

5/8/06

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 on Monday, June 5, 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 20, 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 #03588

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

Paragraph 4. of Subdivision (d) entitled "Incentives" of Subsection (25) entitled "Inclusionary Housing" of Section 28.04 entitled "General Provisions" of the Madison General Ordinances is amended to read as follows: "4. Each of the incentives below has a value of 1 point. The applicant may select an incentive, or combination of incentives, according to the points received for the development and the guidelines in Subparagraphs a. through j. m. below. If the Director of the Department of Planning and Development determines that any incentive(s) selected by the applicant should not be provided to the development, the reasons for such determination shall be provided to the Plan Commission in the report of the Planning Unit.

- a. Density Bonus - a ten percent (10%) bonus, unless a development has four (4) or more stories and at least seventy-five percent (75%) of parking is provided underground or has forty-nine (49) or fewer detached dwelling units in which case, each point provides a twenty percent (20%) bonus. No more than three (3) points may be used for a density bonus. An additional density bonus may be available based on applicable approval standards in the Zoning Code.
- b. A reduction in Park Development fees for on-site inclusionary dwelling unit, pursuant to the requirements in Sec. 20.16. No more than one (1) point may be used to reduce Park Development fees. A park developed to City of Madison standards prior to the time it would be developed under City of Madison plans shall be maintained for up to five (5) years by the applicant.
- c. A reduction in Park dedication requirements, pursuant to the requirements in Sec. 16.23(8)(f). No more than one (1) point may be used to reduce Park dedication requirements.
- d. Twenty-five percent (25%) reduction in Parking Requirements, if approved, pursuant to Sec. 28.11(8)(2)(c). No more than one (1) point may be used to reduce Parking Requirements.
- e. Non-City provision of street tree landscaping.
- f. A cash subsidy from the Inclusionary Zoning Special Revenue Fund of up to five thousand dollars (\$5,000) per inclusionary dwelling unit provided for families with an AMI denoted by an asterisk in 3. above or from Tax Incremental District funds, disbursed pursuant to adopted policies, for units provided to families with an AMI denoted by an asterisk in 3 above. No more than two (2) points may be used for any cash subsidy. The subsidy shall be adjusted annually based on the Consumer Price Index and shall be subject to availability of monies in any of the above funds. No more than two (2) points may be used for a cash subsidy.
- g. A cash subsidy from the Inclusionary Zoning Special Revenue Fund, of two thousand five hundred dollars (\$2,500) per inclusionary dwelling unit or from Tax Incremental District funds, disbursed pursuant to adopted policies. In either case, the subsidy shall be only for on-site inclusionary dwelling units for developments with forty-nine (49) or fewer detached dwelling units or developments with four (4) or more stories and at least seventy-five percent (75%) of parking is provided underground. No more than two (2) points may be used for any cash subsidy. The subsidy shall be adjusted annually based to the Consumer Price Index and shall be subject to availability of monies in any of the above funds.
- h. One additional story for development in Downtown Design Zones, not to exceed the requirements of Sec. 28.04(14) or the height limits of the Downtown Design Zones in Sec. 28.07(6)(e).
- i. Reservation of up to ten percent (10%) of total floor area or ten percent (10%) of the developable residential area within a development for non-inclusionary dwelling unit designation. Any floor area reserved shall be for contiguous dwelling units and may include dwelling units on more than one floor if the

floor area of one floor is less than ten percent (10%) of the total floor area. No more than two (2) points may be used for such reservation.

j. Up to ten percent (10%) of the inclusionary zoning units may be duplexes if both dwelling units in the duplex are inclusionary zoning units, the exterior appearance of the duplex inclusionary dwelling units is similar to dwelling units on adjacent lots, and duplexes are allowed in the zoning district. No more than two (2) points may be used for a total of not more than twenty percent (20%) of the inclusionary dwelling units.

i-k. Eligibility for a number of residential parking permits equal to the number of inclusionary dwelling units in Planned Development Districts, if the provisions of Sec. 12 138 are met.

j-l. Assistance from the Department of Planning and Development in obtaining other funding and information regarding other sources of funding related to the provision of housing.

k-m. For development that is located in the Central Urban Service Area and is contiguous to existing development, but for which no Neighborhood Plan exists, the preparation of a Neighborhood Plan may be funded by non-City sources upon approval of the Common Council."

PUBLICATION DATE: TCT:May 22 & 29, 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