

**CITY OF MADISON, WISCONSIN**

AN ORDINANCE \_\_\_\_\_

**creating Section 28.06(2)(a)3047** of the Madison General Ordinances rezoning property **from C** Conservancy District **to PUD(GDP)** Planned Unit Development (General Development Plan) District, and **creating Section 28.06(2)(a)3048** 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: 30 Condominium Units, Open Space and Community Gardens

**18<sup>th</sup> Ald. Dist.**  
**502 & 602 Troy Drive**

Drafted by: Katherine C. Noonan  
Assistant City Attorney

Date: December 7, 2004

Fiscal Note: No expenditure required.

SPONSORS: Common Council (By Petition)

PRESENTED December 14, 2004  
REFERRED Plan Commission;

Zoning Administration  
REREFERRED \_\_\_\_\_

REPORTED BACK \_\_\_\_\_

ADOPTED \_\_\_\_\_ POF \_\_\_\_\_  
RULES SUSP. \_\_\_\_\_ Tabled \_\_\_\_\_

PUBLIC HEARING P.C. 2/7/05  
C.C. 2/15/05

\* \* \* \*

MAYOR SIGNED \_\_\_\_\_  
PUBLISHED \_\_\_\_\_

\* \* \* \*

APPROVAL OF FISCAL NOTE IS NEEDED  
BY THE COMPTROLLER'S OFFICE  
Approved By \_\_\_\_\_  
Comptroller's Office

\* \* \* \*

ORDINANCE NUMBER \_\_\_\_\_  
ID NUMBER \_\_\_\_\_

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 3047. 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)3047. The following described property is hereby omitted from the C Conservancy District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District:

A parcel of land located in the NW1/4, SW1/4 and SE1/4 of the SE1/4 of Section 26, T8N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit:

Commencing at the south quarter corner of said Section 26; thence N89°48'44"E, along the south line of the said SE1/4, 374.37 feet to the point of beginning; thence N01°05'39"E, 1033.01 feet; thence N89°48'44"E, 82.00 feet; thence N01°05'39"E, 356.97 feet; thence N84°50'42"E, 620.37 feet to the southwesterly right-of-way of the Wisconsin and Southern Railroad; thence S38°55'03"E, along said right-

**Approved as to form:**

of-way 149.78 feet; thence N89°48'24"E, continuing along said right-of-way, 33.33 feet; thence S38°55'03"E, continuing along said right-of-way, 800.66 feet to the start of a curve; thence northwesterly on a curve to the left which has a radius of 467.00 feet and a chord which bears N61°10'11"W, 91.34 feet to the most northerly corner of Lot 28, First Addition to Fairfield Manor, recorded in Volume 33 of Plats, Page 43, Dane County Registry; thence S50°37'05"W, 49.81 feet to a point on the east line of Lot 1, Fairfield Manor, recorded in Volume 21 of Plats, Page 17, Dane County Registry; thence N00°31'05"E, 59.70 feet to the northeast corner of said Lot 1; thence S89°54'02"W, 273.10 feet to the northwest corner of Lot 3 of said Plat of Fairfield Manor; thence S00°55'26"W, along the westerly line of said plat, 44.05 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 2,526.44 feet and a chord which bears S80°25'13"W, 93.39 feet; thence S79°21'42"W, 231.65 feet; thence S00°55'26"W, 498.36 feet; thence S89°48'44"W, 49.64 feet; thence S00°11'16"E, 175.29 feet; thence S89°48'44"W, 588.16 feet to the point of beginning. Containing 1,128,268 square feet (25.90 acres).

AND

A parcel of land located in the NW1/4, SW1/4 and SE1/4 of the SE1/4 of Section 26, T8N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 26; thence N89°48'44"E, along the south line of the said SE1/4, 374.37 feet to the point of beginning; thence N01°05'39"E, 1033.01 feet; thence N89°48'44"E, 82.00 feet; thence N01°05'39"E, 356.97 feet; thence N84°50'42"E, 620.37 feet to the southwesterly right-of-way of the Wisconsin and Southern Railroad; thence S38°55'03"E, along said right-of-way 149.78 feet; thence N89°48'24"E, continuing along said right-of-way, 33.33 feet; thence S38°55'03"E, continuing along said right-of-way, 800.66 feet to the start of a curve; thence northwesterly on a curve to the left which has a radius of 467.00 feet and a chord which bears N61°10'11"W, 91.34 feet to the most northerly corner of Lot 28, First Addition to Fairfield Manor, recorded in Volume 33 of Plats, Page 43, Dane County Registry; thence S50°37'05"W, 49.81 feet to a point on the east line of Lot 1, Fairfield Manor, recorded in Volume 21 of Plats, Page 17, Dane County Registry; thence N00°31'05"E, 59.70 feet to the northeast corner of said Lot 1; thence S89°54'02"W, 273.10 feet to the northwest corner of Lot 3 of said Plat of Fairfield Manor; thence S00°55'26"W, along the westerly line of said plat, 775.00 feet to the south line of the said southeast 1/4; thence S89°48'44"W, along said southerly line, 953.23 feet to the point of beginning. Containing 1,360,779 square feet (31.24 acres).

