

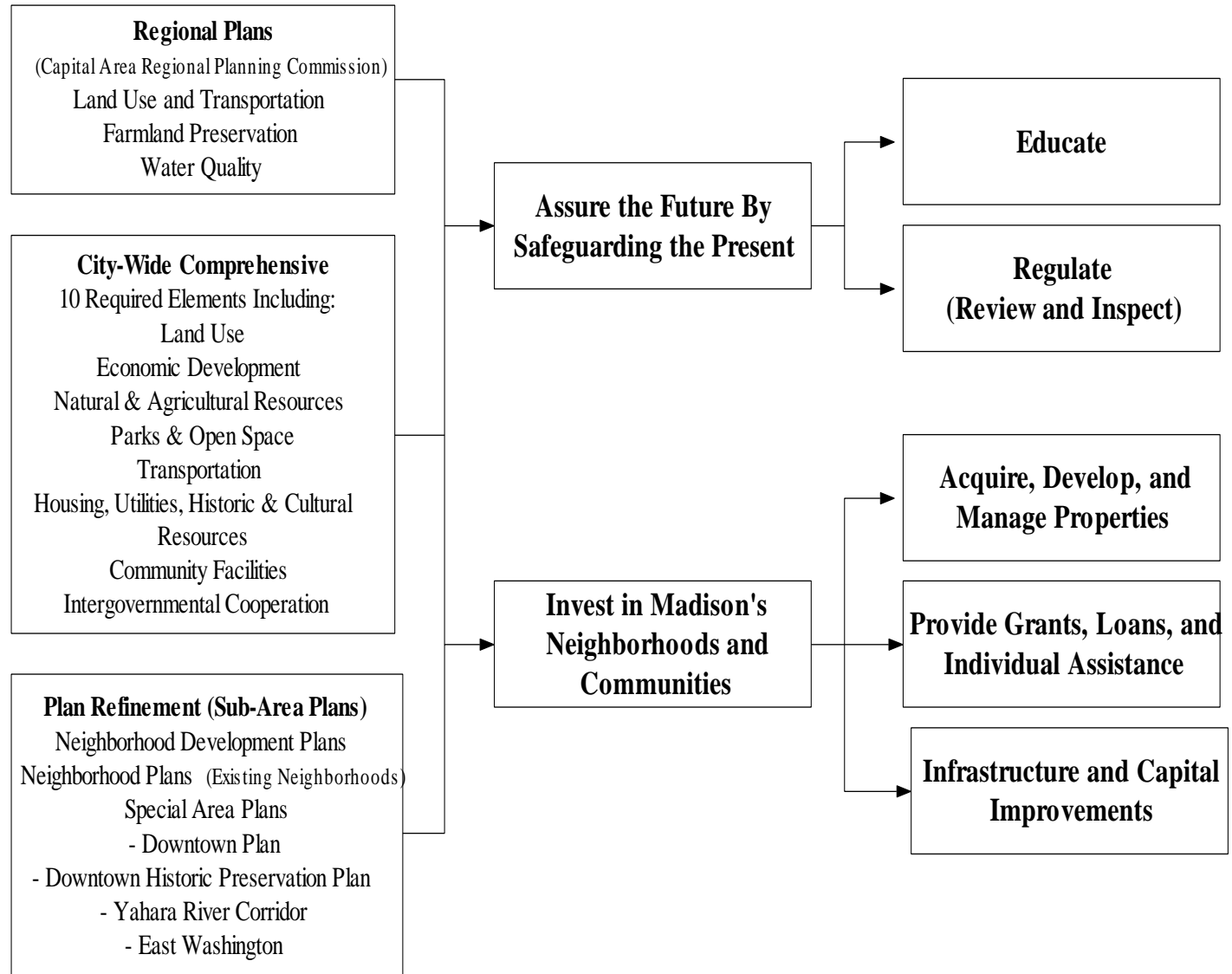


Navigating the Development Review Process

Mayor's Neighborhood Roundtable
