

To: City of Madison Zoning Rewrite Advisory Committee 4-28-2009

Re: ADU Standards

From: Bob Koechley; Barbara Koechley; John Linck; Joan Laurion

Thanks you for allowing us the opportunity to comment on the proposed ADU language in the new City of Madison Zoning Ordinance.

Here are the questions/comments we have about the current draft:

- 1- Does the current draft mean to say that homeowners in residential districts in the City of Madison have the right to build an ADU as long as they comply with the minimum standards outlined in the document? If this is the case, we think it needs to be stated more clearly.
- 2- We don't understand what an overlay district is. Does current draft mean to say that in order to get permission to build any ADU, a homeowner in any non-R2T, R2Y and R2Z district will need to first meet with his/her neighbors on 8 face blocks, create an overlay district, and come to agreement with them about the specifics of any proposed ADU?
- 3- We think that all homeowners should have permission to build an ADU to the minimum standards. If they wish an amendment to those standards, we suggest that they be expected to meet with their neighbors and the city to present their proposed design and come up with guidelines that are appropriate for the neighborhood.
- 4- In regards to the standards:
 - a) The 40% for the square footage figure will be very limiting for homeowners who already live in small homes. We suggest just sticking with a maximum 700 sq feet and if someone wants to build a bigger ADU, he/she will need to create an overlay district.
 - b) We suggest sticking with 3 person occupancy and not specify a "family"

Thanks again.

Dear Rick,

Thank you for preparing the zoning draft to include accessory dwelling units. Our neighborhood group, who have been part of your focus group and have given comment at the zoning committee meetings, got together and went over the draft ADU proposal. We are pleased that the draft contains many of the general building standards we discussed. The suggested design standards would preserve the integrity of the neighborhood. We appreciate being part of the planning process for accessory dwelling units.

Are we correct in understanding the draft to say that Madison residents have the right to build an accessory dwelling unit on their property in residential areas?

We do have concerns about some of the items. To name a few, we would like some clarification about the "overlay district" and find the 40% in the maximum unit size to be problematic for smaller homes in our neighborhoods.

We would like to have the opportunity to make comments to this draft. What would be the best avenue for us to do this?

Thanks,

Bob and Barbara Koechley, Joan Laurion, and John Linck



VANDEWALLE & ASSOCIATES INC.

To: Rick Roll
From: Brian Munson
CC:
Date: Tuesday, April 28, 2009
Re: Revised Residential Zoning Code Draft (3.17.09)

Thank you for the opportunity to comment on the revisions to the residential sections of the Zoning Code Re-write, I apologize for not being able to attend the ZCRAC meeting on the 28th. In reviewing the draft a few items continue to create barriers for implementing urban walkable districts within emerging neighborhoods.

1.) TRP-Planned District

The TRP-Planned district, while described as a Traditional Neighborhood District contains several components of concern, the most concerning of which is the lack of by-right baseline measurements. The removal of the district details results in a district that will function like a PUD; thereby allowing some limited flexibility, removing predictability, and creating an incentive for continued use of PUD zoning which has an identical review process, but greater flexibility. I recognize the overall need to keep the number of sub-districts to a minimum, the use of more detailed standards, divided into sub-districts as described in my comments dated December 8, 2009, would result in a more streamlined process and reduce the incentive for the use of PUD zoning.

This district is further hampered by a call for 20% open space, well above the required dedications which are tied more appropriately to density versus parcel size. For reference the Grandview Commons TND sets aside approximately 11% of its acreage, including a 19 acre community park and numerous pocket parks all of which are walkable and accessible to the surrounding neighborhood.

The district does call for diversity of residential, but requires 20% of the units being multifamily, which may not be appropriate for all sites. This could be strengthened by removing the artificial 20% requirement, adjusting the required number of residential types to four or more and adding alley accessed single family, street accessed single family, two-family, three-four family, and townhomes to accommodate more development types. Splitting these districts would also help further differentiate the code issues as well as built form/massing relationships for each of these development types.

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Shaping places, shaping change

2.) Urban Density

The current draft does not create opportunities for more dense urban/walkable development throughout the City. TR-U2 is the only district that allows for heights greater than three stories, but is intended for “areas near the downtown and the campus”. Creating sustainable growth for the city will require higher density nodes with the potential for heights greater than three stories within walkable nodes throughout the city and should be encouraged through the creation of by-right zoning support.

The creation of urban density is further hampered by the side yard setback that calls for a minimum of 6' plus 1' for every unit greater than 2. This would result in a 36 unit building needing a suburban standard of 40' side yards eliminating any urban context between buildings with more than 8 units. The use of a 15' minimum front yard should also be discussed as to what development patterns would be needed to allow for urban setbacks & streetscapes (0-15' setbacks).

