



## Legislation Details (With Text)

<b>File #:</b>	80638	<b>Version:</b>	1	<b>Name:</b>	Femrite Drive Rezoning
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	10/31/2023	<b>In control:</b>	Attorney's Office		
<b>On agenda:</b>	12/5/2023	<b>Final action:</b>	12/5/2023		
<b>Enactment date:</b>	12/20/2023	<b>Enactment #:</b>	ORD-23-00115		
<b>Title:</b>	Creating Section 28.022-00658 of the Madison General Ordinances to change the zoning of property located at 8603-8901 Femrite Drive and 7501-7525 Luds Lane from Temp. A (Agricultural) District to A (Agricultural) District; and creating Section 28.022-00659 of the Madison General Ordinances to change the zoning of property located at 8603-8901 Femrite Drive and 7501-7525 Luds Lane from Temp. A (Agricultural) District to SE (Suburban Employment) District. (District 16)				
<b>Sponsors:</b>	Planning Division				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. 8603-8901 Femrite Drive, 2. Link to CSM File 80235, 3. #13 80638 reg report.pdf, 4. Disposition Letter				

Date	Ver.	Action By	Action	Result
12/5/2023	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
11/27/2023	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
11/7/2023	1	COMMON COUNCIL	Refer For Public Hearing	Pass
10/31/2023	1	Attorney's Office	Referred for Introduction	

### Fiscal Note

No City appropriation required.

### Title

Creating Section 28.022-00658 of the Madison General Ordinances to change the zoning of property located at 8603-8901 Femrite Drive and 7501-7525 Luds Lane from Temp. A (Agricultural) District to A (Agricultural) District; and creating Section 28.022-00659 of the Madison General Ordinances to change the zoning of property located at 8603-8901 Femrite Drive and 7501-7525 Luds Lane from Temp. A (Agricultural) District to SE (Suburban Employment) District. (District 16)

### Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 8603-8901 Femrite Drive and 7501-7525 Luds Lane from Temp. A (Agricultural) District to A (Agricultural) and SE (Suburban Employment) District to create one lot in SE zoning and one lot in Permanent A zoning by CSM and also provide Permanent A zoning for newly annexed Dane County-owned land outside of proposed CSM.

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

1. Map Amendment 00658 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00658. The following described property is hereby rezoned to A (Agricultural) District.

A parcel of land, being a part of the Fractional Southwest 1/4 of the Southwest 1/4, a part of the Southeast 1/4 of the Southwest 1/4 of Section 19; and also a part of the Fractional Northwest 1/4 of the Northwest 1/4, a part of the Northeast 1/4 of the Northwest 1/4, a part of the Southeast 1/4 of the Northwest 1/4, a part of the Northwest 1/4 of the Northeast 1/4, a part of the Northeast 1/4 of the Northeast 1/4, a part of the Southwest 1/4 of the Northeast 1/4, a part of the Southeast 1/4 of the Northeast 1/4, a part of the Northwest 1/4 of the Southeast 1/4 of Section 30; also all of Lot 1 of Certified Survey Map 12140, all being in Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin described as:

Beginning at the North Quarter Corner of Section 30; thence N 86°37'25" E, along the North line of the Northeast 1/4 of said Section 30, 1491.14 feet; thence along the Northeasterly line of Lot 1 of Certified Survey Map 12140 and the centerline of Hope Road, and along an arc of a 257.69 foot curve to the Right, said curve having a radius of 415.00 feet, and a long chord which bears South 64°57'14" East for 253.57 feet; thence continuing along said Northeasterly line and the centerline of Hope Road, S47°09'55" E, 482.51 feet to the Southeasterly line of said Lot 1; thence S 20°58'05" W along said Southeasterly line, 1405.25 feet to the Northerly line of Lot 1 of Certified Survey Map 3721; thence S 86°32'36" W along said Northerly line, 28.80 feet to the Westerly line of Lot 1 of said Certified Survey Map 3721; thence S 51°41'55" E, along said Westerly line and the centerline of Femrite Drive, 27.47 feet to the centerline of Door Creek, thence S 20°38'08" W along the centerline of Door Creek, 680.94 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of Section 30; thence S 00°12'39" W, along said East line, 248.35 feet to the Northeast Corner of the said Northwest 1/4 of the Southeast 1/4 of Section 30; thence S 00°30'48" W, 199.06 feet; thence S 86°32'43" W, 13.61 feet; thence S87°01'01" W, 46.64 feet; thence S 86°26'51" W, 63.84 feet; thence N 78°25'57" W, 88.56 feet; thence N 48°21'02" W, 57.59 feet; thence N 20°27'32" W, 58.20 feet; thence N 00°30'48" E, 79.09 feet to the South line of the Northeast 1/4 of Section 30; thence S 86°32'43" W, along said South line, 1060.17 feet to the Center Quarter Corner of said Section 30; thence continuing S 86°32'40" W, along the South line of the said Northwest 1/4 of said Section 30, 140.64 feet; thence N02°39'50"W, 631.74 feet, more or less; thence S 87°20'16" W, 640.59 feet, more or less; thence N 00°49'02" E, along a Southerly extension of the East line of Lot 2 of Certified Survey Map 11164, 33.06 feet; thence N 00°49'02" E, along said East line, 321.78 feet to the Southeast Corner of Lot 1 of Certified Survey Map 7090; thence continuing N 00°49'02" E, along the East line of said Lot 1, 323.44 feet to the Northeast Corner of said Lot 1; thence S 86°33'11" W, along the North line of said Lot 1, 794.30 feet; thence N 00°24'00" E, 940.55 feet to the Southeast Corner of the Rodefild Addition to Hope Cottage Grove Cemetery plat; thence continuing N 00°24'00" E, along the East line of said Rodefild Addition, 293.58 feet to the Southeast Corner of the Second Addition to Hope Cottage Grove Cemetery; thence continuing N 00°24'00" E, along the Easterly line of said Second Addition, 86.27 feet to the North line of the Northwest 1/4 of said Section 30; thence N 86°22'42" E, along said North line, 5.66 feet; thence N 01°11'17" E, along the Easterly line of said Second Addition, 122.86 feet; thence N 45°16'53" E, 186.24 feet; thence N 77°01'27" E, 63.28 feet; thence N 33°20'38" W, 33.96 feet; thence N 45°16'53" E, 139.62 feet; thence N 86°22'21" E, 349.49 feet to the centerline of Femrite Drive; thence S 51°34'30" E, along said centerline 562.06 feet to the North line of the Northwest 1/4 of Section 30; thence N 86°22'42" E along said North line, 522.48 feet to the Point of Beginning. Said described area contains 7,650,801 square feet, or 175.6 acres, more or less."

2. Map Amendment 00659 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00659. The following described property is hereby rezoned to SE (Suburban Employment) District.

Part of Lots 1 and 2, Certified Survey Map No. 5392 and part of the Fractional Southwest 1/4 of the Northwest 1/4, located in the Fractional Southwest 1/4 of the Northwest 1/4 of Section 30, T7N, R11E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter Corner of Section 30, aforesaid; thence N86°32'33"E along the South line of the Northwest Quarter, aforesaid, a distance of 59.81 feet to a point on a curve, also being the Point of

Beginning; thence Northwesterly 62.29 feet along an arc of a curve to the right, having a radius of 284.98 feet, the chord bears North  $10^{\circ}24'01''$ W, 62.17 feet; thence  $N01^{\circ}46'00''$  W, 278.40 feet; thence  $N00^{\circ}08'49''$ E, 37.76 feet; thence  $N89^{\circ}37'44''$ W, 4.33 feet to the West line of Lot 1, Certified Survey Map No. 5392; thence  $N00^{\circ}24'00''$ E along said line, 245.25 feet to the North line of Certified Survey Map No. 5392; thence  $N87^{\circ}20'20''$ E along said line, 1085.48 feet to the East line of Certified Survey Map No. 5392; thence  $S00^{\circ}51'18''$ West along said line, 828.96 feet to the North right-of-way line of US Highways 12 and 18; thence  $S86^{\circ}50'43''$ W along said line, 814.71 feet to a point of a non-tangent curve; thence Northwesterly 327.77 along an arc of a curve to the right, having a radius of 284.98 feet, the chord bears  $N49^{\circ}36'53''$ W, 310.00 feet to the Point of Beginning. Said parcel contains 874,824 square feet or 20.083 acres,

Together With,

Part of Southeast 1/4 of the Northwest 1/4 of Section 30, T7N, R11E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter Corner of Section 30, aforesaid; thence  $N86^{\circ}32'33''$ E along the South line of the Northwest 1/4, aforesaid, a distance of 1375.36 feet to a point, being the Southeast corner of Transportation Project Plat No.: 3080-01-25-4.02, also being the Point of Beginning; thence  $N00^{\circ}51'14''$ E along the East line of said Transportation Project Plat a distance of 66.54 feet; thence  $N29^{\circ}56'16''$ W along said line, 133.81 feet; thence  $N00^{\circ}51'14''$ E along said line, 282.08 feet; thence  $N24^{\circ}49'16''$ W, 130.44 feet; thence  $N00^{\circ}30'33''$ W along said line, 16.84 feet; thence  $N87^{\circ}20'16''$  E, 505.59 feet; thence  $S02^{\circ}39'50''$ E, 598.74 feet to the South line of the Northwest 1/4 of Section 30, aforesaid; thence  $S86^{\circ}32'33''$ W along said line, 417.14 feet to the Point of Beginning. Said parcel contains 276,935 square feet or 6.358 acres."