



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved PLAN COMMISSION

*This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

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Thursday, September 3, 2009

5:30 PM

215 Martin Luther King, Jr. Blvd.  
Rm LL-110 (Madison Municipal Building)

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### ZONING CODE REWRITE WORKING SESSION

**Note: Please disregard the note above about this meeting being televised, which only pertains to regular Plan Commission meetings. This session will NOT be televised!**

**Note: A quorum of the Common Council and the Zoning Code Rewrite Advisory Committee may be in attendance at this meeting. Staff from Cuningham Associates may participate in this meeting by video or teleconference.**

### CALL TO ORDER/ROLL CALL

**Present:** 9 -

Michael Schumacher; Lauren Cnare; Julia S. Kerr; Nan Fey; Judy K. Olson; James C. Boll; Judy Bowser; Michael A. Basford and Tim Gruber

**Excused:** 3 -

Eric W. Sundquist; Michael G. Heifetz and Douglas J. Pearson

Fey was chair for this working session.

The Plan Commission unanimously moved to conduct the working session under informal consideration.

Staff present: Rick Roll, Michael Waidelich and Tim Parks, Planning Division, and; Matt Tucker, Zoning Administrator.

### PUBLIC COMMENT

There were no speakers or registrants.

### SCHEDULE OF UPCOMING WORKING SESSIONS

(All sessions begin at 5:30 p.m.):

September 10 (Room 300, Madison Municipal Building)  
September 23 (Parks Conference Room, Room 108, City-County Building)  
October 8 (Room 300, Madison Municipal Building)  
October 22 (Room 300, Madison Municipal Building)  
October 29 (Room LL-110, Madison Municipal Building)

### NEW BUSINESS

1. [15792](#) Adopting and confirming amendments to the Madison General Ordinances as set forth in attached Exhibit F pursuant to Sec. 66.0103, Wis. Stats. to revise the City's Zoning Ordinance.

The Plan Commission held a discussion of the Introductory Provisions section, Zoning Districts and Maps section and Residential Districts section of the draft Zoning Code.

Staff indicated that it planned to summarize the discussions at the working sessions in the form of a memo that would be presented to the Plan Commission at either a later working session or during the public hearing on the draft Zoning Code that would be held in the fall.

During the discussion, the Plan Commission raised the following questions and made the following comments:

- Why is the temporary agriculture district used for annexed lands?
- Add the following text to Section 28.002: create of a sense of place, pedestrian-oriented design, and design of buildings.
- Indicate that the letters (a) - (p) in Section 28.002 are not in any particular order.
- Section 28.002 (g) add "restore"
- Section 28.002 (n) add "enhance"
- Section 28.002 add "Promote the orderly development and economic vitality of the City."
- Section 28.002 (m) remove the word "urban".
- Review Section 28.002 to make sure the language is clear and unbiased.
- Section 28.004, provide consistent examples that can be used by staff as interpretations are made.
- Section 28.021(c) 1., change Traditional Workplace District to Traditional Employment District.
- Subchapter 28.031, explain "consistent" versus "varied" in the residential districts.
- Section 28.036 (1), add "provided they meet the additional criteria listed below..."
- Section 28.036, add word "criteria" to each residential chart (such as the SR-C3 District chart on page 15).
- Section SR-C3 District chart, add "Criteria" to the first row of the chart after SR-C3 District.
- Table 28C-1, why don't public safety facilities have standards?
- Table 28C-, why are single family detached dwellings and two family dwellings conditional uses in the TR-V2 and TR-U2 districts?
- Section 28.036, should there be design standards for multi-family or even two family twins?
- Table 28C-1, can three flats be permitted in additional districts, not just in TR-V1?
- Maximum lot coverage is a new concept in the code. Will rebuilds in Spring Harbor be controlled by maximum lot coverage?
- How were maximum lot coverage numbers determined?
- Can rear yards be completely paved?
- Page 29, TR-U1 District, Up to 75% of required usable open space may be located on balconies or roof decks meeting the standards in Section 28J.0810. This has changed from 50%.
- Have stormwater requirements been considered when creating maximum lot coverage and useable open space?
- Pg 30., TR-U2 District, what is the practical effect of shifting maximum height limit to floor area ratio?
- Look at Bill Fruhling's memo on 1501- reality check for building heights.
- Neighborhood plans could identify recommended heights.
- Is the new zoning code promoting more height?
- Add courtyard apartments, podium buildings, carriage houses, courtyard buildings to allowable building forms in TR-U1, TR-U2 and TR-P districts.
- Why aren't three flats allowed in TR-U2?
- Will bike paths count as open space?
- Pg 36., (b) Street layout, take out "each cardinal direction". Maximum connectivity should be in all directions.
- Page 12 Residential Districts use table, why are home occupations conditional uses? See Section 28.155 (1) for detailed standards.
- Has the city attorney provided an opinion on mixed-use buildings in residential neighborhoods?
- What is the status of the "bad actor" provision on conditional uses and planned unit developments?
- Page 14., Section 28.034 (2) (a), correct typo, "covers" should be "cover"
- The presence of "/C" in the use tables, relating to the P/C and A/C. Staff noted the need to look at the corresponding supplemental regulations in Subchapter 28K, which generally established the threshold whether a particular use was permitted or conditional or accessory or conditional.

## BUSINESS BY MEMBERS

There was no business by members.

## **COMMUNICATIONS**

There were no communications.

## **SECRETARY'S REPORT**

Rick Roll briefly summarized the topics for discussion at the September 10 working session.

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

**A motion was made by Boll, seconded by Basford, to Adjourn at 7:55 p.m. The motion passed by voice vote/other.**