

DRAFTER’S ANALYSIS: This proposed ordinance change amends MGO Sec. 28.072, 28.074 and 28.076 in the “Downtown and Urban Districts” section of the zoning code. It changes the threshold for when buildings in the Urban Mixed Use (UMX) or Downtown Core (DC) districts would need conditional use approval. The changes modify the threshold to allow more multi-family dwellings and larger-scale buildings as permitted uses in the two districts.

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

1. Table 28E-2 entitled “Downtown and Urban Districts” of Subsection (1) of Section 28.072 entitled “Downtown District Uses” of the Madison General Ordinances is amended by amending therein the following:

“Table 28E-2.

Downtown and Urban Districts						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations Sec. 28.151
Residential - Family Living						
Dwelling units in mixed-use buildings	P	<u>P/C</u>	P	P/C	P/C	Y
Multi-family dwelling (4- <u>12</u> dwelling units)	P	P	P	P	P	Y
Multi-family dwelling (5-8 <u>13-24</u> dwelling units)	P	P	P	C	P	Y
<u>Multi-family dwelling (25-36 dwelling units)</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>Y</u>
<u>Multi-family dwelling (37-60 dwelling units)</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>Y</u>
Multi-family dwelling (>8 <u>60</u> dwelling units)	P	C	C <u>P</u>	C	C	Y

2. Subsection (4) entitled “Design Review” of Section 28.074 entitled “Downtown Core District” of the Madison General Ordinances is amended as follows:

“(4) Design Review.

~~Design review~~ Review for all buildings and structures shall be as follows:

- Minor exterior changes or additions may be approved by the Director of the Department of Planning, Community, and Economic Development if they determine that the changes or additions are compatible with the existing design or consistent with the Downtown Urban Design Guidelines.
- All new buildings and additions ~~that are less than twenty thousand (20,000) square feet and are not approved pursuant to (a) above~~ to buildings with six (6) stories or fewer, as well as all major exterior alterations to any building shall be

approved by the Urban Design Commission based on the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines. The applicant or the Alderperson of the District in which the use is located may appeal the decision of the Urban Design Commission to the Plan Commission.

- (c) All new buildings and additions to buildings with greater than twenty thousand (20,000) square feet or that have more than four (4) six (6) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.
- (d) For lots with frontage on State Street or the 100 block of King Street, all new buildings and additions to buildings with greater than twenty thousand (20,000) square feet or that have greater than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.
- (e) Class 2 Collocations and Radio Broadcast Service Facilities are permitted uses and are not subject to design review. They are subject to review as provided in Sections 28.143 and 28.148. See Wis. Stat. §§ 66.0404(3)(a)1 and (4)(gm) and 66.0406 (2013)."

3. Subsection (4) entitled "Design Review" of Section 28.076 entitled "Urban Mixed-Use (UMX) District" of the Madison General Ordinances is amended as follows:

"(4) Design Review.

~~Design review~~ Review for all buildings and structures shall be as follows:

- (a) Minor exterior changes or additions may be approved by the Director of the Department of Planning, Community, and Economic Development if they determine that the changes or additions are compatible with the existing design or consistent with the Downtown Urban Design Guidelines.
- (b) All new buildings and additions ~~that are less than twenty thousand (20,000) square feet and are not approved pursuant to (a) above~~ to buildings with six (6) stories or fewer, as well as all major exterior alterations to any building shall be approved by the Urban Design Commission based on the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines. The applicant or the Alderperson of the District in which the use is located may appeal the decision of the Urban Design Commission to the Plan Commission.
- (c) All new buildings and additions to buildings with greater than twenty thousand (20,000) square feet or that have more than four (4) six (6) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.
- (d) Class 2 Collocations and Radio Broadcast Service Facilities are permitted uses and are not subject to design review. They are subject to review as provided in Sections 28.143 and 28.148. See Wis. Stat. §§ 66.0404(3)(a)1 and (4)(gm) and 66.0406 (2013)."