



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved ZONING CODE REWRITE ADVISORY COMMITTEE

Tuesday, June 10, 2008

6:00 PM

Madison Senior Center
330 West Mifflin Street
Rooms 1 & 2 (2nd Floor)

1. CALL TO ORDER / ROLL CALL

Present: 18 -

Satya V. Rhodes Conway; Nan Fey; Daniel J. Stephans; Lou W. Host-Jablonski; Diane L. Milligan; Sheri Carter; Gary Poulson; Ledell Zellers; Janis G. Reek; Carole J. Schaeffer; Michael A. Slavney; Kevin R. Pomeroy; Gary A. Brown; Michael A. Basford; Amy E. Rountree; Steve C. Steinhoff; Janet P. Loewi and David C. Porterfield

Absent: 2 -

Tim Gruber and Scott A. Vaughn

Excused: 6 -

Julia S. Kerr; Lauren Chare; Randall L. Glysch; Susan M. Schmitz; D. Ken Saiki and Lance T. McGrath

Staff Present:

Brad Murphy, Michael Waidelich, Rick Roll, Planning Division; Matt Tucker, Zoning Administrator

Consultants Present:

Suzanne Rhees and Michael Lamb, Cuningham Group, Architecture, P.A.; Mark White, White & Smith

The meeting was called to order at 6:00 p.m.

2. APPROVAL OF April 14, 2008 MINUTES

A motion was made by Ald Rhodes Conway, seconded by Poulson, to Approve the April 14, 2008 Minutes. The motion passed by voice vote/other.

3. PUBLIC COMMENT

Four members of the public made comments:

- *Curt Welton, Welton Enterprise (letter): Wants the best project possible rather than a streamlined approval process. City's deliberative process makes projects better.*
- *Peter Wolff, Marquette Neighborhood: zoning has been central to their development - went from R5 to R4, then R4A. They worked on mixed use zoning for Willy St. Need a robust process where neighborhoods can*

participate. Concerns about opportunity for neighborhood input. Examples for neighborhood input: (1) design of new zoning categories, (2) zoning map. Representatives of Cuningham, staff and ZCRAC should meet with Isthmus groups to address public participation strategy.

- *Pam Hathaway, Eastside Neighborhoods: Need more opportunities for individuals and neighborhood groups to participate*
- *Gary Burleigh, Heritage Heights Neighborhood: How can the code be rewritten in only two years? Keep street rights-of-way at 60' - cannot get trash or fire trucks up skinny streets. If increasing density, consider unintended consequences of storm sewers, water capacity, sanitary sewer, park, telephone, gas lines. Huge bill for public taxpayers to pay. Smaller lots in new subdivisions will create more runoff.*

4. ADMINISTRATIVE MATTERS

- Election of Committee Chair and Vice-Chair

The Advisory Committee accepted nominations and by voice vote/other, elected Michael Slavney, Chair, and Gary Poulson, Vice-Chair. Mr. Slavney noted that the Advisory Committee received copies of the Council resolution appointing them (Legislative File Number 08645).

The Committee agreed to delay discussion of the project schedule until the end of the meeting.

5. [10737](#) Meetings and Other Feedback

Suzanne Rhees presented a summary of the results of the May 19 and 21 community meetings, including results of the "dot voting" exercise, questions and answers.

Suzanne continued with overview of other participation and public response including e-mails and written comments.

A number of comments from the Advisory Committee supported more definition and opportunity for neighborhood and stakeholder participation. Discussion was concluded with consultant team agreeing to suggest more defined strategy for neighborhood and stakeholder involvement by the next Advisory Committee meeting.

6. [09806](#) Issue Identification

Suzanne continued with review of issue assessment, including Areas of Substantial Agreement and Disagreement. Discussion included the need to address "stability versus change", neighborhood character, planned unit developments, differences between co-housing and co-op housing, and a suggestion to create a "basket" of ideas, topics and suggestions that the Advisory Committee can continue to learn about.

Staff described the role of neighborhood plans and the Comprehensive Plan. The Comprehensive Plan is the approved, official policy of the City that is the basis for rewriting the zoning code.

7. [10738](#) Zoning Code Analysis

Suzanne summarized the R2 and R2 S, T, Y, and Z districts. She mentioned the Area Exception rule, which prompted some questions and comments about the 1998 R2

study process. There was discussion about Traditional Neighborhood Development.

Suzanne reviewed the R3 district. There was discussion about duplexes - side by side and upper/lower.

Suzanne reviewed R-4 and R4A districts. There was discussion about apartments being allowed in existing neighborhoods.

Suzanne reviewed R5, R6 and R6H districts.

Suzanne reviewed C1-C4 commercial districts. She noted that C2 accommodates big box development as well as streets like Williamson. There was discussion about build to lines.

Suzanne reviewed office, business park and industrial districts; potential for new categories and consolidation here.

The Advisory Committee had general comments about private golf courses, parking standards, conversion of homes on East Washington Avenue to office or business on the first floor and the need for a zoning district that captures this, transit oriented development and sustainability.

Suzanne concluded with next steps and development of zoning analysis report to be discussed at the next Advisory Committee meeting. There was a request for sample codes from cities similar to Madison.

A handout about form-based codes from New Urban News was circulated.

Next meeting dates proposed were for July 7 (Plan Commission) and July 8 at 5:30pm (Advisory Committee) in the Senior Center. Suzanne confirmed an updated schedule would be forwarded to the Advisory Committee; and a request was made to have a "basket" location on the Zoning Code Rewrite website.

8. ADJOURNMENT

Meeting adjourned at approximately 8:30 pm.

[11078](#)

Zoning Code Rewrite Committee Meeting Summary