



Legislation Text

File #: 05645, Version: 2

Fiscal Note

No expenditure required.

Title

SUBSTITUTE - Creating Section 28.06(2)(a)3247. of the Madison General Ordinances rezoning property from C2 General Commercial and R2 Single-Family Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3248. 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: Demolish 3 Houses & Build 39,865 Square Foot Addition to Office Building; 13th Aldermanic District: 1355 & 1359 Fish Hatchery Road and 910, 968, 972 & 976 West Wingra Drive.

Body

DRAFTER'S ANALYSIS: Rezone 1355 & 1359 Fish Hatchery Road and 910, 968, 972 & 976 West Wingra Drive.

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 3247. 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)3247. The following described property is hereby omitted from the C2 General Commercial and R2 General Residence District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District: All of Lots 5 and 6 and a part of Lot 4, Block 2, Haen Subdivision No. 1, and other lands located in the NE ¼ of the SW ¼ and the Fractional west half of the SW ¼ (also being a part of Government Lot 5), all in Section 26, T7N, R9E, in the City of Madison, Dane County, Wisconsin, and more fully described as follows:

Commencing at a brass cap monument marking the South ¼ corner of said Section 26; Thence N36°08'48"W, 2,355.99 feet (bearings referenced to the Dane County Coordinate System) to a found 2-inch iron pipe marking the most westerly corner of Lot 7, Block 2, Haen Subdivision No. 1; Thence S55°15'30"E a distance of 129.64 feet (recorded as S53°56'E, 129.65 feet) along the southwesterly line of said Lot 7 to a found 1-inch iron pipe; Thence S15°21'10"W a distance of 143.58 feet (recorded as S16°40'W) along the west line of Lot 2, Block 2, Haen Subdivision No. 1 to a found 1-inch iron pipe; Thence S89°00'43" East a distance of 276.91 feet to a found 1-inch iron pipe on the westerly existing right-of-way line of South Street; S0°55'27"W (recorded as S2°18'W) a distance of 209.59 feet to a point of curve to the right having a radius of 15.00 feet; Thence southwesterly, 25.67 feet along the arc of said curve whose long chord bears S49°56'57"W, 22.65 feet to the northerly existing right of way line of Wingra Drive; Thence N81°01'33"W a distance of 47.13 feet (recorded as N79°39'W, 47.13 feet) along said northerly existing right-of-way line of Wingra Drive; Thence N77°37'48"W a distance of 215.17 feet (recorded as N76°22'W, 215.00 feet) along said northerly existing right-of-way line of Wingra Drive to the most westerly corner of Lot 6, Block 2, Haen Subdivision; Thence N54°38'16"W a distance of 74.87 feet along said northerly existing right-of-way line to a found 2-inch iron pipe; Thence N55°30'40"W a distance of 71.40 feet along said northerly existing right-of-way line to a found rail road spike; Thence N54°44'31"W a distance of 81.72 feet to a point of curve to the right having a radius of 15.00 feet; Thence northerly, 21.92 feet along the arc of said curve whose long chord bears N12°53'31"W, 20.01 feet to the easterly existing right-of-way line of Fish Hatchery Road; Thence N28°57'29"E a distance of 127.56 feet along said existing easterly line to an iron found; Thence N28°57'29"E a distance of 7.97 feet along said easterly existing right-of-way line to a point of curve to the left having a radius of 1,186.00 feet; Thence northerly, 132.05 feet along the arc of said curve and easterly existing right-of-way line, whose long chord bears N25°50'44"E, 131.98 feet to the point of beginning. This parcel contains 2.376 acres, more or less (103,510 square feet, more or less)."

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 3248. 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)3248. 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:

All of Lots 5 and 6 and a part of Lot 4, Block 2, Haen Subdivision No. 1, and other lands located in the NE ¼ of the SW ¼ and the Fractional west half of the SW ¼ (also being a part of Government Lot 5), all in Section 26, T7N, R9E, in the City of Madison, Dane County, Wisconsin, and more fully described as follows:

Commencing at a brass cap monument marking the South ¼ corner of said Section 26; Thence N36°08'48"W, 2,355.99 feet (bearings referenced to the Dane County Coordinate System) to a found 2-inch iron pipe marking the most westerly corner of Lot 7, Block 2, Haen Subdivision No. 1; Thence S55°15'30"E a distance of 129.64 feet (recorded as S53°56'E, 129.65 feet) along the southwesterly line of said Lot 7 to a found 1-inch iron pipe; Thence S15°21'10"W a distance of 143.58 feet (recorded as S16°40'W) along the west line of Lot 2, Block 2, Haen Subdivision No. 1 to a found 1-inch iron pipe; Thence S89°00'43" East a distance of 276.91 feet to a found 1-inch iron pipe on the westerly existing right-of-way line of South Street; S0°55'27"W (recorded as S2°18'W) a distance of 209.59 feet to a point of curve to the right having a radius of 15.00 feet; Thence southwesterly, 25.67 feet along the arc of said curve whose long chord bears S49°56'57"W, 22.65 feet to the northerly existing right of way line of Wingra Drive; Thence N81°01'33"W a distance of 47.13 feet (recorded as N79°39'W, 47.13 feet) along said northerly existing right-of-way line of Wingra Drive; Thence N77°37'48"W a distance of 215.17 feet (recorded as N76°22'W, 215.00 feet) along said northerly existing right-of-way line of Wingra Drive to the most westerly corner of Lot 6, Block 2, Haen Subdivision; Thence N54°38'16"W a distance of 74.87 feet along said northerly existing right-of-way line to a found 2-inch iron pipe; Thence N55°30'40"W a distance of 71.40 feet along said northerly existing right-of-way line to a found rail road spike; Thence N54°44'31"W a distance of 81.72 feet to a point of curve to the right having a radius of 15.00 feet; Thence northerly, 21.92 feet along the arc of said curve whose long chord bears N12°53'31"W, 20.01 feet to the easterly existing right-of-way line of Fish Hatchery Road; Thence N28°57'29"E a distance of 127.56 feet along said existing easterly line to an iron found; Thence N28°57'29"E a distance of 7.97 feet along said easterly existing right-of-way line to a point of curve to the left having a radius of 1,186.00 feet; Thence northerly, 132.05 feet along the arc of said curve and easterly existing right-of-way line, whose long chord bears N25°50'44"E, 131.98 feet to the point of beginning. This parcel contains 2.376 acres, more or less (103,510 square feet, more or less)."