

Roll, Rick

From: Murphy, Brad
Sent: Wednesday, October 28, 2009 2:20 PM
To: Roll, Rick
Subject: FW: ZCRAC on coops

Rick, Please make copies of Marsha's comments for the Plan Commission to consider at their meeting tomorrow night. Thanks.

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

-----Original Message-----

From: Marsha Rummel [mailto:marsha.rummel@gmail.com]
Sent: Wednesday, October 28, 2009 12:16 PM
To: Murphy, Brad
Cc: Rummel, Marsha; Judy Olson
Subject: ZCRAC on coops

Hi Brad-

I won't be able to come to the Plan Committee subcommittee on ZCRAC tomorrow. Can you share my comments with the group?

I am interested in insuring the availability of coop housing for several reasons. First there are at least five successful housing coops in District 6 that serve a demographic of students and workers with affordable rents and offer an incredible opportunity to create community for young people. They fill an important niche in our community.

As a member of the Housing Diversity committee and someone who has watched her neighborhood get less diverse and less affordable over the last 20 years, increasing options for coop housing and expanding housing choices throughout the city is a really important goal for me.

I hope the new zoning code will make coop housing relatively easy to accomplish.

I'm concerned that the conditional use process for coops over 5 people is unreasonable. I think we can craft language that will allow it to be a permitted use and still be able to limit the type of housing that can be converted to cooperative housing, set reasonable occupancy limits, and have provisions for future uses if the property is sold.

The definition of a coop is good and I just hope that we can work out the details to allow this type of housing to be a permitted use.

Thanks
Marsha

MEMORANDUM

To: Madison Planning Commission
From: Michael Slavney, Chair, Zoning Code Rewrite Advisory Committee
Date: Thursday, October 29, 2009
Re: Regulation of Cooperative Housing

The ZCRAC devoted substantial time at numerous meetings on the Cooperative Housing issue, including the detailed review of proposed zoning code language provided by Cooperative Housing advocates. This issue was carefully considered at length.

The strong consensus of the Committee was to continue to regulate Cooperative Housing in a manner generally consistent with the current Zoning Ordinance, rather than permitting Cooperative Housing in a wider range of zoning districts or more often as a permitted use. The recommended approach would continue many decades of consistent City policy on this issue.

I believe that the consensus position of the Committee on this matter is in alignment with the position of Planning Department staff and the project consultants.

In my 25 years of writing and administering zoning ordinances, the ZCRAC's recommendation is consistent with the treatment of Cooperative Housing in other communities. Specifically, in internal floor plan arrangement, appearance (the number of adults per floor area and often, the general lack of children and seniors) and neighborhood impacts (including parking), Cooperative Housing is most comparable to lodging, boarding and other forms of communal housing, rather than typical multi-family or single-family housing. It differs from these other forms of communal housing primarily in tenure (ownership) arrangements. It is standard good practice for zoning ordinances to *not* distinguish land uses on matters of tenure, but rather to focus on commonalities of physical development and impacts. The proposed code follows these practices.

Because of the high potential variability of building scale, and the related high variation in the number of residents and impacts, communal housing is typically regulated as a conditional use. The proposed code takes this common sense approach for this "it depends" land use.

Finally, because communal housing is generally inconsistent in impact from single-family development, it is typical zoning practice to exclude Cooperative Housing and other forms of communal housing from single-family zoning districts, and other residential zoning districts where it is sound public policy (such as elaborated in comprehensive and neighborhood plans) to encourage and protect a single-family character.