
28G. Special Districts

Introduction

This section contains several distinct districts that are grouped together for convenience in presentation:

- *Agricultural District – an update to the current Agricultural District, with the additional goal of supporting permanent agriculture within City limits;*
- *Urban Agricultural District – a new district designed to encourage and legitimize small-scale farming operations in the urban portions of the City;*
- *Conservancy District – an update to the existing Conservancy District that is focused to a greater degree on land uses compatible with parks and other public and semi-public land;*
- *Campus Institutional District – a new district that is designed to recognize the distinct attributes and existing plans of the City’s college, university and medical campuses;*
- *Airport – a new district designed to recognize the Dane County Regional Airport and cross-reference the County’s height limitations and other standards.*
- *Planned Development District – a new district that combines elements of the existing PCD and PUD with more specific standards and requirements.*
- *Planned Mobile Home Park District – a district that provides for existing mobile home parks, like the existing Planned Community MHP District*

Because these districts are so different in nature, there are no common “General Provisions” in this chapter – each district has distinctive standards.

28G.0500 Special District Uses

Table 28G-1 lists all permitted and conditional uses in the following districts:

- A: Agricultural District
- UA: Urban Agricultural District
- C: Conservancy District
- AP: Airport District

Uses allowed within the Campus Institutional District are listed separately in Section ____.

- A. Uses marked as “P” are permitted in the districts where designated.
- B. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- C. Uses indicated as “P/C” may be permitted or conditional, depending on their size and scale, as specified.
- D. Uses marked with an “A” are allowed when accessory to another allowed use. Some accessory uses are also conditional, depending on their size and scale, as indicated in the table by “A/C”.
- E. A “Y” in the “Standards” column means that specific standards must be complied with, whether the use is permitted or conditional. Standards are included in Subchapter 28K, Supplemental Regulations.

Key to Table:

A	Agricultural
UA	Urban Agricultural
C	Conservancy
AP	Airport
CI	See Section 28G.0505

Table 28G-1

	A	UA	C	AP	Stds
Agricultural and Resource Uses					
Agriculture - Cultivation	P	P	C		Y
Agriculture - Animal husbandry	P	C	C		Y
Agriculture - Intensive	C				Y
Kennel, animal boarding	P				Y
Community garden	P	P	C		Y
Market garden	P	P	C		Y
On-site agricultural retail, farm stand	A	A	A		Y
Selective cutting	P	P	P	P	Y
Clear cutting	C	C	C	C	Y
Civic and Institutional Uses					
Civic auditorium complex			P		
Community center			C		
Day care, home	A				Y
Land and water preserves			P		Y
Parks and playgrounds	P	P	P		
Public safety facilities (fire, police stations, etc.)	P		P	P	Y
Schools, public and private			C		
Schools, arts, technical or trade	C			C	Y
Adaptive reuse of former school or municipal buildings			P		Y
Correctional and medical institutions, government-owned			C		Y
Residential - Family Living					
Single-family detached dwelling	P				Y
Accessory dwelling unit, attached or detached					Y
Caretaker's dwelling	A	A	A		
Offices					
Home occupation	A/C				Y
Professional office				A	
Limited Production, Processing and Storage					
Artisan workshop	C				
Recycling collection center, drop-off station	C				
Public Utility and Public Service Uses					
Electric substations	P	C	C	P	Y
Gas regulator stations, mixing and gate stations	P	C	C	P	Y
Sewerage system lift stations	P	C	C	P	Y
Stormwater management facilities	P	C	C	P	Y

