



Legislation Text

File #: 22172, Version: 1

**Fiscal Note**

No appropriation is required.

**Title**

Creating Section 28.06(2)(a)3533. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to Amended PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3534. of the Madison General Ordinances rezoning property from Amended PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Amend Attic Angels Prairie Point GDP to increase density of 2 multi-family lots along Elderberry Road and approve SIP for 13 townhouse units in 3 buildings. 9th Aldermanic District; 401 North Pleasant View Road.

**Body**

DRAFTER'S ANALYSIS: Rezone 401 North Pleasant View Road

\*\*\*\*\*

1. WHEREAS, an Amended PUD(GDP) Planned Community Development (General Development Plan) District has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Paragraph 3533. 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)3533. The following described property is hereby omitted from the PUD(GDP) Planned Unit Development (General Development Plan) District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District:

Part of the Southeast Quarter of the Northwest Quarter of Section 22, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West quarter corner of said Section 22; thence N88°58'19"E, along the South line of the Northwest Quarter of said Section 22, 1857.06 feet; thence N01°01'41"West, 40.00 feet to the North right-of-way line of Elderberry Road and the point of beginning of this description; thence S88°58'19"W, along said North right-of-way line, 457.12 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 91°36'16", an arc distance of 39.97 feet, a radius of 25.00 feet and a chord bearing N45° 13'33"W, 35.85 feet to the East right-of-way line of Pleasant View Road; thence N00°34'35"E, along said East right-of-way line, 952.08 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 90°00'00", an arc distance of 39.27 feet, a radius of 25.00 feet and a chord bearing N45° 34'35"E, 35.36 feet to the South right-of-way line of Theis Trail; thence S89°25'25"E, along said South right-of-way line, 91.85 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 92°34'22", an arc distance 24.24 feet, a radius of 15.00 feet and a chord bearing S43°08'14"E, 21.68 feet to the West right-of-way line of Meadow Rose Lane; thence S03°08'57"W, along said West right-of-way line, 20.49 feet to a point of curvature; thence along said West right-of-way line and the arc of a curve to the left through a central angle 63°43'15", an arc distance of 255.79 feet, a radius of 230.00 feet and a chord bearing S28°42'40"E, 242.81 feet to a point of reverse curvature; thence along the arc of a curve to the right through a central angle of 76°16'41", an arc distance of 19.97 feet, a radius of 15.00 feet and a chord bearing S22° 25'57"E, 18.53 feet to the West right-of-way line of Samuel Drive and a point of reverse curvature; thence along said West right-of-way line and the arc of a curve to the left through a central angle of 48° 11'03", an arc distance of 221.18 feet, a radius of 263.00 feet and a chord bearing S08°23'08"E, 214.72 feet; thence S32°

28'40"E, along said West right-of-way line, 86.30 feet to a point of curvature; thence along said West right-of-way line and the arc of a curve to the right through a central angle of 38°19'25", an arc distance 78.26 feet, a radius of 117.00 feet and a chord bearing S13°18'57"E, 76.81 feet; thence S05°50'46"W, along said West right-of-way line, 28.78 feet; thence S84°34'47"E, 119.67 feet; thence S63°11'41"East, 76.41 feet; thence S21°35'43" W, 126.36 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 53° 41'00", an arc distance of 28.11 feet, a radius of 30.00 feet and a chord bearing S48°26'13"W, 27.09 feet; thence S75°16' 43"W, 33.86 feet; thence S14°43'17"E, 25.00 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 12°29'56", an arc distance of 74.17 feet, a radius of 340.00 feet and a chord bearing S05° 16'39"E, 74.02 feet; thence S00°58'19"W, 24.81 feet to a point of curvature; thence along the arc of a curve to the left through a central angle of 92°00'00", an arc distance of 40.14 feet, a radius of 25.00 feet and a chord bearing S45°01'41"E, 35.97 feet to the aforementioned North right-of-way line of Elderberry Road and the point of beginning. This description contains approximately 323,044 square feet or 7.4161 acres."

Together with the following described lands:

Outlot 3, PRAIRIE POINT, as recorded in Volume 57-184B of Plats, on pages 769-770, as Document Number 3371965, Dane County Registry, City of Madison, Dane County, Wisconsin.

2. WHEREAS, a PUD(SIP) Planned Unit Development (Specific Implementation Plan) District has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Paragraph 3383. 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)3383. The following described property is hereby omitted from the PUD(GDP) Planned Unit Development (General Development Plan) District and added to the PUD(SIP) Planned Unit Development (Specific Implementation Plan) District:

Part of the Southeast Quarter of the Northwest Quarter of Section 22, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West quarter corner of said Section 22; thence N88°58'19"E, along the South line of the Northwest Quarter of said Section 22, 1857.06 feet; thence N01°01'41"W, 40.00 feet to the North right-of-way line of Elderberry Road; thence S88°58'19"W, along said North right-of-way line, 457.12 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 91°36'16", an arc distance of 39.97 feet, a radius of 25.00 feet and a chord bearing N45°13'33"W, 35.85 feet to the East right-of-way line of Pleasant View Road; thence N00°34'35"E, along said East right-of-way line, 516.63 feet to the point of beginning of this description; thence continuing N00°34'35"E, 435.45 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 90°00'00", an arc distance of 39.27 feet, a radius of 25.00 feet and a chord bearing N45°34'35"E, 35.36 feet to the South right-of-way line of Theis Trail; thence S89°25'25"E, along said South right-of-way line, 91.85 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 92°34'22", an arc distance 24.24 feet, a radius of 15.00 feet and a chord bearing S43°08'14"E, 21.68 feet to the West right-of-way line of Meadow Rose Lane; thence S03°08'57"W, along said West right-of-way line, 20.49 feet to a point of curvature; thence along said West right-of-way line and the arc of a curve to the left through a central angle 63°43'15", an arc distance of 255.79 feet, a radius of 230.00 feet and a chord bearing S28°42'40" E, 242.81 feet to a point of reverse curvature; thence along the arc of a curve to the right through a central angle of 76°16'41", an arc distance of 19.97 feet, a radius of 15.00 feet and a chord bearing S22°25'57"E, 18.53 feet to the West right-of-way line of Samuel Drive and a point of reverse curvature; thence along said West right-of-way line and the arc of a curve to the left through a central angle of 43°57'51", an arc distance of 201.81 feet, a radius of 263.00 feet and a chord

bearing S06°16'33"E, 196.89 feet; thence N89°25'25"W, 280.43 feet to the aforementioned East right-of-way line of Pleasant View Road and the point of beginning. This description contains approximately 93,532 square feet or 2.1472 acres.