



## Legislation Details (With Text)

**File #:** 02720      **Version:** 1      **Name:** 12/5 Rezone 2810-2818 Todd Drive & 2703-2805 West Beltline.  
**Type:** Ordinance      **Status:** Filed  
**File created:** 1/10/2006      **In control:** COMMON COUNCIL  
**On agenda:** 12/5/2006      **Final action:** 12/5/2006  
**Enactment date:**      **Enactment #:**

**Title:** Creating Section 28.06(2)(a)3161. of the Madison General Ordinances rezoning property from Temp A Agriculture District, C2 General Commercial District and C3 Highway Commercial District to PUD (GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3162. 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 4 Commercial Buildings, 1 Apartment Building, 1 Private Clubhouse, & Build 4-Story, 91,665 Square Foot Retail & Office Building; 14th Aldermanic District: 2810-2818 Todd Drive & 2703-2805 West Beltline.

**Sponsors:** Common Council By Petition

**Indexes:**

**Code sections:**

**Attachments:** 1. 02720 notice of public hearing.pdf, 2. Maps&Plans.pdf, 3. Comments.pdf, 4. Comment 031506.pdf, 5. Approval Ltr051706.pdf, 6. 02720 Registration Stmt.pdf, 7. 02720 registration stmts.pdf

Date	Ver.	Action By	Action	Result
12/5/2006	1	COMMON COUNCIL	Place On File	Pass
9/19/2006	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
7/18/2006	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
6/20/2006	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
6/6/2006	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
5/16/2006	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
4/18/2006	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
4/4/2006	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
3/20/2006	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING	Pass
3/7/2006	1	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
2/20/2006	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	Pass
1/17/2006	1	COMMON COUNCIL	Refer For Public Hearing	
1/10/2006	1	Attorney's Office/Approval Group	Approved As To Form	
1/10/2006	1	Attorney's Office	Fiscal Note Required / Approval	
1/10/2006	1	Finance Dept/Approval Group	Approved Fiscal Note By The Comptroller's Office	
1/10/2006	1	Attorney's Office	Referred for Introduction	

### Fiscal Note

No expenditure is required for the rezoning.

**Title**

Creating Section 28.06(2)(a)3161. of the Madison General Ordinances rezoning property from Temp A Agriculture District, C2 General Commercial District and C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3162. 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 4 Commercial Buildings, 1 Apartment Building, 1 Private Clubhouse, & Build 4-Story, 91,665 Square Foot Retail & Office Building; 14th Aldermanic District: 2810-2818 Todd Drive & 2703-2805 West Beltline.

**Body**

DRAFTER'S ANALYSIS: Rezone 2810-2818 Todd Drive & 2703-2805 West Beltline.

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

1. WHEREAS, a PUD(GDP) Planned Unit 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 3161. 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) 3161. The following described property is hereby omitted from the Temp A Agriculture District, C2 General Commercial District and C3 Highway Commercial District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District:

A parcel of land located in the SE ¼ of the SE ¼ of Section 33 and also in the SW ¼ of the SW ¼ of Section 34, all in T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of said Section 34; thence S00°05'50"W, 1420.88 feet along the west line of said SW ¼ of Section 34 to a point on the southerly right-of-way (R/W) line of West Beltline Highway (U.S.H. 12, 14, 18 & 151), said point being the point of beginning; thence S87°20'37"E, 183.94 feet along said West Beltline Highway R/W line to a point of curvature; thence Southeasterly, 22.97 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 87°43'35" and a long chord bearing S43°28'49"E, 20.79 feet to the point of tangency thereof; thence S00°22'58"W, 384.92 feet along the westerly R/W of Todd Drive; thence N89°38'06"W, 158.90 feet along the north lines of Lot 3 and Lot 2 of Arbor Heights; thence N00°22'58"E, 156.42 feet along the east line of Lot 1, Arbor Heights; thence N87°15'35"W, 181.85 feet along the north line of said Lot 1; thence N89°35'53"W, 80.00 feet along said north line; thence N00°23'57"E, 22.67 feet along the east line of Lot 37, First Addition To Arbor Heights; thence N87°16'03"W, 227.69 feet along the south line of Lot 36, First Addition To Arbor Heights; thence N00°18'56"E, 229.19 feet along the west line of said Lot 36; thence S87°20'37"E, 450.51 feet along the southerly R/W line of the West Beltline Highway to the point of beginning. The above-described parcel contains 181,430 square feet, more or less, or 4.17 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 3162. 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)3162. 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:

A parcel of land located in the SE ¼ of the SE ¼ of Section 33 and also in the SW ¼ of the SW ¼ of Section 34, all in T7N, R9E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the West ¼ corner of said Section 34; thence S00°05'50"W, 1420.88 feet along the west line of said SW ¼ of Section 34 to a point on the southerly right-of-way (R/W) line of West Beltline Highway (U.S.H. 12, 14, 18 & 151), said point being the point of beginning; thence S87°20'37"E, 183.94 feet along said West Beltline Highway R/W line to a point of curvature; thence Southeasterly, 22.97 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 87°43'35" and a long chord bearing S43°28'49"E, 20.79 feet to the point of tangency thereof; thence S00°22'58"W, 384.92 feet along the westerly R/W of Todd Drive; thence N89°38'06"W, 158.90 feet along the north lines of Lot 3 and Lot 2 of Arbor Heights; thence N00°22'58"E, 156.42 feet along the east line of Lot 1, Arbor Heights; thence N87°15'35"W, 181.85 feet along the north line of said Lot 1; thence N89°35'53"W, 80.00 feet along said north line; thence N00°23'57"E, 22.67 feet along the east line of Lot 37, First Addition To Arbor Heights; thence N87°16'03"W, 227.69 feet along the south line of Lot 36, First Addition To Arbor Heights; thence N00°18'56"E, 229.19 feet along the west line of said Lot 36; thence S87°20'37"E, 450.51 feet along the southerly R/W line of the West Beltline Highway to the point of beginning. The above-described parcel contains 181,430 square feet, more or less, or 4.17 acres."