



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building, Suite LL100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
FAX 608 267-8739
PH 608 266-4635

COVER MEMORANDUM

TO: Zoning Code Rewrite Advisory Committee

FROM: Planning and Zoning Staff

SUBJECT: Comments Received on Draft Zoning Map

DATE: November 14, 2011

The purpose of this memorandum is summarize the comments staff have received to date on the draft zoning map and list key policy issues that have been raised by the public since the draft map was released for review and comment earlier this year. The comments that follow this cover memorandum are provided for your information. You will note when reviewing the comments that many refer to specific properties and do not reach the level of a "policy" issue. It is not expected that the Zoning Code Rewrite Advisory Committee make a recommendation on those comments. However, some comments do raise policy issues that ZCRAC may want to take a position on as it forwards the zoning map to the Plan Commission. Those key policy issues that were identified after public review and comment thus far are listed below. For your convenience, the draft zoning map comments are organized by policy issues and general comments as follows:

Pages 1 – 16: Issues relative to mapping of TR-C2, TR-C3 and TR-C4.
Pages 17 – 22: Transformational zoning
Pages 23 - 47: Housing co-operatives
Pages 49 - 52: Zoning of parks and conservancy areas
Pages 53 – 101: General comments/questions

Please be advised that staff has prepared a second, more detailed memorandum that addresses all policy issues that have been raised to date, including those identified by ZCRAC members. The detailed memorandum, that includes all policy issues that have been raised to date, will be discussed at the November 14th, 2011 ZCRAC meeting.

If you have any questions about the comments, please contact Rick Roll by e-mail at rroll@cityofmadison.com or by telephone at 267-8732.

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From: Amy Rountree [amytree@tds.net]
Sent: Saturday, September 17, 2011 11:18 PM
To: Roll, Rick; Stouder, Heather
Subject: zoning in Greenbush and Vilas

Hi Rick and Heather:

I've been thinking about the zoning map as presented at the last ZCRAC meeting, and how it fits with our neighborhood plan. The desire for our neighborhood, as stated in our neighborhood plan, is to effect a downzoning that will protect remaining single-family housing and further stabilize our eclectic neighborhood, especially in the area of the neighborhood that includes Chandler Street and areas south of Chandler Street.

TR-C4, in many ways, will be an improvement on our current zoning, as it will allow for the small lot sizes present in most of our neighborhood. I'm afraid, however, that as a blanket zoning it could actually result in a net increase of multi-unit housing in our neighborhood, which would be the opposite of the downzoning we are looking for according to our neighborhood plan. TR-C4 could allow for more multi-unit housing in Greenbush because the minimum lot size for a two-unit dwelling is 6,000 square feet, rather than 8,000 square feet under current zoning. After our last neighborhood association meeting, several residents expressed concerns to me about this potential.

I would like to solve this problem by downzoning lots in our neighborhood on Chandler Street and south that are 6,000 square feet and larger and do not currently have more than one dwelling unit to TR-C2, while maintaining the overall TR-C4 in the rest of this part of the neighborhood. This would, I believe, achieve the hopes of our neighborhood plan in stabilizing Greenbush and maintaining a wide variety of options for residents of our neighborhood.

Furthermore, I would like to ask you and Heather to take a look at the zoning in our next-door neighborhood Vilas. This weekend I have been thinking about the variety of lots and homes Vilas has and the new zoning proposed for Vilas. I think that TR-C3 will not be the best replacement for the current R4A zoned areas in Vilas.

In the area of Vilas including Oakland Avenue and north to Regent Street, I think that TR-C4 would be a better fit than the proposed TR-C3. The lots in this area are almost uniformly smaller than 5,000 square feet, and I think that the lot allowances of TR-C4 would be a better fit for this area than TR-C3.

In other parts of Vilas, I believe that, just as Greenbush's neighborhood plan called for protection for single-family housing, the R4A zoning designation in Vilas was created during the 1970s to slow down the creation of multi-unit housing in Vilas, as it does not allow for creation of new multi-unit housing. TR-C3 would allow for much more creation of multi-unit housing in current R4A zoned areas of Vilas, as it has much smaller minimum lot sizes for 2 and even 3 unit dwellings than R4A does. I wonder if a patchwork zoning arrangement similar to the one I propose for Greenbush might be truer to the desires that the residents of Vilas were trying to achieve with the R4A rezoning by protecting existing single-family dwellings.

I would be interested to hear your and Heather's thoughts on this.

Thanks,
Amy Rountree

*Quantum potes, tantum aude.
Dare to do as much as you are able.*

Re zoning map.txt

From: Ron Rosner [rosner7@charter.net]
Sent: Tuesday, September 06, 2011 7:20 PM
To: Roll, Rick
Subject: Re: zoning map

Rick
Thanks for your prompt reply.
Ron

On Sep 6, 2011, at 1:28 PM, Roll, Rick wrote:

Hi Ron,

Thanks for contacting me with your question about the draft zoning map as it relates to District 5. You note in your e-mail that there are small clusters of R-2 zoned properties that are proposed for TRC-4 zoning. Our basic strategy here is to make nonconforming structures (setbacks, lot areas, etc.) conforming whenever possible. While duplexes are allowed in TRC-4, the minimum lot size for them is 6,000 square feet, thereby effectively preventing them from being developed in this area since the existing lot sizes are less than 6,000 square feet. The proposed TRC-4 zoning will not result in increased density on those properties because they do not have enough lot area to develop a duplex. Please let me know if you have additional questions. Thanks again for contacting us.

Sincerely,

Rick Roll

-----Original Message-----

From: Ron Rosner [mailto:rosner7@charter.net]
Sent: Tuesday, September 06, 2011 10:16 AM
To: Roll, Rick
Cc: Betsy Greene
Subject: zoning map

Rick
I've been covering zoning issues for the Regent Neighborhood Assn for the past 20 years.

A question arises regarding the proposed zoning map which includes our area, basically Alder dist 5. On the proposed map it appears that small clusters of homes, currently zoned R-2, will be designated TR-C4. Examples include: the corner of Roby and Van Hise; and S. Spooner and Van Hise. Our concern is whether the proposed zoning designation would permit increased density on those properties in the future.

I look forward to your reply.

Ron Rosner
238 1828

Proposed Zoning Map Open House - Comment Sheet



Date: 9/29/11
 Contact Information (Optional)

Name: Doug Carlson
 Home Address: 1018 Oakland Ave Madison 53711
 Street City State Zip
 E-mail: dcarlson54@gmail.com Phone: 256-1090

Comments about Specific Areas

Location(s) (please list street, intersection, or address and/or circle area on map on the opposite side)	Comments
#1 1011, 1015, 1101, 1105 Harrison	These lots appear to have been "cherry-picked" to TR-C4 due to their small lot sizes or setbacks. If these are excluded from TR-C3's, why not exclude 1002 Goodfield?
	1205 Jefferson is 1700 Jefferson for the same reason? What about the 1000 block of Oakland where most lots are < 4000 sq. ft. and will be non-conforming?
#2 1714 Adams, 1711 Jefferson, 1005 Grant	These homes appear to be "cherry-picked" to TR-VI/2 because they've been steeled into four units. Why give them this exception and allow them to be conforming in perpetuity rather than keep a consistent zoning with neighboring properties and apply the same grandfathering clause that applies to other high-occupancy rentals? → in TR-C3/R4A

General Comments

It appears that several properties in the Vilas neighborhood have been excluded from the TR-C2 or TR-C3 zoning due to existing uses or lot sizes, while other existing non-conforming properties have not been excluded. This is very inconsistent. I suggest a more consistent approach, generally in favor of more uniform zoning and against "cherry-picking" certain properties for exception. Please see specific examples on the left. ←

Please submit comments on the Draft Zoning Map in the way that works best for you:

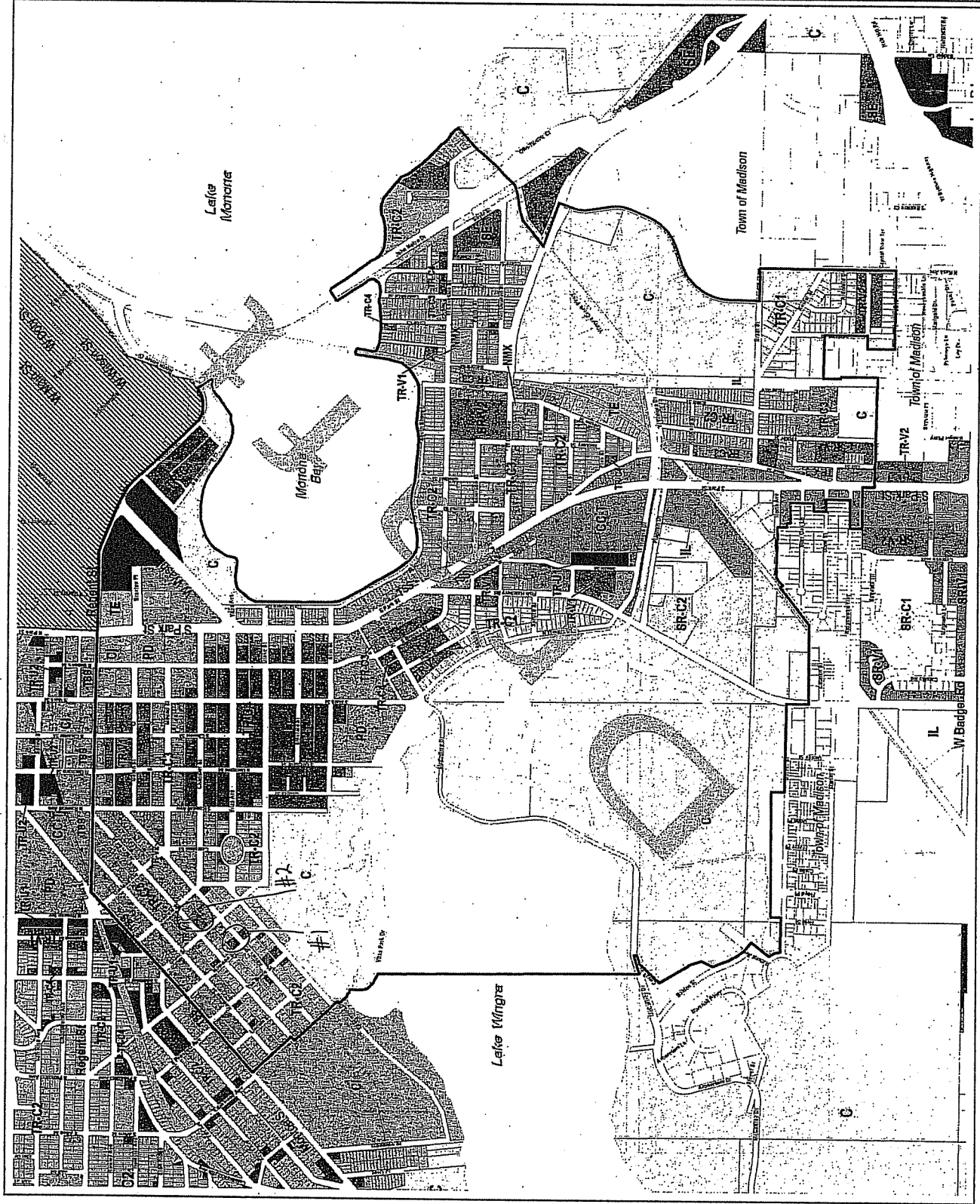
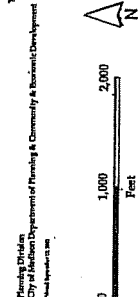
- Return this sheet to City staff at the open houses or
 - Mail or drop off this sheet to the address below by Friday, October 21, 2011
- City of Madison Planning Division
 Attention: Rick Roll, Zoning Code Rewrite Project
 215 Martin Luther King Jr. Blvd. Suite LL-100
 Madison, WI 53703 or
- Submit your comments electronically on the Zoning Code Rewrite website at the following link:
<http://www.cityofmadison.com/neighborhoods/zoningrewrite/contactUs.cfm>

For more information, visit the Zoning Code Rewrite website: <http://www.cityofmadison.com/neighborhoods/zoningrewrite>

With questions, please contact Senior Planner Rick Roll at (608) 267-8732 or rroll@cityofmadison.com

City of Madison
Proposed Zoning Districts
Aldermanic District 13
September 2011

- Alldermanic District Boundary
- DT - Downtown - No yet parafid
- A - Agriculture District
- UA - Urban Agricultural District
- C - Community District
- TR-R - Traditional Residential - Rural District
- BR-C1 - Suburban Residential - Consistent District 1
- BR-C2 - Suburban Residential - Consistent District 2
- BR-C3 - Suburban Residential - Consistent District 3
- BR-V1 - Suburban Residential - Yield District 1
- BR-V2 - Suburban Residential - Yield District 2
- TR-C1 - Traditional Residential - Consistent District 1
- TR-C2 - Traditional Residential - Consistent District 2
- TR-C3 - Traditional Residential - Consistent District 3
- TR-C4 - Traditional Residential - Consistent District 4
- TR-V1 - Traditional Residential - Yield District 1
- TR-V2 - Traditional Residential - Yield District 2
- TR-U1 - Traditional Residential - Urban District 1
- TR-U2 - Traditional Residential - Urban District 2
- TR-P - Traditional Residential - Planned District
- NRK - Neighborhood Mixed-Use District
- TSS - Traditional Shopping Street District
- MKC - Mixed-Use Center District
- CCP - Commercial Corridor - Transitional District
- CC - Commercial Center District
- TR - Traditional Employment District
- BR - Suburban Employment District
- ERC - Suburban Employment Center District
- EC - Employment Center District
- IL - Industrial - Limited District
- IG - Industrial - General District
- PD - Planned Development District
- PD-MHP - Planned Mobile Home Park District
- AP - Airport District
- C - Campus Institutional District
- Other Cities and Villages



Planning Division
City of Madison Department of Planning & Community Development
Headquarters

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From: rpyramid@aol.com
Sent: Thursday, September 22, 2011 6:32 AM
To: Roll, Rick
Subject: Zoning Code Rewrite Contact Form

General Information

Name : Ron Shutvet

Business :

Address :

City :

State :

ZIP :

Email : rpyramid@aol.com

Message :

TR-C3 and TR-C4 are confusing and seem out of order. TR-C4 should have the Primary District Purpose of TR-C3 and TR-C3 and visa versa.

Roll, Rick

From: Chris Lukas [lukas@luhala.com]
Sent: Thursday, October 20, 2011 2:32 PM
To: Roll, Rick
Subject: Comment on rezoning map

As a resident of the Merry / Winnebago / Buell St. (district 6 / near east isthmus) area, I'd like to comment on the proposed rezoning. The new zoning map seems to capture the appropriate use and feel of the area.

I would like to specifically highlight the properties at 1626 and 1628 Winnebago which have been zoned TR-C3 in the new code which matches the current use of those properties, the neighborhood's desired use, and the planned use as specified in the comprehensive plan. Note that many of the neighbors feel these properties were incorrectly zoned previously.

I would also encourage you to take any comments from the currently registered property owner (a management company) lightly. Those two properties are in foreclosure court so their ownership is questionable as is their motivation to support the quality of life in our neighborhood.

Thanks

Chris Lukas
321 Riverside Dr.



Proposed Zoning Map Open House - Comment Sheet

Date: 10/6/11
Contact Information (Optional)

Name: KAREN MATTIONI
Home Address: 1710 TAHARA RACE MADISON 53704
E-mail: Karenahome@gmail.com Phone: 242-1549

General Comments

The materials sent out were very difficult to research because the codes, etc were not included.

Comments about Specific Areas

Location(s) (Please list street, intersection, or address and/or circle area on map on the opposite side)	Comments
<u>Tahara Place and nearby areas</u>	<u>The residential areas are being supposed to be R-C-4. This area is being changed to make it more like R-C-4.</u> <u>It seems you could have a single family not conforming lot as opposed to requiring single and two family homes.</u>

Please submit comments on the Draft Zoning Map in the way that works best for you.

- Return this sheet to City staff at the open house or
- Mail or drop off this sheet to the address below by Friday, October 21, 2011
City of Madison Planning Division
Attention Rick Roll, Zoning Code Rewrite Project
215 Martin Luther King Jr. Blvd. Suite LL-100
Madison, WI 53703
- Submit your comments electronically on the Zoning Code Rewrite website at the following link: <http://www.cityofmadison.com/neighborhoods/zoningrewrite/contactUs.cfm>

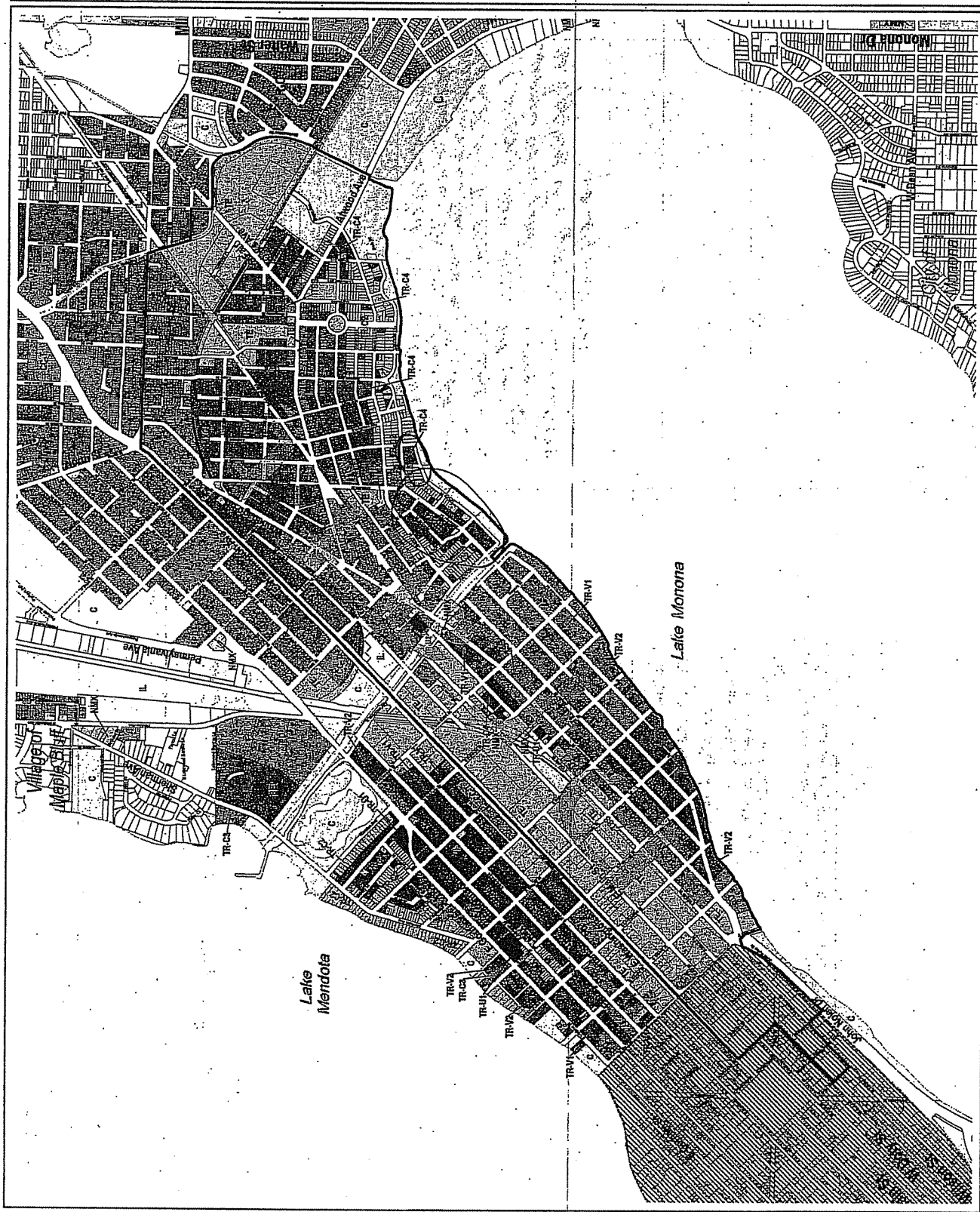
**City of Madison
Proposed Zoning Districts
Aldermanic District 6
September 2011**

- Altamont District Boundary
- DT - Downtown - Not yet provided
- A - Agriculture District
- UA - Urban Agricultural District
- C - Community District
- TR-R - Traditional Residential - Rustic District
- TR-C1 - Traditional Residential - Consistent District 1
- TR-C2 - Traditional Residential - Consistent District 2
- TR-C3 - Traditional Residential - Consistent District 3
- TR-V1 - Traditional Residential - Village District 1
- TR-V2 - Traditional Residential - Village District 2
- TR-C1 - Traditional Residential - Consistent District 1
- TR-C2 - Traditional Residential - Consistent District 2
- TR-C3 - Traditional Residential - Consistent District 3
- TR-C4 - Traditional Residential - Consistent District 4
- TR-V1 - Traditional Residential - Village District 1
- TR-V2 - Traditional Residential - Village District 2
- TR-U1 - Traditional Residential - Urban District 1
- TR-U2 - Traditional Residential - Urban District 2
- TR-P - Traditional Residential - Planned District
- NMC - Neighborhood Mixed-Use District
- TGB - Traditional Shopping Street District
- MCC - Mixed-Use Center District
- CCP - Commercial Center - Traditional District
- CC - Commercial Center District
- TR - Traditional Employment District
- BE - Suburban Employment District
- SEC - Suburban Employment Center District
- EC - Employment Campus District
- IL - Industrial - Limited District
- IG - Industrial - General District
- PD - Planned Development District
- PD-MEP - Planned Mobile Home Park District
- AP - Airport District
- CI - Campus Institutional District
- Other Cities and Villages

Planning Division
City of Madison Department of Planning & Community & Economic Development
Revised: January 1, 2011

0 500 1,000 Feet

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From: Tucker, Matthew
Sent: Wednesday, October 12, 2011 3:45 PM
To: 'whitesel29 tds.net'
Cc: 'Brian Solomon'; Roll, Rick
Subject: RE: FW: Zoning Issue?

Russ- One goal with the project was to recognize the pre-1966 zoning condition, generally the zoning requirements in place at the time these neighborhoods developed. To that effect, we think we have districts that work to allow place for additions, as compared to the existing requirements. You should probably spend some time looking at the new requirement and the mapped area, to see what the regulations would be.

Here is a very basic comparison:

Existing R2 (single family):

- 50' minimum lot width
- 6,000 sq. ft. minimum lot area
- 30' front setback
- 6' (single story) 7' (2-story) side setbacks
- 35' rear setback

Proposed TR-C2 (single family):

- 40' minimum lot width
- 4,000 sq. ft. minimum lot area
- 20' front setback (maximum setback no greater than 20% block average)
- 5' (single story) 6' (2-story) side setbacks (also, lots less than 40' use 10% of lot width for minimum setback)
- 30% lot depth or minimum 30' rear setback, lesser of two.

Proposed TR-C4 (single and two family):

- 30' minimum lot width for single family, 40' minimum lot width for two family
- 3,000 sq. ft. minimum lot area for single family, 6,000 sq. ft. lot are for two-family
- 15' front setback (maximum setback no greater than 20% block average)
- 5' side setback (also, lots less than 40' use 10% of lot width for minimum setback)
- Rear yard: Alley access to attached garage = 2', otherwise 20'

Another concept: we have changed the way the "depth penalty" is calculated. It is now called "side wall offset"
Graphic here:

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(2) Sidewall Offset

In order to avoid the monotonous appearance of long unbroken building facades from streets or abutting properties, any portion of a building side wall located within eighteen (18) feet of the side lot line that exceeds forty (40) feet in depth shall be set back an additional two (2) inches from the side lot line for every foot over forty (40) feet in depth. This requirement applies to all new construction with the following exceptions:

- (a) Within the TR-P and TR-C4 districts, alley-loaded residential buildings are exempt from this requirement as it applies to building side walls within interior side yards.
- (b) For nonresidential buildings within residential districts, any portion of a building side wall that exceeds forty (40) feet in depth shall be set back an additional two (2) inches from the side lot line for every foot over forty (40) feet in depth.
- (c) This requirement applies to above-ground structures. In cases where buildings are connected by an underground space, the buildings are considered detached.

