



Legislation Details (With Text)

File #: 68648 **Version:** 1 **Name:** Rezone 702 Midvale Boulevard and 401 N. Segoe Road
Type: Ordinance **Status:** Passed
File created: 11/30/2021 **In control:** PLAN COMMISSION
On agenda: 1/18/2022 **Final action:** 1/18/2022
Enactment date: 1/28/2022 **Enactment #:** ORD-22-00007

Title: Creating Section 28.022-00532 of the Madison General Ordinances to rezone properties located at 702 N. Midvale Boulevard and 401 N. Segoe Road, 11th Aldermanic District, from Planned Development (PD) District and Suburban Employment (SE) District to Amended PD(GDP) Planned Development (General Development Plan).

Sponsors: Planning Division

Indexes:

Code sections:

Attachments: 1. Link_Demo_File_68199, 2. Locator Maps.pdf, 3. Application.pdf, 4. Letter of Intent.pdf, 5. Demolition Photos.pdf, 6. Project Plans.pdf, 7. Transportation Demand Mgmt Plan.pdf, 8. Staff Comments.pdf, 9. Landmarks Comm Report 10-18-21.pdf, 10. Draft UDC Report_12-15-21.pdf, 11. Public_Comments_01-10-22.pdf, 12. Disposition_Letter.pdf

Date	Ver.	Action By	Action	Result
1/18/2022	1	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
1/10/2022	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
12/7/2021	1	COMMON COUNCIL	Refer For Public Hearing	Pass
11/30/2021	1	Attorney's Office	Referred for Introduction	

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00532 of the Madison General Ordinances to rezone properties located at 702 N. Midvale Boulevard and 401 N. Segoe Road, 11th Aldermanic District, from Planned Development (PD) District and Suburban Employment (SE) District to Amended PD(GDP) Planned Development (General Development Plan).

Body

DRAFTER'S ANALYSIS: This ordinance amends and expands the General Development Plan for Hilldale Shopping Center to include additional commercial, hotel, and residential uses.

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:

Amendment 00532 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00532. An Amended Planned Development District General Development Plan is hereby approved and changes the zoning of the following property from PD (Planned Development) and SE (Suburban Employment) Districts to Amended PD(GDP) Planned Development (General Development Plan) District:

A parcel of land being Lot 1, Certified Survey Map No. 11595, Part of Lots 9 and 14, Lot 10 and 11 Kelab Replat, Vacated Kelab Drive, and Lots 5, 6, and 7, Block 34 University Hill Farms - Commercial Reserve Addition; City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the NW corner of the said NE 1/4; Thence S88°58'20"E, 610.94 feet to the west line of Midvale Boulevard extended; thence along said west line, S00°02'28"E, 132.32 feet to the point of beginning of this description; thence continuing S00°02'28 E, 397.83 feet; thence S89°57'32"W, 64.75 feet; thence S00°02'28"E, 60.08 feet; thence S89°57'32"W, 18.00 feet; thence S00°02'28"E, 60.50 feet; thence N89°57'32"E, 18.00 feet; thence S00°02'28"E, 38.00 feet; thence S89°57'32"W, 18.00 feet; Thence S00°02'28"E, 20.00 feet; thence N89°57'32"E, 18.00 feet; thence S00°02'28"E, 78.00 feet; thence S89°57'32"W, 18.00 feet; thence S00°02'28 E, 92.00 feet; thence N89°57'32"E, 18.00 feet; thence S00°02'28"E, 58.31 feet; thence N89°57'32"E, 64.75 feet to the West Line of Midvale Boulevard; thence along the said West line, S00°02'28"E, 80.38 feet; thence S89°57'32"W, 64.75 feet; thence S00°02'28"E, 27.06 feet; thence S89°57'32"W, 18.00 feet; Thence S00°02'28 E, 60.50 feet; thence N89°57'32"E, 18.00 feet; thence S00°02'28"E, 38.00 feet; thence S89°57'32"W, 18.00 feet; thence S00°02'28"E, 20.00 feet; thence N89°57'32"E, 18.00 feet; thence S00°02'28"E, 114.00 feet; thence S89°57'32"W, 18.00 feet; thence S00°02'28"E, 85.25 feet; thence N89°57'32"E, 18.00 feet; thence S00°02'28"E, 71.78 feet; thence N89°57'32"E, 64.75 feet to the West line of Midvale Boulevard; thence along said West line, S00°02'28"E, 327.32 feet; thence S89°59'08"W, 290.17 feet to the East line of Price Place; thence along said East line, N00°01'08"W, 129.88 feet; thence S89°53'50"W, 60.00 feet; thence S00°02'51"W, 368.67 feet point on a curve; thence Southwesterly, along a curve to the left, which has a radius of 15.00' and a chord which bears S56°25'05"W, 25.15' thence to a curve to the left, which has a radius of 580.00' and a chord which bears N65°41'48"W, 17.37' thence to a curve to the left, which has a radius of 700.00' and a chord which bears 76°23'27"W, 280.36' thence to a curve to the left, which has a radius of 15.00' and a chord which bears N48°52'54"W, 19.68', thence to a curve to the left, which has a radius of 659.27' and a chord that bears N24°38'41"W, 343.25', thence N39°04'44"W, 101.23' thence S50°15'56"W, 25.00 feet to the Easterly line of N Segoe Road; thence along said Easterly line, N39°44'04"W, 280.14 feet; thence N50°17'30"E, 187.30 feet; thence N12°33'49"W, 104.62 feet; thence S50°17'30"W, 235.08 feet to the Easterly line of N Segoe Road; thence along said Easterly line, N39°44'04 W, 81.53 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 1024.23 feet and a chord which bears N38°47'07 W, 33.94 feet to a point of compound curvature; thence Northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N16°15'30"E, 20.88 feet to a point on the Southeasterly Line of Sawyer Terrace; thence along said Southeasterly line, N50°21'10"E, 83.60 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 1150.00 feet and a chord which bears N31°23'45"E, 749.03 feet; thence S82°01'33"E, 65.84 feet; thence S80°14'35"E, 107.38 feet; thence N06°05'17"E, 156.52 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 9.00 feet and a chord which bears N09°42'37"W, 7.83 feet; thence N00°28'48"W, 226.39 feet to the Southerly line of University Ave; thence along said Southerly Line, N89°31'11"E, 95.57 feet; thence S88°58'09"E, 149.65 feet; thence S85°10'40"E, 47.13 feet to of point of curve; thence Southeasterly along a curve to the left which has a radius of 314.50 feet and a chord which bears S87°03'04 E, 20.56 feet; thence S88°55'27"E, 181.19 feet; thence S71°38'09"E, 26.24 feet; thence S14°46'17"E, 22.98 feet to the Point of Beginning of this description. Said parcel contains 1,241,172 square feet or 31.82 acres.”

2. Approval of the General Development Plan shall establish interim zoning authority for continuation and maintenance of existing uses, buildings and structures on the property until a specific implementation plan is approved.

