

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 18, 2005 at 6:00 p.m. before the Plan Commission, where opportunity will be afforded to all interested in being heard; and on Tuesday, May 3, 2005 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 4609 – 4610 RUSTIC ROAD

1. Ordinance ID# 578

Sponsor: By Petition

1. WHEREAS, a PUD(GDP) Planned Unit 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 3070. 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)3070. The following described property is hereby omitted from the Temp A Temporary Agriculture District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District:

Part of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 02, T07N, R10E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 02; thence S87°19'36"W along the north line of the Southeast Quarter of said Section 02, 516.83 feet; thence S00°27'43"E, 208.16 feet; thence S87°19'36"W, 50.04 feet to the point of beginning; thence S00°27'43"E, 284.20 feet; thence S73°08'50"W, 268.32 feet; thence N00°05'50"E, 350.12 feet; thence N87°19'36"E, 254.19 feet to the point of beginning. This description contains 81,024 square feet or 1.8601 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 3071. 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)3071. 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:

Part of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 02, T07N, R10E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 02; thence S87°19'36"W along the north line of the Southeast Quarter of said Section 02, 516.83 feet; thence S00°27'43"E, 208.16 feet; thence S87°19'36"W, 50.04 feet to the point of beginning; thence S00°27'43"E, 284.20 feet; thence S73°08'50"W, 268.32 feet; thence N00°05'50"E, 350.12 feet; thence N87°19'36"E, 254.19 feet to the point of beginning. This description contains 81,024 square feet or 1.8601 acres."

3. Paragraph 3072. 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)3072. The following described property is hereby omitted from the Temp A Temporary Agriculture District and added to the R2S Single-Family Residence District:

Part of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 02, T07N, R10E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 02; thence S87°19'36"W along the north line of the Southeast Quarter of said Section 02, 985.22 feet to the westerly right-of-way line of Rustic Drive extended north; thence S00°05'50"W along said westerly right-of-way line extended and the westerly right-of-way line of said Rustic Drive, 180.21 feet to the point of beginning; thence continuing S00°05'50"W along said westerly

thence S87°42'30" East, along the South line of said Lot 36, 227.70 feet to the Southeast corner thereof; thence Southerly, on a line that is parallel to and 229.20 feet W of the West line of Section 34, T07N R09E, also being the East line of First Addition to Arbor Heights, 361 feet, more or less, to the point of intersection with the Easterly prolongation of the South line of Lot 40, First Addition to Arbor Heights; thence S89°57'30"W, along said prolongation line and the South line of Lot 40, 226.89 feet to the Southwest corner of Lot 40 and the Point of Beginning of this description. This property contains 82,670 square feet (1.90 acres) "

4. Paragraph 3080 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)3080. The following described property is hereby omitted from the Temp A Temporary Agriculture District and added to the R5 General Residence District:
The Southerly 820 feet of the following described parcel, being part of the Southeast 1/4 of the Southeast 1/4 of Section 33, T07N, R09E, City of Madison, Dane County, Wisconsin, more particularly described as follows:
Commencing at the Northwest corner of Section 3, Town 06 North, Range 09 East, also being the Southeast corner of Lot 47, First Addition to Arbor Heights; thence N89°30'40"W along the North line of said Section 3, 103.26 feet to the Southwest corner of said Lot 47 and the Point of Beginning; thence continuing N89°30'40"W along the North line of said Section 3, 394 feet, more or less, to the Southeast corner of lands currently owned by Mortenson Investment Group, LLC as described in a Warranty Deed recorded October 3, 2001 as Document No. 3381187, which is directly South of, and adjacent to CSM 4653; thence North, along the East line of said lands, 480.2 feet to the Southeast corner of said CSM 4653; thence N00°09'05"W (recorded as N01°09'14"E), along the East line of said CSM 4653, 713.42 feet to the Northeast corner thereof, and a point on the Southerly right-of-way line of the South West Beltline Highway Frontage Road; thence Northeasterly, along said Southerly right-of-way, on a curve to the right which has a radius of 682.20 feet, to a point of tangency; thence S87°43'56"E, continuing along said Southerly right-of-way, 100.54 feet, to the point of intersection of the Southerly right-of-way line of the South West Beltline Highway Frontage Road with the Northerly extension of the West line of Lot 36, First Addition to Arbor Heights; thence S00°08'21 East, along the Northerly extension of, and the West line of said Lot 36, 225.03 feet to the Southwest corner thereof; thence continue S00°08'21 East, along the West line of Lots 38 through 47 inclusive, First Addition to Arbor Heights, 1018.63 feet to the point of beginning of this description. This property contains 323,080 square feet (7.42 acres)."