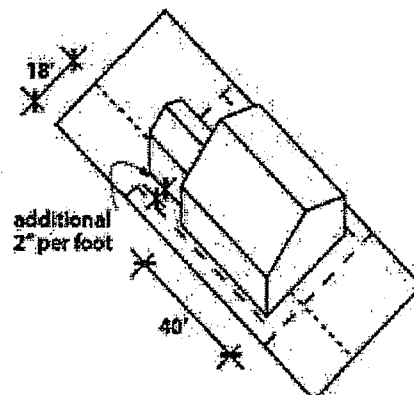


Figure C1: Sidewall Offset

Also, please note, one comment we have heard is that the side yards may not be narrow enough. Some of this has show up in the mapping process. To respond, we are looking at increasing the "minimum side yard = 10% of lot width" rule to apply to lots *less than 50' wide* (currently applies only to lots less than 40' wide). Any feedback about that concept would be greatly appreciated.

If you have a more specific question or could point to an example of a problem, please ask or provide the information. If it is easier to give a call, that would be fine too.

Matt Tucker
266-4569

From: Brian Solomon [mailto:briansolomon@charter.net]
Sent: Tuesday, October 04, 2011 11:34 PM
To: 'whitesel29 tds.net'; Tucker, Matthew
Subject: RE: FW: Zoning Issue?

Matt: See below. Maybe you two can connect? Thanks so much, Brian

-----Original Message-----

From: whitesel29 tds.net [mailto:whitesel29@tds.net]
Sent: Tuesday, October 04, 2011 10:51 AM
To: Brian Solomon
Subject: Re: FW: Zoning Issue?

yes. Can you translate matt's "answer" for our area? The old set-back requirement was really a bar against any additions in the way it was applied. I can't tell from the response whether the old problems will re-emerge under the new code.

Sorry to bother you with this, but with the amount of remodeling being done in the DM area (not by us at the moment) a return to the old standards would be a major problem. New home construction may be down in county, but that has meant a significant increase in remodeling and

additions.

Let me know how you would like to proceed. I would be glad to ask my specific questions of matt if that would be best option.

thanks.

russ

On Mon, Oct 3, 2011 at 9:26 PM, Brian Solomon <briansolomon@charter.net> wrote:
Is this the issue?

-----Original Message-----

From: Tucker, Matthew [mailto:MTucker@cityofmadison.com]

Sent: Wednesday, September 28, 2011 2:27 PM

To: 'Brian Solomon'

Subject: RE: Zoning Issue?

I think what he is talking about is the *Area Exception* process, which allowed property owners in R2 neighborhoods to ask for a setback exception to a certain point without it being necessarily a *variance* request. The standards and criteria are different from a *variance*, and in theory they should have been easier to obtain (but not necessarily). Problem was, the *Area Exception* opportunity was exclusive to certain R2 properties only, and we felt that under a new code, any property requesting a zoning exception should probably be reviewed under similar standards and criteria, which in this case is a *variance*. We did add an additional standard to those listed for a variance, which gets to some aspect of the area exception: *#6 The proposed variance shall be compatible with the character of the immediate neighborhood.*

With the new code, we went into the project early knowing that the *area exception* process could be eliminated if we had appropriate setback requirements established for the places where area exceptions were being requested. There was no oversight, the *area exception* was clearly decided to be removed by the consultant and staff, and affirmed by Plan Commission. At this time, we believe the *area exception* is not necessary, but also acknowledge it could be reintroduced into the code if it is determined to be needed in the future.

Matt Tucker

From: Brian Solomon [mailto:briansolomon@charter.net]

Sent: Tuesday, September 27, 2011 8:40 PM

To: Tucker, Matthew

Subject: Zoning Issue?

-----Original Message-----

From: whitesel29 [tds.net](mailto:whitesel29@tds.net) [mailto:whitesel29@tds.net]

Sent: Tuesday, September 27, 2011 10:05 AM

To: Brian Solomon

Subject: Re: FW: update

brian--Last spring (winter) you mentioned that the new zoning rewrite didn't reflect the provision that permitted dudgeon-monroe neighborhood to avoid having to get a variance for side yard setbacks. I am quite sure it was taken care of, but was trying to confirm. It was an odd provision

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and I am not sure where the exception would be in the code. I may not be describing it well; but hopefully this will help to find an answer.
Thanks for responding. Talk to you later.

russ

On Mon, Sep 26, 2011 at 8:59 PM, Brian Solomon <briansolomon@charter.net> wrote:
Russ, greetings and thanks for writing. Can you tell me more about what you mean? I'm not sure I'm familiar with this issue. I'm ccing our zoning administrator so he is in the loop and can, ideally, respond.

Thanks, Brian

-----Original Message-----

From: whitesel29 tds.net [mailto:whitesel29@tds.net]

Sent: Wednesday, September 21, 2011 9:26 AM

To: Brian Solomon

Subject: update

Brian--Saw your update. thanks. reminded me of the glitch that was found in the new zoning regs regarding side yard variances. Did that ever get changed? It seems like a minor issue, but as you know, it is very important to those residents interested in remodeling to stay in neighborhood. If it didn't get changed, could you email me? I would be glad to help get it changed if needed. Thanks. Know you are busy--but would be glad to get together (even briefly) to talk about developments and CDBG issues.

russ whitesel

Roll, Rick

From: Gary Peterson [plannergary@sustainablegary.com]
Sent: Thursday, July 21, 2011 2:02 PM
To: Roll, Rick
Subject: Re: Draft Zoning Maps

Categories: Red Category

Rick: That is your decision. Whatever you want.
 Gary

On Thu, Jul 21, 2011 at 1:04 PM, Roll, Rick <RRoll@cityofmadison.com> wrote:

Thanks Gary. Do you want me to share this with the ZCRAC members?

Rick

From: Gary Peterson [mailto:plannergary@sustainablegary.com]
Sent: Thursday, July 21, 2011 12:44 PM
To: Roll, Rick; Tucker, Matthew
Cc: Murphy, Brad; Cover, Steven; Schmitz, Susan; Gary Peterson
Subject: Draft Zoning Maps

Rick and Matt: I wanted you to know that I think you and the balance of the staff are doing a very good job with the mapping. Your efforts to reduce the number of nonconforming uses and structures is very good. You have also done a good job of keeping planning policy out of the ordinance. Before I "had" to leave last night's meeting there was discussion of zoning several legally zoned uses to be zoned in a way that would require the owner to redevelop in a manner the owner may not want to. Further, I understand staff has been requested to search for other locations where we could do this. I would not support this. I support what staff has been doing to date. First, I do not want planning policy in the zoning ordinance. Second, we must rid the municipality of the attitude we can "make" property owners do development they may not choose to do. When I reported this approach at the DMI Economic Development Committee this morning one of the committee members commented, "Yes, make them move to Verona." We want to provide developers with sufficient positives that they will want to develop to the maximum permitted in the Comprehensive Plan. Keep up the good work and if there is anything I can do to help please let me know.

Gary

--
 Gary L. Peterson, AICP
 Sustainable Services, Inc.
 210 Marinette Trail
 Madison, WI 53705
 Phone (608)231-1199
 Cell (608)334-0397

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Gary L. Peterson, AICP
Sustainable Services, Inc.
210 Marinette Trail
Madison, WI 53705
Phone (608)231-1199
Cell (608)334-0397

Roll, Rick

From: Gary Peterson [plannergary@sustainablegary.com]
Sent: Monday, October 17, 2011 12:10 PM
To: Roll, Rick
Subject: Re: Next ZCRAC Meeting: November 14.

Categories: Red Category

Rick: I plan to attend and at the this time my only comment I would have on the map would be if we tried to force shopping center owners into some thing they are not now.

Gary

On Mon, Oct 17, 2011 at 9:36 AM, Roll, Rick <RRoll@cityofmadison.com> wrote:

Hello Everyone,

Based on my poll of ZCRAC members, our next ZCRAC meeting will be held on **Monday November 14th at 5:30 p.m.** at the Madison Senior Center. At the meeting, staff will provide a summary of what we've heard from people regarding the draft zoning maps. We will also discuss recommended changes to the draft map based on a few technical mapping mistakes we've discovered during the review process.

In preparation for the meeting, **please e-mail me any comments you have on the draft zoning map.** I will collect these comments so we can discuss them at the November 14th meeting and pass them along to the Plan Commission.

Please let me know if you have any questions.

Thanks,

Rick Roll

Senior Planner

City of Madison

Department of Planning

& Community

& Economic Development

Planning Division

215 Martin Luther King, Jr. Blvd.

P.O. Box 2985

Madison, WI 53701-2985

608-267-8732 PH

608-267-8739 FAX

rroll@cityofmadison.com

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Gary L. Peterson, AICP
Sustainable Services, Inc.
210 Marinette Trail
Madison, WI 53705
Phone (608)231-1199
Cell (608)334-0397

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From: David Keller [David@kellerrealestategroup.com]
Sent: Thursday, October 13, 2011 4:13 PM
To: Tucker, Matthew
Cc: Roll, Rick; Thomas Keller
Subject: RE: Zoning for Packers and Tennyson property

Matt,
My brother Tom is handling this property and he will be in touch with you.
Thanks.

David Keller
Keller Real Estate Group
448 West Washington Avenue
Madison, WI 53703

608-227-6543 x 102 (O)
608-575-3797 (cell)
608-255-5005 (fax)

David@KellerRealEstateGroup.com

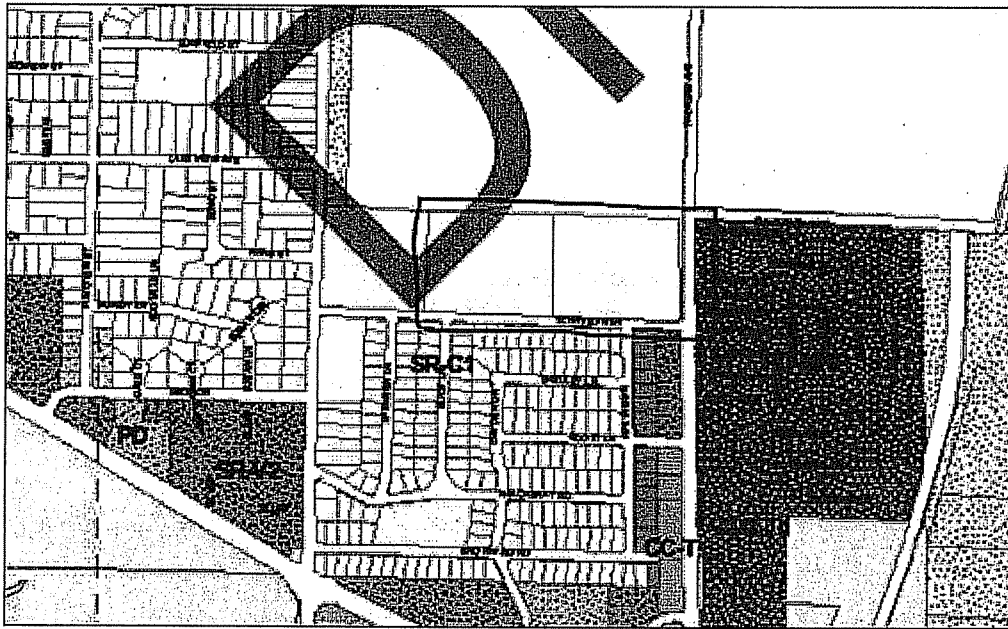
From: Tucker, Matthew [mailto:MTucker@cityofmadison.com]
Sent: Wednesday, October 12, 2011 5:34 PM
To: David Keller
Cc: Roll, Rick
Subject: Zoning for Packers and Tennyson property

Dave, your emails today remind me that Alder Rhodes-Conway asked me to send you a message about the subject property, to advise what changes are proposed zoning-wise.

