

Maximum height	5 stories/68 feet*
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- * The regulations contained in the Dane County Code of Ordinances regulating the height and bulk of obstructions to aerial navigation also apply within the Airport District and other areas surrounding the airport. Dane County, not the City of Madison, administers these regulations.

28.096 CAMPUS-INSTITUTIONAL DISTRICT.

(1) Statement of Purpose.

The CI District is established to recognize the City’s major educational and medical institutions as important activity centers and traffic generators, accommodate the growth and development needs of these institutions, and coordinate the master plans of these institutions with the City’s plans, policies and zoning standards. The district is also intended to:

- (a) Permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion;
- (b) Balance the ability of major institutions to change and the public benefits derived from change with the need to protect the livability and vitality of adjacent neighborhoods;
- (c) Encourage the preparation of campus master plans that enable adjacent neighborhoods and the broader community to understand the levels of development being proposed, their likely impacts, and appropriate mitigation measures.

(2) Master Plan Requirement.

Institutions within CI districts shall create Campus Master Plans that contain the elements listed below. Plans shall be submitted to the Common Council for approval, following review and recommendations by the Plan Commission, using the process listed under Section 28.182.

- (a) Campus Master Plans, once approved, shall remain effective for ten (10) years, although an update or alteration may be initiated during that time period (see Changes to Master Plan below). Development projects consistent with the Plan will undergo administrative site plan review and final building design review (see below) rather than a conditional use process.
- (b) If a master plan has not been developed or updated for the institution in question, individual development proposals and changes in use that exceed four thousand (4,000) square feet in gross floor area over a five (5) year period will be reviewed as conditional uses, under the procedures of Section 28.183.
- (c) In the absence of a master plan, standards for the campus shall be based on the lot area, height, bulk and dimensions of the zoning district that most closely resembles the campus development pattern, based on an evaluation of that development pattern and those of the surrounding area. The Zoning Administrator will determine which zoning districts are applicable.

(3) Uses Within CI Districts.

Uses within CI districts are defined as follows as either principal or secondary. Uses are further defined based on the master plan status of the institution. A master plan must include a list of existing and planned principal and secondary uses within the campus. If no master plan has been prepared, all uses exceeding four thousand (4,000) square feet in gross floor area over a five (5) year period will be considered conditional.

(a) Principal Uses.

1. Educational uses associated with colleges, universities, and secondary and primary schools, including classroom buildings, libraries, and offices
2. Medical facilities, including hospitals, clinics, laboratories and related facilities
3. Dormitories, student and/or faculty housing

(b) Secondary Uses.

1. Day care facilities
2. Eating places within mixed-use buildings such as dormitories or student unions
3. Fraternities and sororities
4. General retail, financial and personal service uses within mixed-use buildings such as student unions
5. Indoor and outdoor sports and recreational facilities
6. Lodging facilities
7. Museums and art galleries
8. Parking, structured and surface
9. Performing arts centers
10. Places of worship
11. Utilities and transportation facilities related to the primary use
12. Veterinary clinics
13. Agricultural uses
14. Public utility and service uses
15. Other uses related to the institution's primary mission

(4) Contents of Master Plan.

The master plan shall include the following elements and information:

- (a) Background/History. A summary of previous planning efforts by the institution in conjunction with the City and/or abutting neighborhoods or other interest groups, a description of the campus master planning process and participants, and any other relevant background material.
- (b) Mission/Guiding Principles. A statement that defines the organizational mission and objectives of the institution and describes the role of the master plan within the context of the mission.
- (c) Facilities Plan. Includes a description of existing conditions on the campus and the proposed conditions under the Master Plan, including:
 1. Existing Conditions
 - a. Form (building type, height, bulk)
 - b. Building and land uses
 - c. Landmarks, historic sites and districts
 2. Proposed Conditions

- a. Future needs/capital improvements
- b. Phasing of proposed improvements
- c. Building Form (general building type, height, bulk, etc.)
- d. Building and land uses
- e. Landscape treatment
- f. Relationship to transportation/access plan (parking, transportation demand management, etc.)

(5) Standards for Master Plan Approval.

The Common Council will approve or reject the master plan following a recommendation by the Plan Commission. Approval of the master plan will be based on the plan's treatment of the topics listed above and the degree to which it meets the intent of this district, as well as the following standards:

- (a) The plan must serve the public interest as well as the interest of the institution developing the plan.
- (b) The plan must be recognize and be consistent with the goals of the Comprehensive Plan and adopted neighborhood, corridor or special area plans adjacent to campus boundaries.

(6) Dimensional Standards.

Because of the integrated mix of uses found in the CI districts, no lot-by-lot dimensional or density standards apply. Building and site placement are determined through the master plan or through individual conditional use processes. Standards for transitions to surrounding areas will be established through the master plan process or as part of the conditional use review process.

(7) Final Building Design Review.

It is expected that campus master plans will identify building location and maximum height, but will not include detailed designs of each building.

All buildings constructed within a CI district must be reviewed and approved by an architectural review committee. The committee shall be established by the institution and shall meet the following standards:

- (a) The building design review standards and guidelines, review procedures, categories of membership, and the language of any deed or plat restriction must be approved by the Urban Design Commission.
- (b) Membership on the committee, including representation of planning staff and registered neighborhoods, and committee procedures must be approved by the Plan Commission. Committee meetings shall be public.
- (c) Until an architectural review committee is established and approved by the Plan Commission, all building and site plans shall be reviewed and approved by the Urban Design Commission, with an appeal process to the Plan Commission as established in Section 33.24.

If no master plan is in place, building design review will occur as specified above as part of the conditional use process. Building design review must be completed prior to issuance of a building permit.

(8) Changes to Master Plan.

Once approved, a campus master plan may be modified as follows:

- (a) The Director of Planning and Community and Economic Development may approve minor alterations to an approved master plan, provided that such changes are compatible with the concept approved by the Common Council. The Director may refer more significant alterations to the Plan Commission for review.
- (b) If a change or addition constitutes a significant alteration of the original plan, the approval process specified in Subsection 28.096(2) above shall be followed.

28.097 PD PLANNED DEVELOPMENT DISTRICT

(1) Statement of Purpose.

The Planned Development District is established to provide a voluntary regulatory framework as a means to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations. In addition, the Planned Development District is intended to achieve one or more of the following objectives:

- (a) Promotion of green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development.
- (b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities.
- (c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
- (d) Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land.
- (e) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.
- (f) Facilitation of high-quality development that is consistent with the Comprehensive Plan and adopted neighborhood, corridor or special area plans.

Because substantial flexibility is permitted in the base zoning districts, the PD option should rarely be used. It is intended that applicants use the PD option only for unique situations and where none of the base zoning districts address the type of development or site planning proposed. Examples include redevelopment, large-scale master planned developments, projects that create exceptional employment or economic development opportunities, or developments that include a variety of residential, commercial, and employment uses in a functionally integrated mixed use setting.

Approval of a Planned Development District requires a zoning map amendment, and shall result in the creation of a new site-specific zoning district, with specific requirements and standards that are unique to that planned development.

(2) Standards for Approval of Zoning Map Amendment.

The standards for approval of a zoning map change to a PD District are as follows:

- (a) The applicant must demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise