



## Legislation Details (With Text)

**File #:** 45560      **Version:** 1      **Name:** Changing the definition of lot area  
**Type:** Ordinance      **Status:** Passed  
**File created:** 12/23/2016      **In control:** PLAN COMMISSION  
**On agenda:** 2/7/2017      **Final action:** 2/7/2017  
**Enactment date:** 2/21/2017      **Enactment #:** ORD-17-00017  
**Title:** Amending Section 28.211 of the Madison General Ordinances to change the definition of lot area so that areas designated as wetlands or reserved by easement to the public cannot be counted in the overall lot area calculation.

**Sponsors:** Ledell Zellers

**Indexes:**

**Code sections:**

**Attachments:** 1. ZText\_Memo.pdf

Date	Ver.	Action By	Action	Result
2/7/2017	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
1/23/2017	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
1/3/2017	1	COMMON COUNCIL	Refer For Public Hearing	Pass
12/23/2016	1	Attorney's Office/Approval Group	Referred for Introduction	

### Fiscal Note

No fiscal impact.

### Title

Amending Section 28.211 of the Madison General Ordinances to change the definition of lot area so that areas designated as wetlands or reserved by easement to the public cannot be counted in the overall lot area calculation.

### Body

DRAFTER'S ANALYSIS: The current definition of lot area allows areas that are delineated as wetlands or reserved by easement for public stormwater management to be counted toward overall lot area for the purpose of determining how many dwelling units could be proposed on the property. At times, this has resulted in higher density than can be supported by the actual usable open space on the property. This amendment changes the definition of lot area so that these areas can no longer be counted toward overall lot area. This amendment also excludes any area designated as a wetland from the lot area calculation.

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

Section 28.211 entitled "Definitions" of the Madison General Ordinances is amended by amending herein the following:

"Lot Area. The area of a horizontal plane bounded by the front, side and rear lot lines, excluding any wetland area or any area dedicated or reserved by easement to the public for stormwater management."