



West Area Plan



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Public Meeting w/Highlands Community Association January 31, 2024

Agenda



- Welcome and Introductions
- West Area Plan Overview
- Potential Proactive Rezoning
- Discussion/Q & A

Meeting Basics



This meeting is being recorded. It is a public record subject to disclosure. By continuing to be in the meeting, you are consenting to being recorded and consenting to this record being released to public record requestors who may see you, your home, and your family members in the recording. You have the option to turn off your camera and participate with audio only.

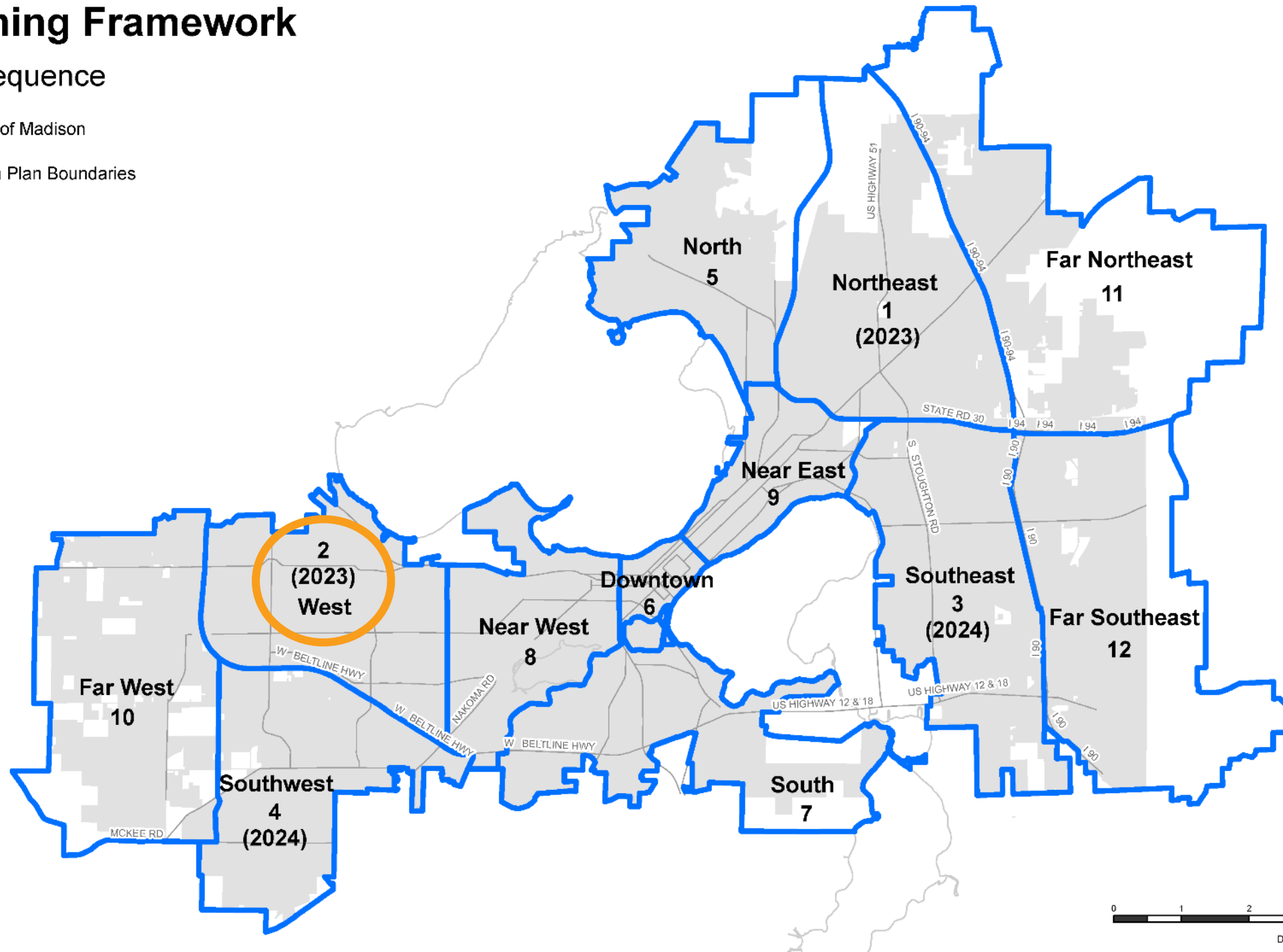
Meeting Basics



- This meeting is for participants to learn about the West Area Plan, ask questions, and provide feedback.
- We'll open it up for discussion and questions after the presentation.
- Please, respect one another's time: one speaker at time.
- Please keep microphone off when not speaking to avoid background noise.
- Use the “Raise Hand” function if you’d like to ask a question.

Plan Sequence

 Area Plan Boundaries



Date: 1/5/2023

Planning Framework – Area Plans will:

