



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 62137

File ID: 62137

File Type: Ordinance

Status: Council Recessed
Public Hearing

Version: 2

Reference:

Controlling Body: PLAN
COMMISSION

Lead Referral: PLAN COMMISSION

Cost:

File Created Date : 09/09/2020

File Name: Rezone 1-19 North Pinckney Street, 22 North
Webster Street and 120 East Washington Avenue

Final Action:

Title: SUBSTITUTE. Creating Sections 28.022 - 00468 of the Madison General Ordinances to change the zoning of properties located at 1-19 North Pinckney Street, 120 East Washington Avenue and 22 North Webster Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00469 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District.

Notes: 6421northpinckneySUB

Code Sections:

CC Agenda Date: 11/17/2020

Indexes:

Agenda Number: 5.

Sponsors: Planning Division

Effective Date:

Attachments: Application.pdf, Letter_of_Intent.pdf, Original_Project_Plans.pdf, Link_Demo_File_61820, Version 1, Updated_Project_Plans (Submitted to UDC on 09-16-2020.pdf, 10.22.20_Am Ex_Supplemental Submission, Facade Change.pdf, 1-19 N Pinckney & 120 E Washington Ave_STAFFRPT_11-09-20.pdf, NCG_Comments.pdf, CNI_1-19N.Pinckney_SC_UDCCommunication_2020.10.08.pdf, Public_Comments.pdf, 04 1 N Pinckney Opposition Presentation.pdf, Eno Vino UDC letter 11.3.20.pdf, EnoVino Change.org submittal 11.3.20.pdf, Anderson_Comments.pdf, Beck_Comments_11-02-20.pdf, Crystal_Comments.pdf, Reese_Comments.pdf, Ryan_Comments_11-02-20.pdf, Stantis_Comment_11-04-20.pdf, DMI Statement - ULI Development - UDC - 110420.pdf, 2020-11-06 Exhibit Markup.pdf, 2020-11-06 Site Prop Line Exhibit.pdf, 1NPinckneyEtAIDraftUDCReport110420.pdf, 1-19 N Pinckney & 22 N Webster St & 120 E Washington Ave_STAFFRPT_ADDENDUM_11-09-2020.pdf, Eno Vino PC letter etc 11.6.20.pdf, ULI Block 101 Proposed Development Technical Review

Enactment Number:

Memorandum - 11092020 Addendum.pdf, American Exchange Traffic Study 20200908.pdf, American Exchange Development TDMP 20200922.pdf, Eno Vino change.org petition signatures since 11.4.20.pdf

Author: John Strange

Entered by: smautz@cityofmadison.com

Hearing Date:

Published Date:

Approval History

Version	Date	Approver	Action
1		Michael Haas	Approved as to Form
1		Brent Sloat	Delegate
Notes	Delegated: Out Of Office		
1		Elizabeth York	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	09/09/2020	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission; Public Hearings: Plan Commission (10/19/20), Common Council (10/20/20)					
1	COMMON COUNCIL	09/15/2020	Referred for Public Hearing	PLAN COMMISSION		11/09/2020	
	Action Text:	This Ordinance was Referred for Public Hearing to the PLAN COMMISSION					
	Notes:						
1	PLAN COMMISSION	10/19/2020	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	PLAN COMMISSION	11/09/2020	11/09/2020	Pass
	Action Text:	A motion was made by Cantrell, seconded by Lemmer, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 11/9/2020. The motion passed by voice vote/other.					
	Notes:	On a motion by Cantrell, seconded by Ald. Lemmer, the Plan Commission referred this matter to November 9, 2020 (November 17, 2020 Common Council) pending a recommendation from the Urban Design Commission. The motion passed by voice vote/other.					
1	URBAN DESIGN COMMISSION	11/04/2020	Return to Lead with the Recommendation for Approval	PLAN COMMISSION		11/09/2020	Pass
	Action Text:	A motion was made by Braun-Oddo, seconded by Abbas, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by the following vote: Ayes: 5 Syed Abbas; Lois H. Braun-Oddo; Jessica Klehr; Thomas A. DeChant and Russell S. Knudson Noes: 1 Christian J. Harper Recused: 1 Shane A. Bernau					

Excused: 2 Rafeeq D. Asad and Craig D. Weisensel

Non Voting: 1 Cliff Goodhart

2	PLAN COMMISSION	11/09/2020	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
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Action Text: A motion was made by Cantrell, seconded by Solheim, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

Notes: On a motion by Cantrell, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the planned development (ID 62137) and demolition permit and conditional use (ID 61820) subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

2	COMMON COUNCIL	11/17/2020
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Text of Legislative File 62137

Fiscal Note

No City appropriation required.

