

Quamme, Jeffrey

From: Parks, Timothy
Sent: Tuesday, January 30, 2018 11:07 AM
To: Harrington-McKinney, Barbara
Cc: Quamme, Jeffrey; Rolfs, Daniel
Subject: Notice for Proposed rezoning of City-owned lands at 1251-1671 Meadow Road, Dist. 1
Attachments: Zoning Exhibit.pdf

Importance: High

Ald. Harrington-McKinney,

As you will recall, the City acquired the former LB Ventures properties located on the east side of Meadow Road north of Mid Town Road in 2015 and attached them to the City from the Town of Middleton on June 7, 2016 with Temporary A (Agricultural) zoning. I am writing to let you know that the City will soon be applying to the Plan Commission and Common Council to permanently zone the 70.3-acre site to a combination of districts intended to fulfill the City's goals for acquiring the lands. The zoning districts proposed, as shown on the attached map, include CN (Conservancy) zoning for the land to be used by the Stormwater Utility for regional stormwater management, PR (Parks & Recreation) zoning for the expansion of Hill Creek Park, and SR-C1 (Suburban Residential-Consistent 1) for the two areas of remnant land (about 13.75 acres total) that the City plans to sell for future residential development (by others) consistent with the neighborhood development plan, and which are surplus to the original acquisition for stormwater and park purposes.

City staff intends to file the request to rezone the property as outlined above and create the lots and outlots for these purposes as soon as possible, and no later than March 7, 2018. Please consider this message your 30-day pre-application notification of our intent to file this application. If you would be so inclined, a waiver of the 30-day requirement to allow the application to proceed sooner is greatly appreciated.

If you have any questions about this rezoning, please feel free to contact Jeff Quamme in the City Engineering Division, Dan Rolfs in the Office of Real Estate Services, or myself. Jeff and Dan are copied on this message.

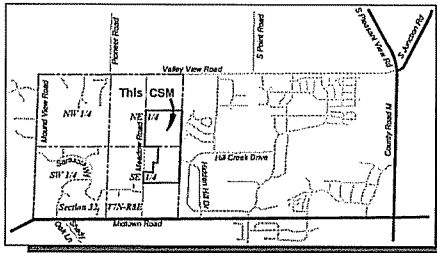
Best regards,
TIM



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T: 608.261.9632

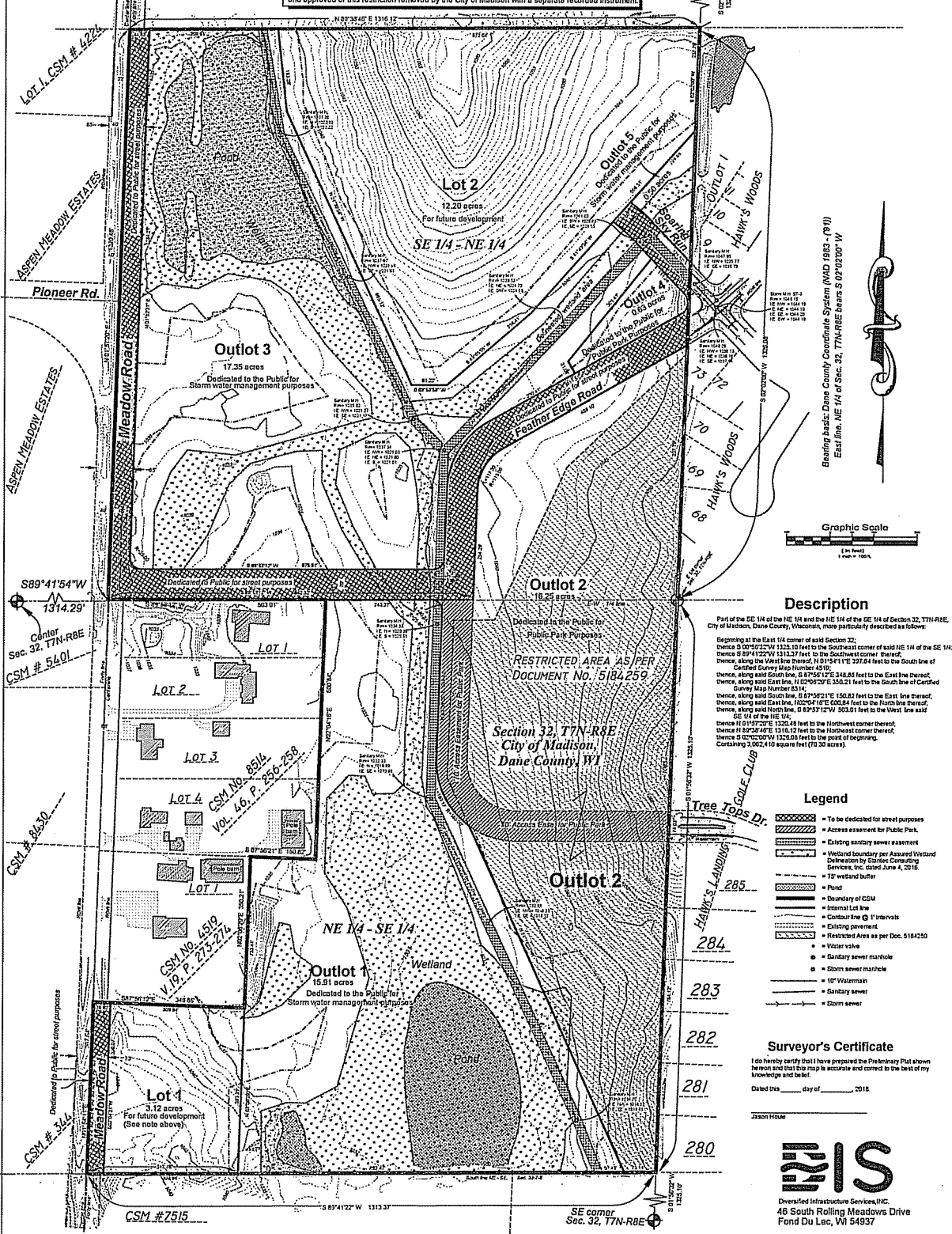
Preliminary Plat of a proposed Certified Survey Map Lower Badger Mill Pond Area

Part of the SE 1/4 - NE 1/4 and part of the NE 1/4 - SE 1/4,
Section 32, T7N-R8E, City of Madison, Dane County, Wis.
Prepared for: City of Madison Engineering
210 Martin Luther King Jr Blvd, Room 115, Madison, WI 53703



Vicinity Map (1" = 2000')

Note: Lot 1 and Lot 2 are restricted from development until a new land division has been reviewed and approved or this restriction removed by the City of Madison with a separate recorded instrument



Beading Public Dane County Coordinates System (MAD 1983 - (F))
East line, NE 1/4 of Sec. 32, T7N-R8E Banns S OF 0200' W



Description

Part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 32, T7N-R8E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the East 1/4 corner of said Section 32;

thence S 00°32'27"W 1322.10 feet to the Southeast corner of said NE 1/4 of the SE 1/4;

thence S 89°41'22"W 1313.37 feet to the Southwest corner thereof;

thence along the West line thereof, N 01°34'11"E 397.04 feet to the South line of Certified Survey Map Number 4510;

thence, along said South line, S 87°56'17"E 348.26 feet to the East line thereof;

thence, along said East line, N 02°06'20"E 350.21 feet to the South line of Certified Survey Map Number 4514;

thence, along said South line, S 87°56'17"E 150.82 feet to the East line thereof;

thence, along said East line, N 02°06'20"E 350.24 feet to the North line thereof;

thence, along said North line, S 89°31'12"W 503.01 feet to the West line of said NE 1/4 of the SE 1/4;

thence N 01°37'20"E 1325.48 feet to the Northwest corner thereof;

thence S 89°31'12"W 1313.37 feet to the Northeast corner thereof;

thence S 02°06'20"W 1326.06 feet to the point of beginning.

Containing 2,002,410 square feet (45.30 acres).

- Legend**
- To be dedicated for street purposes
 - Access easement for Public Park
 - Existing sanitary sewer easement
 - Wetland boundary per Assumed Wetland Determination by Sotrac Consulting Services, Inc. dated June 4, 2016
 - 75' wetland buffer
 - Pond
 - Boundary of CSM
 - Internal Lot line
 - Contour line @ 1' intervals
 - Existing pavement
 - Restricted Area as per Dec. 5184259
 - Water valve
 - Sanitary sewer manhole
 - Storm sewer manhole
 - 10" Watermain
 - Sanitary sewer
 - Storm sewer

Surveyor's Certificate

I do hereby certify that I have prepared this Plat shown hereon and that this map is accurate and correct to the best of my knowledge and belief:

Dated this _____ day of _____, 2016.

Jason Hildebrand

11-12