



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

*This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

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Thursday, September 10, 2009

5:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 300 (Madison Municipal Building)

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### ZONING CODE REWRITE WORKING SESSION

**Note: Please disregard the note above about this meeting being televised, which only pertains to regular Plan Commission meetings. This session will NOT be televised!**

#### CALL TO ORDER/ROLL CALL

**Present:** 7 -

Michael Schumacher; Lauren Cnare; Nan Fey; Eric W. Sundquist; Judy K. Olson; Judy Bowser and Tim Gruber

**Excused:** 5 -

Julia S. Kerr; James C. Boll; Michael A. Basford; Michael G. Heifetz and Douglas J. Pearson

Fey was chair for this working session. Judy Olson arrived after the beginning of the working session. Ald. Cnare left at 7:00 p.m. Ald. Schumacher left at 7:30 p.m.

The Plan Commission unanimously moved on a motion by Bowser, seconded by Ald. Schumacher, to conduct the working session under informal consideration.

Staff present: Brad Murphy, Rick Roll and Tim Parks, Planning Division, and; Matt Tucker, Zoning Administrator.

#### SCHEDULE OF UPCOMING WORKING SESSIONS

(All sessions begin at 5:30 p.m.):

September 23 (Parks Conference Room, Room 108, City-County Building)

October 8 (Room 300, Madison Municipal Building)

October 22 (Room 300, Madison Municipal Building)

October 29 (Room LL-110, Madison Municipal Building)

#### PUBLIC COMMENT

There were no speakers or registrants.

#### DISCUSSION ITEM

[15932](#)

Adopting and confirming amendments to the Madison General Ordinances as set forth in attached Exhibit F pursuant to Sec. 66.0103, Wis. Stats. to revise the City's Zoning Ordinance.

The Plan Commission held a discussion of the Commercial/ Mixed-Use District sections, Employment District sections and Special District sections of the draft Zoning Code.

- Staff explained the purpose of the new yellow copy of the zoning code. It was decided that the Plan Commissioners will work off the white copy at the September 23rd working session.
- Discussion about the zoning code introduction process.
- Why are co-ops and co-housing conditional uses?

Commercial and Mixed Use Districts

- How does the design waiver process work?
- What does "infeasible" mean?
- Review big box standards to see if text from those standards can be added to Design Standards provisions.
- Entrance orientation: Are signs allowed in entries?
- Door and Window Openings: define "storefronts". Require 60% - 100% glass? Do the numbers in the draft code work? Increase retail percentage.
- Change "windows and doors" to "windows and/or doors".
- How would advisory design guidelines be used?
- Do door and window openings standards create non-conforming buildings?
- Screening of rooftop equipment: Can additional screening standards be added for solar apparatus.
- Mixed Use and Commercial charts: Allow multi-family >8 units in Neighborhood Mixed Use District?
- Is there a maximum number of units in mixed use buildings?
- What is the difference between the mixed use districts?
- Where would adult entertainment uses be allowed?
- Where would housing for the homeless be allowed?
- Allow theaters and concert halls as a conditional use in the Neighborhood Mixed Use district?
- Why are ice machines and soda machines not allowed anywhere except in auto related uses?
- Are the Neighborhood Mixed Use building standards required or variable?
- Pg 49 (c): Additional height requires a conditional use permit.
- Allow buildings higher than 5 stories in the MXC and CC-T districts?
- How do height limits correspond to prescriptive height limits in adopted city plans?
- Do we want to be too restrictive with building heights?
- How as the decision for a 5 story maximum height limit decided?
- How often should the zoning code be updated?
- The statement of purpose of the Commercial Corridor Transitional District is not clear. How is it different than CC-D? (CC-D doesn't have frontage requirements and parking location requirements).
- Add something from CC-T to CC-D district or maybe add something from the big box ordinance.
- Increase the size of buildings allowed by right in the CC-D district?
- Is a rear yard setback necessary if an MXC backs up to another mixed use district?

Employment Districts

- Incorporate into the Traditional Workplace and Employment Center districts entrance orientation standards like on page 39 in the mixed use districts?
- Change the "Traditional Workplace" district to "Traditional Employment" district?
- What is a "call center"? It is a telecommunication center. Need a definition for telecommunication center. Should they be allowed in the commercial districts?
- Why not zoning everything Suburban Employment (SE) district rather than Suburban Employment Center (SEC) district? Why perpetuate SEC district development patterns? Height is the only difference between the SEC district and the SE district. The SEC district allows higher bldg the SE district.
- Parking location requirements are also SE - SEC district issues.
- How can we foster transitions from SEC areas to SE areas?
- Why maximum floor area ration of 1.0 in the SEC district?
- Allow higher buildings in the Traditional Workplace and SE district?
- What are the primary differences between the Industrial-Limited and Industrial-General districts?
- Are propane tanks regulated by the zoning code? They can affect the location of other uses such as HUD funded housing. Should the zoning code address them in any way?

Special Districts

- Planned Development District (PDD) - Add requirement that sidewalks shall be provided on private streets. Add to page 93 a new (f).
- Add the same standard for mixed use and commercial districts-provide sidewalks along private streets where it makes sense.
- Page 91, after (f): Who decides when the PDD can be used?
- Campus Institutional district, page 88: Can campuses build without a conditional use permit if they have an adopted master plan? Is there a requirement for neighborhood input?

**BUSINESS BY MEMBERS**

There was no business by members.

**COMMUNICATIONS**

There were no communications.

## **SECRETARY'S REPORT**

Rick Roll briefly summarized the topics for discussion at the September 23 working session.

## **ANNOUNCEMENTS**

Ald. Schumacher and Tim Gruber indicated that they may not be able to attend the September 23 working session.

## **ADJOURNMENT**

**A motion was made by Bowser, seconded by Sundquist, to Adjourn at 7:55 p.m. The motion passed by voice vote/other.**