



Legislation Details (With Text)

**File #:** 75911      **Version:** 1      **Name:** Downtown Height Map  
**Type:** Ordinance      **Status:** Passed  
**File created:** 1/31/2023      **In control:** Attorney's Office  
**On agenda:** 3/7/2023      **Final action:** 3/7/2023  
**Enactment date:** 3/17/2023      **Enactment #:** ORD-23-00043

**Title:** Amending Sections 28.071 and 28.134 of the Madison General Ordinances to clarify the maximum stories and feet in the Downtown Height Map.

**Sponsors:** Patrick W. Heck, Juliana R. Bennett, Jael Currie, Erik Paulson, Satya V. Rhodes-Conway, Michael E. Verveer

**Indexes:**

**Code sections:**

**Attachments:** 1. 75911 Body, 2. Zoning Text Memo 2-27-22 Downtown Heights and Affordable Incentive, DR1 & DR2 Residential Points.pdf, 3. Downtown Madison, Inc. (DMI) Statement on the Downtown Height Map Resolution.pdf

Date	Ver.	Action By	Action	Result
3/7/2023	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
2/27/2023	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
2/7/2023	1	COMMON COUNCIL	Refer	Pass
1/31/2023	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No City appropriation required.

**Title**

Amending Sections 28.071 and 28.134 of the Madison General Ordinances to clarify the maximum stories and feet in the Downtown Height Map.

**Body**

DRAFTER'S ANALYSIS: This proposed ordinance amends sections of MGO Sec. 28.071 "General Provisions for Downtown and Urban Districts" and MGO Sec. 28.134 "Height and Bulk Requirements." First, the change removes the maximum floor-to-floor story height and instead adds height limits in feet. Projects must be at or below the maximum height and maximum number of stories. Second, it adds an affordable housing incentive when a project has a voluntary contractual Land Use Restriction Agreement ("LURA") with the City of Madison. Those projects may exceed the maximum number of stories as long as the project does not exceed the maximum height in feet. Third, the change removes ground floor elevation restrictions in the zoning code. The Urban Design Commission will be able to use the Downtown Design Guidelines instead for downtown sites with elevation slopes. Finally, it clarifies, but does not change, how height in the downtown is measured and adds a graphic illustration.

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**Please see Legistar File No. 75911 Body in Attachments.**