

Increased Setbacks to Support Street Tree Canopy

Proposed Amendments to MGO Ch. 28

MARCH 2021

Introduction & Policy Context

CITY OF MADISON Comprehensive Plan



Imagine Madison
People Powered Planning



<https://plan.imaginemadisonwi.com/>

COMPREHENSIVE PLAN RECOMMENDATIONS


- GREEN & RESILIENT -



GOAL: Madison will be a leader in stewardship of our land, air, and water resources.



Strategy 6: Develop a healthy and diverse urban tree canopy.



Action A: Continue to prioritize tree species diversity to create a resilient tree canopy.

Action C: Review and update City policies... that impact the urban tree canopy.

URBAN FORESTRY TASK FORCE REPORT




CITY of MADISON
URBAN FORESTRY TASK FORCE
FINAL REPORT
FOR DISCUSSION AND REVIEW
2019

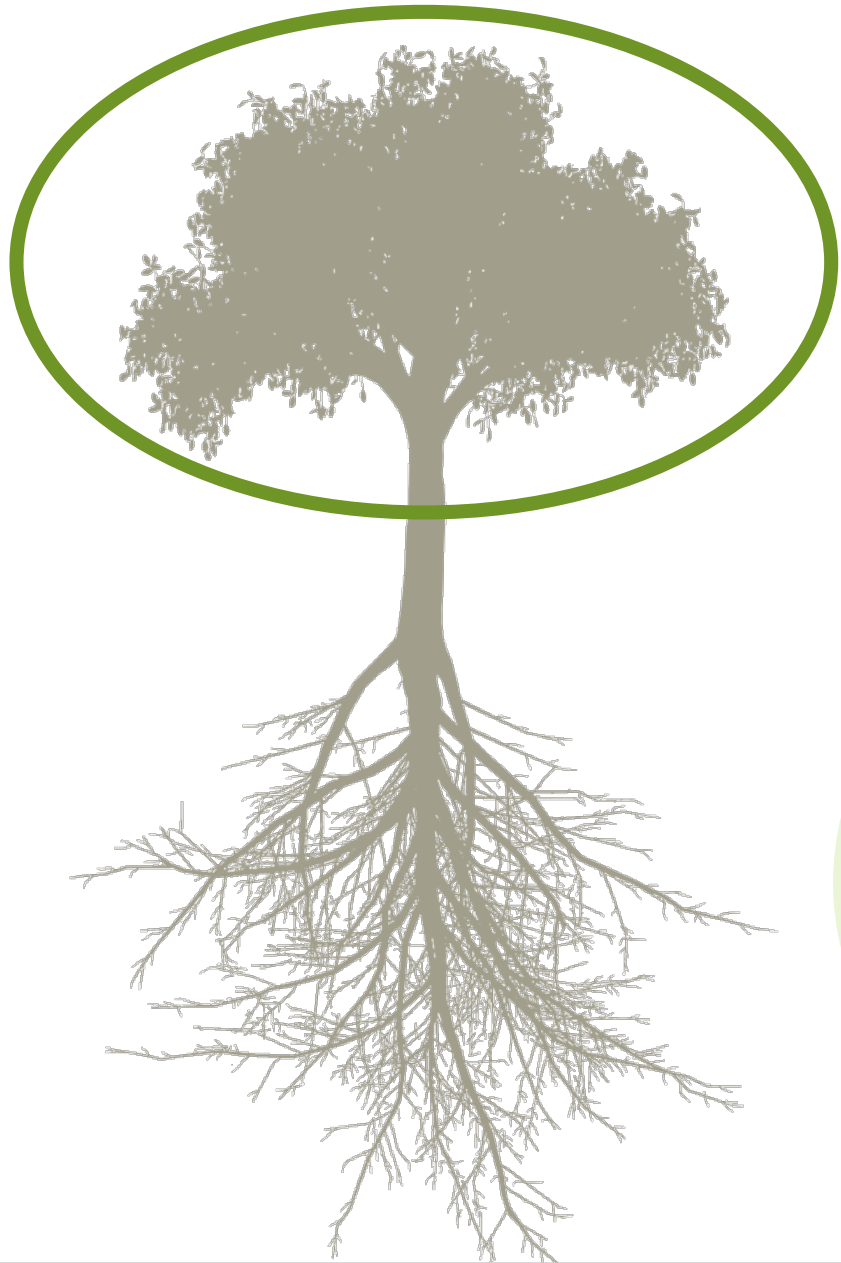
- Accepted January, 2020
- Zoning & Site Plan Review Rec #6:
“...The City should develop zoning policies (in urban areas) that encourage, not prevent, the provision of street trees...”

URBAN FORESTRY TASK FORCE REPORT



CITY of MADISON
URBAN FORESTRY TASK FORCE
FINAL REPORT
FOR DISCUSSION AND REVIEW
2019

- 
- Increase tree canopy
 - Increase species diversity
 - Create a resilient urban forest
 - Reduce private property damage
 - Reduce City Forestry resources



Goal of Ordinance Amendment

As redevelopment continues Downtown and in mixed-use corridors throughout the City, ensure sufficient space for *street tree* canopy growth.

