



Legislation Details (With Text)

**File #:** 29643      **Version:** 2      **Name:** Rezone 310-402 Cottage Grove Road and 904 Dempsey Road

**Type:** Ordinance      **Status:** Passed

**File created:** 4/1/2013      **In control:** PLAN COMMISSION

**On agenda:** 5/21/2013      **Final action:** 5/21/2013

**Enactment date:** 5/30/2013      **Enactment #:** ORD-13-00078

**Title:** SUBSTITUTE. Creating Section 28.022 - 00052 of the Madison General Ordinances rezoning property from A (Agricultural) District to TE (Traditional Employment) District and creating Section 28.022 - 00053 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-U2 (Traditional Residential-Urban District 2) District and creating Section 28.022 - 00054. of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-C3 (Traditional Residential - Consistent District 3) District. Proposed Use: Royster Clark Development, creating 54 residential lots, 3 lots for employment and mixed use buildings, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots. No development is proposed at this time. 15th Aldermanic District; 310-402 Cottage Grove Road and 904 Dempsey Road.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. Version 1, 2. Maps&Plans.pdf, 3. Staff Comments.pdf, 4. Comments.pdf, 5. Jackson comments 050613.pdf, 6. Clifcorn photos 050613.pdf, 7. Staff alternative-Royster.pdf, 8. 050613 PC Registrations.pdf, 9. Approval Letter.pdf

Date	Ver.	Action By	Action	Result
5/21/2013	2	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
5/6/2013	2	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
4/16/2013	1	COMMON COUNCIL	Referred for Public Hearing	Pass
4/1/2013	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No appropriation is required.

**Title**

SUBSTITUTE. Creating Section 28.022 - 00052 of the Madison General Ordinances rezoning property from A (Agricultural) District to TE (Traditional Employment) District and creating Section 28.022 - 00053 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-U2 (Traditional Residential-Urban District 2) District and creating Section 28.022 - 00054. of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-C3 (Traditional Residential - Consistent District 3) District. Proposed Use: Royster Clark Development, creating 54 residential lots, 3 lots for employment and mixed use buildings, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots. No development is proposed at this time. 15th Aldermanic District; 310-402 Cottage Grove Road and 904 Dempsey Road.

**Body**

DRAFTER'S ANALYSIS: Rezone 310-402 Cottage Grove Road and 904 Dempsey Road. Royster Clark Development, creating 54 residential lots, 3 lots for employment and mixed use buildings, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots. No development is proposed at this time.

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

1. Map Amendment 00052 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.00052. The following described property is hereby omitted from A (Agricultural) District and added to the TE (Traditional Employment) District:

A parcel of land being part of Lot 1 and Lot 2, C.S.M. No. 13176, located in the SE 1/4 of the NW 1/4, Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 9; thence along the east line of said NW 1/4, S 00°58'53" E, 2598.73 feet; thence S 87°43'25" W, 57.40 feet to the northerly right of way line of C.T.H. "BB" and the point of beginning; thence along said northerly right of way line, S 87°43'25" W, 708.07 feet; thence N 00°48'05" W, 103.85 feet; thence along the arc of a curve concaved easterly having a radius of 300.00 feet and a long chord bearing N 05°37'48" E, a distance of 67.21 feet; thence N 12°03'41" E, 30.35 feet; thence N 89°01'07" E, 342.57 feet; thence N 00°58'53" W, 314.00 feet; thence S 89°01'07" W, 33.00 feet; thence N 00°56'00" W, 313.80 feet; thence N 30°44'19" E, 140.79 feet to the southwesterly railroad right of way line of Union Pacific Corporation; thence along said southwesterly railroad right of way line, S 59°15'41" E, 392.06 feet to the westerly right of way line of Dempsey Road; thence along said westerly right of way line, S 00°59'24" E, 700.64 feet; thence along the arc of a curve concaved northwesterly having a radius of 25.00 feet and a long chord bearing S 43°27'57" W, a distance of 34.96 feet to the point of beginning. This description contains 395,478 square feet or 9.08 acres.