While I understand that there may be additional districts created to address the downtown area, capping development for the rest of the City at three stories with suburban setbacks does not allow for the type of densities called for in the Comprehensive Plan, and would force continued reliance on PUD zoning.



Rick Roll, Senior Planner
Economic & Community Development Division
CITY OF MADISON
215 Martin Luther King Jr. Blvd.
Room LL100
Madison, WI 53703

April 24, 2009

Re: City of Madison Proposed Zoning Ordinance

Dear Mr. Roll:

I am writing to comment on a portion of the new zoning ordinance that is under review by the City of Madison. Part of that document addresses materials that may be prohibited in mixed use and commercial districts. Tilt-up panels are listed among the restricted materials.

I believe that tilt-up panels should be removed from that list. Our firm has teamed with Newcomb Construction to design and construct attractive, successful buildings using tilt-up construction. The quality of these buildings has resulted in significant awards for design on both a state and national level.

While I appreciate that a material or technique can be misused, this could be said of any material. It is the thoughtful and creative application of the technique that brings grace and life to a building design, rather than a limited view of its applicability.

I appreciate the consideration of yourself and the committees who are charged with reviewing the new ordinance.



Douglas Kozel AIA
KEE Architecture, Inc.

To: Rick Roll
From: Roger Guest
Date: 4/28/2009
Re: Revised Residential Zoning Code Draft 3/17/2009

Thank you for providing the current draft of the proposed zoning code for review. We still have some concerns as to how TND communities will be incorporated into this code. As I am not able to attend the meeting this evening, I would appreciate it if you could make these comments available to all concerned.

It appears that new TND neighborhoods would fall into the TR-P district which seems more similar to a PUD development approach. Disadvantages to this include the lack of any by right uses as in all other districts, a review process now requiring a master plan as well as plat map, and potentially less dense development if requirements from SR or TR districts become standards by default. Given the typical geometry of alley accessed sites, the requirements of minimum 40' lot width and wall offsets for lengths over 40' are particularly problematic in maintaining density.

We also are in support of comments made by Brian Munson of VandeWalle & Associates in his memo of 4/28/2009 and remain available to discuss the evolution of TND design possibilities in Madison, perhaps through the development of a set of Master Plan guidelines for this type of neighborhood development.

Thank you,
Roger Guest, Architect, Veridian Homes



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April 27, 2009

VIA EMAIL ONLY – RROLL@CITYOFMADISON.COM

Zoning Code Rewrite Advisory Committee
c/o Rick Roll
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710

RE: Tilt-Up Concrete Panels

Dear Members:

I represent Newcomb Construction Company, Inc. (“Newcomb”) regarding the rewrite of the Madison Zoning Code (the “Code”). My client is very impressed with the careful review that you and the consultants have taken. Almost all of the provisions in your latest draft of April 20, 2009, represent a significant improvement over the present Code. The draft is much more user-friendly and contains land-use principles that will result in more sustainable development. However, there is a provision in the latest draft which is not in the interests of the City and would be absolutely devastating to Newcomb.

Bret Newcomb and I will appear at your April 28, 2009, meeting and urge you to delete from your draft the reference to “tilt-up concrete panels” as a construction material to be discouraged. The language that I am referring to appears in the **Commercial and Mixed Use District’s** section on page 4 of that draft:

L. **Guidelines: Materials.** Nonresidential or mixed use buildings should be constructed of high-quality materials such as brick, stone, textured cast stone, or tinted masonry units. The following materials are generally discouraged:

1. Unadorned plain or painted concrete block
2. **Tilt-up concrete panels;**
3. Pre-fabricated steel or sheet metal panels;

Zoning Code Rewrite Advisory Committee

c/o Rick Roll

April 27, 2009

Page 2

4. Reflective glass; and
5. Aluminum, vinyl, fiberglass, asphalt or fiberboard siding.
6. Exterior Insulation and Finish System (EIFS) should not be used as a principal building material.

All building facade visible from public street or public walkway should employ materials and design features similar to or complimentary to those on the front facade.

From Newcomb's viewpoint, this language does represent a slight improvement over the language contained in your November 10, 2008, draft, in that it is noted as a "guideline" as opposed to a "requirement." However, Newcomb believes that any language that would discourage the use of tilt-up concrete panels is inconsistent with the goals contained in the revised Code. Bret will be able to explain the tilt-up concrete panel process to you in detail, but I want to share with you some background information.

