



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved ZONING CODE REWRITE ADVISORY COMMITTEE

Wednesday, March 16, 2011

5:30 PM

Madison Senior Center
330 West Mifflin Street
Rooms 1 & 2 (2nd floor)

1. CALL TO ORDER / ROLL CALL

Present: 14 -

Ald. Chris Schmidt; Ald. Satya V. Rhodes-Conway; Ald. Steve King; Nan Fey; Daniel J. Stephans; Diane L. Milligan; Lisa M. MacKinnon; Ledell Zellers; Carole J. Schaeffer; Michael A. Slavney; D. Ken Saiki; Gary A. Brown; Amy E. Rountree and Craig P. Stanley

Absent: 2 -

Tim Gruber and David C. Porterfield

Excused: 10 -

Julia S. Kerr; Ald. Marsha A. Rummel; Sheri Carter; Randall L. Glysch; Janis G. Reek; Gary L. Peterson; Kevin R. Pomeroy; Steve C. Steinhoff; Janet P. Loewi and Lance T. McGrath

Staff Present: Rick Roll, Matt Tucker, Heather Stouder, Bill Fruhling

Chairman Mike Slavney called the meeting to order at 5:40 p.m.

2. APPROVAL OF July 23, 2009 MINUTES

**A motion was made by Stephans, seconded by Zellers, to Approve the Minutes.
The motion passed by the following vote:**

Absent: 2 -

Gruber and Porterfield

Excused: 10 -

Kerr; Ald. Rummel; Carter; Glysch; Reek; Peterson; Pomeroy; Steinhoff; Loewi and McGrath

Ayes: 8 -

Stephans; Milligan; MacKinnon; Zellers; Saiki; Brown; Rountree and Stanley

Abstentions: 6 -

Ald. Schmidt; Ald. Rhodes-Conway; Ald. King; Fey; Schaeffer and Slavney

3. PUBLIC COMMENT

Scott Faust, 210 N. Bassett Street, Madison. Mr. Faust said he owns property downtown and is concerned about downtown design zones and how they limit development on his property. He said he wants flexibility in the new zoning code.

Paul Muench, Urban Land Interests, registered but did not speak.

4. **DISCLOSURES AND RECUSALS**

Chair Slavney said he is involved with the Nolen Centennial Park Committee.

5. [11122](#) Administrative Matters

Chair Slavney reviewed the agenda. Staff was asked to schedule a potential meeting in April 2011.

6. [12186](#) Draft Zoning Code

This Item was Re-referred to the the ZONING CODE REWRITE ADVISORY COMMITTEE

Discussion of Downtown Zoning Districts:

- Staff provided an overview of the downtown zoning districts and summarized the comparison between existing and proposed zoning districts chart. Staff explained the code provisions regarding permitted and conditional uses relative to the number of units in a building.
- Discussion about how existing R-4, R-5, and R-6 districts fit into the DR-1 and DR-2 districts.
- Discussion about C-2 and C-4 districts and how they might fit into the DC, UMX and UOR districts.
- Discussion about whether there is a prototype area in the City that corresponds to the downtown districts.
- Discussion about useable open space. Will reduced usable open space requirements result in more run-off? Staff said the engineering staff looks at stormwater during the site plan review process. Staff will ask engineering staff to look at the impact of reduced usable open space on stormwater run-off. It was suggested that stormwater run-off needs to be looked at from a micro and macro level.
- Discussion about the design guidelines and how they will be used.
- Discussion about the use lists, specifically corner coffee-shop/mixed use in residential districts downtown. Staff explained that they are in the accessory use section of the use tables.
- Discussion about whether the downtown districts should be used elsewhere in the city. Some agreement that they should be used outside the downtown. Staff explained why downtown only districts may be important. Staff would need to compare the downtown districts to the others in the proposed zoning code.
- Discussion about the term "downtown". Is it based on geography or the character of development?
- Discussion about the height map not relating to the downtown districts. The height map would have to be used outside the downtown if the downtown districts were used elsewhere.
- Staff gave a brief summary of the Downtown Plan. The plan is expected to be introduced to the Common Council during the last part of April.
- Discussion about whether a multi-family complex is appropriate in the DR-1 and DR-2 districts. Staff said perhaps they should be taken out from those districts.
- Discussion about making medical, clinic, dental offices permitted uses in the UOR district. Staff noted that the UOR district will be used in very limited areas.
- Discussion about when ZCRAC will review the step-back map. Staff explained how the map will work and when ZCRAC will review it.
- Request to change façade to the English spelling (page 2 of the Downtown Districts document).
- Question about what counts as a story. Will discuss during the discussion about height.
- It was noted that food and beverage uses in the UMX district shouldn't be highlighted in the use table.

- Staff explained supplemental regulations that apply to places of worship. Discussion of making them P/C in the DR-1 and DR-2 districts.
- Discussion about hoop houses. They can be built anywhere for six months as an accessory use. Also discussion about greenhouses and farmer's markets (permitted in the DC and UMX districts).
- Discussion of definition of townhouses and building forms.
- Discussion about the residential point system. Staff explained that the intent of the residential point system is to provide a variety of housing types. It is not used in the DC and UMX districts, just in the DR-1 and DR-2 districts. Question about whether the residential point system should be allowed to be met by a development site versus a building. Could there be a different threshold for different zoning districts? Less for DR-1 for example. Are there examples and alternative approaches to achieve the goal? How long has the City been using the point system and how are we doing?
- Suggestion to use just one word for "church" in the zoning code.
- Request to add (page 1 of draft downtown districts draft) acknowledgement that the downtown districts are intended to preserve our architectural heritage and cultural resources.
- Request to compare the Downtown Plan vision statement to the statement of purpose on page 1 of the downtown districts draft.
- Discussion about co-housing. Why is it more difficult to do than most condo development? Why is the bar higher for co-housing? Make sure the 8 unit threshold is treated the same in supplemental regulations for co-housing and 8 unit buildings.
- Discussion about through-block development. Do we want to do this? No consensus. Staff said it could be a P/C with supplemental regulations-functional open space, future development patterns, impacts on adjacent properties, etc.

7. [10737](#) Meetings and Other Feedback

Next meeting to be determined, likely in April 2011. Staff will poll ZCRAC members to determine the exact date, place and time.

8. **ADJOURNMENT**

**A motion was made by Stephans, seconded by Milligan, to Adjourn at 7:35 p.m.
The motion passed by voice vote/other.**