mailed to Jup owners 3:25.05

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 4, 2005 at 6:00 p.m before the Plan Commission, where opportunity will be afforded to all interested in being heard; and on Tuesday, April 19, 2005 at 6:45 p.m. before the regular meeting of the Common Council, at which time action on the ordinance will be considered.

THE PROPERTY TO BE REZONED IS LOCATED AT 2600 & 2800 TODD DR; 2800 ASHFORD LN; 2800 & 2900 CURRY PKWY

1 Ordinance ID# 577

Sponsor: By Petition

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

1. Paragraph 3077 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)3077. The following described property is hereby omitted from the Temp A Temporary Agriculture District and added to C3L Commercial Service and Distribution District:

Part of the Southwest ¼ of Section 34, T07N, R09E, City of Madison, Dane County, Wisconsin, including Lot 1, Certified Survey Map No. 1918, Lots 2 and 3, Certified Survey Map No. 1553, and portions of public rights-of-way for Todd Drive and the USH 12 & 18, West Beltline Highway, North Frontage

Road, more particularly described as follows:

Commencing at the center of Section 34, T07N R09E; thence West 1,322 feet, more or less, on the East/West quarter line of Section 34 to the Northwest corner of the East 1/2 of the Southwest 1/4 of Section 34; thence continuing Westerly, along said East-West ¼ line, 1328 feet, more or less, to the West line of the Southwest ¼ of said Section 34, also being the Northwest corner of the Johannsen Plat; thence Southerly, along the West lines of said Johannsen Plat and Lot 1, Certified Survey Map No. 3000, 823.23 feet to the Southwest corner of said Lot 1, Certified Survey Map No. 3000 and the Point of Beginning; thence S87°44'35"E, along the South line of said Lot 1, 296 45 feet to the Southeast corner thereof; thence continuing S87°44'35"E, along a Easterly prolongation of said South line, 33 feet, more or less, to the centerline of Todd Drive; thence Northerly 110 feet, more or less, to the point of intersection with the Westerly prolongation of the North line of Lot 2, Certified Survey Map No. 1553; thence S89°26'12"E, along said prolongation line, 33 feet, more or less, to the Northwest corner of said Lot 2; thence S89°26'12"E, along the North line of said Lot 2, 229.37 feet to the Northeast corner thereof; thence S00°28'40"E, along the East line of said Certified Survey Map No. 1553, 415.87 feet to the Southeast corner of Lot 3, Certified Survey Map No. 1553; thence continuing S00°28'40"E, 87 feet, more or less, to a point 10 feet Northerly of, measured at right angles to, the existing North edge of pavement of the existing USH 12 & 18, West Beltline Highway, North Frontage Road; thence Westerly, parallel with, and 10 feet Northerly of, measured at right angles to, said existing North edge of pavement, 165 feet, more or less, to a point on the existing City of Madison Corporate Limits; thence Northerly, 87 feet more or less to a point on the south line of Lot 3, Certified Survey Map No. 1553, said point being 60.00 feet east of the southwest corner of said Lot 3, Certified Survey Map No. 1553 as measured along the south line of said Lot 3, Certified Survey Map No. 1553, said point also being on the north right-of-way line of the north frontage road to USH 12 & 18; thence Westerly, 60.00 feet along the south line of said Lot 3, Certified Survey Map No. 1553, also being the north right-of-way line of the north frontage road to USH 12 & 18 to the southwest corner of said Lot 3, Certified Survey Map No. 1553 (East line of Todd Drive); thence continuing Westerly, 66 feet more or less to the southeast corner of Lot 1, Certified Survey Map No. 1918 (West line of Todd Drive); thence continuing Westerly along the south line of said Lot 1, Certified Survey Map No. 1918, also being the north right-of-way line of the north frontage road to USH 12 & 18, 290.38 feet to the Southwest corner of Certified Survey Map No 1918; thence N00°18'48"W, along the West line of said Certified Survey Map No. 1918, 299.61 feet to the Southwest corner of said Lot 1, Certified Survey Map No. 3000 and the point of beginning. This property contains 215,850 square feet (4.96 acres). "

2. Paragraph 3078. 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)3078 The following described property is hereby omitted from the Temp A Temporary Agriculture District and added to C2 General Commercial District:

Part of the Southwest ¼ of Section 34, T07N, R09E, City of Madison, Dane County, Wisconsin, which includes Lots 2 and 3, Arbor Heights, Lots 4 and 5, Arbor Heights Commercial Park, Lots 1 and 2, Certified Survey Map No. 2498, Lots 1, 2 and 3, Certified Survey Map No. 8548, Lot 1, Certified Survey Map No. 6018, and unplatted lands, including public rights-of-way for McDivitt Road, Todd Drive and a portion of the USH 12 & 18, West Beltline Highway, South Frontage Road, more particularly described as follows:

Beginning at a point within U.S. Highways 12, 14 and 18 right of way is 694.50 feet West of the West line of the East 1/2 of the Southwest 1/4 of said Section 34, last mentioned point being on the West line of the property described in Volume 802, Page 582 and recorded in the Dane County Register of Deeds Office, also being the point of intersection with the Northerly prolongation of the East line of Lot 1, C S.M. No. 6018; thence S00°10'08" East, along the said Northerly prolongation line, 60 feet, more or less, to the Northeast corner of said Lot 1; thence S00°10'08" East, along the East line of Lot 1, C S M No 6018, 309 62 feet to the Southeast corner thereof; thence Southerly, 15 feet, more or less, to the Northeast corner of Lot 5, Arbor Heights Commercial Park; thence S00°29'00" East, along the East line of said Lot 5, 186 26 feet to the Southeast corner thereof; thence continue S00°29'00" East 30 00 feet on the East line of the last mentioned plat to the center line of McDivitt Road; thence West along the center line of said McDivitt Road to the center line of Todd Drive as platted in the said Arbor Heights Commercial Park; thence North along the said center line of Todd Drive to its point of intersection with the Easterly prolongation of South line of Lots 2 and 3, Arbor Heights; thence S89°57'30"W along the said Easterly prolongation and the South line of Lots 2 and 3, Arbor Heights, 189 feet to the Southwest corner of said Lot 2; thence North along the West line of said Lot 2, Arbor Heights, and along the West line of Lots 1 and 2, C.S.M. 2498, to the Northwest corner of Lot 2, C.S.M. 2498, said corner being S00°02'30" East, 240 00 feet from the South right-of-way line of the South Frontage Road of USH 12 & 18; Thence S87°42'30"East along the West line of Lot 2, C.S.M. 2498, 60.00 feet; Thence N00°02'30"W along the West line of Lot 2, C.S.M. 2498, 101.97 feet; thence Easterly along the south line of Lot 1, CSM 343, and the north line of Lot 2, CSM 2498, 99 00 feet to the southeast corner of said Lot 1, CSM NO. 343; thence continuing Easterly along the easterly projection of the south line of said Lot 1, CSM No. 343, 63 feet more or less to the west line of Lot 1, CSM No. 8548, also being the east right-of-way line of Todd Drive; thence Northerly along said west line of Lot 1, CSM No. 8548 and said east right-of-way line of Todd Drive, 132 feet more or less to the northwest corner of said Lot 1, CSM No. 8548 and the existing south right-of-way line of the south frontage road to USH 12 & 18; thence Easterly along the north line of Lot 1, CSM No 8548 and said south right-of-way line of the south frontage road to USH 12 & 18, 141.21 feet to the northeast corner of said Lot 1, CSM No. 8548; thence Northerly, 50 feet, more or less, to a point of intersection with the former South right-of-way line of US Highways 12, 14 & 18, as previously called in this description; thence Easterly, along said former South right-of-way line of US Highways 12, 14 & 18, 213 feet, more or less, to the point of intersection with the West line of the property described in Volume 802, Page 582 and recorded in the Dane County Register of Deeds Office and the point of beginning. This property contains 300,570 square feet (6 90 acres). AND.

The Northerly 423.66 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 161,790 square feet (3.71 acres)."

