



### Legislation Details (With Text)

**File #:** 74310      **Version:** 1      **Name:** South Junction Road Rezone  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/18/2022      **In control:** Attorney's Office  
**On agenda:** 12/6/2022      **Final action:** 12/6/2022  
**Enactment date:** 12/16/2022      **Enactment #:** ORD-22-00126

**Title:** Creating Section 28.022-00595 of the Madison General Ordinances to change the zoning of property located at 432 S Junction Road, 1st Alder District, from A (Agricultural) District to SE (Suburban Employment) District.

**Sponsors:** Barbara Harrington-McKinney

**Indexes:**

**Code sections:**

**Attachments:** 1. Locator Maps.pdf, 2. West Terminal concept plan\_09-26-22.pdf, 3. Staff Comments.pdf

Date	Ver.	Action By	Action	Result
12/6/2022	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
11/21/2022	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
10/25/2022	1	COMMON COUNCIL	Refer For Public Hearing	Pass
10/18/2022	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No City appropriation required.

**Title**

Creating Section 28.022-00595 of the Madison General Ordinances to change the zoning of property located at 432 S Junction Road, 1st Alder District, from A (Agricultural) District to SE (Suburban Employment) District.

**Body**

DRAFTER'S ANALYSIS: This ordinance amendment rezones City-owned property located at 432 S Junction Road from A (Agricultural) District to SE (Suburban Employment) District to facilitate construction of the western terminal for the east-west Bus Rapid Transit line.

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

1. Map Amendment 00595 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00595. The following described property is hereby rezoned to SE (Suburban Employment) District.

Part of lands acquired by the City of Madison per Document Nos. 4864302, 4867808 and 4880403, said lands being located in part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 27, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27; thence S00°47'57"W, 1324.82 feet along the west line of the said NW 1/4 of the NE 1/4; thence N89°25'49"E, 1281.50 feet along the south line of the said NW 1/4 of the NE 1/4; thence N 00°44'39" E, 164.65 feet; thence S89°40'48"W, 49.47 feet to the Point of

Beginning; thence S89° 40' 48"W, 254.76 feet along the south line of lands described in said Doc. No. 4880403; thence N0° 48' 33"E, 113.29 feet (rec. as 110 feet) along the west line of lands described in said Doc. No. 4880403; thence S89° 37' 13"W, 16.87 feet along the south line of lands described in said Doc. No. 4864302; thence N1° 26' 22"E, 70.04 feet (rec. as 70 feet) along the west line of lands described in said Doc. No. 4864302; thence N0° 55' 53"E, 150.02 feet (rec. as 150 feet), continuing along the west line of lands described in said Doc. No. 4864302; thence N89° 37' 13"E, 1.00 feet, continuing along the west line of lands described in said Doc. No. 4864302; thence N0° 34' 20"E, 109.99 feet (rec. as 110 feet), continuing along the west line of lands described in said Doc. No. 4864302; thence N89° 37' 13"E, 15.23 feet along the north line of lands described in said Doc. No. 4864302; thence N0° 48' 33"E, 148.11 feet along the west line of lands described in said Doc. No. 4867808; thence 38.10 feet along the right of way of S Junction Road and the arc of a curve to the right having a radius of 40.00, a central angle of 54°34'06" and a long chord bearing N28° 05' 36"E, 36.67 feet to a point of non-tangency thereof; thence N89° 37' 13"E, 196.49 along the said right of way of S Junction Road; thence S1° 28' 37"W, 32.00 feet along the said right of way of S Junction Road; thence S88° 31' 23"E, 16.00 feet along the said right of way of S Junction Road; thence S1° 28' 37"W, 66.86 feet along the said right of way of S Junction Road; thence 223.65 feet along the right of way of S Junction Road and the arc of a tangent curve to the left having a radius of 1554.00 feet, a central angle of 8°14'46" and a long chord bearing S2° 38' 46"E, 223.46 feet to the point of reverse curvature thereof; thence continuing 193.77 feet, along the said right of way of S Junction Road and the arc of a curve to the right having a radius of 1484.00 feet, a central angle of 7°28'52" and a long chord bearing S3° 01' 43"E, 193.63 feet to the point of tangency thereof; thence S0° 42' 43"W, 107.80 feet along the said right of way of S Junction Road to the Point of Beginning. Said parcel contains 154,895 square feet or 3.5559 acres, more or less."