



Legislation Details (With Text)

**File #:** 69538      **Version:** 2      **Name:** Rezone 702 Ruskin Street  
**Type:** Ordinance      **Status:** Filed  
**File created:** 1/25/2022      **In control:** COMMON COUNCIL  
**On agenda:** 6/21/2022      **Final action:** 6/21/2022  
**Enactment date:**      **Enactment #:**

**Title:** ALTERNATE. 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.

**Sponsors:** PLAN COMMISSION

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial Photo.pdf, 2. Public\_Comment\_02-14-22.pdf, 3. Nelson Comments\_02-27-22.pdf, 4. Public\_Comment\_030322.pdf, 5. OCA memo 702 Ruskin rezoning.pdf, 6. Staff Comments.pdf, 7. Public\_Comments\_030722.pdf, 8. Public\_Comment\_03-22-22.pdf, 9. Version1.pdf, 10. Protest Petition - 702 Ruskin Street (02801698x9CDD3).pdf, 11. Public Comment-referenda.pdf, 12. 69538 Zoning Protest Petition Memo\_04-14-22.pdf

Date	Ver.	Action By	Action	Result
6/21/2022	2	COMMON COUNCIL	Place on File without Prejudice and Close the Public Hearing	Pass
5/10/2022	2	COMMON COUNCIL	Re-refer to a Future Meeting to Adopt	Pass
4/19/2022	2	COMMON COUNCIL	Refer to a future Meeting to Adopt	Pass
3/29/2022	2	COMMON COUNCIL	Refer to a future Meeting to Adopt	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**

ALTERNATE. Creating Section 28.022-00552 of the Madison General Ordinances to change the zoning of property located at 702 Ruskin Street, 12<sup>th</sup> 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, 12<sup>th</sup> Aldermanic District, from IL (Industrial-Limited) District to CN (Conservancy) District.

**Body**

DRAFTER'S ANALYSIS: The ordinance rezones a portion of 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. This Alternate is the result of the Plan Commission recommendation from the March 7, 2022 meeting. The Plan Commission recommends the zoning described in Map Amendment

00552 to rezone property at 702 Ruskin Street from IL (Industrial Limited) District to CC-T (Commercial Corridor-Transitional) District. The Plan Commission further recommends against adoption of Map Amendment 00553 that proposed rezoning part of 702 Ruskin Street from IL (Industrial Limited) District to CN (Conservancy) District. Instead, 702 Ruskin Street will be split into the new proposed CC-T (Commercial Corridor-Transitional) District and a portion will remain IL.

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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.~~