



Legislation Details (With Text)

**File #:** 60914      **Version:** 1      **Name:** Rezone properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue

**Type:** Ordinance      **Status:** Filed

**File created:** 6/10/2020      **In control:** PLAN COMMISSION

**On agenda:** 4/20/2021      **Final action:** 4/20/2021

**Enactment date:**      **Enactment #:**

**Title:** Creating Section 28.022 - 00454 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) District to SR-C2 (Suburban Residential-Consistent 2) District; and creating Section 28.002 - 00455 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District; and creating Section 28.022-456 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022 - 00457 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-458 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. Link\_Platt\_Reso\_60683, 2. Public\_Comment.pdf, 3. 210330\_Common Council Registrants Report Final.pdf, 4. Public\_Comments\_04-12-21.pdf, 5. Ald\_Kemble\_Comments\_04-12-21.pdf, 6. 210420\_Common Council Registrants Report.pdf

Date	Ver.	Action By	Action	Result
4/20/2021	1	COMMON COUNCIL	Place on File without Prejudice and Close the Public Hearing	Pass
4/12/2021	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE - RECESSED PUBLIC HEARING	Pass
3/30/2021	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
3/22/2021	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	Pass
3/16/2021	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
3/8/2021	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	Pass
1/5/2021	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
12/14/2020	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	Pass
12/1/2020	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass

11/9/2020	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	Pass
10/20/2020	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
10/19/2020	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	Pass
10/6/2020	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
9/14/2020	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING	Pass
8/10/2020	1	PLAN COMMISSION	Refer	Pass
8/4/2020	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
7/27/2020	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	Pass
6/16/2020	1	COMMON COUNCIL	Refer For Public Hearing	Pass
6/10/2020	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No City appropriation required.

**Title**

Creating Section 28.022 - 00454 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12<sup>th</sup> Aldermanic District, from Temp. A (Temporary Agricultural) District to SR-C2 (Suburban Residential-Consistent 2) District; and creating Section 28.002 - 00455 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12<sup>th</sup> Aldermanic District, from Temp. A (Temporary Agricultural) to TR-C3 (Traditional Residential-Consistent 3) District; and creating Section 28.022-456 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12<sup>th</sup> Aldermanic District from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022 - 00457 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12<sup>th</sup> Aldermanic District from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-458 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12<sup>th</sup> Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District

**Body**

DRAFTER'S ANALYSIS: This ordinance rezones property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue from Temp. A (Temporary Agricultural) District to SR-C2 (Suburban Residential-Consistent 2), TR-C3 (Traditional Residential-Consistent 3), TR-V2 (Traditional Residential-Varied 2), TR-U1 (Traditional Residential-Urban 1), and CC-T (Commercial Corridor- Transitional) Districts.

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

1. Map Amendment 00454 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00454. The following described property is hereby rezoned to SR-C2 (Suburban Residential-Consistent 2) District.

A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows: Commencing at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 919.17 feet to the Point Of Beginning; thence, continuing along said South

line, North 87°59'37" West, 1187.65 feet to the Southwest Corner of said Section 19, said point lying in North Sherman Avenue; thence, along the West line of aforesaid fractional Southwest one-quarter, North 01°19'24" East, 231.34 feet; thence South 88°40'36" East, 96.17 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 150.00 feet and a chord which bears South 75°32'36" East, 68.17 feet; thence Easterly, 68.77 feet along the arc of said curve through a central angle of 26°16'00" to the Point of Tangency thereof; thence South 62°24'37" East, 106.78 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 250.00 feet and a chord which bears South 64°02'10" East, 14.17 feet; thence Southeasterly, 14.17 feet along the arc of said curve through a central angle of 03°15'08"; thence North 01°59'35" East, 154.80 feet; thence North 01°19'24" East, 183.03 feet; thence North 28°40'36" West, 40.00 feet; thence North 01°19'24" East, 210.94 feet; thence North 88°58'49" West, 253.00 feet to a point on said West line of the fractional Southwest one-quarter, said point lying in North Sherman Avenue; thence, along said West line, North 01°19'24" East, 566.17 feet to the Northwest corner of aforesaid South one-half of the fractional Southwest one-quarter; thence, along said North line, South 88°04'42" East, 1536.98 feet; thence South 01°39'31" West, 150.00 feet; thence North 88°04'45" West, 910.31 feet to the beginning of a non-tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears South 05°28'26" East, 12.63 feet; thence Southerly, 12.63 feet along the arc of said curve through a central angle of 04°49'29" to the Point of Tangency thereof; thence South 07°53'10" East, 284.40 feet; thence North 88°06'50" East, 243.08 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 300.00 feet and a chord which bears South 80°16'49" East, 120.71 feet; thence Easterly, 121.54 feet along the arc of said curve through a central angle of 23°12'43" to the Point of Tangency thereof; thence South 68°40'27" East, 424.58 feet; thence South 21°19'33" West, 695.52 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears South 10°31'05" West, 56.25 feet; thence Southerly, 56.59 feet along the arc of said curve through a central angle of 21°36'55" to the Point of Tangency thereof; thence South 00°48'49" East, 16.89 feet to the Point Of Beginning, containing 1,405,374 square feet or 32.263 acres, more or less."

2. Map Amendment 00455 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00455. The following described property is hereby rezoned to TR-C3 (Traditional Residential-Consistent 3) District.

