## CITY OF MADISON, WISCONSIN

## AN ORDINANCE

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## PRESENTED REFERRED

11/1/11 INTRO'D FR FLOOR PC, UDC

Amending Sections 33.24(15)(c), 33.24(15)(e)3., 33.24(15)(e)12.a., and 33.24(15)(e)12.b.i. of the Madison General Ordinances to change the maximum height for a portion of a block in Urban Design District 8.

Drafted by: Katherine Noonan
Date: October 28,2011
SPONSOR: Alder Maniaci
DRAFTER'S ANALYSIS: This amendment divides Block 2 b into two parts, Block 2 b and Block 2 c , in order to increase the maximum height for buildings in the new Block 2c from 8 stories to 10 stories. As is the case for the 8 -story limit, the 10 -story limit does allow bonus stories in certain circumstances.

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

1. Subdivision (c) entitled "Map of the District" of Subsection (15) entitled "Urban Design District No. 8" of Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended to read as follows:


Approved as to form:
2. Paragraph 3. entitled "Building Height, Location (Distance from Property Line) and Stepback" of Subdivision (e) entitled "Basis for Design Review" of Subsection (15) entitled "Urban Design District No. 8" of Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended by creating therein the following:

| "Block | Maximum Bldg. Height ${ }^{1}$ (stories) | Minimum \& Maximum Street Level Facade Height (stories) | Minimum <br> Stepback <br> East-West Streets (feet or angle ${ }^{2}$ | Minimum Stepback NorthSouth Streets (feet) | Minimum \& Maximum Setback East-West Streets (feet) ${ }^{3}$ | Minimum \& Maximum Setback North-South Streets (feet) ${ }^{4}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 2.c. | 10** | 3-5 | $\underline{15}$ | 15 | 15 | 5-10" |

3. Subparagraph a. of Paragraph 12. entitled "Upper Level Development Standards" of Subdivision (e) entitled "Basis for Design Review" of Subsection (15) entitled "Urban Design District No. 8" of Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended to read as follows:
"a. For buildings on Blocks 2b, 2c, 3b, 4b, 10-16, and 17c, any mass above five (5) stories that exceeds a footprint of one hundred thirty (130) feet on any side parallel to East Washington Avenue and two hundred (200) feet on any side perpendicular to East Washington Avenue shall have a stepback of forty-five degrees $\left(45^{\circ}\right)$, unless the Urban Design Commission approves a maximum of ten percent ( $10 \%$ ) increase in the footprint due to structural or other constraints."
4. Subsubparagraph i. of Subparagraph b. of Paragraph 12. entitled "Upper Level Development Standards" of Subdivision (e) entitled "Basis for Design Review" of Subsection (15) entitled "Urban Design District No. 8" of Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended to read as follows:
"i. Two (2) bonus stories on Blocks 2b, 2c, 3b, 4b, 12b, 13b, 14a, 14b, 15, 16, 17c, and 18c."
EDITOR'S NOTE: The current Urban Design District No. 8 map is as follows:

