



Legislation Details (With Text)

**File #:** 32952      **Version:** 2      **Name:** Rezone 702 South Point Road  
**Type:** Ordinance      **Status:** Passed  
**File created:** 1/28/2014      **In control:** PLAN COMMISSION  
**On agenda:**      **Final action:** 4/8/2014  
**Enactment date:** 4/17/2014      **Enactment #:** ORD-14-00065

**Title:** SUBSTITUTE. Creating Section 28.022 - 00103, Section 28.022 - 00104 and Section 28.022 - 00114 of the Madison General Ordinances to change the zoning of property located at 702 South Point Road, 9th Aldermanic District, from A (Agricultural), TR-C3 (Traditional Residential - Consistent 3) and PD (Planned Development) Districts to TR-P (Traditional Residential - Planned), TR-C3 (Traditional Residential - Consistent 3) and CN (Conservancy) Districts to provide zoning for 259 single-family lots, 11 lots for two-family-twin residences, and 9 outlots for public park and stormwater management and private open space on the plat of First Addition to 1000 Oaks.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. Version 1, 2. Maps&Plans.pdf, 3. Staff Comments.pdf, 4. Comments.pdf, 5. Link Plat Reso 32916, 6. Plans 032414.pdf, 7. Staff Comments 032414.pdf, 8. Approval Letter.pdf

Date	Ver.	Action By	Action	Result
4/8/2014	2	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
3/24/2014	2	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - RECESSED PUBLIC HEARING	Pass
3/18/2014	2	COMMON COUNCIL	Re-refer for Recessed Public Hearing	Pass
3/10/2014	2	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	Pass
2/4/2014	1	COMMON COUNCIL	Referred for Public Hearing	
1/28/2014	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No appropriation is required.

**Title**

SUBSTITUTE. Creating Section 28.022 - 00103, Section 28.022 - 00104 and Section 28.022 - 00114 of the Madison General Ordinances to change the zoning of property located at 702 South Point Road, 9<sup>th</sup> Aldermanic District, from A (Agricultural), TR-C3 (Traditional Residential - Consistent 3) and PD (Planned Development) Districts to TR-P (Traditional Residential - Planned), TR-C3 (Traditional Residential - Consistent 3) and CN (Conservancy) Districts to provide zoning for 259 single-family lots, 11 lots for two-family-twin residences, and 9 outlots for public park and stormwater management and private open space on the plat of First Addition to 1000 Oaks.

**Body**

DRAFTER'S ANALYSIS: To change the zoning of property located at 702 South Point Road, 9<sup>th</sup> Aldermanic District, from A (Agricultural), TR-C3 (Traditional Residential - Consistent 3) and PD (Planned Development) Districts to TR-P (Traditional Residential - Planned), TR-C3 (Traditional Residential - Consistent 3) and CN (Conservancy) Districts, to create 259 single-family lots, 11 lots for two-family-twin residences and 9 outlots for public park and stormwater management and private open space.

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NOW, THEREFORE, the Common Council of the City of Madison do hereby ordain as follows:

Map Amendment 00103 of Section 28.022 of the Madison General Ordinances is hereby created to zone the following property to CN (Conservancy) District:

Part of Lot 1, Certified Survey Map No. 13155 recorded in Volume 84 of Certified Survey Maps on pages 237-241 as Document No. 4787425, Dane County Registry, located in the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the south quarter corner of said Section 28; thence S89°51'06"W, 70.51 feet; thence N00°47'52"E, 869.36 feet; thence N89°12'08"W, 102.85 feet; thence N83°57'17"W, 52.08 feet; thence N54°43'15"W, 52.02 feet; thence N56°30'44"W, 98.58 feet; thence N66°37'26"W, 100.05 feet; thence N77°28'16"W, 100.21 feet; thence N88°19'07"W, 100.21 feet; thence S80°50'03"W, 16.92 feet to the point of beginning; thence N89°14'36"W, 85.99 feet; thence S69°59'12"W, 103.03 feet; thence S59°08'22"W, 103.03 feet; thence S50°32'35"W, 82.24 feet; S56°17'35"W, 52.09 feet; S20°37'37"E, 160.00 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 472.00 feet and a chord which bears S66°56'32"W, 40.03 feet; thence N20°37'37"W, 158.75 feet; thence S76°26'13"W, 65.00 feet; thence S86°47'32"W, 64.92 feet; thence S89°51'06"W, 240.00 feet; thence S72°58'59"W, 137.42 feet; thence N89°36'54"W, 164.87 feet; thence N34°46'56"W, 57.54 feet; thence N23°43'06"W, 240.60 feet; thence N61°53'52"W, 98.13 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 380.00 feet and a chord which bears N22°08'27"E, 78.93 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 250.00 feet and a chord which bears N16°33'55"E, 3.36 feet; thence S73°02'56"E, 120.00 feet; thence N27°26'14"E, 47.32 feet; thence N48°24'35"E, 47.32 feet; thence N69°22'57"E, 47.32 feet; thence N88°07'49"E, 65.53 feet; thence N89°51'06"E, 207.00 feet; thence N00°08'54"W, 153.00 feet; thence N89°51'06"E, 346.04 feet; thence S00°08'54"E, 153.00 feet; thence N89°51'06"E, 730.64 feet; thence S32°35'35"W, 129.16 feet; thence N89°10'42"W, 97.58 feet; thence N62°56'58"W, 85.92 feet; thence S22°32'56"W, 150.18 feet to the point of beginning. Containing 11.96 acres.

Map Amendment 00104 of Section 28.022 of the Madison General Ordinances is hereby created to zone the following property to TR-P (Traditional Residential - Planned) District:

Part of Lot 1, Certified Survey Map No. 13155 recorded in Volume 84 of Certified Survey Maps on pages 237-241 as Document No. 4787425, Dane County Registry, located in the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the south quarter corner of said Section 28; thence S89°51'06"W, 70.51 feet; thence N00°47'52"E, 1323.01 feet to the point of beginning; thence N89°12'08"W, 67.31 feet to a point of curve; thence northwesterly along a curve to the right which has a radius of 215.00 feet and a chord which bears N81°27'56"W, 57.89 feet; thence N73°43'43"W, 27.97 feet to a point of curve; thence northwesterly along a curve to the right which has a radius of 250.00 feet and a chord which bears N68°26'08"W, 46.13 feet to a point of reverse curve; thence northwesterly along a curve to the left which has a radius of 233.00 feet and a chord which bears N76°38'43"W, 108.81 feet; thence S89°51'06"W, 1073.82 feet; thence N00°08'54"W, 533.03 feet to a point of curve; thence northwesterly along a curve to the left which has a radius of 230.00 feet and a chord which bears N13°20'21"W, 104.97 feet; thence N26°31'48"W, 215.84 feet; thence N63°28'12"E, 88.29 feet to a point of curve; thence easterly along a curve to the right which has a radius of 740.00 feet and a chord which bears S82°52'48"E, 820.10 feet; thence S49°13'48"E, 243.70 feet to a point of curve; thence southeasterly along a curve to the left which has a radius of 340.00 feet and a chord which bears S69°12'58"E, 232.42 feet; thence S89°12'08"E, 184.43 feet to a point of curve; thence southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°12'08"E, 35.36 feet; thence S00°47'52"W, 553.25 feet to the point of beginning. Containing 24.74 acres,

Map Amendment 00114 of Section 28.022 of the Madison General Ordinances is hereby created to zone the following property to TR-C3 (Traditional Residential - Consistent 3) District:

Part of Lot 1, Certified Survey Map No. 13155 recorded in Volume 84 of Certified Survey Maps on pages 237-241 as Document No. 4787425, Dane County Registry, located in the SW1/4 of Section 28, T7N, R8E, City of

