



## Legislation Details (With Text)

**File #:** 67825      **Version:** 1      **Name:** Rezone Kipp Street  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/12/2021      **In control:** Attorney's Office  
**On agenda:** 12/7/2021      **Final action:** 12/7/2021  
**Enactment date:** 12/16/2021      **Enactment #:** ORD-21-00083  
**Title:** Creating Section 28.022 - 00520, Section 28.022 - 00521, and 28.022 - 00522 of the Madison General Ordinances to change the zoning of properties located at 3953-4051 Kipp Street, 16th Aldermanic District, from A (Agricultural), IL (Industrial Limited) and CN (Conservancy) Districts to IL (Industrial Limited) and CN (Conservancy) Districts.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. Zoning Exhibit.pdf, 2. Link\_Plat\_Reso\_67807

Date	Ver.	Action By	Action	Result
12/7/2021	1	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
11/22/2021	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
10/19/2021	1	COMMON COUNCIL	Referred for Public Hearing	
10/12/2021	1	Attorney's Office	Referred for Introduction	

### Fiscal Note

No City appropriation required.

### Title

Creating Section 28.022 - 00520, Section 28.022 - 00521, and 28.022 - 00522 of the Madison General Ordinances to change the zoning of properties located at 3953-4051 Kipp Street, 16th Aldermanic District, from A (Agricultural), IL (Industrial Limited) and CN (Conservancy) Districts to IL (Industrial Limited) and CN (Conservancy) Districts.

### Body

DRAFTER'S ANALYSIS: This ordinance rezones properties at 3953-4051 Kipp Street from A (Agricultural), IL (Industrial Limited) and CN (Conservancy) Districts to IL (Industrial Limited) and CN (Conservancy) Districts for the proposed Replat of Tradesman Commerce Park Subdivision.

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

1. Map Amendment 00520 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property from IL (Industrial Limited) District to C (Conservancy) District:

Commencing at the Southwest corner of Lot 10, Tradesmen Commerce Park; thence North 90 degrees 00 minutes 00 seconds east, along the southern line of said Lot 10, a distance of 299.54 feet, to the point of beginning; thence North 04 degrees 31 minutes 12 seconds west, 343.07 feet; thence North 43 degrees 47 minutes 04 seconds west, 106.38 feet; thence North 31 degrees 42 minutes 14 seconds west, 61.62 feet;

thence North 44 degrees 51 minutes 47 seconds east; 301.90 feet; thence North 85 degrees 07 minutes 54 seconds west, 87.27 feet; thence South 88 degrees 42 minutes 08 seconds west; 87.77 feet; thence north 38 degrees 34 minutes 17 seconds west, 67.05 feet; thence South 64 degrees 41 minutes 13 seconds west, 76.37 feet; thence South 82 degrees 03 minutes 55 seconds west, 91.90 feet; thence north 40 degrees 14 minutes 54.3 seconds west, 156.21 feet; thence South 72 degrees 04 minutes 03 seconds east, 68.62 feet; thence South 88 degrees 00 minutes 11 seconds east; 69.44 feet; thence North 78 degrees 32 minutes 47 seconds east, 114.21 feet; thence North 75 degrees 50 minutes 29 seconds east, 168.00 feet; thence South 76 degrees 45 minutes 55 seconds east, 140.60 feet; thence South 53 degrees 39 minutes 02 seconds east, 56.66 feet; thence South 45 degrees 05 minutes 01 seconds east, 50.71 feet; thence South 76 degrees 32 minutes 38 seconds east, 38.68 feet; thence South 66 degrees 09 minutes 10 seconds east, 77.49 feet; thence South 39 degrees 05 minutes 13 seconds east, 44.82 feet; thence South 13 degrees 01 minutes 30 seconds east, 93.16 feet; thence South 39 degrees 04 minutes 39 seconds west, 58.41 feet; thence South 22 degrees 23 minutes 03 seconds east, 63.20 feet; thence South 45 degrees 16 minutes 32 seconds east, 67.06 feet; thence South 56 degrees 04 minutes 16 seconds east, 39.98 feet; thence North 90 degrees 00 minutes 00 seconds east, 49.75 feet; thence South 38 degrees 14 minutes 15 seconds east, 45.58 feet; thence South 25 degrees 19 minutes 53 seconds east, 189.22 feet; thence South 00 degrees 08 minutes 60 seconds west, 53.65 feet; thence North 89 degrees 51 minutes 00 seconds west, 42.71 feet; thence South 07 degrees 31 minutes 07 seconds west, 148.26 feet; thence North 00 degrees 00 minutes 00 seconds west, along the southern line of said Lot 10, a distance of 132.76 feet to the point of beginning. This description contains approximately 191269 square feet or 4.39 acres

2. Map Amendment 00521 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property from A (Agricultural) District to IL (Industrial Limited) District:

Beginning at the Southeast corner of Outlot 1 of Certified Survey Map 15489 as recorded in Volume 111 of Certified Survey Maps, on page 268, as Document No. 5636850; thence South 88 degrees 15 minutes 00 seconds west, along the southern line of said outlot, a distance of 2017.21 feet; thence North 00 degrees 33 minutes 22 seconds west, along a westerly line of said outlot, a distance of 213.81 feet; thence South 89 degrees 26 minutes 56 seconds west, along a southerly line of said outlot, a distance of 140.04 feet; thence North 00 degrees 33 minutes 22 seconds west, along the western edge of said outlot, a distance of 213.97 feet; thence North 89 degrees 26 minutes 38 seconds east, 322.08 feet; thence southeasterly along a curve with a the arc of the curb the left through a central angle of 91 degrees 11 minutes 38 seconds, a radius of 183 feet and a chord bearing South 46 degrees 09 minutes 11 seconds east, 261.48 feet; thence North 88 degrees 15 minutes 00 seconds east, 352.97 feet; thence north 01 degrees 45 minutes 00 seconds west, 370.28 feet; thence North 88 degrees 15 minutes 00 seconds east, 792.05 feet to a point on the easterly line of said outlot; thence South 42 degrees 35 minutes 02 seconds east, a distance of 402.15 feet along said line; thence South 88 degrees 15 minutes 00 seconds west, 59.48 feet; thence South 42 degrees 35 minutes 02 seconds west along the easterly line of said Outlot 1 to the Point Of Beginning. This description contains approximately 941,976 square feet or 21.62 acres.

3. Map Amendment 00522 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property from CN (Conservancy) District to IL (Industrial-Limited) District:

A parcel of land located in part of the Northeast Quarter of the Southeast Quarter of Section 26, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin. Said area more fully described as follows: Commencing at the Southeast corner of Outlot 3, Tradesmen Commerce Park; thence South 88 degrees 15 minutes 00 seconds west, 269.97 feet; thence North 42 degrees 35 minutes 02 seconds west; a distance of 81.09 feet to the point of beginning; thence North 42 degrees 35 minutes 02 seconds west, 376.21 feet, thence North 88 degrees 15 minutes 00 seconds east, 59.48 feet, thence North 42 degrees 35 minutes 02 seconds west, 19.63 feet, thence North 90 degrees 00 minutes 00 seconds east, 299.54 feet, thence South 04 degrees 31 minutes 12 seconds east, 196.93 feet, thence South 47 degrees 43 minutes 49 seconds west,

144.13 feet to the Point Of Beginning. This description contains approximately 63,166 square feet or 1.45 acres.