

**LEGISTAR # 56981- Substitute Body**

DRAFTER'S ANALYSIS: This substitute ordinance was necessary to replace the ordinance introduced from the floor by title only at the August 6, 2019 Common Council meeting.

As currently written, on any parcel zoned in the Campus-Institutional (CI) District without a campus master plan, primary and secondary uses are allowed subject to conditional use requirements only upon the construction of a building that creates greater than 4,000 square feet of floor area, which the Zoning Code defines as "area under the roof of a building." Primary and secondary uses that do not require the construction of a building are, thus, permitted without conditional use review. Secondary uses in the CI District that may not require the construction of a building (including outdoor sports and recreational facilities, surface parking, utilities and transportation facilities, other uses related to the institution's primary mission, open stadiums, auditoriums and arenas, and agricultural uses) often require conditional use review in other city zoning districts, including residential and mixed-use and commercial districts, regardless of whether they involve the construction of a building. The purpose of this ordinance is therefore to treat the secondary uses in a CI District similarly to the same or similar uses in other zoning districts. This ordinance also recognizes that at least three of the previously classified secondary uses (Places of Worship, Agricultural, and Veterinary Clinic) could be considered a primary use in the CI District. It therefore reclassifies those uses as primary uses. Finally, this ordinance clarifies that uses in a CI District must be utilized in a manner that is directly related and complementary to an institution's primary purposes.

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

1. Subsection (2) entitled "Master Plan Requirement" of Section 28.097 entitled "Campus-Institutional District" of the Madison General Ordinances is amended to read as follows:

"(2) Master Plan Requirement.

- (a) Any Campus-Institutional District created after the effective date of this ordinance shall submit a Campus Master Plan, which shall be approved as part of the map amendment.
- (b) Approved Campus Master Plans shall be effective for ten (10) years, and, during that period, may be altered pursuant to (8) below.
- (c) In a Campus-Institutional District without a Campus Master Plan, individual development proposals, ~~and changes that exceed~~ improvements, or modifications related to primary uses identified in sub. (3)(a) below require conditional use approval except that any proposals, improvements, or modifications not exceeding four thousand (4,000) square feet in floor area on a zoning lot within any five (5) year period shall require conditional use approval are allowed.
- (d) In a Campus-Institutional District without a Campus Master Plan, any individual development proposals, improvements, or modifications to related to secondary uses identified in sub. (3)(b) below require conditional use approval.
- (de) In the absence of a Master Plan, dimensional requirements are in (4) below.
- (ef) Any PUD converting to CI carries the land use approval and restrictions from the PUD into the CI, and those rules and agreements are in full effect until a Campus Master Plan is adopted."

2. Subsection (3) entitled "Uses Within CI Districts" of Section 28.097 entitled "Campus-Institutional District" of the Madison General Ordinances is amended to read as follows:

(3) Uses Within CI Districts. Uses within CI districts are defined as follows as either primary or secondary. All secondary uses must be utilized in a manner that is directly related and complementary to the institution's primary uses.

(a) Primary 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.
4. Community Center.
5. Places of worship.
6. Agricultural uses.
7. Veterinary clinics.

(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.
16. Correctional Facility.
17. Stadiums, auditoriums, and arenas, open or enclosed."