



Legislation Text

File #: 05378, Version: 1

**Fiscal Note**

No appropriation required.

**Title**

Creating Section 28.06(2)(a)3237. of the Madison General Ordinances rezoning property from C2 General Commercial and R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3238. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Demolish 5 Buildings Located at 434, 438, 440, 444 West Johnson Street and 333 North Bassett Street & Build 12-Story, 197 Unit Condominium Building with Commercial Space; 4th Aldermanic District 454 West Johnson Street.

**Body**

DRAFTER'S ANALYSIS: Rezone 454 West Johnson Street.

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1. 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:

Paragraph 3237. 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)3237. The following described property is hereby omitted from the C2 General Commercial and R6 General Residence District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District:

PARCEL A: Part of Lots 1, 2, 3, 17, and 18, Block 40, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southerly most corner of said Lot 17; thence S44° 23'32"W along the Northwest line of West Johnson Street, 8.61 feet; thence S49°35'47"W along the northwest line of West Johnson Street, 44.46 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet and a long chord subtended bearing N87°57'02"W, 20.25 feet to the Northeasterly line of Bassett Street; thence N45°29'50"W, along the Northeasterly line of Bassett Street, 80.50 feet; thence N18°47'24"W along the Northeast line of Bassett Street, 83.66 feet; thence N00°50'35"W along the East line of Bassett Street, 64.96 feet; thence N79°09'57"E, 70.62 feet; thence S45° 22'32"E, 44.50 feet to the Southeasterly line of said Lot 3; thence S44°39'51"W along the Southeasterly line of said Lots 2 and 3, 41.19 feet; thence S45°20'58"E, 135.70 feet to the Northwesterly line of West Johnson Street; thence S44° 23'32"W along the Northwesterly line of West Johnson Street, 33.15 feet to the point of beginning.

EXCEPTING a part conveyed by Warranty Deed recorded July 29, 2003, as Document Number 3770753, described as follows: Part of Lots 2 and 3, Block 40, Original Plat of Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northerly corner of Lot 2; thence S00°42'53"E along the East line of North Bassett Street, 71.50 feet to the point of beginning; thence N79°29'37"E, 70.50 feet; thence S45°06'45"E, 17.20 feet; thence S44°58'40" W, 1.04 feet; thence N89°59'16" W, 80.76 feet to the East line of North Bassett Street and to the point of beginning.

ALSO: Those lands conveyed by Warranty deed recorded July 29, 2003, as Document Number 3770754, described as follows: Part of Lot 3, Block 40, Original Plat of Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northerly corner of Lot 2; thence N45° 07'52"E along the South line of West Gorham Street, 99.44 feet to the North corner of the Southwest 33 feet of Lot 4, of said Block 40; thence S45°13'23"E along the Northeasterly line of said Southwest 33 feet, 135.07 feet to the South line of Lot 4; thence S44°49'19"W along the South line of said Lots 4 and 3, 65.70 feet to a point of beginning; thence continuing

along said South line of Lot 3, 26.00 feet to a point that is 8 feet Northeasterly of the Southwest corner of said Lot 3, thence N45°06'45"W parallel with the Southwest line of said Lot 3, 27.27 feet; thence N44°58'40"E, 13.60 feet; thence S45°01'20"E, 5.00 feet; thence S73°56'47"E, 9.39 feet; thence N44°49'19"E, 3.00 feet; thence S64°18'49"E, 14.82 feet to the point of beginning.

PARCEL B: The NE ½ of Lot 17, Block 40, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL C: The SW ½ of Lot 16, Block 40, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL D: The NE ½ of Lot 16, Block 40, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL E: The SW ½ of Lot 15, Block 40, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH Light, Air and Pedestrian access easement created by instrument recorded as Document Number 3770755 and amended recorded as Document Number 3802246. This project contains 0.87 acres."

2. 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:

Paragraph 3238. 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)3238. 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:

PARCEL A: Part of Lots 1, 2, 3, 17, and 18, Block 40, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southerly most corner of said Lot 17; thence S44°23'32"W along the Northwest line of West Johnson Street, 8.61 feet; thence S49°35'47"W along the northwest line of West Johnson Street, 44.46 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet and a long chord subtended bearing N87°57'02"W, 20.25 feet to the Northeasterly line of Bassett Street; thence N45°29'50"W, along the Northeasterly line of Bassett Street, 80.50 feet; thence N18°47'24"W along the Northeast line of Bassett Street, 83.66 feet; thence N00°50'35"W along the East line of Bassett Street, 64.96 feet; thence N79°09'57"E, 70.62 feet; thence S45°22'32"E, 44.50 feet to the Southeasterly line of said Lot 3; thence S44°39'51"W along the Southeasterly line of said Lots 2 and 3, 41.19 feet; thence S45°20'58"E, 135.70 feet to the Northwesterly line of West Johnson Street; thence S44°23'32"W along the Northwesterly line of West Johnson Street, 33.15 feet to the point of beginning.

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along said South line of Lot 3, 26.00 feet to a point that is 8 feet Northeasterly of the Southwest corner of said Lot 3, thence N45°06'45"W parallel with the Southwest line of said Lot 3, 27.27 feet; thence N44°58'40"E, 13.60 feet; thence S45°01'20"E, 5.00 feet; thence S73°56'47"E, 9.39 feet; thence N44°49'19"E, 3.00 feet; thence S64°18'49"E, 14.82 feet to the point of beginning.

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PARCEL D: The NE ½ of Lot 16, Block 40, Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

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