



## Legislation Details (With Text)

<b>File #:</b>	72654	<b>Version:</b>	1	<b>Name:</b>	Town of Madison Zoning Area 12
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	7/13/2022	<b>In control:</b>	Attorney's Office		
<b>On agenda:</b>	9/6/2022	<b>Final action:</b>	9/6/2022		
<b>Enactment date:</b>	9/16/2022	<b>Enactment #:</b>	ORD-22-00095		

**Title:** Creating Section 28.022-00580 of the Madison General Ordinances to assign zoning to properties generally located east of S Park Street and the Chicago and Northwestern Transportation Company railroad right of way, south of E Olin Avenue and John Nolen Drive, along and west of Rimrock Road, and north of the West Beltline Highway, all in the 14th Alder District, hereinafter referred to as "Area 12N" and "Area 12S" of the Town of Madison final attachment, as TR-C1 (Traditional Residential-Consistent 1) District; TR-C4 (Traditional Residential-Consistent 4) District; TR-V2 (Traditional Residential-Varied 2) District; PD-MHP (Planned Development-Mobile Home Park) District; CC (Commercial Center) District; SE (Suburban Employment) District; and PR (Parks and Recreation) District.

**Sponsors:** Satya V. Rhodes-Conway

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Zoning\_Area 12N.pdf, 2. Proposed Zoning\_Area 12S.pdf, 3. Area 12 Zoning Maps.pdf, 4. Town of Madison Rezoning Staff Report.pdf

Date	Ver.	Action By	Action	Result
9/6/2022	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
8/29/2022	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
7/19/2022	1	COMMON COUNCIL	Refer For Public Hearing	Pass
7/13/2022	1	Attorney's Office	Referred for Introduction	

### Fiscal Note

No City appropriation required.

### Title

Creating Section 28.022-00580 of the Madison General Ordinances to assign zoning to properties generally located east of S Park Street and the Chicago and Northwestern Transportation Company railroad right of way, south of E Olin Avenue and John Nolen Drive, along and west of Rimrock Road, and north of the West Beltline Highway, all in the 14th Alder District, hereinafter referred to as "Area 12N" and "Area 12S" of the Town of Madison final attachment, as TR-C1 (Traditional Residential-Consistent 1) District; TR-C4 (Traditional Residential-Consistent 4) District; TR-V2 (Traditional Residential-Varied 2) District; PD-MHP (Planned Development-Mobile Home Park) District; CC (Commercial Center) District; SE (Suburban Employment) District; and PR (Parks and Recreation) District.

### Body

DRAFTER'S ANALYSIS: At its July 12 and July 19, 2022 meetings, the Common Council is scheduled to adopt ordinances to attach lands to the City of Madison from the Town of Madison consistent with the terms of the 2003 Final City of Madison, City of Fitchburg and Town of Madison Cooperative Plan. Those lands will accrue to the City effective 11:59 p.m. on October 30, 2022.

The attachment ordinances did not assign zoning to the Town properties attaching to the City. The zoning

designations created by this ordinance, as shown on the attached map, will take effect at 11:59 p.m. on October 30, 2022 concurrent with the effective date of the attachment ordinances. This ordinance will assign zoning to Area 12 of the final Town of Madison attachment. Due to the size of the area to be zoned, it is broken into two maps, which are labeled "Area 12N" and "Area 12S."

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

1. Map Amendment 00580 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00580. The following described property is hereby zoned as reflected on the attached "Area 12N" and "Area 12S" maps.

Part of the NE 1/4, NW 1/4, SW 1/4 and SE 1/4 of the SW 1/4 of Section 25, and also part of the SE 1/4 of the SE 1/4 of Section 26 and also part of the NE 1/4, NW 1/4, SW 1/4 and SE 1/4 of the NW 1/4 of Section 36 and also part of the NE 1/4, SW 1/4 and SE 1/4 of the NE 1/4 of Section 35, all located in Town 7 North, Range 9 East, Dane County, Wisconsin, more fully described as follows:

Commencing at the Center of said Section 35; thence Easterly, 592.55 feet, more or less, along the South line of the SW 1/4 of the NE 1/4 of said Section 35 to a point on said South line located 62 feet, more or less, east of the east line of Lot 2 of CSM 2347, said point of intersection being the Point of Beginning of this description; thence Northerly parallel to the east line of said Lot 2, 290.5 feet, more or less; thence Westerly, along the north line of said lands per Document No. 3928527 and lands conveyed by Document No. 3133493, 270 feet, more or less, to the Southeast corner of lands conveyed by Document No. 3160144; thence Northerly, 894 feet, more or less, along the east line of said lands per Document No 3160144 and northerly passing 100 feet east of the northwest corner of lands conveyed by Document No. 2265627 to the centerline of Buick Street; thence Easterly, along said centerline, including the vacated portion thereof, 1013 feet, more or less, to the Easterly right-of-way line of the former Chicago and Northwestern Transportation Company (now owned by the Wisconsin Department of Transportation-Leased to Wisconsin and Southern Railroad); thence Northerly, along the various courses of said Easterly railroad right-of-way line, 680 feet, more or less, to the South line of Lot 24, Hammersley Heights; thence Easterly, along the said South line and its Easterly prolongation, 530 feet, more or less, to a line that is parallel to and 30 feet East of, as platted in said Hammersley Heights and measured at right angles to, the West line of Sundstrom Street; thence Southerly, on said parallel line, 522 feet, more or less, to its point of intersection with the Easterly prolongation of the North line of Lot 17, Hammersley Heights; thence Westerly, along said Easterly prolongation and North line of Lot 17, 162 feet, more or less, to the Northwest corner of said Lot 17; thence Southerly, along the West line of said Lot 17 and its Southerly prolongation, 332.75 feet, more or less, to the centerline of Nygard Street, as platted in said Hammersley Heights; thence Easterly, along the said centerline, 956 feet, more or less, to a point on the East line of said Section 35; thence Northerly, along said East line, 1654 feet, more or less, to the Northeast corner of said Section 35, also being the Southeast Corner of said Section 26; thence N89°06'16"W along the South line of said Section 26, 396.42 feet; thence N00°53'40"E, 351.35 feet, to a point of curve; thence along a curve to the right, convex to the Northwest, having a radius of 650.00 feet and a long chord that bears N36°40'10"E, 759.99 feet; thence N72°26'40"E, 154.03 feet, to a point of curve; thence along a curve to the left, convex to the Southeast, having a radius of 650.00 feet and a long chord that bears N47°20'10"E, 551.63 feet; thence N22°13'40"E, 250.00 feet to a point of curve; thence along a curve to the left, convex to the Southeast, having a radius of 375.00 feet and a chord that bears N06°32'20"E, 202.81 feet; thence N09°09'00"W, 277.98 feet, to a point of curve; thence along a curve to the right, convex to the Northwest having a radius of 375.00 feet and a long chord that bears N05°05'10"E, 184.44 feet; thence N19°19'20"E, 200.00 feet, to the centerline of E Olin Avenue (also formerly known as the City Route for US Highway 12 and 18); thence Southeasterly, along said centerline of E Olin Avenue/John Nolen Drive (being said former U.S. Highway 12 and 18) 2819 feet, more or less, to its point of intersection with the West line of the SE 1/4 of said Section 25; thence Southerly, along the said West line of the SE 1/4, 468 feet, more or less, to the South Quarter corner of said Section 25, also being

the North Quarter corner of said Section 36; thence S00°23'29"W along the East line of the NW 1/4 of said Section 36, 1161.71 feet, to the Northeast corner of CSM 14819; thence N89°05'27"W, along the North line of said CSM and its westerly prolongation, 833.5 feet, more or less, to the intersection with the original centerline of Rimrock Road; thence Southwesterly along said centerline, 1159 feet, more or less, to the intersection with the easterly extension of the southern right-of-way of the W Beltline Highway (US Highways 12 and 18) lying southerly of Reference Line "F" as established in State of Wisconsin Right of Way Project No. 1206-03-24 ("Project"); thence N82°59'58"W, along said southern Project right-of-way and its easterly extension, 390 feet, more or less; thence S82°29'58"W, along said southern Project right-of-way, 146.05 feet; thence S70°10'43"W, along said Project right-of-way, 144.11 feet; thence 206.61 feet along a curve of said Project right-of-way, being a curve to the right with a radius of 11,569.16 feet and a long chord that bears S67°33'47"W, 206.60 feet; thence S00°03'47"W along said Project right-of-way, 21.57 feet; thence 388.62 feet along a curve of said Project right-of-way, being a curve to the right with a radius of 11,589.16 feet and a long chord that bears S69°04'31"W, 388.60 feet; thence S70°02'09"W, along said Project right-of-way, 158.44 feet, to a line that is parallel to and 33 feet North of, measured at right angles to, the South line of the Northwest 1/4 of said Section 36; thence westerly, along said parallel line, 143 feet, more or less, to the intersection with a line lying 68 feet southeasterly of and parallel with the main Reference Line of said State of Wisconsin Right of Way Project No. 1206-03-24 and northwesterly of the of the existing pavement of E Badger Road (a frontage road); thence Southwesterly, 132 feet, more or less, parallel with and 68 feet southwesterly of the said Reference Line to a point at station 577+25, 68 feet right, (southeast) of said Reference line and lying northwesterly of said pavement; thence Southwesterly, 325.15 feet to a point at station 574+00, 78 feet right, (southeast) of said Reference Line and lying northwesterly of said pavement; thence Southwesterly, 533 feet, more or less, parallel with and 78 feet southwesterly of said Reference Line, and lying northwesterly of said pavement, to the intersection with the northwesterly prolongation of the easterly line of Lot 1, said CSM 6493; thence Northwesterly, along said northwesterly prolongation and City Limits, 344 feet, more or less, to the intersection with the North line of the SE 1/4 of said Section 35; thence Westerly, along the said North line of the SE 1/4, 1,017 feet, more or less, to the Point of Beginning. Said described area contains approximately 282.72 acres, 12,315,234 square feet, and 0.442 square miles, more or less."

2. This ordinance shall take effect at 11:59 p.m. on October 30, 2022 concurrent with the attachment of the described area to the City of Madison.