



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.

Wednesday, October 29, 2014

5:00 PM

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

****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: 8 - Steve King; Ledell Zellers; Ken Opin; Eric W. Sundquist; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Excused: 3 - Scott J. Resnick; Melissa M. Berger and Michael G. Heifetz

Opin was chair for this meeting.

Ald. King arrived at 5:15 p.m. during the special item of business.

Staff present: Katherine Cornwell, Heather Stouder and Tim Parks, Planning Division; Matt Tucker, Zoning Administrator and Dan McAuliffe, Zoning.

Also present: John Schlaefer of Kendall Avenue

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

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

SCHEDULE OF MEETINGS

Regular Meetings: November 10, 24 and December 15, 2014

Planning staff will contact the Plan Commission in December 2014 about their availability for additional Special Meetings to discuss Zoning Code revisions during the first quarter of 2015.

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 29, 2014:

- The Plan Commission and staff continued the discussion from October 22, 2014 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 Plan Commission directed staff to draft text amendment(s) for formal consideration at an upcoming regular meeting with the following directions:

*Three-sided lots have two (2) front lot lines and yard setbacks; one (1) reversed corner side lot line and yard setback and one (1) [interior] side lot line and yard setback;

*Lots bounded completely by streets (blocks) have two (2) front lot lines and yard setbacks opposite each other and two (2) reversed corner side lot lines and yard setbacks;

*Triangularly shaped lots would be kept largely as is, with staff to explore measuring the rear yard setback parallel to the front lot line from the deepest point of the property (and not from the 10-foot tangent line as is current practice);

*Irregularly shaped lots would have a rear lot line and yard setback that is most nearly opposite the front lot line; staff will explore how this proposed interpretation would impact a variety of different parcels around the City;

*Corner lots: The Commission discussed the current regulations for corner lots and did not direct staff to draft changes.

*For Residential Building Complexes, the Commission recommended that yard and open space requirements in the Supplemental Regulations in Section 28.151 be strengthened to tie to the standards for approval for conditional uses.

- 2.4 - Parking/ building placement: Will be discussed at a future special meeting in the first quarter of 2015.

- 2.5 - New, more limited downtown district: The Plan Commission directed staff to draft a new limited downtown mixed-use district for discussion at a future special meeting in the first quarter of 2015. During the discussion, members expressed support for a more restrictive use list in the limited district and more restrictive yard setbacks in the limited district compared to existing UMX zoning, and for staff to consider a transition rule from the limited district to adjacent residential properties similar to what exists in non-Downtown districts such as TSS.

- 2.7 - Primary abutting street: The Plan Commission provided the following direction to staff for drafting proposed language for further discussion at a future special meeting. During the discussion:

*There should be a relationship between the front door and front wall orientation and required front yard; primary street should equal front facade;

*The functional street classification and the amount of vehicular or pedestrian traffic may determine what is the "primary street";

*Length of street frontage may determine what is the primary abutting street.

- 2.13 - Underground parking in rear yard: The Plan Commission directed staff to draft a text amendment for formal consideration at an upcoming regular meeting that allowed parking in any yard in a non-residential zoning district provided that the parking was completely below grade and the minimum landscaping and lot coverage requirements of the Zoning Code were met.

BUSINESS BY MEMBERS

There was no business by members.

SECRETARY'S REPORT

There was no secretary's report.

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by Sundquist, seconded by Hamilton-Nisbet, to Adjourn at 7:00 p.m. The motion passed by voice vote/other.