3. Paragraph 3079. 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)3079. The following described property is hereby omitted from the Temp A Temporary Agriculture District and added to the R4 General Residence District:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 33, T07N R09E, City of Madison, Dane County, Wisconsin, being Lots 37 through 40, (inclusive) First Addition to Arbor Heights, including a portion of Ashford Lane public right-

of-way, 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; thence N00°08'21"W, along the West line of Lots 41 through 47 inclusive, 650.91 feet to the Southwest corner of Lot 40, First Addition to Arbor Heights and the Point of Beginning; thence continue N00°08'21"W, along the West line of Lots 38 through 40 inclusive, to the Southwest corner of Lot 36; 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 feetW 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 Rezoning

2600 & 2800 Blocks Todd Drive/2800 Block Location: Ashford Lane/ 2800-2900 Blocks Curry Parkway

Applicant: City of Madison

From Temp A District(s)

To R4, R5, C2 & C3L District(s)

Existing Use: Residential and Commercial Uses

Proposed Use: Commercial Uses / Assich

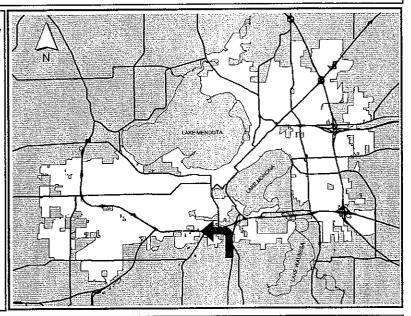
CITY ZONING

File No. ——

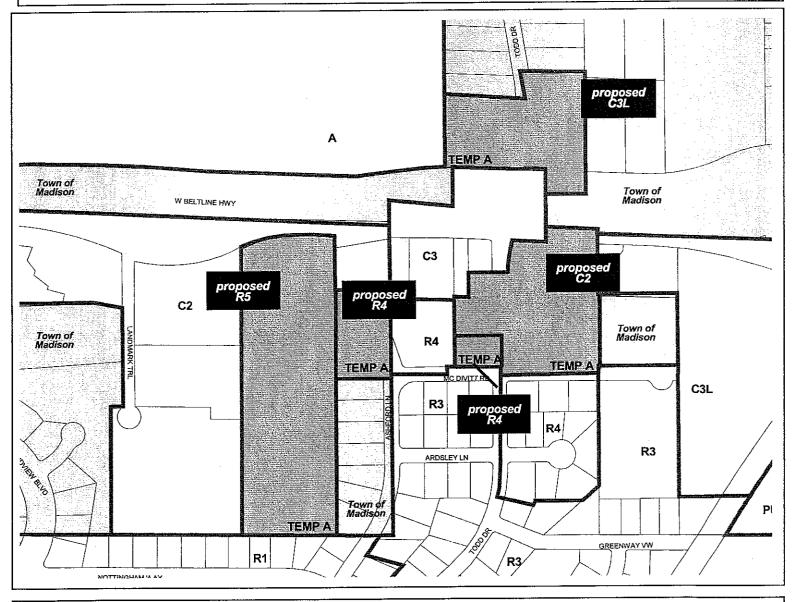
Public Hearing Dates:

Plan Commission _____04 April 2005

Common Council 19 April 2005



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.comor City Planning at 266-4635



Scale: 1" = 400' Planning Unit, Department of Planning & Development:

rpj

Date: 22 March 2005

722 Smooth Feed Sheets TM 2610 2800 Todd Dr.

98) 2/4/56/38 " Use template for 5160®

0709-343-0503-2 td Location: 2501 W Beltline Hwy ALLEN, GARY E & LAREE L ALLEN 2501 W BELTLINE HWY MADISON WI 53713

0709-334-1104-6 Location: 2809 Curry Pky ARBOR HILLS APTS LTD 1244 S PARK ST MADISON WI 53715

0709-334-0103-9 tđ Location: 2709 W Beltline Hwy BISHOP, DANIEL 3811 21 ST RACINE WI 53405

0709-334-0203-7 Location: 2713 McDivitt Rd CARROLL, EVELYN A 2713 MC DIVITT RD MADISON WI 53713-2911

0709-343-1001-5 tď Location: 2613 W Beltline Hwy CRESCENT REALTY CORP **PO BOX 500** EAST DUBUQUE IL 61025

0709-343-0802-8 Location: 2703 W Beltline Hwy E & K LAND LLC 10505 CORPORATE DR ST 101 PLEASANT PRAIRIE WI 53158

td 0709-343-0206-2 Location: 2610 Ardsley Cir GARSON, PETER M & RITA M GARSON PO BOX 620246 MIDDLETON WI 53562

0709-334-0401-7 Location: 2902 Nottingham Way GRAFF, MICHAEL B J & JEAN M PETERSEN 2902 NOTTINGHAM WAY MADISON WI 53713-3454

