



## Legislation Details (With Text)

**File #:** 33590      **Version:** 1      **Name:** Rezone 501-517 Commerce Drive  
**Type:** Ordinance      **Status:** Passed  
**File created:** 4/1/2014      **In control:** PLAN COMMISSION  
**On agenda:** 5/20/2014      **Final action:** 5/20/2014  
**Enactment date:** 5/29/2014      **Enactment #:** ORD-14-00099  
**Title:** Creating Section 28.022 - 00124 and Section 28.022 - 00125 of the Madison General Ordinances to change the zoning of property generally addressed as 501-517 Commerce Drive, 9th Aldermanic District, from A (Agricultural) District and PD (Planned Development) District to Amended PD(GDP-SIP) (Planned Development (General Development Plan - Specific Implementation Plan) District to allow construction of Phase III of All Saints Campus, with 50 age-restricted apartments, 60-unit community based residential facility and common facilities.  
**Sponsors:** Planning Division  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Maps&Plans.pdf, 2. Plans.pdf, 3. Plans cont.pdf, 4. Staff Comments.pdf, 5. Comments.pdf, 6. Link UDC File 31146, 7. Approval Letter.pdf

Date	Ver.	Action By	Action	Result
5/20/2014	1	COMMON COUNCIL	Adopt with Conditions	Pass
5/12/2014	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
5/7/2014	1	URBAN DESIGN COMMISSION	Return to Lead with the Recommendation for Approval	Pass
4/8/2014	1	PLAN COMMISSION	Refer	
4/8/2014	1	COMMON COUNCIL	Referred	
4/1/2014	1	Attorney's Office	Referred for Introduction	

### Fiscal Note

No appropriation is required.

### Title

Creating Section 28.022 - 00124 and Section 28.022 - 00125 of the Madison General Ordinances to change the zoning of property generally addressed as 501-517 Commerce Drive, 9th Aldermanic District, from A (Agricultural) District and PD (Planned Development) District to Amended PD(GDP-SIP) (Planned Development (General Development Plan - Specific Implementation Plan) District to allow construction of Phase III of All Saints Campus, with 50 age-restricted apartments, 60-unit community based residential facility and common facilities.

### Body

DRAFTER'S ANALYSIS: This ordinance expands the Planned Development zoning district for property located at 501-517 Commerce Drive to allow construction of Phase III of All Saints Campus, with 50 age-restricted apartments, 60-unit community based residential facility and common facilities.

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

1. WHEREAS, an Amended Planned Development District General Development Plan 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:

Map Amendment 00124 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00124. An Amended Planned Development District General Development Plan is hereby approved and changes the zoning from A (Agricultural) for the following described property:

All of Lots 2, 3, 4 and 5, ALL SAINTS, as recorded in Volume 58-083B of Plats, on pages 426-428, as Document Number 4091928, Dane County Registry and Part of Lot 4, GANSER HEIGHTS, as recorded in Volume 58-009A of Plats, on pages 43-46, as Document Number 3620109, Dane County Registry and located in the Southwest Quarter of the Northwest Quarter of Section 26, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the West quarter corner of said Section 26; thence N58°44'49"E, along the South line of said All Saints plat, 201.52 feet to the Southwest corner of said Lot 5; thence N31°15'11"W, along the West line of said Lot 5, 29.95 feet; thence N00°45'27"E, along said West line, 177.01 feet to the Northwest corner of said Lot 5; thence N89°14'33"W, along the South line of said Lot 2, 155.00 feet to the Southwest corner of said Lot 2 and the East right-of-way line of Commerce Drive; thence N00°45'27"E, along said East right-of-way line, 308.77 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 90° 13'16", an arc distance of 39.37 feet, a radius of 25.00 feet and a chord bearing N45°48'47"E, 35.42 feet to a point of curvature on the South right-of-way line of Watts Road; thence along said South right-of-way line and the arc of a curve to the right through a central angle of 69°06'16", an arc distance of 657.32 feet, a radius of 545.00 feet and a chord bearing S54°44'42"E, 618.20 feet; thence S58°44'49"W, 546.79 feet to the South line of the Northwest Quarter of said Section 26; thence S88°17'37"W, along said South line, 70.98 feet to the point of beginning. Said description contains 185,367 square feet or 4.2554 acres more or less.

2. WHEREAS, an Amended Planned Development District Specific Implementation Plan 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:

Map Amendment 00125 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00125. An amended Planned Development District Specific Implementation Plan is hereby approved for the following described property:

All of Lots 2, 3, 4 and 5, ALL SAINTS, as recorded in Volume 58-083B of Plats, on pages 426-428, as Document Number 4091928, Dane County Registry and Part of Lot 4, GANSER HEIGHTS, as recorded in Volume 58-009A of Plats, on pages 43-46, as Document Number 3620109, Dane County Registry and located in the Southwest Quarter of the Northwest Quarter of Section 26, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the West quarter corner of said Section 26; thence N58°44'49"E, along the South line of said All Saints plat, 201.52 feet to the Southwest corner of said Lot 5; thence N31°15'11"W, along the West line of said Lot 5, 29.95 feet; thence N00°45'27"E, along said West line, 177.01 feet to the Northwest corner of said Lot 5; thence N89°14'33"W, along the South line of said Lot 2, 155.00 feet to the Southwest corner of said Lot 2 and the East right-of-way line of Commerce Drive; thence N00°45'27"E, along said East right-of-way line, 308.77

feet to a point of curvature; thence along the arc of a curve to the right through a central angle of  $90^{\circ}13'16''$ , an arc distance of 39.37 feet, a radius of 25.00 feet and a chord bearing  $N45^{\circ}48'47''E$ , 35.42 feet to a point of curvature on the South right-of-way line line of Watts Road; thence along said South right-of-way line and the arc of a curve to the right through a central angle of  $69^{\circ}06'16''$ , an arc distance of 657.32 feet, a radius of 545.00 feet and a chord bearing  $S54^{\circ}44'42''E$ , 618.20 feet; thence  $S58^{\circ}44'49''W$ , 546.79 feet to the South line of the Northwest Quarter of said Section 26; thence  $S88^{\circ}17'37''W$ , along said South line, 70.98 feet to the point of beginning. Said description contains 185,367 square feet or 4.2554 acres more or less.