November 6, 2010

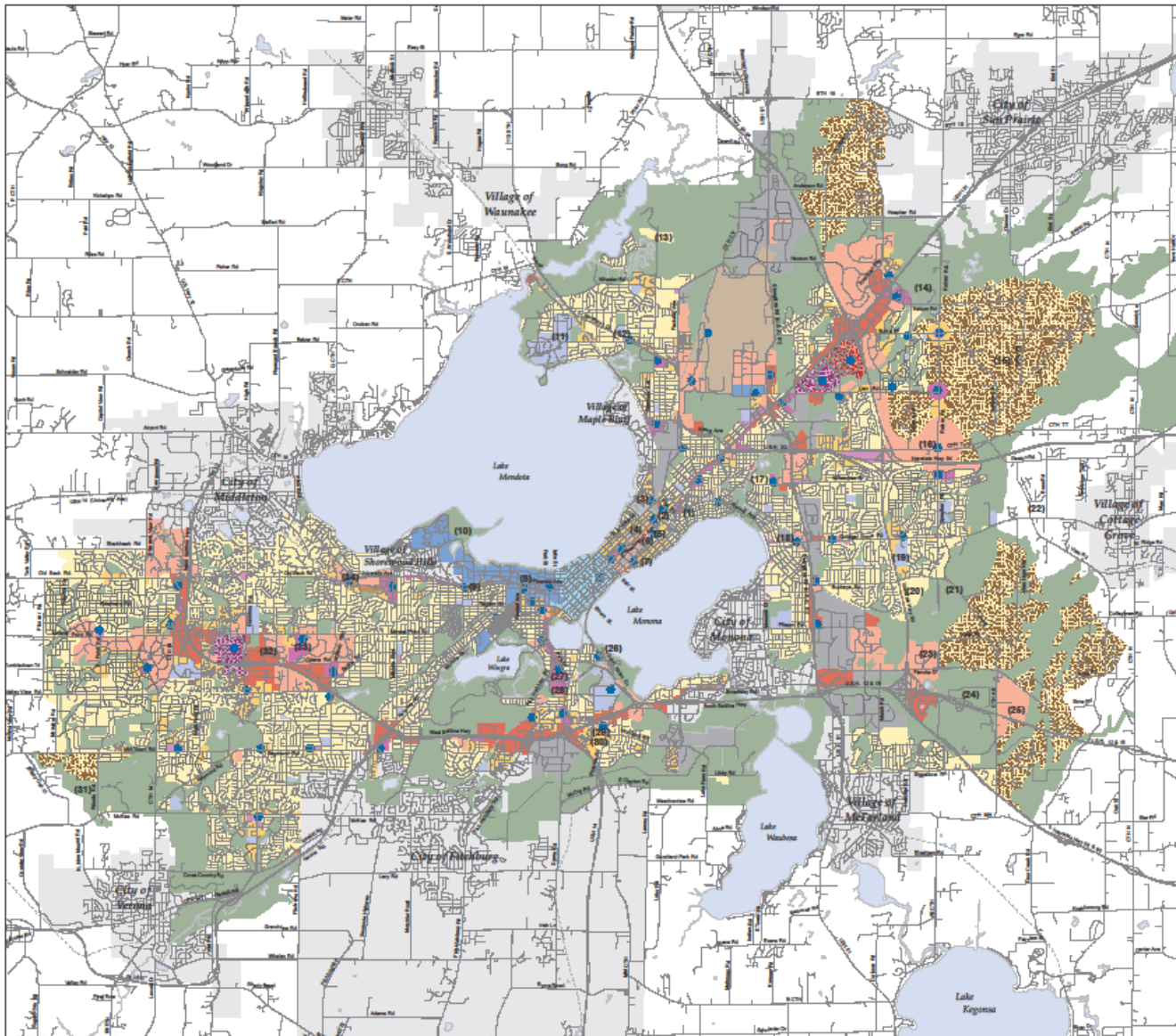
Planning Process (Plan for the City's Future)

