

CITY OF MADISON, WISCONSIN

AN ORDINANCE _____

PRESENTED April 13, 2010
REFERRED Plan Commission
PUBLIC HEARING PC 05-10-10
CC 05-18-10

Creating Section 28.06(2)(a)3483. of the Madison General Ordinances rezoning property from R5 General Residence District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3484. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District.

Proposed Use: Demolish UW Physical Plant Building and Construct Biomass Fuel Handling and Storage Facility on East Side of North Mills Street; Renovate and Expand North Charter Street Plant to Burn Biomass and Gas

8th Aldermanic District
115 North Mills Street and 117 North Charter Street

Drafted by: Katherine C. Noonan

Date: April 5, 2010

SPONSORS: Planning Division

DRAFTER'S ANALYSIS: Rezone 115 North Mills Street and 117 North Charter Street.

1. WHEREAS, a PUD(GDP) Planned Community Development (General Development Plan) District has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Paragraph 3483. of Subdivision (a) of Subsection (2) of Section 28.06 of the Madison General Ordinances is hereby created to read as follows:

“28.06(2)(a)3483. The following described property is hereby omitted from the R5 General Residence District and C3 Highway Commercial District added to the PUD(GDP) Planned Unit Development (General Development Plan) District:

Approved as to form:

117 N. Charter Street

All of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eighteen (18), Nineteen (19) and Twenty (20), and that part of Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) lying Northerly of the railroad right-of-way, all in Block Ten (10), Brooks Addition in the City of Madison, Dane County, Wisconsin. This parcel contains 144,276 square feet or 3.31 acres.

115 N. Mills Street

Part of Outlot 1, University Addition to Madison (recorded in Vol. A of Plats, page 9, as Doc. No. 109), and part of the Wisconsin & Southern Railroad right of way (formerly the Chicago, Milwaukee & St. Paul Railroad right of way), all located in the SW 1/4 of the NW 1/4, Section 23, Township 07N, Range 09E of the 4th principal meridian, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 corner of said Section 23, being a brass cap monument, as depicted on U.S. Public Land Survey Monument Record by Carl M. Sandsnes, dated February 16, 2004; thence N00°15'43"W, along the West line of the NW 1/4, said Section 23, 1096.34 feet; thence N89°44'17"E, 34.26 feet to the Northerly most corner of that parcel of land described in Warranty Deed (recorded in Vol. 793 of Deeds, Page 126, as Doc. No. 112523), also being the Easterly right of way of North Mills Street, and the point of beginning; thence N00°11'00"W, along said easterly right of way, 33.77 feet to a point that is 66 feet Southwesterly of, as measured at right angles to, the centerline of Wisconsin & Southern Railroad (formerly the Chicago, Milwaukee & St. Paul Railroad right of way); thence S65°04'30"E, along a line that is 66 feet Southwesterly of and parallel with said railroad centerline, a distance of 377.13 feet; thence S24°53'45"W, 30.82 feet to the easterly most corner of said parcel of land described in Warranty Deed (recorded in Vol. 793 of Deeds, Page 126, as Doc. No. 112523), also being on the Northerly right of way of former Illinois Central Railroad; thence along the Southerly line of said parcel of land and along said Northerly right of way, 337.38 feet along the arc of a curve to the left, through a central angle of 09°59'50", having a radius of 1933.58 feet; and a chord bearing S76°54'37"W, 336.95 feet, to the Southwesterly corner of said parcel of land, also being the Easterly right of way of said North Mills Street; thence N00°11'00"W, along said Easterly right of 229.43 feet to the point of beginning. This parcel contains 35,800 square feet or 0.82 acres."

2. WHEREAS, a PUD(SIP) Planned Unit Development (Specific Implementation Plan) District has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Paragraph 3484. of Subdivision (a) of Subsection (2) of Section 28.06 of the Madison General Ordinances is hereby created to read as follows:

"28.06(2)(a)3484. The following described property is hereby omitted from the PUD(GDP) Planned Unit Development (General Development Plan) District and added to the PUD(SIP) Planned Unit Development (Specific Implementation Plan) District:

117 N. Charter Street

All of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eighteen (18), Nineteen (19) and Twenty (20), and that part of Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) lying Northerly of the railroad right-of-way, all in Block Ten (10), Brooks Addition in the City of Madison, Dane County, Wisconsin. This parcel contains 144,276 square feet or 3.31 acres.

115 N. Mills Street

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Commencing at the West 1/4 corner of said Section 23, being a brass cap monument, as depicted on U.S. Public Land Survey Monument Record by Carl M. Sandsnes, dated February 16, 2004; thence N00°15'43"W, along the West line of the NW 1/4, said Section 23, 1096.34 feet; thence N89°44'17"E, 34.26 feet to the Northerly most corner of that parcel of land described in Warranty Deed (recorded in Vol. 793 of Deeds, Page 126, as Doc. No. 112523), also being the Easterly right of way of North Mills Street, and the point of beginning; thence N00°11'00"W, along said easterly right of way, 33.77 feet to a point that is 66 feet Southwesterly of, as measured at right angles

to, the centerline of Wisconsin & Southern Railroad (formerly the Chicago, Milwaukee & St. Paul Railroad right of way); thence $S65^{\circ}04'30''E$, along a line that is 66 feet Southwesterly of and parallel with said railroad centerline, a distance of 377.13 feet; thence $S24^{\circ}53'45''W$, 30.82 feet to the easterly most corner of said parcel of land described in Warranty Deed (recorded in Vol. 793 of Deeds, Page 126, as Doc. No. 112523), also being on the Northerly right of way of former Illinois Central Railroad; thence along the Southerly line of said parcel of land and along said Northerly right of way, 337.38 feet along the arc of a curve to the left, through a central angle of $09^{\circ}59'50''$, having a radius of 1933.58 feet; and a chord bearing $S76^{\circ}54'37''W$, 336.95 feet, to the Southwesterly corner of said parcel of land, also being the Easterly right of way of said North Mills Street; thence $N00^{\circ}11'00''W$, along said Easterly right of 229.43 feet to the point of beginning. This parcel contains 35,800 square feet or 0.82 acres."