



Legislation Details (With Text)

**File #:** 72876      **Version:** 1      **Name:** Packers and N Sherman Avenue Attachments  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/26/2022      **In control:** PLAN COMMISSION  
**On agenda:** 9/6/2022      **Final action:** 9/6/2022  
**Enactment date:** 9/16/2022      **Enactment #:** ORD-22-00100

**Title:** Creating Section 28.022-00582 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to TR-C3 (Traditional Residential-Consistent 3); and creating Section 28.022-00583 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to TR-V2 (Traditional Residential-Varied 2); and creating Section 28.022-00584 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1); and creating Section 28.022-00585 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to CN (Conservancy); and creating Section 28.022-00586 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18th Alder District, from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional).

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. 4000-4150 Packers Avenue\_2022(2).pdf, 2. Public\_Comment\_08-16-22\_08-28-22.pdf, 3. 082322\_MFPC\_Memo.pdf, 4. Link to Plat File 72365, 5. NPC\_Raemisch Letter of Support\_FINAL2\_8-29-22.pdf, 6. Public Comments\_08-29-22, 7. 081622-083122\_CC\_public\_comments.pdf, 8. 090622 Ald Myadze comments.pdf, 9. Tortorice comments.pdf, 10. 74703-103122-120522\_CC\_public\_comments.pdf

Date	Ver.	Action By	Action	Result
9/6/2022	1	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
8/29/2022	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
8/2/2022	1	COMMON COUNCIL	Refer For Public Hearing	Pass
7/26/2022	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No City appropriation required.

**Title**

Creating Section 28.022-00582 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18<sup>th</sup> Alder District, from Temp. A (Temporary Agricultural) District to TR-C3 (Traditional Residential-Consistent 3); and creating Section 28.022-00583 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18<sup>th</sup> Alder District, from Temp. A (Temporary Agricultural) District to TR-V2 (Traditional Residential-Varied 2); and creating Section 28.022-00584 of the Madison General Ordinances to

change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18<sup>th</sup> Alder District, from Temp. A (Temporary Agricultural) District to TR-U1 (Traditional Residential-Urban 1); and creating Section 28.022-00585 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18<sup>th</sup> Alder District, from Temp. A (Temporary Agricultural) District to CN (Conservancy); and creating Section 28.022-00586 of the Madison General Ordinances to change the zoning of properties located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 18<sup>th</sup> Alder District, from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional).

**Body**

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue from Temp. A (Temporary Agricultural) District to TR-C3 (Traditional Residential-Consistent 3), TR-V2 (Traditional Residential-Varied 2), TR-U1 (Traditional Residential-Urban 1), CN (Conservancy), and CC-T (Commercial Corridor-Transitional) Districts for the proposed Raemisch Farm Development Subdivision.

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

1. Map Amendment 00582 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00582. The following described property is hereby rezoned to TR-C3 (Traditional Residential-Consistent 3) District.

Part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:  
Commencing at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 815.47 feet to the Point of Beginning; thence North 02°16'05" East, 382.82 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 150.00 feet and a chord which bears North 13°08'04" West, 79.68 feet; thence Northwesterly, 80.65 feet along the arc of said curve through a central angle of 30°48'19" to the Point of Tangency thereof; thence North 28°32'14" West, 147.48 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears North 18°12'42" West, 53.77 feet; thence Northwesterly, 54.06 feet along the arc of said curve through a central angle of 20°39'03" to the Point of Tangency thereof; thence North 07°53'10" West, 29.40 feet to a point hereinafter referred to as Point "A"; thence North 82°06'50" East, 150.00 feet; thence South 15°39'44" East, 46.53 feet; thence South 28°32'14" East, 147.00 feet; thence South 17°46'55" East, 98.53 feet; thence South 68°40'27" East, 332.27 feet; thence South 21°19'33" West, 260.52 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears South 10°14'40" West, 57.66 feet; thence Southerly, 58.02 feet along the arc of said curve through a central angle of 22°09'45" to the Point of Tangency thereof; thence South 00°50'12" East, 15.46 feet; thence, along aforesaid South line of the fractional Southwest one-quarter, North 87°59'37" West, 372.18 feet to the Point of Beginning. Said described area containing 206,520 square feet or 4.741 acres, more or less;  
Together with land commencing at the above-described Point "A"; thence North 07°53'10" West, 30.00 feet to the Point of Beginning; thence continuing North 07°53'10" West, 175.93 feet to a point hereinafter referred to as Point "B"; thence North 88°06'50" East, 119.85 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 900.00 feet and a chord which bears South 80°16'49" East, 362.12 feet; thence Easterly, 364.61 feet along the arc of said curve through a central angle of 23°12'43" to the Point of Tangency thereof; thence South 68°40'27" East, 76.04 feet; thence South 21°19'33" West, 150.00 feet; thence North 68°40'27" West, 50.00 feet; thence North 69°01'52" West, 47.00 feet; thence North 72°04'15" West, 47.00 feet; thence North 75°39'43" West, 47.00 feet; thence North 79°15'11" West, 47.00 feet; thence North 82°50'39" West, 47.00 feet; thence South 84°05'26" West, 47.00 feet; thence South 82°06'50" West, 150.00 feet to the Point of Beginning. Said described area containing 81,144 square feet or 1.863 acres, more or less;  
Together with land beginning at the above-described Point "B"; thence South 88°06'50" West, 59.83 to the

beginning of a tangent curve, being concave Northerly, having a radius of 300.00 feet and a chord which bears North 87°26'00" West, 46.58 feet; thence Westerly, 46.63 feet along the arc of said curve through a central angle of 08°54'21" to the Point of Tangency thereof; thence North 82°58'49" West, 285.18 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 300.00 feet and a chord which bears North 85°58'49" West, 31.40 feet; thence Westerly, 31.42 feet along the arc of said curve through a central angle of 6°00'00" to the Point of Tangency thereof; thence North 88°58'49" West, 179.47 feet to a point on the West line of aforesaid fractional Southwest one-quarter; thence, along said West line, North 01°19'24" East, 416.17 feet to the Northwest corner of said fractional Southwest one-quarter; thence, along the North line of aforesaid fractional Southwest one-quarter, South 88°04'42" East, 1536.98 feet; thence South 01°39'31" West, 145.00 feet; thence North 88°04'45" West, 910.64 feet to the beginning of a non-tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears South 04°30'59" East, 17.63 feet; thence Southerly, 17.64 feet along the arc of said curve through a central angle of 06°44'21" to the Point of Tangency thereof; thence South 07°53'10" East, 284.40 feet to the Point of Beginning. Said described area containing 405,906 square feet or 9.318 acres, more or less."

2. Map Amendment 00583 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00583. The following described property is hereby rezoned to TR-V2 (Traditional Residential-Varied 2) District.

Parts of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South one-quarter Corner of said Section 19; thence, along the East line of said fractional Southwest one-quarter, North 01°40'21" East, 1313.95 feet to the Northeast corner of said South one-half of the fractional Southwest one-quarter; thence, along the North line of said South one-half of the fractional Southwest one-quarter, North 88°04'42" West, 577.82 feet; thence South 01°39'31" West, 145.00 feet to the Point of Beginning; thence South 01°39'31" West, 133.84 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 150.00 feet and a chord which bears South 03°47'33" West, 11.17 feet; thence, Southerly, 11.17 feet along the arc of said curve through a central angle of 04°16'04"; thence North 88°04'45" West, 268.32 feet; thence South 19°56'42" West, 220.80 feet; thence North 68°40'27" West, 48.21 feet to the beginning of a tangent curve, being concave Southwesterly, having a radius of 900.00 feet and a chord which bears North 80°16'19" West, 362.12 feet; thence, Northwesterly, 364.61 feet along the arc of said curve through a central angle of 23°12'43" to the Point of Tangency thereof; thence South 88°06'50" West, 119.85 feet; thence North 07°53'10" West, 284.40 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears North 04°30'59" West, 17.63 feet; thence, Northerly, 17.64 feet along the arc of said curve through a central angle of 06°44'21"; thence North 88°04'45" East, 910.64 feet to the Point of Beginning. Said described area containing 222,889 square feet or 5.117 acres, more or less."

3. Map Amendment 00584 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00584. The following described property is hereby rezoned to TR-U1 (Traditional Residential-Urban 1) District.

