



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved ZONING CODE REWRITE ADVISORY COMMITTEE

Monday, August 11, 2008

5:30 PM

Madison Senior Center
330 West Mifflin Street
Rooms 1 & 2 (2nd Floor)

1. CALL TO ORDER / ROLL CALL

Present: 15 -

Tim Gruber; Satya V. Rhodes Conway; Lauren Cnare; Daniel J. Stephans;
Diane L. Milligan; Randall L. Glysich; Ledell Zellers; Carole J. Schaeffer;
Susan M. Schmitz; Kevin R. Pomeroy; Gary A. Brown; Michael A. Basford;
Amy E. Rountree; Janet P. Loewi and Lance T. McGrath

Absent: 4 -

Lou W. Host-Jablonski; Sheri Carter; D. Ken Saiki and David C. Porterfield

Excused: 6 -

Julia S. Kerr; Nan Fey; Gary Poulson; Janis G. Reek; Michael A. Slavney
and Steve C. Steinhoff

Staff Present: Brad Murphy, Rick Roll, Matt Tucker

Consultants Present by Video Conference: Suzanne Rhees, Michael Lamb,
Cunningham Group, Architecture, P.A.

Rick Roll indicated that Chair, Michael Slavney and Co-chair, Gary Poulson were excused and would not be in attendance at the meeting. Roll called the meeting to order at 5:40 p.m. He suggested that a volunteer facilitator be appointed by the Advisory Committee.

2. APPROVAL OF MINUTES

A motion was made by Pomeroy, seconded by Stephans, to Approve the July 8, 2008 Minutes. The motion passed by voice vote/other.

3. PUBLIC COMMENT

Alder Satya Rhodes Conway called for a point of order and asked that a meeting facilitator be appointed by the Advisory Committee. **A motion was made by Cnare, seconded by Basford to nominate Ledell Zellers to facilitate the meeting. The motion passed by voice vote/other.**

Three members of the public made comments:

- Gabriel Heck described the Madison Community Cooperative and pointed out that co-ops are limited by the family definition in the Zoning Code. The Advisory Committee asked Mr. Heck several questions including the impact of the number of people in a

dwelling unit on parking and how any more co-ops are envisioned. Mr. Heck indicated that Issues with the number of persons per dwelling unit would be dealt with similar to other multiple family buildings. He estimated that the number of co-ops in the City operated by Madison Community Co-op could double in 20 years.

- Jan Sweet of the Green Legion explained his concerns about the impending crisis in fossil fuels. He said we need housing that saves fuel and energy costs, includes day care and community garden areas, live-work space and meeting rooms. Requested that the Zoning Code update be expedited; need to get serious about sustainability.
- Joan Laurion talked about accessory dwelling units. She said single-family owners should have the option of staying in their own homes or allow children to move back. Need to ensure that one unit is owner-occupied. Members of the Advisory Committee asked Ms. Laurion several questions about the appropriate location for these units, parking, and limits on persons per unit. Joan Laurion provided a handout regarding accessory dwelling units.

4. [11122](#)

Administrative Matters

Handout of Draft Agenda for September 11, 2008 community meetings.

Alder Rhodes Conway asked how the Advisory Committee could best discuss the accumulating set of issues (e.g. co-ops, accessory dwelling units) that have been identified so far in the process. She wants them to be discussed before the Code is written. Suzanne Rhees said she could try to provide alternatives for the Committee to respond to.

Matt Tucker suggested that the larger policy issues need to be kept in mind as the new Code is drafted.

Suzanne Rhees asked about issues that could be discussed at the community meetings. Co-operative housing, accessory dwelling units, and historic preservation issues are some possibilities. Advisory Committee members could help facilitate the tables at the September 11, 2008 community meetings

5. [10738](#)

Zoning Code Analysis

Suzanne Rhees resumed her summary of the Zoning Code Analysis Report from the July 8, 2008 meeting. The Advisory Committee members asked questions and offered comments.

Topics discussed included:

- "Depth penalty" is good, but number of accessory buildings allowed needs to be clarified.
- Number "small houses" that could be enlarged.
- Teardowns are an issue in most residential districts.
- R2S, T, Y, Z could be improved.
- Design standards needed for the R2S, T, Y, Z and R-3 districts.
- Co-ops may be appropriate in R-4 district.
- Need to discuss a better mix of densities and housing types on each block in the R-4 district.
- Limits on on-street parking.
- Neighborhood conservation overlay district.
- R6H district works reasonably well, except for pressure from land buyers who are assembling land for other uses.
- Point system that regulates residential uses in the C-4 district doesn't work well.
- Will the number of uses in the C-2 district be reduced?
- Where will "big box" uses go?
- Big box standards in the Urban Design Commission Ordinance need to be linked to zoning.

- How will height restrictions be handled in the downtown area?
- Moped parking is a downtown problem-enforcement?
- De-link auto parking, bike parking and handicap spaces?
- Off-street loading in downtown.
- Enforcement penalties.
- Discussion of variances.
- Time check by Ledell Zellers-discussion continued
- Neighborhood review. Better connect with neighborhoods, especially those without associations.
- Higher degree of review for proposals with higher degree of concerns.
- Notification requirements and procedures
- Campus district-boundary of UW Campus "core".
- Transfer of development rights.

6. ADJOURNMENT

The meeting adjourned at 7:45 p.m.