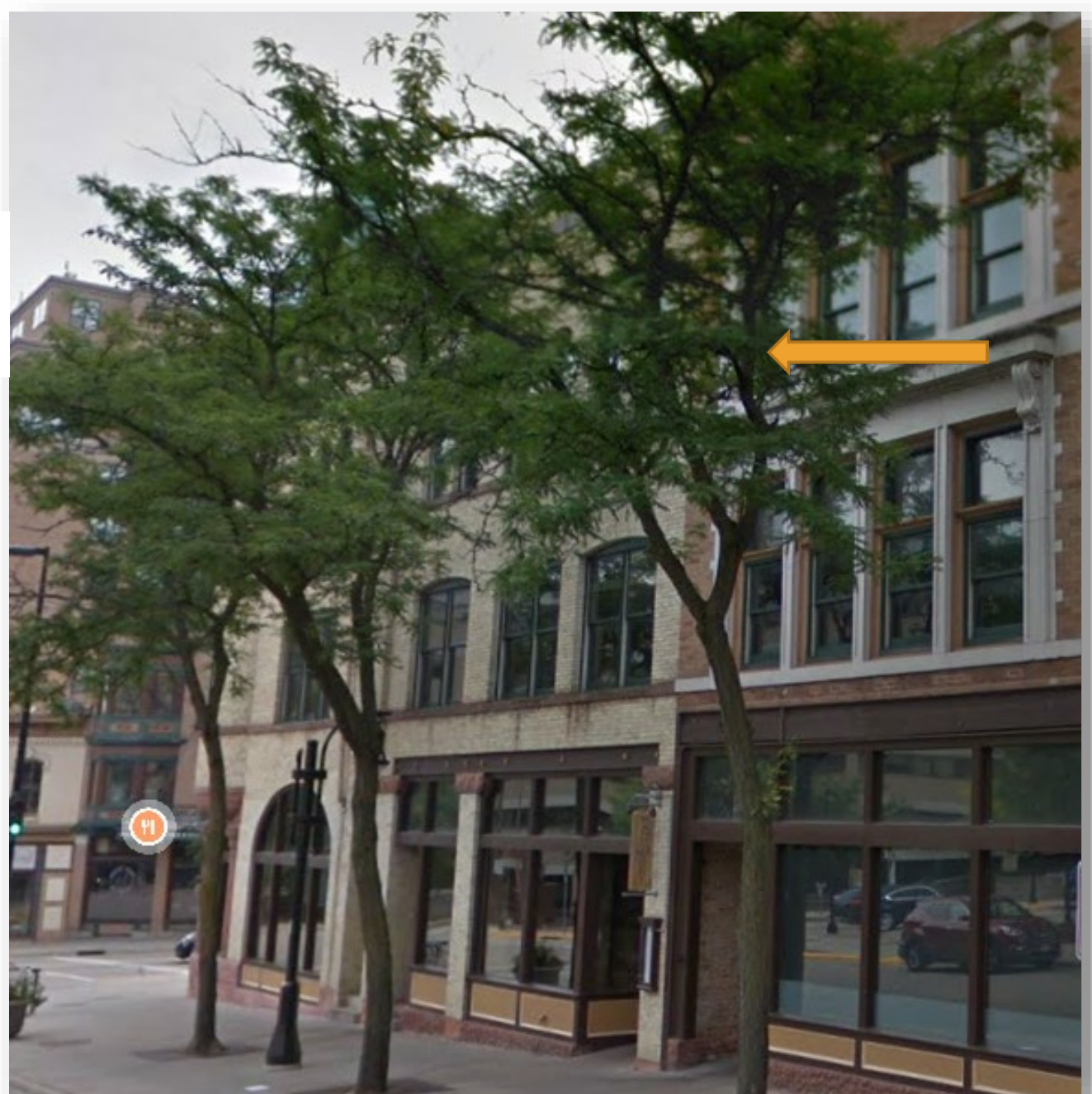
Increase street tree viability & diversity

Minimize impacts on redevelopment



A Skyline Honeylocust at maturity provides significant shade

Pruned several times
to avoid buildings



Even this small Ginkgo may not thrive at maturity if this property were to be redeveloped with a taller building

