



Legislation Details (With Text)

**File #:** 67120      **Version:** 2      **Name:** Rezone 341 State Street, 317-321 West Gorham Street and 322 West Johnson Street

**Type:** Ordinance      **Status:** Passed

**File created:** 8/25/2021      **In control:** COMMON COUNCIL

**On agenda:** 12/7/2021      **Final action:** 12/7/2021

**Enactment date:** 12/16/2021      **Enactment #:** ORD-21-00082

**Title:** SUBSTITUTE - 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.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. Link\_Demo\_66109, 2. Link\_CSM\_Reso\_66600, 3. 67120 Version 1.pdf, 4. Deb Archer\_Comment\_12-3-21.pdf, 5. Petition1of2.pdf, 6. Petition2of2.pdf, 7. Public\_Comment\_12-6-21.pdf, 8. Zoning\_Protest\_Petition\_Memo\_12-7-21.pdf

Date	Ver.	Action By	Action	Result
12/7/2021	2	COMMON COUNCIL	Refer	Fail
12/7/2021	2	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
11/22/2021	2	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING	Pass
11/16/2021	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
11/8/2021	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	Pass
10/5/2021	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
10/4/2021	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	Pass
9/20/2021	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	Pass
8/31/2021	1	COMMON COUNCIL	Referred for Public Hearing	
8/25/2021	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No additional City appropriation required.

**Title**

SUBSTITUTE - 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 substitute addresses the disconnect between the anticipated date of adoption and the Common Council's future action to vacate the right-of-way. Part of the proposed Planned Development is in the City right-of-way, which will need to be vacated by the Common Council at a future date in order to be included in the Planned Development. This substitute ordinance therefore delays the effective date of the rezoning ordinance to coincide with Common Council action to vacate the right-of-way. If the Common Council does not vacate the right-of-way, the ordinance will not become effective and the property will not be rezoned.

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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:

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.

3. This ordinance shall take effect when the Common Council approves a Resolution vacating city right-of-way contained within the area to be rezoned. If the Common Council does not approve a Resolution vacating city right-of-way contained within the area to be rezoned, then this ordinance shall not take effect and the zoning in the proposed area shall remain in its current designation.

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.”