



Legislation Details (With Text)

**File #:** 28121      **Version:** 1      **Name:** Rezoning S. Park St. & Drake St.  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/24/2012      **In control:** PLAN COMMISSION  
**On agenda:** 1/8/2013      **Final action:** 1/8/2013  
**Enactment date:** 1/16/2013      **Enactment #:** ORD-13-00001

**Title:** Creating Section 28.06(2)(a)3639. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022--00008 of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PD (GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3640. rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022--00009 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish vacant bakery and single-family residence to allow construction of a mixed-use building containing 6,500 sq. ft. of first floor retail space and 40 apartments; 13th Aldermanic District: 448 South Park Street and 914 Drake Street.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. Registration Forms - Common Council Meeting 12-11-12.pdf, 2. Maps&Plans.pdf, 3. Staff Comments.pdf, 4. Comments.pdf, 5. Link UDC File 27550, 6. PC Registrations 121712.pdf, 7. Updated Site & LL.pdf, 8. 28121 1.8.2012 CC registration.pdf, 9. Approval Ltr.pdf

Date	Ver.	Action By	Action	Result
1/8/2013	1	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
12/17/2012	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING	Pass
12/11/2012	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
12/3/2012	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	Pass
10/30/2012	1	COMMON COUNCIL	Referred for Public Hearing	Pass
10/24/2012	1	Attorney's Office/Approval Group	Referred for Introduction	

**Fiscal Note**

No appropriation is required.

**Title**

Creating Section 28.06(2)(a)3639. of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022--00008 of the Madison General Ordinances rezoning property from R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District to PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3640. rezoning property from PUD(GDP) Planned

Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022--00009 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish vacant bakery and single-family residence to allow construction of a mixed-use building containing 6,500 sq. ft. of first floor retail space and 40 apartments; 13th Aldermanic District: 448 South Park Street and 914 Drake Street.

**Body**

DRAFTER'S ANALYSIS: This ordinance rezones land at 448 South Park Street and 914 Drake Street. This amendment includes the rezoning of this land to the existing Zoning District Map as well as to the Zoning District Map that will be effective January 2, 2013. Since there is no PUD district in the new Zoning Code, this amendment assigns the land to PD, which is the district that all other PUD's have been assigned in the new Map.

\*\*\*\*\*

WHEREAS, a PUD(GDP) Planned Community Development (General Development Plan) District 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:

1. Paragraph 3639. of Subdivision (a) of Subsection (2) of Section 28.06 of the Madison General Ordinances is hereby created to read as follows:

"28.06(2)(a)3639. The following described property is hereby omitted from the R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District added to the PUD(GDP) Planned Unit Development (General Development Plan) District:

A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin being all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence S00°00'50"W, 829.51 feet; thence N88°48'27"W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning.

Thence continue N88°48'27"W, 99.86 feet; thence N01°13'30"E, 50.85 feet; thence S88°42'54"E, 99.97 feet; thence S01°20'57"W, 50.69 feet to the point of beginning, containing 0.12 acres or 5,073 sq. ft."

2. Map Amendment 00008 of Section 28.022 of the Madison General Ordinances effective as of January 2, 2013, is hereby created to read as follows:

"28.022-00008 The following described property is hereby omitted from the R3 Single-Family and Two-Family Residence District and C3 Highway Commercial District added to the PD(GDP) Planned Development (General Development Plan) District:

A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin being all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence S00°00'50"W, 829.51 feet; thence N88°48'27"W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning.

Thence continue N88°48'27"W, 99.86 feet; thence N01°13'30"E, 50.85 feet; thence S88°42'54"E, 99.97 feet; thence S01°20'57"W, 50.69 feet to the point of beginning, containing 0.12 acres or 5,073 sq. ft."

WHEREAS, a PUD(SIP) Planned Unit Development (Specific Implementation Plan) District 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:

3. Paragraph 3640. of Subdivision (a) of Subsection (2) of Section 28.06 of the Madison General Ordinances is hereby created to read as follows:

"28.06(2)(a)3640. The following described property is hereby omitted from the PUD(GDP) Planned Unit Development (General Development Plan) District and added to the PUD(SIP) Planned Unit Development (Specific Implementation Plan) District:

A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin being all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence S00°00'50"W, 829.51 feet; thence N88°48'27"W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning. Thence continue N88°48'27"W, 99.86 feet; thence N01°13'30"E, 50.85 feet; thence S88°42'54"E, 99.97 feet; thence S01°20'57"W, 50.69 feet to the point of beginning, containing 0.12 acres or 5,073 sq. ft."

4. Map Amendment 00009 of Section 28.022 of the Madison General effective as of January 2, 2013, is hereby created to read as follows:

"28.022-00009 The following described property is hereby omitted from the PUD(GDP) Planned Unit Development (General Development Plan) District and added to the PD(SIP) Planned Development (Specific Implementation Plan) District:

A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin being all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence S00°00'50"W, 829.51 feet; thence N88°48'27"W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning.

Thence continue N88°48'27"W, 99.86 feet; thence N01°13'30"E, 50.85 feet; thence S88°42'54"E, 99.97 feet; thence S01°20'57"W, 50.69 feet to the point of beginning, containing 0.12 acres or 5,073 sq. ft."