For the property, we have recommended the SR-C1 Single-family residential zoning district. You might ask why this was selected. To answer that question, we look to the mapping methodology. Here is a link to the approved mapping methodology memo:
<http://www.cityofmadison.com/neighborhoods/zoningrewrite/documents/FinalMemoJune15.pdf> In summary, the reason why it was selected primarily focuses on: the surrounding land uses, the land use recommendations in the Comprehensive Plan for the property, and the existing condition of the property (which is a generally vacant site without an active land use). Keep in mind, this recommendation comes forth outside of any specific redevelopment or re-use proposal for the lots.

Here is the map for the general area:

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Matt Tucker

Roll, Rick

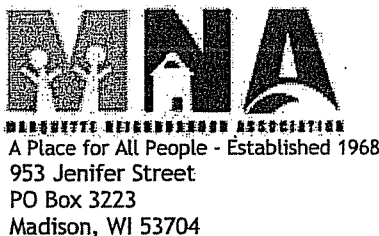
From: Scott Thornton [sbthornton@gmail.com]
Sent: Wednesday, July 20, 2011 12:42 PM
To: Roll, Rick; Schmidt, Chris; Rhodes-Conway, Satya; King, Steve; dan.stephans@wisconsin.gov; mhuggins@charter.net; diane.milligan@gmail.com; onlyseetwo@yahoo.com; rgbk@sbcglobal.net; lmacmadison@gmail.com; Zellers, Ledell; janr@projecthomewi.org; cschaeff@smartgrowthmadison.com; plannergary@sustainablegary.com; mslavney@vandewalle.com; kevin@1kfriends.org; ksaiki@ksd-la.com; gbrown@fpm.wisc.edu; amytree@tds.net; stevesc@tds.net; daveporterfield@charter.net; cstanley@sg-re.com
Cc: mnaboard@marquette-neighborhood.org; Mayor; Rummel, Marsha; David Sparer; Julie Spears
Subject: Support for "Co-op friendly" Zoning in the Marquette Neighborhood
Attachments: MNA_coop_zoning_letter_ZCRAC_7.15.11.pdf

Please find the attached letter from the Marquette Neighborhood Association reiterating support for "co-op friendly" zoning in our neighborhood. It is important to the neighborhood that this be addressed during the mapping phase of the zoning code rewrite.

Sincerely,

Scott

Scott B. Thornton, President
Marquette Neighborhood Association



Board of Directors

Scott B. Thornton, President	Todd Jensen
Michael Jacob, Vice President	Lindsey Lee
Cheryl Solaris, Treasurer	Troy Pickl
Corey Gresen, Secretary	Maria Sadowski
Carl Durocher	Julie Spears
Christina Hinkley	Anne Walker

* Via E-mail *

Members of the Zoning Code Rewrite Advisory Committee

Re: Allowing "Co-op friendly" Zoning in the Marquette Neighborhood

July 15, 2011

Dear Committee Members,

The Marquette Neighborhood Association Board of Directors would like to reiterate its expressed support for "co-op friendly" provisions in the zoning code rewrite and mapping process.

The Marquette neighborhood is home to at least five housing cooperatives. Given the steady increase in housing prices, housing cooperatives offer an affordable and sustainable alternative to traditional renting or owning. Housing cooperatives also often rehabilitate and maintain our older housing stock in a way some private landlords do not. Housing cooperatives are valuable assets that diversify the housing options in our neighborhood. The MNA Board of Directors remains highly receptive to new co-ops being established here.

MNA members, alongside co-operative housing advocates, urged the Common Council this March, without success, to support the co-op friendly zoning code text for the districts likely to apply to our neighborhood. The zoning code text, as passed, will disallow co-operative housing in the majority of our neighborhood, the R4A district between Ingersoll St. and the Yahara River. It will also make converting multi-unit buildings unnecessarily difficult by requiring a conditional use permit simply to have the same number of occupants.

This continues to be troubling for a near downtown neighborhood open to creative solutions to our affordable housing crisis. We acknowledge that zoning is complex. However, we request that the mapping process currently underway allows us the flexibility to develop the diverse, affordable, sustainable types of housing that we desire in our neighborhood.

Many alders, staff and committee members implied in the Common Council meetings that mapping the districts may provide some relief to MNA's concerns. We continue to be hopeful that our reasonable requests will be addressed through this process.

Sincerely,

Scott B. Thornton, President
On behalf of the Board of Directors
Marquette Neighborhood Association

cc: MNA Board
Mayor Paul Soglin
Ald. Marsha Rummel
David Sparer

27

From: Julie Spears [julieannaspears@yahoo.com]
Sent: Saturday, October 01, 2011 11:04 AM
To: Rummel, Marsha; Tucker, Matthew
Cc: David Sparer; sbthornton@gmail.com; Adam@yahoo.com; Roll, Rick; Stouder, Heather; Firchow, Kevin
Subject: Re: zoning map draft relative to coop housing

Hi Matt,

Can you please tell us what you had in mind re: "*We can discuss at D6 meeting next week.*"? Would you be looking for input from residents there? Formally or informally? If this is an open house format, wouldn't you need something written to present, a board to display, or a questionnaire in order to gather input? I didn't expect the change to be approved any earlier, but I did come away from that meeting feeling like Marsha had requested the draft change and that staff would be drafting something for circulation, discussion & input especially at the D6 meeting, even if its concept text and not the technical text.

Personally, I will be at the CDBG Committee meeting Oct 6 and may not make there until late, if at all. I.e. if you're going to have a short program at 7p, for example, only the people present at that time would be able to respond.

Please let us know your plan and how we can assist in obtaining "further commenting in support of a change."

Thanks!
 Julie

From: "Rummel, Marsha" <district6@cityofmadison.com>
To: "Tucker, Matthew" <MTucker@cityofmadison.com>
Cc: David Sparer <sparer@herricklaw.net>; "sbthornton@gmail.com" <sbthornton@gmail.com>; "Adam@yahoo.com" <Adam@yahoo.com>; "julieannaspears@yahoo.com" <julieannaspears@yahoo.com>; "Roll, Rick" <RRoll@cityofmadison.com>; "Stouder, Heather" <HStouder@cityofmadison.com>; "Firchow, Kevin" <KFirchow@cityofmadison.com>
Sent: Friday, September 30, 2011 6:00 PM
Subject: Re: zoning map draft relative to coop housing

Matt - I thought I did formally request you draft the change!!

Sent from my iPhone

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RE zoning map draft relative to coop housing.txt

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 To: Rummel, Marsha; David Sparer
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From: David Sparer [sparer@herricklaw.net]
Sent: Monday, October 03, 2011 11:14 AM
To: Rummel, Marsha; Tucker, Matthew
Cc: Stouder, Heather; Firchow, Kevin; Roll, Rick; porton68@gmail.com; sbthornton@gmail.com; julieannaspears@yahoo.com
Subject: RE: zoning map draft relative to coop housing

Thanks Matt. I appreciate the prompt response. See you Thursday.

Attorney David R. Sparer
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>>> "Tucker, Matthew" <MTucker@cityofmadison.com> 10/03/11 11:09AM >>>

Davis, comments below, typed in RED CAPS

In the mean time, I'll send my meeting summary notes from 8/15/11 meeting to all copied, for commenting so we don't overlook anything. Look for that later today.

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Cc: Stouder, Heather; Firchow, Kevin; Roll, Rick; sbthornton@gmail.com; Adam Porton <porton68@gmail.com; julieannaspears@yahoo.com
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Ok, maybe not as clear as it could have been. How about this:

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 Subject: Re: zoning map draft relative to coop housing

Matt - I thought I did formally request you draft the change!!

Sent from my iPhone

On Sep 30, 2011, at 4:31 PM, "Tucker, Matthew" <MTucker@cityofmadison.com> wrote:

> Yes, that is the situation. We can discuss at D6 meeting next week, but there are no changes in writing yet to discuss. Obviously, we expect Marsha to request the change to create the provision to allow coops in other areas of Marquette, which will be share with ZCRAC, then Plan Commission, then back to City Council for final approval. We hope to receive further commenting in support of a change, which we can collect and share with ZCRAC, PC and the Council.

>
 > I hope you were not under the impression that a change was to be made sometime earlier? We are handling all changes as a single collected group of changes, map and text.

>
 > Matt Tucker

> -----Original Message-----

> From: Rummel, Marsha
 > Sent: Friday, September 30, 2011 4:19 PM
 > To: David Sparer; Tucker, Matthew
 > Cc: sbthornton@gmail.com; Adam@yahoo.com; julieannaspairs@yahoo.com
 > Subject: RE: zoning map draft relative to coop housing

> David- There is no update at this point. I hope by the D6 zoning open house that staff will be able to discuss the status of the changes we discussed.

>
 > From: David Sparer [sparer@herricklaw.net]
 > Sent: Friday, September 30, 2011 2:54 PM
 > To: Rummel, Marsha; Tucker, Matthew
 > Cc: sbthornton@gmail.com; Adam@yahoo.com; julieannaspairs@yahoo.com
 > Subject: RE: zoning map draft relative to coop housing

> Greetings Matt and Marsha:

Tucker RE zoning map draft relative to coop housing.txt

> I sent you the attached e-mail a week ago trying to get an update on the coop zoning issue. I'm writing again to ask that you please get back to me with an update.

>

>

>

> Attorney David R. Sparer
> Herrick & Kasdorf, LLP
> 16 N. Carroll st, suite 500
> Madison, WI 53703
> phone: 608-257-1369
> fax: 608-250-4370

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From: Tucker, Matthew
Sent: Monday, October 03, 2011 10:58 AM
To: 'Julie Spears'; Rummel, Marsha
Cc: David Sparer; sbthornton@gmail.com; Adam@yahoo.com; Roll, Rick; Stouder, Heather; Firchow, Kevin
Subject: RE: zoning map draft relative to coop housing

We expect this topic to possibly come up at the D6 mapping meeting. We are prepared to discuss coops, wherever the conversation goes. Seems to me the people interested in this topic are pretty-much already well-informed. If not, we will be able to fill in the gaps. I think we can cover the issue fairly easily by explaining what is being considered as a follow-up to our meeting on August 15th with Marsha. Seems like the relationship between existing R4/R4A and proposed TR-C3 and TR-V1 are key here.

I think there will be much more to talk about that coops in D6, but if that is what people want to spend time talking about, fine by me. I don't think this warrant staff time or effort than we have already provided, knowing it will be addressed likely with ZCRAC & PC review of mapping comments.

There will be no "program" or organized presentation, Staff will be available talk with individuals that want to learn about how the new zoning districts affect their property.

We have comment sheets available for people to make comments, I would say that is fairly "formal."

I'll try to pull some notes together that summarizes the desire of MNA and MCC, and also reflects the conversation from the 8/15/meeting. We can hold this as a placeholder for the question until we get through round #1 of mapping.

Let me know if you have any questions,

Matt Tucker

From: Julie Spears [<mailto:julieannaspears@yahoo.com>]
Sent: Saturday, October 01, 2011 11:04 AM
To: Rummel, Marsha; Tucker, Matthew
Cc: David Sparer; sbthornton@gmail.com; Adam@yahoo.com; Roll, Rick; Stouder, Heather; Firchow, Kevin
Subject: Re: zoning map draft relative to coop housing

Hi Matt,

Can you please tell us what you had in mind re: "*We can discuss at D6 meeting next week.*"? Would you be looking for input from residents there? Formally or informally? If this is an open house format, wouldn't you need something written to present, a board to display, or a questionnaire in order to gather input? I didn't expect the change to be approved any earlier, but I did come away from that meeting feeling like Marsha had requested the draft change and that staff would drafting something for circulation, discussion & input especially at the D6 meeting, even if its concept text and not the technical text.

Personally, I will be at the CDBG Committee meeting Oct 6 and may not make there until late, if at all. I.e. if you're going to have a short program at 7p, for example, only the people present at that time would be able to respond.

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Please let us know your plan and how we can assist in obtaining "further commenting in support of a change."

