



Legislation Text

File #: 74680, **Version:** 2

Fiscal Note

No City appropriation required.

Title

SUBSTITUTE: Amending Sections of Chapter 28 of the Madison General Ordinances to change Land Use Approval expirations and extensions.

Body

DRAFTER'S ANALYSIS: This ordinance amends several sections of Chapter 28 to extend scopes of approval for conditional uses, demolitions, variances and planned developments. Currently, conditional use permits and variances are valid for twelve (12) months with extensions of an additional twenty four (24) months. Staff regularly approve extensions for approvals for many reasons, among them supply chain disruptions, complicated land sales and financing deals that extend project construction start dates. This proposed change would increase the initial scope of approval to twenty four (24) months, for a total scope of approval of forty eight (48) months for conditional uses and variances. This ordinance also codifies a change to planned development recording timelines already practiced by staff. In 2018, state law changed to ban political subdivisions from establishing an expiration date for an approval related to a planned development district of less than five (5) years after the date of the last approval required for completion of the project. Since then, staff has abided by state law but this proposed ordinance amendment would codify existing practice.

The substitute decreases the extension period from twenty-four (24) to twelve (12) months, for a total scope of approval of thirty-six (36) months, as recommended by the Plan Commission.

Please see Legistar File No. 74680 Body (Substitute) in Attachments.