



## Legislation Details (With Text)

<b>File #:</b>	63443	<b>Version:</b>	1	<b>Name:</b>	Rezone 701 Gardener Road
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	12/16/2020	<b>In control:</b>	Attorney's Office		
<b>On agenda:</b>	2/2/2021	<b>Final action:</b>	2/2/2021		
<b>Enactment date:</b>	2/11/2021	<b>Enactment #:</b>	ORD-21-00011		
<b>Title:</b>	Creating Section 28.022-00484 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan on property located at 701 Gardener Road and 4716 Sheboygan Avenue, 11th Aldermanic District, and creating Section 28.022-00485 of the Madison General Ordinances to approve a Specific Implementation Plan for 701 Gardener Road.				
<b>Sponsors:</b>	Planning Division				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Locator Maps.pdf, 2. Application.pdf, 3. Letter of Intent.pdf, 4. Madison Yards TDMP_01-15-21.pdf, 5. Madison Yards Traffic Impact Analysis.pdf, 6. Civil Plan Sheets.pdf, 7. Architectural Sheets.pdf, 8. Staff_Comments.pdf, 9. Public_Comments_01-22-21_01-25-21.pdf, 10. Link to UDC file, 11. Draft UDC Report_01-13-21.pdf, 12. Alder_Comments_01-25-21.pdf, 13. Disposition_Letter.pdf				

Date	Ver.	Action By	Action	Result
2/2/2021	1	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
1/25/2021	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
1/5/2021	1	COMMON COUNCIL	Referred for Public Hearing	
12/16/2020	1	Attorney's Office	Referred for Introduction	

### Fiscal Note

No City appropriation required.

### Title

Creating Section 28.022-00484 of the Madison General Ordinances to amend a Planned Development District to approve an Amended General Development Plan on property located at 701 Gardener Road and 4716 Sheboygan Avenue, 11th Aldermanic District, and creating Section 28.022-00485 of the Madison General Ordinances to approve a Specific Implementation Plan for 701 Gardener Road.

### Body

DRAFTER'S ANALYSIS: This ordinance amends the General Development Plan for Madison Yards at Hill Farms to allow construction of a 56,000 square foot grocery store and 15-story, 275-unit apartment building with shared parking and loading on Block/ Lot 2 and to allow future construction of a 150-room hotel on Block/ Lot 4. The ordinance also grants Specific Implementation Plan approval for the development on Block/ Lot 2.

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

1. WHEREAS, an Amended 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 00484 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00484. An Amended Planned Development District General Development Plan is hereby approved for the following described property:

Lots 2 and 4 Madison Yards at Hill Farms, City of Madison, Dane County, Wisconsin. Said parcels contain 3.98 acres of land."

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 00485 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00485. A Planned Development District Specific Implementation Plan is hereby approved for the following described property:

Lot 2, Madison Yards at Hill Farms, City of Madison, Dane County, Wisconsin. Said parcel contains 2.9 acres of land."