



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 58009

File ID: 58009

File Type: Ordinance

Status: Passed

Version: 1

Reference:

Controlling Body: Attorney's
Office/Approval
Group

Lead Referral: PLAN COMMISSION

File Created Date : 10/29/2019

File Name: Mapping specified setbacks in the Downtown & Urban
Districts

Final Action: 12/03/2019

Title: Creating Section 28.071(2)(d), amending Sections 28.074(3), 28.075(3),
28.076(3), 28.078(2), and 28.079(2) of the Madison General Ordinances to map
specified setbacks in the Downtown and Urban Districts.

Notes: 6287setback.map
MAYOR APPROVAL DATE 12/6/2019

CC Agenda Date: 11/05/2019

Agenda Number: 20.

Sponsors: Patrick W. Heck and Sally Rohrer

Effective Date: 12/13/2019

Attachments: Body, Zoning_Text_Memo_11-25-19.pdf,
LangdonContext .pdf

Enactment Number: ORD-19-00089

Author: John Strange

Hearing Date:

Entered by: dalthaus@cityofmadison.com

Published Date: 12/12/2019

Approval History

Version	Date	Approver	Action
1		Michael May	Approved as to Form
1		Brent Sloat	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office/Approval Group	10/29/2019	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Plan Commission; Public Hearings: Plan Commission (11/25/19), Common Council (12/3/19)						
1	COMMON COUNCIL	11/05/2019	Referred for Public Hearing	PLAN COMMISSION		11/25/2019	

Action Text: This Ordinance was Referred for Public Hearing to the PLAN COMMISSION

Notes:

1	PLAN COMMISSION	11/25/2019	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
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Action Text: A motion was made by Cantrell, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Notes: On a motion by Cantrell, seconded by Hagenow, the Plan Commission recommended to Common Council to adopt. The motion passed by voice vote/other.

1	COMMON COUNCIL	12/03/2019	Adopt and Close the Public Hearing	Pass
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Action Text: A motion was made by Bidar, seconded by Verveer, to Adopt and Close the Public Hearing. The motion passed by voice vote/other.

Notes:

Text of Legislative File 58009

Fiscal Note

No City appropriation required.

Title

Creating Section 28.071(2)(d), amending Sections 28.074(3), 28.075(3), 28.076(3), 28.078(2), and 28.079(2) of the Madison General Ordinances to map specified setbacks in the Downtown and Urban Districts.

Body

DRAFTER'S ANALYSIS: This ordinance creates a section of mapping specific setbacks in the downtown and urban districts. This ordinance also creates a Downtown Setback Map, which designates specific setbacks on certain portions of Langdon Street. Staff anticipates adding additional setback maps over time for other streets in the downtown area.

The Common Council of the City of Madison do hereby ordain as follows:

Please see "Body" in Attachments.

CITY OF MADISON, WISCONSIN

AN ORDINANCE _____

PRESENTED
REFERRED

November 5, 2019

Creating Section 28.071(2)(d), amending
Sections 28.28.0o74(3), 28.075(3), 28.076(3),
28.078(2), and 28.079(2) of the Madison
General Ordinances to map specified setbacks
in the Downtown and Urban Districts.

PC, Public
Hearings: PC 11/25/19
CC 12/03/19

Drafted by: John Strange

Date: October 29, 2019

SPONSOR: Alder Heck

DRAFTER'S ANALYSIS: This ordinance creates a section of mapping specific setbacks in the downtown and urban districts. This ordinance also creates a Downtown Setback Map, which designates specific setbacks on certain portions of Langdon Street. Staff anticipates adding additional setback maps over time for other streets in the downtown area.

The Common Council of the City of Madison do hereby ordain as follows:

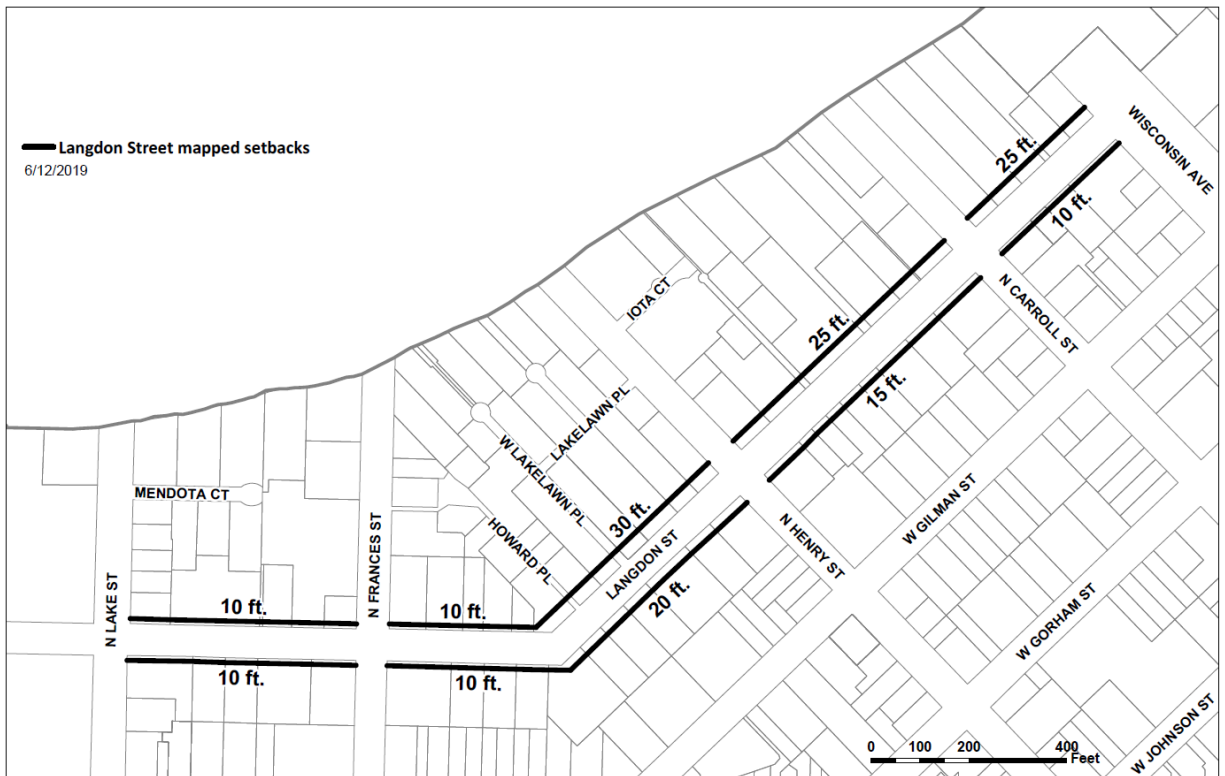
1. The title and introductory paragraph of Subsection (2) entitled "Downtown Height and Stepback Requirements" of Section 28.071 entitled "General Provisions for Downtown and Urban Districts" of the Madison General Ordinances is amended to read as follows:

"(2) Downtown Height, and Stepback, and Setback Requirements.
Building height within the Downtown, as defined, is established by the Downtown Height Map and the Downtown Stepback Map, which establish maximum building heights and stepback requirements.
Building setbacks within the Downtown, as defined, are established by the Zoning Code as supplemented by the Downtown Setback Map."

2. Subdivision (d) entitled "Downtown Setback Maps" of Subsection (2) entitled "Downtown Height and Stepback Requirements" of Section 28.071 entitled "General Provisions for Downtown and Urban Districts" of the Madison General Ordinances is created to read as follows:

"(d) Downtown Setback Map.

Approved as to form:



3. The table of Subsection (3) entitled “Dimensional Standards” of Section 28.074 entitled “Downtown Core District” of the Madison General Ordinances is amended to read as follows:

“Downtown Core District	
Lot area (sq. ft.)	No minimum
Minimum front yard setback	0 See (a) below and Downtown Setback Map
Maximum front yard setback	Buildings facing State Street, King Street or Capitol Square: 5 See (a) below and Downtown Setback Map
Side yard setback	The first two (2) stories of one side of all buildings: 0 See (a) below and Downtown Setback Map
Rear yard setback	0
Minimum height	2 Stories
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map”

4. The table of Subsection (3) entitled “Dimensional Standards” of Section 28.075 entitled “Urban Office-Residential (UOR) District” of the Madison General Ordinances is amended to read as follows:

“Urban Office-Residential District	
Lot area (sq. ft.)	8,000
Lot width	65
Front yard setback	15 See (a) below and Downtown Setback Map
Side yard setback	10 See Downtown Setback Map
Rear yard setback	20% of lot depth, but at least 30 See (b) below
Maximum lot coverage	75%
Minimum height	2 stories

“Urban Office-Residential District	
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	20 sq. ft. per bedroom See (c) below”

5. The table of Subsection (3) entitled “Dimensional Standards” of Section 28.076 entitled “Urban Mixed-Use (UMX) District” of the Madison General Ordinances is amended to read as follows:

Urban Mixed-Use District	
Lot area (sq. ft.)	3,000
Lot width	30
Minimum front yard setback	Nonresidential or mixed-use buildings: 0 Residential buildings: 5 See (a) below and <u>Downtown Setback Map</u>
Maximum front yard setback	10 See (a) below and <u>Downtown Setback Map</u>
Side yard setback	0 <u>See Downtown Setback Map</u>
Rear yard setback	10 See (b) below
Maximum lot coverage	90%
Minimum height	2 Stories
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	10 sq. ft. per bedroom See (c) below”

6. The table of Subsection (2) entitled “Dimensional Standards” of Section 28.078 entitled “Downtown Residential 1 District” of the Madison General Ordinances is amended to read as follows:

“Downtown Residential 1 District	
Lot area (sq. ft.)	3,000
Lot width	1, 2, and 3-unit dwellings: 30 >3-unit dwellings, and non-residential and mixed-use buildings: 40
Front yard setback	15 See (a) below and <u>Downtown Setback Map</u>
Side yard setback	5 Lot width <40: 10% lot width <u>See Downtown Setback Map</u>
Rear yard setback	Lesser of 20% lot depth or 30 See (b) below
Maximum lot coverage	75%
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	40 sq. ft. per bedroom See (c) below”

7. The table of Subsection (2) entitled “Dimensional Standards” of Section 28.079 entitled “Downtown Residential 2 District” of the Madison General Ordinances is amended to read as follows:

“Downtown Residential 2 District	
Lot area	3,000 sq. ft.
Lot width	30 for 1, 2, and 3-unit buildings 40 for 4-unit buildings and higher, and for non-residential and mixed-use buildings
Front yard setback	10

"Downtown Residential 2 District"	
	See (a) below and <u>Downtown Setback Map</u>
Side yard setback	5 Lot width <40: 10% <u>See Downtown Setback Map</u>
Rear yard setback	Lesser of 20% lot depth or 20 See (b) below
Maximum lot coverage	80%
Minimum height	2 stories
Maximum height	See Downtown Height Map
Stepbacks	See Downtown Stepback Map
Usable open space	20 sq. ft. per bedroom See (c) below"