



Legislation Text

File #: 22073, Version: 1

**Fiscal Note**

No appropriation is required.

**Title**

Creating Section 28.06(2)(a)3531. of the Madison General Ordinances rezoning property from R6 General Residence District and C2 General Commercial to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3532. 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 4 residential buildings and 1 commercial building to allow construction of a 194-room hotel with 3,000 square feet of first floor retail space; 4th Aldermanic District, 434-454 West Johnson Street.

**Body**

DRAFTER'S ANALYSIS: Rezone 434-454 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 3531. 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)3531. 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:

TRACT OF LAND PART OF LOTS 1, 2, 3, 15 & 18, AND ALL OF LOT 16 & 17, BLOCK 40, OF THE ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST CORNER OF LOT 16 THENCE N 44°49'19" E, ALONG THE NORTHWEST LINE OF LOT 15, 32.85 FEET NORTHEAST; THENCE S 45°13'23" E, 134.94 FEET SOUTHEAST TO A POINT ALONG THE SOUTHEAST LINE OF LOT 15; THENCE S 44°23'44"W, 165.69 FEET TO THE SOUTHERLY MOST CORNER OF LOT 17; THENCE S 44°31'14"W ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF WEST JOHNSON STREET, 8.61 FEET; THENCE S 49°43'29" W CONTINUING ALONG SAID RIGHT-OF-WAY, 44.46 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 22.23 FEET, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 87° 57' 02" W AND A CHORD LENGTH OF 20.25 FEET; THENCE N 45°22'08" W ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF NORTH BASSET STREET, 80.87 FEET; THENCE N 18°39'42"W CONTINUING ALONG SAID RIGHT-OF-WAY, 83.66 FEET; THENCE N 00°42'53" W CONTINUING ALONG SAID RIGHT-OF-WAY, 61.36 FEET; THENCE S 89°59'16" E ALONG A LINE THROUGH LOT 2 AND PART OF LOT 3, 80.76 FEET; THENCE N 44° 58'40" E THROUGH PART OF LOT 3, 14.64 FEET; THENCE S 45°01'20" E THROUGH PART OF LOT 3, 5.00 FEET; THENCE S 73°56'47" E THROUGH PART OF LOT 3, 9.39 FEET; THENCE N 44°49'19" E THROUGH PART OF LOT 3, 3.00 FEET; THENCE S 64°18'49" E THROUGH PART OF LOT 3, 14.82 FEET SOUTHEAST TO A POINT ALONG THE NORTHWEST LINE OF LOT 16; THENCE N 44°49'19" E ALONG THE NORTHERLY LINE OF LOT 16, 32.85 FEET TO THE POINT OF COMMENCEMENT. THIS PARCEL CONTAINS 37,619 SQUARE FEET.”

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 3532. 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)3426. 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:

TRACT OF LAND PART OF LOTS 1, 2, 3, 15 & 18, AND ALL OF LOT 16 & 17, BLOCK 40, OF THE ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST CORNER OF LOT 16 THENCE N 44°49'19" E, ALONG THE NORTHWEST LINE OF LOT 15, 32.85 FEET NORTHEAST; THENCE S 45°13'23" E, 134.94 FEET SOUTHEAST TO A POINT ALONG THE SOUTHEAST LINE OF LOT 15; THENCE S 44°23'44"W, 165.69 FEET TO THE SOUTHERLY MOST CORNER OF LOT 17; THENCE S 44°31'14"W ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF WEST JOHNSON STREET, 8.61 FEET; THENCE S 49°43'29" W CONTINUING ALONG SAID RIGHT-OF-WAY, 44.46 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 22.23 FEET, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 87° 57' 02" W AND A CHORD LENGTH OF 20.25 FEET; THENCE N 45°22'08" W ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF NORTH BASSET STREET, 80.87 FEET; THENCE N 18°39'42"W CONTINUING ALONG SAID RIGHT-OF-WAY, 83.66 FEET; THENCE N 00°42'53" W CONTINUING ALONG SAID RIGHT-OF-WAY, 61.36 FEET; THENCE S 89°59'16" E ALONG A LINE THROUGH LOT 2 AND PART OF LOT 3, 80.76 FEET; THENCE N 44° 58'40" E THROUGH PART OF LOT 3, 14.64 FEET; THENCE S 45°01'20" E THROUGH PART OF LOT 3, 5.00 FEET; THENCE S 73°56'47" E THROUGH PART OF LOT 3, 9.39 FEET; THENCE N 44°49'19" E THROUGH PART OF LOT 3, 3.00 FEET; THENCE S 64°18'49" E THROUGH PART OF LOT 3, 14.82 FEET SOUTHEAST TO A POINT ALONG THE NORTHWEST LINE OF LOT 16; THENCE N 44°49'19" E ALONG THE NORTHELY LINE OF LOT 16, 32.85 FEET TO THE POINT OF COMMENCEMENT. THIS PARCEL CONTAINS 37,619 SQUARE FEET."