



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Master

**File Number: 67120**

**File ID:** 67120

**File Type:** Ordinance

**Status:** Recessed Public Hearing

**Version:** 1

**Reference:**

**Controlling Body:** PLAN COMMISSION

**Lead Referral:** PLAN COMMISSION

**Cost:**

**File Created Date :** 08/25/2021

**File Name:** Rezone 341 State Street, 317-321 West Gorham Street and 322 West Johnson Street

**Final Action:**

**Title:** Creating Section 28.022-00515 of the Madison General Ordinances to rezone properties located at 341 State Street, 317-321 West Gorham Street and 322 West Johnson Street, 4th Aldermanic District, from UMX (Urban Mixed Use) and DC (Downtown Core) Districts to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00516 to approve a Specific Implementation Plan.

**Notes:** 6522state

**Code Sections:**

**CC Agenda Date:** 11/16/2021

**Indexes:**

**Agenda Number:** 15.

**Sponsors:** Planning Division

**Effective Date:**

**Attachments:** Link\_Demo\_66109, Link\_CSM\_Reso\_66600

**Enactment Number:**

**Author:** Kate Smith

**Hearing Date:**

**Entered by:** smautz@cityofmadison.com

**Published Date:**

### Approval History

Version	Date	Approver	Action
1		Michael Haas	Approved as to Form
1		Brent Sloat	Approve

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	08/25/2021	Referred for Introduction				

**Notes:** Plan Commission; Public Hearings: Plan Commission (9/20/21), Common Council (10/5/21)

**Master Continued (67120)**

---

1	COMMON COUNCIL	08/31/2021	Referred for Public Hearing	PLAN COMMISSION		
1	PLAN COMMISSION	09/20/2021	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	PLAN COMMISSION	10/04/2021	Pass
	<b>Notes:</b>	On a motion by Lemmer, seconded by Fernandez, the Plan Commission voted to recommend this item be re-referred to the October 4, 2021 Plan Commission meeting (October 19, 2021 Common Council meeting). The motion passed by voice vote / other.				
1	PLAN COMMISSION	10/04/2021	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	PLAN COMMISSION	11/08/2021	Pass
	<b>Notes:</b>	On a motion by Cantrell, seconded by Fernandez, the Plan Commission voted to recommend the zoning map amendment be re-referred to November 8, 2021 (November 16, 2021 Common Council meeting) at the request of the applicant. The motion passed by voice vote / other.				
1	COMMON COUNCIL	10/05/2021	Re-refer for Recessed Public Hearing	PLAN COMMISSION		Pass
1	PLAN COMMISSION	11/08/2021	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	PLAN COMMISSION	11/22/2021	Pass
	<b>Notes:</b>	On a motion by Cantrell, seconded by Ald. Heck, the Plan Commission recommended that the zoning map amendment be re-referred to November 22, 2021 (December 7, 2021 Common Council meeting) at the request of the applicant. The motion passed by voice vote / other.				
1	COMMON COUNCIL	11/16/2021	Re-refer for Recessed Public Hearing	PLAN COMMISSION		Pass
1	PLAN COMMISSION	11/22/2021				

---

**Text of Legislative File 67120**

**Fiscal Note**

No additional City appropriation required.

**Title**

Creating Section 28.022-00515 of the Madison General Ordinances to rezone properties located at 341 State Street, 317-321 West Gorham Street and 322 West Johnson Street, 4th Aldermanic District, from UMX (Urban Mixed Use) and DC (Downtown Core) Districts to PD(GDP) Planned Development (General Development Plan) and creating Section 28.022-00516 to approve a Specific Implementation Plan.

**Body**

DRAFTER'S ANALYSIS: This ordinance expands the Planned Development to construct a ten-story mixed use building with 386 dwelling units and 23,229 square feet of retail space.

\*\*\*\*\*

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

1. WHEREAS, a Planned Development District General Development Plan has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Amendment 00515 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00515. A Planned Development District General Development Plan is hereby approved and changes the zoning of the following property from UMX (Urban Mixed Use) and DC (Downtown Core) Districts to PD(GDP) Planned Development (General Development Plan) District:

Part of Lots 4-6, 9 and 10, All of Lots 1, 2, 3, and 11-13, Block 55, Original Pritchette Plat of Madison, City Of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the North Quarter corner of Section 23, Township 07 North, Range 09 East; thence S00°00'55"W along the west line of the Northeast Quarter of said section, 249.31 feet; thence S89°59'05"E, 461.58 feet to the southeast right of way of W Gorham Street, also being the northeast right of way of N Broom Street, also being the Point of Beginning; thence N46°12'11"E along said southeast right of way, 291.69 feet to the south right of way of State Street; thence S88°34'04"E along said south right of way, 98.34 feet; thence S01°38'47"W, 107.45 feet to the south line of a Public Alley; thence N84°13'01"E along said south line, 91.94 feet to a bend in said south line; thence S44°21'14"E along said south line, 63.60 feet to the northwest right of way of W Johnson Street; thence S46°02'42"W along said northwest right of way, 291.79 feet to the southwest line of aforementioned Lot 13; thence N43°53'37"W along said southwest line, 134.24 feet to the west corner of said Lot 13, also being the east corner of aforementioned Lot 1; thence S46°11'30"W along the southeast line of said Lot 1, 65.45 feet to the south corner of said Lot 1, also being the aforementioned northeast right of way of N Broom Street; thence N43°46'54"W along said northeast right of way, 131.99 feet to the Point of Beginning. Said described parcel contains 79,346 square feet (1.82 acres), more or less."

2. WHEREAS, a Planned Development District Specific Implementation Plan has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Map Amendment 00516 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00516 A Planned Development District Specific Implementation Plan is hereby approved for the following described property:

Part of Lots 4-6, 9 and 10, All of Lots 1, 2, 3, and 11-13, Block 55, Original Pritchette Plat of Madison, City Of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the North Quarter corner of Section 23, Township 07 North, Range 09 East; thence S00°00'55"W along the west line of the Northeast Quarter of said section, 249.31 feet; thence S89°59'05"E, 461.58 feet to the southeast right of way of W Gorham Street, also being the northeast right of way of N Broom Street, also being the Point of Beginning; thence N46°12'11"E along said southeast right of way, 291.69 feet to the south right of way of State Street; thence S88°34'04"E along said south right of way, 98.34 feet; thence S01°38'47"W, 107.45 feet to the south line of a Public Alley; thence N84°13'01"E along said south line, 91.94 feet to a bend in said south line; thence S44°21'14"E along said south line, 63.60 feet to the

northwest right of way of W Johnson Street; thence S46°02'42"W along said northwest right of way, 291.79 feet to the southwest line of aforementioned Lot 13; thence N43°53'37"W along said southwest line, 134.24 feet to the west corner of said Lot 13, also being the east corner of aforementioned Lot 1; thence S46°11'30"W along the southeast line of said Lot 1, 65.45 feet to the south corner of said Lot 1, also being the aforementioned northeast right of way of N Broom Street; thence N43°46'54"W along said northeast right of way, 131.99 feet to the Point of Beginning. Said described parcel contains 79,346 square feet (1.82 acres), more or less."