



Legislation Details (With Text)

File #: 62137 **Version:** 3 **Name:** Rezone 1-19 North Pinckney Street, 22 North Webster Street and 120 East Washington Avenue

Type: Ordinance **Status:** Passed

File created: 9/9/2020 **In control:** PLAN COMMISSION

On agenda: 11/17/2020 **Final action:** 11/17/2020

Enactment date: 12/4/2020 **Enactment #:** ORD-20-00103

Title: SECOND SUBSTITUTE. Creating Sections 28.022 - 00468 of the Madison General Ordinances to change the zoning of properties located at 1-19 North Pinckney Street, 120 East Washington Avenue and 22 North Webster Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00469 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District.

Sponsors: Planning Division

Indexes:

Code sections:

Attachments: 1. Application.pdf, 2. Letter_of_Intent.pdf, 3. Original_Project_Plans.pdf, 4. Link_Demo_File_61820, 5. Version 1, 6. Updated_Project_Plans (Submitted to UDC on 09-16-2020).pdf, 7. 10.22.20_Am Ex_Supplemental_Submission_Facade_Change.pdf, 8. 1-19 N Pinckney & 120 E Washington Ave_STAFFRPT_11-09-20.pdf, 9. NCG_Comments.pdf, 10. CNI_1-19N.Pinckney_SC_UDCCommunication_2020.10.08.pdf, 11. Public_Comments.pdf, 12. 04 1 N Pinckney Opposition Presentation.pdf, 13. Eno Vino UDC letter 11.3.20.pdf, 14. EnoVino Change.org submittal 11.3.20.pdf, 15. Anderson_Comments.pdf, 16. Beck_Comments_11-02-20.pdf, 17. Crystal_Comments.pdf, 18. Reese_Comments.pdf, 19. Ryan_Comments_11-02-20.pdf, 20. Stantis_Comment_11-04-20.pdf, 21. DMI Statement - ULI Development - UDC - 110420.pdf, 22. 2020-11-06 Exhibit Markup.pdf, 23. 2020-11-06 Site Prop Line Exhibit.pdf, 24. 1NPinckneyEtAIDraftUDCReport110420.pdf, 25. 1-19 N Pinckney & 22 N Webster St & 120 E Washington Ave_STAFFRPT_ADDENDUM_11-09-2020.pdf, 26. Eno Vino PC letter etc 11.6.20.pdf, 27. ULI Block 101 Proposed Development Technical Review Memorandum - 11092020 Addendum.pdf, 28. American Exchange Traffic Study 20200908.pdf, 29. American Exchange Development TDMP 20200922.pdf, 30. Eno Vino change.org petition signatures since 11.4.20.pdf, 31. Version 2

Date	Ver.	Action By	Action	Result
11/17/2020	2	COMMON COUNCIL	Refer	Fail
11/17/2020	3	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
11/9/2020	2	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
11/4/2020	1	URBAN DESIGN COMMISSION	Return to Lead with the Recommendation for Approval	Pass
10/19/2020	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	Pass
9/15/2020	1	COMMON COUNCIL	Referred for Public Hearing	
9/9/2020	1	Attorney's Office	Referred for Introduction	

No City appropriation required.

SECOND SUBSTITUTE. Creating Sections 28.022 - 00468 of the Madison General Ordinances to change

the zoning of properties located at 1-19 North Pinckney Street, 120 East Washington Avenue and 22 North Webster Street, 4th Aldermanic District, from DC (Downtown Core) District to PD(GDP) Planned Development (General Development Plan), and creating and 28.022 - 00469 of the Madison General Ordinances to change the zoning of same from PD(GDP) Planned Development (General Development Plan) District to PD(SIP) Planned Development (Specific Implementation Plan) District.

DRAFTER'S ANALYSIS: This second substitute is necessary to revise the legal description in order to remove area the applicant does not own and is not proposed for development. Furthermore, this second substitute is necessary because during the development of plans related to this project it became apparent that part of the development is proposed in city right-of-way (alley) and, therefore, that for the rezoning and development to take place the city will need to vacate that right-of-way. This second substitute ordinance therefore delays the effective date of the rezoning ordinance to coincide with Common Council action to vacate the right-of-way. If the Common Council does not vacate the right-of-way, the ordinance will not become effective and the property will not be rezoned.

The Common Council of the City of Madison do hereby ordain as follows:

1. WHEREAS, a Planned Development 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.

Map Amendment 00468 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00468. A Planned Development District General Development Plan is hereby approved and changes the zoning of the following property from DC (Downtown Core) District to PD(GDP) Planned Development (General Development Plan) District:

~~Part of Lot 3, and all of Lots 4-9, Block 101, Original Plat of Madison, and part of an existing 12-foot wide alley located in said Block 101, all located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:~~

~~Beginning at the southerly most corner of said Block 101, said point also being the southerly most corner of said Lot 8; thence N43°50'58"W, along the southwesterly line of said Block 101, 198.55 feet to the northwesterly line of said Lot 9; thence N46°05'16"E, along the northwesterly line of said Lot 9, 120.12 feet to the southwesterly line of an existing 12-foot wide alley; thence N46°19'21"E, 12.00 feet to the northeasterly line of said alley, said point also being the southeasterly line of said Lot 3; thence N46°01'16"E along the southeasterly line of said Lot 3, 43.93 feet to a point that is 87.80 feet southwesterly of the northeasterly corner of said Lot 3; thence N43°53'18"W, 42.92 feet; thence N46°09'03"E, 87.81 feet to the northeasterly line of said Block 101 said point being 42.72 feet, more or less, northwesterly from the northeasterly corner of said Lot 3; thence S43°51'57"E along the northeasterly line of said Block 101, 241.06 feet to the southeasterly corner of said Block 101 said corner also being the southeasterly corner of said Lot 5; thence S46°01'12"W along the southeasterly line of said Block 101, 263.90 feet to the point of beginning. Said parcel contains 56,113 square feet or 1.288 acres, more or less."~~

