



Legislation Text

File #: 54503, Version: 2

**Fiscal Note**

No City appropriation required.

**Title**

SUBSTITUTE. Creating Section 28.06(2)(a)00364 of the Madison General Ordinances to change the zoning of property located at 3840 Maple Grove Drive, 7<sup>th</sup> Aldermanic District from A (Agricultural) District to TR-C3 (Traditional Residential-Consistent 3) District; creating Section 28.06(2)(a)00365 to change the zoning of property located at 3840 Maple Grove Drive, 7<sup>th</sup> Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; creating Section 28.06(2)(a)00366 to change the zoning of property located at 3840 Maple Grove Drive, 7<sup>th</sup> Aldermanic District from A (Agricultural) District to CN (Conservancy) District; and creating Section 28.06(2)(a)00367 to change the zoning of property located at 3840 Maple Grove Drive, 7<sup>th</sup> Aldermanic District from A to PR (Parks and Recreation) District.

**Body**

DRAFTER'S ANALYSIS: This ordinance changes the zoning of property located at 3840 Maple Grove Drive from A (Agricultural) District to TR-C3 (Traditional Residential-Consistent 3) District, TR-U1 (Traditional Residential-Urban 1) District, CN (Conservancy) District, and PR (Parks and Recreation) District providing zoning for proposed "FRED-Maple Grove Drive" subdivision.

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

1. Map Amendment 00364 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property to TR-C3 (Traditional Residential-Consistent 3) District:

"A parcel of land located in the NW1/4 of the SW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the West 1/4 corner of said Section 12; thence S00°03'00"W, 1198.99 feet to the point of beginning; thence S86°35'08"E, 72.05 feet; thence S88°57'50"E, 43.88 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a central angle of 90°00'00"; thence S01°02'10"W, 3.77 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 180.00 feet and a chord which bears S14°43'11"E, 97.75 feet; thence S30°28'33"E, 1.15 feet; thence S89°52'03"W, 155.99 feet; thence N00°03'00"E, 120.02 feet to the point of beginning. Containing 15,920 square feet (0.366 acres)."

2. Map Amendment 00365 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property to TR-U1 (Traditional Residential-Urban 1) District:

"A parcel of land located in the NW1/4 of the SW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the West 1/4 corner of said Section 12; thence N89°56'43"E, 643.25 feet to the point of beginning; thence continuing N89°56'43"E, 679.14 feet; thence S00°19'44"W, 934.36 feet; thence S89°52'55"W, 455.16 feet; thence S00°19'40"W, 243.29 feet; thence N89°40'20"W, 314.13 feet; thence N30°28'30"W, 141.88 feet; thence N43°48'26"W, 67.13 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 120.00 feet and a chord which bears N28°37'46"E, 114.99 feet; thence N00°00'00"E, 679.89 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of

233.00 feet and a chord which bears N28°42'13"E, 223.81 feet to a point of compound curve; thence Northeasterly along a curve to the right which has a radius of 390.00 feet and a chord which bears N61°48'23"E, 59.83 feet to the point of beginning. Containing 863,477 square feet (19.823 acres)."

3. Map Amendment 00366 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property to CN (Conservancy) District:

"A parcel of land located in the NW1/4 of the SW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the West 1/4 corner of said Section 12; thence N89°56'43"E, 25.00 feet; thence S00°03'00"W, 94.76 feet; thence S24°14'10"E, 131.57 feet; thence S32°39'29"E, 126.53 feet; thence S25°06'15"E, 252.48 feet; thence S46°12'24"E, 102.57 feet; thence N90°00'00"E, 154.66 feet; thence S00°00'00"W, 283.00 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 120.00 feet and a chord which bears S28°37'46"W, 114.99 feet; thence S43°48'26"E, 67.13 feet; thence S30°28'30"E, 141.88 feet; thence S89°40'20"E, 314.13 feet; thence S00°19'40"W, 139.71 feet; thence S89°52'03"W, 704.84 feet; thence N30°28'33"W, 1.15 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 180.00 feet and a chord which bears N14°43'11"W, 97.75 feet; thence N01°02'10"E, 3.77 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 25.00 feet and a central angle of 90°00'00"; thence N88°57'50"W, 43.88 feet; thence N86°35'08"W, 72.05 feet; thence N00°03'00"E, 1198.99 feet to the point of beginning. Containing 462,402 square feet (10.615 acres)."

4. Map Amendment 00367 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property to PR (Park and Recreation) District:

"A parcel of land located in the NW1/4 of the SW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the West 1/4 corner of said Section 12; thence N89°56'43"E, 25.00 feet to the point of beginning; thence continuing N89°56'43"E, 618.25 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 390.00 feet and a chord which bears S61°48'23"W, 59.83 feet to a point of compound curve; thence Southwesterly along a curve to the left which has a radius of 233.00 feet and a chord S28°42'13"W, 223.81 feet; thence S00°00'00"E, 396.89 feet; thence N90°00'00"W, 154.66 feet; thence N46°12'24"W, 102.57 feet; thence N25°06'15"W, 252.48 feet; thence N32°39'29"W, 126.53 feet; thence N24°14'10"W, 131.57 feet; thence N00°03'00"E, 94.76 feet to the point of beginning. Containing 222,726 square feet (5.11 acres)."