This site would require a 5' building setback

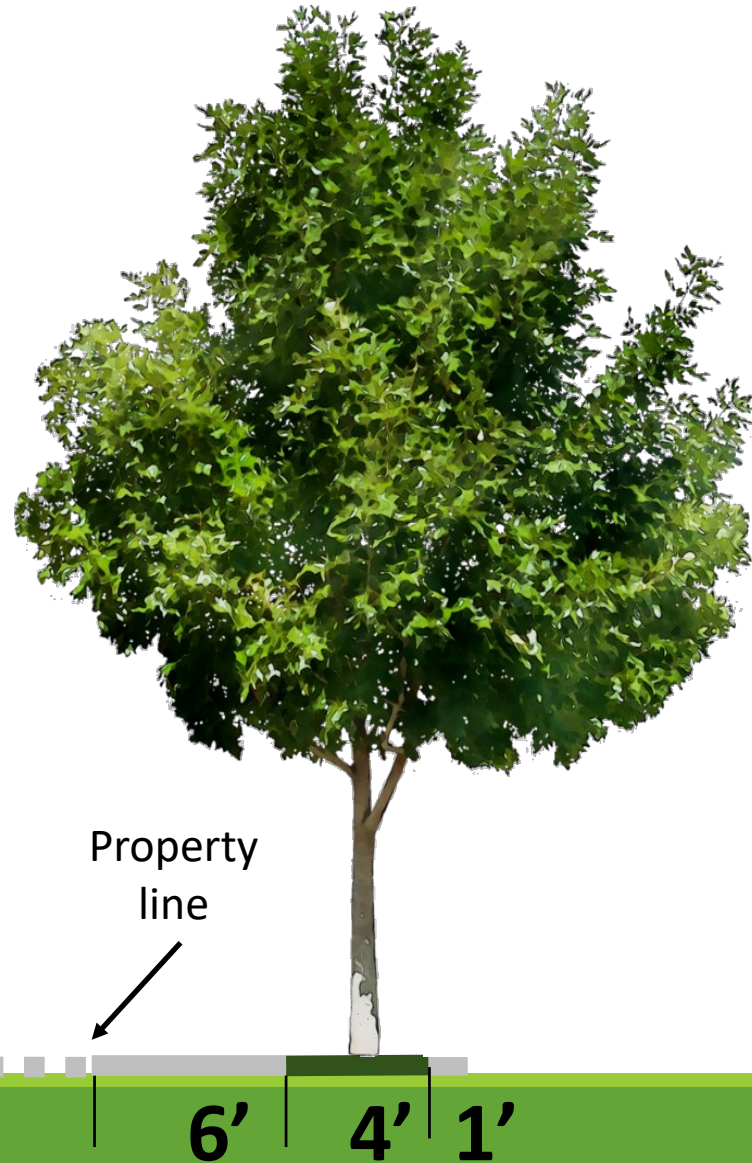


Proposed Ordinance Amendment

In zoning districts with 0' setbacks, apply a new "*if, then*" setback requirement:

If distance between curb and property line is less than 15', *then* buildings shall be set back by 5'.
(Otherwise, 0' setback still allowable.)

Example 1: Curb to Property Line <15'



Proposed Ordinance Amendment

In zoning districts with 0' setbacks, apply a new *"if, then"* setback requirement:

If distance between curb and property line is less than 15', *then* buildings shall be set back by 5'.
(Otherwise, 0' setback still allowable.)

Example 1: Curb to Property Line <15'

New
Building



Proposed Ordinance Amendment

In zoning districts with 0' setbacks, apply a new *"if, then"* setback requirement:

If distance between curb and property line is less than 15', *then* buildings shall be set back by 5'.
(Otherwise, 0' setback still allowable.)

Example 2: Curb to Property Line =15'

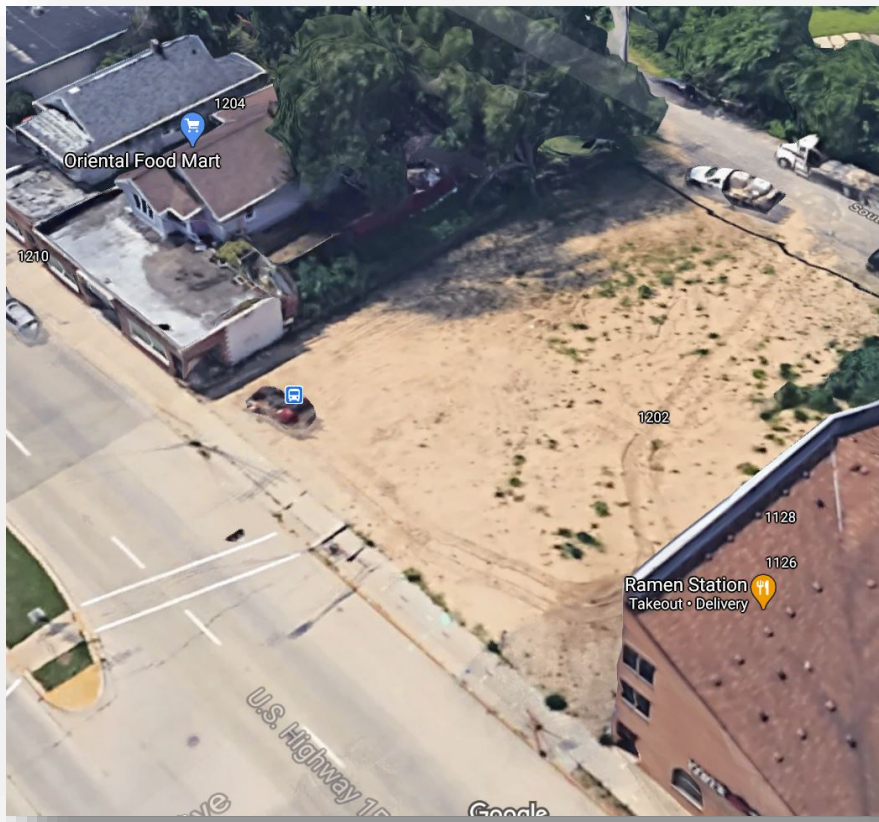
New
Building



Proposed Ordinance Amendment

In zoning districts with 0' setbacks, apply a new *"if, then"* setback requirement:

If distance between curb and property line is less than 15', *then* buildings shall be set back by 5'.
(Otherwise, 0' setback still allowable.)



