



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 69538

File ID: 69538

File Type: Ordinance

Status: Council Public Hearing

Version: 1

Reference:

Controlling Body: Attorney's Office

Lead Referral: PLAN COMMISSION

Cost:

File Created Date : 01/25/2022

File Name: Rezone 702 Ruskin Street

Final Action:

Title: Creating Section 28.022-00552 of the Madison General Ordinances to change the zoning of property located at 702 Ruskin Street, 12th Aldermanic District, from IL (Industrial-Limited) District to CC-T (Commercial Corridor-Transitional) District; and creating Section 28.002-00553 of the Madison General Ordinances to change the zoning of property located at 702 Ruskin Street, 12th Aldermanic District, from IL (Industrial-Limited) District to CN (Conservancy) District.

Notes: 6563oscarmayer4

Code Sections:

CC Agenda Date: 02/01/2022

Indexes:

Agenda Number: 20.

Sponsors: Syed Abbas

Effective Date:

Attachments: Aerial Photo.pdf, Public_Comment_02-14-22.pdf, Nelson Comments_02-27-22.pdf, Public_Comment_030322.pdf, OCA memo 702 Ruskin rezoning.pdf, Staff Comments.pdf, Public_Comments_030722.pdf, 16 Acre CN Park Zoning Boundary Amendment Map.pdf

Enactment Number:

Author: Kate Smith

Hearing Date:

Entered by: smautz@cityofmadison.com

Published Date:

Approval History

Version	Date	Approver	Action
1		Michael Haas	Approved as to Form
1		Brent Sloat	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1	Attorney's Office	01/25/2022	Referred for Introduction			
	Action Text:	This Ordinance was Referred for Introduction				
	Notes:	Plan Commission; Public Hearings: (Plan Commission (3/7/22), Common Council (3/15/22))				
1	COMMON COUNCIL	02/01/2022	Refer For Public Hearing	PLAN COMMISSION	03/07/2022	Pass
	Action Text:	A motion was made by Abbas, seconded by Carter, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.				
	Notes:					
1	PLAN COMMISSION	03/07/2022	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING			Pass
	Action Text:	A motion was made by Cantrell, seconded by Hagenow, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING Section 28.022-00552 to rezone the southern portion of 702 Ruskin Street from IL to CC-T, and to RECOMMEND TO COUNCIL TO DENY - PUBLIC HEARING Section 28.002-00553 to rezone the remainder of 702 Ruskin Street from IL to CN. The motion passed by voice vote/other.				
	Notes:	On a motion Cantrell, seconded by Hagenow, the Plan Commission made the following recommendations on this zoning map amendment to the Common Council: - The Plan Commission found the standards met and recommended approval of Section 28.022-00552 to rezone the southern portion of 702 Ruskin Street from IL to CC-T; and - The Plan Commission found the standards were not met and recommended denial of Section 28.002-00553 to rezone the remainder of 702 Ruskin Street from IL to CN to the Common Council. The above recommendations passed by voice vote/ other. The motion to recommend as noted above followed a motion by Fernandez, seconded by Sheppard, to find the standards met and recommend approval of the zoning map amendment as presented. The motion to recommend approval failed on the following 3-4 vote: AYE: Ald. Lemmer, Fernandez, Sheppard; NAY: Ald. Heck, Cantrell, Hagenow, Solheim; NON-VOTING: Zellers; EXCUSED: Ald. Albouras, Spencer.				

Text of Legislative File 69538

Fiscal Note

No City appropriation is required with the approval of this rezoning ordinance. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title

Creating Section 28.022-00552 of the Madison General Ordinances to change the zoning of property located at 702 Ruskin Street, 12th Aldermanic District, from IL (Industrial-Limited) District to CC-T (Commercial Corridor-Transitional) District; and creating Section 28.002-00553 of the Madison General Ordinances to change the zoning of property located at 702 Ruskin Street, 12th Aldermanic District, from IL (Industrial-Limited) District to CN (Conservancy) District.

Body

DRAFTER'S ANALYSIS: The ordinance rezones 702 Ruskin Street to CC-T (Commercial Corridor-Transitional District) and CN (Conservancy District) consistent with the land use recommendations in the Oscar Mayer Special Area Plan.

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

1. Map Amendment 00552 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00552. The following described property is hereby rezoned to CC-T (Commercial-Corridor-Transitional) District.

Lands located in the fractional SW ¼ of the SW 1/4 of Section 31, T8N, R10E, in the City Of Madison, Dane County, Wisconsin, described as follows:

Beginning at the northwest corner of Ruskin Street as dedicated per Document No 1169963, also being the southeast corner of lands described in Document No 5430417; thence Northerly, 357 feet along the northerly extension of the west right of way of Ruskin Street to a point of intersection with a line lying 180 feet south of and parallel with the north line of said lands described in Document No 5430417; thence Westerly, 394, feet more or less, parallel with and 180 feet south of the said north line of lands described in Document No 5430417 to the intersection with the easterly right of way of the WisDOT Railroad right of way; thence Southerly, 379 feet, more or less, to the intersection with a line lying 250 feet north of the north right of way of Commercial Avenue; thence Easterly, 282.5 feet parallel with and 250 feet north of the northern right of way of Commercial Avenue to the point of beginning. Containing 2.7 acres, more or less.

2. Map Amendment 00553 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00553. The following described property is hereby rezoned to CN (Conservancy) District.

Lands located in the fractional SW ¼ of the SW 1/4 of Section 31, T8N, R10E, in the City Of Madison, Dane County, Wisconsin, described as follows:

Commencing at the northwest corner of Ruskin Street as dedicated per Document No 1169963, also being the southeast corner of lands described in Document No 5430417; thence Northerly, 357 feet along the northerly extension of the west right of way of Ruskin Street to a point of intersection with a line lying 180 feet south of and parallel with the north line of said lands described in Document No 5430417 and the point of beginning; thence Westerly, 394, feet more or less, parallel with and 180 feet south of the said north line of lands described in Document No 5430417 to the intersection with the easterly right of way of the WisDOT Railroad right of way; thence Northerly, 196 feet, more or less to the intersection with the north line of said lands described in Document No 5430417; thence Easterly, 463.1 feet along the said north line of lands described in Document No 5430417 to the northeast corner thereof; thence Southerly, 180 feet along the said northerly extension of the west right of way of Ruskin Street to the point of beginning. Containing 1.8 acres, more or less.