



Legislation Details (With Text)

**File #:** 28120      **Version:** 1      **Name:** Rezoning 313-315 N. Frances Street  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/24/2012      **In control:** PLAN COMMISSION  
**On agenda:** 1/8/2013      **Final action:** 1/8/2013  
**Enactment date:** 1/16/2013      **Enactment #:** ORD-13-00006

**Title:** Creating Section 28.06(2)(a)3637. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022--00006 of the Madison General Ordinances rezoning property from C2 General Commercial District to PD(GDP) Planned Development (General Development Plan) District; creating Section 28.06(2)(a)3638. rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD (SIP) Planned Unit Development (Specific Implementation Plan) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022-00007 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish two residences to allow construction of a mixed-use building containing 2,000 square feet of first floor of retail space and 42 apartments; 4th Aldermanic District: 313-315 North Frances Street.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. Maps&Plans.pdf, 2. Staff Comments.pdf, 3. Comments.pdf, 4. Link UDC File 27839, 5. Updated Plans for 121712.pdf, 6. Plans.pdf, 7. Add Staff Comments 121712.pdf, 8. Comments 121712.pdf, 9. Frances Management Plan 110712.pdf, 10. MifflinDistrictSLNASTeeringCommitteeMinutes121112.pdf, 11. PC Registrations 121712.pdf, 12. 28120 1.8.2012 CC registration.pdf, 13. Verveer Amendment, 14. Approval Ltr.pdf

Date	Ver.	Action By	Action	Result
1/8/2013	1	COMMON COUNCIL	Adopt the Following Amendment(s)	Pass
1/8/2013	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
12/17/2012	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING	Pass
12/11/2012	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
12/3/2012	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	Pass
10/30/2012	1	COMMON COUNCIL	Referred for Public Hearing	Pass
10/24/2012	1	Attorney's Office/Approval Group	Referred for Introduction	

**Fiscal Note**

No appropriation is required.

**Title**

Creating Section 28.06(2)(a)3637. of the Madison General Ordinances rezoning property from C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District; in the Zoning Code effective January 2, 2013, creating Section 28.022--00006 of the Madison General Ordinances rezoning property from C2 General Commercial District to PD(GDP) Planned Development (General

Development Plan) District; creating Section 28.06(2)(a)3638. rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022-00007 rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District. Proposed Use: Demolish two residences to allow construction of a mixed-use building containing 2,000 square feet of first floor of retail space and 42 apartments; 4th Aldermanic District: 313-315 North Frances Street.

**Body**

DRAFTER'S ANALYSIS: This ordinance rezones land at 313-315 North Frances Street. This amendment includes the rezoning of this land to the existing Zoning District Map as well as to the Zoning District Map that will be effective January 2, 2013. Since there is no PUD district in the new Zoning Code, this amendment assigns the land to PD, which is the district that all other PUD's have been assigned in the new Map.

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WHEREAS, a PUD(GDP) Planned Unit 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:

1. Paragraph 3637. 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)3637. The following described property is hereby omitted from the C2 General Commercial District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District: A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin being all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence S00°00'50"W, 829.51 feet; thence N88°48'27"W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning. Thence continue N88°48'27"W, 99.86 feet; thence N01°13'30"E, 50.85 feet; thence S88°42'54"E, 99.97 feet; thence S01°20'57"W, 50.69 feet to the point of beginning, containing 0.12 acres or 5,073 sq. ft.

2. Map Amendment 00006 of Section 28.022 of the Madison General Ordinances effective as of January 2, 2013, is hereby created to read as follows:

"28.022-00006 The following described property is hereby omitted from the C2 General Commercial District and added to the PD(GDP) Planned Development (General Development Plan) District: A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin being all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence S00°00'50"W, 829.51 feet; thence N88°48'27"W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning. Thence continue N88°48'27"W, 99.86 feet; thence N01°13'30"E, 50.85 feet; thence S88°42'54"E, 99.97 feet; thence S01°20'57"W, 50.69 feet to the point of beginning, containing 0.12 acres or 5,073 sq. ft.

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:

3. Paragraph 3638. 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)3638. 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:

A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin being all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence S00°00'50"W, 829.51 feet; thence N88°48'27"W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning.

Thence continue N88°48'27"W, 99.86 feet; thence N01°13'30"E, 50.85 feet; thence S88°42'54"E, 99.97 feet; thence S01°20'57"W, 50.69 feet to the point of beginning, containing 0.12 acres or 5,073 sq. ft."

4. Map Amendment 00007 of Section 28.022 of the Madison General effective as of January 2, 2013, is hereby created to read as follows:

"28.022-00007 The following described property is hereby omitted from the PUD(GDP) Planned Unit Development (General Development Plan) District and added to the PD(SIP) Planned Development (Specific Implementation Plan) District:

A parcel of land located in part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin being all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 23; thence S00°00'50"W, 829.51 feet; thence N88°48'27"W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning.

Thence continue N88°48'27"W, 99.86 feet; thence N01°13'30"E, 50.85 feet; thence S88°42'54"E, 99.97 feet; thence S01°20'57"W, 50.69 feet to the point of beginning, containing 0.12 acres or 5,073 sq. ft."