



## Legislation Details (With Text)

**File #:** 62411      **Version:** 1      **Name:** Rezone properties in the Siggelkow Road, I 39/90 Highway, Femrite Drive Area

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

**File created:** 9/29/2020      **In control:** Attorney's Office

**On agenda:** 11/17/2020      **Final action:** 11/17/2020

**Enactment date:** 12/28/2020      **Enactment #:** ORD-20-00105

**Title:** Creating Section 28.022 - 00474 of the Madison General Ordinances to assign zoning to properties located north of Siggelkow Road between Interstate 39/90 and the eastern town line at CTH AB as A (Agricultural) District and PR (Parks and Recreation) District, hereinafter referred to as "Area B"; creating Section 28.022 - 00475 to assign zoning to properties located along and south of Femrite Drive east of Interstate 39/90 as IL (Industrial-Limited) District, hereinafter referred to as "Area C"; and creating Section 28.022 - 00476 to assign zoning to properties bounded by the Union Pacific Railroad right of way on the north, the township line with Cottage Grove on the east, Femrite Drive on the south, and Interstate 39/90 on the west as A (Agricultural) District, CN (Conservancy) District, SR-C1 (Suburban Residential - Consistent District 1) District, SR-C3 (Suburban Residential - Consistent District 3) District, CC-T (Commercial Corridor-Transitional) District, and IL (Industrial-Limited) District, hereinafter referred to as "Area D"; all located in the 16th Aldermanic District.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. South Phased Attachment Zoning\_Areas B-D, 2. Town of Blooming Grove South Attachment Staff Report\_11-09-20.pdf

Date	Ver.	Action By	Action	Result
11/17/2020	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
11/9/2020	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
10/6/2020	1	COMMON COUNCIL	Refer For Public Hearing	Pass
9/29/2020	1	Attorney's Office	Referred for Introduction	

No City appropriation required.

Creating Section 28.022 - 00474 of the Madison General Ordinances to assign zoning to properties located north of Siggelkow Road between Interstate 39/90 and the eastern town line at CTH AB as A (Agricultural) District and PR (Parks and Recreation) District, hereinafter referred to as "Area B"; creating Section 28.022 - 00475 to assign zoning to properties located along and south of Femrite Drive east of Interstate 39/90 as IL (Industrial-Limited) District, hereinafter referred to as "Area C"; and creating Section 28.022 - 00476 to assign zoning to properties bounded by the Union Pacific Railroad right of way on the north, the township line with Cottage Grove on the east, Femrite Drive on the south, and Interstate 39/90 on the west as A (Agricultural) District, CN (Conservancy) District, SR-C1 (Suburban Residential - Consistent District 1) District, SR-C3 (Suburban Residential - Consistent District 3) District, CC-T (Commercial Corridor-Transitional) District, and IL (Industrial-Limited) District, hereinafter referred to as "Area D"; all located in the 16th Aldermanic District. DRAFTER'S ANALYSIS: On March 31, 2020, the Common Council adopted ordinance number ORD-20-00038, to implement Areas "A" and "B" of the South Phased Attachment Area of the Town of Blooming Grove. On July 14, 2020, the Common Council adopted ordinance number ORD-20-00064, to implement Areas "C" and "D" of the South Phased Attachment Area of the Town of Blooming Grove. The four areas include 1,183.2 total acres (1.85 square miles) of land. The South Phased Attachment Area will accrue to the City effective

12:01 AM on December 28, 2020.

The attachment ordinances did not assign zoning to the properties located in the South Phased Attachment Area. This ordinance assigns zoning to Areas “B,” “C,” and “D” of the South Phased Attachment Area by taking each subarea with private property identified in the attachment ordinances and creating zoning maps indicating the zoning designation(s) that apply to the specific properties within each area. (Area “A” is entirely located in the right of way of Interstate 39/90 and therefore not subject to zoning.) The zoning designations created by this ordinance will take effect at 12:01 AM on December 28, 2020 concurrent with the effective date of the attachment ordinances.

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

1. Map Amendment 00474 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00474. The following described property is hereby zoned as reflected on the attached map as “Area B”.