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	A	UA	C	AP	Stds
Telecommunications towers and transmission equipment buildings	C	C	C	P	Y
Water pumping stations, water reservoirs	P	C	C	P	Y
Transportation Uses					
Transit stop or station	P	P	P	P	
Airport terminal and related facilities				P	
Airport runways, hangars and related facilities				P	
Medical Facilities					
Veterinary clinic	C				Y
Retail Sales and Services					
Garden center, outdoor	C				
Farmers' market	C	C			Y
Greenhouse, nursery	C				Y
Post office				A	
Food and Beverages					
Catering			A	A	
Coffee shop, tea house			A	A	
Restaurant, carry-out, deli (no liquor sales)			A	A	
Restaurant-tavern			A	A	
Tavern (liquor sales >50% gross receipts), brewpub				A	
Outdoor eating area associated with food & beverage establishment			A		Y
Commercial Recreation, Entertainment and Lodging					
Bed and breakfast establishment	A				Y
Golf course	C		C		Y
Health/sports club				A/C	
Hotel, inn, motel, hostel				A/C	
Indoor recreation				A/C	
Lodge, private club, reception hall			C		
Swimming and tennis clubs, private	C		C		
Automobile Services					
Auto rental facilities				P	
Parking and Storage Facilities					
Parking facility, public			A/C	P	Y
Parking facility, commercial				C	Y
Parking accessory to an allowed use	A	A	A/C	A	Y
Parking lot (surface) exceeding maximum parking	C	C	C	C	Y
Outdoor storage	A	A/C	A/C	A	Y
Storage of trucks and heavy equipment	A	A/C	A/C	A	Y

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	A	UA	C	AP	Stds
Accessory Structures					
Composting/vermiculture facilities accessory to agricultural use	P	P	C		Y
Emergency electric generator	P	C	C	P	Y
Garages, workshop, barns, or other accessory building not exceeding maximum size	P	P	C		Y
Garages, workshop, barns, or other accessory buildings exceeding maximum size	P	C	C		Y
Solar or wind energy systems or devices	P	P	P	P	Y
Temporary Uses					
Portable storage units	C			C	Y
Outdoor sales events (limited number per year)	C	C			Y
Temporary buildings for storage of construction materials and equipment	P	C	P	P	Y
Temporary off-street parking	P		C	C	

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28G.0501 Agricultural District

[The A District is based upon the current Agriculture District, with an additional emphasis on encouraging local food production and discouraging premature subdivision.]

(1) Statement of Purpose

Rural agricultural areas designated as such in the Comprehensive Plan are located beyond the current extent of planned City development. These areas are outside the Central Urban Service Area and without current access to municipal sanitary sewer and water service. They are characterized by active farming operations and associated fields, meadows, woodlots and other natural features. Agriculture and other rural land uses also continue to predominate within many areas planned, but not yet developed, for urban uses. These may include relatively large areas that are recommended in adopted City plans to continue in long-term agriculture uses, while urban areas grow around them.

The purpose of this district is to support the continuance of agriculture and rural character within outlying agricultural areas. In addition, the A district is intended to support local food production and community health by encouraging community and market gardens and other small-scale agricultural operations within city limits.

(2) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Agricultural District		
	Agricultural buildings and uses	All other uses
Lot area (sq. ft.)	5 acres	10 acres
Lot width	300	300
Front yard setback	30	30
Side yard setback	80	80
Rear yard setback	100	100
Maximum height	none	2 stories/35
Maximum lot coverage	n/a	5%

28G.0502 Urban Agricultural District

[The UA District is a new district designed to recognize community gardens and urban-scale farming operations within the City. Community gardens are allowed within most other districts and many agricultural activities are allowed within employment districts.]

(1) Statement of Purpose

The purpose of this district is to ensure that urban garden and farm areas are appropriately located and protected to meet needs for local food production, and to enhance community health, community education, garden-related job training, natural resource protection, preservation of green space, and community enjoyment. Because urban agriculture will typically exist in close proximity to residential and other uses, concern will be given to ensuring compatibility between uses.

