

Mailed 3/28/08

## NOTICE OF PUBLIC HEARING

The Common Council of the City of Madison having before it for consideration a proposed ordinance relating to zoning and city planning.

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the Council Chambers, Room 201, in the City-County Building on Monday, April 7, 2008 before the Plan Commission, where opportunity will be afforded to all interested in being heard; and on Tuesday, April 22, 2008 at 6:45 p.m. before the regular meeting of the Common Council, at which time action on the ordinance will be considered.

**Public Hearing items may be called at any time after the beginning of the Plan Commission public hearings – 6:00 pm. Anyone wishing to speak on an item must fill out a registration slip and give it to the person running the meeting. The registration slips are on a table near the front of the meeting room, just inside the doors to the room.**

**The Plan Commission uses a "consent agenda", which means that the Commission can consider any item at 6:00 pm, if there are no registrants wishing to speak in opposition regardless of where the item is listed on the agenda".**

THE PROPERTY TO BE REZONED IS LOCATED AT 9305-9347 Elderberry Road

1. Ordinance ID#: 09342  
Sponsor: Common Council By Petition

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

1. Paragraph 3343. 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)3343. The following described property is hereby omitted from the Temp A Temporary Agriculture District and added to the R2T Single-Family Residence District: Being a part of the NW ¼ of the SE ¼ and the NE ¼ of the SW ¼ of Section 21, T7N, R8E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the east quarter corner of said Section 21; thence S89°42'40"W along the north line of the SE ¼ of said Section 21, 2,570.26 feet to the center quarter corner of said Section 21; thence S89°42'50"W along the north line of the SW ¼ of said Section 21, 32.53 feet; thence S01°14'47"W along the west line of Lot 1, Certified Survey Map, No. 3232 and the northerly extension thereof, 411.83 feet to the southwest corner of said Lot 1 and the point of beginning; thence N01°14'47"E along the west line of said Lot 1, 58.84 feet; thence N89°42'40"E, 120.56 feet; thence southeasterly along a 15.00 foot radius curve to the right having a central angle of 91°54'20" and whose long chord bears S44°20'10"E, 21.56 feet; thence S01°37'00"W, 207.83 feet; thence S00°05'50"E, 346.52 feet; thence southwesterly along a 15.00 radius curve to the right having a central angle of 80°07'30" and whose long chord bears S39°57'55"W, 19.31 feet; thence S80°01'40"W, 107.14 feet; thence southwesterly along a 25.00 foot radius curve to the right having a central angle of 09°46'50" and whose long chord bears S84°55'05"W, 4.26 feet to a point in the west line of the SE ¼ of said Section 21; thence N01°55'07"E along the west line of the SE ¼ of said Section 21, 543.70 feet to a point in the south line of Lot 1, Certified Survey Map, No. 3232; thence N88°45'47"W along the south line of said Lot 1, 27.67 feet to the point of beginning;

Along with lands commencing at the east quarter corner of said Section 21; thence S89°42'40"W along the north line of the SE ¼ of said Section 21, 1,285.13 feet to the northeast corner of the NW ¼ of the SE ¼ of said Section 21; thence S01°23'29"W along the east line of

Certified Survey Map, No. 3232; thence N01°14'47"E along the west line of said Lot 1, 252.96 feet to the point of beginning;