AND ALSO

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 26, T8N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 26; thence N89°48'44"E, along the south line of the said SE 1/4, 962.54 feet to the point of beginning; thence N00°11'16"W, 175.29 feet; thence N89°48'44"E, 49.64 feet; thence N00°55'26"E, 498.36 feet; thence N79°21'42"E, 231.65 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 2,526.44 feet and a chord which bears N80°25'13"E, 93.39 feet; to the west line of Fairfield Manor, recorded in Volume 21 of Plats, Page 17, Dane County Registry; thence S00°55'26"W, along said west plat line, 730.95 feet; thence S89°48'44"W, 365.07 feet to the point of beginning. Containing 232,511 square feet (5.34 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 3048. 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)3048. 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:

A parcel of land located in the NW1/4, SW1/4 and SE1/4 of the SE1/4 of Section 26, T8N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit:

Commencing at the south quarter corner of said Section 26; thence N89°48'44"E, along the south line of the said SE1/4, 374.37 feet to the point of beginning; thence N01°05'39"E, 1033.01 feet; thence N89°48'44"E, 82.00 feet; thence N01°05'39"E, 356.97 feet; thence N84°50'42"E, 620.37 feet to the southwesterly right-of-way of the Wisconsin and Southern Railroad; thence S38°55'03"E, along said right-of-way 149.78 feet; thence N89°48'24"E, continuing along said right-of-way, 33.33 feet; thence S38°55'03"E, continuing along said right-of-way, 800.66 feet to the start of a curve; thence northwesterly on a curve to the left which has a radius of 467.00 feet and a chord which bears N61°10'11"W, 91.34 feet to the most northerly corner of Lot 28, First Addition to Fairfield Manor, recorded in Volume 33 of Plats, Page 43, Dane County Registry; thence S50°37'05"W, 49.81 feet to a point on the east line of Lot 1, Fairfield Manor, recorded in Volume 21 of Plats, Page 17, Dane County Registry; thence N00°31'05"E, 59.70 feet to the northeast corner of said Lot 1; thence S89°54'02"W, 273.10 feet to the northwest corner of Lot 3 of said Plat of Fairfield Manor; thence S00°55'26"W, along the westerly line of said plat, 44.05 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 2,526.44 feet and a chord which bears S80°25'13"W, 93.39 feet; thence S79°21'42"W, 231.65 feet; thence S00°55'26"W, 498.36 feet; thence S89°48'44"W, 49.64 feet; thence S00°11'16"E, 175.29 feet; thence S89°48'44"W, 588.16 feet to the point of beginning. Containing 1,128,268 square feet (25.90 acres).

AND

A parcel of land located in the NW1/4, SW1/4 and SE1/4 of the SE1/4 of Section 26, T8N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit; Commencing at the south quarter corner of said Section 26; thence N89°48'44"E, along the south line of the said SE1/4, 374.37 feet to the point of beginning; thence N01°05'39"E, 1033.01 feet; thence N89°48'44"E, 82.00 feet; thence N01°05'39"E, 356.97 feet; thence N84°50'42"E, 620.37 feet to the southwesterly right-of-way of the Wisconsin and Southern Railroad; thence S38°55'03"E, along said right-of-way 149.78 feet; thence N89°48'24"E, continuing along said right-of-way, 33.33 feet; thence S38°55'03"E, continuing along said right-of-way, 800.66 feet to the start of a curve; thence northwesterly on a curve to the left which has a radius of 467.00 feet and a chord which bears N61°10'11"W, 91.34 feet to the most northerly corner of Lot 28, First Addition to Fairfield Manor, recorded in Volume 33 of Plats, Page 43, Dane County Registry; thence S50°37'05"W, 49.81 feet to a point on the east line of Lot 1, Fairfield Manor, recorded in Volume 21 of Plats, Page 17, Dane County Registry; thence N00°31'05"E, 59.70 feet to the northeast corner of said Lot 1; thence S89°54'02"W, 273.10 feet to the northwest corner of Lot 3 of said Plat of Fairfield Manor; thence S00°55'26"W, along the westerly line of said plat, 775.00 feet to the south line of the said southeast 1/4; thence S89°48'44"W, along said southerly line, 953.23 feet to the point of beginning. Containing 1,360,779 square feet (31.24 acres).

AND ALSO

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 26, T8N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 26; thence N89°48'44"E, along the south line of the said SE 1/4, 962.54 feet to the point of beginning; thence N00°11'16"W, 175.29 feet; thence N89°48'44"E, 49.64 feet; thence N00°55'26"E, 498.36 feet; thence N79°21'42"E, 231.65 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 2,526.44 feet and a chord which bears N80°25'13"E, 93.39 feet; to the west line of Fairfield Manor, recorded in Volume 21 of Plats, Page 17, Dane County Registry; thence S00°55'26"W, along said west plat line, 730.95 feet; thence S89°48'44"W, 365.07 feet to the point of beginning. Containing 232,511 square feet (5.34 acres)."