ALSO

A parcel of land being part of Lot 1, C.S.M. No. 4780, part of Lot 2, C.S.M. No. 13176, and lands, all located in the SE 1/4 of the NW 1/4, Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 9; thence along the east line of said NW 1/4, S 00°58'53" E, 2598.73 feet; thence S 87°43'25" W, 57.40 feet to the northerly right of way line of C.T.H. "BB"; thence along said northerly right of way line, S 87°43'25" W, 973.27 feet to the point of beginning; thence continuing along said northerly right of way line, S 87°43'25" W, 291.76 feet to the westerly line of said C.S.M. No. 4780; thence along said westerly line and the extension thereof, N 00°55'03" W, 363.57 feet; thence N 89°01'47" E, 30.00 feet to the easterly right of way line of Royster Avenue; thence along said right of way line, N 00°55'03" W, 121.02 feet; thence continuing along said right of way line and the arc of a curve concaved westerly having a radius of 50.00 feet and a long chord bearing N 00°55'03" W, a distance of 97.98 feet; thence continuing along said right of way line, N 00°55'03" W, 59.51 feet; thence N 89°06'24" E, 261.13 feet; thence S 00°58'03" E, 635.08 feet to the point of beginning. This description contains 174,802 square feet or 4.01 acres.

2. Map Amendment 00053 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022 -- 00053. The following described property is hereby omitted from the A (Agricultural) District and added to the TR-U2 (Traditional Residential - Urban District 2) District:

A parcel of land being part of Lot 1 and Lot 2, C.S.M. No. 13176, located in the SE 1/4 of the NW 1/4, Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 9; thence along the east line of said NW 1/4, S00°

58°53"E, 2598.73 feet; thence S87°43'25"W, 57.40 feet to the northerly right of way line of C.T.H. "BB"; thence along said northerly right of way line, S 87°43'25" W, 708.07 feet to the point of beginning; thence continuing along said northerly right of way line, S87°43'25"W, 265.20 feet; thence N00°58'03"W, 520.17 feet; thence N89°01'07"E, 622.49 feet; thence S00°58'53"E, 314.00 feet; thence S89°01'07"W, 342.57 feet; thence S 12° 03'41"W, 30.35 feet; thence along the arc of a curve concaved easterly having a radius of 300.00 feet and a long chord bearing S05°37'48"W, a distance of 67.21 feet; thence S00°48'05"E, 103.85 feet to the point of beginning. This description contains 249,889 square feet or 5.74 acres."

3. Map Amendment 00054 of Section 28.022 of the Madison General ordinances is hereby created to read as follows:

"28.022 -- 00054. The following described property is hereby omitted from the A (Agricultural) District and added to the TR-C3 (Traditional Residential - Consistent District 3) District:

A parcel of land being part of Lot 1 and Lot 2, C.S.M. No. 13176, and part of Lot 1, C.S.M. No. 4780, located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 9; thence along the east line of said NW 1/4, S00° 58'53"E, 2598.73 feet; thence S87°43'25"W, 57.40 feet to the northerly right of way line of C.T.H. "BB"; thence along said northerly right of way line, S87°43'25"W, 973.27 feet; thence N 00°58'03" W, 520.17 feet to the point of beginning;

thence continuing N00°58'03"W, 114.91 feet; thence S89°06'24"W, 261.13 feet to the easterly right of way line of Royster Avenue; thence along said easterly right of way line, N00°55'03"W, 737.43 feet to the northeasterly right of way line of Sargent Street; thence along said northeasterly right of way line, N59°11'02"W, 35.27 feet to the easterly line of Block 9, First Addition to Olbrich Park Addition; thence along said easterly line, N00° 27'51"W, 151.08 feet to the southwesterly railroad right of way line of Union Pacific Corporation; thence along said southwesterly railroad right of way line, S59°15'41"E, 1119.96 feet; thence S30°44'19"W, 140.79 feet; thence S00°56'00"E, 313.80 feet; thence S 89°01'07"W, 589.49 feet to the point of beginning. This description contains 611,613 square feet or 14.04 acres."