Thanks!
Julie

From: "Rummel, Marsha" <district6@cityofmadison.com>
To: "Tucker, Matthew" <MTucker@cityofmadison.com>
Cc: David Sparer <sparer@herricklaw.net>; "sbthornton@gmail.com" <sbthornton@gmail.com>; "Adam@yahoo.com" <Adam@yahoo.com>; "julieannaspears@yahoo.com" <julieannaspears@yahoo.com>; "Roll, Rick" <RRoll@cityofmadison.com>; "Stouder, Heather" <HStouder@cityofmadison.com>; "Firchow, Kevin" <KFirchow@cityofmadison.com>
Sent: Friday, September 30, 2011 6:00 PM
Subject: Re: zoning map draft relative to coop housing

Matt - I thought I did formally request you draft the change!!

Sent from my iPhone

On Sep 30, 2011, at 4:31 PM, "Tucker, Matthew" <MTucker@cityofmadison.com> wrote:

> Yes, that is the situation. We can discuss at D6 meeting next week, but there are no changes in writing yet to discuss. Obviously, we expect Marsha to request the change to create the provision to allow coops in other areas of Marquette, which will be share with ZCRAC, then Plan Commission, then back to City Council for final approval. We hope to receive further commenting in support of a change, which we can collect and share with ZCRAC, PC and the Council.

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>

> Matt Tucker

>

> -----Original Message-----

> From: Rummel, Marsha

> Sent: Friday, September 30, 2011 4:19 PM

> To: David Sparer; Tucker, Matthew

> Cc: sbthornton@gmail.com; Adam@yahoo.com; julieannaspears@yahoo.com

> Subject: RE: zoning map draft relative to coop housing

>

> David- There is no update at this point. I hope by the D6 zoning open house that staff will be able to discuss the status of the changes we discussed.

>

> From: David Sparer [sparer@herricklaw.net]

> Sent: Friday, September 30, 2011 2:54 PM

> To: Rummel, Marsha; Tucker, Matthew

> Cc: sbthornton@gmail.com; Adam@yahoo.com; julieannaspears@yahoo.com

> Subject: RE: zoning map draft relative to coop housing

>

47

> Greetings Matt and Marsha:

>

> I sent you the attached e-mail a week ago trying to get an update on the coop zoning issue. I'm writing again to ask that you please get back to me with an update.

>

>

>

> Attorney David R. Sparer

> Herrick & Kasdorf, LLP

> 16 N. Carroll st, suite 500

> Madison, WI 53703

> phone: 608-257-1369

> fax: 608-250-4370

Roll, Rick

From: Stouder, Heather
Sent: Thursday, July 21, 2011 4:03 PM
To: Roll, Rick; Tucker, Matthew; Firchow, Kevin; Waidelich, Michael
Subject: FW: Zoning Rewrite

Categories: Red Category

FYI-

Comments from Randy Glysch regarding mapping in the Carpenter Ridgeway area.

From: Randy Glysch [<mailto:rgbk@sbcglobal.net>]
Sent: Thursday, July 21, 2011 5:23 AM
To: Stouder, Heather
Cc: Tucker, Matthew
Subject: Zoning Rewrite

Heather,

Great job on presenting the mapping last night. It gets very complicated, but is very interesting at the same time.

It got me thinking about the upcoming mapping for the eastside next time. Two questions regarding 2 areas of our neighborhood.

1) Carpenter-Ridgeway Park (1220 Carpenter St.). Ald Rhodes-Conway brought up some good points about the Conservancy Zoning designation.

Our park, Carpenter-Ridgeway Park is abt 4 acres, but includes a prairie, rain garden, sculpture garden, a new oak restoration area, walking trails, Starkweather Creek. This appears to fit the designation of a conservancy very well, something that we have been working towards for the past 15 years.

My other question is regarding E. Washington Ave. We have some commercial and residential. Some of the commercial are homes. Our mission

has been to protect and preserve the areas that are residential, and prevent them from becoming commercial.

We are attempting to preserve the character of the neighborhood. With respect to the existing commercial, our hope for the future is that this might go back to some sort of residential or at least, become a residential/commercial mixed use if it has to stay commercial. I'm mostly referring to the 3200 block of E. Washington Ave on the north side of the street (3222, 3238, 3240).

Thanks,

Randy Glysch
rgbk@sbcglobal.net
 Home: (608) 244-0054
 Work: (608) 266-9708

From: Roll, Rick
Sent: Tuesday, September 06, 2011 2:43 PM
To: 'winkljlj@acm.org'
Subject: FW: Draft Zoning Map-Question

From: Roll, Rick
Sent: Tuesday, September 06, 2011 2:42 PM
To: 'mailto:winkljlj@acm.org'
Subject: Draft Zoning Map-Question

Hi Lawrence,

Thank you for e-mailing me the message below regarding the draft zoning map:

Message :

At what detail is the zoning map going to be applied. In our area, the current zoning map mapped R1 to all properties, yet, there are parks, pools, commercial buildings in the area, but they are not distinguished on the existing zoning map.

What is the expectation for the current process and how should we prepare for the initial meetings?

Staff Response

The draft zoning map districts are applied to each parcel in the City, just as the existing zoning districts are applied to all parcels in the City. Under existing zoning, parks and outdoor recreation facilities are permitted in residential zoning districts. The same uses are permitted in residential zoning districts under the newly adopted zoning ordinance. On the draft zoning map, small neighborhood parks are generally zoned into the surrounding residential zoning district which allow parks and outdoor recreation uses. Larger parks, such as Odana Hills Golf Course for example, are in general zoned Conservancy on the draft zoning map.

With regard to commercially zoned areas, the draft zoning map generally applies commercial or mixed-use zoning districts to existing commercial uses. There are currently a few commercially zoned parcels at the north end of Gilbert Road that are developed with multi-family residential buildings. We've proposed residential zoning for these parcels to reflect their current use.

The current process for reviewing the draft zoning maps includes nine open houses in September and October 2011 where people can review and comment on the draft maps. In addition, the Zoning Code Rewrite Advisory Committee has been reviewing the draft maps and will continue to do so after the open houses. The Plan Commission and other City boards, commission and committees will also review the maps in late 2011 or early 2012. Public hearings before the Plan Commission and Common Council will most likely occur in 2012. City staff are also available to meet with neighborhood groups, business groups, etc. in the weeks and months ahead. There will be many ways to comment on the draft zoning maps before they are adopted. We encourage you to ask questions of staff either in person, via e-mail or by telephone. We hope that you are able to attend the open house(s), but if you can't, please do not hesitate to contact me if you have additional questions.

Sincerely,

Rick Roll
Senior Planner

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City of Madison
Department of Planning
& Community
& Economic Development
Planning Division
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
608-267-8732 PH
608-267-8739 FAX
rroll@cityofmadison.com

Shiva Distrcit 5- Old University Ave- Request for Changes to Draft Zoning Map.txt
 From: Bidar-Sielaff, Shiva
 Sent: Sunday, September 11, 2011 9:41 AM
 To: Roll, Rick; Stouder, Heather
 Cc: Stroick, Jule; Murphy, Brad; Tucker, Matthew; Fruhling, William; John Schlaefer; darsi@tds.net; e_greeneg@charter.net
 Subject: Distrcit 5- Old University Ave- Request for Changes to Draft Zoning Map
 Attachments: UAC Zoning Map Changes.pdf

Dear Rick and Heather,

Please see attached request for changes to the draft zoning map for the Old Univ. Ave. These changes are based on all the discussions and recommendations of the University Ave Corridor Planning Committee. Please let us know if you have any questions or concerns about them.

Best,

Shiva Bidar-Sielaff
 District 5 Alder
 (608) 220-6986

From: John Schlaefer [john_schlaefer@yahoo.com]
 Sent: Friday, September 09, 2011 1:11 PM
 To: Bidar-Sielaff, Shiva
 Cc: Stroick, Jule
 Subject: Changes to New Zoning Map

Shiva,

Attached is a map with the changes that the UAC Subcommittee would like to see made to the Draft Zoning Map. Please forward them to Rick and Heather. We feel very strongly that we should have very restrictive zoning on University Avenue to preserve the character of the street, and to prevent any more huge multiunit buildings.

Thank you,

John

UNIVERSITY AVE. ZONING MAP CHANGES

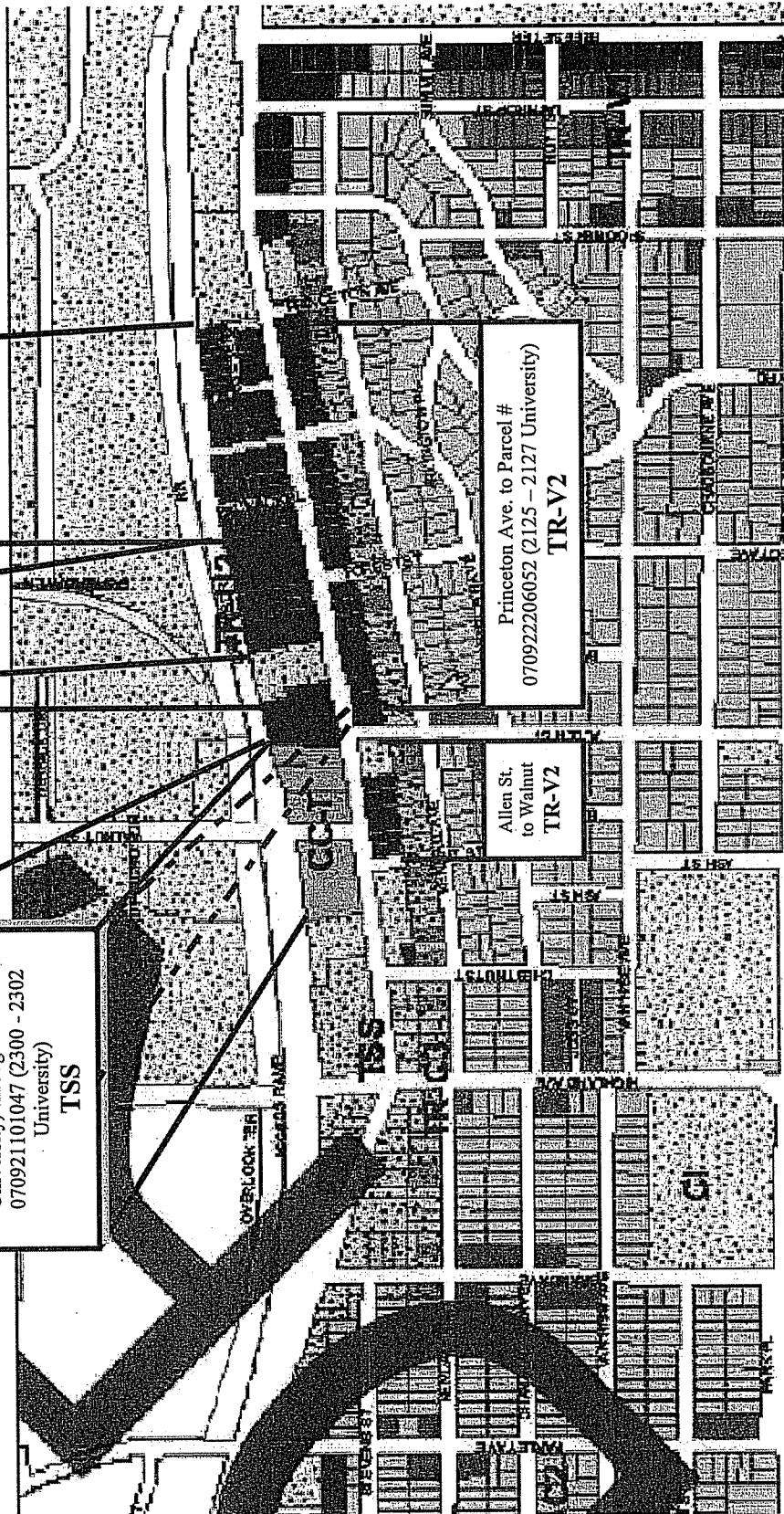
Parcel # 070922206060 (2133 –
2147 University) and Parcel #
070922205078 (2202
University) through Parcel #
070921101047 (2300 – 2302
University)

West lot line of Paunack to
Parcel # 070922205261 (2020
University) through Parcel #
0709202205088 (2108 – 2112
University)
TR-U1

Birge Terrace to
rear lot line on
west side of
Paunack
TR-V2

Princeton Ave. to Parcel #
070922206052 (2125 – 2127 University)
TR-V2

Allen St.
to Walnut
TR-V2



John Schlaefer 9-9-11 FW Changes to New Zoning Map.txt

From: Stroick, Jule
Sent: Friday, September 09, 2011 1:47 PM
To: Roll, Rick; Tucker, Matthew; Stouder, Heather
Subject: FW: Changes to New Zoning Map
Attachments: UAC Zoning Map Changes.pdf

Just received this. I have to recheck my notes. Don't know if I told you incorrectly or if they want a new change?

