



# City of Madison

City of Madison  
Madison, WI 53703  
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## Meeting Minutes - Approved PLAN COMMISSION

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Thursday, May 3, 2012

5:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 300 (Madison Municipal Building)

### ZONING CODE REWRITE WORKING SESSION

**Note: This Session will NOT be televised.**

### CALL TO ORDER/ROLL CALL

**Present:** 6 -

Steve King; Nan Fey; Eric W. Sundquist; Michael W. Rewey; Bradley A. Cantrell and Anna Andrzejewski

**Excused:** 4 -

Marsha A. Rummel; Chris Schmidt; Michael G. Heifetz and Tonya L. Hamilton-Nisbet

**Staff Present:** Rick Roll, Heather Stouder, Michael Waidelich

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

### PUBLIC COMMENT

Alder Bridget Maniaci said that in the future she will propose changes to the zoning regulations for carriage houses. She also noted that she generally supports staff's recommendation for the Parks and Recreation District and proposed zoning map designation for Breese Stevens Field. Alder Maniaci said she is o.k. with the "micro zoning" approach, but wants to make sure there is a city-wide focus on economic development opportunities. She said the zoning approach should allow flexibility for infill and different housing types.

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

1. [12186](#)

Draft Zoning Code

#### **This item was Re-referred to the PLAN COMMISSION**

Motion by King with a second by Sundquist for informal consideration. Motion passed by voice vote/other.

Staff presented a memorandum titled "Summary of Recommended Zoning Text Changes" dated May 3, 2012.

Staff provided an overview of the Limited Mixed-use District. Staff asked the Plan Commission if single-story buildings should be allowed. Discussion about whether a mixed-use building or a mixed-use neighborhood would be required. It was suggested that the Limited Mixed-use District could be applied anywhere, not just on a corner lot.

Plan Commission informally agreed that a one story building would be ok. The Plan Commission also agreed that buildings should be allowed to be commercial only with no requirement for a mixed-use commercial and residential component.

Discussion about whether or not this district would be zoned now or wait for a development proposal. Staff said limited mapping of this district could occur now, but most would occur later.

Discussion about parking requirements in the Limited Mixed-use District.

Discussion about maximum building size in the Limited Mixed-use District.

The Plan Commission informally agreed that 5,000 square foot maximum building size should be permitted by right and up to 7,500 square feet should be allowed as a conditional use.

Question about usable open space in the Limited Mixed-use District. There is not a conflict between the Usable open space standards and the new Supplemental Regulation establishing a maximum of two dwelling units per building in the Limited Mixed-use District.

The Plan Commission informally agreed to make "Physical, occupational or massage therapy" a permitted use in the Limited Mixed-use District.

The Plan Commission informally agreed to make "Veterinary clinic" and "Animal grooming" a conditional use in the Limited Mixed-use District.

The Plan Commission informally agreed to make "Health/sports club" a conditional use in the Limited Mixed-use District.

Question about where an artisan bakery would be allowed. Staff said they will look at this.

It was noted that "Railroad right-of-way" is located in two places in the use table. Staff will delete "Railroad right-of-way" from the Public Utility and Public Service Uses list in the Limited Mixed-use District".

The Plan Commission informally agreed to make "Outdoor eating area associated with food and beverage establishment" a conditional use in the Limited Mixed-use District.

The Plan Commission informally agreed to make "Walk-up service windows" a conditional use in the Limited Mixed-use District."

Staff summarized the Conservancy District.

Suggestion to clarify that conservancy is non-intensive conservancy and recreation uses.

Suggestion to add text to the Statement of Purpose that says that the Conservancy District may include trails and may be used by bicyclists.

Discussion about master plans for large parks and the role of the Board of Park Commissioners in approving those plans.

It was noted that "Agriculture, intensive" is missing from the Supplemental Regulations.

The Plan Commission informally agreed to add "Agriculture-Cultivation" as a conditional use in the Parks and Recreation District.

The Plan Commission informally agreed to add "Selective cutting of timber" to the Parks and Recreation District as a permitted use.

The Plan Commission informally agreed to change "Public safety or services facilities" from permitted uses to conditional uses in the Conservancy and Parks and Recreation Districts.

Discussion of "Recycling collection center, drop off station" and whether it should be allowed in the Conservancy District. Staff to look at this use at the corner of Wheeler Road and

School Road.

Staff to look at "Parking lot (surface) exceeding maximum parking" to see if it should be taken out of the use list, since it is covered in General Regulations.

Discussion about whether "Parking facility, public" should be removed from the accessory use list. Also discussion about whether "parking facility, private" should be removed from the use list. Staff to look at these uses.

The Plan Commission informally agreed to add "Temporary off-street parking" to the Parks and Recreation District as a conditional use.

Discussion of "Outdoor recreation". Informal agreement to leave as is.

The Plan Commission informally agreed to add "On-site agricultural retail, farm stand" as a conditional use in the Conservancy District.

Suggestion to make "Wind energy systems" a permitted use in the Conservancy and Parks and Recreation Districts. Staff will look at this.

Suggestion to reword the Statement and Purpose of the Parks and Recreation District to enhance the conservation aspects of the district. Staff should avoid using words like "passive" when describing recreation. Staff to look at this.

Discussion about zoning of Burr Jones Park.

Staff will confirm that all lands within the City are zoned on the new zoning map.

The Plan Commission informally agreed to revise the conditional use standards for additional building height (city-wide) by considering the addition of "impacts on surrounding properties", "shadows, view", "public benefit of additional height", and "higher quality architectural standards or amenities."

The Plan Commission informally agreed to accept the staff recommendation for side yard setbacks in the TR-Districts.

The Plan Commission informally agreed with the staff recommendations regarding lumberyards.

The Plan Commission informally agreed with staff recommendation to not include an advisory plant species list of trees tolerant to paved conditions in the zoning code.

Discussion about transportation demand management plans.

The Plan Commission informally agreed to add "a measurable set of goals, strategies and actions" and "parking management programs to substantially reduce automobile trips." Sundquist offered to meet with Robbie Webber and David Trowbridge and report back to the Plan Commission with other ideas.

## 2. Discussion of Future Potential Meeting Dates

May 23, 5:30 p.m.

May 30, 5:30 p.m.

Staff will poll Plan Commissioners about availability for June and July meetings.

## ADJOURNMENT

**A motion was made by Rewey, seconded by Sundquist, to Adjourn at 7:30 p.m.  
The motion passed by voice vote/other.**