



## Legislation Details (With Text)

|                        |           |                      |   |                      |                               |
|------------------------|-----------|----------------------|---|----------------------|-------------------------------|
| <b>File #:</b>         | 72650     | <b>Version:</b>      | 1 | <b>Name:</b>         | Town of Madison Zoning Area 7 |
| <b>Type:</b>           | Ordinance | <b>Status:</b>       |   | <b>Status:</b>       | Passed                        |
| <b>File created:</b>   | 7/13/2022 | <b>In control:</b>   |   | <b>In control:</b>   | Attorney's Office             |
| <b>On agenda:</b>      | 9/6/2022  | <b>Final action:</b> |   | <b>Final action:</b> | 9/6/2022                      |
| <b>Enactment date:</b> | 9/16/2022 | <b>Enactment #:</b>  |   | <b>Enactment #:</b>  | ORD-22-00091                  |

**Title:** Creating Section 28.022-00576 of the Madison General Ordinances to assign zoning to properties generally located west of Fish Hatchery Road and surrounded by the University of Wisconsin-Madison Arboretum and east of Fish Hatchery Road and west of S Park Street, including Town lands on Culmen Street, Burr Oak Lane, Dane Street, Ridgewood Way, and Cypress Lane, all in the 14th Alder District, hereinafter referred to as "Area 7W" and "Area 7E" of the Town of Madison final attachment, as SR-C1 (Suburban Residential-Consistent 1) District; TR-C2 (Traditional Residential-Consistent 2) District; TR-C4 (Traditional Residential-Consistent 4) District; TR-V2 (Traditional Residential-Varied 2) District; CC-T (Commercial Corridor-Transitional) District; PR (Parks and Recreation) District; CN (Conservancy) District; and TE (Traditional Employment) District.

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

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Zoning\_Area 7W.pdf, 2. Proposed Zoning\_Area 7E.pdf, 3. Area 7 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 28.022-00576 of the Madison General Ordinances to assign zoning to properties generally located west of Fish Hatchery Road and surrounded by the University of Wisconsin-Madison Arboretum and east of Fish Hatchery Road and west of S Park Street, including Town lands on Culmen Street, Burr Oak Lane, Dane Street, Ridgewood Way, and Cypress Lane, all in the 14th Alder District, hereinafter referred to as "Area 7W" and "Area 7E" of the Town of Madison final attachment, as SR-C1 (Suburban Residential-Consistent 1) District; TR-C2 (Traditional Residential-Consistent 2) District; TR-C4 (Traditional Residential-Consistent 4) District; TR-V2 (Traditional Residential-Varied 2) District; CC-T (Commercial Corridor-Transitional) District; PR (Parks and Recreation) District; CN (Conservancy) District; and TE (Traditional Employment) 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 7 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 7W" and "Area 7E."

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

1. Map Amendment 00576 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00576. The following described property is hereby zoned as reflected on the attached "Area 7W" and "Area 7E" maps.

Part of the NW 1/4 and NE 1/4 of the NW 1/4 and the NW 1/4 and NE 1/4 of the NE 1/4 all of Section 34, and also parts of the NW 1/4, NE 1/4 and SW 1/4 of the NW 1/4 of Section 35, all lands located in Town 7 North, Range 9 East, more fully described as follows:

Commencing at the Northeast Corner of said Section 34; thence Southerly, 1042.46 feet along the east line of the said NE 1/4 of Section 34; thence Westerly, 918.19 feet along the south line of Martin Street and its easterly extension to the Northwest corner of Certified Survey Map 12181 and the Point of Beginning; thence N89°23'22"W, 2030.77 feet; thence N32°54'23"W along the southwesterly edge of Martin Street, 473.32 feet to a point on a curve; thence northeasterly, northwesterly and southwesterly on a curve to the left which has a radius of 200.00' and a chord which bears N34°43'38"W, 393.40 feet; thence N32°54'23"W, 318.75 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 40.00 feet and a chord which bears N67°09'27"W, 45.03 feet to a point on a curve; thence northwesterly on a curve to the right which has a radius of 213.60 feet and a chord which bears N73°35'23"W, 199.37 feet to the southeasterly edge of Rowan Street; thence S56°20'10"W, along said southeasterly edge of Rowan Street, 544.25 feet to the southerly edge of Stoner Street; thence N77°59'07"W, 233.74 feet; thence N12°00'53"E, 50.00 feet to the southwest corner of CSM 4531; thence N15°34'27"W, along the edge of said CSM 4531, 171.93 feet to a point on a curve; thence northeasterly on a curve to the left which has a radius of 353.00 feet and a chord which bears N12°56'50"E, 38.90 feet; thence S89°40'13"E, 1.41 feet to the centerline of Arboretum Drive; thence N15°28'08"W, along said centerline, 670.55 feet to a point of curve; thence northeasterly continuing along said centerline, on a curve to the right which has a radius of 200.00 feet and a chord which bears N19°31'40"E, 229.41 feet; thence N54°31'28"E, continuing along said centerline, 112.56 feet to a point of curve; thence northeasterly continuing along said centerline on a curve to the right which has a radius of 618.10 feet and a chord which bears N65°39'56"E, 230.03 feet to a point of curve; thence southeasterly continuing along said centerline on a curve to the right which has a radius of 385.60 feet and a chord which bears S88°42'16"E, 160.55 feet to a point of curve; thence northeasterly continuing along said centerline on a curve to the left which has a radius of 498.30 feet and a chord which bears N83°23'48"E, 252.05 feet; thence N70°46'31"E, continuing along said centerline, 870.42 feet; thence S19°13'29"E, 40.05 feet to the southeasterly edge of Arboretum Drive; thence S70°46'31"W, along said southeasterly edge, 116.10 feet to the southeasterly edge of Covall Street; thence S41°44'39"W, along said southeasterly edge, 331.57 feet to the most northerly corner of CSM 93; thence S30°56'45"E, 130.80 feet to the most easterly corner of said CSM 93; thence S31°05'54"E, 313.20 feet; thence S18°29'07"E, 141.00 feet; thence S26°26'23"W, 148.20 feet to the northeasterly edge of Balden Street; thence southeasterly along said edge on a curve to the right which has a radius of 1251.38 feet and a chord which bears S22°20'29"E, 126.44 feet to a point of curve; thence southeasterly continuing along said edge on a curve to the left which has a radius of 859.70 feet and a chord which bears S30°23'22"E, 317.83 feet; thence S52°12'02"E, 120.00 feet to the southeasterly edge of Balden Street; thence S37°47'58"W, along said edge, 275.45 feet to a point on a curve; thence southeasterly along the northwesterly edge of Carver Street on a curve to the right which has a radius of 260.00 feet and a chord which bears S22°30'00"E, 147.90 feet; thence S89°20'58"E, along the northerly edge of Carver Street, 428.85 feet to the southwest corner of Lot 1, Block 3, of the plat of Lake Forest; thence N00°39'02"E, 130.71 feet to the northerly edge of said plat; thence S87°

52'49"E, along said northerly edge, 350.12 feet; thence N87°19'01"E, along said northerly edge, 224.33 feet; thence N84°31'24"E, continuing along said northerly edge, 140.30 feet; thence S84°36'05"E, continuing along said northerly edge 141.89 feet; thence N87°18'15"E, continuing along said northerly edge, 78.63 feet; thence S86°39'07"E, continuing along said northerly edge, 58.27 feet; thence S87°49'54"E, continuing along said northerly edge, 56.14 feet; thence N89°30'00"E, continuing along said northerly edge 229.86 feet; thence N87°06'15"E, continuing along said northerly edge, 244.76 feet to the east line of Lot 26, Block 3, Lake Forest; thence S00°39'02"W, along said east line, 158.12 feet to the north edge of Carver Street; thence S89°20'58"E, along said north edge, 1089.16 feet to the centerline of Fish Hatchery Road; thence Southerly, 272 feet, more or less, along said centerline of Fish Hatchery Road until its intersection with and continuing along the west line of the said NW 1/4 of to the intersection with the North line of the plat of Sunnyslope, thence Southerly, 272 feet, more or less, along the said centerline of Fish Hatchery Road until its intersection with and continuing along the west line of the said NW 1/4 of to the intersection with the North line of the Plat of Sunnyslope, a recorded plat in the Northwest 1/4 of the Northwest 1/4 of said Section 35, extended Westerly; thence Easterly along said North line extended Westerly, said North line, and said North line extended Easterly, 941 feet, more or less, to the center line of the right-of-way of the former Chicago and Northwestern Transportation Company (now owned by Wisconsin Department of Transportation and leased to Wisconsin-Southern Railroad); thence Northeasterly along said center line, 593 feet, more or less, to the point of intersection with the Northwesterly prolongation of the Southwesterly line of "Parcel A" as described in Volume 31068, Page 20 as Document No. 2711179, Dane County Registry; thence Southeasterly, at right angles to the center line of the Chicago and Northwestern Transportation Company along the said Southwesterly line of "Parcel A" and its northwesterly prolongation thereof, 50 feet, to the most southerly corner of said "Parcel A" on the former southeasterly right of way of the former Chicago and Northwestern Transportation Company and also being on the northwesterly line of said Second Addition to Oak Ridge Subdivision; thence Northeasterly, along the said northwesterly line of said Second Addition to Oak Ridge Subdivision, also being the said southeasterly right of way of the former Chicago and Northwestern Transportation Company, 125 feet, more or less, to the point of intersection with the center line of North Avenue as platted 50 feet wide by said First and Second Addition to Oak Ridge Subdivisions; thence Easterly, along the said center line, 614 feet, more or less, to the point of intersection with the Northerly prolongation of the east right of way line of Taylor Street; thence Southerly along the said Northerly prolongation and East right of way line, 112 feet, more or less; thence Easterly, perpendicular to the West line of Lot 17, Block 7, First Addition to Oak Ridge Subdivision, 50 feet to the West line of said Lot 17; thence Southerly, along the said West line of Lot 17, 40 feet to the Southwest corner of said Lot 17 thereof; thence Easterly, along the South lines of Lots 17, 18, 19, 20 and 21, Block 7, First Addition to Oak Ridge Subdivision, 250 feet, to the Northwest corner of Lot 9, Block 7 of said First Addition to Oak Ridge Subdivision; thence Southerly along the west line of said Lot 9, Block 7, First Addition to Oak Ridge Subdivision, 120 feet, to the North right of way line of Burr Oak Lane; thence continuing Southerly, 50 feet across said Burr Oak Lane, to the Northwest corner of Lot 21, Block 1, Oak Ridge Subdivision; thence Southerly, along the West line of said Lot 21, 120 feet to the northeast corner of Lot 9, Block 1, Oak Ridge Subdivision; thence Westerly along the North line of Lots 9 and 10, Block 1, Oak Ridge Subdivision, 100 feet to the Northwest corner of said Lot 10; thence Southerly along the West line of said Lot 10 and its southerly prolongation, 145 feet, to the center line of Dane Street; thence Easterly along the center line of Dane Street, 150 feet to the point of intersection with the Northerly prolongation of the East line of Lot 30, Block 2, Oak Ridge Subdivision; thence Southerly along the said Northerly prolongation and East line of Lot 30 and the East line of Lot 7, Block 2, Oak Ridge Subdivision, and its Southerly prolongation, 290 feet, to the center line of Ridgewood Way (platted as Ridgewood St); thence Westerly along the center line of Ridgewood Way, 350 feet, more or less, to the point of intersection with the Northerly prolongation of the West line of Lot 10, Block 5, Oak Ridge Subdivision; thence Southerly, along the said Northerly prolongation and West line, 145 feet to the Southwest corner of said Lot 10, also being a point on the South line of Oak Ridge Subdivision; thence Westerly, along the said South line of Oak Ridge Subdivision and the South line of Second Addition to Oak Ridge Subdivision and the North line of the NW 1/4 of said Section 35, 1,900 feet, more or less, to the Southeasterly right-of-way line of the said former Chicago and Northwestern Transportation Company; thence Southwesterly, along said right-of-way line, 302 feet, more or less, to the West line of the said NW 1/4 of Section 35; thence North, along said West line, 199 feet, more or less, to the Southeast corner of the said Northeast 1/4 of the Northeast 1/4 of Section 34; thence N89°13'27"W, along the South line of the North 1/2 of

the said Northeast 1/4 of said Section 34, 930 feet, more or less, to the intersection with the southerly prolongation of the west line of said CSM 12181 and also the intersection with the said "Arboretum Annexation"; thence northerly, along said west line of CSM 12181, its southerly prolongation and the "Arboretum Annexation", 275 feet, more or less, to the Point of Beginning. Said described area contains approximately: 141.01 acres, 6,142,466 square feet and 0.220 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.