-----Original Message-----

From: John Schlaefer [mailto:john_schlaefer@yahoo.com]
Sent: Friday, September 09, 2011 1:11 PM
To: Bidar-Sielaff, Shiva
Cc: Stroick, Jule
Subject: Changes to New Zoning Map

Shiva,

Attached is a map with the changes that the UAC Subcommittee would like to see made to the Draft Zoning Map. Please forward them to Rick and Heather. We feel very strongly that we should have very restrictive zoning on University Avenue to preserve the character of the street, and to prevent any more huge multiunit buildings.

Thank you,

John

Proposed Zoning Map Open House - Comment Sheet



Date: 9/22/11

Contact Information (Optional)

Name: Ken Ratta

Home Address: 201 Westmoreland Blvd Madison WI 53705

E-mail: Ken.Ratta@gmail.com Phone:

Comments about Specific Areas

Location(s) (please list street, intersection or address and/or circle area on map on the opposite side)	Comments
Westmoreland & Hillcrest	I LOVE THE LOW-DENSITY, POST-WAR FEEL OF OUR NEIGHBORHOOD. OUR NEIGHBORHOOD IS INCOMPATIBLE WITH DENSIFICATION, INFILL, 'OVERDEVELOPMENT'

General Comments

WELL - CONDUCTED OPEN HOUSE. NICE WORK!

Please submit comments on the Draft Zoning Map in the way that works best for you.

- Return this sheet to City staff at the open house
- Mail or drop off this sheet to the address below by Friday, October 21, 2011

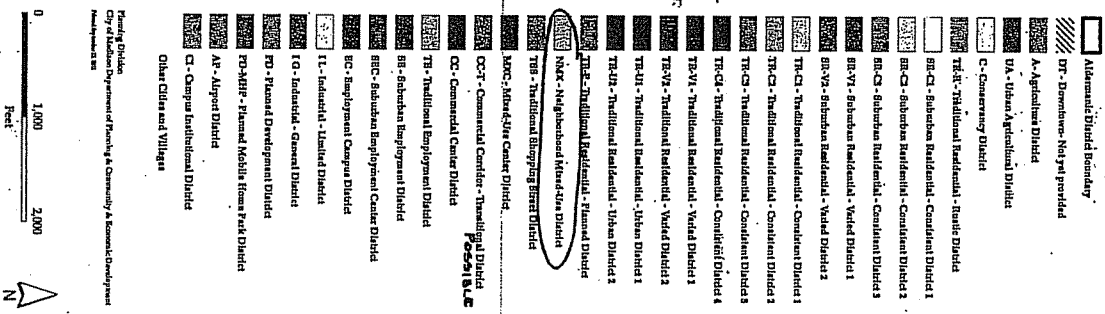
City of Madison Planning Division
Attention Rick Roll, Zoning Code Rewrite Project
215 Martin Luther King Jr. Blvd, Suite 1L-100
Madison, WI 53703

- Submit your comments electronically on the Zoning Code Rewrite website at the following link:
<http://www.cityofmadison.com/neighborhoods/zoningrewrite/contactUs.cfm>

For more information, visit the Zoning Code Rewrite website: <http://www.cityofmadison.com/neighborhoods/zoningrewrite>With questions, please contact Senior Planner Rick Roll at (608) 267-8732 or rroll@cityofmadison.com

[illegible]

For more information, visit the Zoning Code Rewrite website: <http://www.cityofmadison.com/helpforthoods/zoningrewrite>
With questions, please contact Senior Planner Rick Roll at (608) 267-8732 or rrroll@cityofmadison.com



63

From: David Keller [David@kellerrealestategroup.com]
Sent: Wednesday, October 12, 2011 2:16 PM
To: Roll, Rick
Subject: New zoning code

Rick,

I noticed that a commercial parcel that own at the corner of Schroeder Road and Struck Street is designated to be residential under the new code. How can I maintain the current allowed zoning (C-2?).

Thanks.

David Keller
Keller Real Estate Group
448 West Washington Avenue
Madison, WI 53703

608-227-6543 x 102 (O)
608-575-3797 (cell)
608-255-5005 (fax)

David@KellerRealEstateGroup.com

65

From: Mikolajewski, Matthew
Sent: Monday, September 26, 2011 11:15 AM
To: Roll, Rick
Subject: BioAg Gateway Zoning

Rick-

I noticed that the entire BioAg Gateway campus has been maintained as Planned Development zoning under the new code, except for the property where the BioLink facility is proposed to be located (5402 World Dairy Drive), which is now proposed to be rezoned to Suburban Employment. Is it correct to assume that this was done because BioLink falls within the requirements of Suburban Employment zoning?

Thanks,

Matt

Matthew B. Mikolajewski
Office of Business Resources Manager
Economic Development Division
Dept. of Planning & Community & Economic Development
Madison Municipal Building, Suite 312
215 Martin Luther King, Jr. Boulevard
P.O. Box 2983
Madison, WI 53701-2983
Phone: 608.267.8737
Fax: 608.261.6126
Email: mmikolajewski@cityofmadison.com
Web: www.cityofmadison.com/business

Roll, Rick

From: Roll, Rick
Sent: Friday, September 23, 2011 10:47 AM
To: 'j c'
Subject: RE: critchell

Hello,

The information you are requesting can be found at the following link from the City's Zoning Code Rewrite website:

<http://www.cityofmadison.com/neighborhoods/zoningrewrite/newcode.cfm?ParcelN=070929108079>

Your property is currently zoned R2 and is proposed to be zoned TRC-1. These are both single family residential zoning districts. Please let me know if you have additional questions.

Sincerely,

Rick Roll
Zoning Code Rewrite project manager
City of Madison Planning Division

From: j c [mailto:jjules224@gmail.com]
Sent: Friday, September 23, 2011 8:07 AM
To: Roll, Rick
Subject: critchell

I was wondering if you could let me know what district we moved into-- new area to us--and we are not sure!

4321 critchell terrace
madison, wi
53711

69

From: glennchristians@gmail.com
Sent: Wednesday, October 12, 2011 9:26 AM
To: Roll, Rick
Subject: Zoning Code Rewrite Contact Form

General Information

Name : Glenn Christians, President
Business : Sunset Hills N.A.
Address : 109 Alden Dr
City : Madison
State : WI
ZIP : 53705
Email : glennchristians@gmail.com

Message :

3801 Regent: currently C1, proposed NMX. Prop max setbacks conflict with deed restrictions which require min 76' from north Regent St lotline, min 75' from east lotline, min 156' from west lotline, and the southern most edge of the parking lot 53' min from the south lotline. Also specifies that construction shall be "consistent and homogeneous to the nature of the parkland and surrounding neighborhood." Requires preservation of all trees greater than 3" caliper.

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From: Roll, Rick
Sent: Friday, September 09, 2011 12:52 PM
To: 'jsumi@mge.com'
Cc: Stouder, Heather; Firchow, Kevin; Tucker, Matthew
Subject: RE: Zoning Code Rewrite Contact Form

Hi John,

Thanks for pointing this out. We'll take a look at the area in question and let you know what we find.

Rick

From: jsumi@mge.com [<mailto:jsumi@mge.com>]
Sent: Friday, September 09, 2011 11:23 AM
To: Roll, Rick
Subject: Zoning Code Rewrite Contact Form

General Information

Name : John Sumi
Business : Madison Gas & Electric Company
Address : 133 S. Blair Street
City : Madison
State : WI
ZIP : 53713
Email : jsumi@mge.com

Message :

After reviewing the draft zoning map for subarea 16 and using the property lookup tool on the Zoning Code Rewrite website to verify a proposed classification of MGE properties at 3925 and 4111 Sycamore Avenue, it seems likely that an error was made in the proposed zoning classification for those properties. MGE has a key electrical substation for our system as well as electrical generation that serves Madison and area MGE customers located at our Sycamore properties. Both uses are permitted under the current M1 classification.

The draft map includes those properties in an area designated as a Conservancy district where electrical substations are a conditional use and electric generation is neither a permitted or conditional use. Looking at how nearby properties were categorized under the draft map in classifications more consistent with their current uses leads us to think that the proposed zoning of our Sycamore Avenue properties as Conservancy, instead of a more appropriate classification such as Industrial Limited or Industrial General, was inadvertent and correctable in a revision of the draft map as it goes to the Plan Commission and Common Council.

73

From: Roll, Rick
Sent: Friday, September 09, 2011 1:08 PM
To: 'jsumi@mge.com'
Subject: Zoning Map

Hi John,

We looked at the draft zoning map for the area you noted in your e-mail, and yes, there is a mapping error. The proposed zoning should be Industrial Limited (IL) with wetland overlays as are in place now. Please let me know if you have additional questions.

Thanks,

Rick Roll
Senior Planner
City of Madison
Department of Planning
& Community
& Economic Development
Planning Division
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
608-267-8732 PH
608-267-8739 FAX
rroll@cityofmadison.com

75

From: Lori Grant [lorigrant@sbcglobal.net]
Sent: Monday, September 26, 2011 9:05 AM
To: Roll, Rick
Subject: RE: Sept. 22 Zoning Map Hearing

Thanks Rick – good luck on the road ahead!

-----Original Message-----

From: Roll, Rick [mailto:RRoll@cityofmadison.com]
Sent: Monday, September 26, 2011 8:49 AM
To: 'lorigrant@sbcglobal.net'
Subject: RE: Sept. 22 Zoning Map Hearing

Hi Lori,

I am not aware of any comments regarding the Highlands area. We hope the zoning map will be adopted by mid-2012, although that is dependent on a number of factors including how many City boards, commission and committee meetings are required to complete review of the map and any potential clean-up amendments to the recently adopted zoning code. Please let me know if you have any questions.

Sincerely,

Rick Roll

From: Lori Grant [mailto:lorigrant@sbcglobal.net]
Sent: Sunday, September 25, 2011 5:09 PM
To: Roll, Rick
Subject: Sept. 22 Zoning Map Hearing

Hello:

I'm president of the Highlands Neighborhood Association and have been tracking the zoning update for our community. I wasn't able to make the hearing last week that covered our neighborhood, and wondered if anyone had comments that pertain to the Highlands. I'm aware that the new TR-R zone is as close as the new code could get to maintaining the intent of the old R1-R zone, but I'm curious if someone raised concerns about it's application. Our board is meeting on Wednesday, and I'd like to report to them if there are any potential wrinkles ahead.

Also, I know there will be work to do after the hearings to prepare the final proposal, but do you have any sense of the council's timeline for final adoption?

Thanks
- Lori Grant
257-2424, x111

Near West zoning rewrite.txt
From: Glenn Christians [glennchristians@gmail.com]
Sent: Monday, September 26, 2011 4:42 PM
To: Roll, Rick
Subject: Near West zoning rewrite

Categories: Red Category

Rick - Thanks for the information at last Thursday's zoning open house at Mt Olive Lutheran, and for your time at our Hoyt area neighborhood planning session.

I meant to ask about accessory units in a TR-C1 district. What does this mean exactly and how is it different than our current R2 district? Our particular neighborhood has only attached garages and our deed restrictions don't allow other free-standing structures.

best,
Glenn Christians, President
Sunset Hills Neighborhood Assoc.
556-0383

New Zoning for 1806 West Lawn Ave.txt

From: Don Katz [donbkatz@gmail.com] on behalf of Don Katz
[donk@katzfamily.us]
Sent: Friday, September 23, 2011 1:36 PM
To: Roll, Rick
Cc: Richard DiPrima; Jim Hudson; Sarah Siskind
Subject: New Zoning for 1806 West Lawn Ave

Mr. Roll,

I am Don Katz, partner in SK Lenders, which has a mortgage interest in the YSP Building, 1806 West Lawn Ave, which comprises two lots on the corner of West Lawn and Spooner, across the street from Associated Bank and the Monroe Commons mixed-use building. This is a building which was built about 1916 as a church, was an adult group home after WWII, then was a site for a day care and religious services for many years, before it became the home of Young Shakespeare Players 10 years ago. It is owned by YSP Foundation, for which Jim Hudson (CC'd above) is the President.

