



# 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](http://www.madisoncitychannel.tv).*

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Thursday, August 30, 2012

5:30 PM

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

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### 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:** 7 -

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

**Excused:** 4 -

Chris Schmidt; Anna Andrzejewski; Michael G. Heifetz and Melissa M. Berger

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

Fey was chair of the meeting. The meeting was called to order by Fey at 5:35 p.m.

#### PUBLIC COMMENT

Alder Bridget Maniaci, District 2. Alder Maniaci requested that the 800 block of Gorham Street be changed from TR-V1 to TR-V2. She requested the same change for the east side of Livingston Street between Gorham Street and Dayton Street. Alder Maniaci asked why the DR-1 zoned areas around James Madison Park and in the Hamilton Street-Butler Street are zoned DR-2 as in the Bassett Neighborhood. She also asked that existing carriage houses be allowed to be used as residential dwellings. She also mentioned trash pick up on the mixed-use properties.

Ledell Zellers, 510 North Carroll Street, Madison, distributed a hand out to the Plan Commission dated August 30, 2012 and titled "Zoning Text - Chapter 28E. Ms. Zellers noted that Section 28.078(4) is unclear. Does it mean that if additions do not exceed 50% of the floor area there is no maximum building width? She said that Section 28.078(4)(a) should be changed to make the maximum building width in the DR-1 district less than 80 feet. Ms. Zellers said all residential historic districts should be zoned DR-1 rather than DR-2. She also concurred with Pete Ostlind's comments that a maximum building width should be identified for the DR-2 District. She said the domino of lake hugging additions "loop hole" in Section 28.1138(5) should be closed.

Gary Peterson, 210 Marinette Tr, Madison, distributed a handout to the Plan Commission dated August 30, 2012 titled "Roof Top Green Houses and Legal Building Replacement. Mr. Peterson said he believes that an important element of sustainability would be added to the zoning ordinance if roof top green houses were encouraged. He recommended that the definition of "story" be amended so that green houses not be counted as a story. Mr. Peterson also said replacing legal nonconforming buildings should not require a Planned Development District.

David Sparer, 16 North Carroll Street, Madison, said he agreed with the Staff memorandum text on housing cooperatives.

Brian Munson, 120 East Lakeside Street, said that the TR-3 District works for Veridian Homes but a small lot single family district that doesn't allow duplexes might be good.

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

## DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

## ZONING CODE REWRITE

### 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 the Plan Commission with an overview of the staff memorandum dated August 22, 2012 and titled "Summary of Zoning Text Amendments and Downtown and Urban Districts." The Plan Commission took the following actions on the staff recommendations in the memorandum:

Motion by Cantrell with a second by King to approve memorandum recommendation 1. Motion passed by voice vote/other.

Motion by Cantrell with a second by Sundquist to approve memorandum recommendation 2. Motion passed by voice vote/other.

Motion by Cantrell with a second by Hamilton-Nisbet to approve memorandum recommendation 3. Motion passed by voice vote/other.

Motion by Cantrell with a second by King to approve memorandum recommendation 4. Motion passed by voice vote/other.

Motion by Cantrell with a second by King to approve memorandum recommendation 5. Motion passed with Cantrell, King, Sundquist, Rummel, Hamilton-Nisbet voting "aye" and Rewey voting "no".

Request that staff bring back a recommendation on the inclusion of open space in the master plans in the Campus Institutional District.

Motion by Cantrell with a second by Hamilton-Nisbet to approve memorandum recommendation 6. Motion passed by voice vote/other.

Motion by Cantrell with a second by Rewey to approve memorandum recommendation 7. Motion passed by voice vote/other.

Motion by Cantrell with a second by Rewey to approve memorandum recommendation 8. Motion passed by voice vote/other.

Motion by Cantrell with a second by Hamilton-Nisbet to approve memorandum recommendation 9. Motion passed by voice vote/other.

