



Legislation Text

File #: 77250, Version: 2

Fiscal Note

No City appropriation required.

Title

SUBSTITUTE: Creating Section 28.022-00624 of the Madison General Ordinances to change the zoning of various properties located at 1753, 1754, 1798, and 1799 Thierer Road; 1745 Parkside Drive; 4201 E Washington Avenue; 4102-4202 and 4302-4602 East Towne Boulevard; 2627-2651 East Springs Drive; and 4802-4814 Annamark Drive, 17th Alder District, from CC-T (Commercial Corridor-Transitional) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00625 of the Madison General Ordinances to change the zoning of all or portions of property generally addressed as 43, 53, 89, and 135 East Towne Mall; and 4301, 4323, 4505, and 4601 East Towne Boulevard; 17th Alder District, from CC (Commercial Center) District to RMX.

Body

DRAFTER'S ANALYSIS: The ordinance rezones the various properties comprising East Towne Mall as well as nearby properties generally located along the southeasterly side of E Washington Avenue between Thierer Road and Annamark Drive from CC-T (Commercial Corridor-Transitional) and CC (Commercial Center) to RMX (Regional Mixed-Use) consistent with the land use recommendations in the Greater East Towne Area Plan adopted by the Common Council on February 22, 2022 by Resolution 22-00144 (ID 68802). See "Greater East Towne Area Plan Proactive Rezoning Area 2 and 3" Map.

The Substitute revises the geography of Areas 2 and 3.

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

1. Map Amendment 00624 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00624. The following described property is hereby rezoned to RMX (Regional Mixed-Use) District.

Lot 1, Certified Survey Map (CSM) 15677; Parts of Lots 1-2 and Lots 3-5, Melvin A. Randall Plat; Lots 1-4, CSM 1510; Lots 1-4, CSM 2205; Part of Lot 2, CSM 3382; Lots 1-2, CSM 15430; Lots 1-2, CSM 1521; Lots 1-4, CSM 2104; Lots 1-2, CSM 3989; Part of Lot 2 and Lots 3-4, CSM 4691; Lots 7-12, Regional East subdivision and other lands located in the NE 1/4, NW 1/4, SW 1/4, and SE 1/4 of the NW 1/4 of Section 27 and the SE 1/4 of the NE 1/4, the SE 1/4 of the SW 1/4, and the NE 1/4, NW 1/4, SW 1/4 and SE 1/4 of the SE 1/4 of Section 28, all in T8N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Center of said Section 28; thence Southerly, along the North-South Quarter line and centerline of Portage Road, 1101 thereof, 1940 feet, more or less, to the centerline of Dwight Drive E Washington Avenue and the Point of Beginning; thence continuing Southerly and Southeasterly Southwesterly along said centerline, 83 of Portage Road, 317 feet, more or less, to the centerline of Parkside Drive; thence Southwesterly, Southerly and Southeasterly along said centerline, 905 276 feet, more or less, to the Southwesterly prolongation of the Southerly line of said Lot 5, Melvin A. Randall Plat; thence Northeasterly and Easterly along said Southwesterly prolongation and Southerly southerly line, and Southerly lines of Lots 3

and 4, CSM 1510 and its ~~Easterly~~ easterly prolongation, 831 feet, more or less, to the centerline of Thierer Road; thence Northwesterly along said centerline, 174 feet, more or less, to the centerline of East Towne Boulevard; thence Northeasterly along said centerline, 4336 feet, more or less, to the centerline of East Springs Drive; thence ~~Easterly and~~ Northeasterly along said centerline, 649 feet, more or less, to the centerline of Annamark Drive; thence Northwesterly, Northerly and Northeasterly along said centerline, 729 feet, more or less, to the centerline of the E Washington Avenue off-ramp to eastbound Interstate 39/90/94; thence Northwesterly, Westerly and Southwesterly, along said centerline, 275 feet, more or less, to the centerline of E Washington Avenue; thence Southwesterly along said centerline, ~~4518 feet, more or less, to the centerline of Hagan Drive; thence Northwesterly along said centerline, 529 feet, more or less, to the centerline of Dwight Drive; thence Southwesterly and Westerly, along said centerline, 189~~ 5258 feet, more or less, to the Point of Beginning. Said described area contains ~~68.4~~ 61.6 acres, more or less. (Area-2)"

2. Map Amendment 00625 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00625. The following described property is hereby rezoned to RMX (Regional Mixed-Use) District.

~~Lot 1, Certified Survey Map (CSM) 11913; Lots 1-3, Certified Survey Map (CSM) 14486; Lots 1-2, CSM 14751; Lot 2, CSM 13722; Lots 1-2, CSM 14348; Part of Lots 1-2, CSM 6452; Outlot 1, Regional East III subdivision; Lot 2, CSM 9136; Parts of Lots 44-48, Regional East IV subdivision; and other lands located in the SW 1/4 and SE 1/4 of the NW 1/4 and the NW 1/4 and SW 1/4 of the SW 1/4 of Section 27 and the SE 1/4 of the NE 1/4, and the NE 1/4 and SE 1/4 of the SE 1/4 of Section 28, all in T8N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:~~

Beginning Commencing at the SE Southeast Corner of said Section 28; thence ~~Westerly, Northerly~~ along the South East line thereof, 425 feet, more or less, to the Easterly prolongation of the said SE 1/4 north line of Section 28, ~~446~~ Lot 1, CSM 11913 and the Point of Beginning; thence Westerly and Southwesterly along said Easterly prolongation and North line and its Southwesterly prolongation, 494 feet, more or less, to the centerline of Eagan Road; thence Northwesterly, Northerly, and Northwesterly along said centerline, 1644 1300 feet, more or less, to the centerline of East Towne Boulevard; thence Northeasterly along said centerline, 2952 feet, more or less, to the centerline of East Springs Drive; thence Easterly along said centerline, 644 feet, more or less, to the Northwesterly prolongation of the Southwesterly line of Lot 1, Madison East Towne subdivision; thence Southeasterly, along said prolongation and lot line, 401 feet, more or less; thence S 45° 04'15" W, 839 feet, more or less; thence Southwesterly, 714 1888 feet, more or less, to the centerline of Zeier Road; thence Southeasterly along said centerline, 517 1286 feet, more or less, to the Northeasterly prolongation of the Westerly line of Lot 33, Regional East Phase II subdivision; thence Southwesterly and Southeasterly along said prolongation and lot line and the Westerly line of Lot 32, of said Regional East Phase II, 715 feet, more or less; thence S 44° 13' 43"W, 1551.97 1386 feet, more or less, to a point of curve; thence Southwesterly 236.86 feet along the arc of a curve to the left having a radius of 300.00 feet, a central angle of 45°14'11" and a long chord bearing S21°36'37"W, 230.75 feet to the point of tangency thereof; thence S01° 00'28"E, 95.05 feet, to the south line of the SW 1/4 of said Section 27, also being the centerline of Lien Road; thence S89°00'15"W, along said south line, 141.60 feet, to the Easterly prolongation of the North line of Lot 1, CSM 11913; thence Westerly along said Easterly prolongation, 334 feet, more or less, to the Point of Beginning. Said described parcel contains 109.67 80.86 acres, more or less. (Area-3)"