Implementation Processes



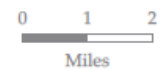
Generalized Future Land Use Plan

City of Madison
January 2006



- RESIDENTIAL DISTRICTS**
- LDR Low Density (0 - 15 units/acre)
 - MDR Medium Density (16 - 40 units/acre)
 - HDR High Density (41 - 60 units/acre)
- MIXED USE DISTRICTS**
- NMU Neighborhood Mixed-Use
 - CMU Community Mixed-Use
 - RMU Regional Mixed-Use
- COMMERCIAL/EMPLOYMENT DISTRICTS**
- GC General Commercial
 - RC Regional Commercial
 - E Employment
 - I Industrial
- OPEN SPACE - AGRICULTURE DISTRICTS**
- P Park and Open Space
 - A Agriculture/Rural Uses
- SPECIAL DISTRICTS**
- SI Special Institutional
 - AP Airport
 - C Campus
- Downtown Districts (See Volume II Map 2-3)
- NPA Neighborhood Planning Area (TND Encouraged)
- SPECIAL OVERLAY DESIGNATIONS**
- TOD Transit-Oriented Development (Conceptual Locations)
 - Not Shown TND Traditional Neighborhood Development (May be applied to NPA and residential districts as specified in neighborhood and special area plans.)
 - (0) Land Use Note Reference Number
- Other Cities and Villages

Data Source:
City of Madison Department of Planning and Development, Planning Unit



City of Madison
COMPREHENSIVE PLAN



Land Use Regulation (Zoning): Segregation of land uses into specified geographic districts

- ◆ Residential (R1/R2-R3-R4/R6 OR)
- ◆ Commercial (C1-C4)
- ◆ Manufacturing ORPSM/RDC SM-M1/M2)
- ◆ Office (O1-O4)
- ◆ Agriculture Conservancy/Wetland (A-C-W)

Zoning: Dimensional standards stipulating limitations on the magnitude of development activity that is allowed to take place on lots within each type of district

- ◆ Required yards/setbacks
- ◆ Lot coverage (landscape space vs paved space)
- ◆ Lot area
- ◆ Density
- ◆ Building height/FAR

Zoning: Each District has specific list of allowed uses:

- ◆ Permitted Uses – Allowed by right
 - No Board or Commission Review
- ◆ Conditional Uses – Require Plan Commission Approval
- ◆ Land Uses not listed = not permitted
- ◆ Other Approvals Depending on Type of Project

Other Approvals Continued

- Plan Commission
 - Conditional use permit approvals
 - Demolition and moving permit approvals
 - Zoning map change recommendations
 - Subdivision plat recommendations
 - Parking reduction approvals
 - Certified survey map approval
 - Street and alley vacation recommendations
 - Acquisition and sale of public property, including easement recommendations

Other Approvals Continued

- Landmarks Commission
 - Certificates of appropriateness for landmark buildings
 - Certificates of appropriateness for construction within local historic districts
 - Recommendations to the Plan Commission on projects close to landmarks
- Board of Zoning Appeals
 - Zoning Variances
 - Area Exception permits
- Building Board
 - Building code variances

Other Approvals Continued

- Board of Public Works
 - Street and alley vacation requests
 - Easement releases and acquisition request recommendations
 - Plans and specifications for public infrastructure recommendations to Common Council
 - Median Openings

Other Approvals Continued

- Urban Design Commission
 - Urban Design District project approvals
 - Large scale retail/commercial development recommendations to Plan Commission
 - Public building approvals
 - Sign (street graphics) ordinance and RPSM variance approvals
 - Planned Development recommendation

