



Legislation Details (With Text)

**File #:** 69274      **Version:** 2      **Name:** Rezone 4000-4150 Packers Avenue and 4201 North Sherman Avenue

**Type:** Ordinance      **Status:** Filed

**File created:** 1/12/2022      **In control:** Attorney's Office

**On agenda:** 2/22/2022      **Final action:** 2/22/2022

**Enactment date:**      **Enactment #:**

**Title:** SUBSTITUTE. Creating Section 28.022 - 00534 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th 18th Aldermanic District, from Temp. A (Temporary Agricultural) District to TR-C3 (Traditional-Residential-Consistent 3) District; and creating Section 28.002 - 00535 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th 18th Aldermanic District, from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section 28.022-536 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th 18th Aldermanic District from Temp. A (Temporary Agricultural) to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022 - 00537 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th 18th Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District; and creating Section 28.022-538 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12th 18th Aldermanic District from Temp. A (Temporary Agricultural) District to CN (Conservancy) District.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. Link\_Plat\_File\_68696, 2. Public\_Comments\_02-06-22\_02-07-22.pdf, 3. Public\_Comment\_02-08-22.pdf, 4. 021722\_Protest Petition Memo.pdf, 5. Raemisch petition adjacent.pdf, 6. Raemisch petition opposite.pdf, 7. Raemisch Farm Cover Letter-Memo\_MFPC-DCFC 021622.pdf, 8. Madison City Council Letter.pdf, 9. Written Public Comment #69274.pdf

Date	Ver.	Action By	Action	Result
2/22/2022	1	COMMON COUNCIL	Place on File without Prejudice and Close the Public Hearing	Pass
2/7/2022	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
1/18/2022	1	COMMON COUNCIL	Refer For Public Hearing	Pass
1/12/2022	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No City appropriation required.

**Title**

SUBSTITUTE. Creating Section 28.022 - 00534 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12<sup>th</sup> 18<sup>th</sup> Aldermanic District, from Temp. A (Temporary Agricultural) District to TR-C3 (Traditional-Residential-Consistent 3) District; and creating Section 28.002 - 00535 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 12<sup>th</sup> 18<sup>th</sup> Aldermanic District, from Temp. A (Temporary Agricultural) to TR-V2 (Traditional Residential-Varied 2) District; and creating Section

28.022-536 of the Madison General Ordinances to change the zoning of the property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 42<sup>th</sup> 18<sup>th</sup> Aldermanic District from Temp. A (Temporary Agricultural) to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022 - 00537 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 42<sup>th</sup> 18<sup>th</sup> Aldermanic District from Temp. A (Temporary Agricultural) District to CC-T (Commercial Corridor-Transitional) District; and creating Section 28.022-538 of the Madison General Ordinances to change the zoning of property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue, 42<sup>th</sup> 18<sup>th</sup> Aldermanic District from Temp. A (Temporary Agricultural) District to CN (Conservancy) District.

**Body**

DRAFTER'S ANALYSIS: This substitute ordinance rezones property located at 4000-4150 Packers Avenue and 4201 North Sherman Avenue from Temp. A (Temporary Agricultural) District to TR-C3 (Traditional Residential-Consistent 3), TR-V2 (Traditional Residential - Varied 2), TR-U1 (Traditional Residential - Urban 1), CC-T (Commercial Corridor-Transitional) and CN (Conservancy) Districts for the proposed Raemisch Farm Development Subdivision.

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

1. Map Amendment 00534 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00534. The following described property is hereby rezoned to TR-C3 (Traditional Residential-Consistent 3) District.