1202 S Park St (City-owned site)

This site would require
a 5' building setback

Current Tree Options for Tight Spaces

Species	Mature Height	Mature Canopy Width
Princeton Sentry Ginkgo	40'	15'
Cleveland Select Pear	35'	15'
Streetkeeper Honeylocust	45'	20'
Autumn Gold Ginkgo	45'	25'

New Options Available with 5' Increase

Species	Mature Height	Mature Canopy Width
American Sentry Linden	50'	30'
Miyabei Maple	45'	30'
Frontier Elm	40'	30'
Bloodgood London Planetree	50'	30'
Espresso Kentucky Coffeetree	50'	35'
Exclamation London Planetree	60'	35'

Any of these would require pruning at maturity, but that level of pruning will still allow the tree to thrive



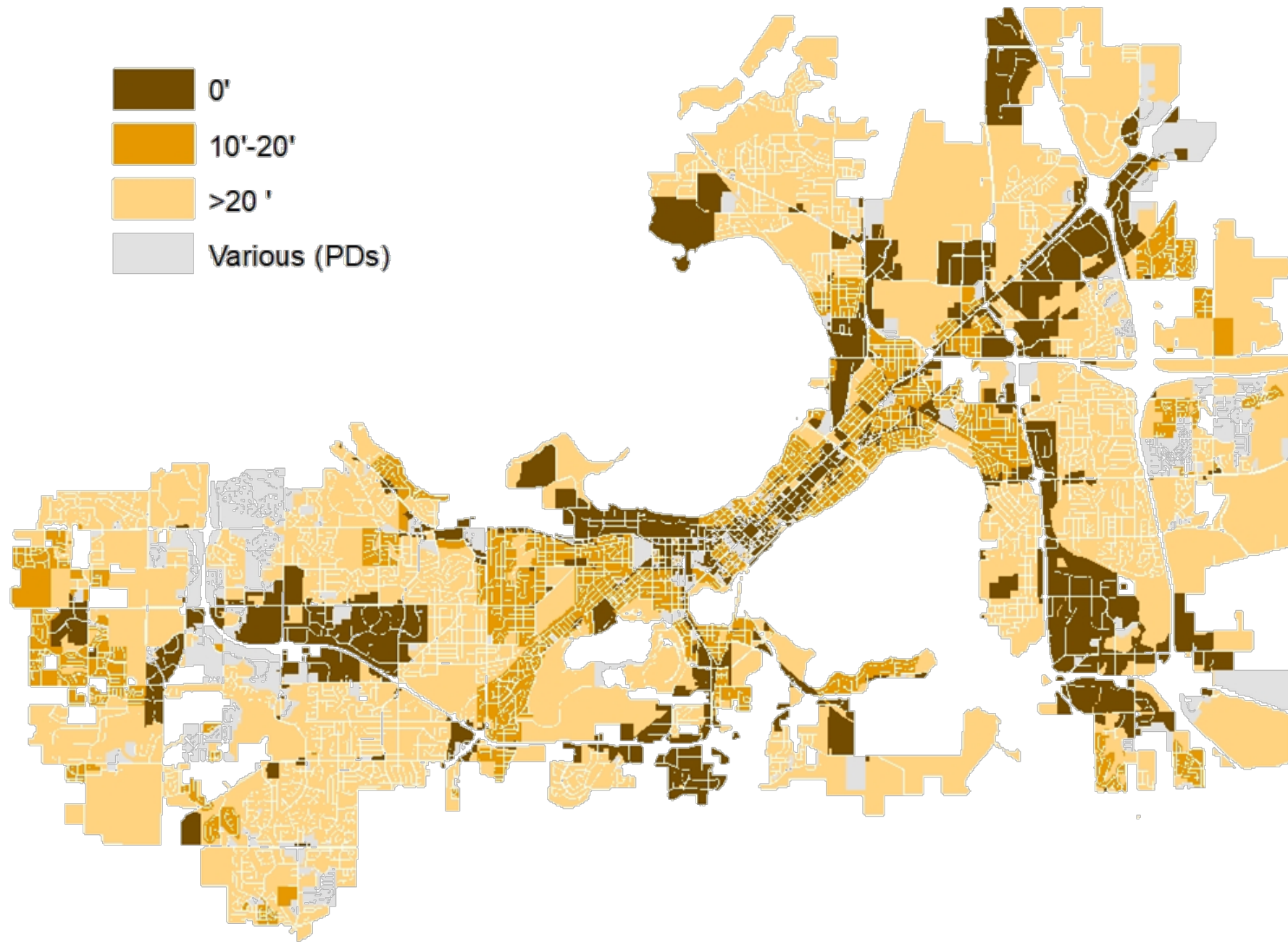
American Sentry Linden
14 year old planting

