DRAFTER'S ANALYSIS: This proposed amendment to the Downtown Height Map implements the viewshed preservation goal expressed in the 2014 Report of the Lamp House Block Ad Hoc Plan Committee, but does so using updated elevation data not available at the time the report was published. That new data found the viewshed to be narrower than originally believed, resulting in the proposed amendment differing from original recommendation in the Lamp House report.

Staff has included a subarea map in the attachments to the Legistar file to zoom in on the downtown areas affected by this amendment.

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

The map shown in Subdivision (a) entitled "Downtown Height Map" of Subsection (2) entitled Downtown Height, Stepback and Setback Requirements of Section 28.071 entitled "General Provisions for Downtown and Urban Districts" of the Madison General Ordinances is amended as follows:

"(a)   Downtown Height Map.

DRAFTER'S ANALYSIS: This ordinance creates Williamson Street Area Maximum Building Heights.

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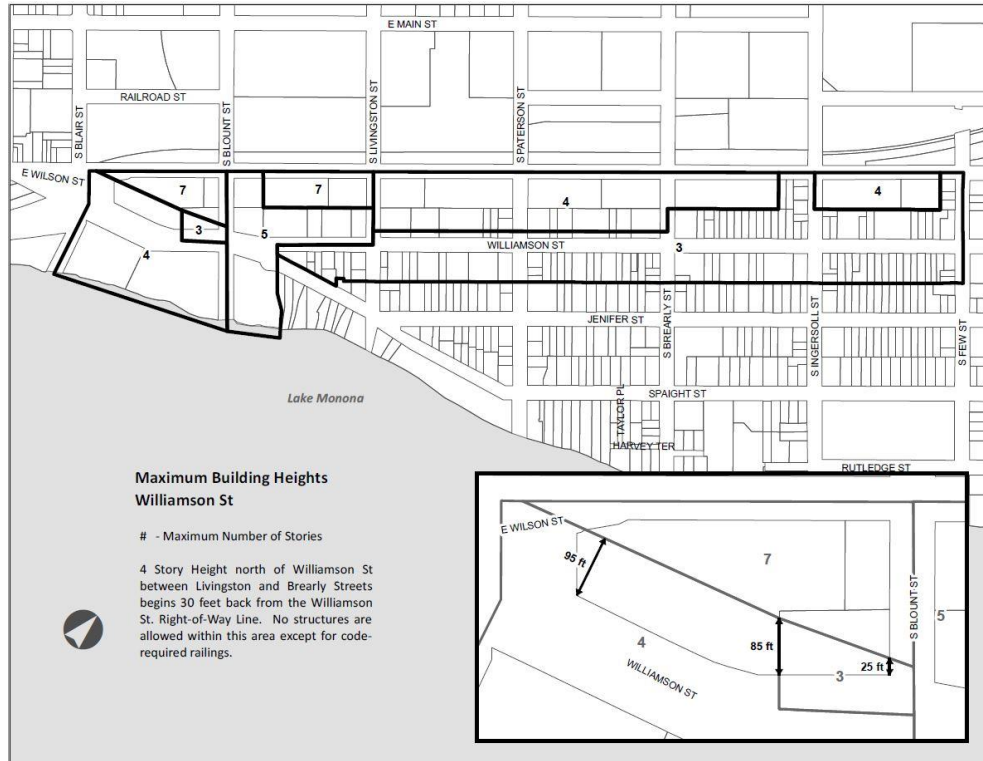
The Common Council of the City of Madison do hereby ordain as follows:

Subsection (6) entitled "Williamson Street Area Maximum Building Heights" of Section 28.134 entitled "Height and Bulk Regulations" of the Madison General Ordinances is created as follows:

"(6)   Williamson Street Area Maximum Building Heights.

(a)   Maximum building height in the Williamson Street Area is established by the Williamson Street Maximum Building Heights Map.

Maximum Building Heights Williamson St

\# - Maximum Number of Stories

4 Story Height north of Williamson St between Livingston and Brearly Streets begins 30 feet back from the Williamson St. Right-of-Way Line. No structures are allowed within this area except for code-required railings.

1. Heights established by this map are the maximum allowed for any permitted or conditional use.
2. Heights exceeding the maximum allowed in the base zoning district requires conditional use approval. Additionally, individual stories above the maximum height allowed in the base zoning district shall have a maximum story height of fourteen (14) feet.
3. Useable rooftop areas shall not count as a story for purposes of determining maximum height."