(2) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Urban Agricultural District	
	All permitted and conditional uses
Lot area (sq. ft.)	15,000 square feet*
Lot width	50 feet
Front yard setback (structures)	15 or the setback of the adjacent district, whichever is greater
Side yard setback (structures)	6 or the setback of the adjacent district, whichever is greater
Rear yard setback (structures)	20 or the setback of the adjacent district, whichever is greater
Maximum height	25 feet
Maximum lot coverage (buildings and paved areas)	15% (excluding greenhouses and hoopouses)
* Lot area of less than 15,000 square feet may be allowed as a conditional use	

(3) Management Plan Required for Certain Activities

Urban agricultural operations that involve any of the following activities must prepare a management plan that addresses how the activities will be managed to avoid impacts on surrounding land uses and natural systems. The management plan will be reviewed as part of the site plan review process or as part of the conditional use process, as specified below.

- A. Animal husbandry, (includes keeping of more than four (4) chickens, beekeeping and fish farming);
- B. Off-street parking of more than 10 vehicles;
- C. Processing of food produced on site;

- D. Spreading of manure;
- E. Application of agricultural chemicals, including fertilizers and pesticides;
- F. Use of heavy equipment such as tractors.

Conditional Use Approval for Certain Activities

The following activities as part of an urban agricultural operation require conditional use approval. The management plan required for these activities will address how the activities will be managed.

- A. Animal husbandry;
- B. Spreading of manure;
- C. Spraying of agricultural chemicals, including fertilizers and pesticides;
- D. Use of heavy equipment such as tractors outside of standard operating hours (7:00 A.M. to 10:00 P.M.)

[The intent of the management plan requirement is to establish a threshold between typical urban agriculture activities and more intensive activities that could impact nearby residents and will require a management plan. The management plan standard will also apply to community or market gardens in other districts, under the Supplemental Regulations section. Note that regulations for some accessory uses such as farm stands and farmers markets are also listed under Supplemental Regulations. There are already regulations for compost bins in the Madison General Ordinances, 7.361. Standards for screening of parking areas are in the General Regulations section of the Zoning Code]

28G.0503 Conservancy District

[The Conservancy District is updated to simplify the lists of allowed uses and focus the district on public, semi-public, and large private recreational areas such as golf courses. If private areas are proposed for other types of development in the future, rezoning - and possibly Comprehensive Plan amendments - would be required.]

(1) Statement of Purpose

The Conservancy District is established to recognize and protect the natural functions of certain natural and recreational areas, including large City and County parks, the University of Wisconsin Arboretum, stormwater management areas, golf courses, and similar areas. Development within the district is limited in character in order to protect natural drainageways and water retention areas, natural habitat for plant and animal life, steep slopes, woodlands, and other resources beneficial to the community.

(2) Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Conservancy District	
Lot area (sq. ft.)	5 acres
Lot width	300
Front yard setback	30
Side yard setback	80
Rear yard setback	100
Maximum height	2 stories/35
Maximum lot coverage	5%

28G.0504 Airport District

(1) Statement of Purpose

The purpose of the Airport District is to recognize the Dane County Regional Airport as a major transportation hub with a unique set of land use characteristics, and to accommodate the Airport's transportation and management needs while mitigating any impacts on surrounding land uses.

(2) General Provisions

The regulations contained in the Dane County Code of Ordinances regulating the height and bulk of obstructions to aerial navigation adopted by the Dane County Board of Supervisors, are hereby adopted as part of this Chapter. *[see Chapters 67 and 78, Dane County Code of Ordinances]*

(3) Dimensional Standards

The height limits and other requirements referenced in the Dane County Code of Ordinances shall apply to the Airport District.

28G.0505 Campus-Institutional District

[The CI District is a new district intended to apply to university and college campuses and major medical institutions, encouraging the use of a campus master plan rather than treating on-campus projects as separate conditional uses.]

