



Legislation Text

File #: 39158, Version: 1

Fiscal Note

No fiscal impact.

Title

Creating Section 28.098(2)(i) of the Madison General Ordinances to allow the reduction or elimination of stepback requirements in Planned Development Districts.

Body

DRAFTER'S ANALYSIS: Section 28.098(2)(h), pertaining to Planned Development Districts, currently allows height in excess of that allowed by the Downtown Height Map if the Plan Commission finds certain conditions have been met. There is no similar provision for varying the requirements of the Downtown Stepback Map. This ordinance creates a new section in the PD District ordinance allowing the reduction or elimination of stepback requirements contained in the Downtown Stepback Map. Before reducing or eliminating stepbacks in PD Districts, the ordinance requires the Plan Commission to consider recommendations in adopted plans, including the Downtown Plan, and prohibits the Plan Commission from granting an application to reduce or eliminate stepbacks unless four specific conditions are met.

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

Subdivision (i) of Subsection (2) entitled "Standards for Approval of Zoning Map Amendment" of Section 28.098 entitled "Planned Development District" of the Madison General Ordinances is created to read as follows:

- "(i) When applying the above standards to an application to reduce or eliminate stepbacks required by Section 28.071(2)(c) Downtown Stepback Map, the Plan Commission shall consider the recommendations in adopted plans, including the downtown plan. No application to reduce or eliminate stepbacks may be granted unless it finds that all of the following conditions are present:
 1. The lot is a corner parcel.
 2. The lot is not part of a larger assemblage of properties.
 3. The entire lot is vacant or improved with only a surface parking lot.
 4. No principal buildings on the lot have been demolished or removed since the effective date of this ordinance."