



Legislation Text

File #: 23743, Version: 1

**Fiscal Note**

No appropriation is required.

**Title**

Creating Section 28.06(2)(a)3562. of the Madison General Ordinances rezoning property from R4 General Residence District and C3 Commercial Highway District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3563. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD (SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Approval of General Development Plan for future mixed use/employment development, and; approval of a Specific Implementation Plan for medical clinic/office bldg. and parking ramp. 13th Aldermanic District; 1002-1102 South Park Street, 906-918 Midland Street and 1101-1109 Fish Hatchery Road.

**Body**

DRAFTER'S ANALYSIS: Rezone 1002-1102 South Park Street, 906-918 Midland Street and 1101-1109 Fish Hatchery Road

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1. WHEREAS, a 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 3562. 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)3562. The following described property is hereby omitted from the C3 Commercial Highway District and R4 General Residence District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District:

Lots 1 and 2, Certified Survey Map No. 175, Recorded in Volume 1, Page 175 of Certified Survey Maps of Dane County as Document No. 1120857, part of Lots 2 through 14, Block 1, Lots 1 through 3, Block 6 of Grand-View Addition to South Madison, Lots 1 through 5, Plaenert Replat of part of Block 6, Grand-View Addition to South Madison, all being in part of the Southeast Quarter of the Northwest of Section 26, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Center of Section 26, aforesaid; thence N54°24'52"W, 1,101.47 feet to a point of intersection on the Southwest line of S. Park Street and the Easterly corner of the remainder of Lot 14, Block 1, Grand-View Addition to South Madison, said point being the Point of Beginning; thence S58°43'34"W along the Southeasterly line of said Lot 14 a distance of 155.01 feet to the centerline of High Street; thence S30° 50'20"E along said centerline, 99.67 feet to the Northerly right-of-way line of Midland Street; thence S58° 43'34"W along said right-of-way line, 9.97 feet; thence continuing along said right-of-way line N88°56'22"W, 320.48 feet to the Southeast corner of Lot 1, Plaenert Replat of part of Block 6, Grandview Addition to South Madison, also being on the Easterly right-of-way line of Fish Hatchery Road; thence N01°00'16"E along said right-of-way line, 807.35 feet to a point of curve; thence Northeasterly 15.51 feet along a curve to the right, having a radius of 6.00 feet, the chord bearing North 75° 04'58"E', 11.54 feet to the Southwesterly right-of-way

line of S. Park Street; thence S30°50'20"E along said right-of-way line, 751.10 feet to the point of beginning. Said parcel contains 189,122 square feet or 4.34 acres.

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 3563. 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)3563. 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:

The Southeasterly One Half Lot 9, Lots 10 through 14, Block 1, Lots 1 through 3, Block 6 of Grand-View Addition to South Madison, Lots 1 through 5, Plaenert Replat of part of Block 6, Grand-View Addition to South Madison and part of High Street, all being in part of the Southeast Quarter of the Northwest of Section 26, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Center of Section 26, aforesaid; thence N54°24'52"W, 1,101.47 feet to a point of intersection on the Southwest line of S. Park Street and the Easterly corner of the remainder of Lot 14, Block 1, Grand-View Addition to South Madison, said point being the Point of Beginning; thence S58°43'34"W along the Southeasterly line of said Lot 14 a distance of 155.01 feet to the centerline of High Street; thence S30° 50'20"E along said centerline, 99.67 feet to the Northerly right-of-way line of Midland Street; thence S58° 43'34"W along said right-of-way line, 9.97 feet; thence continuing along said right-of-way line N88°56'22"W, 320.48 feet to the Southeast corner of Lot 1, Plaenert Replat of part of Block 6, Grandview Addition to South Madison, also being on the Easterly right-of-way line of Fish Hatchery Road; thence N01°00'16"E along said right-of-way line, 318.00 feet; thence S88°57' 09"E, 96.94 feet to a point of curve; thence Southeasterly 26.66 feet along a curve to the right, having a radius of 40.00 feet, the chord bearing S69°51'10"E, 26.17 feet; thence N21°47'10"E, 7.71 feet to a point of curve; thence Northeasterly 18.12 feet along a curve to the right, having a radius of 28.00 feet, the chord bearing N40°19'44" East, 17.81 feet; thence N58°52'18"E, 142.41 feet to the Southwesterly right-of-way line of S. Park Street; thence S30°50'20"E along said right-of-way line, 275.00 feet to the point of beginning. Said parcel contains 114,856 square feet or 2.64 acres."