

CITY OF MADISON, WISCONSIN

AN ORDINANCE _____

PRESENTED
REFERRED

October 1, 2013
Plan Commission; Public
Hearings: PC 11/4/13
CC 11/19/13

Amending Section 28.084(4) of the Madison General Ordinances to correct a problem with the site standard regulations for corner buildings in the Traditional Employment (TE) District.

Drafted by: Maureen O'Brien

Date: September 24, 2013

SPONSORS: Alds. King, Resnick & Zellers

DRAFTER'S ANALYSIS: This amendment corrects a problem with the site standard regulations for corner buildings in the Traditional Employment (TE) District. The existing language requires corner buildings to be located within five feet from the sidewalk, but only applies for 30 feet from the corner. Such language encourages the construction of buildings which are set back 30 feet from the corner, contrary to the intent of the regulation. In addition, the five-foot distance from the sidewalk required in the current language does not afford the flexibility that may be needed to meet other provisions in the ordinance, such as requirements in Urban Design Districts. This amendment prohibits parking near the corner of a lot to encourage the location of buildings closer to the street and eliminates the maximum five-foot setback requirement.

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

Subsection (4) entitled "Site Standards" of Section 28.084 entitled "Traditional Employment District" of the Madison General Ordinances is amended to read as follows:

"(4) Site Standards.

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building's floor area.

- (a) Parking Placement. Parking shall not be placed between the plane of the front facade of a building and the abutting street. In addition, for buildings at corner locations, surface parking shall not be placed between the plane of a side facade of the building and an abutting street, in the area from said street back to a point marking fifty percent (50%) of the total building depth. These provisions do not apply when unless the building being enlarged is an existing landmark building or a contributing building in a historic district.
- (b) For the Single-Family Attached, Small Multi-Family, Large Multi-Family and Courtyard Multi-Family Building Forms, parking shall be located behind or beside each building, below the building, or in a common parking court in the interior of a block. If

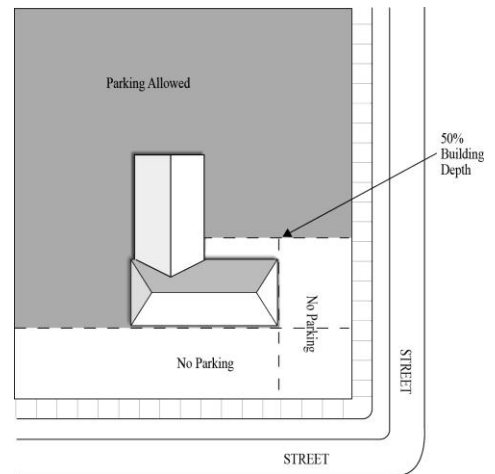


Figure F1: Parking Placement on Corner Properties

Approved as to form:

located on the side of the building, surface or structured parking shall occupy no more than twenty-five percent (25%) of the frontage along the primary abutting street. For Large Multi-Family Buildings, structured parking at ground level shall not be visible from the front facade of the building.

- (c) For all Building Forms other than (b) above, parking shall be located to the rear or side of the principal building.
- (d) Loading. All loading shall be from the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to a TE district.
- ~~(e) Frontage. For buildings at corner locations, at least seventy percent (70%) of the building facade shall be located within five (5) feet of the inner edge of the sidewalk or, if no sidewalk exists, the front lot line. This requirement applies to the building facade within the first thirty (30) feet from the corner.~~
- (f) Entrance Orientation. Primary building entrances on all new buildings shall be oriented to the primary abutting public street. The entrance shall have a functional door. Additional, secondary entrances may be oriented to a secondary street or parking area. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. Barrier-free entrances are encouraged.”