



## Meeting Minutes - Approved URBAN DESIGN COMMISSION

---

Wednesday, January 27, 2010

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-110 (Madison Municipal Building)

---

### CALL TO ORDER / ROLL CALL

Luskin arrived at 6:02 p.m.

**Present:** 7 -

Marsha A. Rummel; Mark M. Smith; Dawn O. Weber; Bruce F. Woods;  
Richard L. Slayton; Ronald S. Luskin and Jay B. Ferm

**Excused:** 3 -

Todd R. Barnett; John A. Harrington and R. Richard Wagner

### SPECIAL ITEM OF BUSINESS

1. [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.

**A motion was made by Slayton, seconded by Barnett, to Rerefer to the URBAN DESIGN COMMISSION with a request that the individual members of the Commission summarize their individual comments on the various sections of the rewritten zoning code to staff to allow for the collective recommendations of the Commission to review by the Chair and summarized to enable a motion for adoption of the revised ordinance with specific recommendations by the Commission. Individual comments are due to be forwarded to staff no later than Noon, Monday, February 15, 2010. The motion passed by voice vote/other.**

Registered in opposition was Fred Mohs. Registered neither in support nor opposition was John Martens and Ledell Zellers.

The meeting was initiated with the reception of public testimony relevant to the Commission's ongoing review of the provisions of the Zoning Code Rewrite. Ledell Zellers spoke suggesting the need for provisions for PD Planned Development Districts to provide for additional qualifiers such as minimum parcel size to reduce the spot zoning phenomenon associated with the use of PUDs, such as the incorporation of the 10 acre minimum parcel size, such as in Austin, Texas, which will help with predictability. In regard to the lakefront setback, she expressed concerns with the lack of discussion at Zoning Code Rewrite Advisory Committee (ZCRAC) level, not endorsed by ZCRAC, environmental and aesthetic concerns need to be addressed with the number of commercial lots low, not relevant. The provisions allow commercial to be placed closer to water, will create pressure to convert residential properties to commercial to get around requirements. The Commission in response noted concerns as it affects lot size minimums, as well as, use of PUDs to get around the waterfront setback, where the Zoning Administrator Matt Tucker noted that the setback is not varied by the PUD currently.

John Martens spoke referencing a handout to the Commission, he proposed several modifications to Chapter 28, relevant to maximum height of accessory buildings, the need to acknowledge and facilitate protection of lake views for public access, the need to maintain commercial properties must be considered in the establishment of lakefront setbacks, as well as other issues. His main emphasis was to raising the maximum height of accessory buildings without the need for variance or area exception.

Fred Mohs spoke noting concerns with the lakefront setback and the need to provide the PUDs, handle issues in regard to adjacent properties. He noted that PUD doesn't allow for adjacent property considerations, need to have predictability when PUD affects adjoining properties.

Following public testimony, the Commission continued its review of various sections of the Zoning Code Rewrite relative to Section 28.081 Employment Districts through Section 28.096 Campus-Institutional District. Some points of discussion relevant to Section 28.097 PD Planned Development District are as follows:

- Issue with UDC's ability to add value to non-PUDs where new code and districts rely on only an implied formula, design guidelines in the proposed districts should require UDC, needs to be examined.
- If UDC role is discussed at the Plan Commission's ongoing review of the Zoning Code Rewrite provisions, the Urban Design Commission should be involved. It was suggested that a working session be coordinated between the Chair Bruce Woods and Nan Fey to follow up on this matter.
- This Commission needs to be involved with design-based decisions and in applicable districts.
- Urban Design has a cross-section of design experience to distinguish criteria well beyond the level of staff implementation where the Commission would be expert on design based criteria implementation in applicable districts.

Comments relevant to Section 28.104 Transit Oriented Development Overlay District noted the following:

- Densities should be higher minimum, especially at periphery, need to encourage more density than less. Need a higher minimum such as 30 units an acre.
- Question: Are parking structures a requirement, but no requirement for a parking structure?
- No incentives or requirements for underground or structure parking within the TOD provisions.

Discussion on Section 28.107 Urban Design Overlay Districts noted that the districts overlay and supersede base requirements are now part of the structure of the Zoning Code as rewritten. The standards of the individual UDC ordinances are still maintained and provided for.

Discussion relevant to 28.131 Accessory Buildings and Districts noted that Martens issues with accessory buildings could be forwarded to the Plan Commission for their consideration. It was further noted the need to allow for adjustments per the variance process. Continued discussion on other points of interest noted the need to incorporate Downtown Plan district height and mapping into the code.

Discussions relevant to 28.137 Zoning lots and Planned Multi-Height and Use Sites finalized discussion. Tucker then requested that the Urban Design Commission, in order to facilitate the need for a timely recommendation to the Plan Commission provide a summary of comments to staff prior to the next special meeting of February 24, 2010, in order to present a full listing of the Commission's recommendations on provisions of the Zoning Code as rewritten to be utilized as the basis for a motion adopting its provisions that incorporates the Commission's recommendations.

## ADJOURNMENT

**A motion was made by Smith, seconded by Slayton, to Adjourn at 7:08 p.m.  
The motion passed by voice vote/other.**