Other Approvals Continued

■ Common Council

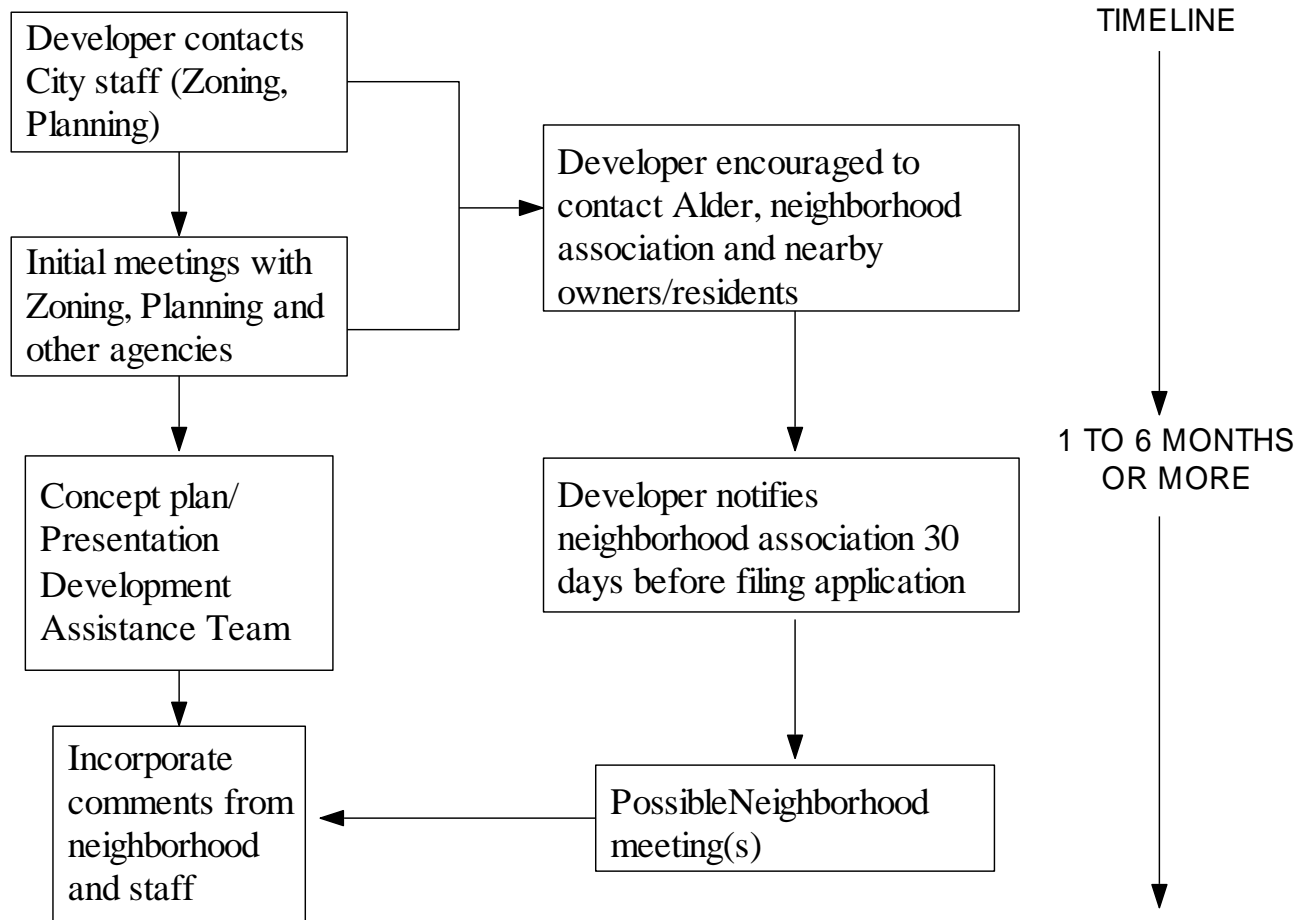
- Zoning map amendments
- Subdivision plats
- Street and alley vacation requests
- Approval of projects appealed from the Landmarks Commission or Plan Commission
- Plans and specifications for infrastructure improvements
- Acquisition/sale of property
- Projects involving public funding

Generalized Steps in Development Review Process for:

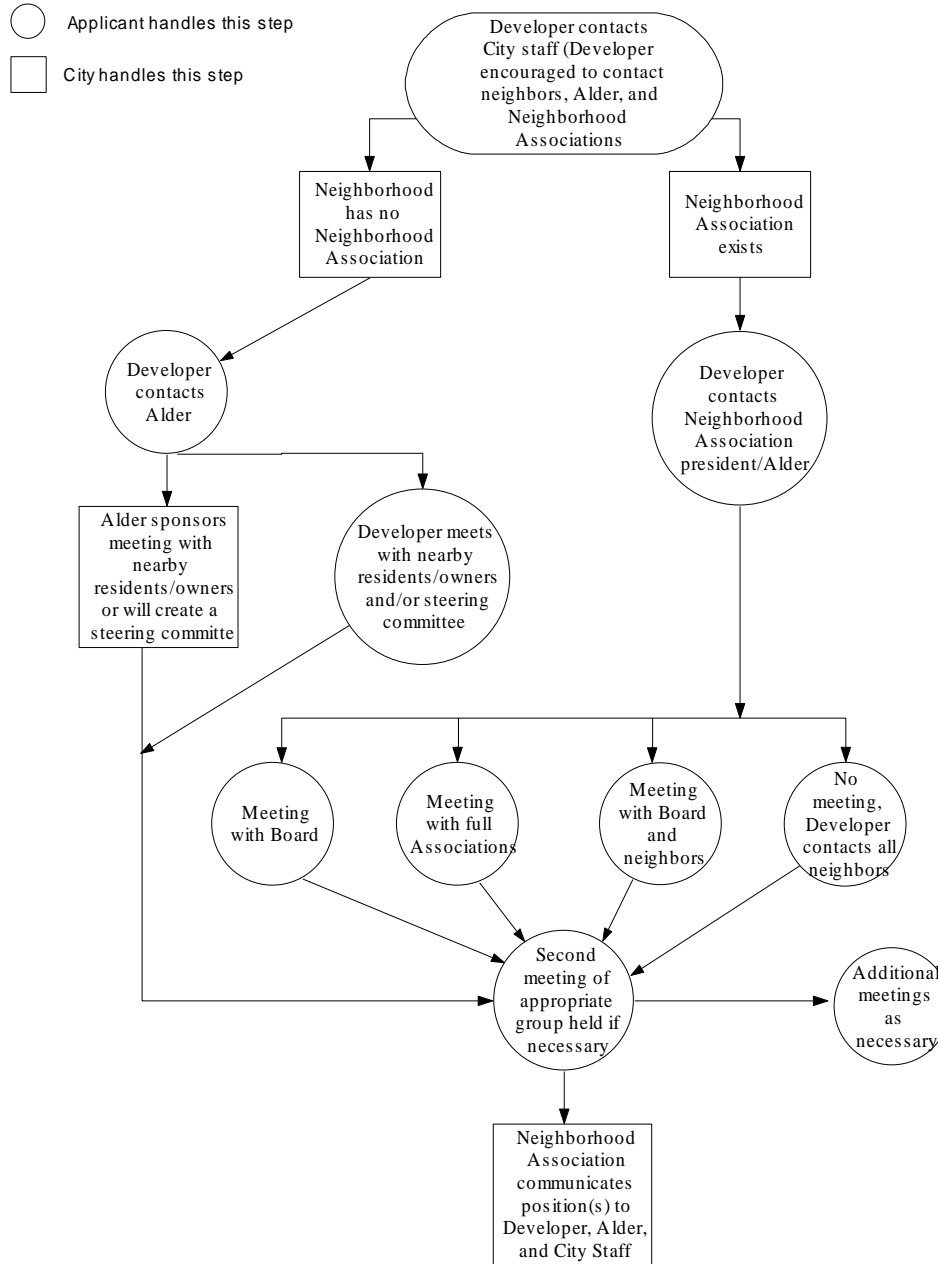
- ◆ Conditional Use Permits
- ◆ Demolition Permits
- ◆ Zoning Map Amendments
- ◆ Subdivision Plats

Preapplication Process

(From Development concept to Submittal of Application to City)

