



## Legislation Text

File #: 00577, Version: 1

### Fiscal Note

No expenditure required.

### Title

Creating Section 28.06(2)(a)3077 of the Madison General Ordinances rezoning property from Temp A Agriculture to C3L Commercial Service and Distribution District, creating Section 28.06(2)(a)3078 of the Madison General Ordinances rezoning property from Temp A Agriculture to C2 General Commercial District, creating Section 28.06(2)(a)3079 of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District, and creating Section 28.06(2)(a)3080 of the Madison General Ordinances rezoning property from Temp A Agriculture to R5 General Residence District.; Proposed Use: Existing Commercial and Residential Lots; 14th Aldermanic District: 2600 & 2800 Todd Drive; 2800 Ashford Lane; 2800 & 2900 Curry Parkway

### Body

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

1. Paragraph 3077. 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)3077. The following described property is hereby omitted from the Temp A Temporary Agriculture District and added to C3L Commercial Service and Distribution District:

Part of the Southwest ¼ of Section 34, T07N, R09E, City of Madison, Dane County, Wisconsin, including Lot 1, Certified Survey Map No. 608, Lot 1, Certified Survey Map No. 1918, Lots 2 and 3, Certified Survey Map No. 1553, and portions of public rights-of-way for Todd Drive and the USH 12 & 18, West Beltline Highway, North Frontage Road, more particularly described as follows:

Commencing at the center of Section 34, T07N R09E; thence West 1,322 feet, more or less, on the East/West quarter line of Section 34 to the Northwest corner of the East 1/2 of the Southwest 1/4 of Section 34; thence continuing Westerly, along said East-West ¼ line, 1328 feet, more or less, to the West line of the Southwest ¼ of said Section 34, also being the Northwest corner of the Johannsen Plat; thence Southerly, along the West lines of said Johannsen Plat and Lot 1, Certified Survey Map No. 3000, 823.23 feet to the Southwest corner of said Lot 1, Certified Survey Map No. 3000 and the Point of Beginning; thence S87°44'35"E, along the South line of said Lot 1, 296.45 feet to the Southeast corner thereof; thence continuing S87°44'35"E, along a Easterly prolongation of said South line, 33 feet, more or less, to the centerline of Todd Drive; thence Northerly 110 feet, more or less, to the point of intersection with the Westerly prolongation of the North line of Lot 2, Certified Survey Map No. 1553; thence S89°26'12"E, along said prolongation line, 33 feet, more or less, to the Northwest corner of said Lot 2; thence S89°26'12"E, along the North line of said Lot 2, 229.37 feet to the Northeast corner thereof; thence S00°28'40"E, along the East line of said Certified Survey Map No. 1553, 415.87 feet to the Southeast corner of Lot 3, Certified Survey Map No. 1553; thence continuing S00°28'40"E, 87 feet, more or less, to a point 10 feet Northerly of, measured at right angles to, the existing North edge of pavement of the existing USH 12 & 18, West Beltline Highway, North Frontage Road; thence Westerly, parallel with, and 10 feet Northerly of, measured at right angles to, said existing North edge of pavement, 165 feet, more or less, to a point on the existing City of Madison Corporate Limits; thence Northerly, 87 feet more or less to a point on the south line of Lot 3, Certified Survey Map No. 1553, said point being 60.00 feet east of the southwest corner of said Lot 3, Certified Survey Map No. 1553 as measured along the south line of said Lot 3, Certified Survey Map No. 1553, said point also being on the north right-of-way line of the north frontage road to USH 12 & 18; thence Westerly, 60.00 feet along the south line of said Lot 3, Certified Survey Map No. 1553, also being the north right-of-way line of the north frontage road to USH 12 & 18 to the southwest corner of said Lot 3, Certified Survey Map No. 1553 (East line of Todd Drive); thence continuing Westerly, 66 feet more or less to the southeast corner of Lot 1, Certified Survey Map No. 1918 (West line of Todd Drive); thence continuing Westerly along the south line of said Lot 1, Certified Survey Map No. 1918, also being the north right-of-way line of the north frontage road to USH 12 & 18, 290.38 feet to the Southwest corner of Certified Survey Map No. 1918; thence N00°18'48"W, along the West line of said Certified Survey Map No. 1918, 299.61 feet to the Southwest corner of said Lot 1, Certified Survey Map No. 3000 and the point of beginning. This property contains 215,850 square feet (4.96 acres). "

2. Paragraph 3078. 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)3078. The following described property is hereby omitted from the Temp A Temporary Agriculture District and added to C2 General Commercial District:

Part of the Southwest ¼ of Section 34, T07N, R09E, City of Madison, Dane County, Wisconsin, which includes Lots 2 and 3, Arbor Heights, Lots 4 and 5, Arbor Heights Commercial Park, Lots 1 and 2, Certified Survey Map No. 2498, Lots 1, 2 and 3, Certified Survey Map No. 8548, Lot 1, Certified Survey Map No. 6018, and unplatted lands, including public rights-of-way for McDivitt Road, Todd Drive and a portion of the USH 12 & 18, West Beltline Highway, South Frontage Road, more particularly described as follows:

Beginning at a point within U.S. Highways 12, 14 and 18 right of way is 694.50 feet West of the West line of the East 1/2 of the Southwest 1/4 of said Section 34, last mentioned point being on the West line of the property described in Volume 802, Page 582 and recorded in the Dane County Register of Deeds Office, also being the point of intersection with the Northerly prolongation of the East line of Lot 1, C.S.M. No. 6018; thence S00°10'08" East, along the said Northerly prolongation line, 60 feet, more or less, to the Northeast corner of said Lot 1; thence S00°10'08" East, along the East line of Lot 1, C.S.M. No. 6018, 309.62 feet to the Southeast corner thereof; thence Southerly, 15 feet, more or less, to the Northeast corner of Lot 5, Arbor Heights Commercial Park; thence S00°29'00" East, along the East line of said Lot 5, 186.26 feet to the Southeast corner thereof; thence continue S00°29'00" East 30.00 feet on the East line of the last mentioned plat to the center line of McDivitt Road; thence West along the center line of said McDivitt Road to the center line of Todd Drive as platted in the said Arbor Heights Commercial Park; thence North along the said center line of Todd Drive to its point of intersection with the Easterly prolongation of South line of Lots 2 and 3, Arbor Heights; thence S89°57'30"W along the said Easterly prolongation and the South line of Lots 2 and 3, Arbor Heights, 189 feet to the Southwest corner of said Lot 2; thence North along the West line of said Lot 2, Arbor Heights, and along the West line of Lots 1 and 2, C.S.M. 2498, to the Northwest corner of Lot 2, C.S.M. 2498, said corner being S00°02'30" East, 240.00 feet from the South right-of-way line of the South Frontage Road of USH 12 & 18; Thence S87°42'30" East along the West line of Lot 2, C.S.M. 2498, 60.00 feet; Thence N00°02'30"W along the West line of Lot 2, C.S.M. 2498, 101.97 feet; thence Easterly along the south line of Lot 1, CSM 343, and the north line of Lot 2, CSM 2498, 99.00 feet to the southeast corner of said Lot 1, CSM NO. 343; thence continuing Easterly along the easterly projection of the south line of said Lot 1, CSM No. 343, 63 feet more or less to the west line of Lot 1, CSM No. 8548, also being the east right-of-way line of Todd Drive; thence Northerly along said west line of Lot 1, CSM No. 8548 and said east right-of-way line of Todd Drive, 132 feet more or less to the northwest corner of said Lot 1, CSM No. 8548 and the existing south right-of-way line of the south frontage road to USH 12 & 18; thence Easterly along the north line of Lot 1, CSM No. 8548 and said south right-of-way line of the south frontage road to USH 12 & 18, 141.21 feet to the northeast corner of said Lot 1, CSM No. 8548; thence Northerly, 50 feet, more or less, to a point of intersection with the former South right-of-way line of US Highways 12, 14 & 18, as previously called in this description; thence Easterly, along said former South right-of-way line of US Highways 12, 14 & 18, 213 feet, more or less, to the point of intersection with the West line of the property described in Volume 802, Page 582 and recorded in the Dane County Register of Deeds Office and the point of beginning. This property contains 300,570 square feet (6.90 acres).