(1) Statement of Purpose

The CI District is established to recognize the City’s major educational and medical institutions as important activity centers and traffic generators, accommodate the growth and development needs of these institutions, and coordinate the master plans of these institutions with the City’s plans, policies and zoning standards. The district is also intended to:

- A. Permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion;
- B. Balance the ability of major institutions to change and the public benefits derived from change with the need to protect the livability and vitality of adjacent neighborhoods;
- C. Encourage the preparation of campus master plans that enable adjacent neighborhoods and the broader community to understand the levels of development being proposed, their likely impacts, and appropriate mitigation measures.

(2) Master Plan Requirement

Institutions within CI districts shall create Campus Master Plans that contain the elements listed below. Plans shall be submitted to the Common Council for approval, following review and recommendations by the Plan Commission, using the process listed under *[Procedures]*.

- A. Campus Master Plans, once approved, shall remain effective for 10 years, although an update or alteration may be initiated during that time period (see Changes to Master Plan below). Development projects consistent with the Plan will undergo administrative site plan review and final building design review (see below) rather than a conditional use process.
- B. If a master plan has not been developed or updated for the institution in question, individual development proposals and changes in use that exceed four thousand (4,000) square feet in gross floor area over a five-year period will be reviewed as conditional uses, under the procedures of Section 28.1103.
- C. In the absence of a master plan, standards for the campus shall be based on the lot area, height, bulk and dimensions of the zoning district that most closely resembles the campus development pattern, based on an evaluation of that development pattern and those of the surrounding area. The Zoning Administrator will determine which zoning districts are applicable.

This revision treats the master plan as a mandatory requirement. The penalty for lack of a master plan is to have most projects treated as separate conditional uses.

(3) Uses Within CI Districts

Uses within CI districts are defined as follows as either principal or secondary. Uses are further defined based on the master plan status of the institution. A master plan must include a list of existing and planned principal and secondary uses within the campus. If no master plan has been prepared, all uses exceeding four thousand (4,000) square feet in gross floor area over a five (5) year period will be considered conditional.

A. Principal Uses

1. Educational uses associated with colleges, universities, and secondary schools, including classroom buildings, libraries, and offices
2. Medical facilities, including hospitals, clinics, laboratories and related facilities
3. Dormitories, student and/or faculty housing

B. Secondary Uses

1. Day care facilities
2. Eating places within mixed-use buildings such as dormitories or student unions
3. Fraternities and sororities
4. General retail, financial and personal service uses within mixed-use buildings such as student unions
5. Indoor and outdoor sports and recreational facilities
6. Lodging facilities
7. Museums and art galleries
8. Parking, structured and surface
9. Performing arts centers
10. Places of worship
11. Utilities and transportation facilities related to the primary use
12. Veterinary clinics
13. Agricultural uses
14. Public utility and service uses
15. Other uses related to the institution's primary mission

(4) Contents of Master Plan

The master plan shall include the following elements and information:

- A. Background/History – A summary of previous planning efforts by the institution in conjunction with the City and/or abutting neighborhoods or other interest groups, a description of the campus master planning process and participants, and any other relevant

background material.

- B. Mission/Guiding Principles – A statement that defines the organizational mission and objectives of the institution and describes the role of the master plan within the context of the mission.
- C. Facilities Plan – Includes a description of existing conditions on the campus and the proposed conditions under the Master Plan, including:
 - 1. Existing Conditions
 - a. Form (FAR, building type, height, bulk)
 - b. Building and land uses
 - c. Landmarks, historic sites and districts
 - 2. Proposed Conditions
 - a. Future needs/capital improvements
 - b. Phasing of proposed improvements
 - c. Building Form (general building type, height, bulk, etc.)
 - d. Building and land uses
 - e. Landscape treatment
 - f. Relationship to transportation/access plan (parking, TDM, etc.)
- C. Neighborhood context – Describes the relationship between the institution and its surroundings.
 - 1. Student/Employee Count – existing and proposed.
 - 2. Edge conditions, border transitions – positive and negative impacts associated within any development along boundaries or outside boundaries, and its relationship to development and/or preservation goals of adjacent neighborhoods and City plans.
 - 3. Community relations – describes existing and proposed methods of communication between the institution and the larger community, including systems for resolution of community concerns.
 - 4. Transition area - the master plan shall define and establish standards for a transition area along boundaries between the CI district and any residential or mixed-use district. Standards must be established for the transition area, addressing building form, screening of mechanical equipment, exterior lighting, landscaping, and other means of ensuring compatibility with the character of the adjacent neighborhood or district.
 - 5. Identification and mitigation of impacts – information on any unique impacts which proposed development may have on the neighboring community, and how these should be mitigated. Impacts include noise, lighting and special events that are

associated with these and other impacts.

