



City of Madison

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

Meeting Minutes - Approved PLAN COMMISSION

This meeting can be viewed LIVE on Madison City Channel, cable channel 98, digital channel 994, or at www.madisoncitychannel.tv.

Thursday, September 6, 2012

5:30 PM

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

ZONING CODE REWRITE SPECIAL MEETING

Note: Please disregard the note above about this meeting being televised. This meeting will NOT be televised.

CALL TO ORDER/ROLL CALL

Present: 9 -

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

Excused: 2 -

Chris Schmidt and Melissa M. Berger

Staff Present: Steve Cover, Brad Murphy, Rick Roll, Michael Waidelich, Matt Tucker, Heather Stouder

Fey was chair of the meeting. The meeting was called to order by Fey at 5:30 p.m.

PUBLIC COMMENT

Carole Schaeffer, 282 Alpine Meadow Circle, Oregon, WI, representing Smart Growth Greater Madison. Ms. Schaeffer spoke about the residential point system requirement in the Downtown and Urban Districts. She said some recent projects can't meet the requirement. She suggested making it a goal but not a standard or limit it to other districts..

David Gevers, 1819 Madison, Street, Madison, representing the Vilas Neighborhood. Mr. Gevers said the Vilas Neighborhood is the ideal mixed use community but there are some problems such as the impact of student housing on owner occupied housing. He said he doesn't want as of right duplexes, three units, etc. in the Vilas Neighborhood. He said the Vilas Neighborhood should be zoned for single family uses. He also spoke about the need for an enforcement mechanism over nonconformities.

Peter Ostlind, 533 West Main Street, Madison spoke about high quality building materials. He said concrete block is not appropriate in the Downtown, especially in the core. He said a maximum building width is desired in the Downtown Residential-2 (DR-2) district. Mr. Ostlind expressed concern about conversions of University of Wisconsin planned unit developments to the Campus Institutional (CI) district. He suggested that the City be careful not to lose some of the planned unit development conditions.

Gary Peterson, 210 Marinette Tr, Madison. Mr. Peterson said he supports the new zoning code and thanked the Plan Commissioners for considering his request about rooftop gardens. He said height limits in the zoning code discourage people from using a "story" to build a roof top garden.

Ledell Zellers, 510 North Carroll Street, Madison, said she is concerned about the DR-1 and DR-2 Districts and how they are mapped. She referred to the Downtown Plan as it relates to the Langdon Street and Mansion Hill areas which preserve a sense of place and historic character. DR-1 should include all of the Mansion Hill Historic District and make building width a standard that recalls a sense of place.

Alder Sue Ellingson, District 13, 1922 Vilas Avenue, Madison, spoke about the effect of student housing on owner occupied housing . She asked that Greenbush lots 6,000 square feet and great be zoned TR-C3 to prohibit duplexes on those lots. She said she is o.k. with either staff recommendation on this issue. She requested that Brittingham zoning be changed from TR-V1 to TR-C4.

Nathan Wautier, 907 Gregory Street, Madison, agree with the staff report on Subarea 3 and 16. Keep CC district zoning.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

ZONING CODE REWRITE

Motion by King with a second by Cantrell for informal consideration. Motion passed by voice vote/other.

[27278](#)

SUBSTITUTE Amending Chapter 28 of the Madison General Ordinances revising various subsections.

[26657](#)

SUBSTITUTE Creating Subchapter 28E, Downtown and Urban Districts of Chapter 28 of the Madison General Ordinances to update the City's ordinances pertaining to zoning and planning.

Staff presented memorandum titled "Summary of Zoning Map Issues".

Discussion about TR-C3 district issues. Subarea 7.1.

Sundquist asked about nonconforming two family units. Would they be created in other parts of the City as well as in Greenbush? Does taking the TR-C3 duplex option away solve the occupancy issue?

Cantrell asked whether the 12 month non-conforming occupancy is triggered if property is on the market. How do the property owners with large single family lots know that they will be non-conforming?

Motion by Cantrell to approve staff recommendation 1 for Subarea 7 1. Second by Rewey.

Sundquist likes staff recommendation 2. He doesn't want to create nonconformities.

Heifetz doesn't want to create new problems by approving staff recommendation 1.

Cantrell suggested allowing two family units but requiring new ones to get a conditional use permit.

Sundquist suggested zoning Greenbush TR-C3 and single family areas TR-C3A.

Heifetz said it is not ok to take that approach just because it works in the outlying areas.

Rewey referred to the Brian Munson memo and said Veridian prefers TR-C3 without two family dwellings.

Substitute Motion by Sundquist with a second by Andrzejewski to zone TR-C3 areas in Greenbush and Vilas Neighborhoods TR-C3A. Motion passed on the following vote: Ayes- King, Sundquist, Cantrell, Hamilton-Nisbet, Rummel, Heifetz, Andrzejewski, Noes-Rewey.

Motion by King with a second by Rewey to apply the TR-C3A to the Veridian Subdivisions as described in the staff memorandum plus Heather Glenn, Meadowlands and Cardinal Glen, Subarea, 4.1, Subarea 4.2 and others we may have missed. Motion passed by voice vote/other.

Motion by Cantrell with a second by Rewey that Subarea 4. be zoned TR-C3A. Motion passed by voice vote/other.

Motion by Cantrell with a second by Sundquist that Subarea 18 be zoned TR-C3A. Motion passed by voice vote/other.

Motion by Cantrell with a second by Sundquist to approve CC district zoning for West Towne and East Towne (Subareas 3 and 16). Motion passed by voice vote/other.

Motion by Rewey with a second by Rummel to approve the Gary Brown (letter to Rick Roll dated November 23, 2011) list for PUD to CI district conversions with the exception of the Wisconsin Energy Institute and Lot 76 Parking Ramp. Motion approved by voice vote/other.

Motion by King with a second by Sundquist to carry forward any University of Wisconsin PUD text to the CI district until a campus master plan is adopted. Motion approved by voice vote/other.

Motion by Rewey with a second by Cantrell to approve the "PUD's to remain PUD" list from Gary Brown's letter dated November 23, 2011. Motion approved by voice vote/other.

Motion by King with a second by Rummel to zone the second phase of the Wisconsin Energy Institute TR-U1. Motion passed by voice vote/other.

Motion by Heifetz with a second by Sundquist to accept the staff recommendation in Subarea 7.2 to not zone non-University owned lands TRU-1. Motion passed by voice vote/other.

Staff to report back to the Plan Commission on University's proposed Conservancy District zoned areas as described in 2) of Gary Brown's letter dated November 23, 2011.

Alder Weier presented her proposal for zoning 402 Troy Drive and other portions of the Mendota Mental Health Institute and Central Wisconsin Center campus Conservancy District instead of CI district.

Motion by Sundquist with a second by Cantrell to approve the staff recommendation for Subarea 13.1 of the staff memorandum. Motion approved by voice vote/other.

Motion by Cantrell with a second by King to approve the staff recommendation for Subarea 20.1. Motion passed by voice vote/other

Motion by King with a second by Rummel to approve the map clarification on the Downtown Height Map adding a note that says "4 Story Height Limit Extends 30 feet back from the State Street Right-of-Way Line". Motion passed by voice vote/other

Chair Fey distributed materials from Alder Maniaci.

UPCOMING MEETINGS

ADJOURNMENT

A motion was made by King, seconded by Heifetz, to Adjourn at 8:45 p.m. The motion passed by voice vote/other.