This site would require
a 5' building setback



Bloodgood London Planetree
5 year old planting

Zoning District Locations & Exemptions



Applicable Examples



Takeout • Delivery



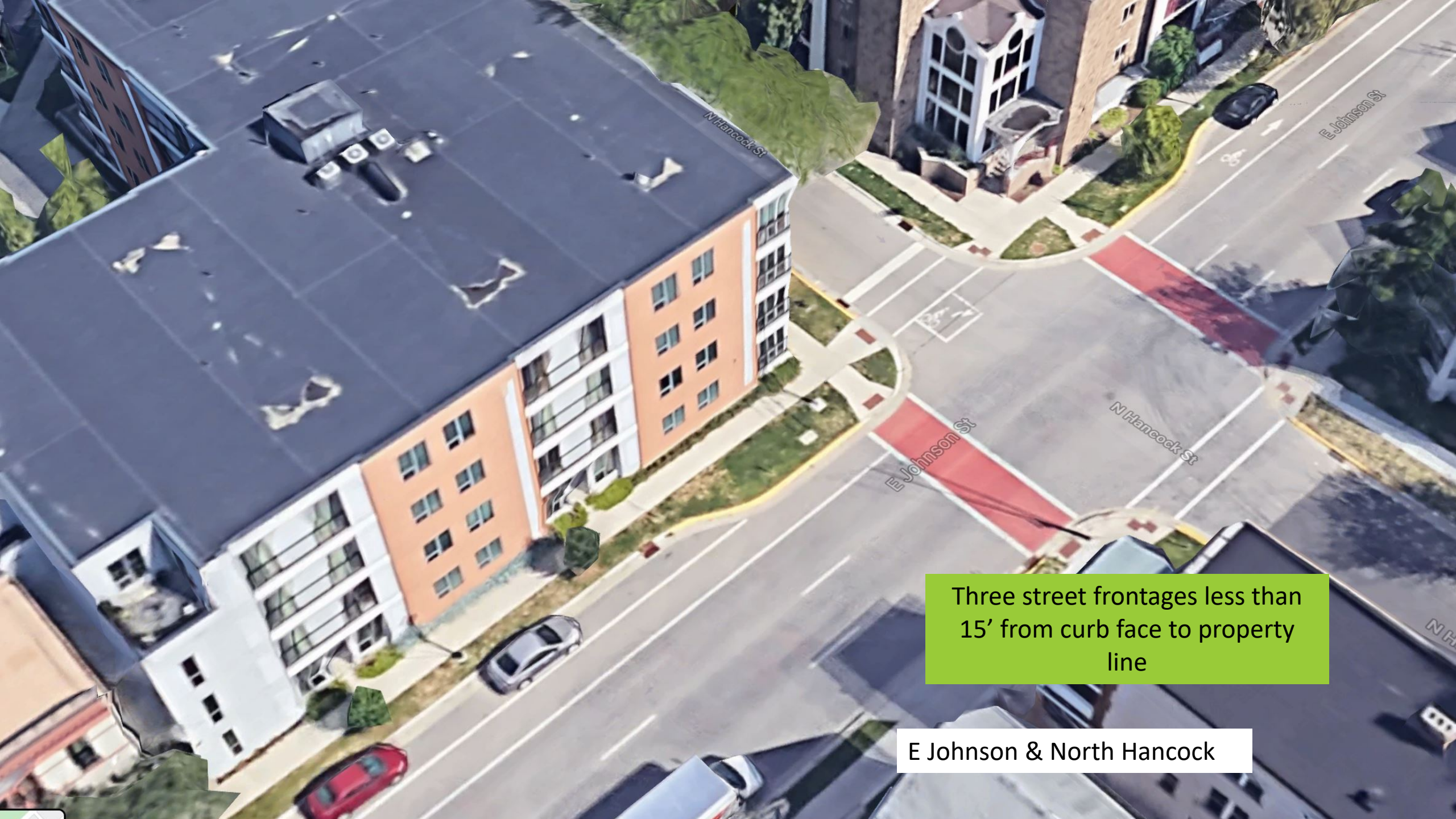
Williamson St

Both street frontages less than 15'
from curb face to property line

Williamson & S. Paterson

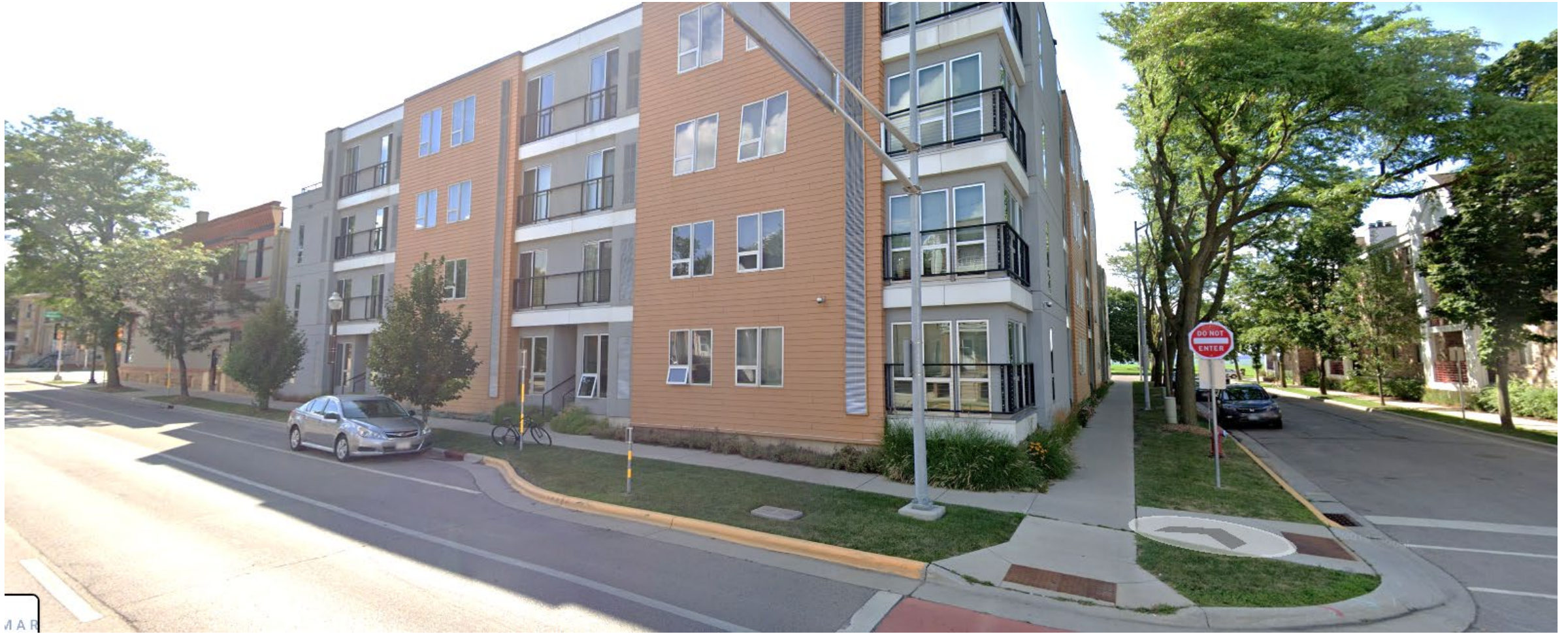


Williamson & S. Paterson



Three street frontages less than 15' from curb face to property line

E Johnson & North Hancock



E. Johnson and N. Hancock



N. Hamilton and N. Hancock



Anaala Salon and Spa

Atwood Ave

Atwood Ave

Atwood Ave

Atwood Ave

Atwood Ave

Atwood Ave

Atwood, Fair Oaks, Maple

Both street frontages less than 15'



Atwood, Fair Oaks, Maple



Capitol Square
North Garage P

ChargePoint
Charging Station

N Webster and N Butler street frontages more than 15' from curb face to property line, E. Mifflin street less than 15'

