
28B. Zoning Districts and Map

Introduction

This subchapter parallels Section 28.06 in the existing Zoning Code, which enumerates all zoning districts and incorporates zoning maps, including wetland and floodplain maps.

28B-0020 Establishment of Zoning Districts

In order to carry out the purposes and provisions of this ordinance, the following zoning districts are hereby established:

A. Residential Districts

1. SR-C1 Suburban Residential - Consistent District 1
2. SR-C2 Suburban Residential - Consistent District 2
3. SR-C3 Suburban Residential - Consistent District 3
4. SR-V1 Suburban Residential - Varied District 1
5. SR-V2 Suburban Residential - Varied District 2
6. TR-C1 Traditional Residential - Consistent District 1
7. TR-C2 Traditional Residential - Consistent District 2
8. TR-C3 Traditional Residential - Consistent District 3
9. TR-V1 Traditional Residential - Varied District 1
10. TR-V2 Traditional Residential - Varied District 2
11. TR-U1 Traditional Residential - Urban District 1
12. TR-U2 Traditional Residential - Urban District 2
13. TR-R Traditional Residential - Rustic District
14. TR-P Traditional Residential - Planned District

B. Commercial and Mixed-Use Districts

1. NMX Neighborhood Mixed-Use District
2. TSS Traditional Shopping Street District
3. MXC Mixed-Use Center District
4. CC-T Commercial Corridor - Transitional District
5. CC Commercial Center District

C. Employment Districts

1. TW Traditional Workplace District
2. SE Suburban Employment District
3. SEC Suburban Employment Center District
4. EC Employment Campus District
5. IL Industrial - Limited District
6. IG Industrial - General District

D. Downtown Districts *[TBD]*

E. Special Districts

1. A Agricultural District
2. UA Urban Agricultural District
3. C Conservancy District
4. AP Airport District
5. CI Campus Institutional District
6. PD Planned Development District
7. PMHP Planned Mobile Home Park District

F. Overlay Districts

1. WP Wellhead Protection Overlay Districts
2. W Wetland Overlay District
3. TOD Transit Oriented Development Overlay District
4. NC Neighborhood Conservation Overlay Districts
5. HIST Historic Landmarks and Districts Overlay
6. UD Urban Design Overlay Districts
7. ADU Accessory Dwelling Unit Overlay Districts

G. Floodplain Districts.

1. F1 Floodway District.
2. F2 Flood Fringe District
3. F3 General Floodplain District
4. F4 Flood Storage District

28B-0021 Incorporation Of Zoning District Maps

The location and boundaries of the zoning districts are hereby established as shown on maps entitled “Zoning District Maps” on file in the office of the Zoning Administrator. including the official Wetland Zoning Maps titled “Wisconsin Wetland Inventory Maps.” The zoning district maps, together with all information shown thereon and all amendments thereto, shall be as much a part of this ordinance as if fully set forth and described herein.

(1) Location Of District Boundaries.

The following rules shall apply with respect to the boundaries of the zoning districts as shown on the zoning district maps:

- A. A boundary shown as following, or approximately following, a street, alley or railroad shall be construed as following the centerline of such feature.
- B. A boundary line shown as following, or approximately following, a lot line, section line, survey or other property line, or municipal boundary shall be construed as following such line or boundary.

- C. Streets or alleys which are shown on the zoning district maps and which were previously vacated, or which may be vacated in the future, shall be construed to be in the same zoning district as the lots, pieces or parcels abutting both sides of the street or alley involved. If the lots, pieces or parcels abutting each side of the street or alley were located in different zoning districts before the said street or alley was vacated, the center line of such vacated street or alley shall be the boundary line of the respective zoning districts.
- D. Where any uncertainty exists as to the exact location of zoning district boundary lines, the Zoning Board of Appeals, upon written application, shall determine the location of such boundary lines.

