



Legislation Details (With Text)

**File #:** 23749      **Version:** 1      **Name:** Rezone 5063-5119 University Avenue and 702 N. Whitney Way

**Type:** Ordinance      **Status:** Passed

**File created:** 8/30/2011      **In control:** PLAN COMMISSION

**On agenda:** 10/4/2011      **Final action:** 10/4/2011

**Enactment date:** 10/12/2011      **Enactment #:** ORD-11-00134

**Title:** Creating Section 28.06(2)(a)3556. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3557. 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 a General Development Plan for future construction of mixed-use/employment and approval of a Specific Implementation Plan for medical office building. 19th Aldermanic District; 5063-5119 University Avenue and 702 North Whitney Way.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. PC labels, 2. Maps&Plans.pdf, 3. Staff Comments.pdf, 4. Comments.pdf, 5. Link UDC File 23464, 6. Link Landmarks File 23432, 7. Link Plat File 23765, 8. Bisgard comments (TID 41)\_08-08-11.pdf, 9. Lenhart Design Changes List\_09-16-11.pdf, 10. SHNA Groundwater Subcom statement\_09-18-11.pdf, 11. Hill Farms NA comments\_09-19-11.pdf, 12. Spring Harbor NA Comments\_09-19-11.pdf, 13. City Eng Div response to SHNA comments\_09-19-11.pdf, 14. Pearson Comments\_09-19-11.pdf, 15. Kienitz comments\_09-30-11.pdf, 16. Approval Letter.pdf, 17. 23749 Registration Forms - Common Council meeting 10-4-2011.pdf

Date	Ver.	Action By	Action	Result
10/4/2011	1	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
9/19/2011	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
9/6/2011	1	COMMON COUNCIL	Referred for Public Hearing	
8/30/2011	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No appropriation is required.

**Title**

Creating Section 28.06(2)(a)3556. of the Madison General Ordinances rezoning property from C3 Highway Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District and creating Section 28.06(2)(a)3557. 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 a General Development Plan for future construction of mixed-use/employment and approval of a Specific Implementation Plan for medical office building. 19th Aldermanic District; 5063-5119 University Avenue and 702 North Whitney Way.

**Body**

DRAFTER'S ANALYSIS: Rezone 5063-5119 University Avenue and 702 N. Whitney Way

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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 3556. 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)3556. The following described property is hereby omitted from the C3 Commercial Highway District and added to the PUD(GDP) Planned Unit Development (General Development Plan) District:

Part of Lot 2 Certified Survey Map No. 4473, recorded in Volume 19 of Certified Survey Maps on Pages 181 and 182 as Document No. 1850622 and a parcel of land located in the SE1/4 and SW1/4 of the SE1/4 of Section 18 and in the NE1/4 and NW1/4 of the NE1/4 of Section 19, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the north quarter corner of said Section 19; thence N88°39'15"E along the north line of said NE1/4, 662.06 feet to the point of beginning; thence N00°11'21"W, 486.39 feet; thence N44°18'07"E, 182.13 feet; thence S43°38'23"E, 74.49 feet; thence N44°17'58"E, 237.90 feet to the southerly right-of-way line of University Avenue and a point of curve; thence southeasterly, along said southerly right-of-way line, on a curve to the left which has a radius of 2,925.00 feet and a chord which bears S46°42'50"E, 224.44 feet; thence S46°06'07"E, 90.04 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 2052.00 feet and a chord which bears S54°17'02"E, 171.45 feet to a point on a curve; thence southeasterly on a curve to the left which has a radius of 2925.00 feet and a chord which bears S55°10'19"E, 117.15 feet to a point of reverse curve; thence continuing along said southerly right-of-way line and westerly right-of-way line of Whitney Way, on a curve to the right which has a radius of 75.00 feet and a chord which bears S13°47'28"E, 105.21 feet; thence S30°19'22"W along said westerly right-of-way line, 127.18 feet; thence S12°03'20"E along said westerly right-of-way line, 215.17 feet; thence S12°19'04"E along said westerly right-of-way line, 4.96 feet; thence N85°21'00"W, 144.57 feet; thence N89°34'30"W, 271.00 feet; thence S00°25'30"W, 319.96 feet to the State of Wisconsin Department of Transportation north right-of-way line and a point on a curve; thence northwesterly on a curve to the right which has a radius of 2406.20 feet and a chord which bears N84°14'42"W, 397.06 feet; thence N00°11'21"W, 343.86 feet to the point of beginning. Said parcel contains 624,281 square feet (14.332 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 3557. 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)3557. 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 SW1/4 of the SE1/4 of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the south quarter corner of said Section 18; thence N88°39'15"E, 662.06 feet; thence N00°11'21"W, 248.94 feet to the point of beginning; thence continuing N00°11'21"W, 131.20 feet; thence N44°17'58"E, 493.15 feet to the southerly right-of-way of University Avenue and a point of curve; thence along said right-of-way line, southeasterly on a curve to the left which has a radius of 2,925.00 feet and a chord which bears S46°42'50"E, 224.44 feet; thence S46°06'07"E along said right-of-way line, 68.47 feet; thence S38°18'40"W, 36.13 feet; thence S24°11'45"W, 98.41 feet; thence S38°18'40"W, 211.56 feet to a point

of curve; thence southwesterly on a curve to the left which has a radius of 268.00 feet and a chord which bears S34°22'25"W, 36.81 feet; thence N59°33'50"W, 64.48 feet; thence S89°48'40"W, 286.44 feet to the point of beginning. Said parcel contains 163,135 square feet (3.745 acres)."