



# City of Madison

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

## Meeting Minutes - Approved ZONING CODE REWRITE ADVISORY COMMITTEE

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Monday, November 14, 2011

5:30 PM

Madison Senior Center  
330 West Mifflin Street  
Rooms 1 & 2 (2nd floor)

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### 1. CALL TO ORDER / ROLL CALL

**Present:** 13 -

Chris Schmidt; Satya V. Rhodes-Conway; Eric W. Sundquist; Nan Fey;  
Diane L. Milligan; Sheri Carter; Ledell Zellers; Carole J. Schaeffer; Gary L.  
Peterson; Michael A. Slavney; Kevin R. Pomeroy; D. Ken Saiki and Gary  
A. Brown

**Excused:** 10 -

Stuart Levitan; Steve King; Melissa R. Huggins; Randall L. Glysch; Lisa M.  
MacKinnon; Janis G. Reek; Amy E. Rountree; Steve C. Steinhoff; David C.  
Porterfield and Craig P. Stanley

**Staff Present:** Rick Roll, Heather Stouder, Matt Tucker

Chair Michael Slavney called the meeting to order at 5:34 p.m.

### 2. APPROVAL OF August 18, 2011 MINUTES

**A motion was made by Pomeroy, seconded by Ald. Rhodes-Conway, to  
Approve the Minutes. The motion passed by the following vote:**

**Ayes:** 9 -

Chris Schmidt; Satya V. Rhodes-Conway; Diane L. Milligan; Sheri Carter;  
Carole J. Schaeffer; Gary L. Peterson; Kevin R. Pomeroy; D. Ken Saiki  
and Gary A. Brown

**Abstentions:** 4 -

Eric W. Sundquist; Nan Fey; Ledell Zellers and Michael A. Slavney

**Excused:** 10 -

Stuart Levitan; Steve King; Melissa R. Huggins; Randall L. Glysch; Lisa M.  
MacKinnon; Janis G. Reek; Amy E. Rountree; Steve C. Steinhoff; David  
C. Porterfield and Craig P. Stanley

### 3. PUBLIC COMMENT

None.

### 4. DISCLOSURES AND RECUSALS

None.

5. [11122](#) Administrative Matters

Next ZCRAC meeting to be held in January 2012

6. [12186](#) Draft Zoning Code

**Presentation and Review of Discussion Draft Zoning Map:**

- Discussion about "Comments Received Memorandum". Suggestion that duplex and group homes don't have advocacy groups whereas co-ops do. Groups other than co-ops should have representation.
- Discussion on Mapping Corrections Document. Staff summarized the document.
- Comment that the Agriculture District was mapped appropriately.
- Question about correction 16-6. Suggestion that University of Wisconsin campus area be zoned Campus Institutional instead of Planned Development.
- Comment that neighborhoods expect Planned Development District review on any new additions to the Wisconsin Energy Institute.
- The Zoning Code Rewrite Advisory Committee (ZCRAC) agreed to await comments from the University of Wisconsin on the campus zoning issue. The University's comments will be sent to the Plan Commission.
- ZCRAC agreed to forward the Mapping Corrections Document to the Plan Commission.
- Staff summarized the Issues Summary Memorandum.
- Question about how lands in the Town of Madison will be zoned when they become part of the City. Will these areas become non-conforming? What is wrong with transformational zoning?
- Discussion about whether transformational zoning should apply to situations where demolition is required.
- Suggestion to balance what can be achieved in the current remapping process versus remapping in the future.
- Suggestion to zone what we want upfront, it saves people time.
- Discussion about why transformational zoning approach wasn't used for Westgate Mall. There was always an assumption it would be a planned development.
- Comment that most neighborhood plans don't include detailed rezoning recommendations.
- Discussion about whether there can be incentives for developers to rezone to mixed-use districts if they choose to do that.
- Comment on existing use and zoning, but if redevelopment is desired, then the developer and the City should work on a plan to rezone it to a transformational district.
- Suggestion to forward this issue to the Plan Commission and ask them to determine what "very detailed rezoning recommendations" means in the context of neighborhood plans. Zoning should also consider Plan recommendations that don't specify zoning.
- ZCRAC recommended that the Plan Commission take up the issue of transformational zoning. There was no consensus amongst ZCRAC members on this issue.
- Staff should provide examples of sites where this issue has come up or could come up.
- Staff summarized the mapping of TR-C2, TR-C3, and TR-C4 Districts.
- Discussion about whether TR-C4 zoning would be an up zone in some areas.
- Comment that TR-C4 should not include duplexes.
- Comment that TR-C4 would only result in different bulk not occupancy.
- Discussion about the implications of non-conforming structures/bulk.
- Comment expressing reluctance to remove duplexes from the TR-C4.
- ZCRAC recommended that this issue be taken up by the Plan Commission.
- ZCRAC reached consensus on switching the names of TR-C3 and TR-C4 to avoid confusion.
- Comment that geographic specific approach to housing co-operative zoning is poor public policy.
- Suggestion to use a conditional use approach for housing co-operatives.
- Discussion: If a housing co-operative is permitted, can a boarding house be prevented? Does map exception open rezoning similarly zoned areas to housing co-operatives?

- ZCRAC recommended that this issue be passed on to the Plan Commission for further discussion. There is no consensus amongst ZCRAC members on this issue.
- ZCRAC asked that City Attorney's office look at tenure issues relative to housing co-operatives. Can tenure be regulated through family definition?
- Discussion of the term "conservancy" as it applies to zoning of parks and open space. The Parks Division uses the term differently than the zoning code. This may confuse people.
- Comment: Prefers park district rather than conservancy district.
- Suggestion to create a park district for city parks with a park master plan requirement.
- Comment: The term "conservancy" is problematic. The advantage of using residential districts for neighborhood parks is that it restricts large uses that may be inappropriate.
- Comment that park plans vary in detail.
- Suggestion: Have three park districts. Conservancy zoning is problematic when it allows major recreation facilities.
- Suggestion to rename the Conservancy district and go with the approach in the staff memo, or create three districts, one each for conservancy areas, large parks, and small parks, or have one district for parks and a master plan to go with each park.
- ZCRAC decided to revisit this issue at its next meeting and requested that Parks Division staff attend the meeting.
- ZCRAC reached consensus on staff's recommended approach for zoning of schools.
- ZCRAC reached consensus on zoning of annexed lands.
- Comment that a "temporary" district can be used or property can be rezoned to a zoning district.
- Question about future zoning of residential condos in the Town of Madison.
- Suggestion that staff pick out a small number of examples of the issue. i.e. areas where down zones might be considered but where a neighborhood plan doesn't recommend a down zone and contact those neighborhood associations to ask them if they intended the dichotomy or want to expand the down zoned area.
- Suggestion to look at tenure parity issue when staff does this.

**This Item was Re-referred to the ZONING CODE REWRITE ADVISORY COMMITTEE**

7. [10737](#) Meetings and Other Feedback

None.

**ADJOURNMENT**

**A motion was made by Ald. Rhodes-Conway, seconded by Schaeffer, to Adjourn at 7:25 p.m. The motion passed by voice vote/other.**