



Legislation Details (With Text)

File #: 75182 **Version:** 1 **Name:** Eastpark Blvd Rezone
Type: Ordinance **Status:** Passed
File created: 12/14/2022 **In control:** Attorney's Office
On agenda: 2/7/2023 **Final action:** 2/7/2023
Enactment date: 2/18/2023 **Enactment #:** ORD-23-00018

Title: Creating Section 28.022-00608 of the Madison General Ordinances to change the zoning of portions of property located at 4846 Eastpark Boulevard, 17th Alder District, from SEC (Suburban Employment Center) District to CC-T (Commercial Corridor-Transitional) District and Creating Section 28.022-0069 of the Madison General Ordinances to change the zoning of portions of property located at 4846 Eastpark Boulevard from SEC (Suburban Employment Center) District to TR-U2 (Traditional Residential - Urban 2) District.

Sponsors: Planning Division

Indexes:

Code sections:

Attachments: 1. 75182-4846 Eastpark Blvd.pdf, 2. Link to NDP File 75247, 3. Link to Plat File 74911, 4. Disposition Letter

Date	Ver.	Action By	Action	Result
2/7/2023	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
1/23/2023	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
1/3/2023	1	COMMON COUNCIL	Refer For Public Hearing	Pass
12/14/2022	1	Attorney's Office	Referred for Introduction	

Fiscal Note

No City appropriation required

Title

Creating Section 28.022-00608 of the Madison General Ordinances to change the zoning of portions of property located at 4846 Eastpark Boulevard, 17th Alder District, from SEC (Suburban Employment Center) District to CC-T (Commercial Corridor-Transitional) District and Creating Section 28.022-0069 of the Madison General Ordinances to change the zoning of portions of property located at 4846 Eastpark Boulevard from SEC (Suburban Employment Center) District to TR-U2 (Traditional Residential - Urban 2) District.

Body

DRAFTER'S ANALYSIS: This ordinance amendment changes the zoning of portions of property located at 4846 Eastpark Boulevard from SEC (Suburban Employment Center) District to CC-T (Commercial Corridor-Transitional) District, while rezoning the rest of the parcel from SEC (Suburban Employment Center) District to TR-U2 (Traditional Residential - Urban 2), all to facilitate future mixed-use and multi-family development.

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

1. Map Amendment 00608 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00608. The following described property is hereby rezoned to CC-T (Commercial Corridor-

Transitional) District.

Located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter and part of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 22, all in Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the northwest corner of said Section 22; thence North 88 degrees 50 minutes 39 seconds East, along the north line of the Northwest Quarter of said Section 22, a distance of 2501.12 feet; thence South 02 degrees 34 minutes 52 seconds West, 186.23 feet; thence North 88 degrees 45 minutes 04 seconds West, along said north line, 781.67 feet, to the easterly right- of-way line of Eastpark Boulevard; thence South 08 degrees 12 minutes 01 second West, along said easterly right-of-way line, 404.03 feet to the Point of Beginning of this description; thence South 81 degrees 47 minutes 59 seconds East, 264.01 feet; thence South 08 degrees 12 minutes 01 second West, 40.17 feet to a point of curvature; thence 154.81 feet along the arc of a curve to the left having a radius of 283.00 feet and a chord bearing South 07 degrees 28 minutes 17 seconds East, 152.89 feet; thence South 23 degrees 08 minutes 36 seconds East, 9.10 feet to a point of curvature; thence 23.56 feet along the arc of a curve to the right having a radius of 15.00 feet and a chord bearing South 21 degrees 51 minutes 24 seconds West, 21.21 feet; thence South 66 degrees 51 minutes 24 seconds West, a distance of 258.37 feet to a point of curvature; thence 25.79 feet and the arc of curve to the right having a radius of 15.00 feet and a chord bearing North 63 degrees 53 minutes 33 seconds West, 22.73 feet to the aforementioned easterly right-of-way line of Eastpark Boulevard a point of compound curvature; thence 318.93 feet along the arc of a curve to the right having a radius of 800.00 feet and a chord bearing North 03 degrees 13 minutes 16 seconds West, 316.82 feet; thence North 08 degrees 12 minutes 01 second East, a distance of 32.62 feet to the Point of Beginning,

Together With The Following Described Lands:

