



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, February 4, 2010

5:30 PM

215 Martin Luther King, Jr. Blvd.
Room LL130 (Madison Municipal Building)

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 -

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

Excused: 5 -

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

Staff Present: Rick Roll, Heather Stouder, Jenny Kirchgatter, Brad Murphy, Matt Tucker

Fey was chair of the meeting. The meeting was called to order by Fey at 5:35 p.m.

MINUTES OF THE October 8, & December 2, 2009 MEETING

Referred to later meeting.

SCHEDULE OF WORK SESSIONS

PUBLIC COMMENT

Ledell Zellers, 510 N. Carroll Street, registered to speak. She is about the setbacks for the lakefront. This issue (nonresidential setbacks) was not discussed at the Zoning Code Rewrite Advisory Committee meetings. If the proposed change is made, how will the setback be measured? She received different answers from the city's consultant and city zoning staff. Change to the ordinance will lead to conversions from residential to nonresidential. Leave the same definition for residential and nonresidential. Don't change the way it is now.

Frederic Mohs, 512 Wisconsin Avenue, Madison, registered to speak. Concerned about the approach taken by some city officials toward zoning. He feels the Edgewater is spot zoning. We don't need more commercial development on the lakefront. It is hypocritical for us to ask for upstream improvements when we are going to build on it.

Don Sanford, 1211 Garfield Street, Madison. He is writing a book about the Madison lakes. He handed out pictures of views from the lakes to the Isthmus. Edgewater site used to be a popular swimming beach. He is concerned the ordinance change will open the door to more lakefront development. Need to look at the whole Isthmus shoreline.

DISCUSSION ITEM

A motion was made and seconded to conduct the working session under informal consideration. Motion passed by voice vote/other.

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.

Discussion of Lakefront Development Section 28.138 of the draft Zoning Code

Question about how the discussion relates to next Monday's Plan Commission Meeting. It was noted that this discussion is focused on the Zoning Code rewrite. Staff explained a memo on lakefront development. The current code has no clear definition of application, standards. The Zoning Code Rewrite Advisory Committee, consultant and staff focused residential development. Staff noted that there are approximately 10 commercial parcels on the Lakes Mendota, Monona and Wingra shorelines. Staff summarizes the history of current waterfront regulations. Based on northwoods approach to waterfront development. Staff said the City didn't focus on nonresidential development.

Question about whether new lakefront standards would apply to rivers. No, they apply to all of the lakes. Staff asked if the lakefront regulations should apply to all waterways. Suggestion that this question should be placed on the Plan Commission's list of questions. Should the lakefront standards apply to rivers and streams.

Question about Cherokee Marsh. Is it a lake or river. Staff said it is mostly a river.

Discussion about possible amendments to the Statement of Purpose - applicability of regulations, maintain lake's water quality, viewsheds.

Suggestion to move technical regulations to general regulations.

Discussion of applicability of lakefront regulations to odd shaped lots and to situations where a bike path is located between the lot and the lakefront.

Question-Could there be a residential and non-residential sub-section of the Lakefront section? Staff-Yes.

Suggestion to limit how close impervious surface can be to the water. Staff-the regulations could be changed to address water quality issues.

Discussion about whether lakeshore zoning can work.

Discussion about iconic buildings and features such as Union Terrace that have a lot of hardscape along the water. Maybe a greenroof or something else could be used in the future for similar projects.

Discussion about ordinary high-water mark.

Discussion about rules for shoreland public access and the ordinary high water mark.

Discussion about grandfathering of existing buildings that burn down.

Discussion about the argument that people would change from residential to nonresidential use to get around lakefront regulations. Comprehensive plan consistency requirement could address this issue.

Question- the code says residentially zoned property instead of use. Staff said this can be fixed.

Question about churches and whether they are considered residential. Staff will take a look at this.

Should there be a lot coverage for large scale development? Within 50 feet or water, no more than 10% impervious?

Discussion about stormwater capture standards.

Could flexibility be allowed if stormwater management measures are used? Staff said you can't use mitigation to get a variance (if required by the City).

Discussion about adding a statement that nonresidential development goes through a conditional use process. Add a nonresidential development section.

Question about lakefront standards .

Discussion about lakefront standards as overlay districts.

Staff indicated that there has been a request to focus on the height of houses.

Question-Should the ordinance refer to residentially zoned lakefront properties or the use on those properties?

Policy Issues - Consultant Staff responses to the Zoning Code Sustainability Ideas Document date December 15, 2009

Question-Do density bonuses work? Our Planned Unit Developments essentially do this.

Question-Do we want to set overlays for areas required to meet improved sustainability?

Question-Should we create innovation zones pg. 6 #16 instead of energy incentives? Staff will look into this.

Question-Should there be tree protection standards in the ordinance? Maybe a separate ordinance.

Comment on Green infrastructure-doesn't like#3.

Comment-Doesn't like #1` reducing landscaping for permeable surfaces.

Comment-Look at limiting the number of drive thru's. What are other communities doing? Limit drive thru's in mixed use and transit oriented developments.

Comment need to further discuss Mixed Use Transit Oriented Development #1.

Comment-Inclined to move away from LEED as a basis for energy efficiency. Suggestion to stay with the green building approach.

Question-Can the City require light-colored roofs.

Comments-Parking-#2 might be ok. Not in favor of #3.

Review of Staff Memorandum-Suggested Lot Size Modifications for Residential Zoning Districts dated October 8 2009

Staff provided an overview of the Lot Size memorandum.

Question about how the Comprehensive Plan guides mapping the new zoning districts. Doesn't the City allow more housing types in some places?

Question-Are there any places where minimum lot sizes will go up?

Motion by Olson, second by Bowser to move out of informal consideration. Motion passed by voice vote/other.

BUSINESS BY MEMBERS

Discussion about Thursday October 8, 2009 Plan Commission meeting.

ADJOURNMENT

**A motion was made by Olson, seconded by Bowser, to Adjourn at 8:33 p.m.
The motion passed by voice vote/other.**