



# City of Madison

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

## Meeting Minutes - Approved ZONING CODE REWRITE ADVISORY COMMITTEE

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Thursday, July 23, 2009

6:30 PM

Madison Central Library  
201 West Mifflin Street  
Rooms 202 & 204 (2nd floor)

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### 1. CALL TO ORDER / ROLL CALL

**Present:** 17 -

Julia S. Kerr; Daniel J. Stephans; Diane L. Milligan; Sheri Carter; Randall L. Glysch; Lisa M. MacKinnon; Ledell Zellers; Kevin R. Pomeroy; D. Ken Saiki; Gary A. Brown; Amy E. Rountree; Steve C. Steinhoff; Janet P. Loewi; David C. Porterfield; Lance T. McGrath; Craig P. Stanley and Susan M. Schmitz

**Absent:** 2 -

Carole J. Schaeffer and Tim Gruber

**Excused:** 6 -

Chris Schmidt; Ald. Satya V. Rhodes-Conway; Steve King; Nan Fey; Janis G. Reek and Michael A. Slavney

**Staff Present:** Rick Roll, Matt Tucker.

**Consultants Present:** Suzanne Rhees by teleconference

Vice chairman Randall Glysch called the meeting to order at 6:35 p.m.

### 2. APPROVAL OF June 23 MINUTES

**A motion was made by Stephans, seconded by Carter, to Approve the Minutes of the June 23, 2009 meeting with correction of typos in the second bullet on page 2. In the first sentence, change "ask" to "asked", add "the" before consultant and add "the" before staff. The motion passed by voice vote/other.**

### 3. PUBLIC COMMENT

None

### 4. [11122](#)

#### Administrative Matters

- Vice Chair Glysch said staff recommended that after tonight's meeting (July 23, 2009) the Zoning Code Rewrite Advisory Committee not meet until October 2009 when the committee would begin to review the draft zoning maps. Staff indicated that any committee comments on the zoning code between July 24 and the next meeting in October be sent to the zoning code rewrite project manager who will distribute those comments to the entire committee.
- Staff explained the status of the downtown zoning districts and noted that drafting of these districts has begun. Alder Kerr asked that the downtown districts be brought to the committee at its next meeting in October 2009.

5. [12186](#) Draft Zoning Code

**This Item was Re-referred to the PLAN COMMISSION.**

**Review of Unresolved Issues Memorandum:**

- Suzanne Rhees provided an overview of the memorandum. The memorandum addresses issues raised by the Advisory Committee, interest group comments, and technical issues.
- Suzanne Rhees suggested that based on previous committee discussion, housing co-ops and accessory dwelling units (ADUs) should be further discussed by the Plan Commission. Staff indicated that there has not been an agreement on how to address cooperative housing.
- Suzanne Rhees discussed the issue of potential nonconformities resulting from frontage requirements. She described a waiver process for existing buildings. The committee discussed waivers, focusing on the process for granting waivers. Suzanne Rhees said some of the details still need to be worked out and the Plan Commission will be working on this issue.
- Discussion about lakefront development. Staff noted that additional testing of lakefront development regulations is needed.
- Discussion about the Traditional Residential-Planned district. Suzanne Rhees indicated that a new TR-4 residential district was added to allow small lot single family dwellings.
- Discussion about whether a multi-family only district should be created. This issue has not been resolved.
- Discussion about whether minimum densities should be established for zoning districts.
- Suzanne Rhees described proposed parking requirements in the draft zoning code. Discussion about parking requirements in transit oriented developments.
- Discussion about parking reductions and maximums.
- Discussion about policy issue of how to limit reliance on cars.
- Discussion about the role of the Urban Design Commission in the design review process. Discussion of initial and final approvals by the Urban Design Commission. Also discussed issue of Plan Commission submittal prior to UDC review. Suzanne Rhees indicated that staff and consultants will continue to look at this issue and review Chapter 33 in the City's Code of Ordinances.
- Discussion about the architectural review committee for the Campus District and who decides the membership of that committee. Also discussion about the public review process for final building design review in the Campus District. Discussion about the need for public-neighborhood involvement in the design review process with proper notice. Also discussion about appeals process. Which body reviews appeals?
- Discussion about residential district building heights. Suzanne Rhees described the potential need to allow taller buildings in urban residential districts. Discussion on need to protect height limits now in place in the Mansion Hill Historic District.
- Discussion of area exceptions. Suzanne Rhees said the consultants and staff have more work to do on this.
- Discussion of other unresolved issues including Capitol view corridors.
- Julia Kerr left the meeting at 8:22 p.m.
- Discussion about sustainability ideas and how they will be addressed in the zoning code. Discussion about how sustainability ideas relate to other codes. Staff indicated that it is drafting a memorandum about this issue.
- Discussion about draft zoning text regarding replacement of carriage houses in historic districts, focusing on height and reconstructions.
- Susan Schmitz left the meeting at 8:27 p.m.
- Suzanne Rhees described the Major Revisions memo dated July 15, 2009. The memo explains changes that have been made to the draft zoning code.
- Suzanne Rhees described the next step in the process. The zoning text will be converted into a Word document with introduction of the ordinance expected in September 2009. Referral of the ordinance to the Plan Commission and possibly other boards, committees and commissions will follow. Consultants and staff will also work on the downtown zoning districts and the new zoning map.

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

Next meeting to be determined, likely in October 2009. Staff will poll ZCRAC members to determine the exact date, place and time.

7. **ADJOURNMENT**

**A motion was made by Brown, seconded by Stephans, to Adjourn at 8:32 p.m.  
The motion passed by voice vote/other.**