



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved PLAN COMMISSION

Monday, June 9, 2008

5:00 PM

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

CALL TO ORDER/ROLL CALL

Present: 10 -

Eric W. Sundquist; Tim Gruber; Lauren Cnare; Julia S. Kerr; Nan Fey; Judy K. Olson; Judy Bowser; Michael A. Basford; Beth A. Whitaker and Michael G. Heifetz

Excused: 1 -

James C. Boll

Fey was chair of the meeting.

Staff present: Brad Murphy, Michael Waidelich, Rick Roll, Matt Tucker

Consultants present: Suzanne Rhees, Cuningham Group Architecture; Mark White, White & Smith.

PUBLIC COMMENT

None.

3. [10737](#) Meetings and Other Feedback

Suzanne Rhees presented a series of Power Point slides summarizing the results of the community meetings held on May 19 and 21, 2008. Ms. Rhees also described the results of focus groups with developers, designers and planners; and neighborhoods. Written summaries of the community meetings as well as public comments were also distributed to the Plan Commission. The presentation of the materials was followed by a general discussion between the Plan Commission and the consultants.

4. [09806](#) Issue Identification

Suzanne Rhees presented a series of Power Point slides summarizing issues identified thus far. A summary memorandum was also distributed to the Plan Commission members.

Plan Commission members offered the following comments:

- *A form-based code would be a quantum change. It was noted that the City has been talking about a drafting a hybrid code.*
- *Parking is extremely controversial: its design, too much parking, too much surface parking, vs. shortage of parking and spillover into residential areas. Knickerbocker Place (parking "court") presents one approach to the issue.*
- *If mixed industrial-commercial districts are restricted to industrial only, will property owners object? How much industrial land is "enough"? Staff Answer: If the demand in M-1 for commercial is high enough, land gets consumed by non-industrial*

businesses with lower wages. Consultant: District can be designed to allow a reasonable percentage of commercial.

- *Look into prior draft of Campus district. The recent master plan may make "set the stage" better for this approach. Need to include mixed edges - i.e., University Square - to activate street level. Hospitals also have a strong influence on surrounding neighborhoods; lots of concerns re: expansion.*

5. [10738](#)

Zoning Code Analysis

Suzanne Rhees presented a series of Power Point slides of preliminary findings of the zoning code analysis, focusing on current zoning districts.

Plan Commission members offered the following comments:

- *How is an "older neighborhood" defined? (Staff Answer: generally pre-1966)*
- *Waterfront standards are highly controversial. The City could also beef up environmental protection standards, including shoreland standards.*
- *If Willy Street was rezoned to more closely match existing mix, would it be easier to convert houses to commercial? (Staff Answer: the current zoning allows conversions; a mixed-use district could control location and possibly number of conversions.)*
- *If incompatible uses are combined, mixed use can be a problem.*
- *Looking at the project schedule, when will topics such as family definition and parking standards be reviewed? (Consultant Answer: topics will be brought forward during the code drafting phase)*
- *Looking at the "case study sites," should a site be included that is being converted from agriculture to TND or PUD? This is the majority of new development. (Consultant Answer: we'll try to apply a future TND district to a site of this type.)*
- *Hope that everyone can agree that pedestrian-friendly urban form should be an underlying principle of the Code Rewrite. Shouldn't all buildings have a main entrance from the sidewalk and parking to the rear?*
- *Parking tends to drive design, including the building footprint, and then the footprint covers the entire lot with no open space. Most districts don't limit impervious cover. How to provide green space? Example: Hilldale - one lot was dedicated for open space rather than requiring it for each building.*
- *Look at other City ordinances: many aspects of sustainability aren't provided in the Building Code; identify needed changes in other ordinances - street design, traffic engineering, etc. May need a Unified Development Ordinance in the future.*
- *Look at other cities that have made substantive zoning changes, especially those addressing sustainability (Seattle, Washington DC). Put links on City website with summary of what they did.*
- *Eliminate obsolete use terminology such as "reducing salons"*
- *Develop more meaningful names for districts than "R"*
- *Need an end to density wars in neighborhoods: conflicts between neighborhood plans and Comp Plan.*
- *Question of cultural sustainability and neighborhood stability vs. change. Problem with way we do neighborhood plans: some are outdated, some are created through neighborhood effort, people who are sophisticated and have time will do it but lower income neighborhoods are out of picture. Volunteers may not take the long view. Vast parts of city don't have a neighborhood plan.*
- *Where changes are proposed (e.g. granny flats), do we have a way to discuss implications, forecast results?*
- *Staff can answer a lot of questions because they get questions every day. Get "top 20" issues from staff: the most common enforcement actions, complaints, quality*

of life issues.

- *Encourage 3-bedroom apartments for larger families. (Matt Tucker: Code already has some provisions, but generally not used.)*

ADJOURNMENT

A motion was made by Bowser, seconded by Kerr, to Adjourn at 7:45 p.m. The motion passed by voice vote/other.

[11078](#)

Zoning Code Rewrite Committee Meeting Summary