



Office of the Common Council

Ald. Sara Eskrich, District 13

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To: Members of the Plan Commission

From: Sara Eskrich, District 13 Alder

Re: Item 45556 Amending Sections 28.061 and 28.151 of the Madison General Ordinances to allow vehicle service sales and windows underneath buildings in the TSS, MC, CC-T and CC districts.

Date: January 22, 2017

Thank you for your attention to the zoning text amendment regarding vehicle service sales and windows underneath buildings in certain districts. As you will see in the Planning Staff memo, this request merits discussion by the Plan Commission. I hope to join you for the discussion on Monday night, but have several conflicting meetings that may make this impossible. Therefore, I'm sharing this memo to express the rationale for my support in advance.

Due to a project opportunity on Monroe Street, I worked with staff to narrowly draft an amendment that would allow the option for drive-through windows in the TSS district if approved through the conditional use process. We drafted this amendment to maintain, as much as possible, the intent of these districts to promote walking, biking, and transit by creating pedestrian-level activity on the street frontage. This is an objective I strongly support, and is why I live where I live.

The amendment language requires the windows to be under buildings and hidden from the street. It also requires any windows in these districts to be permissible only through the conditional use process. I feel comfortable concerns and appropriateness would be appropriately vetted and decided by the Plan Commission through such processes, on a project-by-project basis. This zoning text amendment merely allows those conversations and decisions to be made.

Thank you again, in advance, for your decision on this amendment. I hope you will agree to support the change, as an appropriately limited opportunity to allow certain services and uses in these districts.