



# 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, August 30, 2010

5:30 PM

215 Martin Luther King, Jr. Blvd.  
Room 300 (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 -

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

**Excused:** 3 -

Michael Schumacher; Julia S. Kerr and Anna Andrzejewski

**Staff Present:** Rick Roll, Kevin Firchow, Matt Tucker, Michael Waidelich, Brad Murphy, Kitty Noonan

Fey was chair of the meeting. The meeting was called to order by Fey at 5:30 p.m.

#### MINUTES OF THE August 2 & 16, 2010 MEETING

**A motion was made by Bowser, seconded by Basford, to Approve the Minutes of August 2, 2010 with corrections. The motion passed by voice vote/other.**

**A motion was made by Bowser, seconded by Sundquist, to Approve the Minutes of August 16, 2010. The motion passed by voice vote/other.**

#### PUBLIC COMMENT

Dave Carrig, 645 Skyview Place #10, Madison spoke about neighborhood associations, density, granny units, and co-ops.

#### ZONING CODE REWRITE

1. [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**

Fey recommended a process for identifying "referrals" and items for "future after adoption." She provided an overview of the "Summary of Plan Commission Special Meeting Refer and Future Items" memorandum.

Discussion on the staff memorandum titled "Summary of Plan Commission Special Meeting Refer and Future Items" dated August 30th 2010.

Fey confirmed with the Plan Commission that Page 11( j) and page 18 #25 b) are referred to the Pedestrian, Bicycle, and Motor Vehicle Commission for post adoption discussion.

**Motion by Bowser, second by Sundquist to refer page 33 #58, 61, 62 and page 34 #63-65. Motion passed by voice vote/other.**

**Motion by Bowser, second by Olson for refer page 38 #11 to discussion of Memo 2. Motion approved by voice vote/other.**

Fey refer without objection page 39 #16 to waiver discussion.

Fey refer without objection page 43 #45 to --"vegetation issue"

Discussion and action on Memorandum 2: Staff Recommended Changes and Consideration to the City of Madison draft zoning code (Legistar 15932)

**Motion by Gruber, second by Bowser to refer page 15 #43 to discussion of building heights. Motion approved by voice vote/other.**

**Motion by Cnare, second by Sundquist to approve the staff recommendation on page #51. Motion approved by voice vote/other.**

**Motion by Basford, second by Sundquist to accept staff explanation on page 22 #73. Motion approved by voice vote/other.**

**Motion by Cnare, second by Bowser to refer page 26 #86 until the Economic Development Commission's ideas are approved. Motion approve by voice vote/other.**

**Motion by Sundquist, second by Basford to restore the stricken language in the first clause of the text on page 2 #1 and replace 50% with 100%. Motion approved by the following vote: (AYES: Bowser, Basford, Cnare, Gruber, Sundquist, Olson; NOES: Heifetz; and NON-VOTING: Fey.) This motion was a substitute motion replacing the original motion by Cnare, second by Gruber to approve the staff recommendation on page 2#1.**

**Motion by Cnare, second by Basford to approve staff recommendation on page 2 #2. Motion approved by voice vote/other.**

**Motion by Bowser, second by Sundquist to approve the staff recommendation on page 2 #3 with the following amendments. 1. Provide a definition for Offices for Human Service programs; 2. Add "neighborhood centers" to "b);"** 3. **Revise "a) 1)" to state "operated by a governmental entity or any non-profit entity;"** and 4. **Provide definitions of community centers and recreational centers. Motion passed by the following vote: (AYES: Sundquist, Bowser, Gruber, Cnare, Basford. NOES: Olson, Heifetz; and NON-VOTING: Fey.) The motion amending the main motion to add the new language to "a)1)" made by Basford and seconded by Gruber. That motion was approved by the following vote: ( AYES: Bowser, Sundquist, Basford, Cnare, Gruber; NOES: Olson, Heifetz; and NON-VOTING: Fey.) Another amendment, made by Sundquist, seconded by**

Bowser to strike "a) 2)" failed by the following vote: (AYES: Bowser, Sundquist. NOES: Gruber, Basford, Cnare, Olson, Heifetz; NON-VOTING: Fey.)

Motion by Basford, second by Gruber to approve staff recommendation for page 3 #4. Motion passed by voice vote/other.

