



Legislation Details (With Text)

**File #:** 69498      **Version:** 1      **Name:** Rezone 910 Oscar Avenue, 1910 Roth Street, 1201 Huxley Street, 1126 Huxley Street, 2228 Myrtle Street and portions of 2002 and 2150 Commercial Avenue

**Type:** Ordinance      **Status:** Passed

**File created:** 1/25/2022      **In control:** Attorney's Office

**On agenda:** 3/29/2022      **Final action:** 3/29/2022

**Enactment date:** 4/8/2022      **Enactment #:** ORD-22-00018

**Title:** Creating Section 28.002-00541 of the Madison General Ordinances to change the zoning of the property located at 2003 Aberg Avenue, 910 Oscar Avenue, 2228 Myrtle Street, 2231 Myrtle Street, and portions of 2002 and 2150 Commercial Avenue, 12th Aldermanic District, from CC-T (Commercial Corridor-Transitional) District and IG (Industrial-General) District to IL (Industrial-Limited) District; and creating Section 28.022-00542 of the Madison General Ordinances to change the zoning of the property located at portions of 2002 and 2150 Commercial Avenue and 702 Oscar Avenue, 12th Aldermanic District from IG (Industrial-General) District to RMX (Regional Mixed-Use) District; and creating Section 28.022-00543 of the Madison General Ordinances to change the zoning of property located at 1201 Huxley Street, 12th Aldermanic District from IL (Industrial-Limited) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-00544 of the Madison General Ordinances to change the zoning of property located at 1201 Huxley Street and 1910 Roth Street, 12th Aldermanic District from IL (Industrial-Limited) District to TR-U2 (Traditional Residential-Urban 2) District; and creating Section 28.022-00545 of the Madison General Ordinances to change the zoning of property located at 1126 Huxley Street, 12th Aldermanic District from IL (Industrial-Limited) District to CC-T (Commercial Corridor-Transitional) District.

**Sponsors:** Syed Abbas

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial Photo.pdf, 2. Public\_Comment\_022522.pdf, 3. Staff Comments.pdf

Date	Ver.	Action By	Action	Result
3/29/2022	1	COMMON COUNCIL	Adopt and Close the Public Hearing	Pass
3/7/2022	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
2/1/2022	1	COMMON COUNCIL	Refer For Public Hearing	Pass
1/25/2022	1	Attorney's Office	Referred for Introduction	

**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 28.002-00541 of the Madison General Ordinances to change the zoning of the property located at 2003 Aberg Avenue, 910 Oscar Avenue, 2228 Myrtle Street, 2231 Myrtle Street, and portions of 2002 and 2150 Commercial Avenue, 12<sup>th</sup> Aldermanic District, from CC-T (Commercial Corridor-Transitional) District and IG (Industrial-General) District to IL (Industrial-Limited) District; and creating Section 28.022-00542 of the Madison General Ordinances to change the zoning of the property located at portions of 2002 and 2150 Commercial Avenue and 702 Oscar Avenue, 12<sup>th</sup> Aldermanic District from IG (Industrial-General) District to

RMX (Regional Mixed-Use) District; and creating Section 28.022-00543 of the Madison General Ordinances to change the zoning of property located at 1201 Huxley Street, 12<sup>th</sup> Aldermanic District from IL (Industrial-Limited) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.022-00544 of the Madison General Ordinances to change the zoning of property located at 1201 Huxley Street and 1910 Roth Street, 12<sup>th</sup> Aldermanic District from IL (Industrial-Limited) District to TR-U2 (Traditional Residential-Urban 2) District; and creating Section 28.022-00545 of the Madison General Ordinances to change the zoning of property located at 1126 Huxley Street, 12<sup>th</sup> Aldermanic District from IL (Industrial-Limited) District to CC-T (Commercial Corridor-Transitional) District.

**Body**

DRAFTER'S ANALYSIS: The ordinance rezones various properties within the Oscar Mayer Special Area Plan area to IL (Industrial-Limited), RMX (Regional Mixed-Use), TR-U1 (Traditional Residential-Urban District 1), TR-U2 (Traditional Residential-Urban District 2) and CC-T (Commercial Corridor-Transitional) consistent with the land use recommendations in the Oscar Mayer Special Area Plan.

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

1. Map Amendment 00541 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00541. The following described property is hereby rezoned to IL (Industrial-Limited) District.

Lot 1 and part of Lots 2 and 3 of Certified Survey Map No. 15507, Lots 17 - 20, Block 3 and Lots 1-4 and 17-20, Block 2 of plat of Woodland and other lands located in part of the NE ¼, and SE ¼ of the SW ¼ and part of the NW ¼ and SW ¼ of the SE ¼ all of Section 31, T 8 N, R 10 E, in the City Of Madison, Dane County, Wisconsin, described as follows:

Beginning at the Center of said Section 31; thence N 89°15'04" W, 641.50 feet along the north line of the said SW 1/4 to the intersection with the west right of way line of the Canadian Pacific Railroad; thence S 10°37'24" W, 1620.57 feet along said west right of way line; thence S 79°17'56" E, 1016.83 feet; thence 55.24 feet along the arc of a curve to the left having a radius of 300 feet, a central angle of 10°32'58" and a long chord bearing S 84°34'25" E, 55.16 feet; thence S 89°50'54" E, 103.25 feet more or less to the intersection with the Reference Line of Packers Avenue (STH 113) per State Highway Project No T-0219(3); thence Northerly, 1779 feet, more or less, along the said Reference Line to the intersection with the north line of the said SE ¼ of Section 31; thence Westerly, 178 feet, more or less, along the said north line of the SE ¼ to the point of beginning. Containing 39.6 acres, more or less."