Motion by Sundquist with a second by Cantrell to approve memorandum recommendation 10. Motion passed by voice vote/other.

Discussion about Memorandum recommendation 11. Concern expressed about the "loop hole" identified by Ledell Zellers. The Plan Commission asked staff to provide a

recommendation on this issue at the September 27th work session.

Motion by Cantrell with a second by King to approve memorandum recommendation 12.  
Motion passed by voice vote/other.

Motion by Cantrell with a second by Sundquist to approve memorandum recommendation 13.  
Motion passed by voice vote/other.

Motion by Cantrell with a second by Hamilton-Nisbet to approve memorandum recommendation 14. Motion passed by voice vote/other.

Motion by Cantrell with a second by Sundquist to approve memorandum recommendation 15.  
Motion passed by voice vote/other.

Motion by Cantrell with a second by Rewey to approve memorandum recommendation 16.  
Motion passed on the following vote: Ayes-Cantrell, Hamilton Nisbet, King, Sundquist, Rewey  
. Noes-Rummel.

Discussion about the Demolition process. The Plan Commission asked staff to report back to the Plan Commission at the September 27th worksession.

Downtown and Urban Districts:

King said he agrees with Gary Peterson regarding section 28.071(a) 1. & 2. He doesn't like the Planned Development requirement but he wants some review.

Cantrell said he sees Gary Peterson and King's point, but he can also see the Planned Development District review for zero lot line buildings but not taller buildings. Could a conditional use process be used with Urban Design Commission review?

Motion by Cantrell with a second by King to change Section 28.071(a) 1. from Planned Development requirements to conditional use process. Staff should report back to the Plan Commission about when a project needs to be reviewed by the Urban Design Commission.  
Motion passed by voice vote/other.

Motion by Hamilton-Nisbet with a second by Rewey to add the keeping of honey bees to the accessory uses in the Downtown Districts. Motion passed by voice vote/other.

Hamilton-Nisbet asked staff to look at the bulk tables in the Downtown and Urban Districts. Stepback minimums are not clear. Clarify whether the numbers in the tables are minimums or maximums.

Tucker said keeping of chickens should be adjusted from 4 to 6. No action was taken on this item.

Discussion of memorandum from Pete Ostlind. Staff to look at Section 28.071(3)(a)4 and Section 28. 079 and report recommendations back to the Plan Commission on September 27th.

Motion by Cantrell with a second by Sundquist to add outdoor eating area associated with food and beverage establishment as a condition use in the DR-2 District. Motion passed by voice vote/other.

Motion by Cantrell with a second by Rewey to approve all items in the Downtown and Urban Districts as well as the items the Plan Commission incorporated at tonight's meeting and asked staff to bring back to the Plan Commission the noted items. Motion passed by voice vote/other.

Motion by Sundquist with a second by Cantrell to make change to Section 28.031(2)(a) as proposed by Brian Munson. Motion passed by voice vote/other.

Plan Commission decided to discuss Section 28C-1 Twin Homes at the September 27th worksession.

The Plan Commission decided to discuss Alderson Maniaci's proposed zoning map changes at a future meeting and put carriage houses in the bucket list for discussion in the future.

The Plan Commission asked staff to report back with a recommendation on roof top green houses at the September 27th worksession.

Issues for discussion at upcoming Plan Commission worksessions:

- Discussion of Section 28.071(3)(a)4 and 28.079 (Pete Ostlind Memorandum)
- Twin homes-(Brian Munson memorandum)
- Roof top green houses (Gary Peterson memorandum)
- Combining lakeshore lots (Ledell Zellers memorandum)
- Campus Institutional District open space in master plans
- TR-C3District -allow two family dwellings?
- Transportation Demand Management
- Alderperson Maniaci zoning map requests
- Demolition requirements

## UPCOMING MEETINGS

## ADJOURNMENT

**A motion was made by King, seconded by Sundquist, to Adjourn at 8:24 p.m..  
The motion passed by voice vote/other.**