

RSO2

DOWNTOWN PLAN CONCEPTUAL PATTERN OF BUILDING HEIGHTS

Maximum Building Height (Stories)

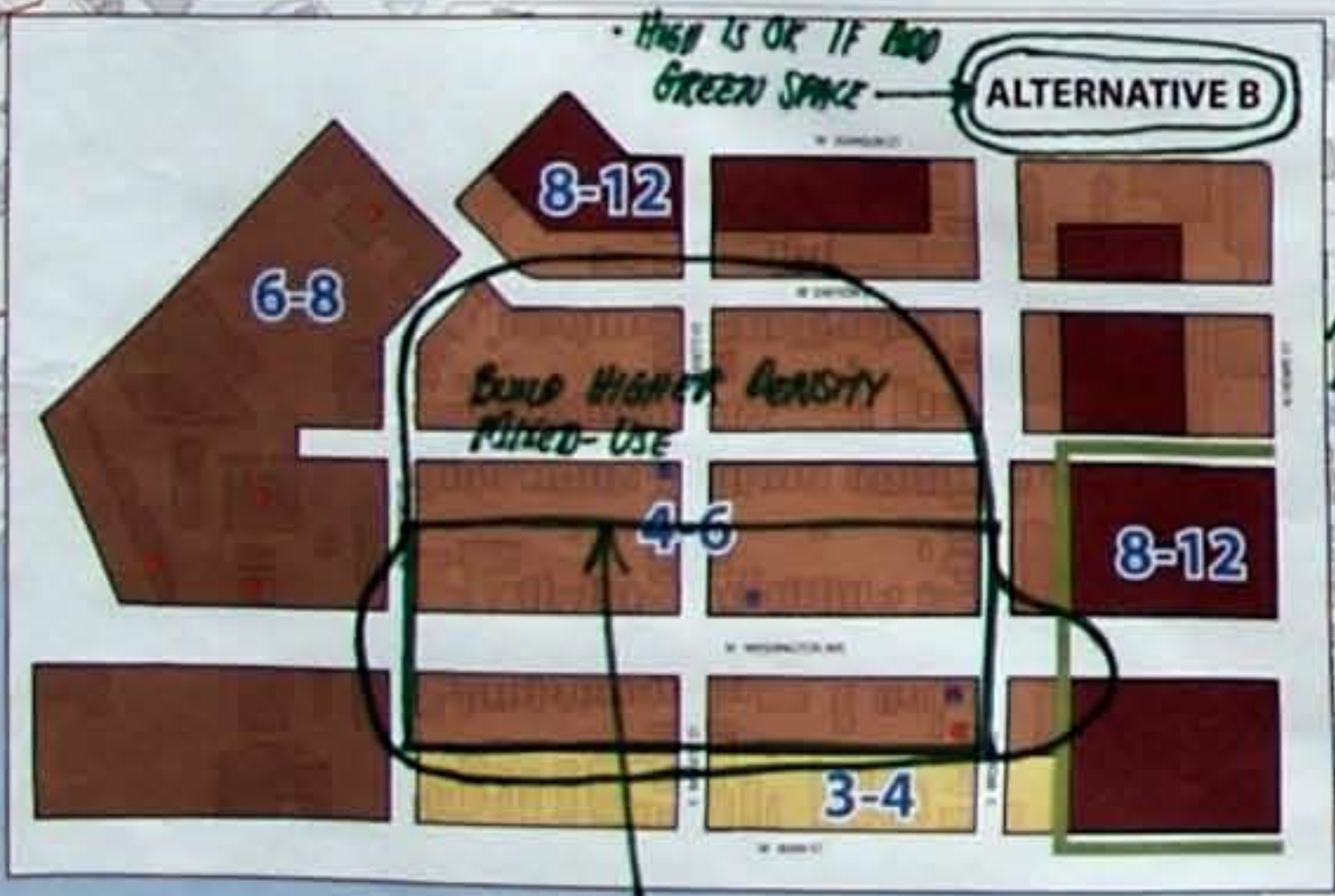
- 12
- 10
- 8
- 6
- 5
- 4
- 3

Landmark Information

- Landmarks
- Potential Landmarks
- Contributing Building in National Historic Districts
- Capitol View District
- 10-Foot Elevation Contours

