



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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**TO:** Plan Commission

**FROM:** Heather Stouder, Director  
Timothy M. Parks, Planner

**DATE:** March 7, 2022

**SUBJECT:** ID [69519](#) – Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the City of Madison consistent with recommendations in the adopted Oscar Mayer Special Area Plan.

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### Background

The Official Map is a planning tool enabled by Wis. Stats. Section 62.23(6), which allows a municipality to map and reserve land for future streets/ transportation corridors, public buildings, parks and playgrounds, greenways, etc. The City of Madison's Official Map is governed locally by MGO Section 16.25. The current map was adopted in 1966 and is broken into quarter-sections, with a map adopted by resolution for each quarter-section.

The map identifies the location and width of reservations for the above-referenced public facilities. An officially mapped reservation is not the actual land needed to construct the future public facility. Details on the public improvement (i.e. street cross-sections, pond depth, project aesthetics, etc.) are determined subsequent to official mapping and closer to the time of construction. Further, the City must acquire the land needed to construct a street or other mapped facility through dedication as a condition of development (typically by a subdivision of land) or by acquisition of land in fee simple or as an easement. All such dedications or acquisitions require separate Common Council approval.

The Official Map may only be amended by a Common Council resolution following published Class 2 notice in the City's newspaper of record (Wisconsin State Journal) and mailed notices to property owners within 300 feet of the area subject to amendment.

### Proposed Amendment

On February 1, 2022, Resolution ID 69519 was introduced by the Common Council to officially map two street connections recommended by the Oscar Mayer Special Area Plan. The special area plan was adopted by the Common Council on July 21, 2020 by Resolution 20-00534 (ID [59745](#)) to guide future land uses, street networks and transportation facilities, urban design, and open spaces for the area of the City of Madison bounded by Packers Avenue and Pennsylvania Avenue on the east, Aberg Avenue on the north, and Fordem Avenue and N Sherman Avenue to the west.

This official map resolution and a companion official map amendment to reserve the connection of Pankratz Street and Shopko Drive in the northeastern quadrant of the planning area were sponsored by Ald. Syed Abbas, District 12, within whose district the area plan and parcels to be officially mapped are located.

Resolution ID 69519 proposes to officially map the following reservations for future public streets as shown on Exhibit A of the resolution:

- The extension of a 66-foot wide east-west street right of way beginning at Packers Avenue opposite Coolidge Street and continuing northwesterly to connect to Roth Street between existing Ruskin Street and O'Neill Avenue; and
- A 66-foot wide north-south street right of way that will extend Ruskin Street north of Commercial Avenue to Huxley Street at existing Roth Street. As shown on Exhibit A, the two future streets to be reserved with this resolution are planned to intersect.

Other streets shown in the Oscar Mayer Special Area Plan but not included in the proposed official map amendments will be dedicated to the City and built as the underlying properties develop.

### Process and Impact

Generally speaking, permits may not be issued to construct a new or enlarged building within an officially mapped reservation. The impact on the affected parcels by the proposed reservations is limited to only the area to be reserved for future public use; the proposed reservations should not otherwise affect the ability of the impacted owners from using their property as allowed by Madison General Ordinances. It appears that the proposed reservations will avoid most of the existing buildings in the amendment area. However, the east-west street is mapped through a series of multi-story accessory industrial structures located on 2002 Commercial Avenue, which may need to be wholly or partially demolished if the street was to be constructed prior to redevelopment of that part of the parcel. Meanwhile, a one-story, 6,000 square-foot industrial building at 705 Ruskin Avenue will be affected by the proposed alignment of the north-south street.

Enforcement of the reservations will primarily come through the multi-agency, multi-disciplinary site plan approval process that proceeds the issuance of building permits. Final authority on the issuance of permits for a building within one of the proposed reservations will rest with Matt Tucker, Director of the Building Inspection Division. For more information on the background and history of Wisconsin's official mapping statute and the enforcement of the Official Map under state law and local ordinance, please refer to a memo from former Assistant City Attorney John Strange, dated November 20, 2020, which is attached to this legislative file. That memo was prepared to guide consideration of an official map amendment related to implementation of the Milwaukee Street Special Area Plan; however, the information in the memo is still pertinent and should serve as an excellent legal guide to any questions raised by this official mapping exercise.

### Recommendation

The Planning Division supports the Official Map reservations proposed by Resolution ID 69519 as a means to proactively reserve the most important street connections recommended for the subject lands by the Oscar Mayer Special Area Plan.

Additionally, the Transportation Policy and Planning Board recommended approval of the Official Map amendment on February 14, 2022, and the Board of Public Works recommended approval on March 2, 2022.