



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

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Wednesday, October 22, 2014

5:00 PM

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

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### **\*\*Special Meeting to Discuss Revisions to the New (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.

The issues to be discussed on this agenda and future special meeting agendas are identified by the specific issues enumerated in the "Update on Zoning Code Text - Issues for Further Study and Revision Memo" dated September 4, 2014.

### **CALL TO ORDER/ROLL CALL**

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

**Excused:** 4 - Steve King; Scott J. Resnick; Michael G. Heifetz and Michael W. Rewey

Opin was chair for this meeting.

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

### **PUBLIC COMMENT**

There were no registrants for public comment.

### **COMMUNICATIONS, DISCLOSURES AND RECUSALS**

There were no communications, disclosures or recusals by the Commission.

### **MINUTES OF THE SEPTEMBER 4, 2014 SPECIAL MEETING**

**A motion was made by Cantrell, seconded by Hamilton-Nisbet, to Approve the Minutes. The motion passed by voice vote/other.**

### **SCHEDULE OF MEETINGS**

Special Meeting to discuss Zoning Code revisions: October 29, 2014 (Room LL-110, Madison Municipal Building) at 5:00 p.m.

Regular Meetings: October 27 and November 10, 24, 2014

## SPECIAL ITEM OF BUSINESS

The Plan Commission moved for informal consideration by unanimous consent.

1. [35407](#) Plan Commission consideration of potential revisions to the Zoning Code, Chapter 28 of Madison General Ordinances.

Topics discussed - October 22, 2014:

- Discussion of revisions and refinements to the Planned Development zoning district (Sec. 28.098): The Plan Commission directed staff to draft this text amendment for formal consideration at an upcoming regular meeting. In recommending that staff proceed with this amendment, the Commission discussed the need for aldermanic involvement in the review of alterations approved by staff; suggested minor revisions to the open space and economic impact standards in the draft; recommended that the language regarding "unique situations" be made more prominent in the statement of purpose; proposed that general development plans for multi-phase planned developments require re-approval after a period of years, with 10 years a suggested starting point for this discussion; and recommended revised language regarding design in the statement of purpose. During the discussion of revisions to the PD district, members of the Plan Commission requested that the Urban Design Commission make clear recommendations and findings to the Plan Commission on the design standards.

- The Plan Commission and staff began the discussion regarding Items 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; and 2.11 - Yard setback reductions in residential building complexes. The discussion of these items will continue at the October 29, 2014 Special Meeting.

- Items 2.5 - New, more limited downtown district and 2.7 - Primary abutting street were not discussed at this meeting. These items will be added to the October 29 agenda for discussion as time permits.

## BUSINESS BY MEMBERS

There was no business by members.

## SECRETARY'S REPORT

### - Upcoming Matters - October 29, 2014 Special Meeting

- 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

2.13 - Underground parking in rear yard

- Continued discussion of October 22 agenda items.

## ADJOURNMENT

**A motion was made by Hamilton-Nisbet, seconded by Zellers, to Adjourn at 7:05 p.m. The motion passed by voice vote/other.**