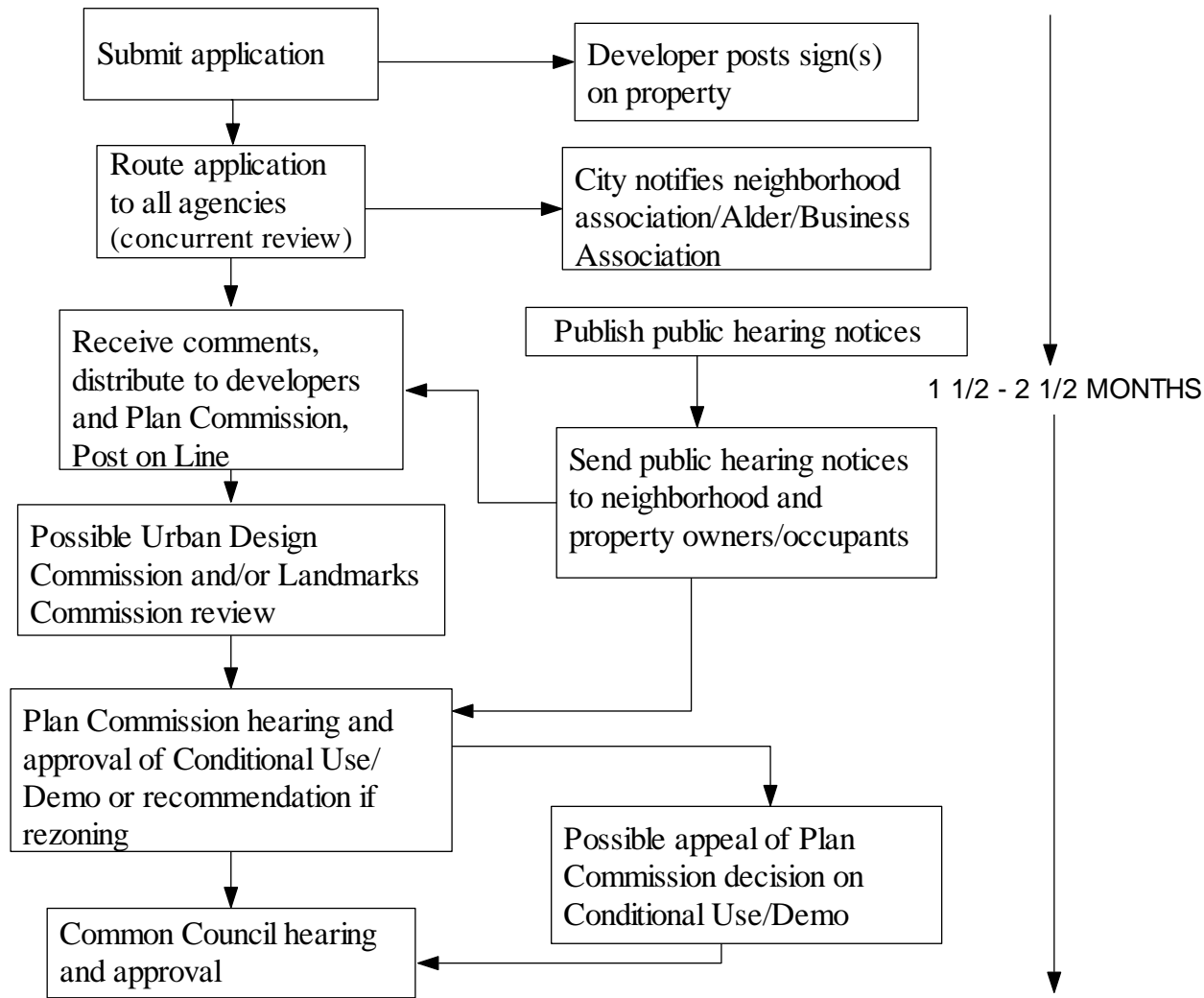


INFORMAL NEIGHBORHOOD REVIEW PROCESS FLOW CHARTS

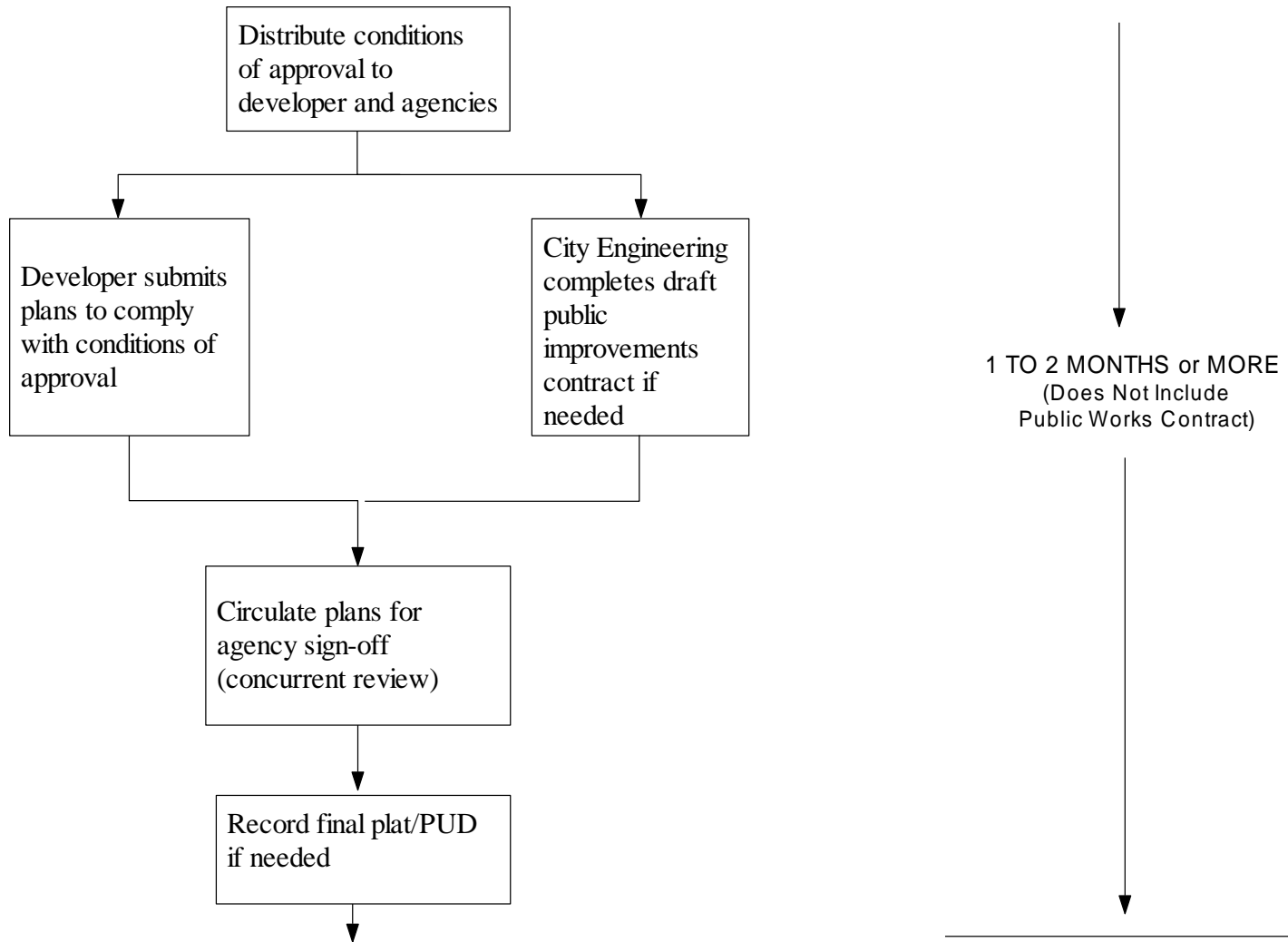


Formal Application Process

(From Application Submittal to Common Council Approval)



Plan Signoff (Complying with Conditions of Approval)



Information and Resources Available

- Development Services Center

<http://www.cityofmadison.com/developmentcenter/>

- Participation in the Development Review Process: A Best Practices Guide

http://www.cityofmadison.com/planning/BPG_Final_for%20weba.pdf

- Legislative Information Center

<http://legistar.cityofmadison.com/mattersearch/home.aspx>

- Listing of Current & Past Projects

<http://www.cityofmadison.com/planning/projects>

- Comprehensive Plan

<http://www.cityofmadison.com/planning/comp/>

- Neighborhood Plans

<http://www.cityofmadison.com/planning/ndp/index.html>

- Neighborhoods Website

<http://www.cityofmadison.com/neighborhoods/index.htm>



Participating in the Development Process



*A Best Practices Guide
for Developers, Neighborhoods
& Policymakers*

June 2005

Prepared by:
The City of Madison Department of Planning and Development
Planning Unit

*with help from the local development community,
planners, policymakers, & neighborhoods*