



City of Madison Meeting Minutes - Final PLAN COMMISSION

City of Madison
Madison, WI 53703
www.cityofmadison.com

Thursday, January 5, 2006

5:00 PM

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

Working Session

ROLL CALL

Present: Brenda K. Konkol, Lauren Cnare, Nan Fey, Sarah Davis, Albert Lanier, Michael Forster Rothbart and Kelly A. Thompson-Frater

Excused: Kenneth Golden, Brian W. Ohm, James C. Boll, Judy Bowser and Ruth Ethington

Nan Fey was Chair for the meeting. Michael Forster Rothbart arrived at 5:32 p.m. during discussion of Item Number 4, which was taken up before Item Number 2. Kelly Thompson Frater arrived at 5:35 p.m. during discussion on Item Number 4. Brenda Konkol was excused from the meeting at 8:10 p.m. during discussion on Item Number 2

SPECIAL ITEMS OF BUSINESS

1. [02567](#) Report on Evaluation Study Framework: Inclusionary Zoning Ordinance.
A motion was made by Ald. Konkol, seconded by Lanier, to Refer to the PLAN COMMISSION until the evaluation report is available for review. The motion passed by acclamation.

2. [02592](#) Discussion of possible recommendations on Policy Issues and Process Issues related to the Inclusionary Zoning Ordinance.
The Plan Commission discussed Item Number 2 after taking up Items 3 and 4 on the agenda.

By unanimous consent, the Plan Commission entered informal discussions concerning policy and process issues related to the Inclusionary Zoning Ordinance. Following the informal discussion, the Plan Commission, on a motion by Forster Rothbart, seconded by Davis, came out of the informal session and adjourned the meeting.

During the informal session, the PC discussed issues identified in the chart prepared by Hickory Hurie for the Housing Committee, which included the Housing Committee's actions of January 4, 2006. The PC entered into a lengthy discussion related to the issues included in the chart. The following issues were discussed:
 - *Alternative equity sharing arrangements, including the advantages and disadvantages of including a provision within the ordinance which allows property owners to keep 100% of the value of improvements that they put into a property over the life of their ownership.*
 - *Reduce reporting requirements related to improvements.*
 - *Providing additional incentives to developers, including consideration of changes to*

neighborhood development plans to allow residential development in areas previously zoned for non-residential, increased density bonuses and moving the density base to the high end of the density ranges rather than the midpoint, allowing certain portions of developments to be exempted from the dispersion requirements, allowing twin homes or larger multi-family units to provide the inclusionary dwelling units within single-family development areas.

- *Allowing developers to meet the IZ requirement through a waiver by providing rehabilitated or existing units located off-site.*
- *Providing additional requirements within the ordinance and policy document to ensure that the marketing of inclusionary dwelling units is strengthened.*
- *Changing the date that marketing of inclusionary dwelling units can begin.*
- *Providing additional accommodations for dwelling units which are leased by bed or bedroom (in particular, student housing).*
- *Exempting non-profit and for-profit developments which provide a comparable level of affordable housing as otherwise would be required by the Inclusionary Zoning Ordinance.*

The PC discussed these issues at length with staff including Barb Constans, from the Community Development Block Grant Office, Brad Murphy from the Planning Unit, and Mark Olinger, Director of the Department of Planning and Development. The Commission also discussed these issues with Tom Hirsch, Chair of the City's Housing Committee, and Alders Judy Compton and Paul Van Rooy.

Registered and speaking in support was Tom Hirsch, representing the City of Madison Housing Committee. Registered in opposition but not wishing to speak was Jim Bell, 6222 Fredericksburg Lane, representing Town & Country.

3. [02320](#) Repealing Section 28.04(25) of the Madison General Ordinances to eliminate the requirements for Inclusionary Zoning.
Referred to the meeting of Monday, January 9, 2006.

A motion was made by Ald. Cnare, seconded by Davis, to Refer to the PLAN COMMISSION. The motion passed by acclamation.

4. [02363](#) Amending Section 28.04(25) of the Madison General Ordinances to change the equity distribution at sale, add a new kind of occupancy, and add exemptions to the inclusionary zoning ordinance.
Referred to the meeting of January 9, 2006.

A motion was made by Ald. Cnare, seconded by Thompson-Frater, to Refer to the PLAN COMMISSION. The motion passed by acclamation.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.