- D. Access and Transportation – A description of existing and planned parking, loading and service facilities, and bicycle, pedestrian and traffic circulation systems within the institutional boundaries and the relationship of these facilities and systems to the external street system. This shall include a description of the institution’s impact on traffic and parking in the surrounding area. Specific institutional programs to reduce traffic impacts and to encourage the use of public transit, carpools, bicycling and other alternatives to single-occupant vehicles.
- E. Resource Management – A description of the historic, natural and cultural resources within campus boundaries, and the proposed management of these resources. Topics may include preservation of historic buildings and landscape features, management of natural areas, energy use and conservation, and sustainability measures.
- F. Streetscape Treatment – Treatment of public spaces within the campus, including pedestrian paths and trails, plazas and landscaped areas. May also include provisions for signage and wayfinding.

(5) Standards for Master Plan Approval

The Common Council will approve or reject the master plan following a recommendation by the Plan Commission. Approval of the master plan will be based on the plan’s treatment of the topics listed above and the degree to which it meets the intent of this district, as well as the following standards:

- A. The plan must serve the public interest as well as the interest of the institution developing the plan.
- B. The plan must be recognize and be consistent with the goals of the Comprehensive Plan and adopted neighborhood, corridor or special area plans adjacent to campus boundaries.

(6) Dimensional Standards

Because of the integrated mix of uses found in the CI districts, no lot-by-lot dimensional or density standards apply. Building and site placement are determined through the master plan or through individual conditional use processes. Standards for transitions to surrounding areas will be established through the master plan process or as part of the conditional use review process.

(7) Final Building Design Review

It is expected that campus master plans will identify building location and maximum height, but will not include detailed designs of each building.

All buildings constructed within a CI district must be reviewed and approved by an architectural review committee. The committee shall be established by the institution and shall meet the following standards:

- A. The building design review standards design standards and guidelines, review procedures, categories of membership, and the

language of any deed or plat restriction must be approved by the Urban Design Commission.

- B. Membership on the committee, including representation of planning staff and registered neighborhoods, and committee procedures must be approved by the Plan Commission. Committee meetings shall be public.
- C. Until an architectural review committee is established and approved by the Plan Commission, all building and site plans shall be reviewed and approved by the Urban Design Commission, with an appeal process to the Plan Commission as established in Section 33.24.

If no master plan is in place, building design review will occur as specified above as part of the conditional use process. Building design review must be completed prior to issuance of a building permit.

(8) Changes to Master Plan

Once approved, a campus master plan may be modified as follows:

- A. The Director of Planning and Community and Economic Development may approve minor alterations to an approved master plan, provided that such changes are compatible with the concept approved by the Common Council. The Director may refer more significant alterations to the Plan Commission for review.
- B. If a change or addition constitutes a significant alteration of the original plan, the approval process specified in Section 2 above *[review by the Common Council]* shall be followed.

28G.0506 Planned Development District

(1) Intent

The Planned Development District is established to provide a voluntary regulatory framework as a means to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations. In addition, the Planned Development District is intended to achieve one or more of the following objectives:

- A. Promotion of green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development.
- B. Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities.
- C. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
- D. Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land.
- E. Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.
- F. Facilitation of high-quality development that is consistent with the Comprehensive Plan and adopted neighborhood, corridor or special area plans.

