



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment
Legistar File ID #: [58225](#)
Prepared By: Planning and Zoning Staff

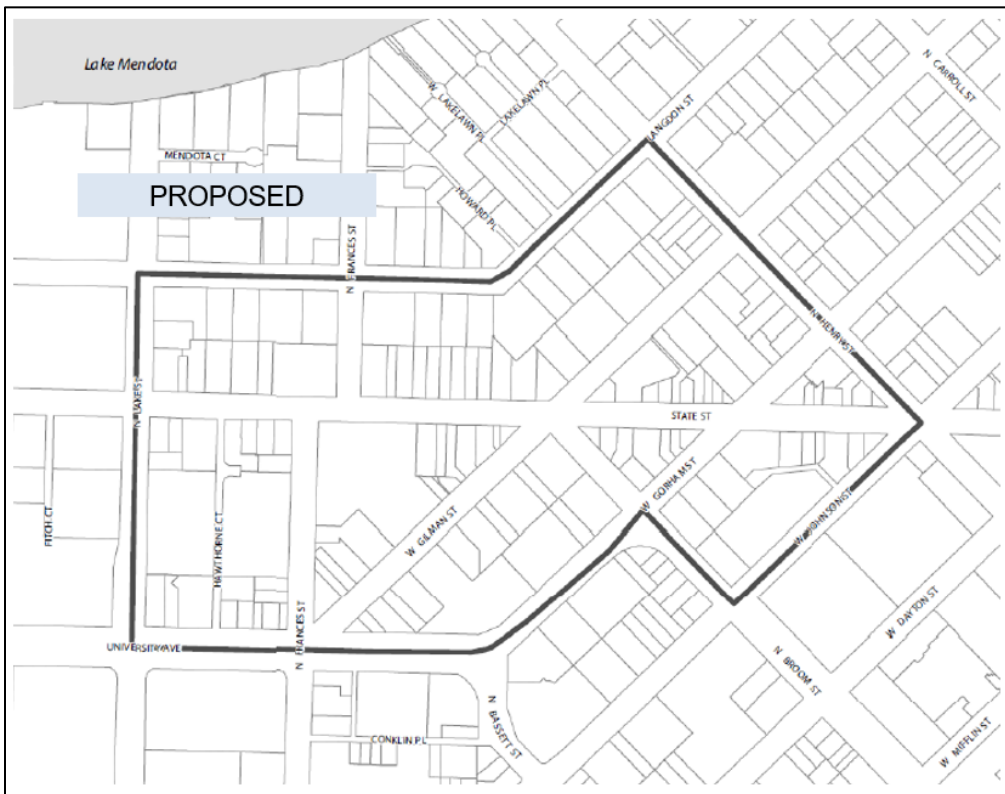
The following is a summary of the proposed zoning text amendment for Plan Commission consideration.

