

## Roll, Rick

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**From:** Roll, Rick  
**Sent:** Monday, July 16, 2012 9:16 AM  
**To:** 'Janet Loewi'  
**Subject:** RE: Merrill Springs Park

Hi Janet,

The areas in question are proposed to be zoned TR-C2. During the mapping process, a decision was made to zone large, primarily open space facilities "Conservancy District", while larger facilities with active recreation uses are zoned "Parks and Recreation District". Smaller neighborhood parks are proposed to remain in the typically residential zoning districts of the adjacent neighborhoods.

We hope to have the new maps adopted by mid-October 2012.

Please let me know if you have additional questions.

Thanks,

Rick

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**From:** Janet Loewi [<mailto:janetloewi@gmail.com>]  
**Sent:** Sunday, July 15, 2012 1:25 PM  
**To:** Roll, Rick  
**Cc:** Greg Hull  
**Subject:** Merrill Springs Park

Rick,

Merrill Springs Park, at 5202 Spring Court along with a new parcel recently purchased by the City at 5100 Spring Court, is currently zoned R2. What is the proposed zoning under the new zoning code? Conservancy? Also, what's the timing for adopting the new zoning maps?

Thanks,  
*Janet*

## Roll, Rick

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**From:** Roll, Rick  
**Sent:** Monday, July 16, 2012 8:34 AM  
**To:** 'Chris Rickert'  
**Cc:** Tucker, Matthew  
**Subject:** RE: Church zoning question

Hi Chris,

I will forward your inquiry to Matt Tucker, city zoning administrator. He can best answer your questions. Please let me know if you need further assistance.

Sincerely,

Rick Roll

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**From:** Chris Rickert [<mailto:cer4470@yahoo.com>]  
**Sent:** Saturday, July 14, 2012 7:42 PM  
**To:** Roll, Rick  
**Subject:** Church zoning question

Hello: I'm the chairman of the board of trustees for Plymouth Congregational United Church of Christ, 2401 Atwood Ave. It's my understanding that the re-write of the zoning code will affect our property and that the re-write should be done by the end of summer.

We are interested in renting out less than 400 feet of office space in the lower level of our building and want to know how the re-write will affect that. Previously, the space had been rented to the United Church of Christ's Southwest Association.

Can you tell me when the re-write is likely to be done and what our zoning will be? Also, can you tell me what kinds of organizations we'd be able to rent to? We are interested in renting to a nonprofit group.

Thanks for any help you can provide.

Chris Rickert  
692-8508

## Roll, Rick

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**From:** Roll, Rick  
**Sent:** Monday, July 09, 2012 8:40 AM  
**To:** 'Joe Cooper'  
**Cc:** Tucker, Matthew  
**Subject:** RE: help with understanding what residence zone we live in

Hi Joe,

The person you should talk to is Matt Tucker, city zoning administrator. His email address is [mtucker@cityofmadison.com](mailto:mtucker@cityofmadison.com). Please let me know if you need further assistance.

Sincerely,

Rick Roll

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**From:** Joe Cooper [<mailto:joseph.michael.cooper@gmail.com>]  
**Sent:** Sunday, July 08, 2012 10:59 AM  
**To:** Roll, Rick  
**Subject:** help with understanding what residence zone we live in

I sure could use your help ...

I live at 638 Eugenia Ave in Madison – 53705

I believe but am not sure our zoning is R-2 single family residence – can you tell me if this is true?

Can you also tell me what this means as far renters go and how many car's we can have [most will have to be on the street] ...

We are thinking about renting out a room or 2 [to as many as 4 people] but we won't if this is against the zoning laws

thank you in advance

Joe Cooper

my email address is [joseph.michael.cooper@gmail.com](mailto:joseph.michael.cooper@gmail.com)

phone 608-609-8973

ps – if you can't answer my question can you tell me where to turn to

## Roll, Rick

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**From:** Roll, Rick  
**Sent:** Friday, May 25, 2012 1:13 PM  
**To:** 'Fred Mohs'  
**Subject:** RE: Lakefront Development Ordinance-Special Treatment for Commercial

Hi Fred,

Commercial development is not exempt from the Lakefront Development zoning regulations. Section 28.138 (5) regulates development on lakefront lots where the principal use is other than one or two family residential or public park land. Please let me know if you have additional questions.

Sincerely,

Rick

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**From:** Fred Mohs [<mailto:fred@mmwp-law.com>]  
**Sent:** Friday, May 25, 2012 11:26 AM  
**To:** Roll, Rick  
**Subject:** Lakefront Development Ordinance-Special Treatment for Commercial

Rick:

Has any action been taken on the subject of eliminating commercial as a special exemption to the Lakefront Development Ordinance? The lakefront from James Madison Park to the Union is all residential with the exception of the Edgewater. It would be tragic to encourage commercial development in the midst of a successful residential neighborhood. Is there anything I can do?

