

MEMORANDUM

To: Madison Plan Commission
From: Mike Slavney, Chair, ZCRAC
Date: 29 July 2010
Re: Cooperative Housing

Commissioners:

I have a commitment in Portage the afternoon and evening of 2 August (consulting on a new Zoning Ordinance and Map), and will not be able to attend your working session. In response to Alder Kerr's request, and in light of my absence, I offer the following for consideration on this issue:

From my perspective, one of the ZCRAC's overall philosophies has been to continue to carefully control the widespread use of all forms of land uses, including housing, so as to continue to create stable and predictable land use relationships within neighborhoods and the community as a whole.

As such, restricting multi-family, institutional, and non-family oriented housing to a few residential and mixed-use zoning districts, and then controlling the location and specifics of such housing through a combination of the zoning map and zoning map amendments and/or conditional use or PUD decisions, is the logical and most effective (and therefore, typical) approach. Specifically, this approach allows the City to blend the mutual objectives of control, stability, and predictability with the ability to respond to great projects and changing situations on a case-by case basis through the zoning map amendment and/or conditional use/PUD processes.

I further wish to stress, that in my opinion, this approach is virtually ubiquitous in zoning ordinances across the country precisely because it effectively blends control with flexibility to address site-specific proposals. I further believe that this approach does not discriminate against a form of ownership, but rather distinguishes between clearly different land uses as recognized by the general public, local officials, ordinances, statutes, and the courts nationwide.

Thank you.