



Legislation Text

File #: 83948, Version: 1

**Fiscal Note**

No City appropriation required.

**Title**

Creating Section 28.022-00683 of the Madison General Ordinances to change the zoning of property located at 3535-3553 University Avenue from PD (Planned Development) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

**Body**

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 3535-3553 University Avenue from PD (Planned Development) District to CC-T (Commercial Corridor-Transitional) District to allow redevelopment of site with a five-story mixed-use building containing 1,435 square feet of commercial space and 71 apartments following demolition of existing commercial buildings.

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

1. Map Amendment 00683 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00683. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional) District.

Parts of Lots 527-530, Sunset Ridge Addition to Sunset Village, and part of vacated Bruce Court and all of a vacated public walkway established on said Sunset Ridge Addition plat, located in the NE 1/4 of Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at a point located on the northwesterly right of way line of Bruce Court (as created by a partial vacation of right of way for Bruce Court and the vacation of a platted 10-foot wide walkway by Document No. 1833898, recorded on May 22, 1984); thence S89°41'44"W, 18.71 feet, to the point of intersection of Lot 530 of said Sunset Ridge Addition plat and the original right of way line of Bruce Court; thence N58°01'38"W, 20.84; thence N88°57'08"W, 90.8 feet; thence N00°05'59"E, 90.85 feet to the Southerly right of way line of University Avenue as established by Document 1283819 recorded on February 25, 1971; thence S88°58'01"E along said Southerly right of way line, 325.04 feet to the East line of Lot 528 of said Sunset Ridge Addition; thence S00°05'59"W along the East line of said Lot 528 and Lot 527, 90.7 feet; thence N88°58'47"W, 93.53 feet; thence S61°30'22"W, 17.36 feet to the point of intersection of Lot 527 of said Sunset Ridge Addition plat and the original right of way line of Bruce Court; thence S89°41'44"W, 18.66 feet to the northeasterly right of way line of Bruce Court as created by said vacations; thence on a curve to the Left, having a radius of 44 feet and a chord which bears N63°27'38"W, 40.61 feet along said Bruce Court right of way; thence continuing on a curve to the Left, having a radius of 44 feet and chord which bears S63°25'29"W, 40.61 feet along said Bruce Court right of way to the Point of Beginning. Said described parcel contains 29,841 square feet or 0.69 acres."