Because substantial flexibility is permitted in the base zoning districts, the PD option should rarely be used. It is intended that applicants use the PD option only for unique situations and where none of the base zoning districts address the type of development or site planning proposed. Examples include redevelopment, large-scale master planned developments, projects that create exceptional employment or economic development opportunities, or developments that include a variety of residential, commercial, and employment uses in a functionally integrated mixed use setting.

Approval of a Planned Development District requires a zoning map amendment, and shall result in the creation of a new site-specific zoning district, with specific requirements and standards that are unique to that planned development.

(2) Standards for Approval of Zoning Map Amendment

The standards for approval of a zoning map change to a PD District are as follows:

- A. The applicant must demonstrate that no other base zoning district

This section consists of a single Planned Development District, intended to replace the separate sections of the current code:

- *Planned Community Development District*
- *Planned Community Mobile Home Park District*
- *Planned Unit Development District*

All three have common features, but only the PUD District is currently used much. As discussed in the Zoning Code Analysis and Annotated Outline reports, the rewrite is intended to consolidate these districts and “raise the bar” to ensure a higher quality of development. This draft (June 2009) includes the current mobile home park district as a specific PD subdistrict.

can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved. Conditions under which planned development may be appropriate include :

1. Site conditions such as steep topography or other unusual physical features; or
 2. Redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning district requirements.
- B. The PD District plan must facilitate the development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.
- C. The PD District plan will not adversely affect the economic health of the City or the area of the City where the development is proposed, including the cost of municipal services.
- D. The PD District plan will not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand management plan may be required as a way to resolve traffic and parking concerns.
- E. The PD District plan must coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses.

(3) Relationship to Other Applicable Regulations

- A. In general. A Planned Development shall comply with all standards, procedures, and regulations of this ordinance that are applicable to the individual uses within the development and to the site plan review standards in Subchapter 28M, except as otherwise provided in this subchapter.
- B. Subdivision requirement. All land within a Planned Development District shall be platted into one or more lots in compliance with the requirements of the subdivision and platting regulations. The development plan for the Planned Development shall include the necessary information to serve as a preliminary plat.
- C. Downtown height regulations. All Planned Developments within the Downtown Districts must comply with the height limits of those districts. *[TBD - similar to current Downtown Design Zones]*

(4) General Requirements

The PD agreement shall identify the following information:

- A. All proposed land uses; these shall become permitted or conditional uses upon the approval of the Planned Development by the Common Council.

- B. Placement of buildings and structures.
- C. Density, height, floor area, and dimensional standards for lots.
- D. Street layout, including connections to external streets, paths and trails. The PD should maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity in each cardinal direction, except where environmental or physical constraints make this infeasible.
- E. Open space and recreational facilities. At least twenty (20) percent of the project area not within street rights-of-way shall be preserved as protected open space. This requirement may be reduced or waived by the Common Council in cases where the physical location or configuration of the site or proximity to existing parks and open space makes the requirement impractical or superfluous. Protected open space shall meet the following requirements:
 1. Open space must be available to the residents, tenants, or customers of the PD for recreational purposes or similar benefits. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
 2. Open space shall be designed to meet the needs of residents of the PD and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
 3. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.
 4. Where a planned development is to be developed in phases, a portion of the required open space shall be provided in each phase.
 5. Maintenance of the open space shall be provided for in the planned development's restrictive covenants and/or the Specific Implementation Plan (SIP) recorded as part of the project.

(5) Procedures

The procedure for rezoning to a planned development district shall be as required for any other zoning map amendment in this chapter, with the additional requirements specified below.

