



City of Madison

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

Wednesday, September 10, 2008

5:30 PM

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

1. CALL TO ORDER / ROLL CALL

Present: 20 -

Tim Gruber; Julia S. Kerr; Nan Fey; Daniel J. Stephans; Lou W. Host-Jablonski; Diane L. Milligan; Sheri Carter; Randall L. Glysch; Ledell Zellers; Janis G. Reek; Carole J. Schaeffer; Michael A. Slavney; Kevin R. Pomeroy; D. Ken Saiki; Gary A. Brown; Michael A. Basford; Amy E. Rountree; Steve C. Steinhoff; Janet P. Loewi and David C. Porterfield

Excused: 4 -

Satya V. Rhodes Conway; Lauren Cnare; Susan M. Schmitz and Lance T. McGrath

Staff Present: Brad Murphy, Michael Waidelich; Rick Roll; Matt Tucker

Consultants Present: Suzanne Rhees; Michael Lamb, Andrew Dredsner, Cuningham Group, Architecture, P.A., Mark White, White and Smith

The meeting was called to order at 5:40 p.m.

2. APPROVAL OF August 11, 2008 MINUTES

A motion was made by Basford, seconded by Pomeroy, to Approve the August 11, 2008 Minutes. The motion passed by the following vote:

Excused: 4 -

Satya V. Rhodes Conway; Lauren Cnare; Susan M. Schmitz and Lance T. McGrath

Ayes: 11 -

Tim Gruber; Daniel J. Stephans; Diane L. Milligan; Randall L. Glysch; Ledell Zellers; Carole J. Schaeffer; Kevin R. Pomeroy; Gary A. Brown; Michael A. Basford; Amy E. Rountree and Janet P. Loewi

Abstentions: 9 -

Julia S. Kerr; Nan Fey; Lou W. Host-Jablonski; Sheri Carter; Janis G. Reek; Michael A. Slavney; D. Ken Saiki; Steve C. Steinhoff and David C. Porterfield

3. PUBLIC COMMENT

Three members of the public made comments:

- Barbara Koechley spoke about accessory dwelling units. She provided recommendations about building height, setbacks and open space.
- Dave Carrig said he wants more single room occupancy units in the city.
- Ed Blume representing Renew Wisconsin and Peak Oil Association spoke about peak oil concerns and handed out a statement to the Zoning Code Rewrite Advisory Committee.

4. [11122](#)

Administrative Matters

It was noted that Gary Poulson resigned as co-chair of the Zoning Code Rewrite Advisory Committee. **A motion was made by Michael Basford to nominate Randall Glysch to replace Gary Poulson as the co-chair of the Zoning Code Rewrite Advisory Committee. Steve Steinhoff seconded the motion. Randall Glysch accepted the nomination. The motion passed by voice vote/other.**

Chairman Michael Slavney suggested that a non-quorum way to address accessory dwelling units and co-ops would be through a public focus group that could meet and report back to the Advisory Committee.

Alder Julia Kerr said she is interested in both issues and wants zoning staff to be involved.

Lou Host-Jablonski recommended that at least four Advisory Committee members volunteer to attend the focus group meetings.

Staff was asked to participate and set meeting dates.

Alder Julia Kerr, Diane Milligan, Lou Host-Jablonski, Jan Reek, Steve Steinhoff, Amy Rountree and Dave Porterfield volunteered to serve on a focus group.

Dave Porterfield asked about energy issues. Suzanne Rhees said the consultants are addressing it during their work.

Alder Tim Gruber said he'd like to meet with the consultants about parking issues.

Progress on code writing task: Chairman Michael Slavney asked Suzanne Rhees for details. She stated that the document could be completed in draft form by the end of the year. The Advisory Committee will review the code by sections.

5. [11730](#)

Annotated Outline Report

Suzanne Rhees presented a summary of the Annotated Outline Report. The Advisory Committee members asked questions and offered comments.

Topics discussed included:

- Concern about parking in the TN-V "varied" district, existing conditions versus recommended approach.
- TN-C "consistent" district allows change only by planned unit development. More uses allowed by right in other districts?
- Is there a need for a TN-C and TN-V district?

- Code should integrate shopping, employment, parks, transit, etc. into neighborhoods. Code should address how these pieces fit together.
- Discussion of the case study areas and the intent of the diagrams. Intent is to describe what's going on now plus add form-based design elements.
- Discussion about Neighborhood Mixed-use District. How do the diagrams relate to them? How will they be applied? Will vision triangles be affected?
- Will there be a menu of building types that correspond to the districts?
- What is the difference between a Neighborhood Mixed-use District and a Traditional Shopping Street District?
- Discussion of conversion of homes to commercial uses; one-story additions that aren't consistent with the vision for the street.
- Biggest zoning battles are the transition areas between commercial and adjacent residential uses.
- Legal issues between the Code's graphics and the text?
- Mid-block housing on Willy Street needs careful consideration.
- Home conversions to commercial.
- Does Downtown Transitional District assume a timeframe for redevelopment?
- Downtown "Transitional" and "Core" don't recognize historic districts or historic character.
- How will Downtown Design Zones be folded into the code?
- Discussion of Workplace and Employment Districts
- Why split employment and commercial uses?
- Workplace and Employment Districts. What about greenspace, large buildings on lots? Best use of the land? New RDC District helps address this issue.
- Should low-density business parks/employment campuses be encouraged, allowed?
- What is the difference between the Employment District and Employment Campus District?
- Should the RSPM District be zoned out of existence?
- Research Park has land for infill development, which is better than expansion into built out areas.
- Need to consider traffic impacts resulting from high-density employment campuses.
- Discussion of urban standards for existing neighborhoods.
- Transit standards to facilitate a broader range of densification.
- Intent of Institutional Campus District should include establishing firm boundaries, allowing positive campus growth and protection of residential neighborhoods.
- How will UW-owned property be zoned?
- What district will apply to hospitals?
- Discussion of Overlay Districts
- Discussion of open space/natural area resource protection. Capitol view, lakes, vistas?
- Discussion of Other Issues in Report
- PUD developments should include a provision for fiscal impact review for new development?
- Could urban design districts be more generic?
- Include noise impacts in the Code.
- Avoid use of terms such as vested rights, rules of construction, annexed territory if possible.
- Add Landmarks Commission to page 48 of the Annotated Outline Report.
- Where are bike paths addressed?
- Form-based standards will lead to non-conforming structures and developments.
- Discussion of non-conforming lots.

6. [10738](#) Zoning Code Analysis

The Advisory Committee did not discuss this item.

7. **ADJOURNMENT**

The meeting adjourned at 8:00 p.m.