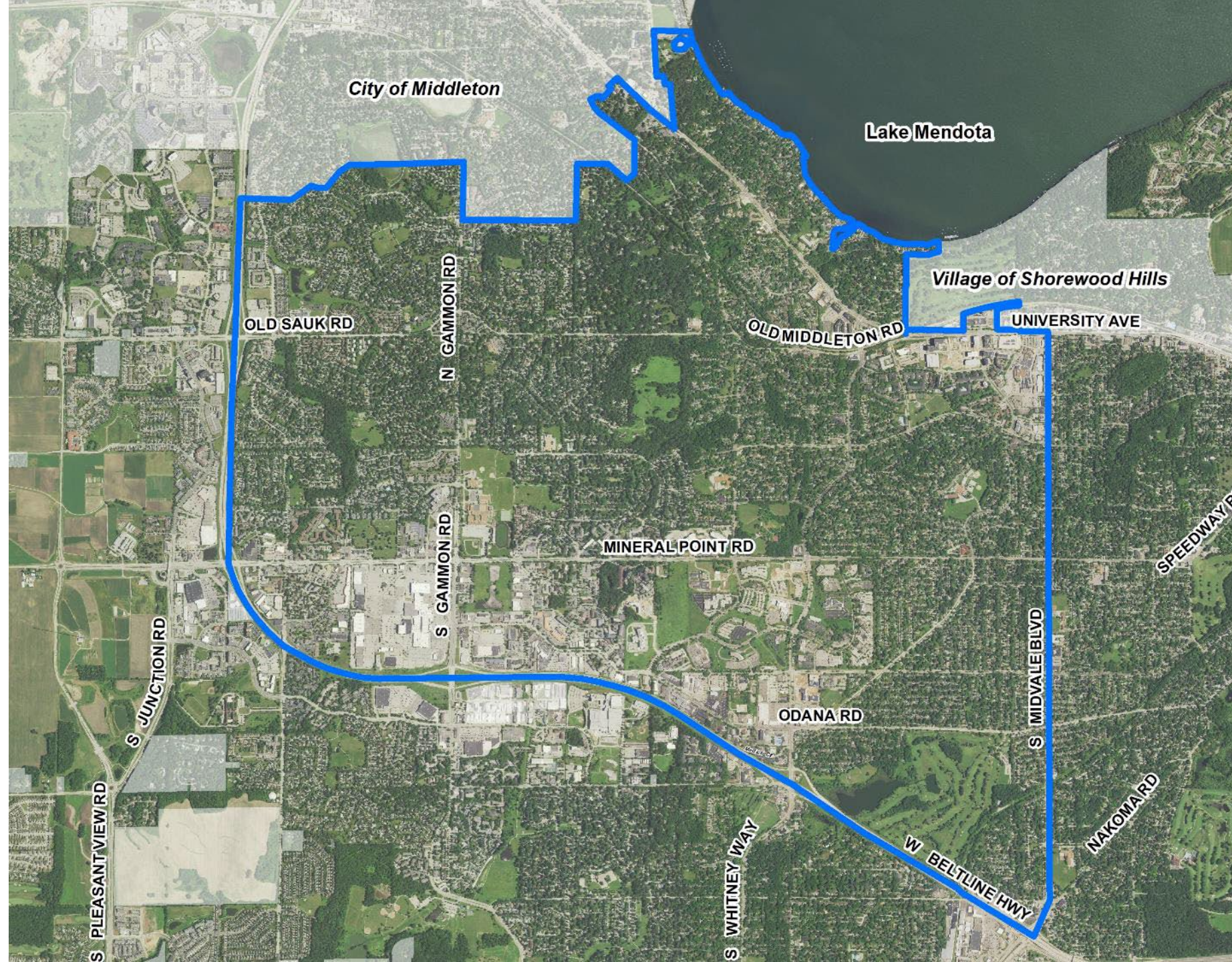


- Cover the entire city
- Be established then updated each decade
- Include an emphasis on reaching residents and communities typically underrepresented in City processes
- Have increased coordination with City initiatives (Parks, Engineering, etc.)
- Reduce the number of outdated and overlapping sub-area plans
- Area Plans guide physical changes



West Area Plan

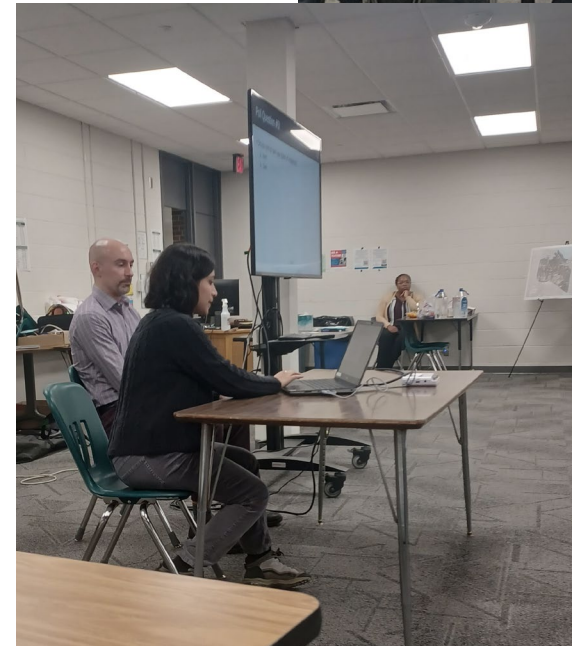
- ~5,600 acres
- ~30,000 residents
- ~15,200 housing units
- 27.5% people of color
- ~25,000 jobs



West Area Public Participation Activities



- Virtual & In-Person public meetings (February-March)
- Interactive Commenting Map
- Community Survey
- Open House (May 10)
- BPC and PC check-ins (May)
- Virtual & In-Person public meetings (July-August)
- Interagency staff team meetings
- Business postcard survey
- UW People Program, Lussier summer interns
- School principal meetings
- Focus Groups – Chinese Community, Arts, Lussier and Wexford Areas



Feedback So Far



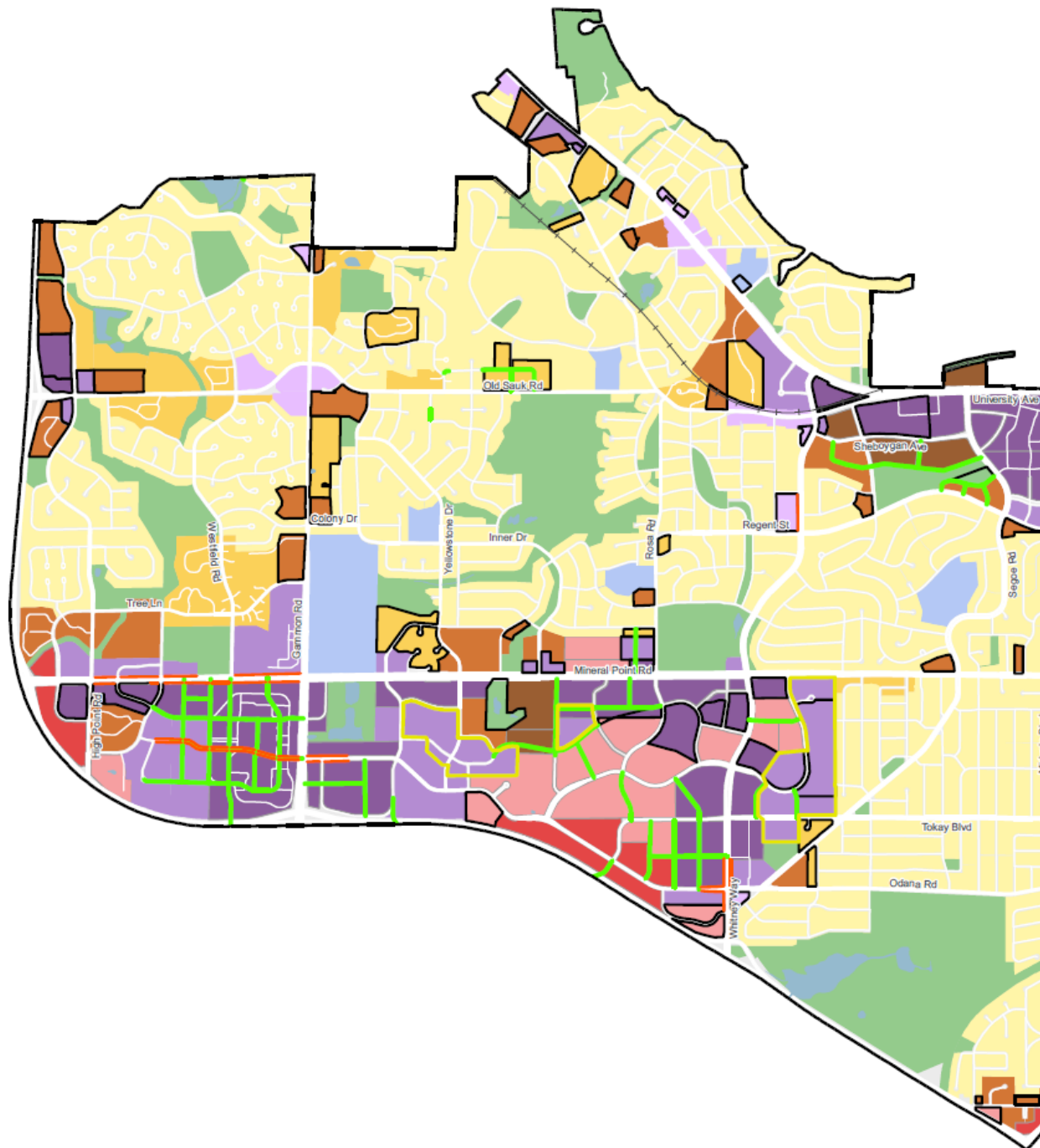
People want to see . . .	People also want to see . . .
Lower density/lower rise buildings	More mixed-use; Higher density development
Expanding bike paths; Improved ped/bike safety; Connected greenways	No paths in greenways
More parking	Prioritize people - not cars; Decrease car lanes
More affordability	Less subsidized housing
More diverse housing stock; Increased housing development	Less multifamily development; Maintain existing residential zoning
Address stormwater runoff	Maintain greenway trees

