



City of Madison

City of Madison
Madison, WI 53703
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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.

Thursday, November 11, 2010

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 108 (City-County Building)

ZONING CODE REWRITE SPECIAL MEETING

Note: Please disregard the note above about this meeting being televised. This session will NOT be televised!

CALL TO ORDER/ROLL CALL

Present: 7 -

Nan Fey; Eric W. Sundquist; Judy K. Olson; Judy Bowser; Michael A. Basford; Tim Gruber and Anna Andrzejewski

Excused: 4 -

Michael Schumacher; Lauren Cnare; Julia S. Kerr and Michael G. Heifetz

Staff Present: Rick Roll, Heather Stouder, Matt Tucker, Michael Waidelich, Kitty Noonan

Fey was chair of the meeting. The meeting was called to order by Fey at 5:30 p.m.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS UNDER THE ETHICS CODE

None

ZONING CODE REWRITE

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.

This Ordinance was Rerefered to the PLAN COMMISSION

Staff Memorandum-Action Items for November 11, 2010-Parking Items

Motion by Sundquist, second by Olson to refer moped items Page 18 #24 and page 34 #64-65 (Memorandum1-Green) to post adoption of the zoning code.

Motion by Gruber, second by Basford, that residential uses not be included in the reduction of the firsts five spaces required (Page 152-153 Table 281-4 (red-lined draft) "Parking Reduction". Motion passed by voice vote/other.

Interior Parking Lot Landscaping Staff Memo (November 10, 2010)

Motion by Sundquist, second by Olson to approve staff recommendations as provided

in the Interior Parking Lot Landscaping Memo for page 20-21 #38 a) -l) and change m) (in Memorandum 1) so that the plant species list will be done prior to zoning map adoption. Motion approved by voice vote/other.

Motion by Olson, second Basford to approve staff recommendation for page 21 #39 a) -d) (Memorandum 1) as presented in the in the Interior Parking Lot Landscaping Memo with an amendment by Sundquist to change a) to define new development to include full redevelopment (scraped site) or greenfield development. Motion approved by voice vote/other.

Motion by Sundquist, second by Bowser to approve the staff recommendations for page 21-22 #40 (Memorandum 1) as presented in the Interior Parking Lot Landscaping staff memo. Motion approved by voice vote/other.

Motion by Bowser, second by Andrzejewski to approve the staff recommendation for page 22 #41 (Memorandum 1) as presented in the Interior Parking Lot Landscaping staff memo. Motion approved by voice vote/other.

Motion by Sundquist, second by Bowser to approve the staff recommendation for page 22 #43 (Memorandum 1) as presented in the Interior Parking Lot Landscaping staff memo. Motion approved by voice vote/other.

Page 33 #58 Memorandum 1 was acted on at the August 2, 2010 Plan Commission meeting. Minutes will be corrected to reflect that action.

Motion by Sundquist, second by Basford to approve staff recommendation for item page 33 #61 (Memorandum 1) (post adoption-indefinite future discussion). Motion approved by voice vote/other.

Motion by Sundquist, second by Bowser to approve staff recommendation for page 33 #62 (Memorandum 1). Motion approved by voice vote/other.

Motion by Sundquist, second by Gruber to approve the staff recommendation for page 34 #63 (Memorandum 1) but include the CC-T and SE districts in the no minimum Table 28I-2 with the exception for both districts that also appears under NM, TSS and TW as 2. (i.e. restaurants, taverns, etc.) Motion passed by voice vote/other.

Sundquist offered to bring information to the November 15, 2010 special meeting of the Plan Commission on potentially lowering the parking maximum requirements for certain uses. This issue will be discussed under the Miscellaneous Items discussion.

Noonan suggested using a conditional use process to exceed the maximum parking requirement.

Considerations for Mixed Use Buildings at Corners in Residential Districts-Staff memo (11/10/10)

Motion by Gruber, second by Sundquist to accept staff recommendation for the potentially allowed uses and potential uses, w/additional standards needed as presented in the staff memo. Motion passed. Ayes: Gruber, Sundquist, Bowser, Basford, Andrzejewski. Noes: Olson.

Amendment to the motion: Moved by Olson, second by Andrzejewski to amend the use table to eliminate restaurant and restaurant/tavern from the list of allowed uses. Motion failed on a vote of Ayes: Olson, Andrzejewski; Noes: Gruber, Sundquist, Bowser, Basford.

Motion by Gruber, second by Basford to require a residential use in mixed-use buildings at corners in residential districts. Motion passed by voice vote/other.

Motion by Gruber, second by Andrzejewski to cap the number of residential units to the number allowed in the underlying district with additional units being allowed by conditional use up to the number of additional units allowed by conditional use in the underlying district. Motion passed by voice vote/other.

Motion by Gruber, second by Sundquist to accept the staff recommendations for *Design* (page 2 of the staff memo) with the following changes: 1. Maximum height limit would be the same as the underlying district; 2. Maximum usable open space and maximum lot coverage be adhered to in place of maximum building size; 3. Zero front setback (setback could be determined to be greater than zero through the conditional use review), instead of utilizing the frontage requirements in the NMX district other setbacks would be the same as those of the underlying district). Motion passed. Ayes: Gruber, Sundquist, Bowser, Basford. Noes: Olson, Andrzejewski.

Motion by Gruber, second by Basford to approve the staff recommendation for *Conditional Use Review Considerations* (staff memo page 2). (The approval includes all seven bullet points). Motion approved by voice vote/other.

Dwelling Units in Mixed-Use Buildings-Mixed Use and Commercial Districts (Memo 2, #36) Staff Memo - November 10, 2010

Motion by Olson, second by Gruber to approve the staff recommendation, (1. 2. 3.) but change 50% to 75% in 2.c. and clarify that in 2 a and 2.b. the facades are ground floor facades. Motion approved by voice vote/other.

UPCOMING MEETING

Monday, November 15, 5:30 p.m. Room 260 Madison Municipal Building

ADJOURNMENT

A motion was made by Bowser, seconded by Olson, to Adjourn at 8:10 p.m. The motion passed by voice vote/other.