



# City of Madison

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

## Meeting Minutes - Draft ZONING CODE REWRITE ADVISORY COMMITTEE

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Wednesday, May 20, 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:** 10 -

Chris Schmidt; Satya V. Rhodes-Conway; Steve King; Julia S. Kerr; Nan Fey; Amy E. Rountree; Janis G. Reek; Carole J. Schaeffer; Michael A. Slavney and David C. Porterfield

**Absent:** 1 -

Sheri Carter

**Excused:** 13 -

Daniel J. Stephans; Diane L. Milligan; Randall L. Glysch; Lisa M. MacKinnon; Ledell Zellers; Susan M. Schmitz; Kevin R. Pomeroy; D. Ken Saiki; Gary A. Brown; Steve C. Steinhoff; Janet P. Loewi; Lance T. McGrath and Craig P. Stanley

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

**Consultants Present:** Suzanne Rhees and Mike Lamb participated via videoconference.

Michael Slavney called the meeting to order at 5:40 p.m.

### 2. APPROVAL OF April 28, 2009 MINUTES

**A motion was made by Schaeffer, seconded by Porterfield, to Approve the April 28, 2009 Minutes. The motion passed by the following vote:**

**Absent:** 1 -

Sheri Carter

**Excused:** 13 -

Daniel J. Stephans; Diane L. Milligan; Randall L. Glysch; Lisa M. MacKinnon; Ledell Zellers; Susan M. Schmitz; Kevin R. Pomeroy; D. Ken Saiki; Gary A. Brown; Steve C. Steinhoff; Janet P. Loewi; Lance T. McGrath and Craig P. Stanley

**Ayes:** 8 -

Chris Schmidt; Satya V. Rhodes-Conway; Steve King; Nan Fey; Amy E. Rountree; Carole J. Schaeffer; Michael A. Slavney and David C. Porterfield

**Abstentions:** 2 -

Julia S. Kerr and Janis G. Reek

**3. PUBLIC COMMENT**

Twelve people registered to speak: Eleven people spoke:

Roger Guest: He indicated he was happy to see changes in the proposed TR-P district but is concerned about single-family districts, no exclusively TR-P by right. Also concerned about setbacks and wall provisions, which won't work. Asked about status of R2S, R2T, R2Y in the proposed TR-P district.

Brian Munson: Expressed his concerns about the proposed TR-P district, particularly multi-family setbacks and no district for multi-family only which doesn't provide predictability for future multi-family development in built-up areas.

Brett Newcomb: He said he builds exclusively tilt-up panel buildings. He is still concerned about proposed building materials standards which favor precast panels. He explained the difference between tilt-up panels and precast construction.

Peter Wolff: He said he was representing the Marquette Neighborhood Association. He expressed his concerned about the proposed Transit-Oriented Development Overlay District. He said streets in the area are at or above capacity. He said parking must be limited in a transit-oriented development.

Eric Lundquist said he was available to answer questions about his proposed parking standards when the issue came up later in the meeting.

Joan Laurion: Asked if the number of people allowed in an accessory dwelling unit (ADU) is too high. She said the ADU process as proposed is too arduous. She wants a process that makes it easier for homeowners to establish ADUs.

John Link: Said he supports everything Joan Laurion said. He wants ADUs because they will help increase density. He said the proposed process is Byzantine.

David Sparer: Attorney for most of the housing co-ops. Asked for changes to the proposed zoning standards for co-ops. He said the proposed standards are worse than the current code. He wants to change the conditional use permit requirement to a permitted by right requirement as described in his handout. This would allow co-ops to be permitted by right if the building's occupancy would not be increased. He said a conditional use permit requirement for a co-op makes buying a house more difficult than if the co-op is permitted by right. He wants the Advisory Committee to direct staff to draft new language. He said a full equity co-op is not allowed in the proposed code due to the definition of a co-op.

Alder Rhodes Conway said the issue of increased density in residential areas has been expressed in the past. How does that pertain to the Sparer proposal? David Sparer said co-ops would be permitted by right if no increase in density, with a conditional use permit required if there would be an increase in density.

