File #: 75521, **Version:** 2

Fiscal Note

No City appropriation required.

Title

SUBSTITUTE: Creating Section 28.022-00615 of the Madison General Ordinances to change the zoning of property located at 6101 Mineral Point Road and a portion of 5922 Research Park Boulevard, 19th Alder District from CC-T (Commercial Corridor-Transitional) District and MXC (Mixed-Use Center) District to RMX (Regional Mixed-Use) District; creating Section 28.022-00616 of the Madison General Ordinances to change the zoning of a portion the property located at 5922 Research Park Boulevard, 19th Alder District, from MXC (Mixed-Use Center) District to CC-T (Commercial Corridor-Transitional) District; and creating Section 28.022-00617 of the Madison General Ordinances to change the zoning of a portion the property located at 5922 Research Park Boulevard, 19th Alder District, from MXC (Mixed-Use Center) District to SE (Suburban Employment) District.

Body

DRAFTER'S ANALYSIS: The ordinance rezones 5922 Research Park Boulevard from MXC (Mixed-Use Center) to SE (Suburban Employment), CC-T (Commercial Corridor-Transitional) and RMX (Regional Mixed-Use), and rezones 6101 Mineral Point Road from CC-T to RMX consistent with the land use recommendations in the Odana Area Plan adopted by the Common Council on September 21, 2021 by Resolution 21-00655 (ID 66098). See “Odana Area Plan Proactive Rezoning Area 4” Map.

The Substitute revises the legal descriptions for the areas being rezoned RMX and CC-T.

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

1. Map Amendment 00615 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00615. The following described property is hereby rezoned to RMX (Regional Mixed-Use) District.

Lot 1, Certified Survey Map (CSM) 4896~~;~~, part of Lot 3, ~~Certified Survey Map~~ CSM 14488, and other lands, being located in the NE 1/4 of the NE 1/4 of Section 25, T7N, R8E, and in the NW 1/4 of the NW 1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the NE 1/4 Corner of said Section 25; thence Westerly, along the North line of the said NE 1/4, 667 feet, more or less, to the Northerly prolongation of the West line of said Lot 1, ~~Certified Survey Map~~ CSM 4896; thence Southerly, along said Northerly prolongation, ~~and~~ the West line of ~~said~~ aforementioned Lot 3, ~~Certified Survey Map~~ CSM 14488, ~~493~~589 feet~~, more or less, to a line that is 33 feet South of and parallel to, as measured by right angles, to the South line of said Lot 1;~~ thence Easterly along said parallel line, ~~731~~ N89°30'00"E, 735 feet, more or less, to the intersection with the centerline of Woodford Drive; thence Northerly, Northeasterly and Northerly, along the said centerline, ~~599~~ 690 feet, more or less, to the North line of the NW 1/4 of said Section 30; thence Westerly, along the said ~~north~~ North line, 275 feet, more or less, to the Point of Beginning. Containing ~~9.4~~ 11 acres, more or less.”

2. Map Amendment 00616 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00616. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional) District.

Part of Lot 3, Certified Survey Map 14488 and other lands, being located in the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 25, T7N, R8E, and in the NW 1/4 of the NW 1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast Corner of said Section 25; thence S01°17’03”W, along the ~~East~~ east line of the said NE 1/4, more or less, 1132.20 feet, to the Point of Beginning; thence N57°58'17"E, 231 feet, more or less, to the centerline of Woodford Drive; thence Northwesterly, along said centerline, 446 feet, more or less, thence S89°30'00"W, ~~537~~ 735 feet, more or less, ~~to the intersection with a line that is 33 feet south of and parallel to, as measured by right angles, to south line of Lot 1, Certified Survey Map 4896; thence Westerly, along said parallel line, 731 feet, more or less, to the West~~ west line of said Lot 3; thence S01°25’30”W along the said West line, 826, more or less, to the northerly terminus of Genomic Drive; thence Easterly, along said Northerly terminus, 33 feet, more or less, to the centerline of Genomic Drive; thence Southerly, along said centerline, 67 feet, more or less; thence S88°33'52"E, 134.76 feet, to a point of curve; thence ~~Northeasterly~~ northeasterly 175.22 feet along the arc of a curve to the left having a radius of 300.00 feet, a central angle of 33°27’51” and a long chord bearing N74°42'12"E, 172.74 feet to the point of tangency thereof; thence N57° 58'17"E , 402.95 feet, to the Point of Beginning. Containing ~~14~~ 12.4 acres, more or less.”

3. Map Amendment 00617 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00617. The following described property is hereby rezoned to SE (Suburban Employment) District.

Part of Lot 3, Certified Survey Map 14488; Outlot 3, University Research Park, University of Wisconsin-Madison Second Addition subdivision; and other lands, being located in the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 25, T7N, R8E, and in the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast Corner of said Section 25; thence S01°17’03”W, along the east line of the said NE 1/4, 1132.20 feet, to the Point of Beginning; thence N57°58'17"E, 231 feet, more or less, to the centerline of Woodford Drive; thence Southeasterly, along said centerline, 705 feet, more or less, to the centerline of S Rosa Road; thence Southwesterly, along said centerline, 307 feet, more or less, to the centerline of Research Park Boulevard; thence Southwesterly, along said centerline, 1239 feet, more or less, to the centerline of Genomic Drive; thence Northwesterly and Northerly, along said centerline, 853 feet, more or less; thence S 88°33'52"E, along said centerline, 134.76 feet, to a point of curve; thence Northeasterly 175.22 feet along the arc of a curve to the left having a radius of 300.00 feet, a central angle of 33°27’51” and a long chord bearing N74°42'12"E, 172.74 feet to the point of tangency thereof; thence N57°58'17"E, 402.95 feet to the Point of Beginning. Containing 19.9 acres, more or less.”

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