



Legislation Text

File #: 07458, **Version:** 2

Fiscal Note

The total cost of the two year project is expected to be \$330,000, with \$156,000 available in the 2007 Operating Budget and an additional \$150,000 requested in the 2008 Operating Budget. The resolution approves an amendment to the 2007 Planning Division Operating Budget to move \$24,000 in unexpended salaries to Consulting Services. The agency will generate sufficient salary savings in 2007 to support this expenditure.

Title
SUBSTITUTE - Authorizing the Mayor and City Clerk to enter into a contract on behalf of the City with Cuningham Group Architecture who will lead a team of consultants to prepare a new Zoning Code and map for the City of Madison, and amending the Planning Division 2007 Operating Budget to move \$24,000 from Permanent Salaries to Consulting Services.

Body
The purpose of this project is to rewrite the City's Zoning Code, including the preparation of a new zoning map. With the adoption of the City of Madison's Comprehensive Plan in 2006, the existence of numerous adopted neighborhood and special area plans, and steady city growth, the City has a recognized need to update its Zoning Code. Madison's current Zoning Code dates from 1966 and does not always reflect best zoning and planning practices. Further, it is not effective in implementing the land use and design recommendations in Madison's adopted plans. This has led to the excessive use of planned unit development zoning and excessive requirements for conditional uses, and frequent variance requests. Over the last 40 years there have been hundreds of incremental amendments to the Code.

WHEREAS the City desires a new Zoning Code that can implement the recommendation's of the City's adopted Comprehensive Plan (January 2006) and its detailed neighborhood and special area plans; and

WHEREAS the City desires a Zoning Code that is integrated and cross-references other land use related ordinances including the Land Subdivision Regulations, Landmarks Ordinance, the Urban Design Ordinance, and the Street Graphics Ordinance; and

WHEREAS the City desires a Zoning Code that includes graphics that illustrate regulations and make the Code easy to use; and

WHEREAS the City desires a Zoning Code that incorporates land use-based and form-based zoning provisions; and

WHEREAS the City desires a Zoning Code that includes mixed-use zoning districts and attendant regulations for both built-up areas of the city as well as lands at the urban edge; and

WHEREAS the City desires a Zoning Code that includes a traditional neighborhood development zoning district; and

WHEREAS the City desires a Zoning Code that includes provisions that will help the City achieve high-quality infill and redevelopment projects that are consistent with the context of existing development in the area; and

WHEREAS the City desires a Zoning Code that includes provisions that link land use and transportation with an emphasis on promoting transit-oriented development and traditional neighborhood development; and

WHEREAS the City desires a Zoning Code that promotes and supports transit use, biking, and pedestrians; and

WHEREAS the City desires a Zoning Code that provides for and promotes a sustainable built and natural environment through the use of the City's adopted sustainable development framework and strategic planning process; and

WHEREAS the rewrite of the City's Zoning Code will include the preparation of a public participation plan for the project which will provide meaningful opportunities for community involvement in the rewrite at key stages of the process; and

WHEREAS the Common Council recognized the need to rewrite the Zoning Code and budgeted funds in the City's 2007 Operating Budget for the first year's funding for this two year project with an additional \$150,000 requested in the 2008 Operating Budget; and

WHEREAS the City has issued and evaluated responses to a request for qualifications followed by a request for proposals to engage a planning consulting firm to prepare a zoning code and map for the City of Madison; and

WHEREAS four final proposals were received and evaluated by a selection committee comprised of staff from the Planning Division, Neighborhood Preservation and Inspection Division including the Zoning Office, and the Chairs of the Zoning Board of Appeals, Plan Commission and Urban Design Commission.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to enter into a contract on behalf of the City with Cuningham Group Architecture, the consulting firm recommended by the selection committee, who will lead a team of consultants including URS Corporation; White and Smith, LLC; and Keane Musty, subject to the contract terms being finalized by staff, with the total cost not to exceed \$330,000.

BE IT FURTHER RESOLVED that the Common Council approves an amendment to the Planning Division's 2007 Operating Budget to move \$24,000 in unexpended Permanent Salaries to Consulting Services.

BE IT FINALLY RESOLVED that the contract shall not be executed until the 2008 Operating Budget is approved by the Common Council, which will include the remaining funding for the project.