- A. Pre-Submittal Requirements. These requirements are intended to provide opportunities for the applicant to explore issues associated with the proposal prior to the expenditure of significant resources in the development of any design plans. This phase shall include the following:

1. Pre-Design Conference. The applicant shall meet with Planning Division and Zoning staff to review and discuss aspects of the proposal including, but not limited to: the site and its context, potential impacts of the project, and initial design direction.
 2. Concept Presentation. The concept shall be submitted for review by the Urban Design Commission at an informational meeting. No formal action will be taken by the Commission. Submittals shall include contextual information such as topography, photos of the site and surrounding properties, and a discussion of the initial design direction. The Commission will review the concept in reference to the objectives listed in Subsection 1 *Intent*] and the other requirements of this Subchapter. The Commission may request that additional materials, such as massing models, be submitted to assist in communicating the nature of the site and its context.
- B. General Development Plan Requirements. The applicants shall file the following with the City Plan Commission:
1. A letter of intent describing the general character of the intended development.
 2. A description of the proposed land uses, their dimensions, bulk, height, scale and massing, and other relevant standards.
 3. An accurate map of the project area including its relationship to surrounding properties and existing topography and key features, including existing buildings and structures.
 4. A plan of the proposed project showing sufficient detail to make possible the evaluation of the standards for approval as set forth in Subsection 2.
 5. Proposed circulation systems (pedestrian, bicycle, auto, transit) by type and how they relate to the existing network outside this site.
 6. Analysis of potential economic impacts to the community, including the cost of municipal services and any additional infrastructure.
 7. When requested, a general outline of intended organizational structure related to property owner's association, deed restrictions and private provision of common services.
- C. Decision on General Development Plan. The decision process, including recommendation by the City Plan Commission and action by the Common Council, shall be as specified in Section [1102-Amendments and Rezoning], with the following additional requirements:
1. The Urban Design Commission shall review the General Development Plan prior to the Plan Commission, and shall make a non-binding recommendation to the Plan Commission, based on consideration of the design objectives listed in Section *[Intent]* and the other requirements of this Subchapter.
 2. Approval of the rezoning and related general development

plan shall establish the basic right of use for the area when in conformity with the plan as approved, which shall be recorded as an integral component of the district regulations, However, the plan shall be conditioned upon approval of a specific implementation plan, and shall not allow any of the uses as proposed until a specific implementation plan is submitted and approved for all or a portion of the general development plan.

3. Approval of the general development plan shall establish interim zoning authority for continuation and maintenance of existing uses, buildings and structures on the property until the specific implementation plan is approved.
4. If the approved general development plan is not recorded as approved within twelve (12) months of the date of approval by the Common Council, the approval shall be null and void and a new petition and approval process shall be required to obtain general development plan approval.
5. If the general development plan and specific implementation are approved at the same time and not recorded as approved within twelve (12) months of the date of approval by the Common Council, the approval shall be null and void and a new petition and approval process shall be required to obtain approvals for each plan.

D. Specific Implementation Plan Requirements. The following information shall be submitted to the City Plan Commission, unless specific documents are waived by the Secretary of the Commission:

1. An accurate map of the area covered by the plan including the relationship to the total general development plan.
2. The pattern of public and private roads, driveways, walkways and parking facilities; traffic projections and mitigation measures.
3. Detailed lot layout and subdivision plat where required.
4. The arrangement of building groups, other than single-family residences, and their architectural character.
5. Sanitary sewer and water mains.
6. Grading plan and storm drainage system.
7. The location and treatment of open space areas and recreational or other special amenities.
8. The location and description of any areas to be dedicated to the public.
9. Landscape plan and plant list.
10. Proof of financing capability.
11. A construction schedule indicating the approximate dates when construction of the project can be expected to begin and be completed.

12. Agreements, bylaws, provisions or covenants which govern the organizational structure, use, maintenance and continued protection of the development and any of its common services, common open areas or other facilities.
- E. Decision on Specific Implementation Plan. The decision process, including recommendation by the City Plan Commission and action by the Common Council, shall be as specified in Section [1102-Amendments and Rezoning], with the following additional requirements:
1. The Urban Design Commission shall review the Specific Implementation Plan prior to the Plan Commission, and shall make a non-binding recommendation to the Plan Commission, based on consideration of the design objectives listed in Section [Intent] and the other requirements of this Subchapter.
 2. If the specific implementation plan is approved, the building, site and operational plans for the development, as approved, as well as all other commitments and contractual agreements with the City shall be recorded by the Zoning Administrator within twelve (12) months of the date of approval by the Common Council in the Dane County Register of Deeds Office. This shall be accomplished prior to the issuance of any building permit.