CITY OF MADISON

Proposed Plat & Rezoning

Plat Name: Nelson's Addition to Rustic Acres

Location: 4610 Rustic Drive

Applicant: Doug Nelson - The Nelson Group/Michael S. Marty - Burse Surveying & Engineering

Preliminary Within City

Final Outside City

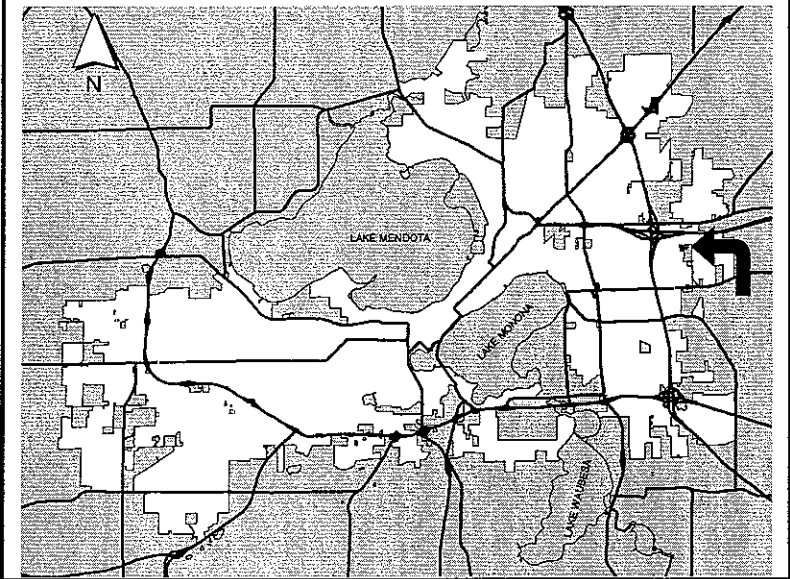
From Temp A TO: PUD(GDP-SIP), R2S, R3 & R4

Proposed Use: 32 Residential Lots

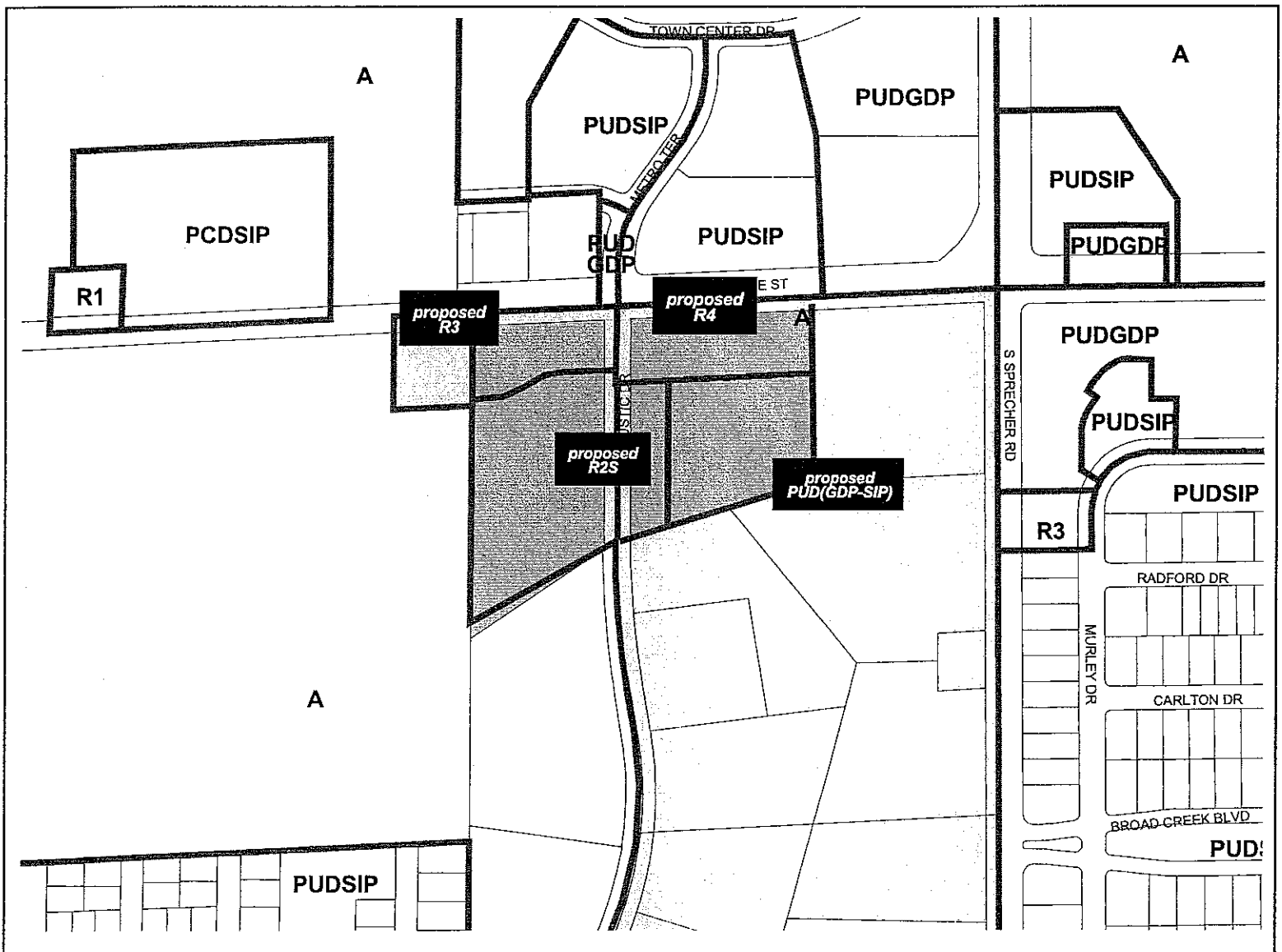
Public Hearing Dates:

Plan Commission 04 April 2005

Common Council 19 April 2005



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



4610rd 0710-024-0199-2
Location: 6001 Milwaukee St
HOMBURG EQUIPMENT INC
4621 TONYAWATHA TRL
MONONA WI 53716

4610rd 0710-021-0201-1
Location: 6010 Milwaukee St
HOMBURG, HAROLD & SHIRLEY
4621 TONYAWATHA TRL
MONONA WI 53716-2017

4610rd 0710-021-0204-5
Location: 6202 Milwaukee St
HOPPMAN FAMILY ESTATE TR
% JOHN F HOPPMAN
6302 MILWAUKEE ST
MADISON WI 53718-6414

4610rd 0710-021-0205-3
Location: 6222 Milwaukee St
HOPPMAN FAMILY ESTATE TR
% JOHN F HOPPMAN
6302 MILWAUKEE ST
MADISON WI 53718-6414

4610rd 0710-021-0206-1
Location: 6302 Milwaukee St
HOPPMAN, JOHN F & RUTH A
6302 MILWAUKEE ST
MADISON WI 53718-6414

4610rd 0710-021-0402-5
Location: 6502 Milwaukee St
METRO-TECH LLC
120 E LAKESIDE ST
MADISON WI 53715

4610rd 0710-021-0208-7
Location: 102 Metro Ter
METRO-TECH LLC
120 E LAKESIDE ST
MADISON WI 53715

4610rd 0710-021-0403-3
Location: 101 Metro Ter # 101
OCCUPANT
101 Metro Ter # 101
Madison WI 53718

4610rd 0710-021-0403-3
Location: 101 Metro Ter # 208
OCCUPANT
101 Metro Ter # 208
Madison WI 53718

4610rd 0710-021-0403-3
Location: 101 Metro Ter # 302
OCCUPANT
101 Metro Ter # 302
Madison WI 53718

4610rd 0710-021-0201-1
Location: 6010 Milwaukee St
OCCUPANT
6010 Milwaukee St
Madison WI 53718

4610rd 0710-024-0197-6
Location: 202 Rustic Dr
STARK, WILLIAM & SUSAN M
202 RUSTIC DR
MADISON WI 53718

4610rd 0710-021-0403-3
Location: 6402 Milwaukee St
TOWN CENTER CONDOMINIUM
INC % FRED MILLER
2318 VONDRON RD
MADISON WI 53718

Town of Blooming Grove
Attn: Town Clerk
1880 South Stoughton Road
Madison, WI 53716

Warren Onken
Alder District 3
City of Madison Common Council
Room 417 CCB

McClellan Park Neighb. Assn.
John Tuohy
506 Traveler Lane
Madison, WI 53718