



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved PLAN COMMISSION

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Monday, August 16, 2010

5:30 PM

215 Martin Luther King, Jr. Blvd.
Room 260 (Madison Municipal Building)

ZONING CODE REWRITE SPECIAL MEETING

CALL TO ORDER/ROLL CALL

Present: 8 -

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

Excused: 3 -

Michael Schumacher; Lauren Cnare and Julia S. Kerr

Staff Present: Rick Roll, Heather Stouder, Matt Tucker, Brad Murphy

Fey was chair of the meeting. The meeting was called to order by chair Fey at 5:34 p.m.

MINUTES OF THE August 2, 2010 MEETING

A motion was made by Bowser, seconded by Basford, to refer the August 2, 2010 minutes to the August 30, 2010 Special Meeting. The motion passed by voice vote/other.

PUBLIC COMMENT

None

ZONING CODE REWRITE

[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 Ordinance 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 and action on Memorandum 1: Committee and Commission Recommendations and Comments received on the City of Madison draft zoning code \(Legistar 15932\)](#)

[Discussion of Lakefront Property Considerations Staff Memorandum](#)

Staff provided an overview of the memorandum.

Commission discussed the memorandum.

Motion by Bowser to recommend Alternative B, including provisions 1 and 2. Second by Sundquist

Amendment to the Motion, moved by Sundquist, to add to Alternative B a clause stating that "in no case shall a principal building be located closer to the Ordinary High Water Mark (OHWM) than 75 feet." Second by Olson. Amendment Passed (Ayes-Sundquist, Basford, Gruber, Bowser, Olson, Andrzejewski. Noes-Heifetz)

Amendment to the Motion, moved by Gruber, to add to Alternative B language to allow additions and expansions of existing buildings to utilize the current setback (Lakefront Staff Memo Alternative C 4th bullet). Second by Basford. Amendment Passed (Ayes-Sundquist, Basford, Gruber, Bowser, Olson, Andrzejewski. Noes-Heifetz)

Amendment to the Motion, moved by Sundquist, to remove from Alternative B the exemption for civic and institutional uses. Second by Basford. Amendment Passed by voice vote/other

Amendment to the Motion, moved by Sundquist, to add to Alternative B the lot coverage standards as described in the Lakefront Staff Memo. Amendment to the amendment, moved by Gruber to specify a maximum of 20% lot coverage within 35 feet of the OHWM, and exempt public paths. Second by Bowser. Amendment Passed (Ayes-Sundquist, Basford, Gruber, Bowser, Olson. Noes-Heifetz, Andrzejewski)

Main Motion- For non-residential lakefront development, recommend Alternative B, setback averaging, with the following modifications: the lakefront setback for new development shall be not less than 75 feet, or the setback of the existing building, in the case of additions, alterations, and expansions; civic and institutional uses are no longer exempted from this review; lot coverage within 35 feet of the OHWM may not exceed 20%, with an exemption for public paths. Motion Passed (Ayes-Sundquist, Basford, Gruber, Bowser, Olson, Andrzejewski. Noes-Heifetz)

Motion by Gruber to add statement of purpose per page 6 of the Lakefront Staff Memo. Second by Sundquist.

Amendment by Olson to add word "viewsheds" to the list of things being protected. Second by Bowser. Amendment Passed by voice vote/other. Motion Passed by voice vote/other.

Motion by Sundquist to place on the "future" list vegetation removal and replacement standards. Second by Basford. Motion passed by voice vote/other.

Motion by Basford to accept staff response on Page 42 #44 (Memo 1). Second by Bowser. Motion passed by voice vote/other.

Motion by Sundquist to extend the lot coverage standard that was approved earlier in the meeting to residential properties (20% lot coverage within 35 feet of the OHWM with an exemption for public paths). Second by Bowser. Motion passed. Ayes- Sundquist, Gruber, Basford, Olson, Bowser . Noes-Andrzejewski, Heifetz.

Motion by Sundquist that 25 foot setback applies to single-family and two-family but 75 feet applies to multi-family (three or more units). Second by Basford. Motion passed. Ayes-- Sundquist, Gruber, Basford, Olson, Bowser, Andrzejewski. Noes- Heifetz.

Motion by Sundquist that multi-family development be governed by the same standards passed for non-residential development. Second by Bowser. Motion passed. Ayes-- Sundquist, Gruber, Basford, Olson, Bowser, Andrzejewski. Noes- Heifetz.

Motion by Andrzejewski to reconsider vegetative standards. Second by Bowser. Motion passed by voice vote/other.

Heifetz left meeting at 7:15 p.m.

Motion by Sundquist to refer the mention of erosion control within the vegetative standards section to be discussed before Plan Commission makes a final recommendation to the Council. Second by Gruber. Motion Passed by voice vote/other.

Motion by Sundquist to refer discussion of page 50 #1 (Memo 1) to discussion of placement of a row of parking in front of the building. Second by Bowser. Motion passed by voice vote/other.

Motion by Sundquist to accept the staff response on page 50 #2. Second by Bowser. Motion passed by voice vote/other.

Motion by Sundquist to accept staff recommendation page 50 #3 (refer). Second by Olson. Motion passed by voice vote/other.

Motion by Sundquist to refer page 50 #4. Second by Gruber. Motion passed by voice vote/other.

Motion by Olson that Urban Design Commission staff clarify items page 51 #5 and #6. Second by Sundquist. Motion passed by voice vote/other.

Motion by Bowser to accept staff response on page 51 #7. Second by Sundquist. Motion passed by voice vote/other.

Motion by Bowser to accept staff response for page 51 #8. Second by Olson. Motion passed by voice vote/other.

Motion by Olson to accept staff response on page 51 #9. Second by Gruber. Motion passed by voice vote/other.

Motion by Bowser to accept staff response on page 52 #10. Second by Olson. Motion passed by voice vote/other.

Motion by Olson to accept staff response on page 52 #11. Second by Sundquist. Motion passed by voice vote/other.

Motion by Basford to accept staff response on page 52 #12. Second by Bowser. Motion passed by voice vote/other.

Page 52 #13 is done.

Motion by Bowser to accept staff response for pg 52 #14. Second by Gruber. Motion passed by voice vote/other.

Motion by Gruber to accept staff response on page 53 #15-19. Second by Bowser. Bowser asked to separate #15 & #16.

Motion by Bowser to accept staff response on page 53 #17, 18, 19. Second by Gruber. Motion passed by voice vote/other.

Motion by Olson to refer page 53 #15 and 16 to the Economic Development Commission process discussion. Second by Gruber. Motion passed by voice vote/other.

UPCOMING MEETINGS

Monday August 30, 5:30 p.m. Room 300 MMB

ADJOURNMENT

A motion was made by Olson, seconded by Sundquist, to Adjourn at 7:40 p.m.
The motion passed by voice vote/other.