Motion by Sundquist, second by Basford to refer page 3 #5 until the discussion of transformational zoning. Motion approved by voice vote other.

Motion by Cnare, second by Bowser to approve the staff recommendation for page 5 #6. Motion approved by voice vote/other.

Motion by Sundquist, second by Bowser to refer page 5 #7 until the discussion of transformational zoning. Motion approved by voice vote/other.

Motion by Sundquist, second by Basford to refer page 5 #8 until the discussion of item #5 and transformational zoning. Motion passed by voice vote/other.

Motion by Cnare, second by Basford to approve the staff recommendation for page 5 #9. Motion passed by voice vote/other.

Motion by Cnare, second by Bowser to approve the staff recommendation for page 6#10. Motion passed by voice vote/other.

Motion by Bowser, second by Sundquist to approve the staff recommendation for page 6#11. Motion passed by voice vote/other.

Motion by Cnare, second by Gruber to approve the staff recommendation for page 6 #12 with wordsmithing of the word "mature". Motion approved by voice vote/other.

Motion by Sundquist, second by Bowser to refer page 6#13 until the discussion of transformational zoning. Motion passed by voice vote/other.

Motion by Gruber, second by Basford to approve the staff recommendation for page 7#14. Motion passed by voice vote/other.

Motion by Gruber, second by Cnare to approve the staff recommendation for page 7 #15. Motion passed by voice vote/other.

Motion by Cnare, second by Bowser to approve the staff recommendation for page 7#16. Motion approved by voice vote/other.

Motion by Bowser, second by Gruber to approve the staff recommendation for page 7#17. Motion approved by voice vote/other.

Motion by Cnare, second by Gruber to approve the staff recommendation for page 7#18. Motion passed by voice vote other.

Motion by Cnare, second by Bowser to refer page 8 #19 to the discussion on waivers. Motion approved by voice vote other.

Motion by Gruber, second by Cnare to approve the staff recommendation for page 8#20. Motion approved by voice vote/other.

Motion by Gruber, second by Cnare to approve the staff recommendation for page 8#21. Motion passed by voice vote/other.

Motion by Cnare, second by Sundquist to refer page 8#22 until the discussion on waivers. Motion passed by voice/vote other.

Motion by Bowser, second by Sundquist to approve the staff recommendation for page 9#23. Motion passed by voice vote/other.

Motion by Basford, second by Sundquist to approve the staff recommendation for page 9#24. Motion passed by voice vote/other.

Motion by Bowser, second by Gruber to approve the staff recommendation for page 10#25. Motion passed by voice vote/other.

Motion by Gruber, second by Sundquist to refer page 10#26 to staff to review table on page 46 of the red lined zoning code (dwelling units in mixed use buildings). Motion approved by voice vote/other. The approved motion was a substitute motion, replacing the original motion by Bowser, second by Basford to approve the staff recommendation for page 10 #26.

Motion by Cnare, second by Olson to confirm the existing ordinance language allowing adult family homes and community living arrangements as permitted or conditional uses in the mixed-use and commercial districts. Motion approved by voice vote/other.

Motion by Cnare, second by Bowser to approve the staff recommendation for page 10 #28 with the clarification that the supplemental regulations applying to NMX districts apply to the TSS district. This allows the existing uses described in this section to be permitted with new uses constructed after code adoption requiring conditional use approval. The City Attorney will clarify that conversion of buildings are also conditional.

Motion by Sundquist, second by Bowser to refer Page 11 #29 to the discussion of #7 and transformational zoning. Motion approved by voice vote/other

Meeting recessed at 7:25 p.m. and resumed at 7:35 p.m.

## **SPECIAL ITEM OF BUSINESS 7:30 p.m. to 8:00 p.m.**

### **2. [17280](#) PLAN COMMISSION DISCUSSION OF DOWNTOWN PLAN**

Staff presented concepts for the 400-500 blocks of West Mifflin Street and the surrounding area.

## **UPCOMING MEETINGS**

Wednesday, September 29, 5:30 p.m., Room 108 CCB

Wednesday, October 6, 5:30 p.m. Room 300 MMB

Monday October 25, 5:30 p.m. Room 260 MMB

Tuesday, October 26, 5:30 p.m. Room 300 MMB

## **ADJOURNMENT**

A motion was made by Basford, seconded by Gruber, to Adjourn at 8:10 p.m.  
The motion passed by voice vote/other.