



City of Madison

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

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Tuesday, February 14, 2012

5:00 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: 7 -

Steve King; Marsha A. Rummel; Chris Schmidt; Nan Fey; Eric W. Sundquist; Michael W. Rewey and Anna Andrzejewski

Excused: 4 -

John L. Finnemore; Michael G. Heifetz; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Staff Present: Rick Roll, Heather Stouder, Matt Tucker, Steve Cover

Fey was chair of the meeting. The meeting was called to order by Chair Fey at 5:05 p.m.

Motion made by Rewey, seconded by Schmidt for informal consideration. Motion passed by voice vote/other.

PUBLIC COMMENT

David Sparer 16 N. Carroll Street Suite 500, Madison. Mr. Sparer said he is the attorney for Madison Community Co-operative. He urged the Plan Commission to direct the City Attorney's office to draft zoning text for housing co-operatives in the Marquette neighborhood.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

[12186](#)

Draft Zoning Code

This item was Re-referred to the PLAN COMMISSION

Staff presented a Power Point presentation that summarized several key issues that the Zoning Code Rewrite Advisory Committee discussed during the time it reviewed the draft zoning map. The presentation focused on the following issues:

- Transformational Zoning
- Mapping of TR-C2, TR-C3, TR-C4 and TR-V1 districts
- R-4 Zoning and Family Definition
- Housing Co-operatives

Staff presentation started with discussion of housing co-operatives. Staff described several options for regulating housing co-operatives in the Marquette neighborhood.

The Plan Commission asked staff to request that the City Attorney draft zoning text relative to regulating housing co-operatives in the Marquette neighborhood.

Discussion of transformational zoning. Initial discussion focused on the Gilson Street area. Staff indicated that the area in question is now in industrial/commercial use and is currently zoned to accommodate those uses. Staff summarized adopted plans for the area which recommend residential uses. The draft zoning map recommends Traditional Employment zoning which is consistent with the mapping methodology approved by the Zoning Code Rewrite Advisory Committee. The Plan Commission discussed the advantages and disadvantages of zoning the area Traditional Employment versus Traditional Residential-Varied 1, for example. Staff's desire to avoid creation of non-conforming uses was discussed. The Plan Commission also discussed the impact of the proposed zoning on the ability of the City to implement adopted plans and approaches to make it easier to implement adopted plans when current zoning doesn't match recommended use. No consensus on this issue.

Discussion about proposed zoning for the West Towne Mall area. Issues discussed were the effect of the proposed zoning on the existing ownership and lot pattern in the area and the potential creation of non-conforming structures depending on which zoning district is mapped. No consensus on this issue.

Discussion about proposed zoning for the University of Wisconsin campus. The discussion focused on whether privately owned properties should be zoned Campus Institutional.

Suggestion that to assist review of draft zoning maps, policy issues relative to transformational zoning be placed in "buckets" that include similar issues such as transformational "use" issues versus transformational "design" issues.

Discussion of mapping of TR-C2 and TR-C4 districts. Staff described three options: 1. Create a fine-grained zoning map, 2. Allow bulk nonconformities, 3. Eliminate duplexes from the TR-C4 district. The Plan Commission generally agreed with the fine grained zoning methodology proposed by staff.

Discussion of mapping of TR-C3 and TR-V1 districts. Staff indicated that the TR-C3 district works well for areas now zoned R-4A. Discussion of where fine-grained mapping approach will occur with acknowledgement that education of residents in some areas may be necessary for people to understand the methodology. The Plan Commission expressed general support for the fine-grained zoning approach.

Discussion of the R-4 family definition issue. Staff indicated that they discovered several areas where a proposed downzone would affect the family definition on those properties. Staff suggested that zoning those areas TR-V1 versus TR-C3 is an option to consider in order to avoid the family definition issues associated with TR-C3 zoning. General agreement by Plan Commission to make the change from TR-C3 to TR-V1.

ADJOURNMENT

A motion was made by Schmidt, seconded by Sundquist, to Adjourn at 6:35 p.m. The motion passed by voice vote/other.