(Area B - 16th Aldermanic District)

The Southeast ¼ of the Northeast ¼, part of the Northeast ¼ and Southwest ¼ of the Northeast ¼ and also part of the Southeast ¼ of the Northwest ¼, all in Section 36, Township 7 North, Range 10 East, in the Town of Blooming Grove, Dane County, Wisconsin, a portion lying within Interstate 39/90 right-of-way, per State Highway Commission of Wisconsin Plat of Right of Way Plat Project I-90-3(29)140, and Transportation Project Plat No: 1007-10-25-4.04, recorded as Document No. 5433662, described as follows:

Beginning at the West Quarter Corner of said Section 36; thence S 87°55'20" W, 2517.77 feet along the south line of the said Northeast ¼; thence N 28°39'14" W, 53.59 feet; thence N 41°34'53" W, 139.73 feet along the southwesterly right of way of said Interstate 39/90 to the intersection with the east line of the said Northwest ¼; thence continuing N 41°34'53" W, 221.96 feet along the said southwesterly right of way of said Interstate 39/90; thence N 50°15'11" W, 466.87 feet along the said southwesterly right of way of said Interstate 39/90; thence N 57°32'21" W, 200.24 feet along the said southwesterly right of way of said Interstate 39/90; thence N 70°46'49" W, 81.68 feet along the said southwesterly right of way of said Interstate 39/90; thence N 44°15'35" W, 72.69 feet along the said southwesterly right of way of said Interstate 39/90; thence N 12°08'25" W, 144.47 feet along the said southwesterly right of way of said Interstate 39/90; thence N 40°34'48" W, 436.40 feet along the said southwesterly right of way of said Interstate 39/90 to the intersection with the north line of the said Southeast quarter of the Northwest 1/4; thence N 87°57'31" E, 1110.72 feet along the existing corporate boundary of the City of Madison and along the said north line of the Southeast ¼ of the Northwest ¼ to the northeast corner thereof; thence N 87°57'42" E, 1324.60 feet along the existing corporate boundary of the City of Madison and the north line of the said Southwest ¼ of the Northeast ¼ to the northeast corner thereof; thence N 70°09'54" E, 1409.21 feet, more or less, along the existing corporate boundary of the City of Madison and the north line of Dane County Certified Survey Map No. 6623 to the intersection with the east line of the said Northeast ¼, said point of intersection being 886.67 feet southerly of the Northeast Corner of said Section 36; thence S 00°14'44" W, 1748.77 feet to the Point of Beginning. Said Area contains 102.08 acres, 4,446,604.8 square feet or 0.1595 square miles, more or less.

2. Map Amendment 00475 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00475. The following described property is hereby zoned as reflected on the attached map as “Area C”.

(Area C - 16th Aldermanic District)

Part of the SE ¼ of the SW ¼ (being Interstate 39/90 right-of-way), part of the SW ¼ of the SE ¼ (including Interstate 39/90, Femrite Drive and Alta Court right-of-ways, as well as, Lots 1 & 2, Dane County Certified Survey Map No. 1121) and part of the NE ¼ of the SE ¼ (including Femrite Drive right-of-way) of Section 23; part of the NE ¼ of the NW ¼ (being Interstate 39/90 right-of-way), part of the NW ¼ of the NE ¼ (being Interstate 39/90 right-of-way), part of the NE ¼ of the NE ¼ (including Interstate 39/90 right-of-way) and part of the SW ¼ of the NE ¼ (being Interstate 39/90 right-of-way) of Section 26; and part of the NW ¼ of the NW ¼ of Section 25 (being US Highway 12&18 right-of-way, also being part of a WisDOT owned parcel), T 7 N, R 10 E, Township of Blooming Grove, Dane County, Wisconsin, more particularly described as follows:

Commencing at the ¼ Corner between said Sections 23 & 26, thence N87°31'20"E, along the common section line of said Sections 23 & 26, 1332.21 feet, to the existing corporate limits of the City of Madison, also being a bend point on the westerly line of McAllen 120 Business Park (a recorded plat in Sections 23, 24 & 26, T 7 N, R 10 E) and the Point of Beginning; thence N87°31'20"E, along said Madison City Limits and westerly Plat line, 1266.12 feet, to a bend point in said westerly line; thence S00°25'00"W, along said Madison City Limits and westerly Plat line, 482.21 feet, to the northerly line of a parcel of lands described in Quit Claim Deed recorded as Document No. 5458500, Dane County registry; thence (deviating from the existing Madison City Limits) along said parcel for the next five (5) courses: N89°58'W, 345.63 feet, more or less; S00°02'W, 352.00 feet; S72°24'E, 158.00 feet; N00°02'E, 199.63 feet; S89°58'E, 195.00 feet, more or less, to the existing corporate limits of the City of Madison, also being a bend point on said westerly line of McAllen 120 Business Park; thence S00°25'00"W, along said Madison City Limits and westerly Plat line, 326.54 feet, to the southerly line of said Plat, also being the easterly right-of-way of Interstate 39/90 as designated in Wisconsin State Highway Commission Project I-90-3(29)140; thence S72°02'32"E, along said Madison City Limits, southerly Plat line and easterly right-of-way, 69.22 feet, to east line of the NE ¼ of said Section 26, also being the SW corner of lands described in Quit Claim Deed recorded as Document No. 1504434, Dane County registry; thence along said Madison City Limits and Quit Claim Deed for the next four (4) courses: north, along the common section line said Sections 25 & 26, 70.00 feet; S84°11'E, 606.00 feet; S17°33'W, 190.00 feet, to the northerly right-of-way of US Highway 12&18 as designated in Wisconsin State Highway Commission Project F 04-2(31); N72°27'W, along said northerly right-of-way, 572.26 feet, to the SW corner thereof; thence south, along said Madison City Limits and common section line said Sections 25 & 26, 107 feet, more or less, to a point that is 114.36 feet north of the southerly right-of-way of US Highway 12&18 as designated in Wisconsin State Highway Commission Project F 04-2(31); thence N83°24'02"W, along said Madison City Limits, 805.28 feet, to the northerly extension of the east line of Lot 3, Blooming Grove Assessor Plat No. 10 (a recorded Plat in Section 26, T 7 N, R 10 E); thence S02°14'32"W, along said Madison City Limits and northerly extension, 155.47 feet, more or less, to the NE corner of said Lot 3; thence (deviating from the existing Madison City Limits for the next 4 courses) N87°47'W, along the northerly line of said Lot 3 and easterly right-of-way of Interstate 39/90, 250.00 feet, to the NE corner of CSM 8066 (a recorded CSM in the NW ¼ & SW ¼ of the NE ¼ of Section 26, T 7 N, R 10 E); thence N87°33'40"W, along the northerly line of said CSM and easterly right-of-way, 19.94 feet, to a bend point in said northerly line and easterly right-of-way; thence S86°40'20"W, along said northerly line and easterly right-of-way, 519.26 feet, to a point of curve in said northerly line and easterly right-of-way; thence along said northerly line and easterly right-of-way on the arc of a 680.00 foot radius curve to the left, concave to the southeast, whose long chord bears S65°12'22"W, 617.43 feet, to the NW corner of said CSM 8066 and existing corporate limits of the City of Madison; thence N00°00'00"W, along said Madison City Limits, 590.00 feet; thence N82°41'46"W, along said Madison City Limits, 1857.20 feet, to the west line of the NE ¼ of the NW ¼ of said Section 26, at a point 846.82 feet north of the SW corner thereof as measured along said west line; thence northerly, along the said Madison City Limits and west line, 476 feet, more or less, to the NW corner thereof, also being the SW corner of the SE ¼ of the SW ¼ of said Section 23; thence N00°15'00"E, along said Madison City Limits and west line of the said SE ¼ of the SW ¼, 163.18 feet, to the south corner of CSM 1495 (a recorded CSM in the SE ¼ of the SW ¼ of Section 23, T 7 N, R 10 E) and westerly right-of-way of Interstate 39/90; thence (deviating from the existing Madison City Limits for the next course) N50°11'30"E, along the southeasterly line of said CSM and westerly right-of-way, 718.56 feet, more or less, to the southerly extension of the west line of Lot 3 said CSM and existing corporate limits of the City of Madison; thence N50°11'30"E, along the said Madison City Limits, southeasterly line and westerly right-of-way, 250.08 feet, more or less, to the SE corner of said Lot 3 and a point of curve; thence along said Madison City Limits,