Newcomb began constructing buildings using the tilt-up concrete panel process in 1992. Since 2000, it represents 100% of their business. The use of this cutting-edge construction process is considered to be one of the most important trends in the construction industry nationally. I use the term "cutting edge" to describe this process for the following reasons:

1. **The tilt-up process is the most energy efficient available in green building construction.**

Tilt-up panels are cast on site using locally available and inert materials. The users of the over 75 tilt-up concrete buildings that have been built by Newcomb since 1993, can document significantly reduced utility expenses, instead of the use of traditional construction processes and materials, including the use of masonry.

Zoning Code Rewrite Advisory Committee
c/o Rick Roll
April 27, 2009
Page 3

2. **The tilt-up concrete buildings that Newcomb designs and constructs are aesthetically quite pleasing.**

Newcomb is nationally recognized for building architecturally aesthetic concrete buildings. Ten of its tilt-up buildings have won state and national design awards. Two have won state AIA design awards. Most of these projects are located in the Madison area. I have attached two photographs of recently completed tilt-up buildings.

3. **It costs about 30% less to construct a tilt-up building as opposed to a building that uses masonry.**

Because Newcomb specializes in building tilt-up buildings, they have been able to continuously reduce the cost of construction. As an example, Newcomb recently completed a 200,000 square foot office building for the U.W. Medical Foundation and saved the developer over \$1,000,000 by using tilt-up concrete panels instead of masonry. These cost-savings are critical to a stable economic environment in Madison.

In addition, the consultants' recommendation that tilt-up concrete panels be discouraged is internally inconsistent with a number of provisions in the draft revised Code. From an economic point of view, commercial uses are intended to strengthen and diversify the local economy, expand the local tax space, cultivate an entrepreneurial culture and stimulate job creation. In addition, the draft revised Code is replete with language that construction should substantially minimize any negative environmental standards that might create a nuisance, hazard or harmful discharge of any waste materials. Another important policy in the revised Code is to encourage businesses to provide significant numbers of living wage jobs that contribute to a sustainable economy and a strong tax base. All of these goals can be better achieved by encouraging the use of tilt-up concrete panels.

The "statement of purpose" language contained in your Employment Center District ("EC District") sums up why the use of tilt-up concrete panels should be **encouraged** and not discouraged:

The EC District is established to provide an aesthetically attractive urban working environment intended to promote desirable economic development activities, including high-technology, research and

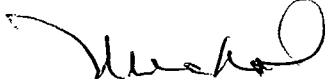
Zoning Code Rewrite Advisory Committee
c/o Rick Roll
April 27, 2009
Page 4

development, testing, and specialized manufacturing establishments, as well as professional offices and business incubators.

It is for these reasons that the tilt-up construction panel process has been extremely well received by City Zoning staff. We urge you to delete any negative reference to this process.

Sincerely,

DEWITT ROSS & STEVENS s.c.



Michael R. Christopher

MRC:dso
Enclosures

Reaching New Heights

2310 Crossroads Drive, Madison, WI



NEWCOMB IS TILT-UP

This 70,000 square foot, 5-story Class A office building is not only the tallest tilt-up building in the Midwest, it received a national award from the Tilt-Up Concrete Association for Outstanding Achievement in Tilt-Up. The original design, by Plunkett Raysich Architects, used conventional building methods. When pricing came back too high to build, however, owner/developer T. Wall Properties asked us to price the building using concrete tilt-up. There was one condition: the overall appearance of the building must remain as originally intended. We were ultimately able to build the building as designed, win a national award for our achievement, and most importantly, save the owner nearly 20% in construction costs.

To find out more about how an award-winning Newcomb tilt-up building can save you money on your next building project, contact Newcomb Construction today.



Newcomb is tilt-up



QUALITY IN DETAILS

The building features several design elements which combine to create a striking exterior. Eighteen tapered columns add visual interest. They are purely architectural and offer no support to the 57'-0" tall tilt-up panels. The columns and tilt-up panels are made of white concrete with a small amount of color additive for a creamy hue. Aluminum cladding was attached to augment the building's modern feel and add a bit of polish.



FROM A DIFFERENT ANGLE

Sharply angled corners are another design feature of this unique building. They are accented with brick that is cast directly into the concrete tilt-up panels. This is not a new technique for Newcomb. It saves considerable labor and time compared to manually laying masonry. The bricks offset the contemporary style of the building and provide a visual contrast to the creamy white color of the concrete tilt-up panels.



Newcomb is tilt-up.

