



Legislation Details (With Text)

File #:	29644	Version:	2	Name:	Rezone 9601 Elderberry 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-13-00084		
Title:	SUBSTITUTE. Creating Section 28.022 -- 00050 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-U1 (Traditional Residential - Urban District 1) District; and creating 28.022 - 00058 of the Madison General Ordinances rezoning property from A (Agricultural) District to SR-V2 (Suburban Residential - Varied District 2) District; and creating Section 28.022 - 00059 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-V2 (Traditional Residential - Varied District 2) District. Proposed Use: Highlands Community, creating 6 lots for future residential development with up to 390 dwelling units, 1 lot for future development, and 2 outlots for stormwater management; 9th Aldermanic District; 9601 Elderberry Road.				
Sponsors:	Planning Division				
Indexes:					
Code sections:					
Attachments:	1. Maps&Plans.pdf, 2. Link to Plans, 3. Staff Comments.pdf, 4. Comments.pdf, 5. Link UDC File 28969, 6. Link Plat File 29561, 7. Staff alternatives-Highlands.pdf, 8. Skidmore comments 050613.pdf, 9. Guenther letter 050613.pdf, 10. UFG reference ltrs.pdf, 11. UFG public outreach.pdf, 12. Nelson-Fry comments 050613.pdf, 13. 050613 PC Registrations.pdf, 14. Version 1, 15. Rezoning Map - Exhibit A, 16. Opposition Letter from Perry Pawelka.pdf, 17. Dan Ashley Comments 052113.pdf, 18. 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	1	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 -- 00050 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-U1 (Traditional Residential - Urban District 1) District; and creating 28.022 - 00058 of the Madison General Ordinances rezoning property from A (Agricultural) District to SR-V2 (Suburban Residential - Varied District 2) District; and creating Section 28.022 - 00059 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-V2 (Traditional Residential - Varied District 2) District. Proposed Use: Highlands Community, creating 6 lots for future residential development with up to 390 dwelling units, 1 lot for future development, and 2 outlots for stormwater management; 9th Aldermanic District; 9601 Elderberry Road.

Body

DRAFTER'S ANALYSIS: Rezone 9601 Elderberry Road - Highlands Community, creating 6 lots for future residential development with up to 390 dwelling units, 1 lot for future development, and 2 outlots for stormwater management. See attached Rezoning Map, Exhibit A.

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

1. Map Amendment 00050 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00050. The following described property is hereby omitted from the A (Agricultural) District and added to the TR-U1 (Traditional Residential - Urban District 1) District:

All that part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 corner of said Section 21; Thence North 01°55'07" East and along the East line of the said Southwest 1/4 Section, 1336.48 feet to a point; Thence South 89°49'58" West and along the North line of "Blackhawk Church Town Center Plat" (A Subdivision Plat of Record), 1340.31 feet to a point on the East line of Unplatted Lands; Thence North 01°37'41" East and along the said East line, 1308.41 feet to a point on the North line of the said Southwest 1/4 Section; Thence North 89°42'50" East and along the said North line, 173.60 feet to the place of beginning of lands hereinafter described;

Thence South 01°37'41" West, 448.92 feet to a point; Thence North 89°47'45" East, 464.87 feet to a point of curvature; Thence Northeasterly 184.95 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 520.00 feet, whose central angle is 20°22'43", and whose chord bears North 79°36'23" East, 183.98 feet to a point of tangency; Thence North 69°25'02" East, 70.65 feet to a point; Thence Northwesterly 230.00 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 540.00 feet, whose central angle is 24°24'15", and whose chord bears North 12°29'18" West, 228.27 feet to a point of tangency; Thence North 00°17'10" West, 169.43 feet to a point on the said North line of the said Southwest 1/4 Section; Thence South 89°42'50" West and along the said North line, 649.01 feet to the point of beginning of this description.

Said Parcel contains 296,236 Square Feet (or 6.8007 Acres) of land, more or less."

2. Map Amendment 00058 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.00058. The following described property is hereby omitted from A (Agricultural) District and added to the SR-V2 (Suburban Residential - Varied District 2) District:

All that part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows (Legal Description A):

Commencing at the South 1/4 corner of said Section 21; Thence North 01°55'07" East and along the East line of the said Southwest 1/4 Section, 1336.48 feet to the place of beginning of lands hereinafter described;

Thence South 89°49'58" West and along the North line of "Blackhawk Church Town Center Plat" (A Subdivision Plat of Record), 793.54 feet to a point; Thence North 00°10'02" West, 127.49 feet to a point of curvature; Thence Northwesterly 95.10 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 750.00 feet, whose central angle is 07°15'54", and whose chord bears North 03°47'59" West, 95.03 feet to a point of tangency; Thence North 07°25'56" West, 143.46 feet to a point of curvature; Thence Northwesterly 94.61 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 750.00 feet, whose central angle is 07°13'41", and whose chord bears North 03°49'05" West, 94.55 feet to a point of tangency; Thence North 00°12'15" West, 105.52 feet to a point; Thence North 89°47'45" East, 245.72 feet to a point of curvature; Thence Northeasterly 274.96 feet along the arc of a curve, whose center lies to the

Northwest, whose radius is 315.00 feet, whose central angle is 50°00'46", and whose chord bears North 64°47'22" East, 266.31 feet to a point of tangency; Thence North 39°46'59" East, 72.72 feet to a point; Thence Northwesterly 461.40 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 540.00 feet, whose central angle is 48°57'23", and whose chord bears North 24°45'52" West, 447.50 feet to a point of tangency; Thence North 00°17'10" West, 169.43 feet to a point on the North line of the said Southwest 1/4 Section; Thence North 89°42'50" East and along the said North line, 491.92 feet to a point; Thence South 01°14'47" West and along the West line of "Woodstone Replat" and "Woodstone" (Subdivision Plats of Record), 411.83 feet to a point; Thence South 88°45'47" East and along the said West line of said "Woodstone", 27.67 feet to a point on the said East line of the said Southwest 1/4 Section; Thence South 01°55'07" West and along the said East line, 898.71 feet to the point of beginning of this description.

Said Parcel contains 790,406 Square Feet (or 18.1452 Acres) of land, more or less.

Together with the following described lands (Legal Description B):

All that part of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 21, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 corner of said Section 21; Thence North 01°55'07" East and along the East line of the said Southwest 1/4 Section, 1336.48 feet to a point; Thence South 89°49'58" West and along the North line of "Blackhawk Church Town Center Plat" (A Subdivision Plat of Record), 1340.31 feet to a point on the East line of Unplatted Lands; Thence North 01°37'41" East and along the said East line, 564.48 feet to the place of beginning of lands hereinafter described;

Continuing thence North 01°37'41" East and along the said East line, 743.93 feet to a point on the North line of the said Southwest 1/4 Section; Thence North 89°42'50" East and along the said North line, 173.60 feet to a point; Thence South 01°37'41" West, 744.18 feet to a point; Thence South 89°47'45" West, 173.59 feet to the point of beginning of this description.

Said Parcel contains 129,094 Square Feet (or 2.9636 Acres) of land, more or less.

3. Map Amendment 00059 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.00059. The following described property is hereby omitted from A (Agricultural) District and added to the TR-V2 (Traditional Residential - Varied District 2) District (Legal Description D):

All that part of the Northeast 1/4 of the Southwest 1/4 of Section 21, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 corner of said Section 21; Thence North 01°55'07" East and along the East line of the said Southwest 1/4 Section, 1336.48 feet to a point; Thence South 89°49'58" West and along the North line of "Blackhawk Church Town Center Plat" (A Subdivision Plat of Record), 1340.31 feet to a point on the East line of Unplatted Lands; Thence North 01°37'41" East and along the said East line, 564.48 feet to a point; Thence North 89°47'45" East, 173.59 feet to the place of beginning of lands hereinafter described;

Continuing thence North 89°47'45" East, 570.97 feet to a point of curvature; Thence Northeasterly 274.96 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 315.00 feet, whose central angle is 50°00'46", and whose chord bears North 64°47'22" East, 266.31 feet to a point of tangency; Thence North 39°46'59" East, 72.72 feet to a point; Thence Northwesterly 231.40 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 540.00 feet, whose central angle is 24°33'08", and whose chord bears North 36°57'59" West, 229.63 feet to a point; Thence South 69°25'02" West, 70.65 feet to a point of curvature;

Thence Southwesterly 184.95 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 520.00 feet, whose central angle is 20°22'43", and whose chord bears South 79°36'23" West, 183.98 feet to a point of tangency; Thence South 89°47'45" West, 464.87 feet to a point; Thence South 01°37'41" West, 295.26 feet to the point of beginning of this description.

Said Parcel contains 235,493 Square Feet (or 5.4062 Acres) of land, more or less."