N Webster E Mifflin N Butler



N. Webster, E. Mifflin



E. Mifflin, N. Butler



Ferchland Pl

Monona Dr

Cottage Grove Rd

Cottage Grove Rd

Monona Dr

Monona Dr & Cottage Grove Rd



Cottage Grove Rd. &
Monona Drive

Inapplicable Examples



N Broom St & W Washington Ave

Dentistry for Madison

Capital Fitness

W Washington & Broom



Union closed

N Pinckney St

E Mifflin St

The Old Fashioned
Takeout · Delivery

Wesli-Wisconsin English

Horizon Coworking

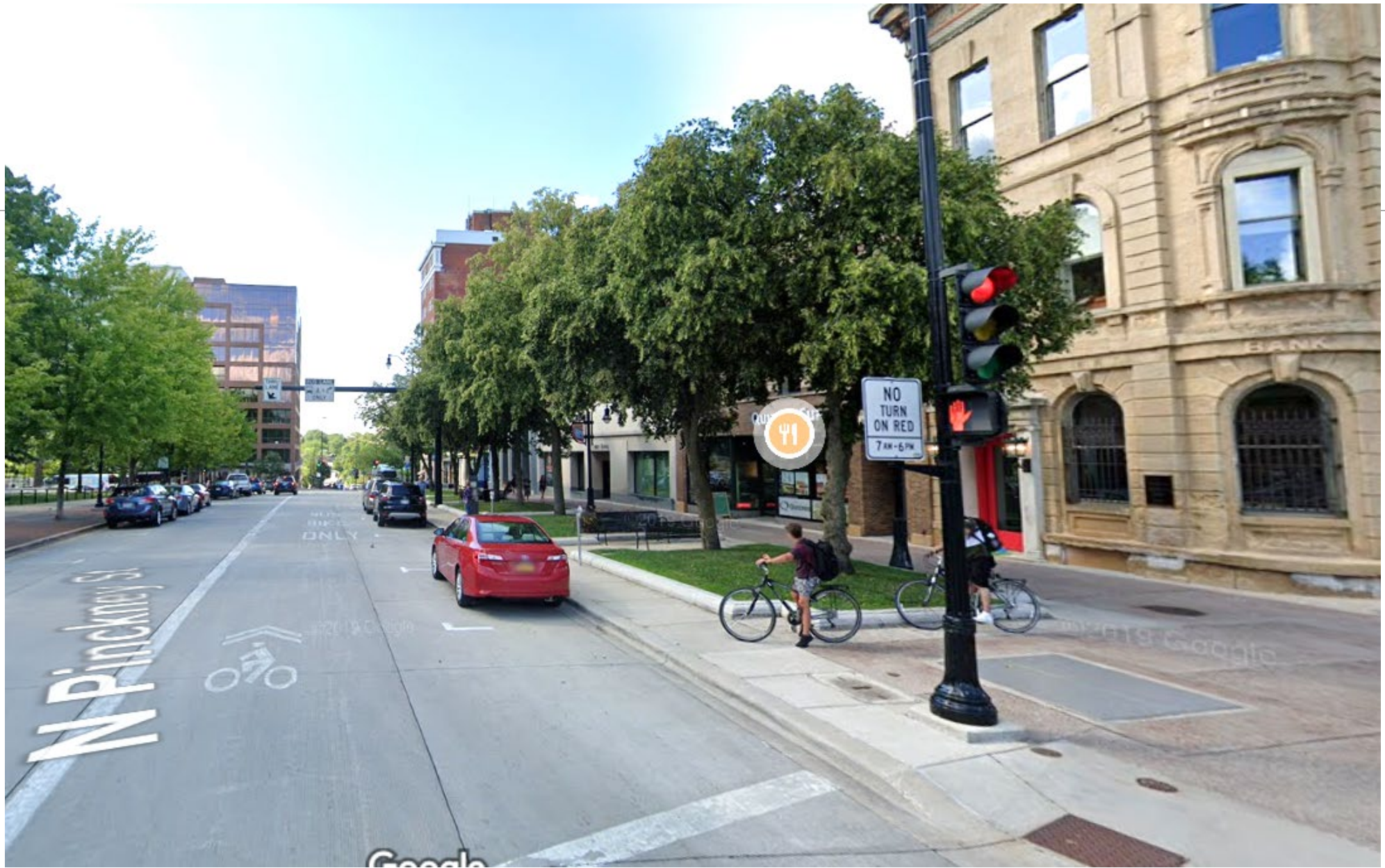
Lindsay, Stone & Briggs

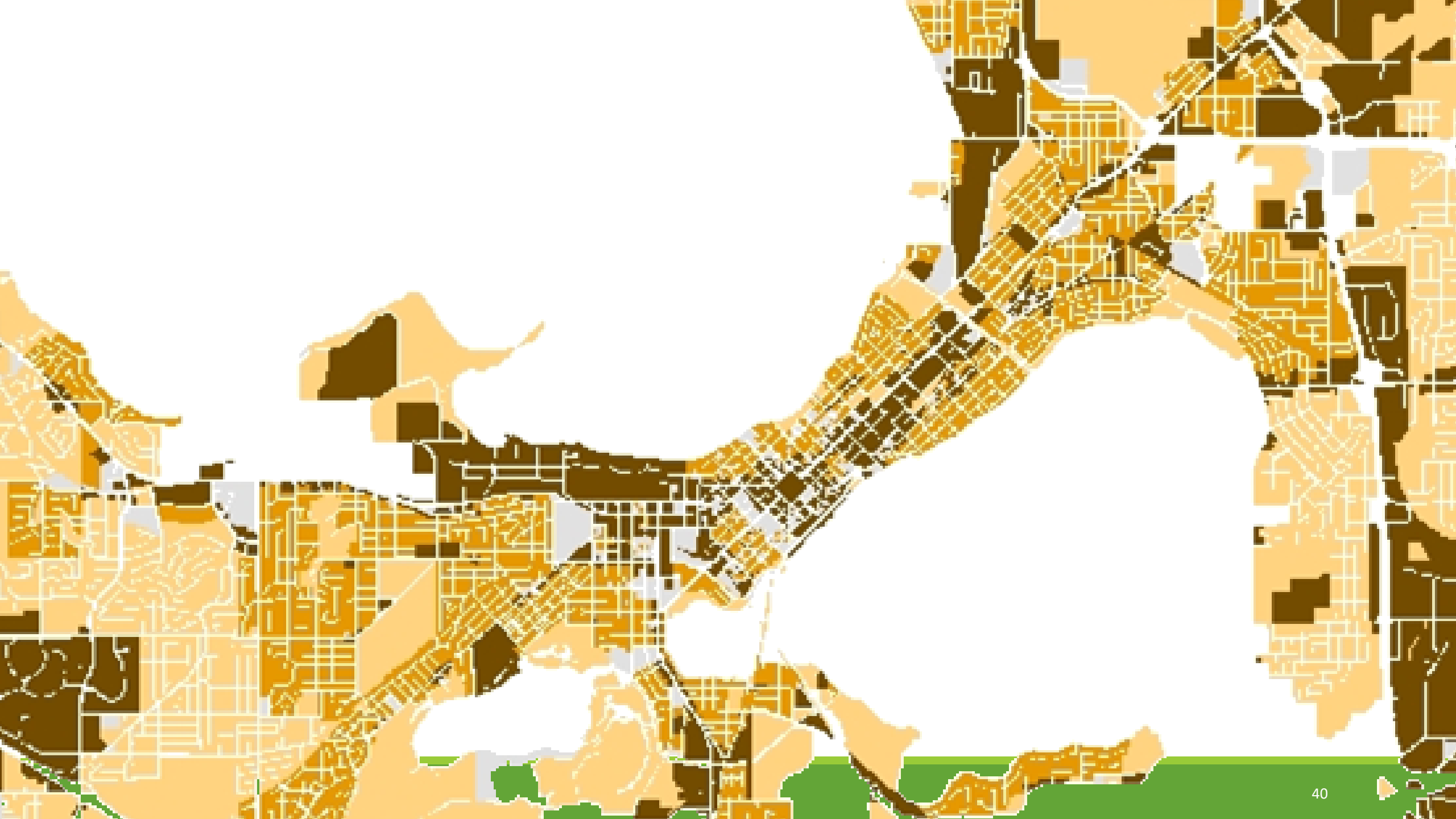
N Webster St

N Pinckney St

E Washington Ave

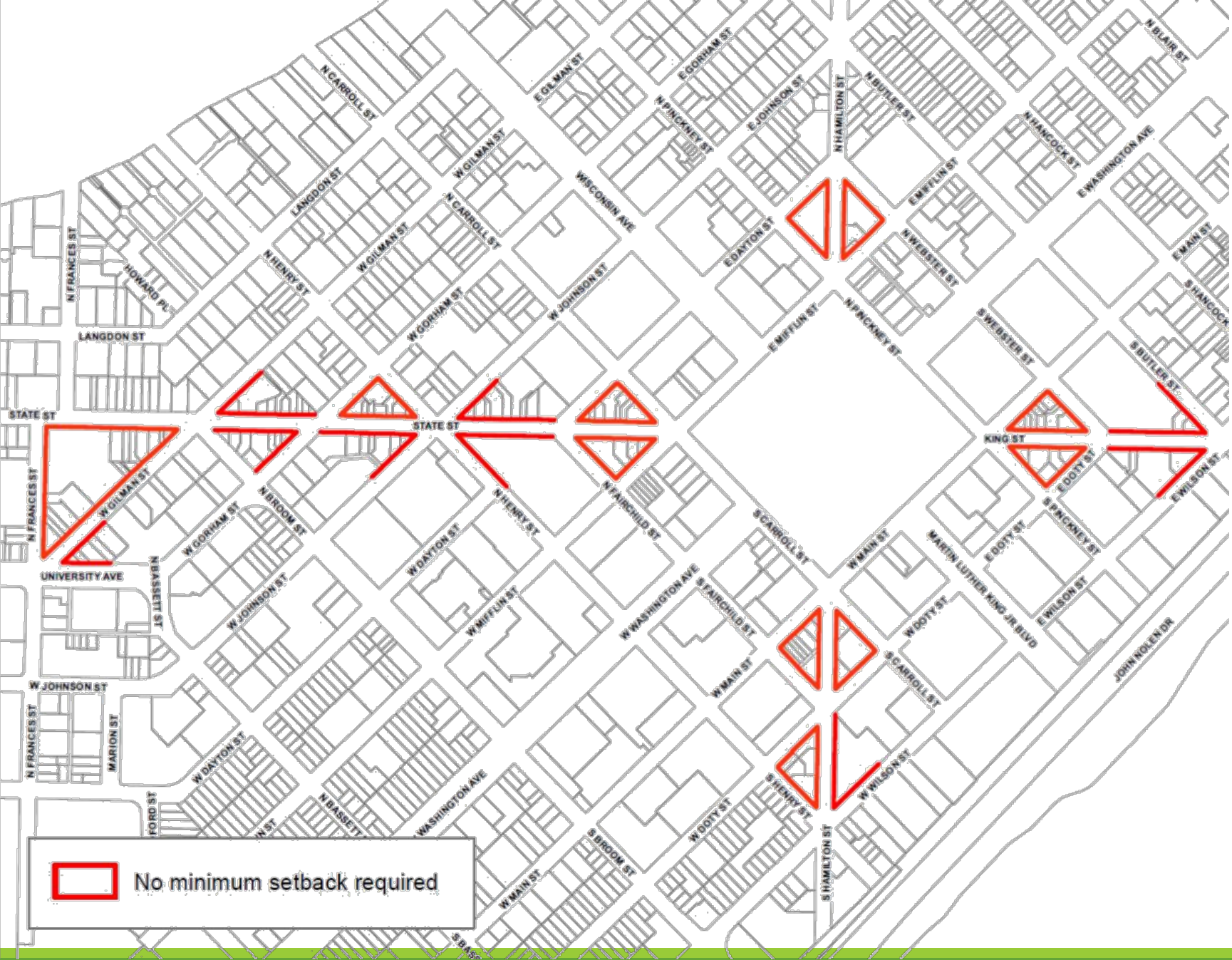
E Washington & N Pinckney





Exempt Areas

- All Downtown “flat iron” blocks



Exempted Examples



S Fairchild St

S Hamilton St

S Hamilton St

S Fairchild St

S Fairchild & S Hamilton

The
Conc

©2019 S&P



WHITE BOX
608-237-7000
VEHICLE STORAGE SPACE FOR 10000

DO NOT
ENTER

ONE
WAY




E Doty St

King St

S Webster St

S Webster St

S Webster and King

 Fishing Licenses



City of Madison Review Schedule

(all held via Zoom)

- Mon, March 8 Finance Committee (4:30 PM)
- Wed, March 10 Urban Design Commission (4:30 PM)
- Wed, March 17 Economic Development Committee (5:00 PM)
- Mon, March 22 Plan Commission (5:30 PM)
- Tue, March 30 Common Council (6:30 PM)