Sincerely,  
Frederic E. Mohs  
Mohs, MacDonald, Widder, Paradise & Van Note  
20 North Carroll Street  
Madison, WI 53703  
Phone: (608)256-1978  
Fax: (608)257-1106

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**Roll, Rick**

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**From:** Roll, Rick  
**Sent:** Friday, May 18, 2012 1:46 PM  
**To:** 'BROWN, Gary'  
**Subject:** RE: Staff Memorandum for May 23rd Plan Commission Zoning Code/Map Work session

Hi Gary,

The zoning map probably won't be adopted until late this summer. It largely depends on adoption of the Downtown Plan which may occur earlier this summer, but no guarantees. As far as the zoning map questions you asked me, the Plan Commission has not taken final action, but it is my sense that they are not inclined to rezone non-UW owned residential parcels into the CI Campus Institutional. Since the map has not been introduced by the Common Council, no action was taken by the Plan Commission on that issue. Further, I recall that there was some support for the concept of rezoning some UW PUD's into the CI district, but again no formal action was taken on that issue. I hope this helps answer your questions. We should know more in July.

Rick

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**From:** BROWN, Gary [<mailto:GBROWN@fpm.wisc.edu>]  
**Sent:** Friday, May 18, 2012 1:26 PM  
**To:** Roll, Rick  
**Subject:** RE: Staff Memorandum for May 23rd Plan Commission Zoning Code/Map Work session

Thanks, Rick.

Can you tell me where we are at in approving the overall new zoning map, especially with regards to the downtown campus areas? I still have significant concerns about zoning particular parcels within the boundary of the UW campus development plan any type "residential" where the current parcels are privately owned but they fall within our proposed orderly development for UW campus per our campus master plan. Chiefly, these fall in blocks south of University Avenue and west of N. Park Street. It appears the proposed new zoning map is spot zoning for residential and not taking the broader, long term view that these parcels should be zoned CI as part of the future campus development. We also previously talked about certain UW projects being rezoned CI as opposed to carrying forward their PUD status. Some make sense to do so (Kohl Center, Camp Randall, Union South, etc.) whereas others should just be CI.

I saw some discussion of these topics in minutes for the Plan Commission working sessions but not sure if and when it was (or will be) resolved.

Let me know.

Thanks again,

Gary

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**Gary A. Brown, PLA, FASLA**  
Director, Campus Planning & Landscape Architecture  
Director, Lakeshore Nature Preserve

Facilities Planning & Management  
University of Wisconsin-Madison  
610 Walnut Street, Suite 919  
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[gbrown@fpm.wisc.edu](mailto:gbrown@fpm.wisc.edu)  
[www.fpm.wisc.edu](http://www.fpm.wisc.edu)

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**From:** Roll, Rick [<mailto:RRoll@cityofmadison.com>]  
**Sent:** Friday, May 18, 2012 11:33 AM  
**Subject:** Staff Memorandum for May 23rd Plan Commission Zoning Code/Map Worksession

Hello,

Attached is the staff memorandum for the May 23<sup>rd</sup> Plan Commission zoning code/map worksession. Please feel free to contact me if you have any questions. The worksession will begin at 5:30 p.m. in Room 300 of the Madison Municipal Building.

Thank you,

Rick Roll  
Senior Planner  
City of Madison  
Department of Planning  
& Community  
& Economic Development  
Planning Division  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
608-267-8732 PH  
608-267-8739 FAX  
[rroll@cityofmadison.com](mailto:rroll@cityofmadison.com)

## Roll, Rick

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**From:** Roll, Rick  
**Sent:** Wednesday, May 09, 2012 1:15 PM  
**To:** Tucker, Matthew  
**Subject:** RE: Zoning definition

Thanks Matt.

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**From:** Tucker, Matthew  
**Sent:** Wednesday, May 09, 2012 1:14 PM  
**To:** 'stadevich@sbcglobal.net'  
**Cc:** Roll, Rick  
**Subject:** RE: Zoning definition

Steve- The moniker WP-09 relates to a Wellhead Protection District, #9 here in the City.

## Matt Tucker

**Zoning Administrator**  
**Department of Planning and Community and Economic Development**  
**Building Inspection Division**  
215 Martin Luther King, Jr. Blvd., Suite LL-100  
PO Box 2984  
Madison, WI 53701-2984  
608/266-4569 PH  
[mtucker@cityofmadison.com](mailto:mtucker@cityofmadison.com)  
<http://www.cityofmadison.com>

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**From:** Stephan A Tadevich [<mailto:stadevich@sbcglobal.net>]  
**Sent:** Wednesday, May 09, 2012 1:07 PM  
**To:** Roll, Rick  
**Subject:** Zoning definition

I will be appraising the above property soon and need a definition of the current zoning. R4 WP-09.  
Your help is appreciated.

