

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 February 20, 2006 at 6:00 p.m. before the Plan Commission, where opportunity will be afforded to all interested in being heard; and on Tuesday, March 7, 2006 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 2810-2818 Todd Drive/2703-2805 W. Beltline
Ordinance File #02720 ● Sponsor: Common Council By Petition

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

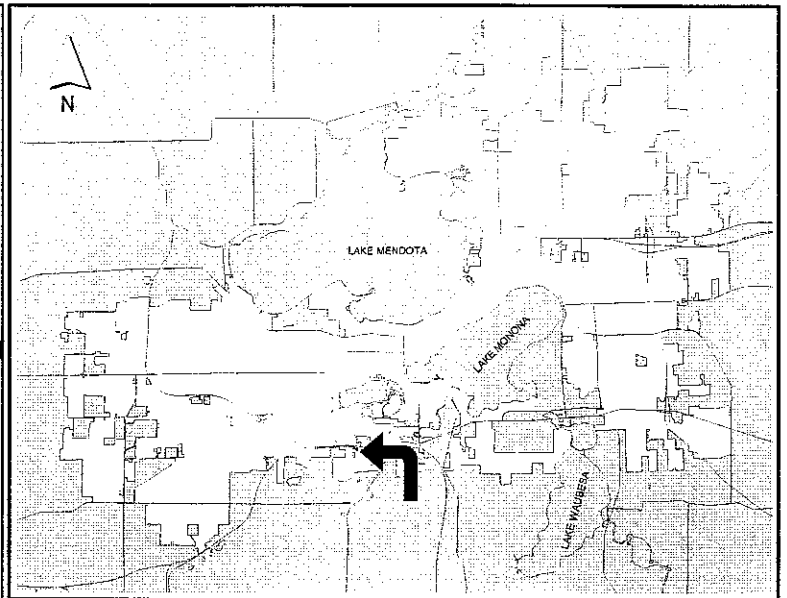
1. WHEREAS, a PUD(GDP) Planned Unit Development (General Development Plan) District has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations. NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows: Paragraph 3161 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) 3161. The following described property is hereby omitted from the Temp A Agriculture District, C2 General Commercial District and C3 Highway Commercial District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District: A parcel of land located in the SE ¼ of the SE ¼ of Section 33 and also in the SW ¼ of the SW ¼ of Section 34, all in T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the West ¼ corner of said Section 34; thence S00°05'50"W, 1420.88 feet along the west line of said SW ¼ of Section 34 to a point on the southerly right-of-way (R/W) line of West Beltline Highway (U.S.H. 12, 14, 18 & 151), said point being the point of beginning; thence S87°20'37"E, 183.94 feet along said West Beltline Highway R/W line to a point of curvature; thence Southeasterly, 22.97 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 87°43'35" and a long chord bearing S43°28'49"E, 20.79 feet to the point of tangency thereof; thence S00°22'58"W, 384.92 feet along the westerly R/W of Todd Drive; thence N89°38'06"W, 158.90 feet along the north lines of Lot 3 and Lot 2 of Arbor Heights; thence N00°22'58"E, 156.42 feet along the east line of Lot 1, Arbor Heights; thence N87°15'35"W, 181.85 feet along the north line of said Lot 1; thence N89°35'53"W, 80.00 feet along said north line; thence N00°23'57"E, 22.67 feet along the east line of Lot 37, First Addition To Arbor Heights; thence N87°16'03"W, 227.69 feet along the south line of Lot 36, First Addition To Arbor Heights; thence N00°18'56"E, 229.19 feet along the west line of said Lot 36; thence S87°20'37"E, 450.51 feet along the southerly R/W line of the West Beltline Highway to the point of beginning. The above-described parcel contains 181,430 square feet, more or less, or 4.17 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 3162 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)3162. 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 SE ¼ of the SE ¼ of Section 33 and also in the SW ¼ of the SW ¼ of Section 34, all in T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the West ¼ corner of said Section 34; thence S00°05'50"W, 1420.88 feet along the west line of said SW ¼ of Section 34 to a point on the southerly right-of-way (R/W) line of West Beltline Highway (U.S.H. 12, 14, 18 & 151), said point being the point of beginning; thence S87°20'37"E, 183.94 feet along said West Beltline Highway R/W line to a point of curvature; thence Southeasterly, 22.97 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 87°43'35" and a long chord bearing S43°28'49"E, 20.79 feet to the point of tangency thereof; thence S00°22'58"W, 384.92 feet along the westerly R/W of Todd Drive; thence N89°38'06"W, 158.90 feet along the north lines of Lot 3 and Lot 2 of Arbor Heights; thence N00°22'58"E, 156.42 feet along the east line of Lot 1, Arbor Heights; thence N87°15'35"W, 181.85 feet along the north line of said Lot 1; thence N89°35'53"W, 80.00 feet along said north line; thence N00°23'57"E, 22.67 feet along the east line of Lot 37, First Addition To Arbor Heights; thence N87°16'03"W, 227.69 feet along the south line of Lot 36, First Addition To Arbor Heights; thence N00°18'56"E, 229.19 feet along the west line of said Lot 36; thence S87°20'37"E, 450.51 feet along the southerly R/W line of the West Beltline Highway to the point of beginning. The above-described parcel contains 181,430 square feet, more or less, or 4.17 acres."

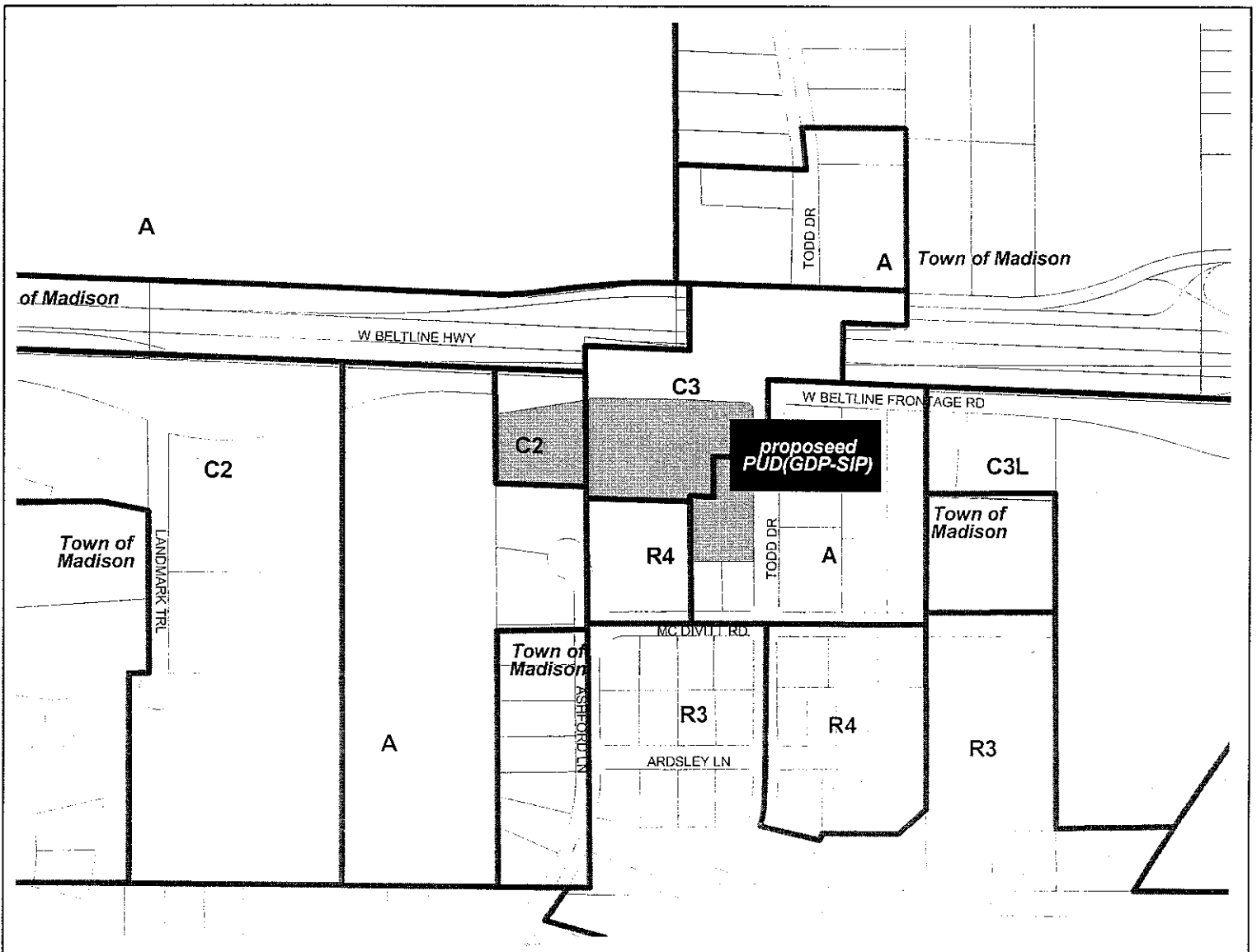
CITY OF MADISON

Proposed Demolition & Rezoning

Location: 2810-2818 Todd Drive/
 2703-2805 West Beltline Frontage Road
Applicant: Bradley Hutter - Landmark Gate, LLC/
 Andrew Inman - Vierbicher Associates, Inc.
From Temp A, C2 and C3 **District(s)**
To PUD (GDP-SIP) **District(s)**
Existing Use: Commercial and Residential Uses
Proposed Use: Demolish 4 Commercial Buildings,
 1 Apartment Building and 1 Private
 Clubhouse and Build 4-Story, 91,665 sq
 Retail and Office Building
File No. _____
Public Hearing Dates: _____
Plan Commission 20 February 2006
Common Council 07 March 2006



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



2810td 0709-334-1104-6
 Location: 2809 Curry Pky
 AKIN, CALVIN M
 12630 W NORTH AVE
 BROOKFIELD WI 53005

2810td 0709-334-0101-3
 Location: 2720 McDivitt Rd
 ARBOR ARMS LLC
 2720 MCDIVITT RD
 MADISON WI 53713

2810td 0709-334-0106-3
 Location: 2822 Ashford Ln
 ASHFORD AARMS APT HOMES
 % THOMAS RIPPLE
 3800 REGENT ST
 MADISON WI 53705

2810td 0709-334-0103-9
 Location: 2709 W Beltline Hwy
 BISHOP, DANIEL
 2924 RAPIDS DR
 RACINE WI 53404-1623

2810td 0709-343-1001-5
 Location: 2613 W Beltline Hwy
 CRESCENT REALTY CORP
 PO BOX 500
 EAST DUBUQUE IL 61025

2810td 0709-343-1003-1
 Location: 2821 Todd Dr
 DRESSER TR, JOSEPH W
 8523 REID DR
 MADISON WI 53717

2810td 0709-343-0802-8
 Location: 2703 W Beltline Hwy
 E & K LAND LLC
 10505 CORPORATE DR ST 101
 PLEASANT PRAIRIE WI 53158

2810td 0709-343-0806-0
 Location: 2702 McDivitt Rd
 FRANKLIN, STEPHEN J
 & KAREN K FRANKLIN
 5609 THUNDERBIRD LN
 MONONA WI 53716

2810td 0709-343-1002-3
 Location: 2815 Todd Dr
 HANSEN, ROGER D
 & NANCY M HANSEN
 646 CHATHAM TER
 MADISON WI 53711

2810td 0709-334-0105-5
 Location: 2814 Ashford Ln
 J & S PROPERTIES OF
 WISCONSIN LLC
 1 SPEAR CIR
 MADISON WI 53713

2810td 0709-343-0804-4
 Location: 2818 Todd Dr
 J D ASSOCIATES
 912 ERIN ST
 MADISON WI 53715

2810td 0709-343-0803-6
 Location: 2810 Todd Dr
 LG I LLC
 1406 EMIL ST
 MADISON WI 53713

2810td 0709-334-0102-1
 Location: 2711 W Beltline Hwy
 LG I LLC
 2711 W BELILINE HWY
 MADISON WI 53713

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 Location: 2701 McDivitt Rd
 MESSNER PROPERTIES LLC
 % DINNY BINGER
 5720 MARGATE ST
 FITCHBURG WI 53711

2810td 0709-334-0104-7
 Location: 2805 W Beltline Hwy
 MORTENSON INVESTMENT
 GROUP
 3113 W BELILINE HWY
 MADISON WI 53713

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2810td 0709-334-1104-6
Location: 2917 Curry Pky # 22
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2810td 0709-334-1104-6
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Location: 2917 Curry Pky # B
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2917 Curry Pky # B
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Location: 2928 Curry Pky # 10
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2810td 0709-334-1104-6
Location: 2929 Curry Pky # 9
OCCUPANT
2929 Curry Pky # 9
Madison WI 53713

2810td 0709-334-0202-9
Location: 2707 McDivitt Rd
PUTNAM, ROSALYN
2707 MC DIVITT RD
MADISON WI 53713-2911

2810td 0709-334-0203-7
Location: 2713 McDivitt Rd
R & W PROPERTY GROUP LLC
201 W WATER ST
CAMBRIDGE WI 53523

2810td 0709-343-0805-2
Location: 2710 McDivitt Rd
THOMPSON, DAVID W
2910 GRANDVIEW BLVD
MADISON WI 53713

2810td 0709-343-0801-0
Location: 2705 W Beltline Hwy
ZHENG, CUNXIU
& XUEQING SHI
2705 W BELTLINE HWY
MADISON WI 53713

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

r2810td/2703wbfr 2-20
Tim Bruer
Alder District 14
City of Madison Common Council
Room 417 CCB

r2810td/2703wbfr 2-20
Arbor Hills Neighborhood Assn
Sheri Carter
3009 Ashford Ln
Madison WI 53713