A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 919.17 feet to the Point Of Beginning; thence, continuing along said South line, North 87°59'37" West, 372.18 feet; thence North 02°16'05" East, 60.00 feet; thence North 87°59'37" West, 816.46 feet to a point on the West line of said fractional Southwest one-quarter; thence, along said West line, North 01°19'24" East, 1250.89 feet to the Northwest corner of said South one-half of the fractional Southwest one-quarter; thence, along the North line of said South one-half of the fractional Southwest one-quarter, South 88°04'42" East, 1536.98 feet; thence South 01°39'31" West, 145.00 feet; thence North 88°04'45" West, 910.64 feet to the beginning of a non-tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears South 04°30'59" East, 17.63 feet; thence Southerly, 17.64 feet along the arc of said curve through a central angle of 06°44'21" to the Point of Tangency thereof; thence South 07°53'10" East, 284.40 feet; thence South 88°06'50" East, 119.85 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 900.00 feet and a chord which bears South 80°16'49" East, 362.12 feet; thence Easterly, 364.61 feet along the arc of said curve through a central angle of 23°12'43" to the Point of Tangency thereof; thence South 68°40'27" East, 76.04 feet; thence South 21°19'33" West, 150.00 feet; thence North 68°40'27" West, 50.00 feet; thence North 69°01'52" West, 47.00 feet; thence North 72°04'15" West, 47.00 feet; thence North 75°39'43" West, 47.00 feet; thence North 79°15'11" West, 47.00 feet; thence North 82°50'39" West, 47.00 feet; thence South 84°05'26" West, 47.00 feet; thence South 82°06'50" West, 150.00 feet; thence South 07°53'10" East, 30.00 feet; thence North 82°06'50" East, 150.00 feet; thence South 15°39'44" East, 46.53 feet; thence South 28°32'14" East, 147.00 feet; thence South 17°46'55" East, 98.53 feet; thence South 68°40'27" East, 332.27 feet; thence South 21°19'33" West, 260.52 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears South 10°14'40" West, 57.66 feet; thence Southerly, 58.02 feet along the arc of said curve through a central angle of 22°09'45" to the Point of Tangency thereof; thence South 00°50'12" East, 15.46 feet to the Point Of Beginning, containing 1,324,180 square feet or 30.399 acres, more or less.

2. Map Amendment 00535 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00535. The following described property is hereby rezoned to TR-V2 (Traditional Residential-Varied 2) District.

A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South one-quarter Corner of said Section 19; thence, along the East line of said fractional Southwest one-quarter, North 01°40'21" East, 1313.95 feet to the Northeast corner of said South one-half of the fractional Southwest one-quarter; thence, along the North line of said South one-half of the fractional Southwest one-quarter, North 88°04'42" West, 577.82 feet; thence South 01°39'31" West, 145.00 feet to the Point Of Beginning; thence South 01°39'31" West, 133.84 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 150.00 feet and a chord which bears South 03°47'33" West, 11.17 feet; thence, Southerly, 11.17 feet along the arc of said curve through a central angle of 04°16'05"; thence North 88°04'45" West, 268.32 feet; thence South 19°56'42" West, 190.79 feet; thence South 21°19'33" West, 30.00 feet; thence North 68°40'27" West, 47.48 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 900.00 feet and a chord which bears North 80°16'19" West, 362.12 feet; thence, Westerly, 364.61 feet along the arc of said curve through a central angle of 23°12'43" to the Point of Tangency thereof; thence South 88°06'50" West, 119.85 feet; thence North 07°53'10" West, 284.40 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears North 04°30'59" West, 17.63 feet; thence Northerly, 17.64 feet along the arc of said curve through a central angle of 06°44'21"; thence South 88°04'45" East, 910.64 feet to the Point Of Beginning, containing 222,889 square feet or 5.117 acres, more or less.

3. Map Amendment 00536 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00536. The following described property is hereby rezoned to TR-U1 (Traditional Residential-Urban 1) District.