Title

SUBSTITUTE. Creating Sections 28.022 - 00468 of the Madison General Ordinances to change the zoning of properties located at 1-19 North Pinckney Street, 120 East Washington Avenue and 22 North Webster Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00469 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District.

Body

DRAFTER'S ANALYSIS: This substitute ordinance changes the zoning of properties located at 1-19 North Pinckney Street, 22 North Webster Street and 120 East Washington Avenue to the Planned Development (PD) District and approves a General Development Plan and Specific Implementation Plan to demolish six commercial buildings to construct a nine-story, 348,000 square foot commercial building with 850-stall underground parking structure. This substitute was necessary to specifically call out the 22 North Webster Street address, which was always included in the legal description related to the rezoning, but was inadvertently left out of the ordinance title.

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

1. WHEREAS, a Planned Development 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.

Map Amendment 00468 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00468. A Planned Development District General Development Plan is hereby approved and changes the zoning of the following property from DC (Downtown Core) District to PD(GDP) Planned Development (General Development Plan) District:

Part of Lot 3, and all of Lots 4-9, Block 101, Original Plat of Madison, and part of an existing

12-foot wide alley located in said Block 101, all located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the southerly most corner of said Block 101, said point also being the southerly most corner of said Lot 8; thence N43°50'58"W, along the southwesterly line of said Block 101, 198.55 feet to the northwesterly line of said Lot 9; thence N46°05'16"E, along the northwesterly line of said Lot 9, 120.12 feet to the southwesterly line of an existing 12-foot wide alley; thence N46°19'21"E, 12.00 feet to the northeasterly line of said alley, said point also being the southeasterly line of said Lot 3; thence N46°01'16"E along the southeasterly line of said Lot 3, 43.93 feet to a point that is 87.80 feet southwesterly of the northeasterly corner of said Lot 3; thence N43°53'18"W, 42.92 feet; thence N46°09'03"E, 87.81 feet to the northeasterly line of said Block 101 said point being 42.72 feet, more or less, northwesterly from the northeasterly corner of said Lot 3; thence S43°51'57"E along the northeasterly line of said Block 101, 241.06 feet to the southeasterly corner of said Block 101 said corner also being the southeasterly corner of said Lot 5; thence S46°01'12"W along the southeasterly line of said Block 101, 263.90 feet to the point of beginning. Said parcel contains 56,113 square feet or 1.288 acres, more or less."

2. WHEREAS, a Planned Development 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 00469 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00469. A Planned Development District Specific Implementation Plan is hereby approved and changes the zoning of the following property to PD(SIP) Planned Development (Specific Implementation Plan) District:

Part of Lot 3, and all of Lots 4-9, Block 101, Original Plat of Madison, and part of an existing 12-foot wide alley located in said Block 101, all located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the southerly most corner of said Block 101, said point also being the southerly most corner of said Lot 8; thence N43°50'58"W, along the southwesterly line of said Block 101, 198.55 feet to the northwesterly line of said Lot 9; thence N46°05'16"E, along the northwesterly line of said Lot 9, 120.12 feet to the southwesterly line of an existing 12-foot wide alley; thence N46°19'21"E, 12.00 feet to the northeasterly line of said alley, said point also being the southeasterly line of said Lot 3; thence N46°01'16"E along the southeasterly line of said Lot 3, 43.93 feet to a point that is 87.80 feet southwesterly of the northeasterly corner of said Lot 3; thence N43°53'18"W, 42.92 feet; thence N46°09'03"E, 87.81 feet to the northeasterly line of said Block 101 said point being 42.72 feet, more or less, northwesterly from the northeasterly corner of said Lot 3; thence S43°51'57"E along the northeasterly line of said Block 101, 241.06 feet to the southeasterly corner of said Block 101 said corner also being the southeasterly corner of said Lot 5; thence S46°01'12"W along the southeasterly line of said Block 101, 263.90 feet to the point of beginning. Said parcel contains 56,113 square feet or 1.288 acres, more or less."

