



Legislation Text

File #: 78688, Version: 1

**Fiscal Note**

No City appropriation required.

**Title**

Amending Sections 28.060 and 28.071 of the Madison General Ordinances to Add a Door and Window Opening Standards Exemption for Civic or Institutional Buildings in Certain Zoning Districts.

**Body**

DRAFTER'S ANALYSIS: The proposed ordinance change amends MGO Secs. 28.060(2) and 28.071(3) to exempt Civic and Institutional Buildings from the "Door and/or Window Openings" requirements in the respective subsections.

The Mixed-use and Commercial (MGO Sec. 28.060) and Downtown and Urban (MGO Sec. 28.071) zoning districts include detailed design standards related to a building's entrance orientation, façade articulation, materials, and door window openings. Such standards are in addition to the underlying bulk requirements for each district or specified building form requirements. These standards are very perspective regarding door and window coverage and largely reflect residential, office, hotel, and mixed-use building forms. Due to their prescriptive nature, they do not reflect design considerations related to other building forms such as places of worship, museums, auditoriums/halls, or other uses that may traditionally have different window patterning or limitations beyond those of a typical residential or mixed-use building. This code amendment removes only the requirement regarding the window and door opening standards for Civic and Institutional Buildings.

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

1. Subsection (2) entitled "Design Standards" of Section 28.060 entitled "General Provisions for Mixed-Use and Commercial Districts" of the Madison General Ordinances is amended as follows:

"(2) Design Standards. The following design standards are applicable after the effective date of this code to all new buildings and major expansions (fifty percent (50%) or more of building floor area). Design standards shall apply only to the portion of the building or site that is undergoing alteration. For a Civic or Institutional Building, the "Door and/or Window Openings" standards of subsection (2)(d) do not apply."

2. 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.  
The following standards are applicable to all new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area for non-residential buildings, mixed-use buildings, lodging houses, and residential buildings with 8 or more dwelling units. For a Civic or Institutional Building, the "Door and Window Openings" standards of subsection (3)(e) do not apply."