

**LEGISTAR #45541 – Version 1**

DRAFTER'S ANALYSIS: This ordinance changes the zoning of property located at 1302-1430 Reiner Road from A (Agricultural) District to TR-C3 (Traditional Residential – Consistent 3) and TR-U1 (Traditional Residential – Urban 1) District, creating 130 single-family lots, 11 lots for four-unit dwellings, 1 lot for multi-family development, and 5 public outlots for park and stormwater management for Woods Farms.

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NOW, THEREFORE, the Common Council of the City of Madison do hereby ordain as follows:

1. Map Amendment 00267 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property to TR-C3 (Traditional Residential – Consistent 3) District:

Part of Lots 1 and 2 of Certified Survey Map Number 8175, as recorded in Volume 44 of Certified Survey Maps on pages 50-52, as document number 2754753, Dane County Registry, also Part of Lots 1 and 2 of Certified Survey Map Number 9866, as recorded in Volume 57 of Certified Survey Maps on pages 150-153, as Document Number 3261794, Dane County Registry, also part of the Northeast Quarter and the Southeast Quarter of Northeast Quarter of Section 35, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northeast quarter corner of said Section 35; thence S00°43'18"W along the East line of the Northeast quarter of said Section 35, 1066.22 feet; thence S88°23'32"W, 40.03 feet to the Northeast corner of Lot 1, said Certified Survey Map Number 8175 also the Westerly right-of-way line of Reiner Road; thence along said Westerly right-of-way line S00°43'18"W, 299.70 feet; thence N88°22'25"E, 40.03 feet to the East line of the Northeast quarter of said Section 35; thence along said East line S00°43'18"W, 345.92 feet to the point of beginning; thence continuing along said East line S00°43'18"W, 932.50 feet to the East quarter corner of said Section 35; thence S89°23'10"W along the South line of the Northeast quarter of said Section 35, 1316.59 feet to the Southeasterly corner of Lot 3, Certified Survey Map Number 13755, as recorded in Volume 91 of Certified Survey Maps on pages 9-12, as document number 5082797, Dane County Registry; thence N00°44'18"E along the Easterly line of said Lot 3, 1323.13 feet to the Northeasterly corner of said Lot 3; thence N00°36'03"E, 714.40 feet to the Northwesterly corner of Lot 1, said Certified Survey Map Number 9866; thence N89°44'40"E along the Northerly line of said Lot 1, 754.19 feet; thence S00°41'33"W, 40.36 feet; thence N89°18'36"W, 173.00 feet; thence S00°41'24"W, 522.88 feet; thence S89°16'42"E, 325.98 feet; thence S00°41'33"W, 524.10 feet; thence S89°18'36"E, 409.72 feet to the East line of the Northeast quarter of said Section 35 and the point of beginning of this description. Said description contains approximately 2,051,315 square feet or 47.0917 acres."

2. Map Amendment 00268 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property to TR-U1 (Traditional Residential – Urban 1) District:

"Part of Lots 1 and 2 of Certified Survey Map Number 8175, as recorded in Volume 44 of Certified Survey Maps on pages 50-52, as document number 2754753, Dane County Registry, also Part of Lots 1 and 2 of Certified Survey Map Number 9866, as recorded in Volume 57 of Certified Survey Maps on pages 150-153, as Document Number 3261794, Dane County Registry, also part of the Northeast Quarter and the Southeast Quarter of Northeast Quarter of Section 35, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northeast quarter corner of said Section 35; thence S00°43'18"W along the East line of the Northeast quarter of said Section 35, 747.06 feet to the point of beginning; thence continuing along said East line, S00°43'18"W, 319.16 feet; thence S88°23'32"W, 40.03 feet to the Northeast corner of Lot 1, said Certified Survey Map Number 8175 also the Westerly right-of-way line of Reiner Road; thence along said Westerly right-of-way line S00°43'18"W, 299.70 feet; thence N88°22'25"E, 40.03 feet to the East line of the Northeast quarter of said Section 35;

thence along said East line  $S00^{\circ}43'18''W$ , 345.92 feet; thence  $N89^{\circ}18'36''W$ , 409.72 feet; thence  $N00^{\circ}41'33''E$ , 524.10 feet; thence  $N89^{\circ}16'42''W$ , 325.98 feet; thence  $N00^{\circ}41'24''E$ , 522.88 feet; thence  $S89^{\circ}18'36''E$ , 173.00 feet; thence  $N00^{\circ}41'33''E$ , 40.36 feet to the Northerly line of Lot 1, said Certified Survey Map Number 9866; thence  $N89^{\circ}44'40''E$  along the Northerly line of said Lot 1, 503.35 feet to the Westerly right-of-way line of Reiner Road; thence  $S00^{\circ}43'18''W$  along said Westerly right-of-way line, 132.04 feet; thence  $N89^{\circ}44'40''E$ , 60.01 feet to the point of beginning of this description. Said description contains approximately 605,240 square feet or 13.8944 acres."