



## Legislation Text

File #: 79845, Version: 1

### Fiscal Note

No City appropriation required.

### Title

Amending Section 33.24(15)(e)12. of the Madison General Ordinances to Update Development Standards within Block 2b of Urban Design District No. 8. (District 6)

### Body

DRAFTER'S ANALYSIS: This ordinance updates development standards within Block 2b of Urban Design District No. 8. This amendment also provides an additional element that can be considered for approving bonus stories under Upper Level Development Standards.

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

1. 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 as follows:

"12. Upper Level Development Standards.

- a. For buildings on Blocks 2b, 2c, 3b, 4b, 10-16, and 17c, any mass above five (5) stories that exceeds a footprint of one hundred thirty (130) feet on any side parallel to East Washington Avenue and two hundred (200) feet on any side perpendicular to East Washington Avenue shall have a setback of forty-five degrees (45°), unless the Urban Design Commission approves a maximum of ten percent (10%) increase in the footprint due to structural or other constraints.
- 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, 12a, and 13a, and a third bonus story on up to ten percent (10%) of the area of Block 4b.
  - iii. Four (4) bonus stories on up to fifteen percent (15%) of the area of Block 3b.
  - iv. Four (4) bonus stories are allowed on Block 2b by meeting the requirements of 33.24(e) (12)c. An additional two (2) stories, not to exceed six (6) total, can be provided if the applicant provides a combination of at least one item from c (i) and at least three (3) items from c(ii).
- c. Bonus stories may be granted if it is determined that the provision of at least one (1) element from i. or a combination of elements from ii. provides sufficient public benefit to warrant the additional height.
  - i. -LEED Gold certification, or equivalent
  - Inclusion of at least fifteen percent (15%) of dwelling units for families with incomes not greater than sixty (60%) Area Median Income (AMI) for rental units and/or an income not greater than eighty percent (80%) AMI for owner-occupied units. Area Median Income is the median annual income calculated by the U.S. Department of Housing and Urban

Development for the metropolitan area that includes the City of Madison.

- Structured parking that includes space shared by multiple users from multiple lots and that accommodates a substantial space for public use by patrons of both on- and off-site uses.
- On-site, publicly accessible plazas and/or pocket parks that are visible from the street and provide seating, landscaping, public art and/or other public amenities. For each one (1) square foot of plaza or park that is provided, five (5) square feet of bonus area is available.
- ii. -Mid-block and through-block public pedestrian, bike, and/or vehicular connections.
- Substantial amount of family-supporting housing, including at least ten percent (10%) of dwelling units with three (3) or more bedrooms, outdoor recreation spaces, and/or other family-related amenities.
- On sites with designated historic structures and/or structures eligible for designation, the incorporation, preservation, or rehabilitation of such structures in the development.
- Adequately sized community meeting rooms available free of charge for neighborhood, public, or other community meetings or on-site daycare facilities in conjunction with family-supportive housing or employment uses.
- Minimum of fifty percent (50%) vegetative roof cover.
- LEED Silver certification or equivalent.
- On-site, publicly accessible plazas and/or pocket parks that are visible from the street and provide seating, landscaping, public art and/or other public amenities. For each one (1) square foot of plaza or park that is provided, ten (10) square feet of bonus area is available.
- The applicant enters into a voluntary contractual Land Use Restriction Agreement (LURA) with the City of Madison to provide affordable units for a minimum of 5% of the total number of units restricted to at least 60%-80% of the Area Median Income (AMI)."