



PREPARED FOR THE URBAN DESIGN COMMISSION

Application Type: UDD No. 8 Text Amendment
Legistar File ID # [61288](#)
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Text Amendment Summary

A text amendment to Urban Design District 8 (UDD 8) is before the Urban Design Commission (UDC). This has been referred to the UDC by the Common Council. **The role of the UDC is to provide an advisory recommendation on the draft ordinance, which is currently scheduled to be considered by the Common Council on August 4, 2020.**

The purpose of the amendment is to revise the setback requirement only for “Block 13b.” This is the Main Street block, between South Patterson and Brearly Streets. When UDD 8 was originally adopted, the code allowed a flexible setback between 5-20 feet. A subsequent text amendment, approved in 2016, clarified that the minimum setback of several blocks, including the subject block, was 15 feet. This ordinance modifies this setback back to return the original setback range of 5-20 feet. No other changes are proposed. The changed table is shown here:

“3. Building Height, Location (Distance from Property Line) and Stepback.

Block	Maximum Bldg. Height ¹ (stories)	Minimum & Maximum Street Level Facade Height (stories) ²	Minimum Stepback East-West Streets (feet or angle) ³	Minimum Stepback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet) ⁴	Minimum & Maximum Setback North-South Streets (feet) ⁴
13.b.	8**	3-5	15	15	15-5-20	0-10 “

This text amendment is being sought based on a recent project approval. On May 27, 2020, the Urban Design Commission granted final approval of the “WHEDA Building” at 902 E. Main. Following approval by the Urban Design and Plan Commissions, it was determined that the applicant had designed the setbacks based on the earlier version of the code, with the more flexible setbacks. The approved plans included an 11 foot setback on Main Street, where a 15 foot setback would be required. Staff note that this information was obtained from the City’s Website, and has since been corrected. There is not a waiver provision to alter this setback and the only way for that project to proceed as approved is this text amendment.

Staff notes that due to its level of specificity, portions of UDD 8 have been amended to accommodate certain developments. Staff supports the text amendment and believes that the approved setback is consistent with the existing context and responds appropriately to the existing historic telephone building.

Finally, staff notes that the UDC agenda also includes an informational item regarding future development on the balance of this block, which would be impacted by this setback. Based on that discussion, the UDC could recommend further changes to the proposed ordinance, for Common Council consideration. Staff will be available to answer questions at the UDC meeting regarding this item.