File #: 90555, **Version:** 1

Fiscal Note
No City appropriation required.

Title
Creating Section 28.022-00739 of the Madison General Ordinances to change the zoning of property located at 4217-4237 Lien Road, the northern 220 feet of 4301 Lien Road, and 4325-4401 Lien Road from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District. (District 17)

Body
DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 4217-4237 Lien Road, the northern 220 feet of 4301 Lien Road, and 4325-4401 Lien Road from CC (Commercial Center) District to CC-T (Commercial Corridor-Transitional) District Consistent with land use recommendations in the Northeast Area Plan adopted by the Common Council on September 10, 2024 by Resolution 24-00557 (ID 84379). The properties to be rezoned are also located in the Transit-Oriented Development (TOD) zoning overlay.

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

1. Map Amendment 00739 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00739. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional) District.

All of Lots 1, 2, 6, and 7, East Prairie Commons Plat, the northern 220 feet of Lot 3, East Prairie Commons Plat, and a parcel of land located in the NE 1/4 of the NE 1/4 of Section 33, and the NW 1/4 of the NW 1/4 of Section 34, T8N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast Corner of said Section 33, said point also being the Northwest Corner of said Section 34, thence N88°35’54”E along the North line of said Section 34, 200.00 feet; thence S00°44’36”W, 64 feet to a point on the southern right of way of Lien Road and the Point of Beginning; thence continuing S00° 44’36”W, 155.99 feet; thence S88°35’54”W, 200.00 feet; thence S00°44’36”W, 67.04 feet; thence S89° 09’37”W, 1236.8 feet, more or less; thence S00°32’39”W, 2.25 feet; thence S89°09’37”W, 80 feet; thence N00° 32’39”E, 241.80 feet, more or less, to a point on the southern right of way of Lien Road; thence the remaining courses following said southern right of way line, N89°09’37”E, 320.12 feet, more or less; thence S00° 32’29”W, 7.9 feet; thence on a curve to the right having a radius of 1970 feet and a chord bearing S87°46’09”E a distance of 211.54 feet, more or less; thence on a curve to the left having a radius of 2030 feet and a chord bearing S87°45’59”E a distance of 217.78 feet; thence N89°09’37”E, 766.79 feet to the Point of Beginning. Said described area contains 7.53 acres (328,033.45 square feet), more or less.”