It appears that in the draft zoning map, if I read it correctly, 1806 West Lawn is in a neighborhood that is zoned TR-C4 (which allows duplexes), but the YSP property is zoned TR-C2 (which does not). I'm curious about the rationale for that, and also curious why the property is not rezoned in the new code in accordance with its historical and current use (I'm guessing NMX for its current use as a theater, and historical uses as a daycare and church).

In particular, I want to make sure that the new zoning does not preclude its current use, or make the building unusable in its current form. The old zoning code had an exception for children's theaters in the R2 rules, if I recall correctly. The building has a large room on the upper floor (used as a theater and for rehearsals, originally the sanctuary), and a large room on the lower floor (probably originally the area for community meals, since it has a small kitchen - now used for theater prep and for rehearsals). In addition there is a small office and an attic used for storage. It has not residential use without substantial and expensive modifications.

I can be reached by phone at 358-9440 or by email. Unfortunately I can't attend the district 10 zoning input meeting, which I understand will be held Wednesday October 5, 2011, 4:00-8:00 p.m at Edgewood College, Regina Hall - Washburn Heritage Rm. Perhaps some of the other stakeholders in the building will be able to attend.

Don Katz
donk@katzfamily.us
608.358.9440

81

To: Karla Baranski; Tucker, Matthew
Subject: RE: New Zoning Question

Hi Karla,

Thank you for contacting me regarding your question about the new zoning code. I will forward this e-mail to Matt Tucker, City Zoning Administrator. Matt will be able to answer your question in detail. Please let me know if you have additional questions or need further assistance.

Sincerely,

Rick Roll

From: Karla Baranski [mailto:karlabaranski@hotmail.com]
Sent: Friday, September 09, 2011 10:08 AM
To: Roll, Rick
Subject: New Zoning Question

Dear Mr. Roll,

I just had a quick question regarding the new residential zoning that is being currently drafted for Madison. We live in the SR-C2 district and are considering adding a screened in porch to our home which would replace an old deck we have. My question concerns the rear setback. Currently, the new zoning says that the rear setback should be 30% lot depth but at least 35. Our lot depth is 130 so the 30% would be 39. However, does this mean we are allowed to go to 35 as a minimum? Due to the way our house is configured, it would be very hard for us to do a 39 setback (a kitchen window would have to look into the porch, the porch would have to be an "L" shape, etc.). A 35 minimum would allow us to build a simple square porch.

Thank you for taking the time to answer my question. I greatly appreciate it.

Karla Baranski

83

From: Rummel, Marsha
Sent: Monday, September 19, 2011 1:26 PM
To: nancy.buechel@sbcglobal.net
Cc: Roll, Rick
Subject: RE: Zoning for added apartments

Nancy-

Thanks for your note. The city is in the midst of updating our zoning code and staff is currently working on the new maps. There will be an open house for residents of District 6 to review the proposed zoning maps and talk to staff on Thursday Oct 6 at Plymouth Congregational Church, 2401 Atwood Ave from 4-8p. I will share your comments with Zoning staff but you are welcome to come if you are available on Oct 6.

Marsha

From: nancy.buechel@sbcglobal.net [nancy.buechel@sbcglobal.net]
Sent: Monday, September 19, 2011 12:43 PM
To: Rummel, Marsha
Subject: Zoning for added apartments

General Information

Name: Nancy Buechel

Address: 49 Wirth Ct

City: Madison

State: WI

ZIP: 53704

Phone: 608-244-5001

Work Phone:

Email: nancy.buechel@sbcglobal.net

Should we contact you?: Yes

Message:

My street, zoned for apartments many years ago, has several 2 flats and a four unit building. Those are well maintained. There are a few other properties that are also rentals and NOT maintained. I am concerned with the current zoning more properties may become rentals and bring a more transient population to our street.

Recipient:

Marsha A. Rummel

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From: Tucker, Matthew
Sent: Tuesday, October 11, 2011 6:22 PM
To: 'James Hudson'
Cc: Diane Martin; John Schaffer; Sarah Schaffer; Don Katz; Sarah Siskind; Richard DiPrima; Roll, Rick; Stouder, Heather; Firchow, Kevin
Subject: RE: Zoning for YSP Theater, 1806 West Lawn

Hello James and Dianne- I had a chance to review the property files for the site, and found the past Conditional Use approval for a licensed daycare center facility at the property. If indeed the "Young Shakespeare playhouse" has continued as a licensed daycare facility, that status will be sustained in the new zoning code. If this is not the case, and the property is not being used as a licensed daycare facility, we will need to work to sort all of this out.

I did find this interesting land use that apparently was added to the code in 2001: Sec. 28.08(3)(b)3., *R2 Zoning District, Permitted Uses*

Not-for-profit schools of theater arts for children, on lots not less than ten thousand five hundred (10,500) square feet in area.

It seems like this would apply to your operation and the time when this was added seems to align with when you claim to have started occupying the space. But, I am having a hard time finding an approval from my office that acknowledges a change in use. Typically, these are tied to a Certificate of Occupancy, which I can't seem to locate. Perhaps someone at the establishment has the documentation. I did find building permits from back in 2003 that appear to line-up with renovations performed by your group, just have not found the zoning approval (yet).

In any case, if indeed the "Young Shakespeare playhouse" is not a licensed daycare facility, but is a "not-for-profit school of theater arts for children" we will have to add this specific use to the use list for the zoning that covers the area. We probably will not suggest or support the property to be utilized for two-family use, as that would be a technical up-zoning from the *R2 Single Family Zoning* District that covers the property today. We think the proposed district is probably correct, TR-C2 Single family residence District.

Matt Tucker

Zoning Administrator

Department of Planning and Community and Economic Development

Building Inspection Division

215 Martin Luther King, Jr. Blvd., Suite LL-100

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608/266-4569 PH

mtucker@cityofmadison.com

<http://www.cityofmadison.com>

From: James Hudson [mailto:jimhudson_50@yahoo.com]

Sent: Tuesday, October 11, 2011 4:24 PM

To: Tucker, Matthew

Cc: Diane Martin; John Schaffer; Sarah Schaffer; Don Katz; Sarah Siskind; Richard DiPrima

Subject: Zoning for YSP Theater, 1806 West Lawn

Matt, we received your name from Don Katz, who spoke you to about the rezoning as it affects

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the YSP Playhouse at 1806 West Lawn Ave.

The building is the home of the Young Shakespeare Players, which has been operating there for almost 10 years (after a long period where we moved from site to site for every production - being in one place is much better).

We are officers of the YSP Foundation, Inc., the non-profit which owns the building and provides space and other support for the Young Shakespeare Players, the operating arm. The IRS counts us as a "support organization" for YSP.

We have two concerns. The first, of course, is that the Young Shakespeare Players be able to continue using the Playhouse and rehearsal space as we have been. That is, we need childrens' theater programs to continue to be an appropriate use after the rezoning.

The other has to do with the potential uses of the building if we ever need to move. We're coming up on the end of our first 10 year mortgage and will need to refinance. Obviously, the more valuable the building is, the easier it will be for us to get acceptable terms when we refinance.

It's a great building. We love the structure and would like to see it preserved, not torn down to make another single-family home. And it's really not set up for single-family use -- if it ever does get converted to another use, renovation to an over/under 2-family would be much simpler and more appropriate to the structure (especially since we invested in an elevator so both floors are fully accessible). So we recommend that the zoning be for 2-family use, with Children's Theater specified as appropriate.

Diane Martin, President
Jim Hudson, Secretary
YSP Foundation, Inc.
Madison, WI

Reply to Glenn C - ADU.txt

From: Roll, Rick
Sent: Tuesday, September 27, 2011 9:39 AM
To: 'Glenn Christians'
Subject: RE: Near West zoning rewrite

Hi Glenn,

The Supplemental Regulations for standards for accessory dwelling units are found at the following link (see the bottom of page 169 and the top of half of page 170 in the new Zoning Code):

<http://legistar.cityofmadison.com/attachments/a7261a03-67a8-413b-a97a-a07f72552155.pdf>

Accessory dwelling units are allowed as conditional uses in the TRC-1 zoning district. The conditional use process requires a public hearing by the Plan Commission before it takes action on the request.

Accessory dwelling units are not permitted in the R-2 zoning district in the existing code. It sounds like the deed restrictions in your neighborhood would limit accessory dwelling units to the existing building, since free-standing buildings are not allowed.

Please let me know if you have additional questions.

Sincerely,

Rick

-----Original Message-----

From: Glenn Christians [mailto:glennchristians@gmail.com]
Sent: Monday, September 26, 2011 4:42 PM
To: Roll, Rick
Subject: Near West zoning rewrite

Rick - Thanks for the information at last Thursday's zoning open house at Mt Olive Lutheran, and for your time at our Hoyt area neighborhood planning session.

I meant to ask about accessory units in a TR-C1 district. What does this mean exactly and how is it different than our current R2 district? Our particular neighborhood has only attached garages and our deed restrictions don't allow other free-standing structures.

best,
Glenn Christians, President
Sunset Hills Neighborhood Assoc.
556-0383

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From: ronrotter@frankliquor.con
Sent: Thursday, October 06, 2011 2:26 PM
To: Roll, Rick
Subject: Zoning Code Rewrite Contact Form

General Information

Name : Ron Rotter
Business :
Address : 4817 Sherwood Road
City : Madison
State : WI
ZIP : 53711
Email : ronrotter@frankliquor.con

Message :

I want to request that my residence at 4817 Sherwood Road previously 4818 Odana Road be zoned to reflect the fact that my property has been developed with two dwelling units, each in its own structure, since before my parcel was annexed into the city

I note on the draft zoning map that other 2 family dwellings in Midvale Heights are proposed to benefit from the SR-C2 zoning district.

Finally, I wish to note that the density of my two dwellings on my lot of 1.7 acres is far lower than the density of development on any other property in the neighborhood.

Please let me know the outcome of my request

Thank You

Ron Rotter

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From: winkllj@acm.org
Sent: Monday, September 05, 2011 8:33 AM
To: Roll, Rick
Subject: Zoning Code Rewrite Contact Form

General Information

Name : Lawrence Winkler

Business :

Address : 5306 Loruth Ter

City : Madison

State : WI

ZIP : 53711

Email : winkllj@acm.org

Message :

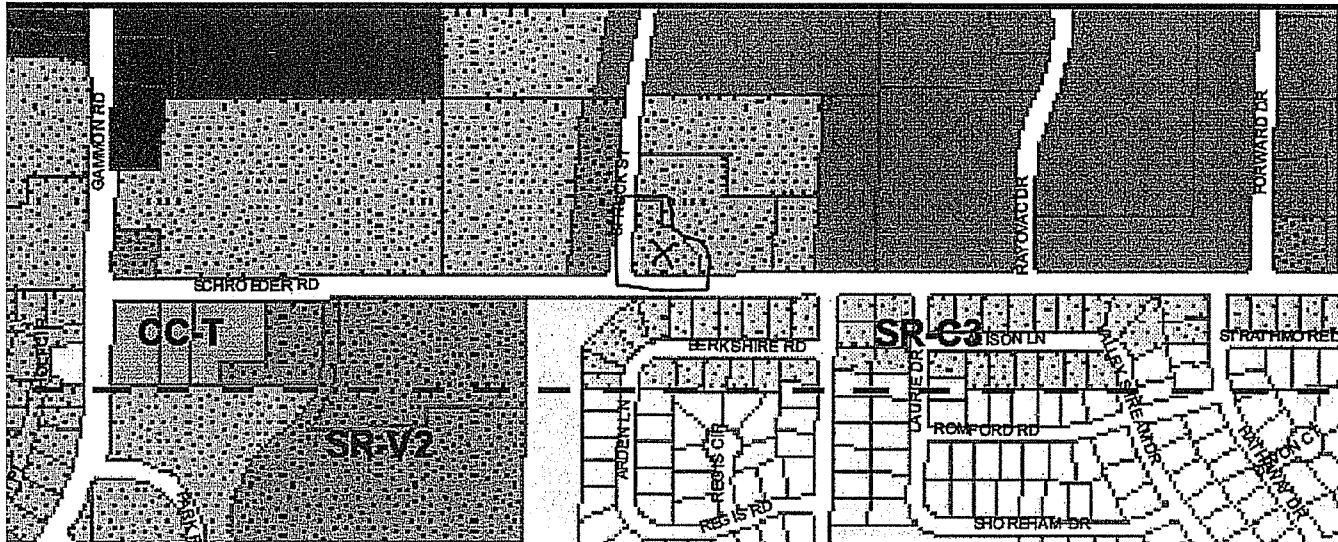
At what detail is the zoning map going to be applied. In our area, the current zoning map mapped R1 to all properties, yet, there are parks, pools, commercial buildings in the area, but they are not distinguished on the existing zoning map.

