

# CITY OF MADISON, WISCONSIN

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

PRESENTED November 29, 2011

REFERRED Plan Commission

Creating Section 28.06(2)(a)3570. of the Madison General Ordinances rezoning property from A Agriculture and PUD (GDP) Planned Unit Development (General Development Plan) District and PUD (SIP) Planned Unit Development (Specific Implementation Plan) to Amended PUD(GDP) Planned Unit Development (General Development Plan) and create Section 28.06(2)a)3571 of the Madison General Ordinance rezoning property from A Agriculture and PUD (GDP) Planned Unit Development (General Development Plan) to Amended PUD(GDP) Planned Unit Development (General Development Plan) and R2T Single-Family Residence District.

RULES SUSPENSION \_\_\_\_\_

PUBLIC HEARING \_\_\_\_\_

PC 1-23-2012

CC 02-07-2012

Proposed Use: GDP for 109,000 sq. ft. of future retail/office, a 24,000 sq. ft. library, 110 multi-family units and a subdivision plan for 18 single-family lots, 5 town center lots and 1 outlot

4th Aldermanic District  
6002 Cottage Grove Road, 5901-5939  
Sharpsburg Drive and 857 Jupiter Drive

Drafted by: Katherine Noonan

Date: November 11, 2011

SPONSORS: Planning Division

DRAFTER'S ANALYSIS: Rezone 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive and 857 Jupiter Drive

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

1. Paragraph 3570. 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)3570. The following described property is hereby omitted from the A Agriculture and PUD (GDP) Planned Unit Development (General Development Plan) District and PUD (SIP) Planned Unit Development (Specific Implementation Plan) and added to the Amended PUD (GDP) Planned Unit Development (General Development Plan) District.

Approved as to form:

### **Amended PUD – GDP Area**

Lots 1 and 2, Certified Survey Map No. 11058, recorded in Volume 66 of Certified Survey Maps, on Pages 221-225, as Document No. 3908382, Dane County Registry, Lot 3, Certified Survey Map No. 11827, recorded in Volume 72 of Certified Survey Maps on Pages 223-227, as Document No. 4203096, Dane County Registry, Lots 1 and 2, Certified Survey Map No. 12305, recorded in Volume 76 of Certified Survey Maps, on Pages 166-169, as Document No. 4371415, Dane County Registry located in the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin and a parcel of land located in the SW1/4 of the NE1/4 of said Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin described as follows: Commencing at the north ¼ corner of said Section 11; thence S00°57'41"E, 1985.67 feet to the most northerly corner of Outlot 17 Grandview Commons; thence N87°59'25"E along the south line of Lots 310-304 of said Grandview Commons, 405.07 feet to the northwest corner of Lot 296 Grandview Commons; thence S00°57'41"E along the west line of said lot and west line extended, 158.43 feet to the point of beginning; thence continuing S00°57'41"E along the west line of Lots 295, 290 and 289 Grandview Commons, 443.90 feet to a point on the north right-of-way line of Cottage Grove Road; thence S88°24'55"W along said north right-of-way line, 405.02 feet to the southeast corner of Lot 2 Certified Survey Map No. 12305; thence N00°57'41"W along the east line and east line extended of said Lot 2, 449.03 feet to a point on a curve; thence southeasterly on a curve to the left which has a radius of 180.00 feet and a chord which bears S82°27'42"E, 61.93 feet; thence N87°37'58"E, 343.86 feet to the point of beginning. Total area of rezone 462,152 square feet (10.610 acres)."

2. Paragraph 3571 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)3571. The following described property is hereby omitted from the A Agriculture and PUD (GDP) Districts and added to the R2T Single-Family Residence District.

### **Area to be zoned R2T**

Lots 287, 288, 289, 290, 291, 294, 295, 296, 297, 298, Outlot 17 and part of vacated Kilpatrick Lane, Grandview Commons, recorded in Volume 58-005A of Plats on Pages 19–33 as Document No. 3583911, Dane County Registry, and a parcel of land all located in the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the north ¼ corner of said Section 11; thence S00°57'41"E, 1985.67 feet to the most northerly corner of said Outlot 17 and the point of beginning; thence N87°59'25"E along the south line of Lots 310-304 of said Grandview Commons, 405.07 feet to the northwest corner of said Lot 296; thence N87°37'58"E along the north line of Lots 296-298, 222.22 feet to the northeast corner of said Lot 298; thence S02°22'02"E along the east line of said Lot 298, 102.39 feet to the southeast corner of said Lot 298 and a point on the north right-of-way line of Big Dipper Drive; thence S87°37'58"W along said north right-of-way line, 224.73 to the southwest corner of said Lot 296; thence S00°57'41"E, 56.01 feet to the northwest corner of said Lot 295 and a point on the south right-of-way line of Big Dipper Drive; thence N87°37'58"E along said south right-of-way line, 213.13 feet to the northeast corner of said Lot 294; thence S02°22'02"E along the east line of said Lot 294, 111.76 feet to the southeast corner of said Lot 294; thence S87°37'58"W along the south line of said Lot 294, 12.83 feet to the northeast corner of said Lot 291; thence S03°13'14"E along the east line and east line extended of said Lot 291, 170.97 feet to a point on the south right-of-way line of Kilpatrick Lane; thence N86°46'46"E along said south right-of-way line, 71.19 feet to a point of curve; thence southeasterly along the west right-of-way line of McLean Drive on a curve to the right which has a radius of 25.00 feet and a chord that bears S47°24'10"E, 35.86 feet; thence S01°35'05"E along said west right-of-way line, 116.02 feet to a point of curve; thence southwesterly along the north right-of-way line of Cottage Grove Road on a curve to the right which has a radius of 25.00 feet and a chord which bears S43°24'55"W, 35.36 feet; thence S88°24'55"W along said north right-of-way line, 283.38 to the southwest corner of said Lot 289; thence N00°57'41"W along the west line of said Lots 289, 290 and 295, 499.92 feet to the southwest corner of said Lot 296; thence S87°37'58"W, 342.24 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 120.00 feet and a chord which bears N65°44'23"W, 107.57 feet to a point on the southwesterly line of said Outlot 17; thence N39°06'44"W

along said southwesterly line, 24.08 feet to the most westerly corner of said Outlot 17; thence N50°57'57"E along the northwesterly line of said Outlot 17, 62.65 feet to the point of beginning. Containing 176,083 square feet (4.042 acres)."