



## Overview of Commission and Common Council Involvement in Development Decisions

	Landmarks Commission	Urban Design Commission	Plan Commission	Common Council
<b>Demolition</b>	Final Action (if Landmark Site or in Local Historic District)	Advisory Recommendation (only if referred by PC)	Final Action	Appellate Body
<b>Conditional Use</b>		Advisory Recommendation (only if referred by PC)	Final Action	Appellate Body
<b>Minor Alteration to Conditional Use</b>		Advisory Recommendation possible		
<b>Rezoning</b>			Advisory Recommendation	Final Action
<b>Planned Development Rezoning</b>		Advisory Recommendation	Advisory Recommendation	Final Action
<b>Minor Alteration to PD</b>		Advisory Rec. or may not review (depending on magnitude)	Final Action or may not review (depending on magnitude)	
<b>Development in Urban Design District</b>		Final Action	Appellate Body	
<b>Development in Downtown Core or UMX Zoning Districts</b>		Final Action or Advisory Rec. to PC, (depending on magnitude)	Final Action or may not review, (depending on magnitude)	Appellate Body
<b>Public Projects</b>		Final Action or Advisory Rec., (depending on magnitude)		
<b>Development in Local Historic District</b>	Final Action			Appellate Body
<b>Alterations to Landmark Buildings</b>				Appellate Body
<b>Development Adjacent to Landmark Buildings</b>	Advisory Recommendation (if also reviewed by UDC or PC)			Appellate Body
<b>Certified Survey Map</b> (creation of <5 lots in 5 yr period)	Advisory Recommendation (if Landmark Site or in Local Historic District)		Final Action (if extraterritorial or referred by PC Secretary with no dedication of public land)	Final Action (if dedication of public land)
<b>Plats (Preliminary and Final)</b>			Advisory Recommendation	Final Action
<b>Annexation</b>			Advisory Recommendation	Final Action
<b>Zoning Text Amendment</b>			Advisory Recommendation	Final Action
<b>Adoption of Plan, or Amendment to Adopted Plan</b>	Advisory Recommendation (if referred by Council)	Advisory Recommendation (if referred by Council)	Advisory Recommendation	Final Action
<b>Purchase and Sale of Land</b>			Advisory Recommendation	Final Action (with input from Board of Estimates and others)

*Note: This is a broad overview created by Planning Division staff in May, 2015 as a reference for members of the Common Council. Further detail is provided in MGO Chapter 16 (General Planning), Chapter 28 (Zoning Code), and 33 (Boards, Commissions, and Committees), as well as the Plan Commission Policies and Procedures Manual:*

[http://www.cityofmadison.com/planning/pdf/PC\\_Manual2014.pdf](http://www.cityofmadison.com/planning/pdf/PC_Manual2014.pdf)