



Legislation Details (With Text)

**File #:** 28378      **Version:** 1      **Name:** Rezone 1004-1504 South Pleasant View Road  
**Type:** Ordinance      **Status:** Passed  
**File created:** 11/16/2012      **In control:** PLAN COMMISSION  
**On agenda:** 1/8/2013      **Final action:** 1/8/2013  
**Enactment date:** 1/16/2013      **Enactment #:** ORD-13-00002

**Title:** Creating Section 28.06(2)(a)3645. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to RDC (Research and Development Center) District; in the Zoning Code effective January 2, 2013, create Section 28.022-00014 of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to EC (Employment Campus) District creating Section 28.06(2)(a)3646. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to C (Conservancy) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022-00015 rezoning property from Temp A( Agriculture) District to CN (Conservancy) District.  
Proposed Use: 14 lots for research park/office development and 4 outlots for private open space and stormwater management. 1st Aldermanic District; 1004-1504 South Pleasant View Road.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. Maps&Plans.pdf, 2. Map.pdf, 3. Staff Comments.pdf, 4. Ald Comment.pdf, 5. Link Plat File 28591, 6. PC Registrations 121712.pdf, 7. 1.8.2012 CC registration

Date	Ver.	Action By	Action	Result
1/8/2013	1	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
12/17/2012	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
11/27/2012	1	COMMON COUNCIL	Referred	Pass
11/16/2012	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No appropriation is required.

**Title**

Creating Section 28.06(2)(a)3645. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to RDC (Research and Development Center) District; in the Zoning Code effective January 2, 2013, create Section 28.022-00014 of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to EC (Employment Campus) District creating Section 28.06(2)(a)3646. of the Madison General Ordinances rezoning property from Temp A (Agriculture) District to C (Conservancy) District; and in the Zoning Code effective January 2, 2013, creating Section 28.022-00015 rezoning property from Temp A( Agriculture) District to CN (Conservancy) District.

Proposed Use: 14 lots for research park/office development and 4 outlots for private open space and stormwater management. 1<sup>st</sup> Aldermanic District; 1004-1504 South Pleasant View Road.

**Body**

DRAFTER'S ANALYSIS: This ordinance rezones land at 1004-1504 South Pleasant View Road. This amendment includes the rezoning of this land to the existing Zoning District Map as well as the Zoning District Map that will be effective January 2, 2013.

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

1. Paragraph 3645. 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)3645. The following described property is hereby omitted from the from Temp A Agriculture District and added to the RDC Research and Development Center District:

THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN,

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST; THENCE NORTH 89°11'46" EAST, 1319.90 FEET, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 01°17'08" WEST, 47.01 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°17'08" WEST, 2593.78 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 01°23'12" WEST, 165.12 FEET, TO THE NORTH LINE OF LOT 17 OF HAWK'S LANDING GOLF CLUB THENCE NORTH 89°12'18" EAST, 1253.12 FEET, ALONG SAID NORTH LINE TO THE WEST LINE OF COUNTY TRUNK HIGHWAY M; THENCE NORTH 01°26'53" EAST, 165.13 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 01°04'34" EAST, 628.20 FEET, ALONG SAID WEST LINE; THENCE NORTH 88°55'31" WEST, 15.00 FEET, ALONG SAID WEST LINE; THENCE NORTH 01°04'29" EAST, 333.78 FEET, ALONG SAID WEST LINE; THENCE SOUTH 88°55'31" EAST, 21.40 FEET, ALONG SAID WEST LINE; THENCE NORTH 01°04'29" EAST, 686.04 FEET, ALONG SAID WEST LINE; THENCE NORTH 08°26'06" WEST, 91.27 FEET, ALONG SAID WEST LINE; THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 215.40 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 00° 53'52" WEST, 215.35 FEET, AND A RADIUS OF 3043.00 FEET; THENCE NORTH 01°07'48" EAST, 480.15 FEET, ALONG SAID WEST LINE; THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT, 128.49 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 11°10'52" WEST, 127.50 FEET, AND A RADIUS OF 299.00 FEET; THENCE NORTH 35°14'57" WEST, 49.96 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD; THENCE SOUTH 89°11'46" WEST, 204.90 FEET, ALONG SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 134.85 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 85°35'38" WEST, 134.48 FEET, AND A RADIUS OF 523.00 FEET; THENCE NORTH 87°01'10" WEST, 90.13 FEET, ALONG SAID SOUTH LINE; THENCE SOUTH 88°41'26" WEST, 109.32 FEET, ALONG SAID SOUTH LINE; THENCE NORTH 85°55'33" WEST, 123.06 FEET, ALONG SAID SOUTH LINE; THENCE SOUTH 89°11'46" WEST, 306.70 FEET, ALONG SAID SOUTH LINE; THENCE SOUTH 86°40'36" WEST, 75.89 FEET, ALONG SAID SOUTH LINE; THENCE SOUTH 69°19'30" WEST, 16.77 FEET, ALONG SAID SOUTH LINE; THENCE SOUTH 86°40'36" WEST, 112.50 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 78.872 ACRES, MORE OR LESS."