2. Map Amendment 00542 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00542. The following described property is hereby rezoned to RMX (Regional Mixed-Use) District.

Part of Lots 2 and 3 and all of Lot 4 of Certified Survey Map No. 15507, Lots 1 -3, 18, 19 and part of Lot 17, Block 1 of the plat of Woodland and other lands all located in part of the SE ¼ of the SW ¼ and part of the SW ¼ of the SE ¼, all of Section 31, T 8 N, R 10 E, in the City Of Madison, Dane County, Wisconsin, described as follows:

Beginning at the South Quarter Corner of said Section 31; thence S 89°57'20" W, 1129.31 feet along the south line of the said SW ¼ to the intersection with the west right of way line of the Canadian Pacific Railroad; thence N 10°37'24" E, 1108.66 feet along said west right of way line; thence S 79°17'56" E, 1016.83 feet; thence 55.24 feet along the arc of a curve to the left having a radius of 300 feet, a central angle of 10°32'58" and a long chord bearing S 84°34'25" E, 55.16 feet; thence S 89°50'54" E, 103.25 feet more or less to the intersection with the Reference Line of Packers Avenue (STH 113) per State Highway Project No T-0219(3);

thence Southerly, 907 feet, more or less, along the said Reference Line to the intersection with the south line of the said SE ¼ of Section 31; thence Westerly, 134 feet, more or less, along the said south line of the SE ¼ to the point of beginning. Containing 28.2 acres, more or less.”

3. Map Amendment 00543 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00543. The following described property is hereby rezoned to TR-U1 (Traditional Residential-Urban 1) District.

Part of Lot 2 of Certified Survey Map No. 3949 other lands located in part of the NE ¼ of the SW ¼ of Section 31, T 8 N, R 10 E, in the City Of Madison, Dane County, Wisconsin, described as follows:  
Beginning at the northeast corner of said Lot 2; thence Southerly, 267 feet, along the easterly line of said Lot 2 and the westerly right of way of the Canadian Pacific Railroad right of way; thence Westerly, 254 feet, more or less along the easterly extension of the south line of Lot 2, Certified Survey Map No 1539 to the intersection with the centerline of Huxley Street; thence Northerly 263.5 feet, more or less along said centerline of Huxley Street to the intersection with the westerly extension of the north line of said Lot 2; thence Easterly, 330 feet, more or less, along the north line of said Lot 2 and its westerly extension to the point of beginning. Containing 1.7 acres, more or less.”

4. Map Amendment 00544 of Section 28.022 of the Madison General Ordinance is hereby created to read as follows:

“28.022-00544. The following described property is hereby rezoned to TR-U2 (Traditional Residential- Urban 2) District.

Part of Lot 2 of Certified Survey Map No. 3949, Outlots 2 and 3 of Burke Assessor’s Plat No. 1 and other lands located in part of the NE ¼ of the SW ¼ of Section 31, T 8 N, R 10 E, in the City Of Madison, Dane County, Wisconsin, described as follows:

Beginning at the intersection of the centerline of Roth Street and the westerly right of way of the Canadian Pacific Railroad; thence 233 feet, more or less along the said centerline of Roth Street to the intersection with the centerline of Huxley Street; thence Northerly, 592 feet, more or less, along the centerline of Huxley Street to the intersection with the easterly extension of the south line of Lot 2, Certified Survey Map No 1539; thence Easterly, 254 feet, along said easterly extension of the south line of Lot 2, Certified Survey Map No 1539 to the intersection with the said westerly right of way of the Canadian Pacific Railroad; thence Southerly, 619 feet along the said westerly right of way of the Canadian Pacific Railroad to the point of beginning. Containing 3.3 acres, more or less.”

5. Map Amendment 00545 of Section 28.022 of the Madison General Ordinance is hereby created to read as follows:

“28.022-00545. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional District):

Part of Outlot 1 of Burke Assessor’s Plat No. 1 and other lands located in part of the NE ¼ of the SW ¼ of Section 31, T 8 N, R 10 E, in the City Of Madison, Dane County, Wisconsin, described as follows:

Beginning at the northeast corner of Lot B, Certified Survey Map No 964; thence Southerly, 571 feet, more or less, along the said east line of Lot B and Lot C of said Certified Survey Map No. 964, and its Southerly extension thereof, to the intersection with the centerline of Roth Street; thence Easterly, 128 feet, more or less along the centerline of said Roth Street to the intersection with the centerline of Huxley Street; thence

Northerly, 592 feet, more or less, along the centerline of Huxley Street to the intersection with the easterly extension of the south line of Lot 2, Certified Survey Map No 1539; thence Westerly, 213 feet along the south line of said Lot 2, Certified Survey Map No. 1539 and its easterly extension to the point of beginning. Containing 2.3 acres, more or less.”