



# City of Madison

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

## 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](http://www.madisoncitychannel.tv).*

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Monday, October 25, 2010

5:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

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### ZONING CODE REWRITE SPECIAL MEETING

**Note: Please disregard the note above about this meeting being televised live. This meeting will be steamed live, replayed on Television, and available on the Web.**

#### CALL TO ORDER/ROLL CALL

**Present:** 8 -

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

**Excused:** 3 -

Michael Schumacher; Lauren Cnare and Julia S. Kerr

Fey was chair for the meeting. Ms. Olson and Mr. Basford were excused after the discussion of allowing mixed-use buildings at corner locations in residentially-zoned districts.

Staff Present: Brad Murphy, Michael Waidelich, Kevin Firchow, and Heather Stouder, Planning Division; Matt Tucker, Zoning; and Katherine Noonan, City Attorney's Office.

#### MINUTES OF THE October 6, 2010 MEETING

Fey abstained from voting on the minutes.

**A motion was made by Gruber, seconded by Olson, to Approve the Minutes. The motion passed by voice vote/other.**

#### PUBLIC COMMENT

#### 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 Rereferred to the PLAN COMMISSION.**

**A motion was made by Gruber, seconded by Olson, to approve the staff recommendation for Memorandum 2, Item 5. The motion passed by voice vote/other.** The Plan Commission clarified that the motion to approve included allowing three-unit buildings in TR-C3 district when the minimum lot size is at least 6,000 square feet and allowing two-flat buildings in the TR-C4 district when the minimum lot size is at least 6,000 square feet.

**A motion was made by Gruber, seconded by Bowser, to allow mixed-use buildings at corner locations as a conditional use as listed in the draft ordinance with the following amendment: That a new conditional use standard be created stating, "When applying the conditional use standards to mixed-use buildings at corner locations, the Plan Commission shall consider the distance from transit stops, distance from other commercial uses, and the type of**

street." The motion passed by the following vote: 5:2 [AYE: Basford, Heifetz, Sundquist, Bowser, and Gruber; NO: Olson and Andrzejewski; and NON-VOTING: Fey] As a clarification, staff will provide the Plan Commission for their consideration, a list of allowable uses that can be utilized under this provision. (This motion is in response to Memorandum 2, Item 7.)

A motion was made by Sundquist, seconded by Gruber, to approve the staff recommendation for Memorandum 2, Item 8. The motion passed by voice vote/other.

A motion was made by Sundquist, seconded by Bowser, to approve the staff recommendation for Memorandum 2, Item 13. The motion passed by voice vote/other.

A motion was made by Sundquist, seconded by Bowser, to approve the staff recommendation regarding the TR-R district by noting in the statement of purpose that this district is not intended to apply to new development. The motion passed by voice vote/other. (This motion is in response to page 1 of the October 21, 2010 "Transformational Zoning" Memorandum.)

A motion was made by Gruber, seconded by Sundquist, to modify the SR-C1 District Statement of Purpose to note use of this district should be limited in new developments to allow for a mix of housing types and lot sizes or for reasons of stormwater management, topography, or to address similar environmental considerations. The motion passed by the following vote: 4:1 [AYE: Andrzejewski, Bowser, Sundquist, and Gruber; NO: Heifetz; and NON-VOTING: Fey]. The original motion on this item, made by Sundquist and seconded by Bowser, to remove the SR-C1 district in its entirety from the code, failed by the following vote 1:4 [AYE: Sundquist; NO: Bowser, Heifetz, Andrzejewski, and Gruber; and NON-VOTING: Fey]. An amendment to the approved motion by Sundquist and seconded by Gruber to limit SR-C1 in newly zoned areas for purposes of stormwater management, topography, or other similar reasons was withdrawn. (These motions were in response to page 2 of the October 21, 2010 "Transformational Zoning" Memorandum.)

A motion was made by Sundquist, seconded by Bowser, to approve the staff recommendation regarding the CC district. The motion passed by voice vote/other. (This motion was in response to page 3 of the October 21, 2010 "Transformational Zoning" Memorandum.)

A motion was made by Sundquist, seconded by Gruber, to approve the staff recommendation regarding the CC-T district. The motion passed by voice vote/other. (This motion is in response to page 3 of the October 21, 2010 "Transformational Zoning" Memorandum.)

A motion was made by Bowser, seconded by Heifetz, to approve the staff recommendation regarding the SE District. This motion passed by the following vote: 4:1 [AYE: Andrzejewski, Bowser, Heifetz, and Gruber; NO: Sundquist; and NON-VOTING: Fey]. The original motion made by Sundquist, seconded by Gruber, to not permit additional mapping of SE districts after the initial preparation of the zoning map failed by the following vote: 1:4 [AYE: Sundquist; NO: Gruber, Bowser, Andrzejewski, and Heifetz; and NON-VOTING: Fey]. (This motion is in response to page 4 of the October 21, 2010 "Transformational Zoning" Memorandum.)

A motion was made by Gruber, seconded by Sundquist, to approve the staff recommendation for Memorandum 2, Item 38a. The motion passed by voice vote/other.

A motion was made by Bowser, seconded by Andrzejewski, to approve the staff recommendations for Memorandum 2, items 38b and 38c. The motion passed by voice vote/other.

A motion was made by Sundquist, seconded by Gruber, to revise the flexible frontage standards for the CC-T District to include three options as follows: "Option A" is allowed by right and requires that a minimum of fifty (50%) of the lot frontage on the primary abutting street shall be occupied by buildings placed within twenty (20) feet of the right of way and with front or side facades oriented to the street. "Option B" allows for one drive aisle and one row of parking in front of the building, with a maximum setback of 65 feet, with dimensional standards consistent with the large format retail frontage standards. This option is allowed when there is no on-street parking in front of the subject property. "Option C" allows for one drive aisle with two rows of parking and a maximum setback of 85 feet as a conditional use when there is no on-street parking in front of the subject property. The motion passed by voice vote/other.

A follow up motion to the above was made by Sundquist, seconded by Gruber, to confirm that the setback described in "Option A" above was 20 feet. The motion passed by voice vote/other.

A motion was made by Gruber, seconded by Bowser to approve the staff recommendation for item 38e. The motion passed by voice vote/other.

## **UPCOMING MEETINGS**

Tuesday, October 26, 5:30 p.m. Room 108 CCB  
Monday, November 8, 5:30 p.m. Room 201 CCB  
Thursday, November 11, 5:30 p.m. Room 108 CCB  
Monday, November 15, 5:30 p.m. Room 260 MMB

## **ADJOURNMENT**

A motion was made by Bowser, seconded by Gruber, to Adjourn at 8:01 pm. The motion passed by voice vote/other.