

**Zoning Code Rewrite Advisory Committee Meeting Summary**  
**September 10, 2008**  
**5:30 – 7:30 pm**

**Staff:** Brad Murphy, Rick Roll, Matt Tucker, Michael Waidelich

**Consultants:** Suzanne Rhees, Michael Lamb, Mark White, Andrew Dresdner

**Committee Members:** Ald. Timothy Gruber; Daniel Stephans; Diane Milligan; Michael Basford; Ledell Zellers; Amy Rountree; Carole Schaeffer; Randall Glysch; Janet Loewi; Gary Brown, Kevin Pomeroy; Sheri Carter, Lou Host-Jablonski, Ken Saiki, Dave Porterfield Michael Slavney; Ald. Julia Kerr, Nan Fey; Steve Steinhoff; Janis Reek;

**Committee Members Excused:** Satya Rhodes Conway, Lauren Cnare, Susan Schmitz, Lance McGrath

**Handouts:** Annotated Outline Report, Summary Bulletin

1. Call to order at 5:40 pm by Chair Michael Slavney.
2. Roll call by Rick Roll: quorum acknowledged.
3. Motion to approve minutes: passed with abstentions.

**Public Comments**

**Speaker**

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|---------|---|-----------------|
| Comment | Here to provide recommendations on accessory dwellings/ granny flats. Attached accessory dwelling unit would be shorter than principal and no more than 3 stories. If above garage, < 2 stories/25'. Setbacks would conform to district unless neighborhoods want shared garage or put on 2 <sup>nd</sup> floor (for open space). Open space would conform to current ordinance with 20% increase if 2 stories or on top of garage.   | B. Koehley      |
| Comment | Consider more SRO housing. One-bedroom apartment requires a \$12/hr wage. Many jobs don't pay this. Boarding houses used to offer single room with shared facilities, also downtown Y.  | D. Curry        |
| Comment | Representing Renew Wisconsin and Peak Oil Association (future of energy), provided a handout. Some communities have done transition planning to post peak oil future. Every decision has to consider reality that we have peaked world oil production. Bike, smaller/electric cars, reuse rainwater, greywater, food (locally grown).   | E. Blume        |
| 4.      | <p><b>Administrative Matters.</b> Gary Poulson resigned; Chair asks for nomination for a new Vice Chair – nominate Randy Glysch, he accepts; vote carried.</p> <p>What are goals for this meeting? Discussion of special topics: accessory dwelling units (ADUs), co-operatives/co-housing. Chair suggests a “focus group” meeting outside of the Committee, with up to 4 members, reporting back to full Committee on options. Members volunteer for each group; suggest other participants. Staff will participate; will suggest dates.</p> <p>Parking is also a topic that should be discussed in a focus group; consider this before standards are written.</p> <p>Progress on code-writing task: Chair asks Suzanne Rhees for details; states that document should be completed in draft form by end of year; Committee will review by sections – i.e., residential districts, mixed-use districts, etc.</p> | Alder T. Gruber |

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5. **Annotated Outline presentation.**

Comment	Note statement in TN-V description that parking occupies larger % of lot – much of that parking is illegal and should not be codified.	
Question	Is there a reason for two districts such as TN-C and TN-V if there are different standards, uses? Alternative is one district	
Response	Intent is to identify difference in lot sizes, neighborhood character, diversity of housing types between these districts.	S. Rhees
Question	Would new development in TN-C district require extra scrutiny – such as a PUD?	C. Schaeffer
Response	Typically not; conditional use approval might be needed for higher-density housing types.	S. Rhees
Comment	Relationship of TN Districts vs. commercial neighborhood districts – neighborhoods should be viewed not as segregated but as typically mixed, including their commercial centers. Need some treatment of how these pieces fit together, walkable distances, relation to shopping/parks, transit. Similar to the Dane County TND ordinance, the overall district could be a “TND” with subdistricts, with some requirements of how they relate.	S. Steinhoff
Discussion	<u>Discussion of Mineral Pt/Speedway case study</u> . Will this mapping technique be extended citywide? Or is it simply an example? There are likely a hundred small commercial nodes; difficult to map. Requirements could be described in words as well as maps and images. There needs to be a delicate balance at the half-block line, to provide transitions to residential neighborhoods. Can illustrations create legal issues or problems?	M. Tucker Chair Slavney L. Host-Jablonksi D. Porterfield
Response	No – just state that the text takes precedence in case of inconsistency.	M. White
Discussion	Dangerous to put drawing in code that suggests this would be a 2 story building – need flexibility for massing. Is district boundary too specific? Response: followed Comp Plan to determine boundary. Do we envision code having a menu of allowable building types with a table where they correspond to the districts? We will have a menu that will be less prescriptive and more illustrative. How will this be applied? Mapping phase. Discussion of Willy Street case study: will buildings at corners accommodate vision triangles? Some blocks where flats are present, current zoning is a uniform C-2, so how now do we control when a home is turned into a storefront building (redevelopment)?	S. Rhees
Response	Currently, demolition process allows review, key component is future use. Problem is that current zoning doesn’t allow residential above commercial, requires residential to meet R-5 setback. Residential conversions to commercial are allowed, however. Current standards don’t allow maximum FAR once parking is factored in. In blocks where we want to preserve residential character we should zone it residential. One thing to consider is examples of a house converted to commercial with an addition to front (5 on Park Street). Sometimes it works sometimes not, but overall it fits with Willy Street (messiness). Building code has come a long way to facilitate conversions, has improved.	M. Tucker
Question	Is there a timetable for redevelopment in the transitional zones or any zone?	S. Steinhoff
	No; the marketplace and other actions will set redevelopment timing	S. Rhees

