



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.

Wednesday, December 2, 2009

6:00 PM

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

ZONING CODE REWRITE WORKING SESSION

Note: Please disregard the note above about this meeting being televised, which only pertains to regular Plan Commission meetings. This session will NOT be televised!

CALL TO ORDER/ROLL CALL

Present: 6 -

Lauren Cnare; Julia S. Kerr; Nan Fey; Eric W. Sundquist; Judy K. Olson and Michael A. Basford

Excused: 6 -

Michael Schumacher; James C. Boll; Judy Bowser; Michael G. Heifetz; Tim Gruber and Douglas J. Pearson

Staff present: Rick Roll; Heather Stouder; Matt Tucker; Brad Murphy and Michael Waidelich

Sundquist made a motion to conduct the working session under informal consideration, seconded by Cnare. The motion was unanimously approved.

Fey was chair of the meeting. The meeting was called to order by Fey at 6:10 p.m.

SCHEDULE OF UPCOMING WORKING SESSIONS

PUBLIC COMMENT

Joan Laurion, 2525 Chamberlain, Madison, registered to speak. Ms. Laurion spoke about accessory dwelling units (ADU). Ms. Laurion said the proposed ADU overlay district process is daunting. She encouraged the Plan Commission to find a different process for regulating ADUs. She would like to see "beefed up" design requirements for ADUs. Brief discussion followed. Subjects discussed included the possibility of allowing ADUs as a conditional use or having an opt out clause. Ms. Laurion said that renting a house is allowed but ADUs aren't. She said there should be an overlay district for renting homes.

DISCUSSION ITEM

[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 was Rerefered to the PLAN COMMISSION

Accessory Dwelling Units

Staff provided an overview of the proposed accessory dwelling unit (ADU) provisions.

Discussion about what happens if an ADU is discontinued. Does it need to be returned to its original status?

Discussion about why the Zoning Code Rewrite Advisory Committee (ZCRAC) wanted to avoid the divisiveness of the conditional use process that pits neighbor against neighbor when the ADU gets discussed.

Question about Pg 106 Section 28.108(3) Minimum Area Required. Is there anything magical about this requirement? Answer: It is based on the Neighborhood Conservation District Standard.
 Staff noted that a limitation of staff resources will need to be considered when planning for ADUs. Staff will be focusing on preparing plans for built up areas and less on the edge.
 Discussion about tight design standards potentially allowing ADUs on corner lots and larger lots. There is also the need to address lot coverage issues. Base standards would still apply.
 Discussion about Pg. 108 suggested "Overlay" Design Standards.
 Discussion about ZCRAC feeling comfortable with the draft ADU overlay process.
 Discussion about whether people can have an ADU in an existing house.
 Discussion about creation of an enforcement issue if the owner sells a house with an ADU, then it becomes a rental unit. In that case the house or ADU must be owner occupied.
 Discussion of 107b., f, g, h consistent ADU District Study versus ADU study. Pg. 107 (j) add "20 year review".

Lakefront Development

Staff explained that the proposed lakefront development standards would primarily relate to residential development adjacent to the lakes. It was noted that nonresidential development would be treated differently than typical home sites in regard to lake setback, but both would retain the conditional use review process. The setback for development on non-residential property would not be predetermined, but set as part of the conditional use process.
 Discussion on pages 130-132 of the draft code. Staff presented a memorandum showing how the draft code works with existing lakefront homes.
 Discussion about wanting to have a prominent front door on the street frontage.
 Discussion about whether lakefront development results in difficulty in gathering data. Could be done with GIS except for height.
 Discussion about basements along the lakeshore, daylighting, sloping basements.
 Discussion about how the 1,000 foot distance is measured
 Discussion about using the conditional use process to allow a lakefront building over 10,000 square feet.
 Discussion about whether there is a need for lakefront lot coverage standards.
 Discussion about walling off the lakefront views.
 Discussion about shoe horning big homes on small lots. Zoning variance standards don't address "atrocities".

Consultant and Staff Responses to the Zoning Code Sustainability Ideas Document dated October 14, 2009

Discussion about whether the city should provide incentives for district heating.
 Discussion about Pg. 3 #9. What does "right size" mean?
 Discussion about who regulates geothermal.
 Discussion about Pg. 4. Clarify water storage, cisterns, rain barrels-can't be pumped into a house.
 Discussion about Pg. 4. Limits on the height of natural lawns and greenspace?
 Discussion about Pg. 4. Potentially adopt a tree protection ordinance.
 Discussion about Pg. 4, green infrastructure.
 Discussion about standards for beehives.
 Discussion about Pg. 5 8. Hoop houses.
 Discussion about Pg. 6., drive through restrictions, idling requirements, fast food.
 Discussion about Pg. 6, zone built up areas for smaller lots.

BUSINESS BY MEMBERS

None

COMMUNICATIONS

None

SECRETARY'S REPORT

None

ANNOUNCEMENTS

None

ADJOURNMENT

Kerr left meeting at 7:10 p.m. Olson and Cnare left the meeting at 8:15 p.m. The meeting was adjourned at 8:15 p.m. due to loss of quorum.