



### Legislation Details (With Text)

**File #:** 76309      **Version:** 1      **Name:** Rezone 1601-1617 Sherman Avenue  
**Type:** Ordinance      **Status:** Passed  
**File created:** 2/17/2023      **In control:** Attorney's Office  
**On agenda:** 3/21/2023      **Final action:** 3/21/2023  
**Enactment date:** 3/31/2023      **Enactment #:** ORD-23-00049

**Title:** Creating Section 28.022-00621 of the Madison General Ordinances to change the zoning of property located at 1601-1617 Sherman Avenue, 12th Alder District, from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban2) District.

**Sponsors:** Planning Division

**Indexes:**

**Code sections:**

**Attachments:** 1. 76309-1601-1617 Sherman Avenue.pdf, 2. Link to Demo File 75711, 3. Link to Cond Use File 75712, 4. Link to CSM File 75713, 5. 022223-032223\_CC\_public\_comments, 6. Common Council 3/21/23 registrant report, 7. Disposition Letter

Date	Ver.	Action By	Action	Result
3/21/2023	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
3/13/2023	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
2/28/2023	1	COMMON COUNCIL	Refer For Public Hearing	Pass
2/17/2023	1	Attorney's Office	Referred for Introduction	

**Fiscal Note**

No City appropriation required.

**Title**

Creating Section 28.022-00621 of the Madison General Ordinances to change the zoning of property located at 1601-1617 Sherman Avenue, 12<sup>th</sup> Alder District, from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban2) District.

**Body**

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 1601-1617 Sherman Avenue from SE (Suburban Employment) District to TR-U2 (Traditional Residential-Urban 2) District to construct a residential building complex with 311 apartments in five buildings.

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

1. Map Amendment 00621 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00621. The following described property is hereby rezoned to TR-U2 (Traditional Residential-Urban 2) District.

Part of the Northeast and Northwest Quarters of the Southeast Quarter of Section 12, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 12; thence South 00 degrees 47 minutes 18 seconds West, 700.25 feet; thence North 89 degrees 12 minutes 42 seconds West, 527.98 feet to the Point of Beginning, also to the west line of Certified Survey Map Number 3728 (CSM), as recorded in Volume 15 of Certified Survey Maps, on pages 170-172, as Document Number 1710425; thence South 19 degrees 11 minutes 47 seconds West along said west line, 275.60 feet; thence South 39 degrees 44 minutes 39 seconds West along said west line, 364.22 feet to the southwest corner of said CSM; thence North 52 degrees 51 minutes 15 seconds West, 392.91 feet; thence North 53 degrees 01 minute 12 seconds West, 38.08 feet; thence North 47 degrees 00 minutes 34 seconds West, 280.98 feet to the southeast right of way line of Sherman Avenue; thence North 40 degrees 08 minutes 54 seconds East along said southeast right of way line, 128.70 feet; thence North 36 degrees 41 minutes 38 seconds East along said southeast right of way line, 63.50 feet; thence North 26 degrees 22 minutes 29 seconds East along said southeast right of way line, 111.78 feet; thence North 19 degrees 13 minutes 58 seconds East along said southeast right of way line, 80.02 feet; thence South 70 degrees 42 minutes 54 seconds East, 715.85 feet to the Point of Beginning. Said described parcel contains 8.19 acres, more or less.”