



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved ZONING CODE REWRITE ADVISORY COMMITTEE

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Wednesday, January 14, 2009

5:30 PM

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

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### 1. CALL TO ORDER / ROLL CALL

**Present:** 17 -

Tim Gruber; Julia S. Kerr; Nan Fey; Daniel J. Stephans; Sheri Carter; Randall L. Glysch; Ledell Zellers; Janis G. Reek; Carole J. Schaeffer; Susan M. Schmitz; D. Ken Saiki; Gary A. Brown; Michael A. Basford; Amy E. Rountree; Janet P. Loewi; David C. Porterfield and Craig P. Stanley

**Excused:** 9 -

Satya V. Rhodes Conway; Lauren Cnare; Diane L. Milligan; Lisa M. MacKinnon; Michael A. Slavney; Kevin R. Pomeroy; Steve C. Steinhoff; Lance T. McGrath and Lou W. Host-Jablonski

**Staff Present:** Brad Murphy, Rick Roll, and Matt Tucker

**Consultants Present:** None

The meeting was called to order at 5:40 p.m. Alder Julia Kerr left the meeting at 6:40 p.m. Michael Basford left the meeting at 6:42 p.m. Sheri Carter left the meeting at 7:00 p.m. Ledell Zellers left the meeting at 8:15 p.m.

### 2. APPROVAL OF October 21 & November 19, 2008 MINUTES

**A motion was made by Fey, seconded by Brown, to Approve the October 21, 2008 Minutes. The motion passed by the following vote:**

**Excused:** 8 -

Satya V. Rhodes Conway; Lauren Cnare; Diane L. Milligan; Lisa M. MacKinnon; Michael A. Slavney; Kevin R. Pomeroy; Steve C. Steinhoff and Lance T. McGrath

**Ayes:** 14 -

Tim Gruber; Nan Fey; Daniel J. Stephans; Sheri Carter; Randall L. Glysch; Ledell Zellers; Carole J. Schaeffer; D. Ken Saiki; Gary A. Brown; Amy E. Rountree; Janet P. Loewi; David C. Porterfield; Craig P. Stanley and Lou W. Host-Jablonski

**Abstentions:** 4 -

Julia S. Kerr; Janis G. Reek; Susan M. Schmitz and Michael A. Basford

**A motion was made by Brown, seconded by Fey, to Approve the November 19, 2008 Minutes. The motion passed by voice vote/other.**

### 3. PUBLIC COMMENT

Four members of the public made comments:

- Roger Guest - Said the Advisory Committee should keep in mind New Urbanist principles as the details of the new zoning code are fleshed out.
- Larry Gleasman - Said he was representing himself as a Williamson Street business owner. He said that writing a zoning code is a very difficult process and conditions vary. The code should provide exemptions and make variances easier. Mr. Gleasman provided the Advisory Committee with a handout of a site plan on Williamson Street. He said the current zoning code doesn't allow him to build a garage near the property line.
- Brian Munson - Spoke on behalf of Veridian Homes. Mr. Munson provided a handout to the Advisory Committee. He said he reviewed the proposed residential standards as they pertain to TNDs such as Grandview Commons. He asked that the Advisory Committee should look closely at the details of setbacks, etc. He said standards for alley loaded lots versus non-alley loaded lots need to be looked at closely. He asked that the Advisory Committee look at the TRP district to allow more flexibility for housing types. Q - Do the changes he highlighted require bigger or smaller setbacks, lot sizes, etc. A - Flexibility needs to vary depending on the type of dwelling unit.
- Peter Wolff - Mr. Wolff spoke on behalf of the Marquette Neighborhood Association. He provided a handout. He wants a two-month review period before the draft zoning code is introduced to the Common Council and referred to boards and commissions. However, he realizes that the review time might need to be adjusted if there are changes in the project schedule. He hopes that the Advisory Committee will consider adequate public notice as the schedule is revised. Q - How much notice? A - One month. Mr. Wolff wants zoning districts sent to neighborhoods. Q - What is the relationship between neighborhood plans and the zoning code? A - We are working with Cuningham Group to address this question and look at options.

