



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved ZONING CODE REWRITE ADVISORY COMMITTEE

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Tuesday, July 8, 2008

5:30 PM

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

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### 1. CALL TO ORDER / ROLL CALL

**Present:** 18 -

Tim Gruber; Satya V. Rhodes Conway; Julia S. Kerr; Nan Fey; Daniel J. Stephans; Lou W. Host-Jablonski; Diane L. Milligan; Ledell Zellers; Janis G. Reek; Carole J. Schaeffer; Susan M. Schmitz; Michael A. Slavney; Kevin R. Pomeroy; D. Ken Saiki; Michael A. Basford; Amy E. Rountree; Steve C. Steinhoff and David C. Porterfield

**Absent:** 1 -

Sheri Carter

**Excused:** 7 -

Lauren Cnare; Randall L. Glysch; Gary Poulson; Gary A. Brown; Janet P. Loewi; Lance T. McGrath and Scott A. Vaughn

**Staff Present:** Brad Murphy, Michael Waidelich; Rick Roll; Matt Tucker

**Consultants Present:** Suzanne Rhees; Michael Lamb, Cuningham Group, Architecture, P.A.

Chair Michael Slavney called the meeting to order at 5:40 p.m.

### 2. APPROVAL OF June 10, 2008 MINUTES

**A motion was made by Stephans, seconded by Fey, to Approve the June 10, 2008 Minutes. The motion passed by the following vote:**

**Absent:** 1 -

Sheri Carter

**Excused:** 7 -

Lauren Cnare; Randall L. Glysch; Gary Poulson; Gary A. Brown; Janet P. Loewi; Lance T. McGrath and Scott A. Vaughn

**Ayes:** 17 -

Tim Gruber; Satya V. Rhodes Conway; Nan Fey; Daniel J. Stephans; Lou W. Host-Jablonski; Diane L. Milligan; Ledell Zellers; Janis G. Reek; Carole J. Schaeffer; Susan M. Schmitz; Michael A. Slavney; Kevin R. Pomeroy; D. Ken Saiki; Michael A. Basford; Amy E. Rountree; Steve C. Steinhoff and David C. Porterfield

Abstentions: 1 -

Julia S. Kerr

### 3. PUBLIC COMMENT

Ten members of the public made comments:

- Robert Holloway spoke about the role of neighborhood plans in the zoning process.
- Stefani Jones spoke about the need for co-op housing outside the downtown.
- Jeffery Bessmer spoke about his work in creating a family friendly housing co-op. Wants co-ops to be allowed in all areas.
- Joan Laurion wants to build an accessory dwelling unit above her garage which will foster infill development and housing affordability. Current zoning doesn't allow it.
- Susan De Vos said that off-street parking should not be required for all development.
- Peter Fiala Co-ops should be allowed outside the Isthmus. Wants more people to be allowed per house than are currently allowed.
- Andrew Kell said zoning should also allow co-ops in areas other than the Isthmus.
- Jon Wilie described common misconceptions about co-ops.
- Sue Hoffenberg wants the zoning code to protect the character of her neighborhood (West Shore Drive).
- Brenda Konkell said that some people who can't sell their homes want to rent them, which is a problem in many zoning districts. Also, married couples are treated as "family" vs. non-married partners; rewrite should address this.

### 4. [11122](#) Administrative Matters

Chair Michael Slavney reviewed the agenda and discussed the project schedule. Ald. Kerr requested that the Consultants brief the Common Council in September rather than November.

### 5. [10738](#) Zoning Code Analysis

Suzanne Rhees presented a PowerPoint presentation that summarized the City of Madison Zoning Code Analysis Report. The Advisory Committee members offered comments and asked questions during the presentation.

Topics discussed included:

- Use of graphics as examples for form-based codes
- Attention should be given to different types of accessory dwelling units
- Minimize the creation of additional nonconforming conditional uses
- Clarify non-conforming uses vs. non-conforming structures
- How do we retrofit existing parking lots with regard to

- non-conforming landscaping
- The new code should better address nonconforming uses and enforcement
- The new code should require good landscaping not just parking based landscaping
- New code should address good architecture
- Protection of the urban forest
- Point-based landscaping system
- Lighting standards
- Waterfront development issues such as building design and waterfront vegetation
- Potential impact of proposed Dane County Water Body Classification Ordinance on development in Madison
- Landmarks Commission standards tied to zoning code. Leave this system in place
- Issues associated with a conservancy zoning district
- The code should address the City's need for open space
- Are community gardens a permitted use
- Issues related to protective covenants
- Planned unit developments including standards, notification requirements, cost-benefit analysis of greenfield PUDs, ease of use, waivers/flexibility
- Mixed-use districts may reduce need for PUDs
- Mixture of dissimilar building types and resulting impacts on community character require code that addresses existing conditions and new development
- Focus efforts on the near isthmus and preserve those neighborhoods.
- Diversity and fine grained zoning; number of zoning districts
- Landscaping requirements/usable open space

Chair Michael Slavney noted that the time was 7:30 p.m. and the presentation and review of the Zoning Code Analysis presentation was not complete. Given the length of the meeting, he asked the Advisory Committee how they wanted to proceed with the agenda. The committee discussed how to proceed.

**A motion was made by Ald. Satya Rhodes Conway, seconded by Ald. Tim Gruber, to stop discussion of the Zoning Code Analysis, take up the Participation and Communication Plan Addendum and complete the review of the remainder of the Zoning Code Analysis Report at an additional Advisory Committee meeting to be scheduled in August 2008. The motion passed by voice vote/other.**

6. [09805](#)

Participation and Communication Plan

Suzanne Rhees described the Participation and Communication Plan Addendum. The Advisory Committee discussed the Addendum with the consultants. Issues discussed included:

- Direct meetings with neighborhoods, do this for all steps in the project
- Need for zoning and design literacy education
- Targeted materials to neighborhood stakeholders, include

- graphics, what will and won't be covered at meetings
- Get input from nonprofit housing developers
  - Give neighborhoods chances to shape what they know and value about houses and places
  - Focus on what is wanted in the zoning code versus what is not wanted
  - What will be the focus of the community meetings in September, 2008
  - Send out materials prior to community meetings

**A motion was made by Ald. Satya Rhodes Conway, seconded by Ald. Tim Gruber, to approve the Participation and Communication Plan Addendum as written, add additional neighborhood meetings without the consultants as discussed by the Advisory Committee, send out materials and meeting expectations before meetings, complete #3 on the Addendum (Targeted materials to neighborhood stakeholders) for all parts of the zoning code rewrite project, and use visual aides at community meetings that are specifically related to the zoning districts. The motioned passed by voice vote/other.**

Question about what to expect at community meetings. Consultants will work on creating opportunities for meaningful small-group discussions.

## **7. ADJOURNMENT**

**The meeting adjourned at 8:00 p.m.**