Along with lands commencing at the east quarter corner of said Section 21; thence S89°42'40"W along the north line of the SE ¼ of said Section 21, 1,285.13 feet to the northeast corner of the NW ¼ of the SE ¼ of said Section 21; thence S01°23'29"W along the east line of the NW ¼ of the SE ¼ of said Section 21, 40.01 feet; thence S89°42'40"W, 387.35 feet to the point of beginning; thence S01°37'00"W, 428.10 feet; thence S89°42'40"W, 90.04 feet; thence N01°37'00"E, 100.55 feet; thence northeasterly along a 15.00 foot radius curve to the right having a central angle of 88°05'40" and whose long chord bears N45°39'50"E, 20.86 feet; thence N89°42'40"E, 75.54 feet; thence N01°37'00"E, 60.04 feet; thence S89°42'40"W, 74.55 feet; thence northwesterly along a 15.00 foot radius curve to the right having a central angle of 91°54'20" and whose long chord bears N44°20'10"W, 21.56 feet; thence N01°37'00"E, 213.32 feet; thence northeasterly along a 25.00 foot radius curve to the right having a central angle of 88°05'40" and whose long chord bears N45°39'50"E, 34.76 feet; thence S89°42'40"W, 110.06 feet; thence southeasterly along a 25.00 foot radius curve to the right having a central angle of 91°54'20" and whose long chord bears S44°20'10"E, 35.94 feet; thence S01°37'00"W, 212.65 feet; thence southwesterly along a 15.00 foot radius curve to the right having a central angle of 88°05'40" and whose long chord bears S45°39'50"W, 20.86 feet; thence S89°42'40"W, 75.49 feet; thence N01°37'00"E, 253.00 feet; thence N89°42'40"E, 240.08 feet to the point of beginning.

Along with lands commencing at the east quarter corner of said Section 21; thence S89°42'40"W along the north line of the SE ¼ of said Section 21, 1,285.13 feet to the northeast corner of the NW ¼ of the SE ¼ of said Section 21; thence S01°23'29"W along the east line of the NW ¼ of the SE ¼ of said Section 21, 995.06 feet to the point of beginning; thence continuing S01°23'29"W along the east line of the NW ¼ of the SE ¼ of said Section 21, 285.12 feet; thence S89°47'24"W, 1,172.27 feet; thence northwesterly along a 100.00 foot radius curve to the right having a central angle of 90°12'36" and whose long chord bears N45°06'18"W, 141.68 feet; thence North, 34.34 feet; thence northwesterly along a 580.00 foot radius curve to the left having a central angle of 10°04'30" and whose long chord bears N05°02'15"W, 101.86 feet; thence northeasterly along a 25.00 foot radius curve to the right having a central angle of 90°06'10" and whose long chord bears N34°58'35"E, 35.39 feet; thence N80°01'40"E, 113.91 feet; thence northeasterly along a 39.00 foot radius curve to the right having a central angle of 09°45'44" and whose long chord bears N84°54'32"E, 6.64 feet; thence N89°47'24"E, 604.74 feet; thence southeasterly along a 15.00 foot radius curve to the right having a central angle of 90°12'36" and whose long chord bears S45°06'18"E, 21.25 feet; thence South 240.06 feet; thence southwesterly along a 30.00 foot radius curve to the right having a central angle of 89°47'24" and whose long chord bears S44°53'42"W, 42.35 feet; thence N89°47'24"E, 120.00 feet; thence northwesterly along a 30.00 foot radius curve to the right having a central angle of 90°12'36" and whose long chord bears N45°06'18"W, 42.50 feet; thence North 429.90 feet; thence N89°47'24"E, 90.00 feet; thence South 115.00 feet; thence S89°47'24"W, 74.94 feet; thence northwesterly along a 15.00 foot radius curve to the right having a central angle of 90°12'36" and whose long chord bears N45°06'18"W, 21.25 feet; thence South 90.00 feet; thence northeasterly along a 15.00 foot radius curve to the right having a central angle of 89°47'24" and whose long chord bears N44°53'42"E, 21.17 feet; thence N89°47'24"E, 454.68 feet to the point of beginning. This parcel contains 10.69 acres, more or less."

