



## Legislation Text

File #: 77209, Version: 1

### Fiscal Note

No City appropriation required.

### Title

Creating Section 28.022-00629 of the Madison General Ordinances to change the zoning at property located at 702 North Midvale Boulevard and 401 North Segoe Road, 11<sup>th</sup> Alder District, from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District.

### Body

DRAFTER'S ANALYSIS: This ordinance changes the zoning for property located at 702 North Midvale Boulevard and 401 North Segoe Road from PD (GDP) Planned Development (General Development Plan) District to PD (SIP) Planned Development (Specific Implementation Plan) District to construct two commercial buildings and a mixed-use building at the southern end of Hilldale Shopping Center.

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

1. WHEREAS, a Planned Development District Specific Implementation 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:

Map Amendment 00630 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00630 A Planned Development District Specific Implementation Plan is hereby approved for the following described property:

Part of Lot 1, Certified Survey Map Number 12930, Lots 10-11, Kelab Replat subdivision, Lots 5-7, University Hill Farms-Commercial Reserve Addition, all being part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter, Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the Northeasterly corner of said Lot 10, Kelab Replat, thence S00°01'07"E along the Westerly right of way line of Price Place, 368.70 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 112°37'41", an arc length of 29.49 feet, a radius of 15.00 feet and a chord bearing S55°41'21"W, 24.96 feet to the Northerly right of way line of Vernon Boulevard and a point of curvature; thence along said Northerly right of way line and the arc of a curve to the right through a central angle of 01°44'25", an arc length of 17.62 feet, a radius of 580.00 feet and a chord bearing N65°58'42"W, 17.62 feet to a point of reverse curvature; thence continuing along said Northerly right of way line and the arc of a curve to the left through a central angle of 23°08'46", an arc length of 282.78 feet, a radius of 700.00 feet and a chord bearing N76°09'45"W, 280.86 feet to a point of reverse curvature; thence along the arc of a curve to the right through a central angle of 78°33'12", an arc length of 20.57 feet, a radius of 15.00 feet and a chord bearing N53°19'26"W, 18.99 feet to the Easterly right of way line of Segoe Road and a point of reverse curvature; thence along said Easterly right of way line and the arc of a curve to the left through a central angle of 30°11'25", an

arc length of 347.38 feet, a radius of 659.27 feet and a chord bearing N24°31'33"W, 343.38 feet; thence continuing along said Easterly right of way line N39°43'03"W, 101.34 feet; thence N49°37'34"E, 26.87 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 42°55'11", an arc length of 168.55 feet, a radius of 225.00 feet and a chord bearing N71°05'10"E, 164.63 feet; thence S87°27'15"E, 385.95 feet; thence S00°01'03"E, 146.84 feet to the northerly right of way line of Price Place; thence along said Northerly right of way line S°53'25"W, 30.00 feet to the Point of Beginning. This description contains 205,693 square feet or 4.72 acres."