0709-334-1103-8 Location: 2921 Landmark Pl IDEAL BUILDERS INC **1402 EMIL ST MADISON WI 53713**

0709-343-1201-1 td Location: 2600 W Beltline Hwy JOHANNSEN, JOY 2600 W BELTLINE HWY **MADISON WI 53713**

0709-334-0101-3 tď Location: 2720 McDivitt Rd ARBOR ARMS LLC 2720 MCDIVITT RD **MADISON WI 53713**

0709-334-0106-3 Location: 2822 Ashford Ln ASHFORD AARMS APT HOMES % THOMAS RIPPLE 3800 REGENT ST MADISON WI 53705

0709-343-0204-6 Location: 2917 Todd Dr BOYD, NANCY C & BRETT W & BRIAN P BOYD 3202 DERBY DOWN **MADISON WI 53713**

0709-334-0308-5 Location: 3009 Ashford Ln CARTER, NAOMI 3009 ASHFORD LN MADISON WI 53713-2929

0709-343-1003-1 td Location: 2821 Todd Dr DRESSER IR, JOSEPH W 8523 REID DR MADISON WI 53717

0709-334-0309-3 Location: 3013 Ashford Ln FRANK, JEROLD J 3013 ASHFORD LN MADISON WI 53713-2929

td 0709-343-1007-3 Location: 2609 W Beltline Hwy GERVASI, VITO V J & BARBARA G GERVASI 2611 W BELTLINE HWY MADISON WI 53713

0709-343-1002-3 Location: 2815 Todd Dr HANSEN, ROGER D & NANCY M HANSEN 646 CHAIHAM TER **MADISON WI 53711**

0709-343-0804-4 Location: 2818 Todd Dr J D ASSOCIATES 5369 LACY RD MADISON WI 53701

td 0709-343-1005-7 Location: 2602 McDivitt Rd KAYSER FORD PO BOX 1526 **MADISON WI 53701**

0709-343-0605-6 Location: 2509 McDivitt Rd ARBOR COVENANT CHURCH 2509 MC DIVITI RD MADISON WI 53713-2907

0709-334-0208-7 Location: 2702 Ardsley Ln BENJAMIN, JOYCE M 2704 ARDSLEY LN MADISON WI 53713-2925

td 0709-343-0205-4 Location: 2614 Ardsley-Cir BOYD, NANCY C & BREIT W & BRIAN PBOYD 3202 DERBY DOWNS⊄ MADISON WI 53713

0709-334-0206-1 Location: 2710 Ardsley Ln CORONA PROPERTIES LLC 2102 RED ARROW TRL # 4 FITCHBURG WI 53711-4659

0709-334-0509-9 tđ Location: 2918 Nottingham Way DWYER, HELENE L 2918 NOTTINGHAM WAY MADISON WI 53713-3454

0709-343-0806-0 Location: 2702 McDivitt Rd FRANKLIN, STEPHEN J & KAREN K FRANKLIN 5609 THUNDERBIRD LN MONONA WI 53716

0709-334-0105-5 tđ Location: 2814 Ashford Ln GORMAN, GARY J % GORMAN & CO INC 1244 S PARK ST MADISON WI 53715

0709-334-0402-5 Location: 3010 Ashford Ln HARRIS, PAULA A 3010 ASHFORD LN MADISON WI 53713

0709-343-0201-2 Location: 2601 McDivitt Rd J&S PROPERTIES OF WISCONSIN LLC 1 SPEAR CIR MADISON WI 53713

0709-343-1004-9 Location: 2688 McDivitt Rd KAYSER FORD PO BOX 1526 MADISON WI 53701 ←

Laser

td 0709-334-0207-9 Location: 2706 Ardsley Ln KIRKSEY, TEVERLYN & LEVORA HARRIS 2706 ARDSLEY LN MADISON WI 53713-2925

td 0709-334-0510-6 Location: 2914 Nottingham Way MARX, DONALD & SUE 2914 NOTTINGHAM WAY MADISON WI 53713-3454

td 0709-334-0201-1 Location: 2701 McDivitt Rd MESSNER PROPERTIES LLC % DINNY BINGER 5720 MARGATE SI FITCHBURG WI 53711

td 0709-334-1101-2 Location: 2901 W Beltline Hwy MORTENSON INVESTMENT GROUP 3113 W BELILINE HWY MADISON WY 53713