If the specific implementation plan is not recorded as approved within twelve (12) months of the date of approval by the Common Council, the approval shall be null and void, and a new petition and approval process shall be required.

- F. Recording of Approved Plans and Zoning Ordinance Amendments.
1. Within twelve (12) months of the date of approval by the Common Council, of a zoning ordinance amendment designating a tract of land as a Planned Development District, the owner of the development shall provide the Zoning Administrator a facsimile copy of the approved General Development and/or Specific Implementation Plan together with a certified copy of the related zoning ordinance amendment and any other related actions taken by the Common Council.
 2. Upon receipt of complete plans, documents and fees, the Zoning Administrator shall record them with the Dane County Register of Deeds office. The cost for preparing a facsimile copy of the plan in recordable form and the recording fee, as determined by the Dane County Register of Deeds, shall be paid by the owners of the lands included in the Planned Development District.
 3. If either plan is not recorded as approved within twelve (12) months of the date of approval by the Common Council, the approval shall be null and void, and a new petition and approval process shall be required, with the exception below.
 - a. Where the plans have not been altered from the Common Council's approval, the Director of Planning and Community and Economic Development may approve

an extension of up to twenty-four (24) months to record either plan.

- G. Construction Required. Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless a building permit is issued for the project, or an extension is issued as specified below.
1. An application for an extension must be filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period.
 2. If the Plan Commission, after a public hearing pursuant to Sec. 28.1101(5), determines that no changes in the surrounding area or neighborhood since approval of the general development plan would render the project incompatible with current conditions, the Commission may grant an extension of up to twenty-four (24) months in which to obtain a building permit.
 3. An extension shall not allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council.
 4. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

(6) Changes to a Planned Development

- A. Minor alteration. The Director of Planning and Community and Economic Development may approve minor alterations to an approved Specific Implementation Plan for a PD, provided that such changes are consistent with the concept approved by the Common Council. The Director may refer more significant alterations to the Plan Commission for review.
- B. If a change or addition constitutes a significant alteration of the original plan, the approval process specified in Subsection 5 above shall be followed.

28G.0507 Planned Mobile Home Park District

(1) Statement of Purpose

The planned mobile home park district is established to provide a regulatory framework for improved environmental design and greater freedom, imagination and flexibility in the establishment and development of mobile home parks, while insuring substantial compliance with the basic intent of the zoning code and the comprehensive plan. This district is further intended to encourage compact and efficient development with relation to public services and to encourage and facilitate the preservation of open spaces.

(2) General Requirements

A Planned Mobile Home Park District is a specific type of Planned Development District and shall follow the review and approval process specified for the PD District. The general requirements of the PD District for street layout and open space shall be met in any planned mobile home parks established after the effective date of this zoning code.

(3) Permitted Uses

- A. Planned mobile home park
- B. Typical accessory uses such as community buildings and recreational facilities.
- C. Home occupation
- D. Adult family home

(4) Conditional Uses

- A. Community living arrangement, up to 8 residents

(5) Density and Area Standards

A planned mobile home park shall meet the following requirements:

Planned Mobile Home Park District	
Zoning Lot Area - minimum*	30 acres
Dwelling Units per Acre	6
Average area per mobile home park site (sq. ft.)	4,000
Approved and licensed prior to July 1, 1970 or established and licensed prior to July 8, 1966:	
Dwelling Units per Acre	8
Average area per mobile home park site (sq. ft.)	3,500
* Zoning lot area minimum does not apply to mobile home parks established and licensed prior to July 8, 1966	