



# City of Madison

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

## Meeting Minutes - Approved ZONING CODE REWRITE ADVISORY COMMITTEE

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Wednesday, June 22, 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:** 14 -

Ald. Chris Schmidt; Nan Fey; Diane L. Milligan; Ledell Zellers; Carole J. Schaeffer; Gary L. Peterson; Michael A. Slavney; Kevin R. Pomeroy; D. Ken Saiki; Gary A. Brown; Tim Gruber; Amy E. Rountree; Steve C. Steinhoff and David C. Porterfield

**Absent:** 1 -

Sheri Carter

**Excused:** 7 -

Ald. Satya V. Rhodes-Conway; Ald. Steve King; Ald. Marsha A. Rummel; Randall L. Glysch; Lisa M. MacKinnon; Janis G. Reek and Craig P. Stanley

**Staff Present:** Rick Roll, Heather Stouder, Kevin Firchow, Michael Waidelich, Matt Tucker, Anne Monks

Chair Mike Slavney called the meeting to order at 5:30 p.m.

### 2. APPROVAL OF April 21, 2011 MINUTES

**A motion was made by Fey, seconded by Zellers, to Approve the Minutes of the April 21, 2011 meeting with the following change: Put all discussion about through-lot development under one bullet. The motion passed by voice vote/other. Steinhoff abstained.**

### 3. PUBLIC COMMENT

Paul Muench (Urban Land Interests), 601 Pickford Street, Madison. Mr. Muench summarized suggestions he made in his memorandum to the Zoning Code Rewrite Advisory Committee dated May 17, 2011 regarding the proposed Downtown and Urban Districts. Mr. Muench said the City should encourage underground parking. He asked how building height is measured. Mr. Muench discussed concerns about roof-top screening requirements and limitations on exterior ductwork. He expressed concerns about building step backs and the proposed residential point system.

### 4. DISCLOSURES AND RECUSALS

None

5. [11122](#) Administrative Matters

Discussion of future meetings. Proposed future ZCRAC meeting dates are Wednesday, July 20, 2011, Thursday, August 18, 2011 and Wednesday, September 14, 2011.

6. [12186](#) Draft Zoning Code

**Discussion of Zoning Mapping Process and Scheduling, Public Participation Process, and Zoning Mapping Methodology:**

- Staff provided an overview of the Process and Schedule, Public Participation and Mapping Methodology staff memorandum dated June 15, 2011.
- Question about whether ZCRAC will see the proposed zoning map before the next meeting. Staff said yes. Maps can also be picked up at the Planning Department.
- Discussion of when ZCRAC and Plan Commission will work on the Downtown Zoning text and map.
- Discussion about how questions will be handled at the open houses.
- Discussion about how mapping will be open houses.
- Suggestion that criteria for mapping the 20% areas would be helpful.
- Discussion about whether mapping issues may lead to zoning text changes.
- Discussion about how public comments will be collected.
- Comment that good attendance at open houses reduces future difficulties.
- The ZCRAC validated the Process and Schedule, Public Participation and Mapping Methodology staff memorandum dated June 15, 2011.
- Staff presented the proposed zoning mapping methodology, focusing on three test areas in the City of Madison (West Towne area, Cottage Grove/Atwood area, Bay Creek area).
- Discussion about mapping methodology for the Planned Development district.
- Discussion about balancing plan recommendations and existing zoning and land use.
- Discussion about the Agriculture District will be mapped. Holding zone approach. Agricultural uses in the city. Royster Clark example discussed.
- Discussion about how information will be presented at the open houses.
- Discussed methodology for zoning of schools, churches and libraries.
- Dave Porterfield left the meeting at 7:15 p.m.
- Chair Slavney suggested that ZCRAC should not review the draft zoning maps lot by lot, but rather focus on identifying discussion topics for the Plan Commission and Common Council to take up.
- Discussion about staff identifying repeating mapping situations that need to be pointed out to the ZCRAC, Plan Commission and Common Council. Staff could provide groupings that share similar mapping policy situations.
- Comment that credibility is important when mapping. Follow the mapping methodology.
- Suggestion to add "form" to page 5 2. bullet one in the staff memo.
- Discussion about how existing planned unit developments will be zoned.
- Suggestion to use "changes" rather than "ceases" in the bullets on page 5 of the staff memorandum.
- The ZCRAC validated the staff's recommended methodology as presented in the June 15th, 2011 Planning Division staff memorandum to the ZCRAC.

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

Next ZCRAC meeting is July 20, 2011

8. **ADJOURNMENT**

**A motion was made by Fey, seconded by Pomeroy, to Adjourn at 7:25 p.m. The motion passed by voice vote/other.**