



## Legislation Details (With Text)

**File #:** 52535      **Version:** 1      **Name:** Rezone 118-126 State Street  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/18/2018      **In control:** Attorney's Office  
**On agenda:** 9/4/2018      **Final action:** 9/25/2018  
**Enactment date:** 10/6/2018      **Enactment #:** ORD-18-00092

**Title:** Creating Section 28.022 - 00338 and Section 28.022 - 00339 of the Madison General Ordinances to change the zoning of properties generally located at 118-126 State Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. Locator\_Maps.pdf, 2. Application.pdf, 3. Letter of Intent.pdf, 4. Project Plans.pdf, 5. Updated Maps&Plans.pdf, 6. Demo Photos.pdf, 7. Historic Report\_04-17.pdf, 8. Staff\_Comments.pdf, 9. Land\_Comments.pdf, 10. Pol\_Comments.pdf, 11. UDC\_Comments.pdf, 12. Capitol Neighborhood comments\_07-27-18.pdf, 13. Herring comments\_07-30-18.pdf, 14. 8.41 \_\_\_DCC Purpose and Duties.pdf, 15. Nick Martin letter.8.20.2018, 16. 118 State Street Decision Matrix.8.21.18, 17. 118-126 Carroll Street TE Recommendation.8.21.18, 18. North Carroll St Photos, 19. Herring comments\_08-24-18.pdf, 20. Petition&Cover Letter\_09-07-18.pdf, 21. Luedtke comments\_08-24-18.pdf, 22. Kanopy comments\_09-11-18.pdf, 23. Fix comments\_09-12-18.pdf, 24. 122 State St Traffic Analysis\_Revised Final\_06-14-18.pdf, 25. Tao-Traffic Engineering Memo to PC\_09-17-18.pdf, 26. TIA Summary Update\_09-07-18.pdf, 27. DRAFT TDM 118-126 State St\_09-07-18.pdf, 28. Updated\_TDM\_Email.pdf, 29. Bldg\_Cond\_Anal\_Ltr.pdf, 30. Valet Parking Routes\_09-07-18.pdf, 31. Sidewalk Exhibit\_09-13-18.pdf, 32. Link\_Demo\_File 52218, 33. Milsted comments\_09-02-18.pdf, 34. Cox Rentals comments\_09-14-18.pdf, 35. Concourse Hotel comments\_11-14-17.pdf, 36. Overture Center comments\_09-06-18.pdf, 37. Schroeder-Orange Tree Letter\_08-30-18.pdf, 38. GMCVB Letter\_09-17-18.pdf, 39. Orpheum comments\_09-17-18.pdf, 40. West Capitol Square ADA Parking\_PC\_09-07-18.pdf, 41. Ahrens comments\_09-17-18.pdf, 42. Frank comments\_09-14-18.pdf, 43. Klebba comments\_09-17-18.pdf, 44. Plant-FPC comments\_09-17-18.pdf, 45. Kim comments\_09-17-18.pdf, 46. Morrison comments\_09-17-18.pdf, 47. Leavy comments\_09-17-18.pdf, 48. Approval\_Letter.pdf

Date	Ver.	Action By	Action	Result
9/25/2018	1	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
9/17/2018	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING	Pass
9/4/2018	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
8/22/2018	1	TRANSPORTATION COMMISSION	Return to Lead with the Following Recommendation(s)	
8/20/2018	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	Pass
8/16/2018	1	DOWNTOWN COORDINATING COMMITTEE	Return to Lead with the Recommendation for Approval	Pass
8/8/2018	1	TRANSPORTATION COMMISSION		

7/24/2018	1	PLAN COMMISSION	Refer	
7/24/2018	1	PLAN COMMISSION	Refer	
7/24/2018	1	COMMON COUNCIL	Refer For Public Hearing	Pass
7/18/2018	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No Appropriation Required

**Title**

Creating Section 28.022 - 00338 and Section 28.022 - 00339 of the Madison General Ordinances to change the zoning of properties generally located at 118-126 State Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

**Body**

DRAFTER'S ANALYSIS: This ordinance rezones properties generally addressed as 118 and 126 State Street from DC (Downtown Core) District to PD (Planned Development) District and approves a General Development Plan and Specific Implementation Plan to construct a nine-story hotel with first floor restaurant-tavern and rooftop lounge following demolitions.

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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 00338 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00338. A Planned Development District General Development Plan is hereby approved and changes the zoning from DC (Downtown Core) District for the following described property:

All of Lot 1, Certified Survey Map 13100, City of Madison, Dane County, Wisconsin, and Part of Lots 1, 2, and 3, Block 77, Original Plat of Madison, located the Southeast ¼ of the Southeast ¼, Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the South ¼ Corner of said Section 34; thence S88°46'29"E, 1778.59 feet along the South line of said Southeast ¼; thence N01°03'46"E, 32.48 feet to the North right of way line of State Street and the Point Of Beginning, said Point also being the Southeast corner of Certified Survey Map No. 13100; thence N88°46'29"W, 38.02 feet along said North right of way line; thence N01°03'46"E, 66.54 feet to the Southeasterly right-of-way line of W. Dayton Street; thence N46°06'02"E, 121.05 feet along said Southeasterly right of way line to the Southwesterly right of way line of N. Carroll Street; thence S44°20'54"E, 78.56 feet (recorded as 80.00 feet) along said Southwesterly right of way line; thence S 46°15'42" W (recorded as Southerly), 52.72 feet (recorded as more-or-less; 52.00 feet); thence N90°00'00"W (recorded as Westerly), 3.50 feet; thence S01°13'31"W, 60.00 feet to the North right of way line of State Street; thence N 88°46'29" W, 62.50 feet to the Point Of Beginning. Said described parcel contains 13,197 square feet, or 0.30 acres."

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 00339 of Section 28.022 of the Madison General Ordinances is hereby created to read as

follows:

"28.022-00339. A Planned Development District Specific Implementation Plan is hereby approved for the following described property:

All of Lot 1, Certified Survey Map 13100, City of Madison, Dane County, Wisconsin, and Part of Lots 1, 2, and 3, Block 77, Original Plat of Madison, located the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the South  $\frac{1}{4}$  Corner of said Section 34; thence S88°46'29"E, 1778.59 feet along the South line of said Southeast  $\frac{1}{4}$ ; thence N01°03'46"E, 32.48 feet to the North right of way line of State Street and the Point Of Beginning, said Point also being the Southeast corner of Certified Survey Map No. 13100; thence N88°46'29"W, 38.02 feet along said North right of way line; thence N01°03'46"E, 66.54 feet to the Southeasterly right-of-way line of W. Dayton Street; thence N46°06'02"E, 121.05 feet along said Southeasterly right of way line to the Southwesterly right of way line of N. Carroll Street; thence S44°20'54"E, 78.56 feet (recorded as 80.00 feet) along said Southwesterly right of way line; thence S 46°15'42" W (recorded as Southerly), 52.72 feet (recorded as more-or-less; 52.00 feet); thence N90°00'00"W (recorded as Westerly), 3.50 feet; thence S01°13'31"W, 60.00 feet to the North right of way line of State Street; thence N 88°46'29" W, 62.50 feet to the Point Of Beginning. Said described parcel contains 13,197 square feet, or 0.30 acres.