



### Legislation Details (With Text)

**File #:** 38876      **Version:** 1      **Name:** Rezone 109 South Fair Oaks Avenue  
**Type:** Ordinance      **Status:** Passed  
**File created:** 6/9/2015      **In control:** COMMON COUNCIL  
**On agenda:** 8/4/2015      **Final action:** 8/4/2015  
**Enactment date:** 8/13/2015      **Enactment #:** ORD-15-00077

**Title:** Creating Section 28.022 - 00172 and Section 28.022 - 00173 of the Madison General Ordinances to change the zoning of property generally addressed as 109 South Fair Oaks Avenue, 6th Aldermanic District, from TE (Traditional Employment) District to PD(GDP)SIP (Planned Development (General Development Plan) Specific Implementation Plan) District.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. Maps&Plans.pdf, 2. Staff Comments.pdf, 3. Comments.pdf, 4. Link UDC File 38227, 5. SASY Comment.pdf, 6. Comment 071315.pdf, 7. Landmarks Comments.pdf, 8. Link Landmarks File 39060, 9. Approval Letter.pdf

Date	Ver.	Action By	Action	Result
8/4/2015	1	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
7/27/2015	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING	Pass
7/21/2015	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
7/13/2015	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	Pass
6/16/2015	1	COMMON COUNCIL	Referred for Public Hearing	Pass
6/9/2015	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No appropriation required.

**Title**

Creating Section 28.022 - 00172 and Section 28.022 - 00173 of the Madison General Ordinances to change the zoning of property generally addressed as 109 South Fair Oaks Avenue, 6th Aldermanic District, from TE (Traditional Employment) District to PD(GDP)SIP (Planned Development (General Development Plan) Specific Implementation Plan) District.

**Body**

DRAFTER'S ANALYSIS: This ordinance expands the Planned Development zoning district for property located at 109 South Fair Oaks Avenue for a mixed-use development and micro lodge complex.

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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:

Map Amendment 00172 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00172. A Planned Development District General Development Plan is hereby approved and changes the zoning from TE (Traditional Employment) District for the following described property:

Part of Lots 1 and 2 of Certified Survey Map No. 2030, and unplatted lands in the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, and the SW1/4 of the SE1/4, of Section 5, T7N R10E, in the City of Madison, Dane County, Wisconsin, to wit:

Commencing at a concrete monument with brass cap representing the Center of said Section 5 [to Point P01]; thence S00°26'58"E, 1194.35 feet along the north-south quarter line of said Section 5 to the northeasterly right-of-way line of the Union Pacific Railroad and the point of beginning [to P27]; thence N59°09'07"W, 147.67 ft along said railroad right-of-way line to the southeasterly line of lands per Document No. 1084872 [to P28]; thence N30°50'53"E, 265.93 feet along said southeasterly line to the center line of an existing railroad spur track per Document No. 1084872 [to P31]; thence N10°52'00"W, 86.47 ft along said center line [to P82]; thence N75°52'05"E, 190.87 feet [to P84]; thence S59°09'07"E, 885.34 feet [to P97]; thence S06°19'02"E, 114.90 feet [to P96]; thence S30°50'53"W, 327.82 feet [to P94]; thence N59°09'07"W, 302.47 feet [to P91]; thence N30°50'53"E, 8.88 feet [to P90]; thence N59°09'07"W, 55.34 feet [to P89]; thence S89°46'23"W, 70.55 feet [to P88]; thence S30°50'53"W, 18.48 feet to the northeasterly right-of-way line of the Union Pacific Railroad [to P87]; thence N59°09'07"W, 466.32 feet along said railroad right-of-way line to the point of beginning [to P27]; Containing 458,553 square feet or 10.5269 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 00173 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00173. A Planned Development District Specific Implementation Plan is hereby approved and changes the zoning to PD(GDP)SIP (Planned Development (General Development Plan) Specific Implementation Plan) District for the following described property:

Part of Lots 1 and 2 of Certified Survey Map No. 2030, and unplatted lands in the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, and the SW1/4 of the SE1/4, of Section 5, T7N R10E, in the City of Madison, Dane County, Wisconsin, to wit:

Commencing at a concrete monument with brass cap representing the Center of said Section 5 [to Point P01]; thence S00°26'58"E, 1194.35 feet along the north-south quarter line of said Section 5 to the northeasterly right-of-way line of the Union Pacific Railroad and the point of beginning [to P27]; thence N59°09'07"W, 147.67 ft along said railroad right-of-way line to the southeasterly line of lands per Document No. 1084872 [to P28]; thence N30°50'53"E, 265.93 feet along said southeasterly line to the center line of an existing railroad spur track per Document No. 1084872 [to P31]; thence N10°52'00"W, 86.47 ft along said center line [to P82]; thence N75°52'05"E, 190.87 feet [to P84]; thence S59°09'07"E, 885.34 feet [to P97]; thence S06°19'02"E, 114.90 feet [to P96]; thence S30°50'53"W, 327.82 feet [to P94]; thence N59°09'07"W, 302.47 feet [to P91]; thence N30°50'53"E, 8.88 feet [to P90]; thence N59°09'07"W, 55.34 feet [to P89]; thence S89°46'23"W, 70.55 feet [to P88]; thence S30°50'53"W, 18.48 feet to the northeasterly right-of-way line of the Union Pacific

Railroad [to P87];thence N59°09'07"W, 466.32 feet along said railroad right-of-way line to the point of beginning [to P27]; Containing 458,553 square feet or 10.5269 acres, more or less.