

**LEGISTAR #55573 - Body**

DRAFTER'S ANALYSIS: This ordinance rezones property generally addressed as 3802-4002 Evan Acres Road, 3801, 3902 & 4001 Savannah Road, and 6401 Millpond Road from CC (Commercial Center) District to PD(GDP) (Planned Development (General Development Plan)) District to create a General Development Plan for future construction of heritage center, expanded casino, parking garages, conference center, hotel, and restaurant.

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

Map Amendment 00375 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00375. A Planned Development District General Development Plan is hereby approved and changes the zoning from CC (Commercial Center) District for the following described property:

Part of the S ½ of the NE ¼ and part of the N ½ of the SE ¼ of Section 26, Township 07 North, Range 10E, City of Madison, Dane County, Wisconsin, described more particularly as follows:

Commencing at the Northeast ¼ corner of Section 26, aforesaid; thence S00°25'00"W along the East line of the Northeast Quarter, 1811.34 feet to a point on the South Right-of-Way (ROW) of Millpond Road; thence S89°26'21"W along said ROW, 97.66 feet; thence N36°32'51"W along said ROW, 41.25 feet to the Point of Beginning (POB); thence S05°29'05"W, 399.38 feet; thence N84°43'17"W, 277.48 feet to Point 'A'; thence N57°21'31"W, 350.00 feet to the East ROW of Savannah Road; thence S32°38'29"W along said ROW, 635.48 feet; thence S57°13'39"E, 349.94 feet; thence S32°36'11"W, 1089.02 feet to a point on the Northerly ROW of Interstate '39' and '94'; thence along said ROW, N48°25'21"W, 96.64 feet a point of curve; thence 1383.40 feet along a curve to the right having a radius of 2790.68 feet, whose chord bears N34°25'35"W, 1369.28 feet; thence N10°54'56"W, 384.73 feet to a point curve; thence 603.57 feet along a curve to the right having a radius of 680.60 feet, whose chord bears N13°14'39"E, 583.99 feet; thence S51°23'57"E, 434.55 feet to a point of curve and the centerline of Millpond Road; thence 230.70 feet along a curve to the right having a radius of 245.00 feet, whose chord bears N65°43'35"E, 222.27 feet to Point 'B'; thence S87°21'55"E, 806.75 feet; thence S84°44'17"E, 392.60 feet; thence S84°46'01"E, 295.48 feet; thence S05°29'05"W, 35.00 feet to the POB.

Excluding lands described as being part of Lot 1, Certified Survey Map No. 772, recorded as Document No. 1317721, more particularly described as commencing from Point 'A'; thence N32°38'29"E along the East ROW of Savannah Road, 61.28 feet to the POB; thence N32°38'29"E, 45.86 feet to a point of curve; thence 54.52 feet along a curve to the right having a radius of 265.00 feet, whose chord bears N38°32'07"E, 54.42 feet; thence S57°21'31"E, 94.41 feet; thence S32°38'29"W, 100.00 feet; thence N57°21'31"W, 100.00 feet to the East ROW aforesaid and the POB.

Also excluding lands described as Lot 13, Assessor's Plat No. 10, recorded as Document No. 1200320, more particularly described as commencing from Point 'B'; thence S02°42'07"W, 244.91 feet to the POB; thence S87°22'13"E, 109.32 feet; thence S02°48'16"W, 119.49 feet; thence S72°08'55"W, 270.00 feet to the East ROW of Evan Acres Road; thence N17°57'40"W, 150.00 feet to a point of curve; thence 75.13 feet along a curve to the right having a radius of 210.00 feet, whose chord bears N07°35'50"W, 74.73 feet; thence S87°22'13"E a distance of 210.00 feet to the POB. Parcel contains 2,270,521 square feet or 52.124 acres."