



# City of Madison

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

## Meeting Minutes - Approved PLAN COMMISSION

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Thursday, February 9, 2012

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 300 (Madison Municipal Building)

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### ZONING CODE REWRITE WORKING SESSION

**Note: This Session will NOT be televised.**

#### CALL TO ORDER/ROLL CALL

**Present:** 6 -

Steve King; Chris Schmidt; Nan Fey; Michael W. Rewey; Anna Andrzejewski and Tonya L. Hamilton-Nisbet

**Excused:** 5 -

John L. Finnemore; Marsha A. Rummel; Eric W. Sundquist; Michael G. Heifetz and Bradley A. Cantrell

Staff Present: Rick Roll, Kevin Firchow, Heather Stouder

Fey was chair of the meeting. The meeting was called to order by Chair Fey at 5:05 p.m.

Chair Fey explained the process for conducting the Plan Commission meetings during the zoning map review.

**Motion made by King, second by Schmidt for informal consideration. Motion approved by voice vote/other.**

Chair Fey provided background on the project to date, noting that the project began in 2007 and included over 20 meetings of the Zoning Code Rewrite Advisory Committee. Chair Fey further noted that the Zoning Code Rewrite Advisory Committee met for approximately 50 hours as it reviewed the zoning code text and map.

#### PUBLIC COMMENT

Rek Kwawes, 2119 East Washington Avenue, Madison said she represented Madison Community Co-operative and was available to answer questions.

#### DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

[12186](#)

Draft Zoning Code

#### **This item was Re-referred to the PLAN COMMISSION**

Staff summarized handouts and described the Zoning mapping methodology process. The mapping process started during the spring of 2011, when the Zoning Code Rewrite Advisory Committee endorsed the staff's recommended mapping approach. Staff noted the following principles:

1. The mapping process is not a land use planning process;
2. Limit the creation of nonconforming uses;
3. Maintain existing development patterns unless adopted plans recommend otherwise.  
Don't "up zone" or down zone" without direction of adopted city plans.

Staff noted that most properties are in the "easy" group where the existing use and adopted plans for the area are consistent. In general, no specific changes were recommended in this group (80% map). For the remaining areas where adopted plans and existing use are inconsistent, in some instances the plans took precedence, in others, the uses did. Undeveloped areas were not given permanent zoning if they have temporary zoning now.

Request to define what "down zoning" and "up zoning" mean. Staff explained the meaning of those terms. Down zoning reduces the development potential of a property from its current potential, while up zoning increases the development potential of the property.

Question about why a tennis court is zoned temporary agriculture when it is not an agricultural use. Staff described how annexed parcels are placed in a temporary zoning classification until development is proposed on the parcel.

Staff presented the draft zoning maps in a Power Point presentation.

Question about the difference between the Employment Campus District and the Suburban Employment Campus District. Staff explained that the Employment Campus District is urban in character and the Suburban Employment Campus District is suburban.

Staff explained that the mixed-use districts and the traditional residential districts are major changes from the current zoning code.

Discussion about the difference between the Mixed-Use Center District and Planned Development District. It was noted that the Mixed-Use Center District allows more flexibility than the Planned Development District.

Discussion about how to approach the review of the draft zoning maps. Support to cluster areas of discussion based on commonality of issues.

The Plan Commission requested a staff memorandum on the draft zoning maps similar to the memorandums staff prepared as the zoning text was reviewed. Focus on specific map panels with comments for each panel.

## **Next Meeting**

Tuesday, February 14, 2012

## **ADJOURNMENT**

**A motion was made by King, seconded by Rewey, to Adjourn at 6:34 p.m. The motion passed by voice vote/other.**