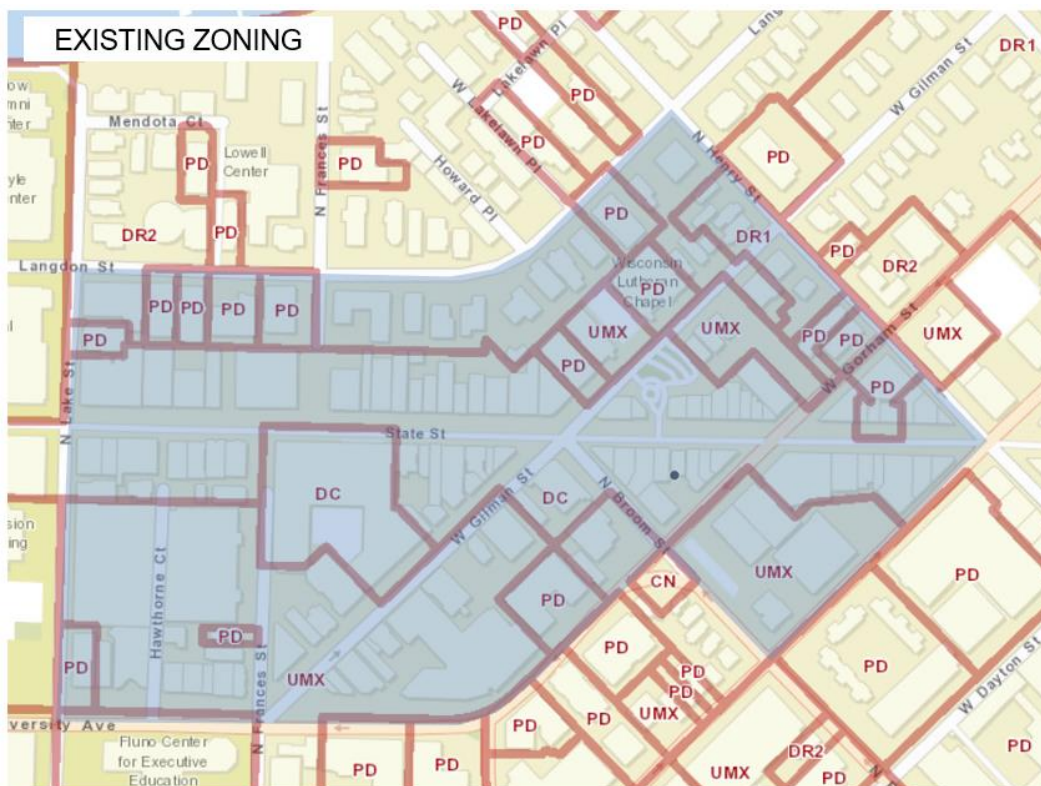
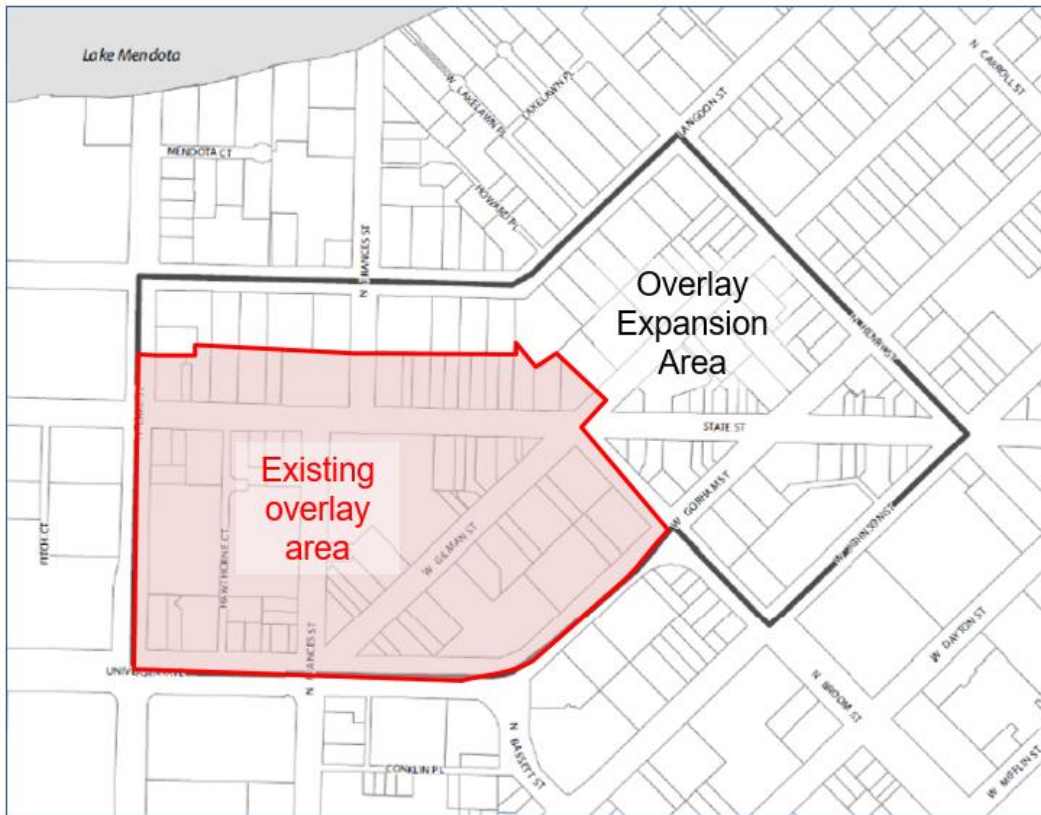
[58225](#) – Amending Sections 28.127(1)(a) and (2), repealing Sections 28.127(3) and (4) of the Madison General Ordinances relative to the Alcohol Overlay District.

With the adoption of ORD-14-00083 in April of 2014, the City created the Alcohol Overlay District, which further defined and regulated alcohol-serving uses city-wide, within the City’s Zoning Ordinance. The amendment included the creation of an alcohol overlay district, covering the greater 500 and 600 blocks of State Street and University Avenue (maps below) and listed permissible uses allowed in the district. The uses *Tavern* and *Liquor Store* were not identified as either permitted or conditional, and therefore are not allowed in the overlay area. This 2014 amendment replaced the Alcohol License Density Overlay regulations that previously had covered the greater downtown area. The proposed amendments are modifications to the 2014 amendment.

The proposed zoning text amendment has four components:

- 1. Eliminate sunset:** The original amendment includes a sunset clause, which was further extended in July 2019, to expire at the end of 2019. The sunset is being eliminated.
- 2. Delete the “annual review” report requirement:** The amendment requires the City Alcohol Policy Coordinator prepare an annual report relative to licensed establishments in the overlay area. The position of Alcohol Coordinator was eliminated, so this report has never been created.
- 3. Add new use: Incidental Alcohol Sales as an allowable use in overlay:** A new use, *Incidental Alcohol Sales*, was added to the Zoning Ordinance ([link](#)) in June 18, 2019. This use is being added to the list of permissible uses in the overlay area, as a *Permitted Use*.
- 4. Expand overlay area:** The geographic area of the overlay is being expanded as shown on the following maps:





This item has been referred to the Public Safety Committee, Alcohol License review Committee, and Downtown Coordinating Committee. Each of these committees unanimously recommended approval of the amendment.

Staff supports this amendment.