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From: Katherine Rankin [mailto:kitty.rankin@gmail.com]

Sent: Sunday, February 07, 2010 1:34 PM

To: Murphy, Brad

Subject: Shoreline Zoning Code Revision

Hi, Brad -

Would you please send this email to the Plan Commissioners? Thanks.

Dear Commissioners -

The Plan Commission is considering a proposed change to the shoreland zoning code that would exempt all non-residential buildings from the present average setback requirement. We urge you to reject the proposed change.

The purpose of an average setback is to keep view lines clear on the waterfront, to keep our shorelines from being dominated by buildings, and to protect the natural environment of the shoreline. The proposed change would retain the average setback requirement for the least-obtrusive structures, those being residences (and, usually, single-family residences) but it would eliminate the setback requirement for the largest and potentially most-obtrusive commercial and other non-residential structures.

In effect, our shorelines would be protected from that which would adversely affect them the least ... and would be left open to that which would adversely affect them the most. This is the opposite of what one might expect. It would make more sense to increase the setback requirement for obtrusive commercial buildings.

The proposed change would affect far more than the presently-discussed Edgewater proposal.

It would open for more intense development the shores of all three Madison lakes. On Lake Mendota, it would open the land held by the University of Wisconsin, the land held by the Mendota Medical Center, and much of the north shore. On Lake Monona it would open the west shore (the commercial area in the John Nolen Drive corridor east of the Fairgrounds on the west shore of Lake Monona, and the north shore (the commercial area in the Williamson Street corridor). On Lake Wingra, it would open the Edgewood College campus.

Furthermore, if any of the majority of Madison's shorelands now in residential uses are re-zoned to commercial uses, they too could be developed right to the shoreline.

While the proposed change is included in a draft of the revisions to the code, that portion of the draft has not been reviewed by ZCRAC, and needs to be properly vetted, as you no doubt realize from the discussions you had on Thursday night.

Changing the text of the zoning code to permit one project to be built is done from time to time. It typically is done under very narrow conditions in which a project meets the intent of the code but not the letter of the law, and does not open up the code to further erosion of its intent.

This change would open the code to substantial erosion of its intent. Please reject this proposed change. Thank you.

Kitty and Gene Rankin