



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Master

File Number: 77250

File ID: 77250

File Type: Ordinance

Status: Council New
Business

Version: 1

Reference:

Controlling Body: Attorney's Office

File Created Date : 04/11/2023

File Name: GETAP Areas 2 & 3 Rezone

Final Action:

Title: Creating Section 28.022-00624 of the Madison General Ordinances to change the zoning of various properties located at 1754, 1755, 1798, and 1799 Thierer Road; 1745 Parkside Drive; 4002, 4016 and 4201 E Washington Avenue; 4102-4202 and 4302-4602 East Towne Boulevard; 2627-2651 East Springs Drive; and 4802-4814 Annamark Drive, 17th Alder District, from CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00625 of the Madison General Ordinances to change the zoning of all or portions of property generally addressed as 43, 53, 89, and 135 East Towne Mall; 4301, 4323, 4505, 4601, and 4725 East Towne Boulevard; 2201-2245 Zeier Road; 1701 Eagan Road; 4303 East Towne Way; and 2602 East Springs Drive, 17th Alder District, from CC (Commercial Center) District to RMX.

Notes: 6753GetapArea2-3RZ

Sponsors: Sabrina V. Madison

Effective Date:

Attachments: GETAP Area 2 & 3

Enactment Number:

Author: Kate Smith

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/11/2023	Referred for Introduction				
Action Text:		This Ordinance was Referred for Introduction					
Notes:		Plan Commission (Public Hearing - 5/8/23); Common Council (5/16/23)					

Text of Legislative File 77250

Fiscal Note

[Enter Fiscal Note Here]

Title

Creating Section 28.022-00624 of the Madison General Ordinances to change the zoning of various properties located at 1754, 1755, 1798, and 1799 Thierer Road; 1745 Parkside Drive;

4002, 4016 and 4201 E Washington Avenue; 4102-4202 and 4302-4602 East Towne Boulevard; 2627-2651 East Springs Drive; and 4802-4814 Annamark Drive, 17th Alder District, from CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00625 of the Madison General Ordinances to change the zoning of all or portions of property generally addressed as 43, 53, 89, and 135 East Towne Mall; 4301, 4323, 4505, 4601, and 4725 East Towne Boulevard; 2201-2245 Zeier Road; 1701 Eagan Road; 4303 East Towne Way; and 2602 East Springs Drive, 17th Alder District, from CC (Commercial Center) District to RMX.

Body

DRAFTER'S ANALYSIS: The ordinance rezones the various properties comprising East Towne Mall as well as nearby properties generally located along the southeasterly side of E Washington Avenue between Thierer Road and Annamark Drive from CC-T (Commercial Corridor-Transitional) and CC (Commercial Center) to RMX (Regional Mixed-Use) consistent with the land use recommendations in the Greater East Towne Area Plan adopted by the Common Council on February 22, 2022 by Resolution 22-00144 (ID 68802). See "Greater East Towne Area Plan Proactive Rezoning Area 2 and 3" Map.

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

1. Map Amendment 00624 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00624. The following described property is hereby rezoned to RMX (Regional Mixed-Use) District.

