



City of Madison

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

Thursday, February 26, 2009

5:30 PM

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

1. CALL TO ORDER / ROLL CALL

Present: 19 -

Tim Gruber; Satya V. Rhodes Conway; Julia S. Kerr; Lauren Cnare; Nan Fey; Daniel J. Stephans; Diane L. Milligan; Sheri Carter; Randall L. Glysck; Lisa M. MacKinnon; Janis G. Reek; Carole J. Schaeffer; Susan M. Schmitz; Michael A. Slavney; D. Ken Saiki; Gary A. Brown; Amy E. Rountree; David C. Porterfield and Craig P. Stanley

Excused: 5 -

Ledell Zellers; Kevin R. Pomeroy; Steve C. Steinhoff; Janet P. Loewi and Lance T. McGrath

Staff Present: Brad Murphy, Rick Roll, Matt Tucker

Consultants Present: None

Michael Slavney called the meeting to order at 5:36 p.m.

2. APPROVAL OF January 27, 2009 MINUTES

A motion was made by Ald Cnare, seconded by Porterfield, to Approve the January 27, 2009 Minutes. The motion passed by voice vote/other.

3. PUBLIC COMMENT

One member of the public made comments: Kim McBride: Member of the Spring Harbor Neighborhood Association. Concerned about lakefront teardowns. She cited the Spring Harbor Neighborhood Plan as a guide for guiding lakefront development and neighborhood character. She asked a question about building bulk limitations for lakefront development. She is concerned about exceptions that allow larger upper floor areas. Staff will look at the proposed rules.

One member of the public registered as available to answer questions (Sally Miley).

4. [11122](#)

Administrative Matters

Staff discussed the proposed meeting dates in June, 2009: June 22, 23, and 24. Staff provided an overview of the proposed Public Participation and Communication Plan Addendum 2, and the proposed revised project schedule. Staff asked that the Zoning

Code Rewrite Advisory Committee approve the revised Addendum 2 and the proposed revised project schedule at the February 26, 2009 Advisory Committee comments and questions:

- Request that issue of PUDs go before the Plan Commission.
- Request that discussion of an urban agriculture district be added to future Advisory Committee agenda.
- Question about when Downtown Plan will be done and if its recommendations will be incorporated into the new zoning code. A. Staff isn't sure at this time. A Downtown District may need to be added after the code is adopted.
- Request that the Common Council review the schedule of the community meetings and summit in June.
- Discussion about whether funds are available to get the media more involved in the project.
- Observation that people will really become interested in the project when the map comes out.
- Suggestion to draft a map for a small area prior to the full roll-out of the map.
- Request that staff draft a short newsletter article about the project and what is coming up. Staff should talk to Mayor's office to get them more involved in publicizing the project.
- Suggestion that the City needs to tell the story of why the zoning code rewrite is important. •
- Motion by Alder Kerr with a second by Susan Schmitz to approved the proposed Public Participation and Communication Plan Addendum 2, and the proposed revised project schedule. Motion passed.

5. [12186](#)

Draft Zoning Code

Staff provided an overview of the proposed Overlay Districts, and the Land Use Definitions and Supplemental Regulations. The Advisory Committee members asked questions and offered comments.

Topics discussed included:

Review of Overlay Districts:

- Discussion about how overlays work when they are applied to developed land.
- Discussion about whether a purpose of wetland overlays is to minimize floods. Asked if we can change the last sentence of the statement of purpose to discourage development in wetlands. A. It depends on how development is defined.
- Much discussion about the proposed wetland overlay. Desire to discourage development in wetlands. Address need to allow essential public facilities such as sewers in wetlands.
- Concern about the amendment process. Review time is too short.
- Discussion about non-conforming uses versus non-conforming structures and lots. Consultants should refer to the adoption date of the original ordinance.
- Strengthen the intent and purpose of the Transit-Oriented Development District (TOD). Describe public benefits of TOD. Discuss fixed rail and add drive throughs as a prohibited use.
- Add sense of place. No off street parking minimum. Add a parking maximum. Look at higher density in a TOD, but may need adjustment based on location.
- Other districts may provide TOD densities and services.
- Discussion about whether TOD applies to new development only.
- Concern about parking maximums.
- Discussion about how the overlay zone will be mapped, radius versus property line.

- Discussion about the need for station area plans for TOD locations and adjacent lands.
- Discussion about prohibited and non-conforming use in TODs.
- Discussion about having a baseline of standards plus a planning document that specifies standards and guidelines.
- Discussion about having a regular district rather than a TOD overlay.
- Discussion about allowing higher density in the base districts within a TOD.
- Discussion about level of interest in TODs. What is the trigger for when a TOD will be mapped.
- Discussion about how public art and signage will be handled in TODs.
- Suggestion that staff talk to Madison Metro and Transport 2020 staff.
- Discussion about how conservation districts relate to planned unit developments.
- Suggestion to use Historic Preservation District instead of Historic Landmark and District suffixes.
- Discussion about whether Urban Design Districts can be moved to Chapter 33 in the new zoning code.
- Discussion of the need to clarify the Urban Design District process. Which review body does what? Guidelines versus standards.

Review of Land Use Definitions and Supplemental Regulations:

Staff provided an overview of the chapter.

- Discussion of mixed-use buildings in residential districts. Should they be allowed? Require a rezoning or a conditional use permit?
- Suggestion to add ratios of required parking to this section.
- Discussion about family definition and whether it will be added to this section.
- Discussion about whether mixed commercial/residential uses are new.
- Discussion about requirement for direct access to a collector or higher classification street.
- Discussion about SROs.
- Discussion about the rationale for 2 story minimum and 2 story maximum on page 10 and 11. Needs further discussion.
- Discussion about automobile separation and bed and breakfast separation requirements. Could PUD process provide standards to avoid this issue.
- Discussion about wind turbines and how new code will address them.

6. [10737](#)

Meetings and Other Feedback

Request that Accessory Dwelling Units (ADUs) be moved to the beginning of the agenda for the March 24, 2009 meeting. Also a request to add the parking memo (Eric Sundquist) as a separate item at the beginning of the agenda. Alder Lauren Cnare volunteered to participate in the Urban Agriculture discussion group.

Alder Julia Kerr, Jan Reek, Carole Schaeffer and Amy Rountree indicated that they want to participate in the Co-operative housing discussion group.

7. **ADJOURNMENT**

A motion was made by Ald Rhodes Conway, seconded by Schaeffer, to Adjourn at 8:00 p.m. The motion passed by voice vote/other.