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	What is difference between NMX and TSS? Do we need 2 districts? NMX is smaller and surrounded on 3 sides by residential, will be different scale.	S. Rhees
	Biggest zoning battles are edge conditions. TSS needs to acknowledge other half of alley. Part of why they are successful is adjacent residential, but it's also a delicate balance.	
Comment	Downtown "transition" and "core" don't recognize historic districts or historic character. Rename "Transition" as "Downtown Residential."	L. Zellers
Question	How are downtown design zones addressed? Apply to PUDs with residential components.	L. Host-Jablonski
Response	Suggest height map with block by block approach.	S. Rhees
	<u>Discussion of Workplace and Employment Districts.</u> How is need for retail, day care, dry cleaning etc addressed? Through secondary uses. M-1 has been eroded due to conflicts between retail and junkyards, etc.	
	What about green space, open, large buildings on large lots? Is this the best use of land? New RDC District helps address.	L. Zellers
Question	If you take out 'suburban' in the title; what is the difference between Suburban Employment and Employment Campus? Response: scale and integration.	Chair Slavney
Question	Good districts but do we now want to zone out what we did in 1960's?	L. Host-Jablonski
Responses	Don't zone out campus districts; many approve of them. What do we want future development to be? Can we redevelop 800 acres now? Probably can't handle the access and transportation. Need to proceed incrementally.	A. Rountree M. Waidelich
Comment	We were challenged by several council members that these districts are inconsistent with natural step principles. Keep in mind that the Plan is future and zoning is the "bridge" to it; need to work incrementally.	M. Lamb
Comment	In transitioning to density, consider traffic capacity, it would be nice if zoning code had transit standards to apply. Is the TOD Overlay adequate to include a broader range of densification?	S. Steinhoff
	Discussion of Institutional Campus district: should have firm boundaries that protect neighborhoods. Allow for positive growth of UW and protect nearby residential. Master plan should define boundaries.	
Question	If UW owns property in commercial use, does it automatically become "Institutional"? No, it wouldn't. Hospitals as well – one has master plan; the other is in process.	A. Rountree
Question	Would district apply to hospitals as well? (Yes, one has master plan; the other is in process.)	K. Saiki
	<u>Discussion of Overlay Districts.</u> Natural Resources – could include upland woods, steep slopes, views of the Capitol. Map view corridors? Assess impact as part of site plan review. (Capitol view is in state statute -1 mile height limit. More of a planning than a zoning issue? We don't have plans for everywhere we have the views. Suggestion that Committee members could help identify views, or ask newspaper to request responses.	Chair Slavney
	We need a product at end of the day – may be more appropriate for a future planning process.	M. Tucker
Comment	Most urban design districts have similar standards, could they be made more generic? Latest district (Park St) would have to be folded in.	L. Host-Jablonski

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Interesting correlation with viewsheds.

### Discussion of Other Issues in Report

PUD development discussion (pg. 44) should include fiscal impact analysis; green building requirements.

Alder J. Kerr

Include “noise” in development standards

L. Zellers

Rephrase terms such as “vested rights” (“existing” rights), rules of interpretation (not construction), annexed territory.

N. Fey

Comment

As we create zoning districts/overlays and move to form based standards, potential of creating new nonconforming structures exists. Staff thinks it will do opposite. (Intent of nonconforming structure in WI law is ultimately the structure crumbles.)

Chair Slavney

Standards such as minimum landscaping, parking, setbacks, etc. – this will add new rules. Some properties won’t meet them – address nonconforming development. Address nonconforming lots. Help people get mortgages and don’t reduce opportunities for reinvestment.

Meeting adjourned 8:00 p.m.