AND,

The Northerly 423.66 feet of the following described parcel, being part of the Southeast 1/4 of the Southeast 1/4 of Section 33, T07N R09E, City of Madison, Dane County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of Section 3, Town 06 North, Range 09 East, also being the Southeast corner of Lot 47, First Addition to Arbor Heights; thence N89°30'40"W along the North line of said Section 3, 103.26 feet to the Southwest corner of said Lot 47 and the Point of Beginning; thence continuing N89°30'40"W along the North line of said Section 3, 394 feet, more or less, to the Southeast corner of lands currently owned by Mortenson Investment Group, LLC as described in a Warranty Deed recorded October 3, 2001 as Document No. 3381187, which is directly South of, and adjacent to CSM 4653; thence North, along the East line of said lands, 480.2 feet to the Southeast corner of said CSM 4653; thence N00°09'05"W (recorded as N01°09'14"E), along the East line of said CSM 4653, 713.42 feet to the Northeast corner thereof, and a point on the Southerly right-of-way line of the South West Beltline Highway Frontage Road; thence Northeasterly, along said Southerly right-of-way, on a curve to the right which has a radius of 682.20 feet, to a point of tangency; thence S87°43'56"E, continuing along said Southerly right-of-way, 100.54 feet, to the point of intersection of the Southerly right-of-way line of the South West Beltline Highway Frontage Road with the Northerly extension of the West line of Lot 36, First Addition to Arbor Heights; thence S00°08'21 East, along the Northerly extension of, and the West line of said Lot 36, 225.03 feet to the Southwest corner thereof; thence continue S00°08'21 East, along the West line of Lots 38 through 47 inclusive, First Addition to Arbor Heights, 1018.63 feet to the point of beginning of this description. This property contains 161,790 square feet (3.71 acres)."

3. Paragraph 3079. 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)3079. The following described property is hereby omitted from the Temp A Temporary Agriculture District and added to the R4 General Residence District:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 33, T07N R09E, City of Madison, Dane County, Wisconsin, being Lots 37 through 40, (inclusive) First Addition to Arbor Heights, including a portion of Ashford Lane public right-of-way, more particularly described as follows:

Commencing at the Northwest corner of Section 3, Town 06 North, Range 09 East, also being the Southeast corner of Lot 47, First Addition to Arbor Heights; thence N89°30'40"W along the North line of said Section 3, 103.26 feet to the Southwest corner of said Lot 47; thence N00°08'21"W, along the West line of Lots 41 through 47 inclusive, 650.91 feet to the Southwest corner of Lot 40, First Addition to Arbor Heights and the Point of Beginning; thence continue N00°08'21"W, along the West line of Lots 38 through 40 inclusive, to the Southwest corner of Lot 36; thence S87°42'30" East, along the South line of said Lot 36, 227.70 feet to the Southeast corner thereof; thence Southerly, on a line that is parallel to and 229.20 feetW of the West line of Section 34, T07N R09E, also being the East line of First Addition to Arbor Heights, 361 feet, more or less, to the point of intersection with the Easterly prolongation of the South line of Lot 40, First Addition to Arbor Heights; thence S89°57'30"W, along said prolongation line and the South line of Lot 40, 226.89 feet to the Southwest corner of Lot 40 and the Point of Beginning of this description. This property contains 82,670 square feet (1.90 acres)."

4. Paragraph 3080. 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)3080. The following described property is hereby omitted from the Temp A Temporary Agriculture District and added to the R5 General Residence District:

The Southerly 820 feet of the following described parcel, being part of the Southeast 1/4 of the Southeast 1/4 of Section 33, T07N, R09E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of Section 3, Town 06 North, Range 09 East, also being the Southeast corner of Lot 47, First Addition to Arbor Heights; thence N89°30'40"W along the North line of said Section 3, 103.26 feet to the Southwest corner of said Lot 47 and the Point of Beginning; thence continuing N89°30'40"W along the North line of said Section 3, 394 feet, more or less, to the Southeast corner of lands currently owned by Mortenson Investment Group, LLC as described in a Warranty Deed recorded October 3, 2001 as Document No. 3381187, which is directly South of, and adjacent to CSM 4653; thence North, along the East line of said lands, 480.2 feet to the Southeast corner of said CSM 4653; thence N00°09'05"W (recorded as N01°09'14"E), along the East line of said CSM 4653, 713.42 feet to the Northeast corner thereof, and a point on the Southerly right-of-way line of the South West Beltline Highway Frontage Road; thence Northeasterly, along said Southerly right-of-way, on a curve to the right which has a radius of 682.20 feet, to a point of tangency; thence S87°43'56"E, continuing along said Southerly right-of-way, 100.54 feet, to the point of intersection of the Southerly right-of-way line of the South West Beltline Highway Frontage Road with the Northerly extension of the West line of Lot 36, First Addition to Arbor Heights; thence S00°08'21 East, along the Northerly extension of, and the West line of said Lot 36, 225.03 feet to the Southwest corner thereof; thence continue S00°08'21 East, along the West line of Lots 38 through 47 inclusive, First Addition to Arbor Heights, 1018.63 feet to the point of beginning of this description. This property contains 323,080 square feet (7.42 acres)."