- Health & Safety: safe and low crime listed as an area asset; reducing crime listed as a recommendation/concern

West Area Plan Estimated Timeline

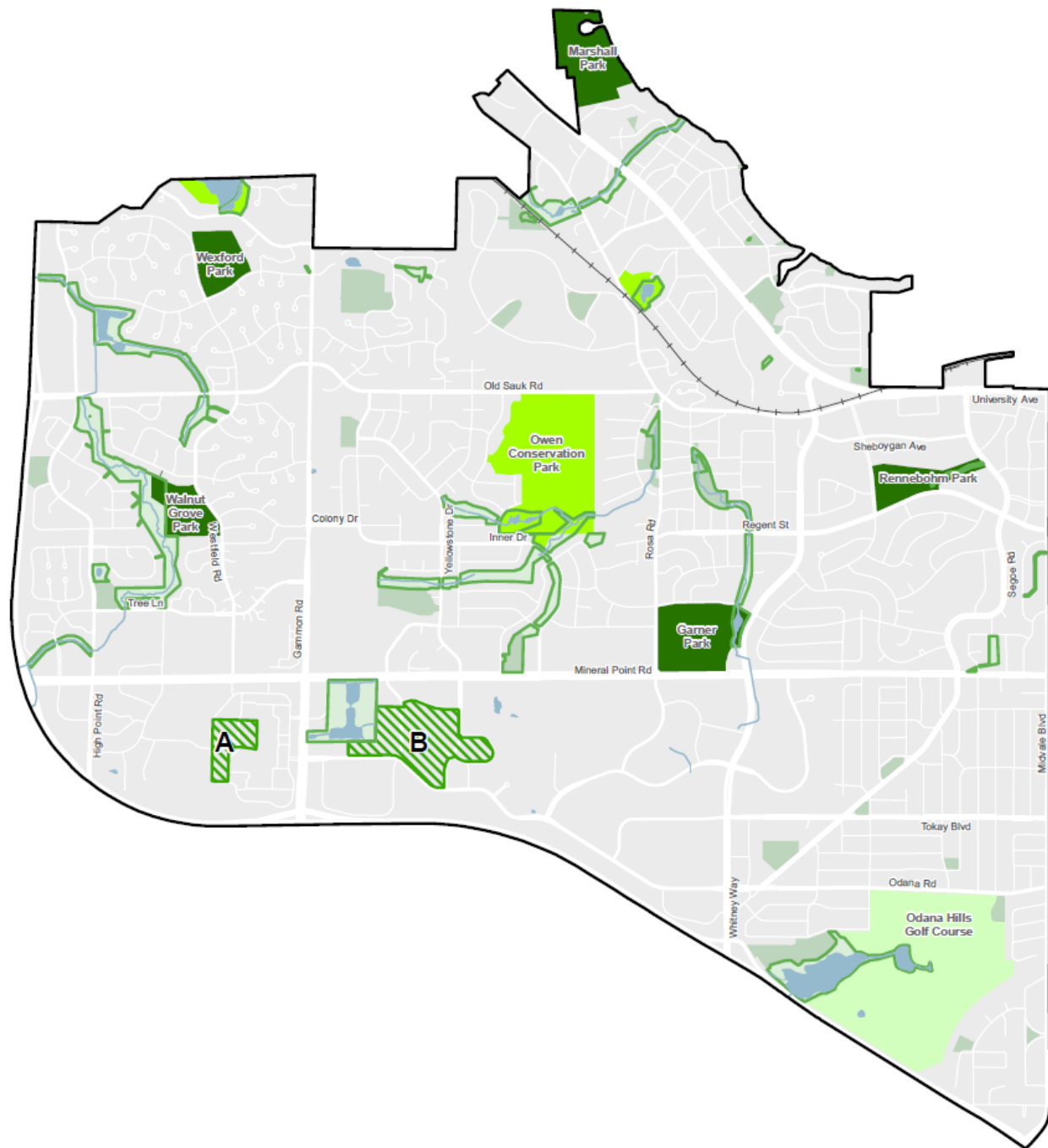


Action	Timeframe
Landmarks Commission Check-In	December 4, 2023
Plan Commission Check-In	December 7, 2023
Transportation Commission Check-In	December 13, 2023
Board of Park Commissioners Check-In	December 13, 2023
Complete first draft of recommendations, plan	December 2023-January 2024
Urban Design Commission Check-In	January 24, 2024
Draft Plan Public Engagement	March 2024
Final Draft Plan for Introduction	March or April 2024
Adoption Process	April – May or June 2024



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*# means maximum building height. Areas without a maximum # listed should refer to Comprehensive Plan guidance.



West Area Plan Parks and Open Space

- General Future Park Area***
- Community Park*
- Conservation Park
- Neighborhood or Mini Park**
- City Golf Course
- City of Madison Ponds/Greenways****

* See details for numbered parks in the Parks section.
 ** Includes land designated as "Open Space." Follow adopted Parks Development Plans for Neighborhood and Mini Parks.
 *** Acquire minimum of 5 acres in overlay Area A (out of 13 acres shown). Acquire minimum of ~10 acres in overlay Area B (out of 45 acres shown), in either one or two contiguous areas.
 **** Land owned and managed by City Engineering.

