



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved ZONING CODE REWRITE ADVISORY COMMITTEE

Thursday, April 21, 2011

5:30 PM

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

1. CALL TO ORDER / ROLL CALL

Present: 14 -

Ald. Chris Schmidt; Ald. Satya V. Rhodes-Conway; Nan Fey; Daniel J. Stephans; Ald. Marsha A. Rummel; Sheri Carter; Ledell Zellers; Carole J. Schaeffer; Gary L. Peterson; Michael A. Slavney; Kevin R. Pomeroy; D. Ken Saiki; Gary A. Brown and Amy E. Rountree

Excused: 12 -

Ald. Steve King; Julia S. Kerr; Diane L. Milligan; Randall L. Glysch; Lisa M. MacKinnon; Janis G. Reek; Tim Gruber; Steve C. Steinhoff; Janet P. Loewi; David C. Porterfield; Lance T. McGrath and Craig P. Stanley

Staff Present: Rick Roll, Heather Stouder, Michael Waidelich, Greg Fries.

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

2. APPROVAL OF March 16, 2011 MINUTES

A motion was made by Stephans, seconded by Zellers, to Approve the Minutes of March 16, 2011. The motion passed by voice vote/other.

3. PUBLIC COMMENT

Fred Mohs, 512 Wisconsin Avenue, Madison. Mr. Mohs said he spoke with Downtown Madison Incorporated's Economic Development Committee and found that there is some anxiety about the Downtown Plan, especially as it relates to "flexibility". He wants to define and limit "flexibility". He said good neighborhoods are predictable, and predictability should be added to the zoning code where possible.

4. DISCLOSURES AND RECUSALS

None.

5. [11122](#)

Administrative Matters

- Discussion of future meetings. The committee suggested that the Advisory Committee consider meeting on alternating Wednesdays and Thursday during the upcoming months. Staff will poll members to determine their availability for future meetings.

6. [12186](#) Draft Zoning Code

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

Discussion of Downtown Zoning Districts:

- Staff provided an overview of the Downtown Plan, focusing on the proposed land use map and how it relates to the downtown zoning districts.
- Discussion about the role of the Zoning Code Rewrite Advisory Committee (ZCRAC). The ZCRAC is not a planning committee. Its role is to focus on the downtown zoning text.
- Engineering staff discussed the City's downtown stormwater management strategy. Staff explained that much of the downtown is already impervious and the current system can handle additional stormwater run-off. Staff explained that new buildings have cleaner run-off than old development with a lot of surface parking. Green roofs reduce stormwater run-off and provide other benefits, however, they can increase phosphorous run-off.
- Discussion about whether zoning can address stormwater run-off and reduce run-off into the lakes. It was noted that the Wisconsin Department of Commerce regulates stormwater run-off.
- Discussion about usable open space as one way to manage stormwater. Also discussion about other measures such as cisterns, rain barrels and green roofs. Staff was asked to look at this issue and report back to the committee.
- Discussion about through-lot development. Impact of through-lot development on construction of an urban lane. No consensus on this issue. Suggestion to consider several options: 1) Allow through-lot development anywhere; 2) Restrict through-lot development in all downtown residential districts and connected it to the rear yard setback requirements; 3) Keep the through-lot development standards in the DR-1 district and add to the DR-2 district but allow more flexibility; 4) How will urban lanes be implemented based on which option is chosen?
- Alder Rummel left the meeting at 6:55 p.m.
- Discussion about current standard in DR-1-may be too limiting. Staff was asked to look at DR-1 and DR-2 and refine the idea.
- Discussion of residential point system. No consensus on this issue. Do we need more residential districts downtown to address the through-lot development and residential point system issues? Staff was asked to address the pros and cons of adding a new residential district downtown.
- Discussion about non-conforming uses and staff approach to preparing the maps.
- Alder Maniaci asked staff to look at where non-combustible vehicle scooter sales could be allowed in the downtown.

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

Staff will poll ZCRAC members to determine the exact date, place and time of next meeting and identify dates for future meetings through the summer of 2011.

8. **ADJOURNMENT**

A motion was made by Stephans, seconded by Carter, to Adjourn at 7:40 p.m. The motion passed by voice vote/other.