

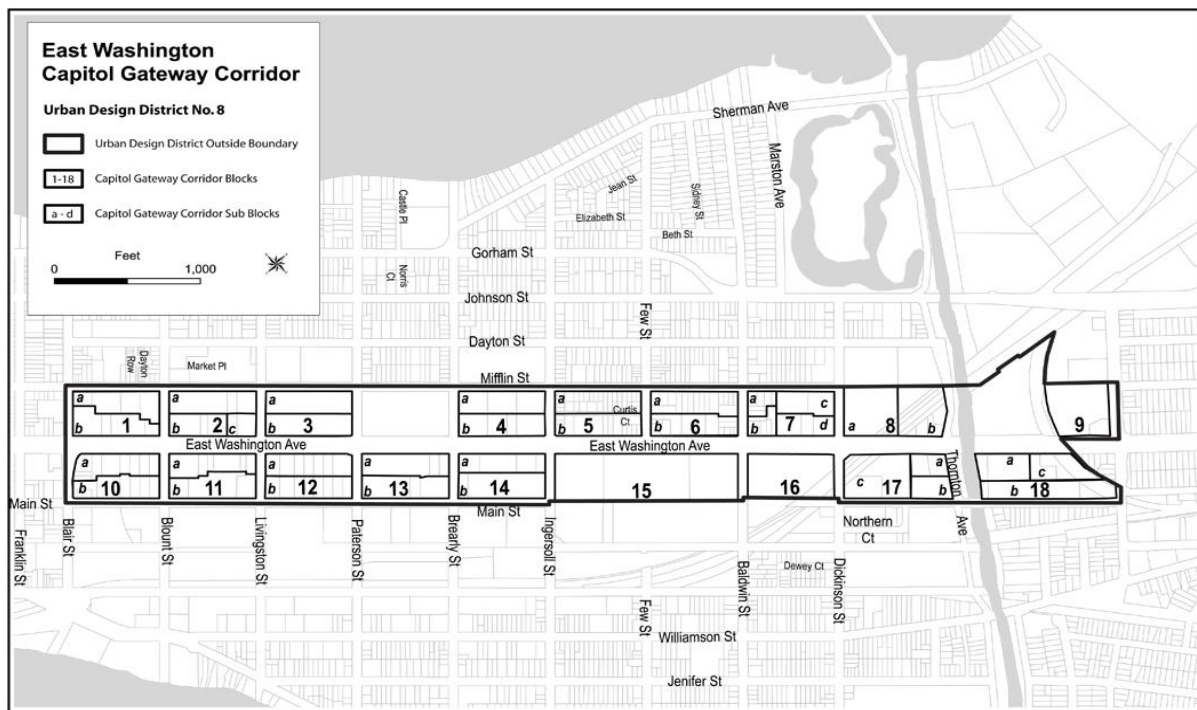
BODY – LEGISTAR 32844

DRAFTER'S ANALYSIS: This ordinance amends the regulations in Urban Design District 8 to increase the maximum building height from 8 to 10 stories, and to allow up to 4 bonus stories on up to 15% of the area of Block 3b, which is on the north side of the 800 block of East Washington Ave. It also updates the map of the Urban Design District to correspond to new property lines in Block 3.

This amendment would accommodate a development proposal for the block which includes a 50,000 square foot full-service grocery store, over 65,000 square feet of additional commercial space, 254 residential units, and 729 structured parking stalls.

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

1. Subdivision (c) entitled “Map of the District” of Subsection (15) entitled “Urban Design District No. 8” of Section 33.24 entitled “Urban Design Commission” of the Madison General Ordinances is amended to read as follows:



2. Paragraph 3. entitled “Building Height, Location (Distance from Property Line) and Stepback” of Subdivision (e) entitled “Basis for Design Review” of Subsection (15) entitled “Urban Design District No. 8” of Section 33.24 entitled “Urban Design Commission” of the Madison General Ordinances is amended by amending therein the following:

“Block	Maximum Bldg. Height ¹ (stories)	Minimum & Maximum Street Level Facade Height (stories)	Minimum Stepback East-West Streets (feet or angle) ²	Minimum Stepback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet) ³	Minimum & Maximum Setback North-South Streets (feet) ⁴
3.b.	810**	3-5	15	15	15	5-10”

3. Subparagraph b. of Paragraph 12. entitled “Upper Level Development Standards” of Subdivision (e) entitled “Basis for Design Review” of Subsection (15) entitled “Urban Design District No. 8” of

Section 33.24 entitled "Urban Design Commission" of the Madison General Ordinances is amended to read as follows:

- "b. Bonus stories may be allowed as follows:
 - i. Two (2) bonus stories on Blocks 2b, 2c, ~~3b~~, 4b, 12b, 13b, 14a, 14b, 15, 16, 17c, and 18c.
 - ii. Three (3) bonus stories on Blocks 10a, 10b, 11a, 11b, 12,a, and 13a.
 - iii. Four (4) bonus stories on up to fifteen percent (15%) of the area of Block 3b."