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Other Draft Highlights



- **Green & Resilient**

- Expand Rennebohm Park and establish 3 new parks in the Odana Area
- Enhance tree canopy and implement innovative stormwater management in public right of way

- **Neighborhoods & Housing**

- Increase housing variety and affordability
- Increase awareness/access to community programs and services, especially for youth and seniors

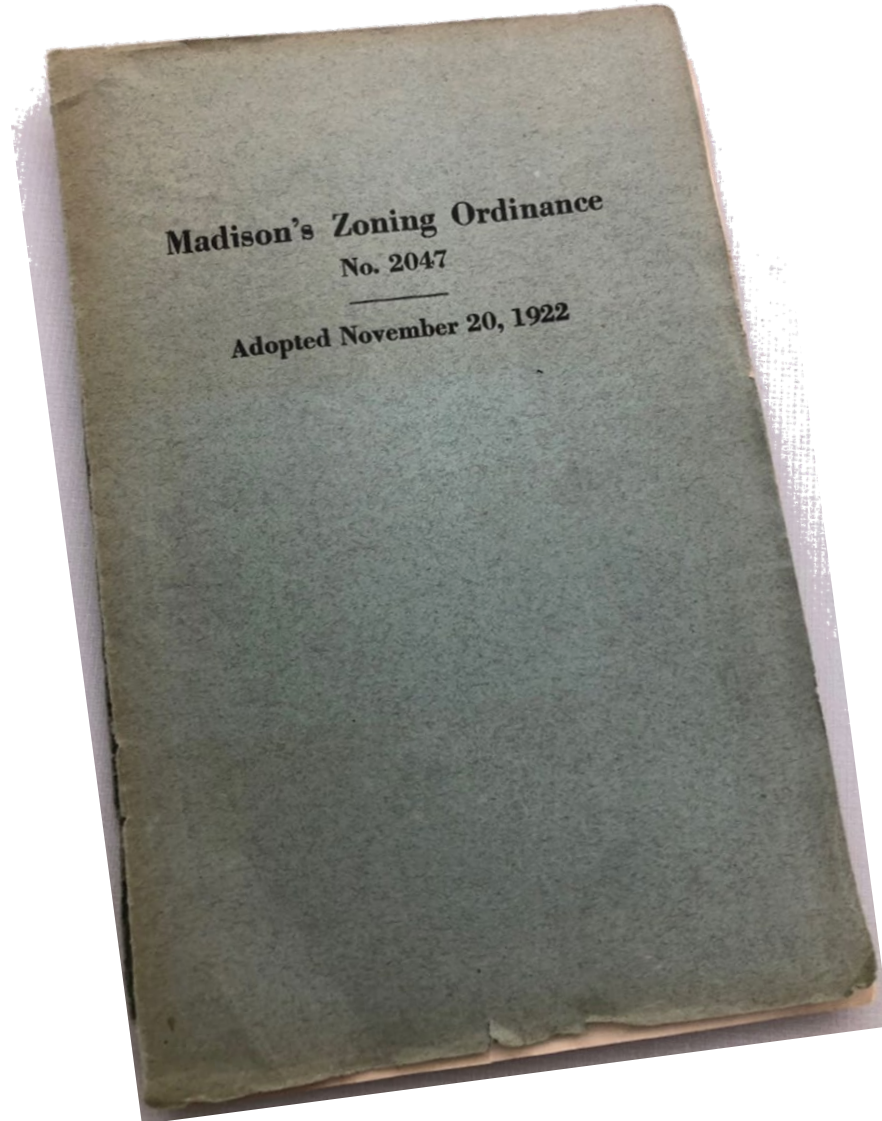
- **Economy & Opportunity**

- Encourage reuse and adaption of existing retail space for new employment, entertainment, etc.
- Support business incubator development to enhance opportunities for BIPOC communities

- **Culture & Character**

- Review and update Urban Design Districts 3 and 6 in coordination with underlying plans
- Integrate public art into construction projects and partner with area businesses and property owners to co-locate art studio and performance venues

What is Zoning?



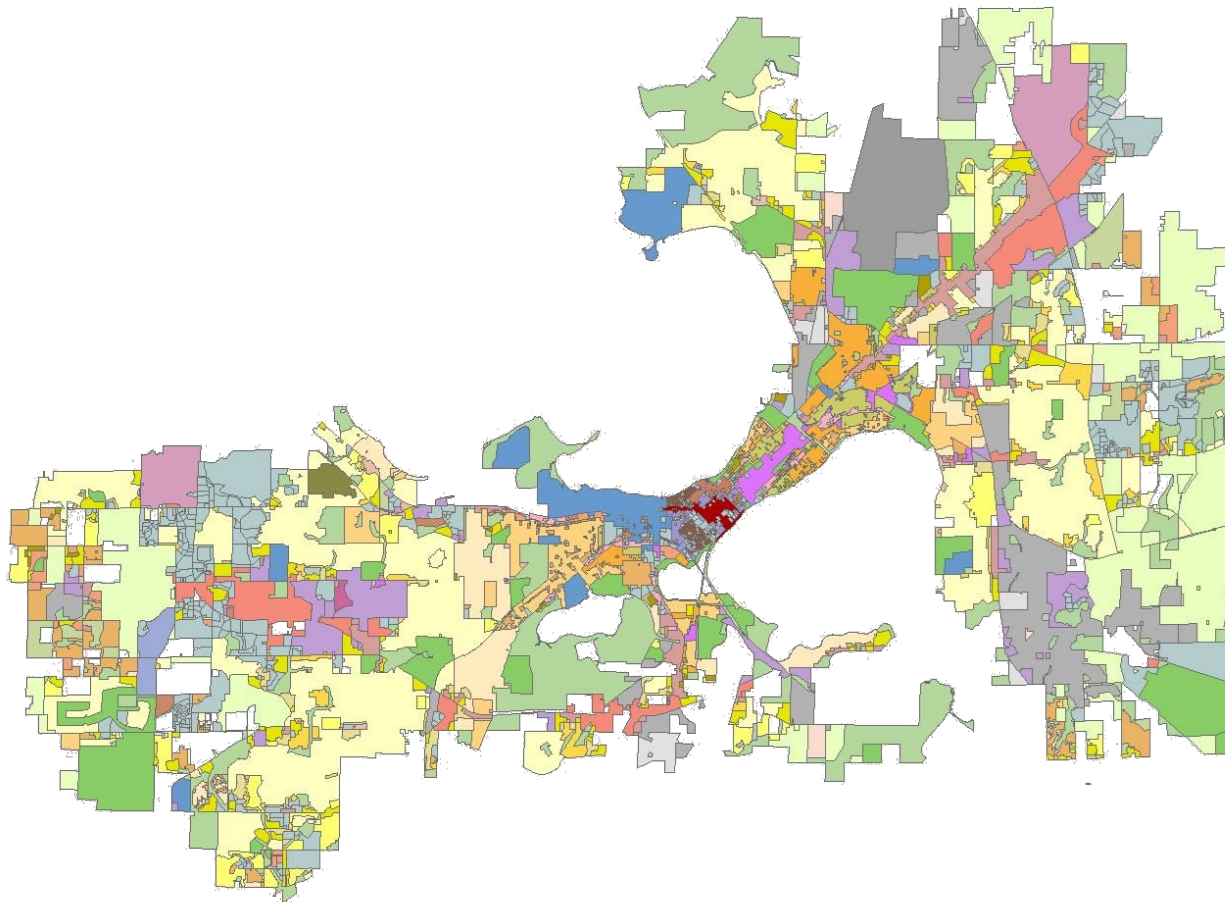
Zoning Code – MGO Chapter 28

- Land Uses
- Building Location, Bulk, Form
- Site Design (parking, landscaping)
- Process (permitted vs. conditional uses)

Zoning Basics – Two Main Components



Zoning Map



Regulations by Zoning District

28.060 - GENERAL PROVISIONS FOR MIXED-USE AND COMMERCIAL DISTRICTS.



(1) Statement of Purpose.

Mixed-use and commercial districts are established to provide a range of district types, from the small neighborhood center to regional-level retail centers, while fostering high-quality building and site design and pedestrian, bicycle and transit as well as automobile circulation.

