



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved PLAN COMMISSION

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Wednesday, May 30, 2012

5:30 PM

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

ZONING CODE REWRITE WORKING SESSION

Note: This Session will NOT be televised.

CALL TO ORDER/ROLL CALL

Present: 7 -

Steve King; Marsha A. Rummel; Eric W. Sundquist; Michael G. Heifetz;
Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Excused: 4 -

Chris Schmidt; Nan Fey; Anna Andrzejewski and John L. Finnemore

Staff Present: Steve Cover, Rick Roll, Heather Stouder, Bill Fruhling, Michael Waidelich, and Matt Tucker

Cantrell was chair of the meeting. The meeting was called to order by Cantrell at 5:34 p.m.

PUBLIC COMMENT

Fred Mohs, 512 Wisconsin Avenue, Madison, spoke to the Plan Commission. Mr. Mohs summarized a letter he distributed to the Plan Commission regarding the National Guardian Life property. Mr. Mohs said the National Guardian Life property divides the Mansion Hill neighborhood between east and west. He said Office Residential Zoning has resulted in unexpected development. He wants to make it clear that the National Guardian Life property be zoned residential.

A motion was made by King, seconded by Hamilton-Nisbet for informal consideration. Motion passed by voice vote/other.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

1. [12186](#)

Draft Zoning Code

Staff presented a PowerPoint presentation of the proposed Downtown and Urban Zoning districts, followed by a verbal summary of the attendant zoning text. Staff also summarized the most recent draft zoning map for the Downtown and Urban districts and explained the main differences between the existing and draft code as it relates to the Downtown area. Staff presented the draft Downtown Building Height Map and the Building Stepback Map.

Staff provided a short summary of discussions by the Zoning Code Rewrite Advisory Committee on the proposed zoning for the National Guardian Life property. The Zoning Code Rewrite Advisory Committee discussed the site but there was not

consensus on zoning for the property. The ZCRAC recommended without a consensus that the National Guardian Life building area (i.e. front part of the property) be zoned Urban Office Residential and the rear portion of the property be zoned Downtown Residential-1.

Discussion about what happens to expired Planned Unit Developments. Staff will discuss this with the City Attorney.

Staff summarized the open space requirements in the Downtown and Urban districts.

Discussion about the definition of useable open space.

Discussion about why some Planned Unit Developments were not zoned Downtown Core district.

Discussion about the Downtown Residential-1 and Downtown Residential-2 districts. Was there ever any discussion to create a Downtown Residential-3 district that would allow mid-rise residential buildings by right? Is there an impediment to development if there isn't a Downtown Residential-3 district? Staff explained the review process for projects in the DR-1 and DR-2 districts.

Discussion about Building Materials in Downtown and Urban districts. How can pre-emption of the Building Code be avoided if the Zoning Code requires building materials for permitted uses?

Discussion about whether the zoning districts preclude the construction of the Lakefront Path that is proposed in the Downtown Plan.

Discussion about whether the zoning districts preclude some commercial uses on the lakefront (e.g. food carts on the Lakefront Path).

Discussion about zoning of the Capitol and Monona Terrace. Staff suggested that it is possible to change the areas east and west of Monona Terrace from the Downtown Core to the Parks and Recreation district.

Discussion about National Guardian Life zoning. Staff provided a history of the property. The building was built in 1965 under residential zoning which allowed office buildings. The property was rezoned to the R6-H district later, making the National Guardian Life office building a non-conforming use.

Staff noted that it is not a black or white decision. The National Guardian Life property could remain non-conforming in a residential district or it could be made conforming under the Urban Office Residential district.

Comment that the staff recommendation to zone the front of the property, including the building, Urban Office Residential district and the rear portion of the property Downtown Residential-1 district is a decent compromise.

Comment stating that the approach is not really a compromise.

Hamilton Nisbet said her father-in-law designed the National Guardian Life building.

Discussion about how the National Guardian Life office building fits into the historic district. If the National Guardian Life building is redeveloped, should the new use be residential?

Staff noted that the policy decision on how the National Guardian Life property should be zoned will be made during the Downtown Plan approval process.

Discussion about "Lease of off-street parking facility, accessory to residential use to non-tenants". Comment--not clear as written. Eliminate these? Allow only structured parking? Should these be a conditional use for non-tenants in the Urban Office Residential and Downtown Residential-2 districts?

Staff will write supplemental regulations for "Leasing of off-street parking facility, accessory to residential use to non tenants".

Plan Commission informally agreed to change permitted uses to conditional uses as they pertain to "Lease of off-street parking facility, accessory to residential use to non-tenants".

Discussion about the proposed zoning for the Mifflin area.

Comment that there was an understanding that form-based zoning that allows any use would be used in the Mifflin area.

Comment to allow flex-space in buildings in the Mifflin area.

Staff described the general approach in the Downtown Plan, but noted that this area is still being worked out.

Question about whether keeping of honey bees needs to be added to the Downtown and Urban districts? Staff said the City Attorney is doing this.

Comment that the Mifflin area should be a transit-oriented development.

Question about how a single room occupancy fits into the districts. Staff said they are lodging houses.

Discussion about real estate sales offices in the Urban Office Residential district. Staff noted they are allowed as a permitted use in the Urban Office Residential district.

The Plan Commission informally agreed that the National Guardian Life property should be split zoned with Urban Office Residential on the front part of the property and Downtown Residential-1 on the rear part of the property.

Discussion about the residential point system. How does a housing co-op relate to the residential point system? Staff said it is a group living arrangement which isn't subject to the requirement.

Comment asking whether the residential point system should apply to the entire downtown area. Should it apply in the Urban Mixed Use district?

Question about whether the Quisling Clinic would meet the residential point system if it were redeveloped. Staff said it would depend on the development proposed.

Discussion about whether the residential point system should apply to the Urban Mixed Use district.

Discussion about how many four or more bedroom apartments the City sees downtown. Staff said there are many four bedroom or more apartments downtown,

mainly student housing.

Comment to rely on the staff recommendation regarding the residential point system.

Comment that since the residential point system is so watered down, should it be kept?

Staff noted there was some opposition from developers to the residential point system.

Staff noted that this type of requirement is recommended in the Downtown Plan.

Discussion about whether the residential point system number should be increased from 1.25.

This item was Re-referred to the PLAN COMMISSION

2. Discussion of Future Potential Meeting Dates

ADJOURNMENT

A motion was made by King, seconded by Heifetz, to Adjourn at 7:40 p.m. The motion passed by voice vote/other.