A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows: Commencing at the South one-quarter Corner of said Section 19; thence, along the East line of said fractional Southwest one-quarter, North 01°40'21" East, 1313.95 feet to the Northeast corner of said South one-half of the fractional Southwest one-quarter; thence, along the North line of said South one-half of the fractional Southwest one-quarter, North 88°04'42" West, 547.82 feet; thence South 01°39'31" West, 150.00 feet; thence North 88°04'42" West, 378.79 feet to the Point Of Beginning; thence South 01°55'15" West, 138.00 feet; thence North 88°04'45" West, 88.48 feet; thence South 06°55'15" West, 117.50 feet; thence North 68°40'27" West, 17.78 feet to the beginning of a tangent curve, being concave Southwesterly, having a radius of 300.00 feet and a chord which bears North 80°16'49" West, 120.71 feet; thence Westerly, 121.54 feet along the arc of said curve through a central angle of 23°12'43" to the Point of Tangency thereof; thence South 88°06'50" West, 243.08 feet; thence North 07°53'10" West, 284.40 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears North 05°28'26" West, 12.63 feet; thence Northerly, 12.63 feet along the arc of said curve through a central angle of 04°49'29"; thence South 88°04'45" East, 531.52 to the Point Of Beginning, containing 130,271 square feet or 2.991 acres, more or less".

3. Map Amendment 00456 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00456. The following described property is hereby rezoned to TR-V2 (Traditional Residential-Varied

2) District.

Those parts of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows: Commencing at the South one-quarter Corner of said Section 19; thence, along the East line of said fractional Southwest one-quarter, North 01°40'21" East, 1313.95 feet to the Northeast corner of said South one-half of the fractional Southwest one-quarter; thence, along the North line of said South one-half of the fractional Southwest one-quarter, North 88°04'42" West, 547.82 feet; thence South 01°39'31" West, 150.00 feet to the Point Of Beginning; thence South 01°39'31" West, 128.84 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 150.00 feet and a chord which bears South 14°52'32" West, 34.73 feet; thence, Southerly, 34.81 feet along the arc of said curve through a central angle of 13°17'50" to the Point of Tangency thereof; thence South 21°19'33" West, 269.53 feet; thence North 68°40'27" West, 406.80 feet; thence North 06°55'15" East, 161.53 feet; thence South 88°04'45" East, 88.48 feet; thence North 01°55'15" East, 138.00 feet; thence South 88°04'45" East, 378.79 feet to the Point Of Beginning, containing 154,204 square feet or 3.540 acres, more or less; AND

Commencing at the South one-quarter Corner of said Section 19; thence, along the South line of aforesaid fractional Southwest one-quarter, North 87°59'37" West, 2,106.82 feet to the Southwest Corner of said Section 19; thence, along the West line of aforesaid fractional Southwest one-quarter, North 01°19'24" East, 231.34 feet to a point lying in North Sherman Avenue, being the Point Of Beginning; thence, continuing along said West line, North 01°19'24" East, 513.39 feet; thence South 88°58'49" East, 253.00 feet; thence South 01°19'24" West, 210.94 feet; thence South 28°40'36" East, 40.00 feet; thence South 01°19'24" West, 183.03 feet; thence South 01°59'35" West, 154.80 feet to the beginning of a non-tangent curve, being concave Northeasterly, having a radius of 250.00 feet and a chord which bears North 64°02'10" West, 14.17 feet; thence Northwesterly, 14.17 feet along the arc of said curve through a central angle of 03°15'08" to the Point of Tangency thereof; thence North 62°24'37" West, 106.78 feet to the beginning of a tangent curve, being concave Southwesterly, having a radius of 150.00 feet and a chord which bears North 75°32'36" West, 68.17 feet; thence Westerly, 68.77 feet along the arc of said curve through a central angle of 26°16'00" to the Point of Tangency thereof; thence North 88°40'36" West, 96.17 feet to the Point Of Beginning, containing 140,700 square feet or 3.230 acres, more or less."

4. Map Amendment 00457 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00457. The following described property is hereby rezoned to TR-U1 (Traditional Residential-Urban 1) District.

A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows: Commencing at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 392.46 feet to the Point Of Beginning; thence, continuing along said South line, North 87°59'37" West, 526.71 feet; thence North 00°48'49" West, 16.89 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears North 10°31'05" East, 56.25 feet; thence Northerly, 56.59 feet along the arc of said curve through a central angle of 21°36'55" to the Point of Tangency thereof; thence North 21°19'33" East, 445.52 feet; thence South 68°40'27" East, 391.75 feet; thence South 01°40'14" West, 363.34 feet to the Point Of Beginning, containing 200,801 square feet or 4.610 acres, more or less."

5. Map Amended 00458 of Section 28.022 of the Madison General Ordinance is hereby created to read as follows:

"28.022-00458. The following described property is hereby rezoned to CC-T (Commercial Corridor-

Transitional) District.

A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, being more particularly described as follows: Beginning at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 392.46 feet; thence North 01°40'14" East, 363.34 feet; thence North 68°40'27" West, 391.75 feet; thence North 21°19'33" East, 519.53 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 150.00 feet and a chord which bears North 11°35'27" East, 51.75 feet; thence Northerly, 52.01 feet along the arc of said curve through a central angle of 19°52'00"; thence North 01°39'31" East, 278.84 feet to a point on the North line of aforesaid South one-half of the fractional Southwest one-quarter; thence, along said North line, South 88°04'42" East, 577.82 feet the Northeast corner of said South one-half of the fractional Southwest one-quarter, said point lying on the centerline of Packers Avenue; thence, along said East line of fractional Southwest one-quarter and said centerline, South 01°40'21" West, 1313.95 feet to the Point Of Beginning, containing 738,819 square feet or 16.961 acres, more or less."