

## NOTICE OF PUBLIC HEARING

The Common Council of the City of Madison having before it for consideration a proposed ordinance relating to zoning and city planning.

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the Council Chambers, Room 201, in the City-County Building Monday, May 15, 2006 at 6:00 p.m. before the Plan Commission, where opportunity will be afforded to all interested in being heard; and on Tuesday, June 6, 2006 at 6:45 p.m. before the regular meeting of the Common Council, at which time action on the ordinance will be considered.

**Public Hearing items may be called at any time after the beginning of the Plan Commission public hearings – 6:00 pm. Anyone wishing to speak on an item must fill out a registration slip and give it to the person running the meeting. The registration slips are on a table near the front of the meeting room, just inside the doors to the room.**

**The Plan Commission uses a "consent agenda", which means that the Commission can consider any item at 6:00 pm, if there are no registrants wishing to speak in opposition regardless of where the item is listed on the agenda".**

ORDINANCE FILE #03488

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

1. Subdivision (f) entitled "Large Retail Developments" of Subsection (4) entitled "Powers And Duties" of Section 33.02 entitled "Urban Design Commission" of the Madison General Ordinances is amended to read as follows: "(f) Large Retail Developments.

1. Statement of Purpose. The purpose for this section is to provide a regulatory framework to ensure that large-format retail development promotes the efficient use of land and preserves and enhances the urban fabric through a more urban site and building design. In applying this ordinance to the redevelopment, expansion, or remodeling of existing sites, it is the intent of this ordinance to seek improvements, while recognizing that existing constraints will likely make full compliance with all provisions of this section difficult or infeasible.
2. Applicability. All new retail development that is on a single zoning lot and has a total gross floor area (GFA) of forty thousand (40,000) square feet or more shall be subject to this ordinance. Total GFA shall be calculated by adding the GFA of all buildings on a zoning lot. When applying the requirements below, the Urban Design Commission, Plan Commission, and staff shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.
  - a. Any single retail business establishment that has a total GFA of forty-thousand (40,000) or more square feet shall be subject to Paragraphs 3 through 14 below.
  - b. All development on a single zoning lot shall be subject to Paragraphs 7 through 14 below.
  - c. The Urban Design Commission and/or the Plan Commission may waive one or more of the requirements in Par. 4 through 14 below, if it determines that unique or unusual circumstances warrant special consideration to achieve a superior design solution.
  - d. Proposals for additions, exterior building alterations, or site alterations to existing structures currently used for, or originally designed to accommodate, a retail

PUBLICATION DATE: TCT: May 1 & 8, 2006 SHARON CHRISTENSEN, DEPUTY CITY CLERK

**COMMON COUNCIL OFFICE (21)  
LISA VELDRAN  
417 CCB**

**CITY TRAFFIC ENGINEER  
DAN MCCORMICK  
MMB**

**DANE COUNTY ZONING ADMIN  
116 CCB**

**CITY PLANNING & DEVELOPMENT  
MARK OLINGER  
MMB**

**CITY ENGINEER  
GARY DALLMANN  
115 CCB**

**WATER UTILITY  
AL LARSON  
119 E OLIN AVENUE**

**BOARD OF EDUCATION  
545 W DAYTON ST  
MADISON WI 53703**

**AIRPORT DIRECTOR  
DANE COUNTY REGIONAL AIRPORT  
4000 INTERNATIONAL LN  
MADISON WI 53704**

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