



## Legislation Details (With Text)

**File #:** 70198      **Version:** 1      **Name:** Ground Floor Zoning  
**Type:** Ordinance      **Status:** Passed  
**File created:** 2/22/2022      **In control:** Attorney's Office  
**On agenda:** 3/29/2022      **Final action:** 3/29/2022  
**Enactment date:** 4/8/2022      **Enactment #:** ORD-22-00024  
**Title:** Amending Sections 28.071 and 28.151 to allow for residential uses on the ground floor of buildings within the lesser of forty percent (40%) or forty (40) feet in Mixed-Use and Multi-Family buildings on specified downtown streets.  
**Sponsors:** Michael E. Verveer, Patrick W. Heck, Brian Benford

### Indexes:

### Code sections:

**Attachments:** 1. Zoning Text Memo 3-21-22.pdf

Date	Ver.	Action By	Action	Result
3/29/2022	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
3/21/2022	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
3/1/2022	1	COMMON COUNCIL	Referred for Public Hearing	Pass
2/22/2022	1	Attorney's Office	Referred for Introduction	

### Fiscal Note

No City appropriation required.

### Title

Amending Sections 28.071 and 28.151 to allow for residential uses on the ground floor of buildings within the lesser of forty percent (40%) or forty (40) feet in Mixed-Use and Multi-Family buildings on specified downtown streets.

### Body

DRAFTER'S ANALYSIS: MGO Secs. 28.071 and 28.151 are amended to allow to residential uses in Mixed-Use and Multi-Family buildings on the specified downtown streets - specifically King Street; South Pinckney Street; State Street; the ten (10) through five hundred (500) blocks of East Wilson Street; the one hundred (100) blocks of West and East Mifflin Streets; the one hundred (100) blocks of West and East Main Streets; and on the Capitol Square, which is formed by the ten (10) blocks of East and West Mifflin, the ten (10) blocks of North and South Pinckney, the ten (10) blocks of East and West Main, and the ten (10) blocks of North and South Carroll Streets. This change recognizes recent zoning text changes in other zoning districts in the City to promote additional housing and recognizes that the depth of these blocks could support a viable street-level commercial space for a variety of tenants or uses along the street frontage while also allowing residential use behind.

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

1. Paragraph 1. of Subparagraph (a) entitled "Parking" of Subsection (3) entitled "Design Standards" of Section 28.071 entitled "General Provisions for Downtown and Urban Districts" of the Madison

General Ordinances is amended as follows:

“(3) Design Standards.

(a) Parking.

1. Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office, or residential or retail uses along all street-facing facades.”

2. Subdivision (f) of the section entitled “Dwelling Units in Mixed-Use Buildings” of Section 28.151 entitled “Applicability” of the Madison General Ordinances is amended as follows:

“Dwelling Units in Mixed-Use Buildings.

- (f) ~~No r~~Residential use shall be allowed limited on the ground floor of buildings on King Street; South Pinckney Street; State Street; the 10 through 500 blocks of East Wilson Street; the 100 blocks of West and East Mifflin Streets; the 100 blocks of West and East Main Streets; and on the Capitol Square, which is formed by the 10 blocks of East and West Mifflin, the 10 blocks of North and South Pinckney, the 10 blocks of East and West Main, and the 10 blocks of North and South Carroll Streets. Residential use is prohibited within the following areas:

1. The area of the lot abutting street frontages in Sub. (f) above, the lesser of a depth of 40’ or 40% of the depth of the lot as measured along these frontages.”

3. Subdivision (d) of the section entitled “Multi-Family Dwelling” of Section 28.151 entitled “Applicability” of the Madison General Ordinances is amended as follows:

“Multi-Family Dwelling.

- (d) ~~No r~~Residential use shall be allowed limited on the ground floor of buildings on King Street; South Pinckney Street; State Street; the 10 through 500 blocks of East Wilson Street; the 100 blocks of West and East Mifflin Streets; the 100 blocks of West and East Main Streets; and on the Capitol Square, which is formed by the 10 blocks of East and West Mifflin, the 10 blocks of North and South Pinckney, the 10 blocks of East and West Main, and the 10 blocks of North and South Carroll Streets. Residential use is prohibited within the following areas:

1. The area of the lot abutting street frontages in Sub. (d) above, the lesser of a depth of 40’ or 40% of the depth of the lot as measured along these frontages.”