(2) Design Standards. The following design standards are applicable after the effective date of this code to all new buildings and major expansions (fifty percent (50%) or more of building floor area). Design standards shall apply only to the portion of the building or site that is undergoing alteration.

- (a) Entrance Orientation (See Figure D1). All new buildings shall have a functional entrance oriented to an abutting public street. Additional entrances may be oriented to a private street or parking area. For buildings with multiple non-residential tenants, a minimum of one (1) tenant space shall have a functional entrance oriented towards an abutting public street. Other tenant spaces shall be connected to the public street with a private sidewalk connection. Entries shall



Figure D1: Entrance Orientation

What Zoning Does



- “By-right” uses
- Uses allowed conditionally
- Minimum lot sizes
- Where a building can be placed on site (setbacks)
- Maximum building size
- Open space
- Parking
- Building form and materials
- Design standards



What Zoning Does Not Do:

- Historic Preservation
- Require existing lots to change size
- Require existing lots to split or combine
- Require existing buildings or uses to cease
- Dictate Street Types and Widths
- Dictate Sidewalk Width or Location
- Change Parks
- Restrict or Require Trees*
- Architectural Control*

Planning Land Uses vs Zoning



Planning Land Use

- Planning tool with broadly-categorized land uses for general areas.
- Found in Comprehensive Plan as Generalized Future Land Use (GFLU) map and area plans

Zoning

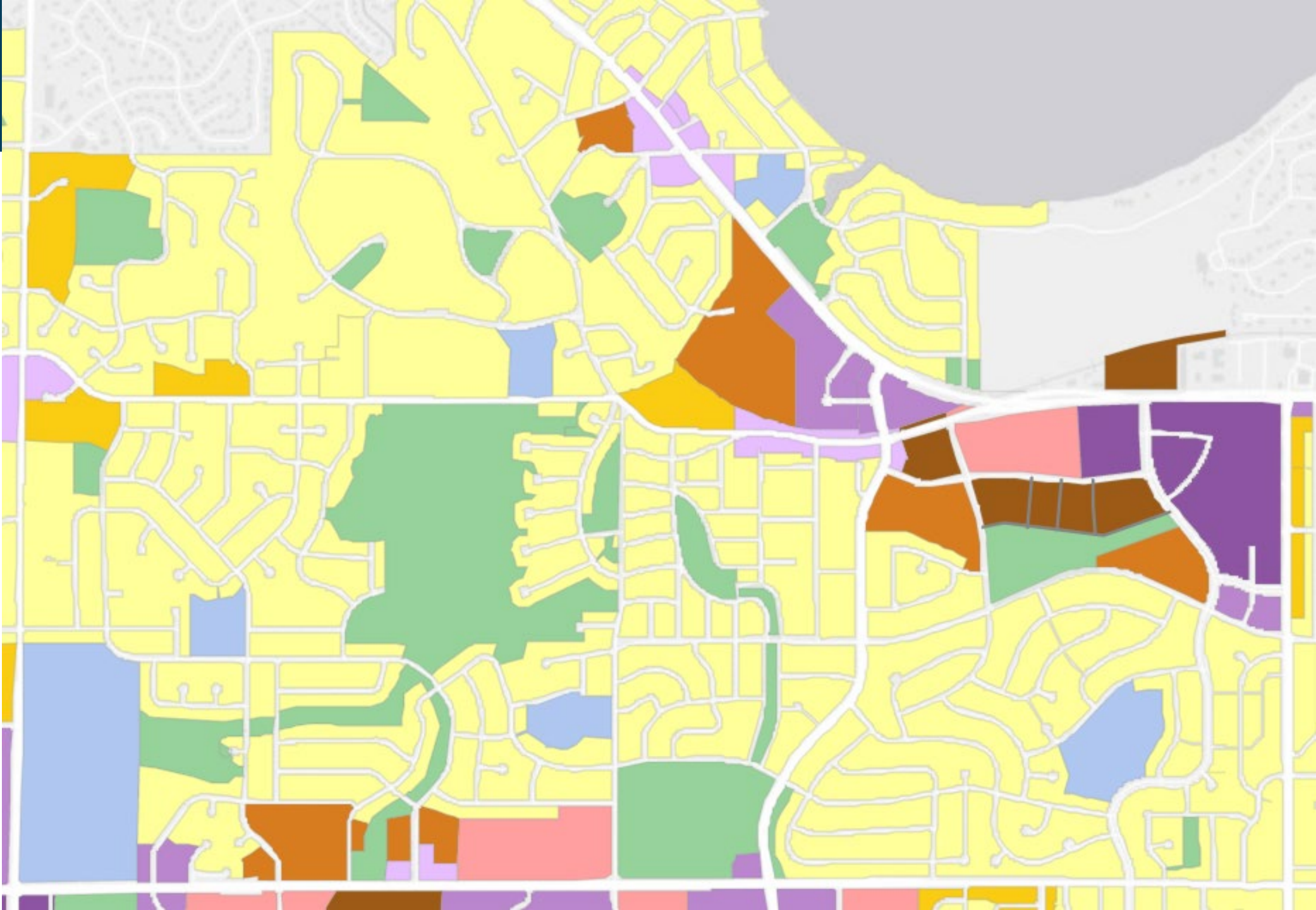
- More specific
- Implements recommendations of plans
- Regulates use, building form, building location
- Rezoning must be consistent with GFLU

