



## Legislation Details (With Text)

<b>File #:</b>	56465	<b>Version:</b>	1	<b>Name:</b>	Rezone 506-518 E. Wilson St. & 134-148 S. Blair St.
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Filed
<b>File created:</b>	6/25/2019	<b>In control:</b>		<b>In control:</b>	PLAN COMMISSION
<b>On agenda:</b>	1/21/2020	<b>Final action:</b>		<b>Final action:</b>	1/21/2020
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Creating Section 28.022 - 00399 of the Madison General Ordinances to approve a Planned Development District at property located at 506-518 E. Wilson St. & 134-148 S. Blair St., 6th Aldermanic District, to approve a General Development Plan, and creating Section 28.022 - 00400 to approve a Specific Implementation Plan.				
<b>Sponsors:</b>	Planning Division				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
1/21/2020	1	COMMON COUNCIL	Place on File without Prejudice and Close the Public Hearing	Pass
1/13/2020	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE - PUBLIC HEARING	Pass
1/7/2020	1	COMMON COUNCIL	Refer For Public Hearing	Pass
7/17/2019	1	URBAN DESIGN COMMISSION	Return to Lead with the Recommendation to Place on File	Pass
7/2/2019	1	PLAN COMMISSION	Refer	
7/2/2019	1	COMMON COUNCIL	Refer For Public Hearing	Pass
6/25/2019	1	Attorney's Office/Approval Group	Referred for Introduction	

### Fiscal Note

No City appropriation required.

### Title

Creating Section 28.022 - 00399 of the Madison General Ordinances to approve a Planned Development District at property located at 506-518 E. Wilson St. & 134-148 S. Blair St., 6<sup>th</sup> Aldermanic District, to approve a General Development Plan, and creating Section 28.022 - 00400 to approve a Specific Implementation Plan.

### Body

DRAFTER'S ANALYSIS: This ordinance approves the Planned Development zoning district for property at 506-518 E. Wilson Street & 134-148 S. Blair Street to construct a mixed-use building with 11,000 square feet of commercial space, 153 apartments and 220 auto parking stalls.

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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 00399 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00399. A Planned Development District General Development Plan is hereby approved for the following described property:

A parcel of land being parts of Lots 5, 6, 7, 8, 9, 10 and 11, and all of Lots 12, 13 and 14, Block 115, Pritchette Original Plat of Madison, located in Government Lot 4, or the SE 1/4 of the SW 1/4 of Fractional Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Commencing at the Computed Southwest 1/4 Corner of said Fractional Section 13, T7N, R9E, thence S88° 53'32"E, along the South line of said Fractional Southwest 1/4 of Section 13, 507.11 feet to a point being, S01° 06'28"W, 0.38' from the Meander Corner East of the said Southwest corner of Fractional Section 13; Thence continue S88°53'32"E, along said South line, 1388.78 feet to the Meander Corner West of the South 1/4 Corner of said Fractional Section 13; thence N02°14'09"E, along a random line, 524.10 feet to a point on the Southwesterly platted boundary line of said Lot 8, Block 115, said line also being the northeasterly right-of-way line of South Franklin Street, and the point of beginning of this description; thence N43°48'19"W, along said southwesterly line of said Lot 8, Block 115 and right-of-way line of South Franklin Street, 29.51 feet; thence N46°11'41"E, 58.15 feet; thence N41°39'09"W, 8.08 feet to a point of curvature; thence 10.28 feet along the arc of a 7.20 foot radius curve to the right, a chord bearing of N03°07'58"E, 9.43' and a delta angle of 81° 46'19"; thence N46°11'41"E, 12.34 feet; thence N43°48'19"W, 203.99 feet; thence N46°11'41"E, along the northwesterly platted boundary line of said Lot 5, Block 115, 55.39 feet; thence N45°44'04"E, along the northwesterly platted boundary line of said Lot 14, Block 115, 132.27 feet; thence S43°48'02"E, along the northeasterly platted boundary line of said Lots 14, 13, 12 and 11, Block 115, said line also being the southwesterly right-of-way line of South Blair Street, 231.68 feet; thence S46°04'44"W, 67.00 feet; thence S43°48'02"E, 99.25 feet; thence S46°11'41"W, along the southeasterly platted boundary line of Lots 10 and 9, Block 115, said line also being the northwesterly right-of-way line of East Wilson Street, 154.21 feet; thence N43°48'19"W, 82.00 feet; thence S46°11'41"W, 44.10 feet to the point of beginning. This description contains an area of 60,655 square feet or 1.39 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 00400 of Section 28.400 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00400. A Planned Development District Specific Implementation Plan is hereby approved for the following described property:

A parcel of land being parts of Lots 5, 6, 7, 8, 9, 10 and 11, and all of Lots 12, 13 and 14, Block 115, Pritchette Original Plat of Madison, located in Government Lot 4, or the SE 1/4 of the SW 1/4 of Fractional Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Commencing at the Computed Southwest 1/4 Corner of said Fractional Section 13, T7N, R9E, thence S88° 53'32"E, along the South line of said Fractional Southwest 1/4 of Section 13, 507.11 feet to a point being, S01° 06'28"W, 0.38' from the Meander Corner East of the said Southwest corner of Fractional Section 13; Thence continue S88°53'32"E, along said South line, 1388.78 feet to the Meander Corner West of the South 1/4 Corner of said Fractional Section 13; thence N02°14'09"E, along a random line, 524.10 feet to a point on the

Southwesterly platted boundary line of said Lot 8, Block 115, said line also being the northeasterly right-of-way line of South Franklin Street, and the point of beginning of this description; thence N43°48'19"W, along said southwesterly line of said Lot 8, Block 115 and right-of-way line of South Franklin Street, 29.51 feet; thence N46°11'41"E, 58.15 feet; thence N41°39'09"W, 8.08 feet to a point of curvature; thence 10.28 feet along the arc of a 7.20 foot radius curve to the right, a chord bearing of N03°07'58"E, 9.43' and a delta angle of 81°46'19"; thence N46°11'41"E, 12.34 feet; thence N43°48'19"W, 203.99 feet; thence N46°11'41"E, along the northwesterly platted boundary line of said Lot 5, Block 115, 55.39 feet; thence N45°44'04"E, along the northwesterly platted boundary line of said Lot 14, Block 115, 132.27 feet; thence S43°48'02"E, along the northeasterly platted boundary line of said Lots 14, 13, 12 and 11, Block 115, said line also being the southwesterly right-of-way line of South Blair Street, 231.68 feet; thence S46°04'44"W, 67.00 feet; thence S43°48'02"E, 99.25 feet; thence S46°11'41"W, along the southeasterly platted boundary line of Lots 10 and 9, Block 115, said line also being the northwesterly right-of-way line of East Wilson Street, 154.21 feet; thence N43°48'19"W, 82.00 feet; thence S46°11'41"W, 44.10 feet to the point of beginning. This description contains an area of 60,655 square feet or 1.39 acres."