### 4. [11122](#)

#### Administrative Matters

Tentative meeting dates for the Advisory Committee were proposed: January 27, February 26, and March 24, 2009. Staff noted that a revised project schedule is being developed with Cuningham Group. Staff also noted that the project might need to extend into the first quarter of 2010. A new schedule will be distributed at the January 27, 2009 meeting.

Discussion about how the zoning code and the Downtown Plan will be coordinated. It is hoped that the Downtown Plan will be done before the zoning code, although that is not certain. Comment - Provide adequate time for public review of draft zoning code and hold one or two Common Council briefings.

5. [12186](#) Draft Zoning Code

Matt Tucker presented the Commercial and Mixed-Use Districts and the Land Use and Building Form standards. The Advisory Committee members asked questions and offered comments.

Topics discussed included:

**Commercial and Mixed-Use Districts and Land Use and Building Form Standards Review**

- Discussion about making Commercial and Mixed Use Districts more specific.
- Discussion about how exposed door and window openings relate to exposed basements? Matt Tucker explained the current zoning code definition.
- Discussion about having a different standard based on the use. A required percentage based on the type of land use, higher for commercial and lower for residential. Also, windows for commercial uses should be allowed to extend down to the floor.
- There was discussion about why windows have to be recessed.
- There was discussion of how building placement standards would apply to the rest of the City.
- There was a suggestion to add functional windows and doors to the facade articulation requirements.
- It was suggested that the ratio of window glazing and the impact on energy use be considered.
- It was noted that the State of Wisconsin has guidelines for daylighting and maximum amount of glass.
- Discussion about residential development in commercial districts, pros and con's and options to address the issue.
- Discussion about whether zoning can help to preserve quality buildings from demolition.
- Discussion about the lack of rear yard step backs in Neighborhood Mixed Use District.
- Discussion how much development could occur on a small redevelopment site.
- Discussion about the need to look at height bonuses for structured parking. These bonuses are not always a good idea, depending on the context of the project.
- Discussion about the desirability of requiring parking behind buildings.
- Suggestion to add a minimum building height in the Neighborhood Mixed Use District.
- Suggestion to add a graphic on page 16 B.
- Discussion about the Mixed Use Center District included building height limit of 4 stories, placement of buildings in relation to streets, courts, walkways or plazas.
- Discussion about limiting surface parking in the Mixed Use Center District to a percent of the total parking.
- Suggestion to add a graphic on Page 21 E.
- Discussion about whether what the Advisory Committee is doing with the zoning code will help implement City plans.
- Suggestion to add a reference to the City's Big Box Standards.
- Suggestion to increase building height above three stories in the Commercial Corridor Transitional District.
- Suggestion to require buildings in the Commercial Corridor Transitional District to be oriented to both primary and internal streets, walkways, courts and plazas.
- Discussion about why some materials (e.g. wood) wouldn't be allowed in the Commercial Corridor Transitional District.

- Discussion about different building widths for different types of dwelling unit types, e.g. 40 feet for a three flat 50 feet for a single family home.
- Discussion about why 160 feet is the maximum building width for some multi-family buildings.
- Suggestion that barrier free entrances should be allowed and shown in the zoning code.
- Suggestion to add standards for how loading will be addressed in building design.
- Suggestion to add St. Mary's parking ramp to missing photos for parking buildings.
- Suggestion to change photos on Page 15 of the Land Use and Building Form Standards text commercial buildings that started as residential.
- Suggestion that storage in industrial districts be addressed.
- Discussion about whether there is a need to address urban agriculture buildings.
- Suggestion to address institutional building forms.
- Suggestion that podium buildings address upper floor stepbacks, not just lower levels.

6. [10737](#)

Meetings and Other Feedback

**On a motion by Nan Fey and a seconded by Sheri Carter, the Advisory Committee approved by voice vote/other moving item 6 on the agenda to item 4.** Nan Fey provided an overview of the Zoning Code Sustainability Ideas document. There was discussion about the process to decide which of the ideas might be put in the code. It was suggested that the ideas would be kept in mind as the zoning code is drafted and that the consultants will provide a written summary of which sustainability approaches have been added to the code. It was noted that the consultants are knowledgeable about the Natural Step framework for sustainability.

7. **ADJOURNMENT**

**The meeting adjourned at 8:25 p.m.**