southeasterly line and westerly right-of-way on the arc of a 700.00 foot radius curve to the left, concave to the northwest, whose long chord bears N26°56'00"E, 552.13 feet, to the NE corner of said CSM and southerly right-of-way of Femrite Drive; thence northerly, along said Madison City Limits on a straight line that intersects the westerly right-of-way of Interstate 39/90 with the northerly right-of-way of Femrite Drive, now being the SE corner of CSM 11546 (a recorded CSM in the NE ¼ of the SW ¼ of Section 23, T 7 N, R 10 E), 91 feet, more or less, to the north line of the S ½ of the S ½ of said Section 23; thence easterly, along said Madison City Limits and north line, 1150 feet, more or less, to the NE corner of CSM 1121 (a recorded CSM in the SW ¼ of the SE ¼ of Section 23, T 7 N, R 10 E); thence S00°42'00"W (S03°17"W), along said Madison City Limits and easterly line of said CSM, 334.80 feet; thence S86°43'E, along said Madison City Limits, 274.58 feet; thence N06°14' 41"E, along said Madison City Limits, 352.07 (308.87) feet, to the north line of the S ½ of the S ½ of said Section 23; thence easterly, along said Madison City Limits and north line, 230 feet, more or less, to the west line of the E ½ of the SE ¼ said Section 23; thence N00°39'07"W, along said Madison City Limits and west line, also being the easterly right-of-way of Ohmeda Drive, 304.29 (290) feet, to a bend point in the westerly line of said McAllen 120 Business Park; thence N89°52'51"E, along said Madison City Limits and westerly line, 150.58 feet, to a bend point in said westerly line; thence S00°26'41"W, along said Madison City Limits and westerly line, 298.60 feet, to a bend point in said westerly line; thence S87°40'50"W, along said Madison City Limits and westerly line, 150.89 feet, to a bend point in said westerly line; thence S00°28'21"W, along said Madison City Limits and westerly line, 1331.82 feet, to the Point of Beginning. Said Area contains 143.64 acres, 6,257,119 square feet and 0.224 square miles, more or less.

3. Map Amendment 00476 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

28.022-00476. The following described property is hereby zoned as reflected on the attached map as "Area D".

(Area D - 16th Aldermanic District)

Part of the SW ¼ of the NE ¼, part of the SE ¼ of the NE ¼, part of the NW ¼ of the SW ¼, part of the NE ¼ of the SW ¼, the SW ¼ of the SW ¼, the SE ¼ of the SW ¼, part of the NW ¼ of the SE ¼, the NE ¼ of the SE ¼, the SW ¼ of the SE ¼ and the SE ¼ of the SE ¼, of Section 13 (including CTH AB right-of-way and Lot 1, Dane County Certified Survey Map No. 5738); part of the NE ¼ of the SE ¼ and part of the SE ¼ of the SE ¼ of Section 14; part of the NW ¼ of the NE ¼, the NE ¼ of the NE ¼ and the SE ¼ of the NE ¼ of Section 23 (including Meier Road right-of-way, part of Lot 1, Dane County Certified Survey Map No. 11930 and Lot 1, Dane County Certified Survey Map No. 2951); and the NW ¼ of the NW ¼, the NE ¼ of the NW ¼, the SW ¼ of the NW ¼ and part of the SE ¼ of the NW ¼, all ¼s of the NE ¼, all ¼s of the SE ¼ and the SE ¼, the SW ¼ of Section 24 (including Meier Road, CTH AB, Vilas Hope Road and Femrite Drive right-of-ways, part of Lot 1, Dane County Certified Survey Map No. 11930, Lot 1, Dane County Certified Survey Map No. 1063 and Lot 1, Dane County Certified Survey Map No. 3009), T 7 N, R 10 E, Township of Blooming Grove, Dane County, Wisconsin, more particularly described as follows:

Beginning at a point on the existing corporate limits of the City of Madison, said point being the SE Corner of said Section 24; thence S 88°01'08" W, along said Madison City Limits and common Section line of Sections 24 & 25, T 7 N, R 10 E, 2667.10 feet, to the ¼ Corner between said Sections 24 & 25; thence S 88°05'16" W, along said Madison City Limits and common Section line, 1330.58 feet, to the SW Corner of the SE ¼ of the SW ¼ of said Section 24; thence North 00°26'16" East, along said Madison City Limits and the West line of the said SE ¼ of the SW ¼, 1326.40 feet, to the South line of the North ½ of the Southwest ¼ of said Section 24; thence East along said Madison City Limits and the said South line, 1330 feet, more or less, to the East line of the said Southwest ¼; thence North along said Madison City Limits and East line, 1,325 feet, more or less, to the North line of the said Southwest ¼; thence West along said Madison City Limits and South line of the NW ¼ of said Section, 703 feet, more or less, to a point of intersection of a line that bears South 1°26' East, from a point that is South 88°34' West, 745.4 feet from the NE corner of the SE ¼ of the NW ¼ of said Section 24, with the said South line of the NW ¼; thence North 01°26' West, along said Madison City Limits 1,321 feet, more or less, to the North line of the said SE ¼ of the NW ¼; thence South 88°34' West, along said Madison City Limits and North line, 417.42 feet; thence South 01°26' East, along said Madison City Limits, 521.77 feet;

thence North 88°34' East, along said Madison City Limits, 150 feet, more or less; thence Southerly, along said Madison City Limits and parallel to the west line of said SE 1/4 of the NW 1/4, 798.23 feet, more or less, to the South line of the said NW 1/4; thence West, along said Madison City Limits and South line, 1686.5 feet, more or less, to the 1/4 Corner between said Sections 23 & 24, also being a point on the north line of McAllen 120 Business Park (a recorded plat in Sections 23, 24 & 26, T 7 N, R 10 E); thence S 87°50'21" W, along said Madison City Limits and north line of McAllen 120 Business Park, 1331.80 feet, to the West line of the East 1/2 of the NE 1/4 of said Section 23; thence North, along said Madison City Limits and West line, 1,324 feet, more or less, to the South line of the NW 1/4 of the NE 1/4 of said Section 23; thence West, along said Madison City Limits and South line, 664.5 feet, more or less, to the East line of the West 1/2 of the said NW 1/4 of the NE 1/4; thence North, along said Madison City Limits and East line, 1,324 feet, more or less, to the common Section line of said Sections 14 & 23; thence East, along said Madison City Limits and common Section line, 1,326 feet, more or less, to the West line of the East 1/2 of the East 1/2 of the East 1/2 of said Section 14; thence North, along said Madison City Limits and West line, 1,749 feet, more or less, to the Northerly Railroad right-of-way line of the Chicago and Northwestern Railway Company (now owned by the WisDOT); thence Northeasterly, along said Madison City Limits and former Northerly Railroad right-of-way line, 6148 feet, more or less, to the East line of the Northeast 1/4, said Section 13, also being the westerly line of CSM 12758 (a recorded CSM in the SE 1/4 of the NW 1/4 and the fractional SW 1/4 of the NW 1/4, Section 18, T 7 N, R 11 E); thence (deviating from the existing Madison City Limits) S 00°32'51" E, along said East line and westerly CSM line, 444.87 feet, to the 1/4 Corner between Section 13, T 7 N, R 10 E & Section 18, T 7 N, R 11 E; thence southerly, along the East lines of said Sections 13 & 24, also being the Range Line between 10 & 11 E, 4<sup>th</sup> Principal Meridian, to the Point of Beginning. Said Area contains 950.82 acres, 41,417,726 square feet and 1.486 square miles, more or less.

4. This ordinance shall be effective at 12:01 a.m. on December 28, 2020 concurrent with the attachment of these lands to the City of Madison.