



City of Madison

City of Madison
Madison, WI 53703
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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 4, 2014

5:00 PM

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

****Special Meeting to Discuss Potential Revisions to the (2013) Zoning Code****

*****This meeting will NOT be televised*****

The purpose of the special meetings is for Planning and Zoning staff and the Plan Commission to discuss specific revisions of the Zoning Code to address newly emerging issues not addressed in the 2013 code, to address specific matters not resolved prior to the enactment of the code, and to resolve issues that have come to light since the new code took effect on January 2, 2013.

The Plan Commission will not take specific action on any of the revisions discussed, but may direct staff to draft zoning text amendments to be brought back to the Commission as duly noticed public hearing items to be formally considered at a regular meeting.

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:00 p.m.

Present: 7 - Ledell Zellers; Ken Opin; Eric W. Sundquist; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell and Tonya L. Hamilton-Nisbet

Excused: 4 - Steve King; Scott J. Resnick; Michael G. Heifetz and Maurice C. Sheppard

Opin was chair for this meeting.

Staff present: Kevin Firchow, Heather Stouder and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator, and; John Strange, City Attorney's Office.

PUBLIC COMMENT

John Schlaefter of Kendall Avenue addressed the Commission about the need to fix the family definition in the areas formerly zoned R4A under the 1966 Zoning Code. The TR-V1 district that most of those areas were zoned into on the new zoning map allows up to 5 unrelated persons to occupy a dwelling unit, whereas the R4A district was restricted to no more than 2 unrelated persons. Staff discussed ways of potentially addressing the unintended increase in allowed occupancy with the Commission.

There were no other registrants for the meeting.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

There were no communications, disclosures or recusals.

SCHEDULE OF MEETINGS

The Special Meeting to discuss Zoning Code revisions scheduled for September 30, 2014 was cancelled due to a conflict with a rescheduled meeting of the Board of Estimates on the 2015 budget. Staff noted that the Commission would be polled on the scheduling of additional Special Meetings in October and November following the September 4 meeting.

Regular Plan Commission Meetings: September 22 and October 6, 27, 2014

SPECIAL ITEM OF BUSINESS

35407**Plan Commission consideration of potential revisions to the Zoning Code, Chapter 28 of Madison General Ordinances.**

Topics discussed - September 4, 2014:

- Update on Zoning Code Text - Issues for Further Study and Revision Memo [Note: This document contains specific issues by number and is organized by High-, Medium- and Low-Priority. The issue numbers in the September 4 memo will be used on this agenda and future agendas to identify which topics are being discussed at a particular Special Meeting.]

- Issues discussed at this meeting:

2.1 - Community events: The Plan Commission directed staff to draft this text amendment for formal consideration at an upcoming regular meeting. Members of the Commission requested that the number of days for community events in residential districts be reduced to 25 days per year or 5 consecutive days unless approved as a conditional use, and to clarify "traveling carnivals" to make sure it clear that a school/ church/ etc. can hold its own carnival.

2.6 - Low-density family definition (similar to R4A in 1966 Zoning Code): The Plan Commission directed staff to continue work on developing an occupancy-based overlay district as suggested in the September 4 "Issues" memo. During this discussion, members of the Commission requested clarification about whether this overlay could be used elsewhere outside of the former R4A areas and expressed concern about the appearance of favoring owners over renters.

2.12 - Accessory automobile parking lots: The Plan Commission directed staff to draft this text amendment for formal consideration at an upcoming regular meeting. Members of the Commission requested that the proposed supplemental regulations for these lots be clarified to allow the parking of motorcycles and bicycles as well as passenger automobiles and for an additional supplemental regulation to be added that noted that the Commission could consider limiting the duration of the conditional use approval for such a lot in addition to other conditions that it may require.

3.1 - Revisions to the hierarchy of mixed-use and commercial districts; 3.2 - Large-scale mixed-use district; and 3.4 - Lot area requirements for mixed-use buildings: These items were introduced to the Plan Commission and will likely require additional discussion at future Special Meetings. During the introductory discussion, members of the Commission noted that the statement of purpose for the CC district should include specific language noting that future mapping of the CC district was discouraged. Staff noted that it would begin discussing approaches to addressing these 3 topics and would report back to the Commission at a future meetings.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT**- Upcoming Matters - September 30, 2014 Special Meeting**

- Discussion of revisions and refinements to the Planned Development zoning district (Sec. 28.098)

- Discussion of the following matters identified in Zoning Code Text - Issues for Further Study and Revision document - September 4, 2014 Update:

2.4 - Parking/ building placement

2.5 - New, more limited downtown district

2.7 - Primary abutting street

2.8 - Rear yard setback on irregular lots

2.9 - Rear yard on full-block/ four-sided development

2.10 - Yards on three-sided corner lots

2.11 - Yard setback reductions in residential building complexes

2.13 - Underground parking in rear yard

ADJOURNMENT

**A motion was made by Rewey, seconded by Berger, to Adjourn at 6:50 p.m.
The motion passed by voice vote/other.**