Part of Lot Three (3), and all of Lots Four (4) through Nine (9), Block One Hundred One (101), Original Plat of Madison, as recorded in Volume A of Plats, Pages 3, as Document Number 102, Dane County Registry, in the City of Madison, Dane County, Wisconsin, also part of an existing twelve foot (12') wide alley located in said Block 101, located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the southerly most corner of said Block 101, said point also being the southerly most corner of said Lot 8; thence N43°50'58"W, along the southwesterly line of said Block 101, 198.55 feet to the

northwesterly line of said Lot 9; thence N46°05'16"E, along the northwesterly line of said Lot 9, 120.12 feet to the southwesterly line of an existing twelve foot (12') wide alley; thence N46°19'21"E, 12.00 feet to the northeasterly line of said alley, said point also being the southeasterly line of said Lot 3; thence N46°01'16"E along the southeasterly line of said Lot 3, 43.93 feet to a point that is 87.80 feet southwesterly of the northeasterly corner of said Lot 3; thence N43°53'18"W, 33.21 feet; thence N46°00'45"E, 26.41 feet; thence N43°53'18"W, 9.65 feet; thence N46°09'03"E, 61.41 feet to the northeasterly line of said Block 101 said point being 42.72 feet, more or less, northwesterly from the southeasterly corner of said Lot 3; thence S43°51'57"E along the northeasterly line of said Block 101, 241.06 feet to the southeasterly corner of said Block 101 said corner also being the southeasterly corner of said Lot 5; thence S46°01'12"W along the southeasterly line of said Block 101, 263.90 feet to the point of beginning. Said parcel contains 55,857 square feet or 1.282 acres, more or less.

2. WHEREAS, a Planned Development 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 00469 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00469. A Planned Development District Specific Implementation Plan is hereby approved and changes the zoning of the following property to PD(SIP) Planned Development (Specific Implementation Plan) District:

~~Part of Lot 3, and all of Lots 4-9, Block 101, Original Plat of Madison, and part of an existing 12-foot wide alley located in said Block 101, all located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:~~

~~Beginning at the southerly most corner of said Block 101, said point also being the southerly most corner of said Lot 8; thence N43°50'58"W, along the southwesterly line of said Block 101, 198.55 feet to the northwesterly line of said Lot 9; thence N46°05'16"E, along the northwesterly line of said Lot 9, 120.12 feet to the southwesterly line of an existing 12-foot wide alley; thence N46°19'21"E, 12.00 feet to the northeasterly line of said alley, said point also being the southeasterly line of said Lot 3; thence N46°01'16"E along the southeasterly line of said Lot 3, 43.93 feet to a point that is 87.80 feet southwesterly of the northeasterly corner of said Lot 3; thence N43°53'18"W, 42.92 feet; thence N46°09'03"E, 87.81 feet to the northeasterly line of said Block 101 said point being 42.72 feet, more or less, northwesterly from the northeasterly corner of said Lot 3; thence S43°51'57"E along the northeasterly line of said Block 101, 241.06 feet to the southeasterly corner of said Block 101 said corner also being the southeasterly corner of said Lot 5; thence S46°01'12"W along the southeasterly line of said Block 101, 263.90 feet to the point of beginning. Said parcel contains 56,113 square feet or 1.288 acres, more or less."~~

Part of Lot Three (3), and all of Lots Four (4) through Nine (9), Block One Hundred One (101), Original Plat of Madison, as recorded in Volume A of Plats, Pages 3, as Document Number 102, Dane County Registry, in the City of Madison, Dane County, Wisconsin, also part of an existing twelve foot (12') wide alley located in said Block 101, located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the southerly most corner of said Block 101, said point also being the southerly most corner of said Lot 8; thence N43°50'58"W, along the southwesterly line of said Block 101, 198.55 feet to the northwesterly line of said Lot 9; thence N46°05'16"E, along the northwesterly line of said Lot 9, 120.12 feet to the southwesterly line of an existing twelve foot (12') wide alley; thence N46°19'21"E, 12.00 feet to the

northeasterly line of said alley, said point also being the southeasterly line of said Lot 3; thence N46°01'16"E along the southeasterly line of said Lot 3, 43.93 feet to a point that is 87.80 feet southwesterly of the northeasterly corner of said Lot 3; thence N43°53'18"W, 33.21 feet; thence N46°00'45"E, 26.41 feet; thence N43°53'18"W, 9.65 feet; thence N46°09'03"E, 61.41 feet to the northeasterly line of said Block 101 said point being 42.72 feet, more or less, northwesterly from the southeasterly corner of said Lot 3; thence S43°51'57"E along the northeasterly line of said Block 101, 241.06 feet to the southeasterly corner of said Block 101 said corner also being the southeasterly corner of said Lot 5; thence S46°01'12"W along the southeasterly line of said Block 101, 263.90 feet to the point of beginning. Said parcel contains 55,857 square feet or 1.282 acres, more or less.

3. This ordinance shall take effect when the Common Council approves a Resolution vacating city right-of-way contained within the area to be rezoned. If the Common Council does not approve a Resolution vacating city right-of-way contained within the area to be rezoned, then this ordinance shall not take effect and the zoning in the proposed area shall remain in its current designation.