Part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 340.40 feet to the Point of Beginning; thence, continuing along said South line, North 87°59'37" West, 578.77 feet; thence South 00°50'12" East, 15.46 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears North 10°05'59" East, 56.92 feet; thence Northeasterly, 57.26 feet along the arc of said curve through a

central angle of 21°52'23" to the Point of Tangency thereof; thence North 21°19'33" East, 260.52 feet; thence North 68°40'27" West, 225.31 feet; thence North 21°19'33" East, 435.00 feet; thence North 68°40'27" West, 27.83 feet; thence North 19°56'12" East, 220.80 feet; thence South 88°04'45" East, 268.32 feet to the beginning of a non-tangent curve, being concave Northwesterly, having a radius of 150.00 feet and a chord which bears North 03°47'33" East, 11.17 feet; thence Northerly, 11.17 feet along the arc of said curve through a central angle of 04°16'04" to the Point of Tangency thereof; thence North 01°39'31" East, 278.84 feet to a point on the North line of said South one-half of the fractional Southwest one-quarter; thence South 88°04'42" East, 577.82 feet to a point on the East line of said fractional Southwest one-quarter, also being the centerline of Packers Avenue; thence, along said East line and centerline, South 01°40'21" West, 364.69 feet; thence South 74°31'11" West, 353.28 feet; thence South 21°19'33" West, 219.98 feet; thence South 68°40'27" East, 59.00 feet; thence South 21°19'33" West, 95.22 feet; thence South 68°40'27" East, 50.55 feet; thence South 01°40'14" West, 509.40 feet to the Point of Beginning. Said described area containing 789,739 square feet or 18.130 acres, more or less."

4. Map Amendment 00585 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00585. The following described property is hereby rezoned to CN (Conservancy) District.

A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows: Commencing at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 919.17 feet; thence South 00°50'12" East, 15.46 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears North 10°05'59" East, 56.92 feet; thence Northeasterly, 57.26 feet along the arc of said curve through a central angle of 21°52'23" to the Point of Tangency thereof; thence North 21°19'33" East, 260.52 feet; thence North 68°40'27" West, 225.31 feet to the Point of Beginning; thence North 68°40'27" West, 106.96 feet; thence North 17°46'55" West, 95.53 feet; thence North 28°32'14" West, 147.00 feet; thence North 15°39'44" West, 46.53 feet; thence South 82°06'50" West, 150.00 feet; thence North 07°53'10" West, 30.00 feet; thence North 82°06'50" East, 150.00 feet; thence North 84°05'26" East, 47.00 feet; thence South 82°50'39" East, 47.00 feet; thence South 79°15'11" East, 47.00 feet; thence South 75°39'43" East, 47.00 feet; thence South 72°04'15" East, 47.00 feet; thence South 69°01'52" East, 47.00 feet; thence South 68°40'27" East, 50.00 feet; thence South 21°19'33" West, 285.00 feet to the Point of Beginning. Said described area containing 68,345 square feet or 1.569 acres, more or less.

Together with land beginning at the Southwest Corner of said Section 19; thence, along the West line of said fractional Southwest one-quarter, North 01°19'24" East, 204.92 feet; thence South 88°07'01" East, 818.86 feet; thence South 02°16'05" West, 206.67 feet to a point on the South line of said fractional Southwest one-quarter; thence, along said South line, North 87°59'37" West, 815.47 feet to the Point of Beginning. Said described area containing 168,164 square feet or 3.860 acres, more or less."

5. Map Amendment 00586 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00586. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional) District.

Part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, being more particularly described as follows: Beginning at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 340.40 feet; thence North 01°40'14" East, 509.40 feet; thence North 68°40'27" West, 90.55 feet; thence North 21°19'33" East, 55.22 feet; thence North 68°40'27" West, 59.00 feet; thence North 21°19'33" East, 219.98 feet; thence North 74°31'11" East, 353.28 feet to a point on the East line of said fractional Southwest one-quarter, also being the centerline of Packers Avenue; thence,

along said East line and said centerline, South 01°40'21" West, 949.26 feet to the Point of Beginning. Said described area containing 316,086 square feet or 7.256 acres, more or less."