



## Legislation Details (With Text)

<b>File #:</b>	39158	<b>Version:</b>	1	<b>Name:</b>	Reducing or eliminating setback requirements in Planned Development Districts
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	7/1/2015	<b>In control:</b>	PLAN COMMISSION		
<b>On agenda:</b>	8/4/2015	<b>Final action:</b>	8/4/2015		
<b>Enactment date:</b>	8/13/2015	<b>Enactment #:</b>	ORD-15-00084		
<b>Title:</b>	Creating Section 28.098(2)(i) of the Madison General Ordinances to allow the reduction or elimination of setback requirements in Planned Development Districts.				
<b>Sponsors:</b>	Michael E. Verveer				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. PDSetbackReport071515.pdf, 2. ZText Comments.pdf				

Date	Ver.	Action By	Action	Result
8/4/2015	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
7/27/2015	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
7/15/2015	1	URBAN DESIGN COMMISSION	Return to Lead with the Recommendation for Approval	Pass
7/7/2015	1	PLAN COMMISSION	Refer	
7/7/2015	1	COMMON COUNCIL	Referred	Pass
7/1/2015	1	Attorney's Office/Approval Group	Referred for Introduction	

### Fiscal Note

No fiscal impact.

### Title

Creating Section 28.098(2)(i) of the Madison General Ordinances to allow the reduction or elimination of setback requirements in Planned Development Districts.

### Body

DRAFTER'S ANALYSIS: Section 28.098(2)(h), pertaining to Planned Development Districts, currently allows height in excess of that allowed by the Downtown Height Map if the Plan Commission finds certain conditions have been met. There is no similar provision for varying the requirements of the Downtown Stepback Map. This ordinance creates a new section in the PD District ordinance allowing the reduction or elimination of setback requirements contained in the Downtown Stepback Map. Before reducing or eliminating stepbacks in PD Districts, the ordinance requires the Plan Commission to consider recommendations in adopted plans, including the Downtown Plan, and prohibits the Plan Commission from granting an application to reduce or eliminate stepbacks unless four specific conditions are met.

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

Subdivision (i) of Subsection (2) entitled "Standards for Approval of Zoning Map Amendment" of Section 28.098 entitled "Planned Development District" of the Madison General Ordinances is created to read as follows:

"(i) When applying the above standards to an application to reduce or eliminate stepbacks required by Section 28.071(2)(c) Downtown Stepback Map, the Plan Commission shall consider the recommendations in adopted plans, including the downtown plan. No application to reduce or

eliminate stepbacks may be granted unless it finds that all of the following conditions are present:

1. The lot is a corner parcel.
2. The lot is not part of a larger assemblage of properties.
3. The entire lot is vacant or improved with only a surface parking lot.
4. No principal buildings on the lot have been demolished or removed since the effective date of this ordinance."