TCT: PUB DATES: March 24 & 31, 2008

MARIBETH WITZEL-BEHL, CITY CLERK



Plat Name  
**Woodstone**

Location  
9305-9437 Elderberry Road

Applicant  
Don Heffron - Pheasant Ridge Lots/  
Jason Valerius - MSA

Preliminary       Final

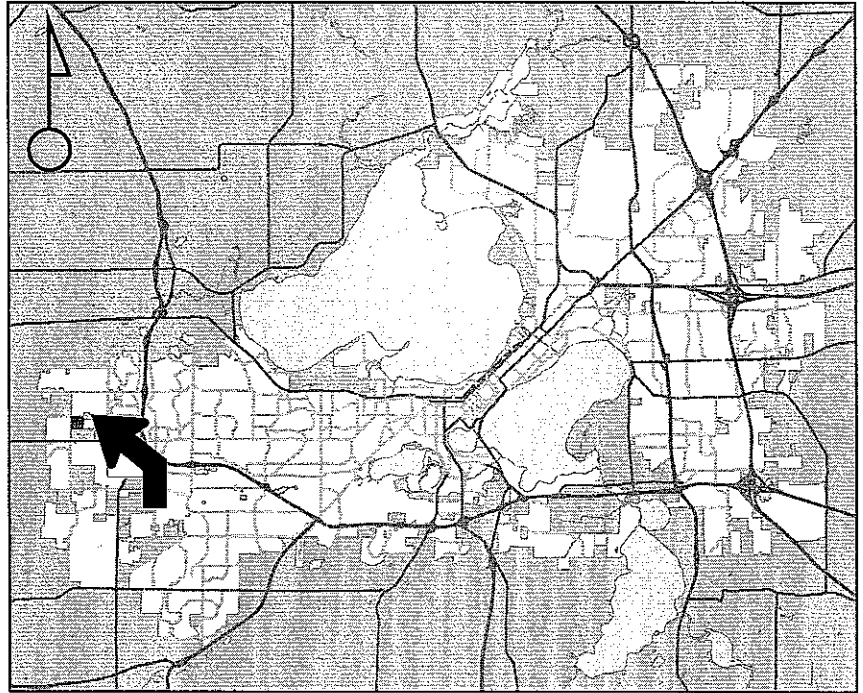
From: Temp A      To: R2T & PUD(GDP)

Proposed Use  
90 Single-Family Lots, 10 Two-Family Lots  
5 Multi-Family Lots & 2 Outlots

