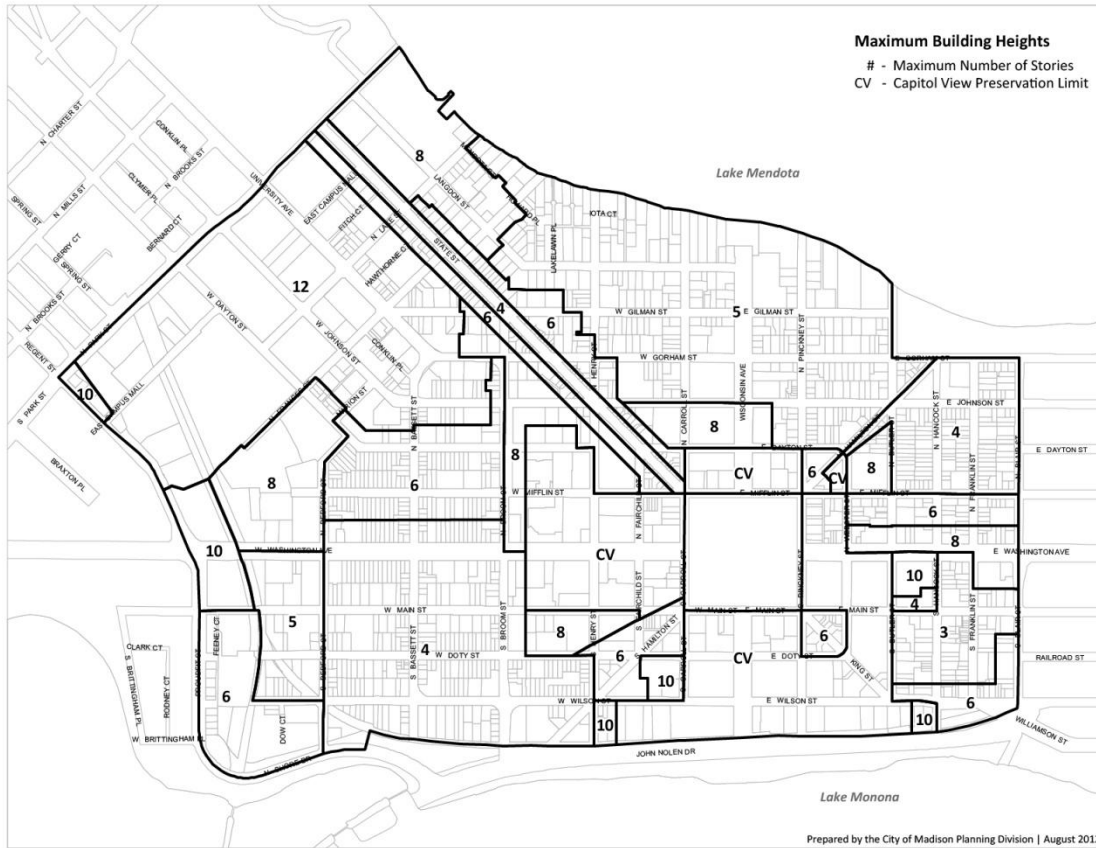


REVISIONS TO DOWNTOWN AND URBAN DISTRICTS

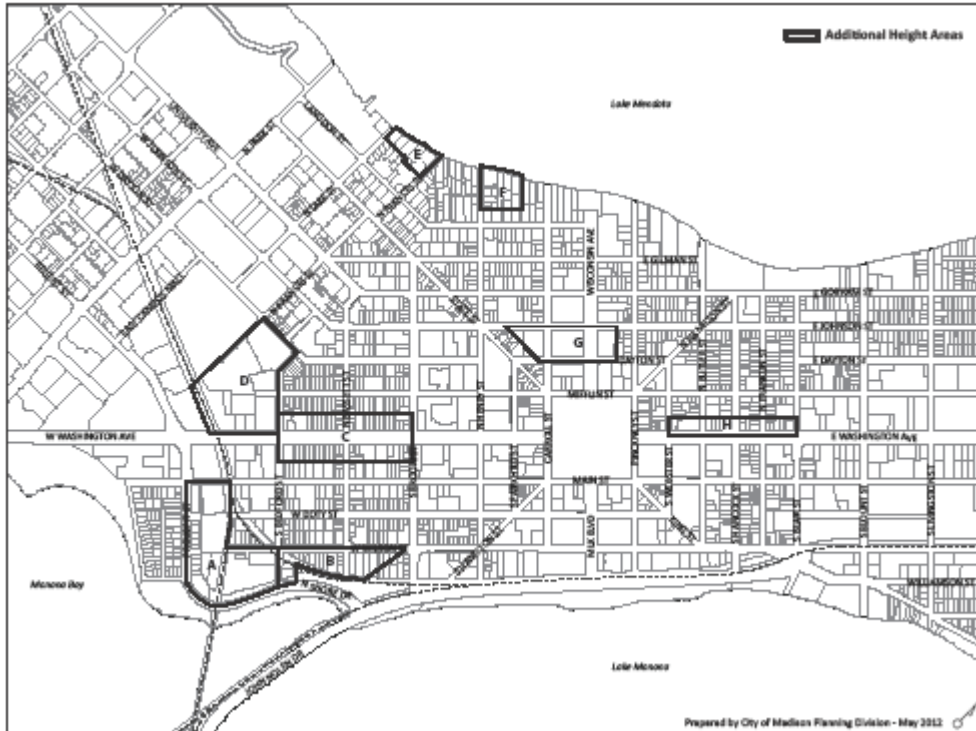
Section 28.071(2)(a) Replace map in text with this revised map from the Downtown Plan



Add to Section 28.071(2)(a)

1. Existing buildings as of January 1, 2013 that are taller than the maximum building heights allowed by Section 28.071(2)(a) Downtown Height Map may be redeveloped at the same height, volume and mass provided the new building is approved under the requirements of Section 28.098 Planned Development District.
2. Existing zero-lot line buildings as of January 1, 2013 as depicted on the Parcel Analysis Map in the City of Madison Downtown Plan may be redeveloped at up to a maximum of five stories, plus an additional story if stepped back on all sides if approved under the requirements of Section 28.098 Planned Development District.

Add new map-Additional Height Areas Section 28.071(2)(b)



Add the following text under the new Additional Height Areas map-Section 28.071(2)(b):

1. The Additional Height Areas Map defines eight areas where buildings may be allowed up to two additional stories above the maximum building height if approved as a conditional use under Section 28.183 provided that height is the only bulk requirement sought to be modified and the conditional use standards for additional height are met.
2. Buildings along the frontage of the 400 and 500 blocks of West Washington Avenue may be allowed two additional stories above the four story building height limit provided there is a 30-foot stepback.

Re-label Downtown Stepback Map. Change from (b) to (c).

Section 28.071(3)(d)1. Story Heights and Treatment

Change 22 feet to 18 feet in both sentences.

Section 28.071(3)(d)

Add new 2. Upper stories shall not exceed 14 feet floor to floor.

Renumber existing from 2., 3. and 4. to 3., 4., and 5. to reflect the change described above.

Section 28.074 and Section 28.076

Replace blank spaces with “Downtown Urban Design Guidelines” in subs. (4) and (5).