2. Map Amendment 00014 of Section 28.022 of the Madison General Ordinances effective as of January 2, 2013, is hereby created to read as follows:

"28.022 - 00014. The following described property is hereby omitted from the Temp A (Agriculture) District and added to the EC (Employment Campus) District:

THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN,

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST; THENCE NORTH 89°11'46" EAST, 1319.90 FEET, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 01°17'08" WEST, 47.01 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°17'08" WEST, 2593.78 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 01°23'12" WEST, 165.12 FEET, TO THE NORTH LINE OF LOT 17 OF HAWK'S LANDING GOLF CLUB THENCE NORTH 89°12'18" EAST, 1253.12 FEET, ALONG SAID NORTH LINE TO THE WEST LINE OF COUNTY TRUNK HIGHWAY M; THENCE NORTH 01°26'53" EAST, 165.13 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 01°04'34" EAST, 628.20 FEET, ALONG SAID WEST LINE; THENCE NORTH 88°55'31" WEST, 15.00 FEET, ALONG SAID WEST LINE; THENCE NORTH 01°04'29" EAST, 333.78 FEET, ALONG SAID WEST LINE; THENCE SOUTH 88°55'31" EAST, 21.40 FEET, ALONG SAID WEST LINE; THENCE NORTH 01°04'29" EAST, 686.04 FEET, ALONG SAID WEST LINE; THENCE NORTH 08°26'06" WEST, 91.27 FEET, ALONG SAID WEST LINE; THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 215.40 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 00°53'52" WEST, 215.35 FEET, AND A RADIUS OF 3043.00 FEET; THENCE NORTH 01°07'48" EAST, 480.15 FEET, ALONG SAID WEST LINE; THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT, 128.49 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 11°10'52" WEST, 127.50 FEET, AND A RADIUS OF 299.00 FEET; THENCE NORTH 35°14'57" WEST, 49.96 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD; THENCE SOUTH 89°11'46" WEST, 204.90 FEET, ALONG SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 134.85 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 85°35'38" WEST, 134.48 FEET, AND A RADIUS OF 523.00 FEET; THENCE NORTH 87°01'10" WEST, 90.13 FEET, ALONG SAID SOUTH LINE; THENCE SOUTH 88°41'26" WEST, 109.32 FEET, ALONG SAID SOUTH LINE; THENCE NORTH 85°55'33" WEST, 123.06 FEET, ALONG SAID SOUTH LINE; THENCE SOUTH 89°11'46" WEST, 306.70 FEET, ALONG SAID SOUTH LINE; THENCE SOUTH 86°40'36" WEST, 75.89 FEET, ALONG SAID SOUTH LINE; THENCE SOUTH 69°19'30" WEST, 16.77 FEET, ALONG SAID SOUTH LINE; THENCE SOUTH 86°40'36" WEST, 112.50 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 78.872 ACRES, MORE OR LESS."

3. Paragraph 3646. 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)3646. The following described property is hereby omitted from the Temp A (Agriculture) District and added to C (Conservancy) District:

The North Fifty (50) rods of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 7 North, Range 8 East, in the Town of Middleton, County of Dane, State of Wisconsin, described as follows:

Commencing at the Northwest corner of Section 34, Township 7 North, Range 8 East; Thence North 89°11'46" East, 1319.90 feet, along the north line of the Northwest 1/4 of said Section 34, to the west line of the East 1/2 of the Northwest 1/4 of said Section 34; Thence South 01°17'08" West, 2640.79 feet, along said west line to the south line of the Northwest 1/4 of said Section 34, to the point of beginning; Thence South 89°12'18" West, 1313.34 feet, along said south line to the Southwest corner of the Northwest 1/4 of said Section 34; Thence South 01°19'31" West, 823.56 feet, along the west line of the Southwest 1/4 of said Section 34; Thence North

89°12'18" East, 1312.46 feet, to the east line of the West 1/2 of the Southwest 1/4 of said Section 34; Thence North 01°23'12" East, 823.60 feet, along said east line to the point of beginning.

Said parcel contains 24.805 acres, more or less."

4. Map Amendment 00015 of Section 28.022 of the Madison General Ordinances effective as of January 2, 2013, is hereby created to read as follows:

"28.022 -- 00015. The following described property is hereby omitted from the Temp A (Agriculture) District and added to the CN (Conservancy) District:

The North Fifty (50) rods of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 7 North, Range 8 East, in the Town of Middleton, County of Dane, State of Wisconsin, described as follows:

Commencing at the Northwest corner of Section 34, Township 7 North, Range 8 East; Thence North 89°11'46" East, 1319.90 feet, along the north line of the Northwest 1/4 of said Section 34, to the west line of the East 1/2 of the Northwest 1/4 of said Section 34; Thence South 01°17'08" West, 2640.79 feet, along said west line to the south line of the Northwest 1/4 of said Section 34, to the point of beginning; Thence South 89°12'18" West, 1313.34 feet, along said south line to the Southwest corner of the Northwest 1/4 of said Section 34; Thence South 01°19'31" West, 823.56 feet, along the west line of the Southwest 1/4 of said Section 34; Thence North 89°12'18" East, 1312.46 feet, to the east line of the West 1/2 of the Southwest 1/4 of said Section 34; Thence North 01°23'12" East, 823.60 feet, along said east line to the point of beginning.

Said parcel contains 24.805 acres, more or less."