PREPARED BY THE CITY OF MADISON, PLANNING DIVISION, APRIL 2009

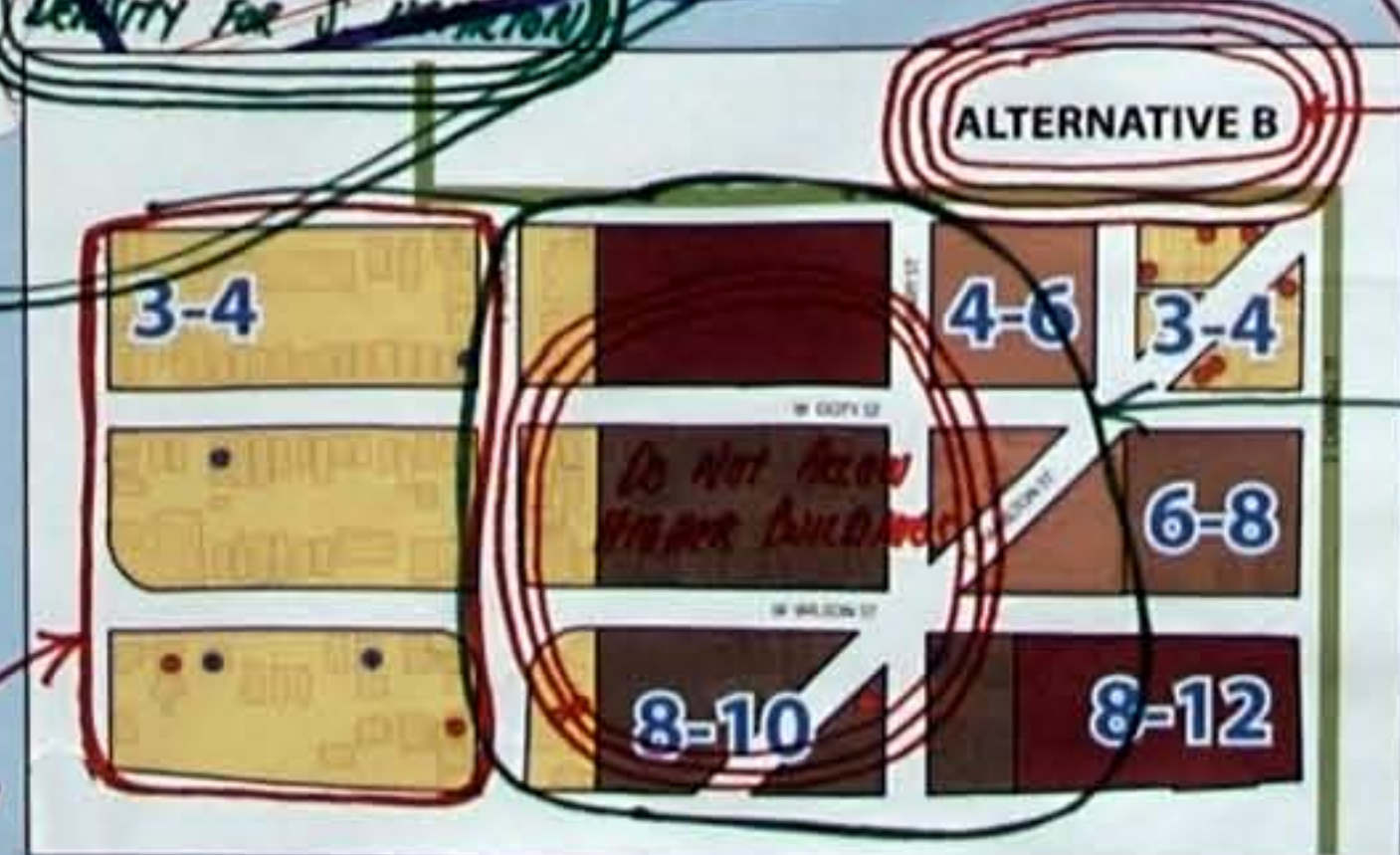
OVER - GENERALIZED RESTRICTIONS
 INSTEAD OF SPECIFYING NUMBER OF FLOORS, SET THE STANDARD AS FEET ABOVE SEA LEVEL - SKYLINE RELATIONSHIP TO GROUND ELEVATION/ CONTOURS
 HIGHER HEIGHT RESTRICTIONS AWAY FROM SQUARE
 WE SHOULD TALK ABOUT E. WASH. CORRIDOR
 NO MASS, TALL BUILDINGS ON THE SQUARE
 LIKE DENSITY ALONG E. WASH. CORRIDOR AND STEPPING DOWN TO NEIGHBORHOODS



This map illustrates the height range of the tallest buildings within each colored area. The map does not illustrate more subtle height limits that may result from:

- Protection of specific view corridors
- Building street set-backs
- Upper story building step-backs
- Desired variety in building heights
- Landmark and contributing structures, and other existing buildings expected to remain at their present height, which may be less than or greater than the illustrated range.

SHOULD BE HIGHER - 5-6 STORIES
 MAKE PAVED PARKS
 TAX INCENTIVE TO CONVERT MULTI-FAMILY TO SINGLE-FAMILY
 AEROSOL CHANGE IN HEIGHT
 3-4 STORIES FRONTAGE COMPATIBLE WITH HISTORIC DISTRICT
 SIX STORIES TOO TALL - CLOSE TO HISTORIC HOMES
 HISTORIC HOMES ARE HERE
 MIXED-USE
 BLANK STREET PARK?



DISMISSED TO RECENT OWNER-OCCUPIED DISLIKE
 PREFER THIS DENSITY - KEEP VIEW CORRIDORS
 ESTABLISH HEIGHT STEP-DOWNS AT CORNERS TO PRESERVE LAKE VIEWS - POTENTIAL FOR HIGH-RISE "WALL" BLOCKING VIEW
 6-8 STORIES MAY - TOO HIGH AS YOU APPROACH DOWNTOWN