Lot 1, Certified Survey Map (CSM) 15677; Parts of Lots 1-2 and Lots 3-5, Melvin A. Randall Plat; Lots 1-4, CSM 1510; Lots 1-4, CSM 2205; Part of Lot 2, CSM 3382; Lots 1-2, CSM 15430; Lots 1-2, CSM 1521; Lots 1-4, CSM 2104; Lots 1-2, CSM 3989; Part of Lot 2 and Lots 3-4, CSM 4691; Lots 7-12, Regional East subdivision and other lands located in the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the NW 1/4 of Section 27 and the SE 1/4 of the NE 1/4, the SE 1/4 of the SW 1/4, and the NE 1/4, NW 1/4, SW 1/4 and SE 1/4 of the SE 1/4 of Section 28, all in T8N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Center of said Section 28; thence Southerly, along the North-South Quarter line and centerline of Portage Road, 1101 feet, more or less, to the centerline of Dwight Drive and the Point of Beginning; thence continuing Southerly and Southeasterly along said centerline of Portage Road, 317 feet, more or less, to the centerline of Parkside Drive; thence Southwesterly, Southerly and Southeasterly along said centerline, 905 feet, more or less, to the Southwesterly prolongation of the Southerly line of Lot 5, Melvin A. Randall Plat; thence Northeasterly and Easterly along said Southwesterly prolongation and Southerly line, and Southerly lines of Lots 3 and 4, CSM 1510 and its Easterly prolongation, 831 feet, more or less, to the centerline of Thierer Road; thence Northwesterly along said centerline, 174 feet, more or less, to the centerline of East Towne Boulevard; thence Northeasterly along said centerline, 4336 feet, more or less, to the centerline of East Springs Drive; thence Easterly and Northeasterly along said centerline, 649 feet, more or less, to the centerline of Annamark Drive; thence Northwesterly, Northerly and Northeasterly along said centerline, 729 feet, more or less, to the centerline of the E Washington Avenue off-ramp to eastbound Interstate 90/94; thence Northwesterly, Westerly and Southwesterly, along said centerline, 275 feet, more or less, to the centerline of E Washington Avenue; thence Southwesterly along said centerline, 4518 feet, more or less, to the centerline of Hagan Drive; thence Northwesterly along said centerline, 529 feet,

more or less, to the centerline of Dwight Drive; thence Southwesterly and Westerly, along said centerline, 189 feet, more or less, to the Point of Beginning. Said described area contains 68.4 acres, more or less. (Area 2)”

2. Map Amendment 00625 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00625. The following described property is hereby rezoned to RMX (Regional Mixed-Use) District.

Lot 1, Certified Survey Map (CSM) 11913; Lots 1-3, CSM 14486; Lots 1-2, CSM 14751; Lot 2, CSM 13722; Lots 1-2, CSM 14348; Part of Lots 1-2, CSM 6452; Outlot 1, Regional East III subdivision; Lot 2, CSM 9136; Parts of Lots 44-48, Regional East IV subdivision; and other lands located in the SW 1/4 and SE 1/4 of the NW 1/4 and the NW 1/4 and SW 1/4 of the SW 1/4 of Section 27 and the SE 1/4 of the NE 1/4, and the NE 1/4 and SE 1/4 of the SE 1/4 of Section 28, all in T8N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the SE Corner of said Section 28; thence Westerly, along the South line of the said SE 1/4 of Section 28, 446 feet, more or less, to the centerline of Eagan Road; thence Northerly and Northwesterly along said centerline, 1641 feet, more or less, to the centerline of East Towne Boulevard; thence Northeasterly along said centerline, 2952 feet, more or less, to the centerline of East Springs Drive; thence Easterly along said centerline, 644 feet, more or less, to the Northwesterly prolongation of the Southwesterly line of Lot 1, Madison East Towne subdivision; thence Southeasterly, along said prolongation and lot line, 401 feet, more or less; thence S 45°04'15" W, 839 feet, more or less; thence Southwesterly, 714 feet, more or less, to the centerline of Zeier Road; thence Southeasterly along said centerline, 517 feet, more or less, to the Northeasterly prolongation of the Westerly line of Lot 33, Regional East Phase II subdivision; thence Southwesterly and Southeasterly along said prolongation and lot line and the Westerly line of Lot 32, said Regional East Phase II, 715 feet, more or less; thence S44°13'43"W, 1551.97 feet, to a point of curve; thence Southwesterly 236.86 feet along the arc of a curve to the left having a radius of 300.00 feet, a central angle of 45°14'11" and a long chord bearing S21°36'37"W, 230.75 feet to the point of tangency thereof; thence S01°00'28"E, 95.05 feet, to the south line of the SW 1/4 of said Section 27, also being the centerline of Lien Road; thence S89°00'15"W, along said south line, 141.60 feet, to the Point of Beginning. Said described parcel contains 109.67 acres, more or less. (Area 3)”