Generalized Future Land Use Map

15 land use
categories

4 residential
categories

10 categories in this
map extent

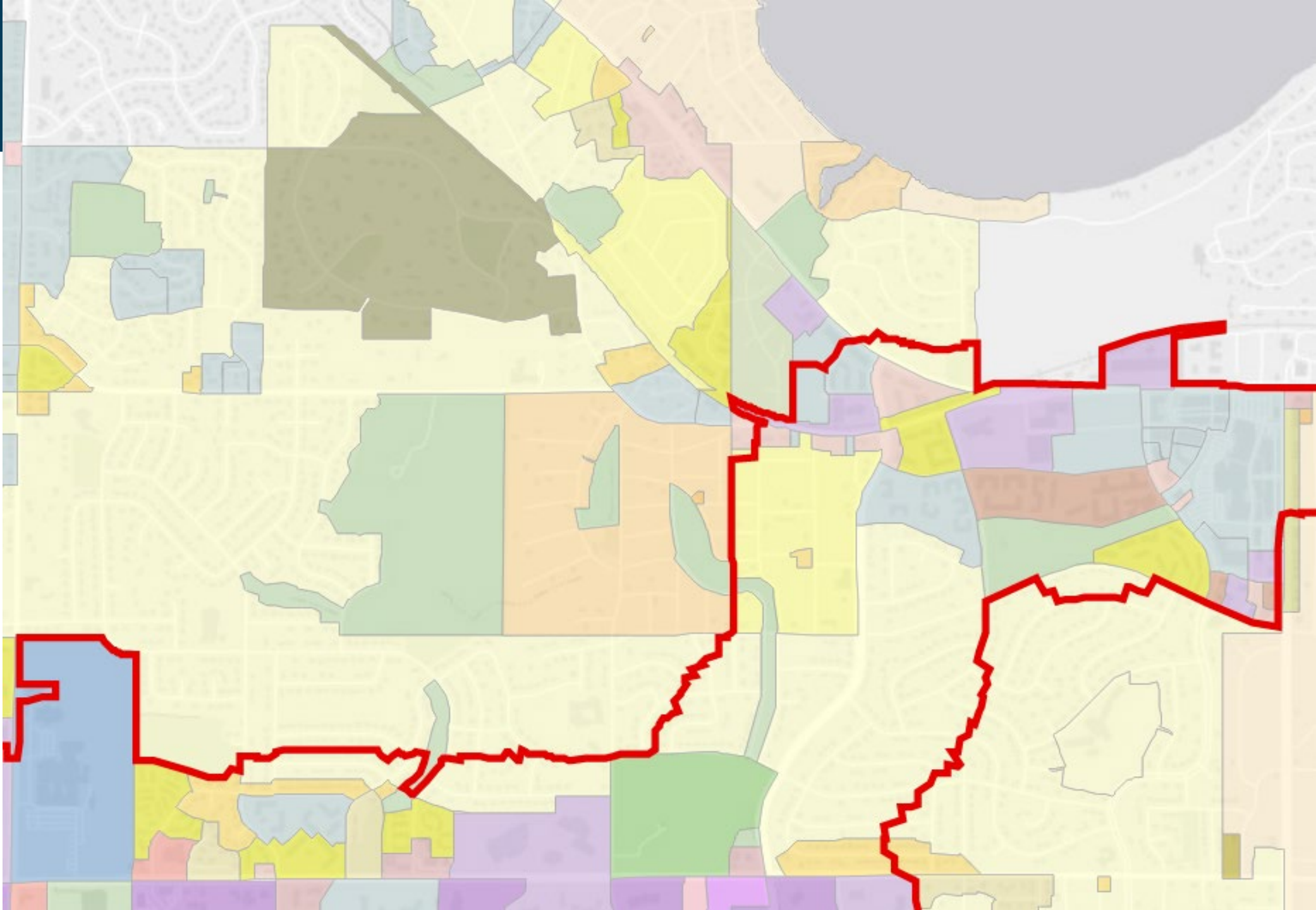


Zoning Map

41 districts + 8
overlay districts

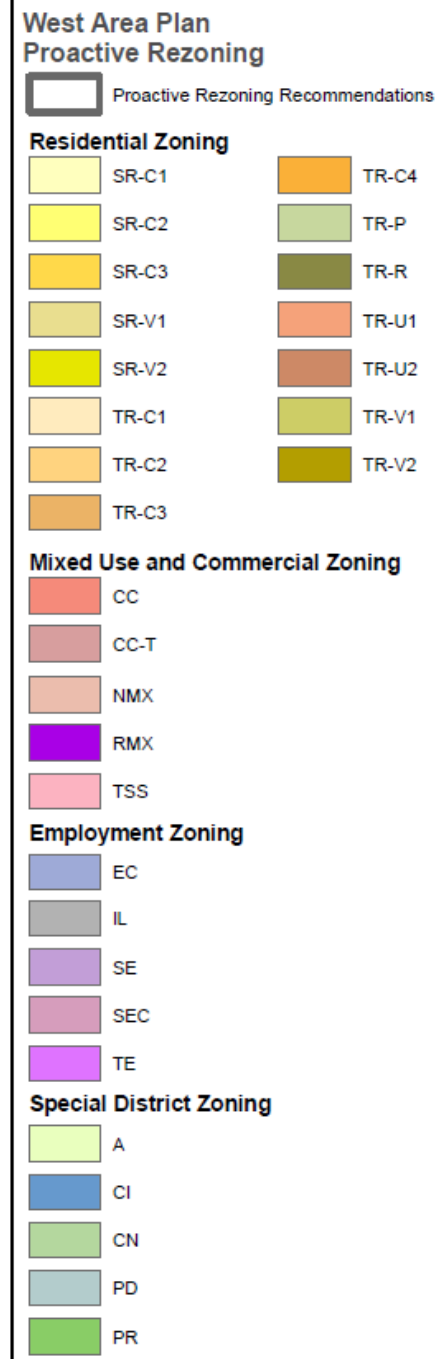
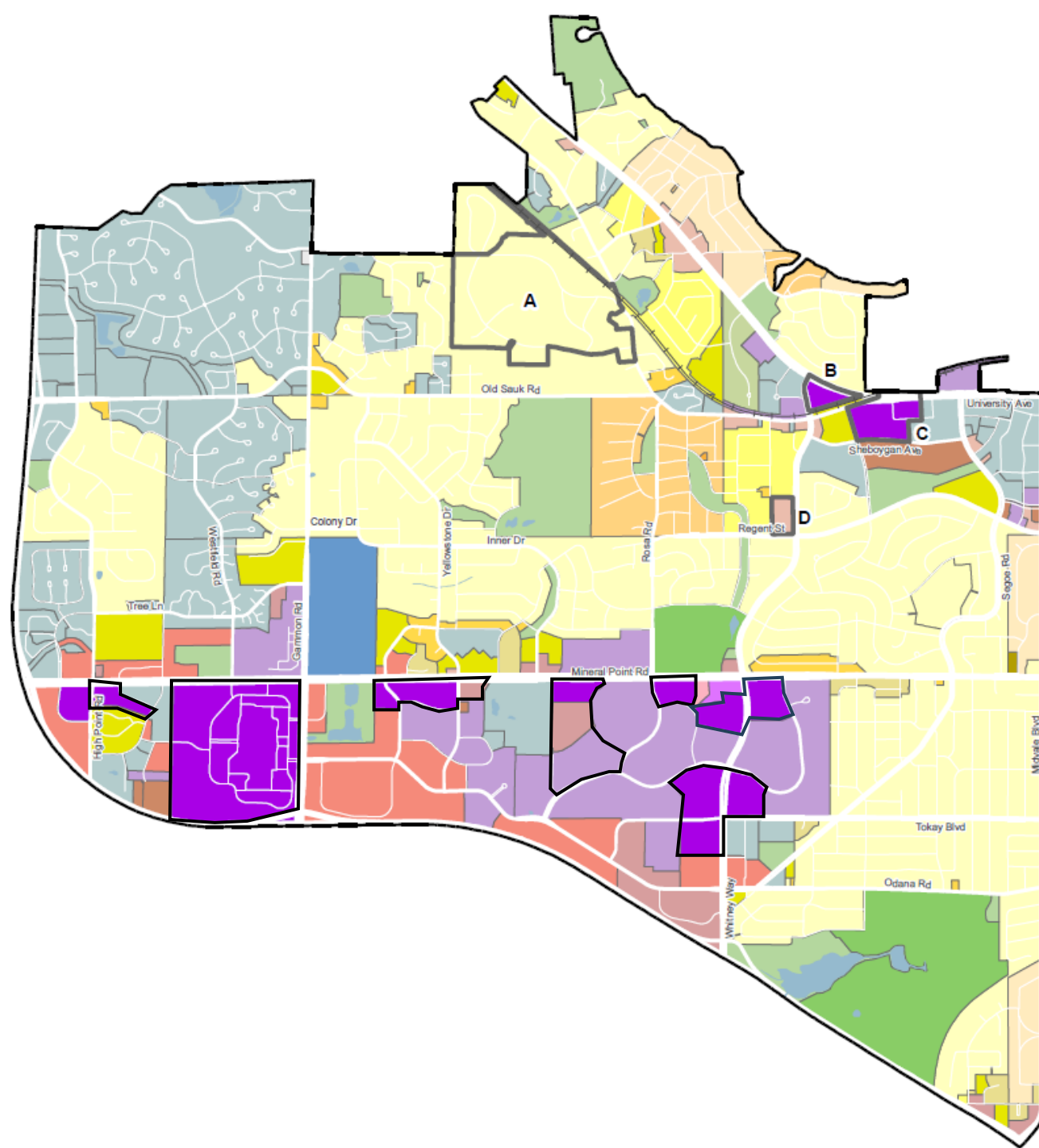
18 residential
districts