What is the expectation for the current process and how should we prepare for the initial meetings?

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From: Tucker, Matthew
Sent: Wednesday, October 12, 2011 3:11 PM
To: 'David Keller'
Cc: Roll, Rick; Stouder, Heather; Firchow, Kevin
Subject: RE: New zoning code

David- I think you mean the lot at the northeast corner of Struck & Schroeder, right? We have that lot as PD (replacement for PUD). Map here:



Legend:

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	DT - Downtown- Not yet provided
	A- Agriculture District
	UA - Urban Agricultural District
	C - Conservancy District
	TR-R - Traditional Residential - Rustic District
	SR-C1 - Suburban Residential - Consistent District 1
	SR-C2 - Suburban Residential - Consistent District 2
	SR-C3 - Suburban Residential - Consistent District 3
	SR-V1 - Suburban Residential - Varied District 1
	SR-V2 - Suburban Residential - Varied District 2
	TR-C1 - Traditional Residential - Consistent District 1
	TR-C2 - Traditional Residential - Consistent District 2
	TR-C3 - Traditional Residential - Consistent District 3
	TR-C4 - Traditional Residential - Consistent District 4
	TR-V1 - Traditional Residential - Varied District 1
	TR-V2 - Traditional Residential - Varied District 2
	TR-U1 - Traditional Residential - Urban District 1
	TR-U2 - Traditional Residential - Urban District 2
	TR-F - Traditional Residential - Planned District
	NMX - Neighborhood Mixed-Use District
	TSS - Traditional Shopping Street District
	MXC - Mixed-Use Center District
	CC-T - Commercial Corridor - Transitional District
	CC - Commercial Center District
	TE - Traditional Employment District
	SE - Suburban Employment District
	SEC - Suburban Employment Center District
	EC - Employment Campus District
	IL - Industrial - Limited District
	IG - Industrial - General District
	PD - Planned Development District
	PD-MHP - Planned Mobile Home Park District
	AP - Airport District
	CI - Campus Institutional District

Matt Tucker

From: David Keller [mailto:David@kellerrealestategroup.com]

Sent: Wednesday, October 12, 2011 2:16 PM

To: Roll, Rick

Subject: New zoning code

Rick,

I noticed that a commercial parcel that own at the corner of Schroeder Road and Struck Street is designated to be residential under the new code. How can I maintain the current allowed zoning (C-2P).

Thanks.

David Keller
Keller Real Estate Group
448 West Washington Avenue
Madison, WI 53703

608-227-6543 x 102 (O)
608-575-3797 (cell)
608-255-5005 (fax)

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Roll, Rick

From: Roll, Rick
Sent: Wednesday, October 26, 2011 1:50 PM
To: 'Glenn C'
Subject: RE: Zoning Code Rewrite Contact Form

Hi Glenn,

The NMX district is considered more restrictive than the deed restrictions because it requires the structure to be built no farther back than 25 feet from the front yard lot line. In reviewing the deed restriction, it does not appear to me to include the City as a signatory to the restriction. I'm assuming I've seen all relevant documents, but to be sure, the City Attorney should take a look to determine that that is in fact the case. The zoning requirement takes precedence over the deed restriction for any new development or expansion of the existing building that exceeds 50% of the current structure's floor area. However, the zoning code does allow the a greater front yard setback if such a setback is specifically designated by the City on the zoning map. So, there is the possibility that a front yard setback greater than 25 feet could be mapped on NMX-zoned property. The Plan Commission and Common Council would need to approve this greater front yard setback when the zoning map is adopted or subsequently amended. In summary, while the NMX front yard setback is more restrictive than the deed restriction, there is flexibility built into the NMX district to allow a greater front yard setback which could be more in line with the deed restriction. I know this is a bit complicated, so please feel free to give me a call if you want to discuss this further.

Sincerely,

Rick

From: Glenn C [<mailto:glennchristians@gmail.com>]
Sent: Wednesday, October 26, 2011 9:28 AM
To: Roll, Rick
Subject: Re: Zoning Code Rewrite Contact Form

Rick - Will you clarify why the NMX setback requirements would be considered more restrictive than those specified by the deed restrictions for 3801 Regent St?

Thanks,
Glenn Christians
556-0383

On Wed, Oct 12, 2011 at 12:48 PM, Roll, Rick <RRoll@cityofmadison.com> wrote:

Hi Glenn,

Thanks for sending us your comments.

Rick

From: glennchristians@gmail.com [mailto:glennchristians@gmail.com]

Sent: Wednesday, October 12, 2011 9:26 AM

To: Roll, Rick

Subject: Zoning Code Rewrite Contact Form

General Information

Name : Glenn Christians, President

Business : Sunset Hills N.A.

Address : 109 Alden Dr

City : Madison

State : WI

ZIP : 53705

Email : glennchristians@gmail.com

Message :

3801 Regent: currently C1, proposed NMX. Prop max setbacks conflict with deed restrictions which require min 76' from north Regent St lotline, min 75' from east lotline, min 156' from west lotline, and the southern most edge of the parking lot 53' min from the south lotline. Also specifies that construction shall be "consistent and homogeneous to the nature of the parkland and surrounding neighborhood." Requires preservation of all trees greater than 3" caliper.

Roll, Rick

From: Roll, Rick
Sent: Tuesday, October 25, 2011 8:53 AM
To: 'Cathy Howard'
Subject: RE: Bergstrom Cadillac
Attachments: a7261a03-67a8-413b-a97a-a07f72552155[1].pdf

Hi Cathy,

Please see pages 37-40 and pages 55-56 in the Commercial and Mixed Use chapter of the new zoning code. These standards apply to new development and additions to existing buildings that exceed 50% of the original building's floor area. Existing buildings that are not expanded beyond 50 % of their original floor area are not required to meet these standards. Please let me know if you have additional questions.

Sincerely,

Rick Roll

From: Cathy Howard [<mailto:choward@bergstromauto.com>]
Sent: Tuesday, October 25, 2011 8:43 AM
To: Roll, Rick
Subject: Re: Bergstrom Cadillac

Dear Rick,

Thank you for your response. I can't imagine it will be anything other than a dealership, but we are known to expand our properties from time to time. Is there a way to see the new design standards if we want to build on to the current structures?

Cathy

On Mon, Oct 24, 2011 at 3:09 PM, Roll, Rick <RRoll@cityofmadison.com> wrote:

Hello Cathy,

Thanks for contacting me regarding your question about the proposed zoning for the Bergstrom Dealership on Applegate Road. You are correct that the use for your area will not change under the new zoning. The primary difference will be new design standards in the CC-T District that will only apply to expansions or redevelopment of your property. If the property remains as is, the new CC-T will not affect the current use of your property, as auto sales are allowed in C3L and CC-T. Please let me know if you have any additional questions or want to discuss this further.

Sincerely,

Rick Roll

From: Cathy Howard [mailto:choward@bergstromauto.com]
Sent: Monday, October 24, 2011 11:34 AM
To: Roll, Rick
Subject: Bergstrom Cadillac

Dear Mr. Roll,

Our dealership is located at 1200 Applegate Road. In looking at the proposed re-districting, it doesn't look like the use of the area for our location will change - currently C3L changing to CC-T surrounded by IL. Am I reading that correctly? Thank you.

Cathy Howard

--

Cathy Howard * Executive Assistant to John J. Hogerty, II - Executive Vice President & General Counsel

Bergstrom Corporation * One Neenah Center Suite 700 (54956-3053) * P.O. Box 549 * Neenah, WI 54957-0549

Office: 920-725-4444 * Fax: 920-729-4034 *

NOTE CORRECT EMAIL ADDRESS: choward@bergstromauto.com

This message contains confidential information intended only for the above addressee(s) and may contain information that is proprietary or legally privileged. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this message in error, and that any review, use, distribution, or copying of this transmittal is prohibited by law. If you received this message in error, please delete the original message and notify the sender immediately.

--

Cathy Howard * Executive Assistant to John J. Hogerty, II - Executive Vice President & General Counsel
Bergstrom Corporation * One Neenah Center Suite 700 (54956-3053) * P.O. Box 549 * Neenah, WI 54957-0549
Office: 920-725-4444 * Fax: 920-729-4034 *

NOTE CORRECT EMAIL ADDRESS: choward@bergstromauto.com

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From: Tucker, Matthew
Sent: Friday, October 07, 2011 3:45 PM
To: 'ronrotter@frankliquor.com'
Cc: Roll, Rick; Stouder, Heather; Firchow, Kevin
Subject: RE: Zoning Code Rewrite Contact Form
Attachments: ADU Requirements.pdf

Mr. Rotter- City records show your property as a single-family home with a detached garage. The area above the detached garage is noted as an "unfinished attic" space. If indeed this detached garage attic space is being used as a second dwelling unit, this is a violation of the City's Zoning Code, as this type of arrangement is not allowed in the existing zoning.

It seems to me like we need to resolve this discrepancy between your belief of the legal use for the property and the City's records for the property – separate from the City's Zoning code rewrite and mapping project. If you have some record of approval for the additional dwelling unit above the detached garage space, please provide that information so we can determine the legality of the space. In addition, we probably will want to inspect the space to determine its legality. Also, please note, permits must be secured for construction or alteration of the space, if it was improved to facilitate some level of finish. I would be happy to set some time aside to meet with you to go over this.

One other note- There is not a zoning district in the new code that allows specifically for two separate single family detached dwellings on a lot, besides the zoning districts in place for apartment complex type developments. For what you describe, the new zoning code includes provisions to allow for "accessory dwelling units" as a Conditional Use at a single-family owner-occupied property. Attached are the regulations for accessory dwelling units in the new zoning code. Once adopted, you will be able to request approval for an accessory dwelling unit at your property, as a Conditional Use.

Matt Tucker

Matt Tucker

Zoning Administrator

Department of Planning and Community and Economic Development

Building Inspection Division

215 Martin Luther King, Jr. Blvd., Suite LL-100

PO Box 2984

Madison, WI 53701-2984

608/266-4569 PH

mtucker@cityofmadison.com

<http://www.cityofmadison.com>

From: ronrotter@frankliquor.com [<mailto:ronrotter@frankliquor.com>]

Sent: Thursday, October 06, 2011 2:26 PM

To: Roll, Rick

Subject: Zoning Code Rewrite Contact Form

General Information

Name : Ron Rotter

101

Business :

Address : 4817 Sherwood Road

City : Madison

State : WI

ZIP : 53711

Email : ronrotter@frankliquor.com

Message :

I want to request that my residence at 4817 Sherwood Road previously 4818 Odana Road be zoned to reflect the fact that my property has been developed with two dwelling units, each in its own structure, since before my parcel was annexed into the city

I note on the draft zoning map that other 2 family dwellings in Midvale Heights are proposed to benefit from the SR-C2 zoning district.

Finally, I wish to note that the density of my two dwellings on my lot of 1.7 acres is far lower than the density of development on any other property in the neighborhood.

Please let me know the outcome of my request

Thank You

Ron Rotter