(2) Wetland Maps

- A. The Wetland Zoning Overlay District includes all wetlands greater than two (2) acres shown on the Wisconsin Wetland Inventory Maps that have been adopted and made a part of this ordinance.
- B. Determinations of navigability and ordinary high-water mark shall initially be made by the Zoning Administrator. When questions arise, the Zoning Administrator shall contact the southern district office of the Department of Natural Resources for a final determination of navigability or ordinary high water mark.
- C. When an apparent discrepancy exists between the Wetland District boundary shown on the official Wetland Zoning Maps and the actual field conditions at the time the maps were adopted, the Zoning Administrator shall contact the southern district office of the Department of Natural Resources to determine if the Wetland District boundary as mapped, is in error. If the Department staff concur with the Zoning Administrator that a particular area was incorrectly mapped as a wetland, the Zoning Administrator shall be responsible for initiating a wetland map amendment within a reasonable period.

(3) Floodplain Maps

- A. Incorporation of Floodplain Maps. The location and boundaries of the Floodway, Flood Fringe, and General Floodplain Districts are hereby established as shown on the Flood Boundary and Floodway Maps and the Flood Insurance Rate Maps, both dated as being effective on January 2, 2009, and prepared by the Federal Insurance Administration of the U.S. Federal Emergency Management Agency, together with other supplemental maps, including the revised Flood Insurance Rate Maps, provided by the Federal Emergency Management Agency, and shown on map panels 55025C0242G, 55025C0243G, 55025C0244G, 55025C0261G, 55025C0262G, 55025C0263G, 55025C0264G, 55025C0266G, 55025C0267G, 55025C0268G, 55025C0269G, 55025C0288G, 55025C0379G, 55025C0383G, 55025C0389G, 55025C0390G, 55025C0393G, 55025C0394G, 55025C0401G, 55025C0402G, 55025C0403G, 55025C0404G, 55025C0406G, 55025C0407G, 55025C0408G, 55025C0409G, 55025C0413G, 55025C0416G, 55025C0417G, 55025C0418G, 55025C0419G, 55025C0426G, 55025C0427G,

55025C0428G, 55025C0429G, 55025C0431G, 55025C0432G,
55025C0433G, 55025C0434G, 55025C0436G, 55025C0437G,
55025C0438G, 55025C0439G, 55025C0441G, 55025C0442G,
55025C0443G, 55025C0444G, 55025C0451G, 55025C0453G,
55025C0465G, 55025C0557G, 55025C0576G.

- B. The above-mentioned maps with all information shown thereon, together with the accompanying Federal Insurance Administration's Flood Insurance Study for the City of Madison, Wisconsin, Numbers 55025CV001B and 55025CV002B, and in which are indicated floodway data and flood profiles, and all amendments thereto to such floodplain maps shall be as much a part of this ordinance as if fully set forth and described herein.
- C. Any change to the base flood elevations in the Flood Insurance Study or on the Flood Insurance Rate Map must be reviewed and approved by the Department of Natural Resources and the Federal Emergency Management Agency (FEMA) before it is effective. No changes to regional elevations on non-FEMA maps shall be effective until approved by the Department of Natural Resources.

(4) Locating Floodplain Boundaries.

Discrepancies between boundaries on the official floodplain zoning map and actual field conditions shall be resolved by the Zoning Administrator using the criteria in paragraphs (a) or (b) below. If a significant difference exists, the map shall be amended using the procedures established in Section [28.12(10)] of this chapter. The Zoning Administrator can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required.

The Zoning Administrator is responsible for documenting actual pre-development field conditions and the basis upon which the district boundary was determined and for initiating any map amendments required under this section. Disputes between the Zoning Administrator and an applicant over the location of the district boundary line shall be settled according to Sec. 28.12(7) and (8) of these ordinances and the criteria in (A) and (B) below.

- A. Where flood profiles exist, the map scale and the profile elevations shall determine the district boundary line. Where a discrepancy exists between the map and actual field conditions, the regional flood elevations shall govern. The Zoning Administrator has authority to grant or deny a land use permit on the basis of a district boundary derived from the regional flood elevations, whether or not a map amendment is required.
- B. Where flood profiles do not exist, the location of the district boundary line shall be determined by the map scale, visual on-site inspection and any available information provided by the Wisconsin Department of Natural Resources. Where there is a significant difference between the map and actual field conditions, the map shall be amended. Where a map amendment has been approved by the City, the Wisconsin Department of Natural Resources, and the Federal Emergency Management Agency, the Zoning Administrator shall have the authority to grant or deny a land use permit.