td 0709-343-1101-3 Location: 2702 Todd Dr NATIONWIDE LIMITED PARTNERSHIP PO BOX 130 MARATHON WI 54448

td 0709-334-0202-9 Location: 2707 McDivitt Rd PUTNAM, ROSALYN 2707 MC DIVITT RD MADISON WI 53713-2911

td 0709-343-0803-6 Location: 2810 Todd Dr RIPPLE, THOMAS & ROBERT LINDHOLM EI AL 3800 REGENT ST MADISON WI 53705

td 0709-334-0508-1 Location: 3002 Nottingham Way TAYLOR, ROBERT & KATHRYN 3002 NOTTINGHAM WAY MADISON WI 53713-3456

td 0709-343-0805-2 Location: 2710 McDivitt Rd THOMPSON, DAVID W 2910 GRANDVIEW BLVD MADISON WI 53713

td 0709-334-1102-0 Location: 2909 Landmark Pl WISCONSIN PEER REVIEW 2909 LANDMARK PL MADISON WI 53713 0709-334-0507-3 ocation: 3006 Nottingham Way LEIN, MURRAY & ANDREA 106 NOTTINGHAM WAY (ADISON WI 53713-3456

0709-334-0511-4 ocation: 2910 Nottingham Way IATZINGER, JAMES H CYNTHIA J MATZINGER 910 NOTTINGHAM WAY IADISON WI 53713-3454

1 0709-334-0307-7 ocation: 3005 Ashford Ln IONSON CONSTRUCTION CO IIGH POINT SQUARE #100 14 D'ONOFRIO DR IADISON WI 53719-2045

1 0709-343-0504-0 ocation: 2525 W Beltline Hwy IUSTANG PROPERTIES LLC O BOX 1526 IADISON WI 53701

td 0709-334-0205-3 Location: 2714 Ardsley Ln RACEK, ELMER & SHARON 2714 ARDSLEY LN MADISON WI 53713-2925

td 0709-343-0207-0 Location: 2606 Ardsley Cir RIPPLE, THOMAS & JEFFREY & KRISTINE & PAUL ZIMDARS 3800 REGENT SI MADISON WI 53705-5220

td 0709-343-1202-9 Location: 2605 Todd Dr THE FOWLER COMPANY LLC PO BOX 5326 MADISON WI 53705

td 0709-334-0306-9 Location: 3001 Ashford Ln TUFTS, JOHN R 3001 ASHFORD LN MADISON WI 53713

td 0709-343-0801-0 Location: 2705 W Beltline Hwy ZHENG, CUNXIU & XUEQING SHI 2705 W BELTLINE HWY MADISON WI 53713 td 0709-343-0202-0 Location: 2609 McDivitt Rd LANIER, JAMES G & CATHY L LANIER 905 LEGEND DR WAUNAKEE WI 53597-0173

td 0709-334-0512-2 Location: 2906 Nottingham Way MCCOY, PAUL & DIANNE 2906 NOTTINGHAM WAY MADISON WI 53713-3454

td 0709-334-0104-7 Location: 2805 W Beltline Hwy MORTENSON INVESTMENT GROUP 3113 W BELTLINE HWY MADISON WI 53713

td 0709-343-1006-5 Location: 2529 W Beltling Hwy MUSTANG PROPERTIES LLC PO BOX 1526 MADISON WI 53701

td 0709-343-0203-8 Location: 2617 McDivitt Rd OU, SARITH & SATHIN OUK 909 DELAPLAINE CI MADISON WI 53715-1835

td 0709-334-0204-5 Location: 2717 McDivitt Rd REESER, SCOTT D & ANGELA D WYSE 2719 MC DIVITT RD MADISON WI 53713-2911

td 0709-334-0102-1 Location: 2711 W Beltline Hwy RJL PROPERTIES LLC 3544 TIMBER LN CROSS PLAINS WI 53528

td 0709-343-1102-1 Location: 2604 Todd Dr THE GOODMAN SISTERS LLC 7367 STATE HWY 69 BELLEVILLE WI 53508

td 0709-334-0901-7 Location: 3351 McCaffrey Dr UW REGENTS ARBORETUM VAN HISE HALL #1860 1120 LINDEN DR MADISON WI 53706-1525

Donna L Meier Town of Madison Clerk 2120 Fish Hatchery Road Madison, WI 53713