A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 340.40 feet to the Point Of Beginning; thence, continuing along said South line, North 87°59'37" West, 578.77 feet; thence North 00°50'12" West, 15.46 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears North 10°14'40" East, 57.66 feet; thence Northeasterly, 58.02 feet along the arc of said curve through a central angle of 22°09'45" to the Point of Tangency thereof; thence North 21°19'33" East, 260.52 feet; thence North 68°40'27" West, 225.31 feet; thence North 21°19'33" East, 435.00 feet; thence North 68°40'27" West, 28.56 feet; thence North 21°19'33" East, 30.00 feet; thence North 19°56'42" East, 190.79 feet; thence South 88°04'45" East, 268.32 feet to the beginning of a non-tangent curve, being concave Westerly, having a radius of 150.00 feet and a chord which bears North 03°47'33" East, 11.17 feet; thence Northerly, 11.17 feet along the arc of said curve through a central angle of 04°16'05" to the Point of Tangency thereof; thence North 01°39'31" East, 278.84 feet to a point on the North line of said South one-half of the fractional Southwest one-quarter; thence South 88°04'42" East, 577.82 feet to a point on the East line of said fractional Southwest one-quarter, also being the centerline of Packers Avenue; thence, along said East line and centerline, South 01°40'21" West, 383.21 feet; thence North 88°19'39" West, 60.00 feet; thence South 74°31'11" West, 290.49 feet; thence South 21°19'33" West, 219.98 feet; thence South 68°40'27" East, 59.00 feet; thence South 21°19'33" West, 95.22 feet; thence South 68°40'27" East, 50.55 feet; thence South 01°40'14" West, 509.40 feet to the Point Of Beginning, containing 790,265 square feet or 18.142 acres, more or less.

4. Map Amendment 00537 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00537. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional) District.

A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 340.40 feet; thence North 01°40'14" East, 509.40 feet; thence North 68°40'27" West, 50.55 feet; thence North 21°19'33" East, 95.22 feet; thence North 68°40'27" West, 59.00 feet; thence North 21°19'33" East, 219.98 feet; thence North 74°31'11" East, 290.49 feet; thence South 88°19'39" East, 60.00 feet to a point on the East line of said fractional Southwest one-quarter, also being the centerline of Packers Avenue; thence, along said East line and said centerline, South 01°40'21" West, 930.74 feet to the Point Of Beginning, containing 315,531 square feet or 7.244 acres, more or less.

5. Map Amended 00538 of Section 28.022 of the Madison General Ordinance is hereby created to read as follows:

"28.022-00538. The following described property is hereby rezoned to CN (Conservancy) District.

A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 919.17 feet; thence North 00°50'12" West, 15.46 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 150.00 feet and a chord which bears North 10°14'40" East, 57.66 feet; thence Northeasterly, 58.02 feet along the arc of said curve through a central angle of 22°09'45" to the Point of Tangency thereof; thence North 21°19'33" East, 260.52 feet; thence North 68°40'27" West, 225.31 feet to the Point Of Beginning; thence North 68°40'27" West, 106.96 feet; thence North 17°46'55" West, 95.53 feet; thence North 28°32'14" West, 147.00 feet; thence North 15°39'44" West, 46.53 feet; thence South 82°06'50" West, 150.00 feet; thence North 07°53'10" West, 30.00 feet; thence North 82°06'50" East, 150.00 feet; thence North 84°05'26" East, 47.00 feet; thence South 82°50'39" East, 47.00 feet; thence South 79°15'11" East, 47.00 feet; thence South 75°39'43" East, 47.00 feet; thence South 72°04'15" East, 47.00 feet; thence South 69°01'52" East, 47.00 feet; thence South 68°40'27" East, 50.00 feet; thence South 21°19'33" West, 285.00 feet to the Point Of Beginning, containing 68,345 square feet or 1.569 acres, more or less; together with,

A part of the South one-half of the fractional Southwest one-quarter of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South one-quarter Corner of said Section 19; thence, along the South line of said fractional Southwest one-quarter, North 87°59'37" West, 1291.35 feet to the Point Of Beginning; thence, continuing along said South line, North 87°59'37" West, 815.47 feet to the Southwest Corner of said Section 19; thence, along the West line of said fractional Southwest one-quarter, North 01°19'24" East, 60.00 feet; thence South 87°59'37" East, 816.46 feet; thence South 02°16'05" West, 60.00 feet to the Point Of Beginning, containing 48,957 square feet or 1.124 acres, more or less.