Madison, Dane County, Wisconsin to-wit: Commencing at the south quarter corner of said Section 28; thence S89°51'06"W, 94.36 feet; thence N00°08'54"W, 45.00 feet to the point of beginning; thence S89°51'06"W, 1,716.35 feet; thence N00°55'38"E, 488.05 feet; thence S69°20'53"W, 317.18 feet; thence N00°55'38"E, 625.62 feet; thence N00°52'03"E, 216.69 feet; thence N02°42'27"E, 85.00 feet; thence N00°18'42"E, 181.70 feet; thence N02°00'53"E, 200.00 feet; thence N00°32'25"E, 344.00 feet; thence N89°51'04"E, 8.41 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N85°19'20"E, 86.07 feet; thence N80°47'36"E, 165.00 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N72°07'54"E, 164.15 feet; thence N63°28'12"E, 122.58 feet; thence S26°31'48"E, 215.84 feet to a point of curve; thence southeasterly along a curve to the left which has a radius of 230.00 feet and a chord which bears S13°20'21"E, 104.97 feet; thence S00°08'54"E, 533.03 feet; thence N89°51'06"E, 1073.82 feet to a point of curve; thence southeasterly along a curve to the right which has a radius of 233.00 feet and a chord which bears S76°38'43"E, 108.81 feet to a point of reverse curve; thence southeasterly along a curve to the left which has a radius of 250.00 feet and a chord which bears S68°26'08"E, 46.13 feet; thence S73°43'43"E, 27.97 feet to a point of curve; thence easterly along a curve to the left which has a radius of 215.00 feet and a chord which bears S81°27'56"E, 57.89 feet; thence S89°12'08"E, 67.31 feet; thence S00°47'52"W, 178.02 feet; thence N89°12'08"W, 40.58 feet to a point of curve; thence northwesterly along a curve to the right which has a radius of 255.00 feet and a chord which bears N73°18'16"W, 139.70 feet; thence N57°24'25"W, 119.67 feet; thence S32°35'35"W, 24.56 feet; thence S89°51'06"W, 730.64 feet; thence N00°08'54"W, 153.00 feet; thence S89°51'06"W, 346.04 feet; thence S00°08'54"E, 153.00 feet; thence S89°51'06"W, 207.00 feet; thence S88°07'49"W, 65.53 feet; thence S69°22'57"W, 47.32 feet; thence S48°24'35"W, 47.32 feet; thence S27°26'14"W, 47.32 feet; thence N73°02'56"W, 120.00 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 250.00 feet and a chord which bears S16°33'55"W, 3.36 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 380.00 feet and a chord which bears S22°08'27"W, 78.93 feet; thence S61°53'52"E, 98.13 feet; thence S23°43'06"E, 240.60 feet; thence S34°46'56"E, 57.54 feet; thence S89°36'54"E, 164.87 feet; thence N72°58'59"E, 137.42 feet; thence N89°51'06"E, 240.00 feet; thence N86°47'32"E, 64.92 feet; thence N76°26'13"E, 65.00 feet; thence S20°37'37"E, 158.75 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 472.00 feet and a chord which bears N66°56'32"E, 40.03 feet; thence N20°37'37"W, 160.00 feet; thence N56°17'35"E, 52.09 feet; thence N50°32'35"E, 82.24 feet; thence N59°08'22"E, 103.03 feet; thence N69°59'12"E, 103.03 feet; thence S89°14'36"E, 85.99 feet; thence N80°50'03"E, 16.92 feet; thence S88°19'07"E, 100.21 feet; thence S77°28'16"E, 100.21 feet; thence S66°37'26"E, 100.05 feet; thence S56°30'44"E, 98.58 feet; thence S54°43'15"E, 52.02 feet; thence S83°57'17"E, 52.08 feet; S89°12'08"E, 102.85 feet; thence S00°47'52"W, 799.77 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S45°19'29"W, 35.06 feet to the point of beginning. Containing 55.46 acres.