23 districts in this
map extent



Proposed Proactive Rezoning

- A. TR-R to SRC-1
- B. CC to RMX
- C. CC to RMX
- D. SRC-2 to NMX



Zoning Districts Listed in Order of Most Restrictive to Least Restrictive, by Subchapter 28.182(5)(a)4.a. MGO

	Residential Districts Subchapter
More Restrictive Districts	TRR
	SRC1
	SRC2
	SRC3
	↓
	TRC1
	TRC2
	TRC3
Less Restrictive Districts	TRC4
	TRV1
	SRV1
	SRV2
	TRV2
	TRU1
	TRU2
	TRP*





Examples of Other Nearby Neighborhoods with Other Zoning



E Skyline Dr (Skyview Terrace) SR-C1





Ozark Trail (Parkwood Hills) SR-C1



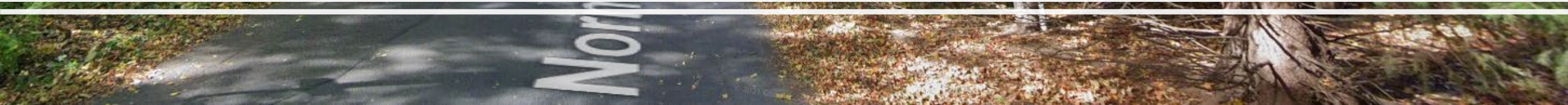


Camelot Dr (Spring Harbor) SR-C1



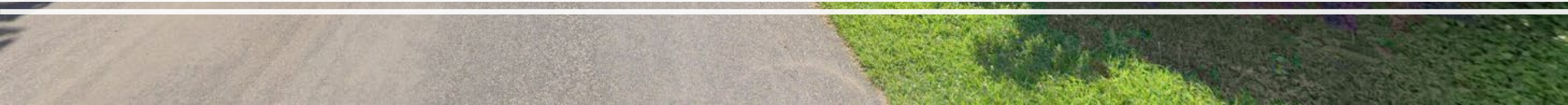


Norman Way (Spring Harbor) TR-C1





Bordner Dr (Crestwood) TR-C2



Complete Green Streets

5.12. Neighborhood Yield Street

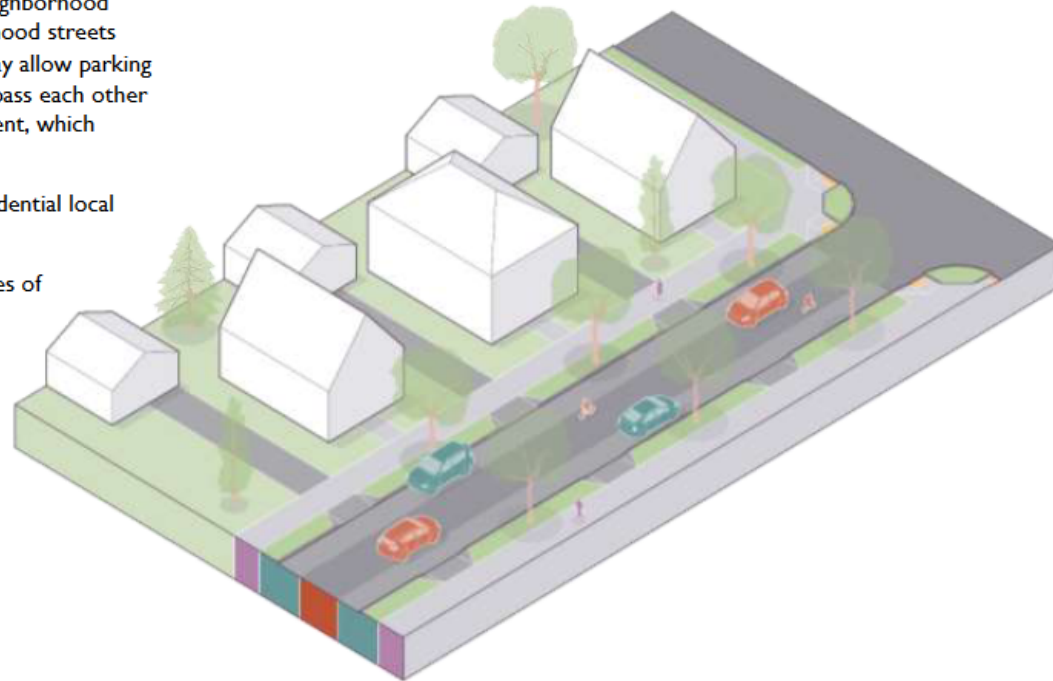
This is the standard street type to be applied on neighborhood streets in new developments. Many older neighborhood streets built before 1945 also fall within this street type. May allow parking on only one side. Does NOT allow two drivers to pass each other (one must give way) when parked vehicles are present, which provides a traffic-calming effect.

Example Streets: Riverside Drive; numerous residential local streets

Context: Residential neighborhoods, including edges of downtown.

Functional Classifications: Locals

Target Speed: 20 or less



Zone Priorities and Preferred Elements for Each Zone

Walkway High Priority	Flex Zone Medium Priority	Travelway Low Priority	Additional Considerations
Standard sidewalks, with landscaping between the sidewalk and homes or buildings. May shift closer to or farther from the street to avoid impacting existing canopy trees. In constrained conditions (e.g., "Court" streets), sidewalk may be located back-of-curb and on only one side.	Landscaped terrace with street trees. May straddle the walkway when the walkway is close to the street to avoid impacting existing canopy trees. On-street parking on one or both sides.	Two-way travel without lane markings, typically requiring one direction to give way to the other. No dedicated bikeway.	Snow emergency zones, parking restrictions, parking demand, emergency access.

Subdivision Regulations (16.23 MGO)



16.23(3)(a)4: For subdivisions or land divisions containing existing stands of mature, high-quality trees, the Plan Commission may require that the subdivision or land division be approved with conditions to limit impact on those stands of trees from the development, including the use of building setback lines, limitations on grading and utility installation, and the use of easements or restrictions limiting future owners from impacting the mature trees without the approval of the Plan Commission, its secretary, or their designee. A survey of the location and condition of the existing trees prepared by an arborist or other qualified professional may be required by the Plan Commission or its secretary in order to satisfy this requirement.

