



# City of Madison

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

## Master

**File Number: 29643**

**File ID:** 29643

**File Type:** Ordinance

**Status:** Public Hearing

**Version:** 1

**Reference:**

**Controlling Body:** PLAN  
COMMISSION

**Lead Referral:** PLAN COMMISSION

**Cost:**

**File Created Date :** 04/01/2013

**File Name:** Rezone 310-402 Cottage Grove Road and 904  
Dempsey Road

**Final Action:**

**Title:** Creating Section 28.022 - 00052 of the Madison General Ordinances rezoning property from A (Agricultural) District to TE (Traditional Employment) District and creating Section 28.022 - 00053 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-U2 (Traditional Residential-Urban District 2) District and creating Section 28.022 - 00054. of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-C3 (Traditional Residential - Consistent District 3) District. Proposed Use: Royster Clark Development, creating 53 residential lots, 3 retail/office lots, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots. 15th Aldermanic District; 310-402 Cottage Grove Road and 904 Dempsey Road.

**Notes:** 5248cottagegrove

**Code Sections:**

**CC Agenda Date:** 04/16/2013

**Indexes:**

**Agenda Number:** 140.

**Sponsors:** Planning Division

**Effective Date:**

**Attachments:**

**Enactment Number:**

**Author:** Maureen O'Brien

**Hearing Date:**

**Entered by:** smautz@cityofmadison.com

**Published Date:**

### Approval History

| Version | Date       | Approver      | Action              |
|---------|------------|---------------|---------------------|
| 1       | 04/01/2013 | Michael May   | Approved as to Form |
| 1       | 04/01/2013 | Daniel Bohrod | Approve             |

### History of Legislative File

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|

|   |                     |  |                             |                 |      |
|---|---------------------|--|-----------------------------|-----------------|------|
| 1 | Attorney's Office   | 04/01/2013   | Referred for Introduction   |                 |      |
|   | <b>Action Text:</b> | This Ordinance was Referred for Introduction   |                             |                 |      |
|   | <b>Notes:</b>       | Plan Commission; Public Hearings: Plan Commission 5/6/13, Common Council 5/21/13   |                             |                 |      |
| 1 | COMMON COUNCIL      | 04/16/2013   | Referred for Public Hearing | PLAN COMMISSION | Pass |
|   | <b>Action Text:</b> | A motion was made by Schmidt, seconded by Resnick, to Referred for Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other. |                             |                 |      |
|   | <b>Notes:</b>       |  |                             |                 |      |

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## Text of Legislative File 29643

### Fiscal Note

No appropriation is required.

### Title

Creating Section 28.022 - 00052 of the Madison General Ordinances rezoning property from A (Agricultural) District to TE (Traditional Employment) District and creating Section 28.022 - 00053 of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-U2 (Traditional Residential-Urban District 2) District and creating Section 28.022 - 00054. of the Madison General Ordinances rezoning property from A (Agricultural) District to TR-C3 (Traditional Residential - Consistent District 3) District. Proposed Use: Royster Clark Development, creating 53 residential lots, 3 retail/office lots, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots. 15th Aldermanic District; 310-402 Cottage Grove Road and 904 Dempsey Road.

### Body

DRAFTER'S ANALYSIS: Rezone 310-402 Cottage Grove Road and 904 Dempsey Road. Royster Clark Development, creating 53 residential lots, 3 retail/office lots, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots.

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

1. Map Amendment 00052 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.00052. The following described property is hereby omitted from A (Agricultural) District and added to the TE (Traditional Employment) District:

A parcel of land being part of Lot 1 and Lot 2, C.S.M. No. 13176, located in the SE 1/4 of the NW 1/4, Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 9; thence along the east line of said NW 1/4, S00°58'53"E, 2598.73 feet; thence S87°43'25"W, 57.40 feet to the northerly right of way line of C.T.H. "BB" and the point of beginning; thence along said northerly right of way line, S87°43'25"W, 708.07 feet; thence N00°48'05"W, 103.85 feet; thence along the arc of a curve concaved easterly having a radius of 300.00 feet and a long chord bearing N05°37'48"E, a distance of 67.21 feet; thence N12°03'41"E, 30.35 feet; thence N89°01'07"E, 342.57 feet; thence N00°58'53"W, 314.00 feet; thence S89°01'07"W, 33.00 feet; thence N00°56'00"W, 313.80 feet; thence N30°44'19"E, 140.79 feet to the southwesterly railroad right of way line of Union Pacific Corporation; thence along said southwesterly railroad right of way line, S59°15'41"E, 392.06 feet to the westerly right of way line of Dempsey Road; thence along said westerly right of way line, S00°59'24"E, 700.64 feet; thence along the arc of a curve concaved northwesterly having a radius of 25.00 feet and a long chord bearing S43°27'57"W, a distance

of 34.96 feet to the point of beginning. This description contains 395,478 square feet or 9.08 acres.

2. Map Amendment 00053 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022 -- 00053. The following described property is hereby omitted from the A (Agricultural) District and added to the TR-U2 (Traditional Residential - Urban District 2) District:

A parcel of land being part of Lot 1 and Lot 2, C.S.M. No. 13176, located in the SE 1/4 of the NW 1/4, Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 9; thence along the east line of said NW 1/4, S00°58'53"E, 2598.73 feet; thence S87°43'25"W, 57.40 feet to the northerly right of way line of C.T.H. "BB"; thence along said northerly right of way line, S 87°43'25" W, 708.07 feet to the point of beginning; thence continuing along said northerly right of way line, S87°43'25"W, 265.20 feet; thence N00°58'03"W, 520.17 feet; thence N89°01'07"E, 622.49 feet; thence S00°58'53"E, 314.00 feet; thence S89°01'07"W, 342.57 feet; thence S 12°03'41"W, 30.35 feet; thence along the arc of a curve concaved easterly having a radius of 300.00 feet and a long chord bearing S05°37'48"W, a distance of 67.21 feet; thence S00°48'05"E, 103.85 feet to the point of beginning. This description contains 249,889 square feet or 5.74 acres."

3. Map Amendment 00054 of Section 28.022 of the Madison General ordinances is hereby created to read as follows:

"28.022 -- 00054. The following described property is hereby omitted from the A (Agricultural) District and added to the TR-C3 (Traditional Residential - Consistent District 3) District:

A parcel of land being part of Lot 1 and Lot 2, C.S.M. No. 13176, and part of Lot 1, C.S.M. No. 4780, located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 9; thence along the east line of said NW 1/4, S00°58'53"E, 2598.73 feet; thence S87°43'25"W, 57.40 feet to the northerly right of way line of C.T.H. "BB"; thence along said northerly right of way line, S87°43'25"W, 973.27 feet; thence N 00°58'03" W, 520.17 feet to the point of beginning;

thence continuing N00°58'03"W, 114.91 feet; thence S89°06'24"W, 261.13 feet to the easterly right of way line of Royster Avenue; thence along said easterly right of way line, N00°55'03"W, 737.43 feet to the northeasterly right of way line of Sargent Street; thence along said northeasterly right of way line, N59°11'02"W, 35.27 feet to the easterly line of Block 9, First Addition to Olbrich Park Addition; thence along said easterly line, N00°27'51"W, 151.08 feet to the southwesterly railroad right of way line of Union Pacific Corporation; thence along said southwesterly railroad right of way line, S59°15'41"E, 1119.96 feet; thence S30°44'19"W, 140.79 feet; thence S00°56'00"E, 313.80 feet; thence S 89°01'07"W, 589.49 feet to the point of beginning. This description contains 611,613 square feet or 14.04 acres."