



City of Madison

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

Meeting Minutes - Approved URBAN DESIGN COMMISSION

Wednesday, October 28, 2009

5:00 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 -

Marsha A. Rummel; Todd R. Barnett; Bruce F. Woods; Richard L. Slayton;
John A. Harrington; R. Richard Wagner and Jay B. Ferm

Excused: 3 -

Mark M. Smith; Dawn O. Weber and Ronald S. Lusk

SPECIAL ITEM OF BUSINESS

1. [15932](#) 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.

This Ordinance was Rereferred to the URBAN DESIGN COMMISSION

Brad Murphy, Planning Division Director; Matt Tucker, Zoning Administrator; and Rick Roll, Planner III of the Zoning Code Rewrite Staff Team provided the Commission with feedback on the proposed draft ordinance amendments as follows:

Relative to 28.097 PD Planned Development District provisions:

- Question the use of base districts as an option to PD; who makes determination? The provisions of 28.097(2)(a) provides the standards that the applicant must address in order to utilize a "PD" zoning map amendment.
- Change "PD" process to require concept presentation before UDC as is currently with PUDs in Downtown Design Zones, Section 28.097(5)(a)2. requires it.
- Facilitate requests for Traffic Engineering models, in addition to required massing models. Section 29.097(5)(a)2. supports this function.
- Strike reference to "massing models" in Section 28.097(5)(a)2. to state...that additional materials by the applicant and staff...
- Issue with the staged initial and final approval of a project by UDC as it effects Sections 28.097(5)(c)1. and 28.097(5)(e)1. code needs to be correlated to indicate UDC practice with conditional initial approval which allows for both Plan Commission and Common Council consideration where the provisions need to warrant and recognize the need for UDC future final consideration.

Relative to 28.096 Campus-Institutional District, takes new approach beyond need to rezone.

28.142 Landscaping and Screening Requirement

- Do more with parking lot standards, need stronger landscaping standards, e.g. requirement for 50% canopy cover.
- The requirement "Plants shall be depicted at two-thirds (2/3) maturity, not practical due to limits of paving; it is better to look at what will be growth in 15-20 years (growth rate).
- Put together a list of tree species that deal with species and tolerance to paved condition.
- Need ratio for providing diversity of tree types.
- Parking lot lighting should not conflict with tree growth and not exceed 16-feet in height; create separate compact light islands for compact parking with dedicated tree islands.

- Provide for soil replacement in tree islands of 4-feet in depth to allow for tree growth.
- The ratio of tree/shrub planting in Section 28.142(5)(a) overplanting; five shrubs too much and doesn't take into account the use of grasses. Should consider the use of percent of required coverage instead.
- Relative to Interior Parking Lot Landscaping, the minimum area devoted to interior planting islands or peninsulas should be 10% rather than the 5% as proposed or at least 8%.
- The provision that requires "at least one deciduous canopy tree for every 160 square feet of landscaped area, should be 120 square feet.
- Provide a minimum of two canopy trees in double length tree islands.
- Tree islands should be large enough to provide safe passage out to street that includes walkways to parking bays.
- Use walk crossings at the head of double bays to facilitate pedestrian access.
- No more than twelve continuous stalls are allowed without a tree island.
- Require through walkways between building front and street.
- Relevant to maintenance/dead materials, replace by next planting season or during the same season.
- Need to emphasize pedestrian connectivity with parking lots with more than twelve stalls with a pedestrian circulation plan and parking lot design.
- Minimum and maximum standards needed for moped parking.

Relative to Table 28J-4. Minimum Parking Waivers and Reductions:

- Transit corridor reduction should include up to 50% reduction to also qualify for TDM and shared parking.
- The waiver to reduce bike parking with public parking spaces within 300-feet should qualify if location is "directly" in front of.
- Define need for more moped parking in certain districts on and near campus.

Relative to Table 28J-3. Off-Street Parking Requirements:

- Hotel, inn, motel parking maximum should be lowered to 1.5 stalls per bedroom.
- Relevant to long-term bicycle parking spaces, storage areas can't be used to count for bike parking.
- Qualify requirements for ease of access, long and short-term bike parking and clarify language relevant to "dust free."

Relevant to 28.061, Mixed-Use and Commercial Districts

- Uncomfortable with describing rhythm/pattern in design standards; make sure guidelines are flexible in prescribing architecture.
- Reference to "arched windows and balconies" in Section 28.061(b)5.; doesn't leave space for modern architecture, should not be the vocabulary, needs flexibility.
- Section 28.061(g) Materials is biased against glass.
- Go back and review this section to determine whether it encourages or discourages the developer having a large development.

ADJOURNMENT

**A motion was made by Barnett, seconded by Rummel, to Adjourn at 6:52 p.m.
The motion passed by voice vote/other.**