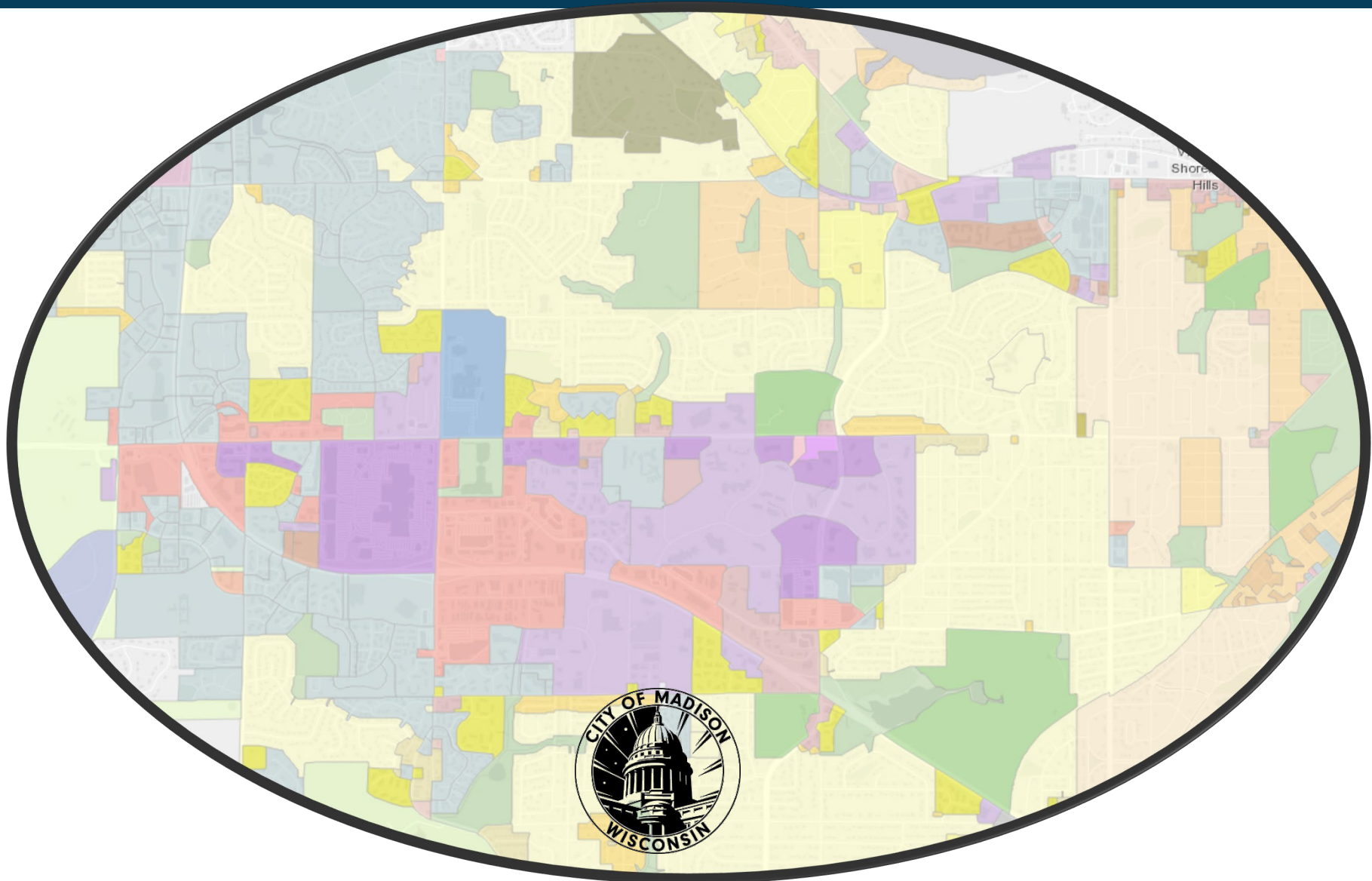
Potential Process



- Draft Plan and recommendations review and approval process
- West Area Plan adopted with proactive rezoning recommendations
- Staff prepares zoning map amendments
- Property owners contacted for public review/comment
- Zoning map amendments reviewed & approved according to 28.182 MGO
 - Introduction at Council by Planning Division
 - Review and recommendation by Plan Commission (public hearing)
 - Review and approval by Common Council



Q & A



Suburban Residential – Consistent Districts: Statement of Purpose



The SR-C Districts are established to stabilize and protect the essential characteristics of low- to moderate-density residential areas typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life cycle housing. The districts are also intended to:

- a) Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- b) Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- c) Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- d) Facilitate the preservation, development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- e) In new development, use of the SR-C1 District, in conjunction with other residential districts, should be limited to insuring a mix of housing types, or for reasons related to topography, stormwater management, or other environmental considerations.



	TR-R	SR-C1
Minimum Lot Area (sq. ft.)	26,136	8,000
Minimum Lot Width	65	60
Minimum Front Yard Setback	50	30
Minimum Side Yard Setback	30	One-story: 6 Two-story: 7
Minimum Reversed Corner Side Yard Setback	30	15
Minimum Rear Yard	40	Lesser of 30% lot depth or 35**
Maximum height	3 stories / 40 ft	2 stories / 35 ft
Maximum lot coverage	15%	50%
Maximum size accessory building	800 sq. ft.*	n/a
Minimum Usable open space (sq. ft. per d.u.)	n/a	1,300

* New detached garages are not permitted. Detached garages existing as of January 1, 1989 may be replaced with a structure no larger than 800 square feet or the size of the principal building, whichever is less.

** If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).



Residential Uses	SR-C1	TR-R
Single-family detached dwellings	P	P
Adult family home	P	P
Cohousing community	P/C	P/C
Community living arrangement (up to 8 residents)	P	P
Community living arrangement (>8 residents)	C	C
Housing cooperative	P	P
Peer run respite facility	P	P



Civic & Institutional Uses	SR-C1	TR-R
Cemetery	C	C
Community Event	P/C	P/C
Day care center in school or place of worship	P	C
Day care center	C	C
Library, museum	C	C
Parks and playgrounds	P	P
Place of worship	P/C	P/C
Public safety or service facilities	P	P
Reuse of public schools, municipal buildings, or places of worship	P/C	P/C
Schools, public and private	C	C



Other Uses	SR-C1	TR-R
Bed and breakfast establishments	C	C
Bicycle-sharing facility	P	P
Building or structure with floor area exceeding 10,000 sq. ft. in floor area	C	C
Farmers markets	C	C
Free-standing vending	C	C
Golf course	C	C
Limited retail use of landmark site or building	C	C
Mobile grocery store	P	P
Offices for human service programs	C	C
Outdoor recreation	C	C
Parking facility, non-accessory	C	C
Recreational, community, and neighborhood centers	C	C
Tourist rooming house	P	P
Convent, monastery or similar residential group	C	P

Not listed: Utility Uses, Agriculture, Accessory Structures & Uses (all same)