Commencing at the northwest corner of said Section 22; thence North 88 degrees 50 minutes 39 seconds East, along the north line of the Northwest Quarter of said Section 22, a distance of 2501.12 feet; thence South 02 degrees 34 minutes 52 seconds West, 186.23 feet; thence North 88 degrees 45 minutes 04 seconds West, along said north line, 781.67 feet to the easterly right- of-way line of Eastpark Boulevard; thence South 08 degrees 12 minutes 01 second West, along said easterly right-of-way line, 436.66 feet to a point of curvature; thence 545.71 feet along said easterly right-of-way line and the arc of a curve to the left having a radius of 800.00 feet and a chord bearing South 11 degrees 20 minutes 31 seconds East, 535.19 feet to the Point of Beginning of this description; thence North 60 degrees 28 minutes 51 seconds East, a distance of 291.51 feet; thence South 29 degrees 31 minutes 09 seconds East, 268.00 feet; thence South 60 degrees 28 minutes 51 seconds West, 99.54 feet; thence South 37 degrees 08 minutes 26 seconds West, 128.21 feet to the aforementioned easterly right-of-way line of Eastpark Boulevard; thence North 52 degrees 51 minutes 34 seconds West, a distance of 22.76 feet to a point of curvature; thence 306.84 feet along the arc of a curve to the right having a radius of 800.00 feet and a chord bearing North 41 degrees 52 minutes 17 seconds West, 304.96 feet to the Point of Beginning.

Said described area contains approximately 156,271 square feet or 3.59 acres, more or less.”

2. Map Amendment 00609 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00609. The following described property is hereby rezoned to TR-U2 (Traditional Residential - Urban 2) District.

Located in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter and part of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 22, all in Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the northwest corner of said Section 22; thence North 88 degrees 50 minutes 39 seconds East, along the north line of the Northwest Quarter of said Section 22, a distance of 2501.12 feet; thence South 02 degrees 34 minutes 52 seconds West, 186.23 feet to the Point of Beginning of this description; thence South 02 degrees 34 minutes 52 seconds West, a distance of 535.83 feet; thence North 88 degrees 54 minutes 22 seconds West, a distance of 236.25 feet to a point of curvature; thence 98.56 feet along said south line and the arc of a curve to the left having a radius of 233.00 feet and a chord bearing South 78 degrees 58 minutes 31 seconds West, 97.83 feet; thence South 66 degrees 51 minutes 24 seconds West, a distance of 230.13 feet to a point of curvature; thence 23.56 feet along the arc of a curve to the left having a radius of 15.00 feet and a chord bearing North 21 degrees 51 minutes 24 seconds East, 21.21 feet; thence North 23 degrees 08 minutes 36 seconds West, 9.10 feet to a point of curvature; thence 154.81 feet along the arc of a curve to the right having a radius of 283.00 feet and a chord bearing North 07 degrees 28 minutes 17 seconds West, 152.89 feet; thence North 08 degrees 12 minutes 01 second East, 40.17 feet; thence North 81 degrees 47 minutes 59 seconds West, 264.01 feet to the easterly right-of-way line of Eastpark Boulevard; thence North 08 degrees 12 minutes 01 second East, a distance of 404.03 feet; thence South 88 degrees 45 minutes 04 seconds East, a distance of 781.67 feet to the Point of Beginning,

Together With The Following Described Lands:

Commencing at the northwest corner of said Section 22; thence North 88 degrees 50 minutes 39 seconds East, along the north line of the Northwest Quarter of said Section 22, a distance of 2501.12 feet; thence South 02 degrees 34 minutes 52 seconds West, 186.23 feet; thence South 02 degrees 34 minutes 52 seconds West, a distance of 601.85 feet to the Point of Beginning of this description; thence continuing South 02 degrees 34 minutes 52 seconds West, a distance of 239.67 feet; thence South 29 degrees 55 minutes 18 seconds East, a distance of 449.12 feet; thence South 56 degrees 23 minutes 30 seconds West, a distance 465.51 feet to the easterly right-of-way line of Eastpark Boulevard and a point of non-tangential curvature; thence 314.15 feet along said easterly right-of-way line of Eastpark Boulevard and the arc of a curve to the left having a radius of 900.00 feet and a chord bearing North 42 degrees 51 minutes 35 seconds West, a distance of 312.56 feet; thence North 52 degrees 51 minutes 34 seconds West, along said easterly right-of-way line, a distance of 128.77 feet; thence North 37 degrees 08 minutes 26 seconds East, a distance of 128.21 feet; thence North 60 degrees 28 minutes 51 seconds East, a distance of 99.54 feet; thence North 29 degrees 31 minutes 09 seconds West, a distance of 268.00 feet; thence North 60 degrees 28 minutes 51 seconds East, a distance of 64.32 feet; thence North 23 degrees 31 minutes 37 seconds West, 88.18 feet to a point of curvature; thence 23.66 feet along the arc of a curve to the right having a radius of 15.00 feet and a chord bearing North 21 degrees 39 minutes 53 seconds East, a distance of 21.28 feet; thence North 66 degrees 51 minutes 24 seconds East, a distance of 136.81 feet to a point of curvature; thence 70.64 feet along the arc of a curve to the right having a radius of 167.00 feet and a chord bearing North 78 degrees 58 minutes 31 seconds East, 70.12 feet; thence South 88 degrees 54 minutes 22 seconds East, a distance of 234.53 feet to the Point of Beginning.

Said described area contains approximately 790,496 square feet or 18.15 acres, more or less.”