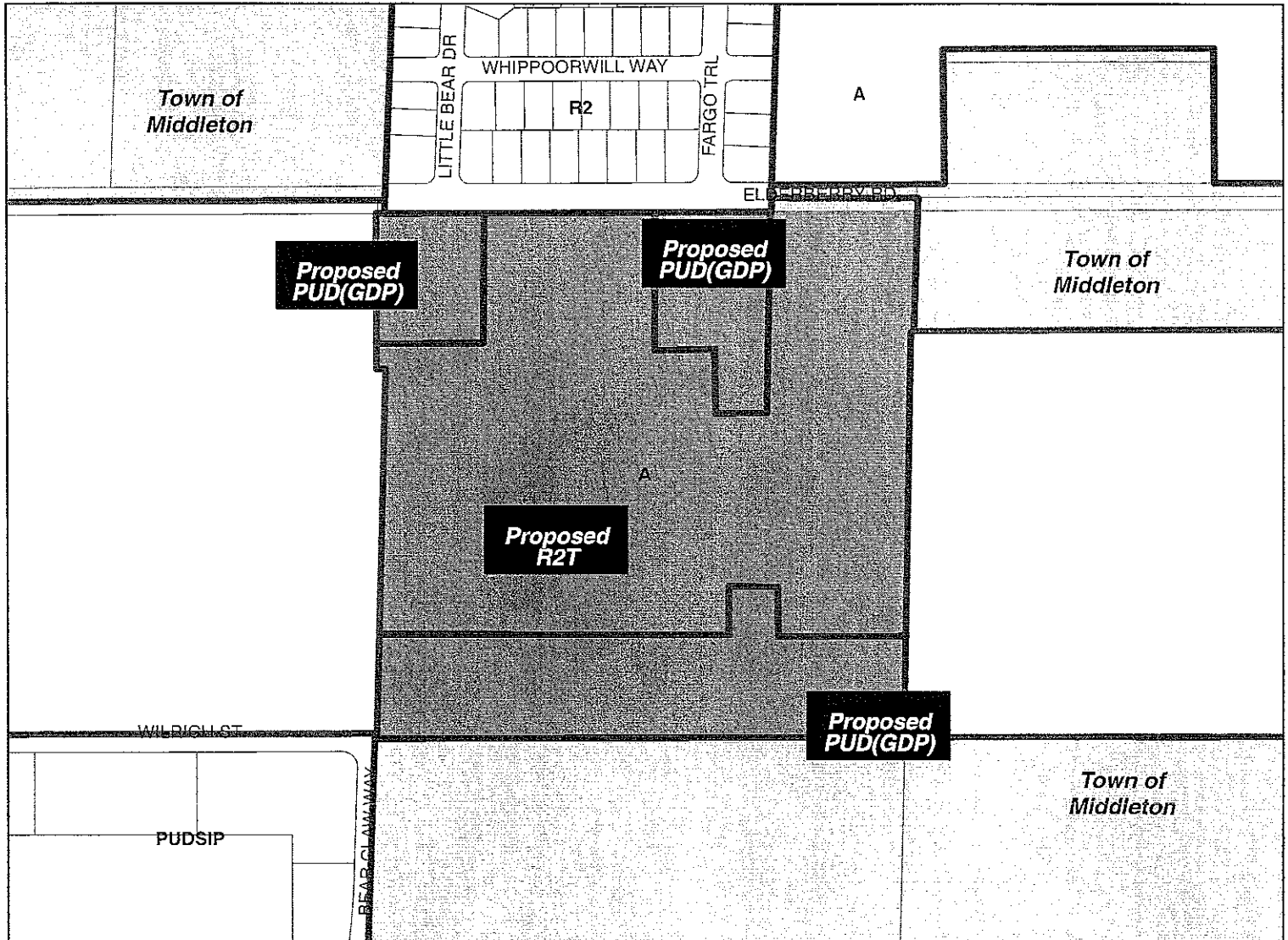
Public Hearing Date

Plan Commission  
**07 April 2008**

Common Council  
**22 April 2008**



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

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2/22/38  
D-9



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VAN HISE HALL # 1860  
1220 LINDEN DR  
MADISON WI 53706

9305 Elderberry  
BORAS, LEONARD MICHAEL  
& JAMIE F BORAS  
9401 WHIPPOORWILL WAY  
MIDDLETON WI 53562

DEAN THOMAS HOMES INC  
1233 W MILWAUKEE ST  
STOUGHTON WI 53589

CARLSON, COBY B  
& MARGARET A CARLSON  
9409 WHIPPOORWILL WAY  
MIDDLETON WI 53562

TVEDT, ROLY  
& TRACY TVEDT  
300 WEST RIDGE PARKWAY  
VERONA WI 53593

WEBER DEVELOPMENT LTD  
6442 NORMANDY LN  
MADISON WI 53719

WIRTH, PATRICK M  
& CINDY S WIRTH  
408 LITTLE BEAR DR  
MIDDLETON WI 53562

BILL WEBER JR HOMES INC  
PO BOX 10  
COTTAGE GROVE WI 53572

SUTTLE, JASON J  
& KRISTEN M SUTTLE  
9406 ELDERBERRY RD  
MIDDLETON WI 53562

PARAGON CONSTRUCTION CORP  
579 D'ONOFRIO DR  
MADISON WI 53719

MCATEER, EVAN J & LINDA J  
6534 SHOWER RD  
MAZOMANIE WI 53560

BROWN, JAYSON C  
& DEBRA J WOOD BROWN  
9422 ELDERBERRY RD  
MIDDLETON WI 53562

GADALLA, HANI  
9430 ELDERBERRY RD  
MIDDLETON WI 53562

WEBER, JAMES R & SUSAN K  
6442 NORMANDY LN  
MADISON WI 53719

EDWARDS, EARLE R & JOY A  
613 WOODWARD DR  
MADISON WI 53704

ZIEGLER, LEO A & CAROL K  
5031 CHURCH RD  
MIDDLETON WI 53562

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FREE CHURCH INC  
110 N WHITNEY WAY  
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TOWN OF MIDDLETON CLERK  
7555 WEST OLD SAUK RD  
VERONA WI 53593

9305 Elderberry Rd  
Town of Middleton  
LABELS



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417 CCB

CITY TRAFFIC ENGINEER  
DAN MCCORMICK  
MMB

DANE COUNTY ZONING ADMIN  
116 CCB

CITY PLANNING & DEVELOPMENT  
MARK OLINGER  
MMB

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