Thank you,  
Steve Tadevich real estate appraiser.

property Address: 101 Morningside Ave  
Parcel Number: 071016110042  
Current Zoning District:  
R4 WP-09

## Roll, Rick

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**From:** Roll, Rick  
**Sent:** Tuesday, May 08, 2012 8:43 AM  
**To:** Weier, Anita  
**Cc:** Stouder, Heather; Firchow, Kevin; Tucker, Matthew; Murphy, Brad  
**Subject:** RE: request to Plan Commission to change zoning map

Hi Anita,

Staff will forward your request to the Plan Commission.

Sincerely,

Rick

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**From:** Weier, Anita  
**Sent:** Monday, May 07, 2012 4:20 PM  
**To:** Roll, Rick; Tucker, Matthew  
**Cc:** Murphy, Brad  
**Subject:** request to Plan Commission to change zoning map

I am asking the Plan Commission to please change the zoning for 402 Troy Drive on the new zoning map from C-I to C (Conservancy).

(This parcel is currently zoned Conservancy. It is located between a community garden and a private home on a residential street, and is currently in green space. Neighborhood residents walk there and wildlife makes use of the site.)

Please contact me with questions or suggestions.

Thank you,  
Alder Anita Weier  
18th District  
320-5820



## Roll, Rick

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**From:** Linda Lehnertz [lehnertz.l@att.net]  
**Sent:** Thursday, May 03, 2012 11:33 AM  
**To:** Roll, Rick  
**Subject:** Re: proposed zoning map question

**Categories:** Red Category

Thanks, Rick. I do think the LMX would be most appropriate. The neighborhood allowed the zoning change to C1 specifically for the Coop. The Coop has said it is considering whether to move or to renovate 1221. If it moves, the Coop (for the moment) intends to keep 1221 for offices or a kitchen or a specialty use store. However, should the Coop decide to sell the property, TSS allows for too many uses that are not compatible with a residential street --whether that be a chain restaurant or a hotel. I have posted this issue on the neighborhood listserv and asked Marsha and the MNA Board to weigh in.

Linda

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**From:** "Roll, Rick" <RRoll@cityofmadison.com>  
**To:** Linda Lehnertz <lehnertz.l@att.net>  
**Sent:** Wed, May 2, 2012 2:46:00 PM  
**Subject:** RE: proposed zoning map question

Hi Linda,

Sorry for the late reply. I've been out of the office for several days.

The Williamson Street Coop parcel is currently split zoned in the middle of the existing building, with the C2 (General Commercial) District on the Williamson Street side, and C1 (Limited Commercial) District on the Jenifer Street side. With the new zoning map, staff is attempting to limit unnecessary split-zoning generally, and especially in cases where the line bisects existing buildings. In this case, as you have identified, the closest match to the existing districts would be "TSS" on the Williamson St. side, and "NMX" on the Jenifer St. side. However, these districts are so similar with regard to allowable uses, bulk, and design requirements, that staff initially did not think it would be worthwhile to maintain the split. However, the Plan Commission could certainly consider this if it is something that the neighborhood thinks is important to maintain.

Further, at the direction of the Plan Commission and Common Council, staff is now proposing an additional mixed-use district, called "Limited Mixed-Use" ("LMX"), which, if adopted as part of the zoning text, may be an even better fit for the Jenifer Street side of the building due to its more significant distinctions from the TSS District. Please let me know if you would like to discuss this further, and we would be happy to meet with you.

Sincerely,

Rick Roll

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**From:** Linda Lehnertz [mailto:lehnertz.l@att.net]  
**Sent:** Friday, April 27, 2012 10:33 AM  
**To:** Roll, Rick  
**Cc:** Rummel, Marsha  
**Subject:** proposed zoning map question

The Willy Street Coop, 1221 Williamson, is currently zoned C2 on the Williamson Street side of the property and C1 on the Jenifer Street side.

The draft map, dated 8/10/11, reflects the entire property as TSS.

The map dated 1/24/12 does not enlarge clearly, but it appears that the Coop reflects a zoning designation of TSS.

Could you please confirm the proposed zoning for the Coop? If the Coop is zoned entirely TSS, could you please explain why that decision was made rather than continuing the split zoning (e.g., TSS on the Williamson side and NMX on the Jenifer side)?

Thank you,  
Linda Lehnertz