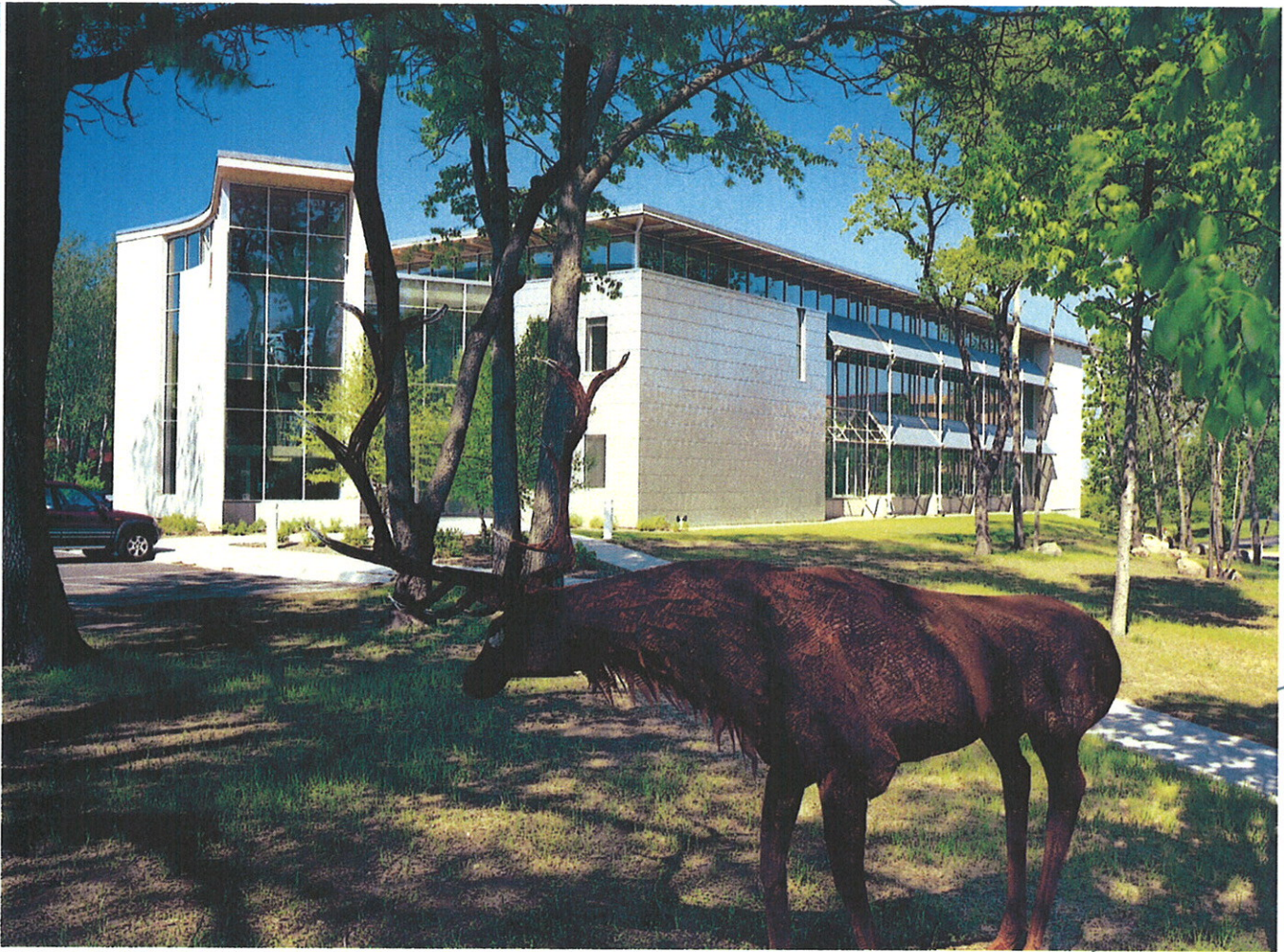


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A walk on the wild side

R S & K, Madison, Wisconsin



NEWCOMB IS TILT-UP

This uniquely designed office building for R S & K was a meeting of the minds for Newcomb Construction and KEE Architecture. Combining concrete tilt-up construction with complex and contemporary architecture, the result is not only catching the eyes of passersby, but those of the American Institute of Architecture as well; this wild design won the Wisconsin AIA's top award for distinguished architecture and construction.

Featuring curved tilt-up panels, triangular panels, and stair-stepped panels, this was by far our most complicated and exciting tilt-up building yet. Exterior aluminum shingles, a douglas fir roof, and an abundance of glass complete the look. Oh, and the elk are pretty cool too.

For more information on the possibilities of tilt-up, contact Newcomb Construction today.



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