Elise Harris: Membership Coordinator of International House Co-op. Said she wants the City to use David Sparer's suggested text for co-ops. Her co-op provides a very affordable housing option for foreign students and is neighbor friendly.

Adam Porton: President of MCC. Most members are not students. He wants an understanding that co-ops are a different ownership structure. Co-ops are a low cost housing option.

Gabriel Heck: Works for MCC. Explained what their co-ops are. Wants co-ops to address their housing model. Wants permitted use structures if they don't exceed occupancy. Wants the ability to buy homes and make them co-ops as long as zoning standards are met. Jan Reek asked how occupancy for co-ops is determined? Staff indicated that this issue would be addressed later in the meeting.

**4. [11122](#) Administrative Matters**

Mike Slavney summarized the upcoming meeting schedule: June 22, 23 and 24

**5. [12186](#) Draft Zoning Code**

Staff provided an overview of the proposed draft Traditional Residential Plan district, Commercial Mixed-use District, Employment District, Overlay Districts, and General Regulations. The Advisory Committee members asked questions and offered comments.

Topics discussed included:

**Review of Traditional Residential Planned Districts:**

- Suzanne Rhees summarized the district.
- Discussion of by right uses, conditional uses and “maybe” uses.
- Street loaded and alley loaded to be added to the text.
- Discussion of the R2S, R2T, R2Y and R2Z districts.
- Discussion of the need to look at maximum lot coverage and buildable area. Lot coverage could be called impervious coverage.
- Discussion about standards of approval and what body has the final decision about whether the standards have been met.
- Discussion of having the Urban Design Commission be involved in an advisory review of the master plan.
- Question about how difficult it will be to amend the district if it isn’t working.
- The Advisory agreed to take a five-minute break at 6:50 p.m. The meeting resumed at 6:55 p.m.
- Discussion of alley loaded homes.
- Discussion about design review and the role of the Urban Design Commission and the Plan Commission.

**Review of Commercial Mixed-use District:**

- Suzanne Rhees provided an overview of the district.
- Discussion about adding concrete panels and eliminating tilt-up and precast from the draft district.
- Discussion of asking the Urban Design Commission to review the building materials table in the draft.
- Discussion about Traditional Shopping Street District and Neighborhood Mixed-use District. Discussed distinction between auto-oriented service and retail and auto service uses.
- Discussion about outdoor display areas: where allowed, permanent and temporary displays.

**Review of Draft Revised Employment Districts:**

- Suzanne Rhees explained that the major change is the new Suburban Office Park (SOP) district.
- Discussion of SOP district, where to apply it, statement of purpose.
- Discussion of stormwater management in large parking lots.
- Discussion about changing SOP to a different name.

**Review of Draft Overlay Districts:**

- Discussion of Transit-Oriented Development (TOD) Overlay District and the need for station area plans.
- Discussion of how and where TOD could be mapped.
- Request that staff described the suggested accessory dwelling unit standards to the public comment
- Discussion about proposed parking standards. Need for further discussion of alternative approaches.
- Discussion of using number of employees for parking minimums and building square footage for parking maximums.
- Suggestion that all similar uses have the same parking requirements.
- Discussion about no parking minimum requirement in the Neighborhood Mixed Use District and Traditional Shopping Street District. May result in a whole block with no parking which would affect other businesses. Perhaps a square foot trigger is a good idea because of TSS District and high intensity uses.
- Suggestion to look at large development trigger, use per area rather than per employee. If we use an area standard, go to a larger area rather than a smaller area. Use consistent numbers and higher numbers.
- Request for more feedback from interest groups on the parking proposals. Also need to continue to address this issue and concerns that some people have about the proposed requirements.

- Discussion on having clusters of uses with the same standards.
- Question about parking on a reverse frontage lot.

6. [10737](#) Meetings and Other Feedback

None

7. **ADJOURNMENT**

A motion was made by Ald Rhodes-Conway, seconded by Fey, to Adjourn at 8:05 p.m. The motion passed by voice vote/other.