



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 3420–3614 Milwaukee Street  
**Application Type:** Demolition Permit, Zoning Map Amendment and Preliminary Plat  
**Legistar File ID #** [78643](#), [78911](#) and [78642](#)  
**Prepared By:** Kevin Firchow, Planning Division and Jeff Quamme & Julius Smith, Engineering Mapping

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Planning Division staff, in consultation with Engineering Mapping and Transportation staff, are recommending an additional approval condition related to the proposed Preliminary Plat. This condition would require the realignment of a portion of Chicago Avenue near the northwest corner of the plat in order to make the plat consistent with the City’s Adopted Official Map and with recorded sloping and grading easements along the northwest corner of the plat.

Outside of the plat boundaries, if unchanged, the proposed Chicago Avenue alignment would lead to conflicts with the approved and substantially completed building and site improvements at 215 N. Fair Oaks Avenue. In light of these conflicts a new condition is recommended requiring the realignment of Chicago Avenue to align with the existing Official Map reservation and associated easements and so as not to conflict with the approved and constructed Fair Oaks site improvements.

**Background Information**

The Official Map is a planning tool enabled by Wisconsin Statutes 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 official map for this area was approved on February 23, 2021 as [Legislative File #61589](#) with the following [Approved Right-of-Way Reservations](#). No changes to the Official Map are before the Council regarding this item.

In January of 2022 the consultant for the development requested a digital file of the Official Map reservation to save time and place the reservation spatially in their drawings. City of Madison Engineering Land Information provided the CAD information to the consultant to utilize in preparing the preliminary plat.

But in light of the recent discovery of the preliminary plat not reflecting the adopted reservation during this most recent review, Engineering Land Information staff reviewed the transmittal from January of 2022 and discovered an incorrect version of the reservation was provided to the consultant. The last and adopted version of the reservation straightened the alignment, squared the intersection with N Fair Oaks its alignment was further to the south at its westerly end.

As for the correct alignment, the officially mapped Chicago Avenue was utilized as part of the final configuration and design of the approved development at 215 N. Fair Oaks Ave. The site improvements are currently under construction and substantially completed. Furthermore, as a condition of approval of the Land Use (LNDUSE-2022-00084) ID 73818,74080 and 73819 for the Fair Oaks development, two 10-foot-wide sloping and grading easements along each side of the officially mapped location were required. This resulted with the Owner of the Fair Oaks development granting two easement areas to the City of Madison recorded as Document No. 5914229 to be used for the future construction of Chicago Avenue.

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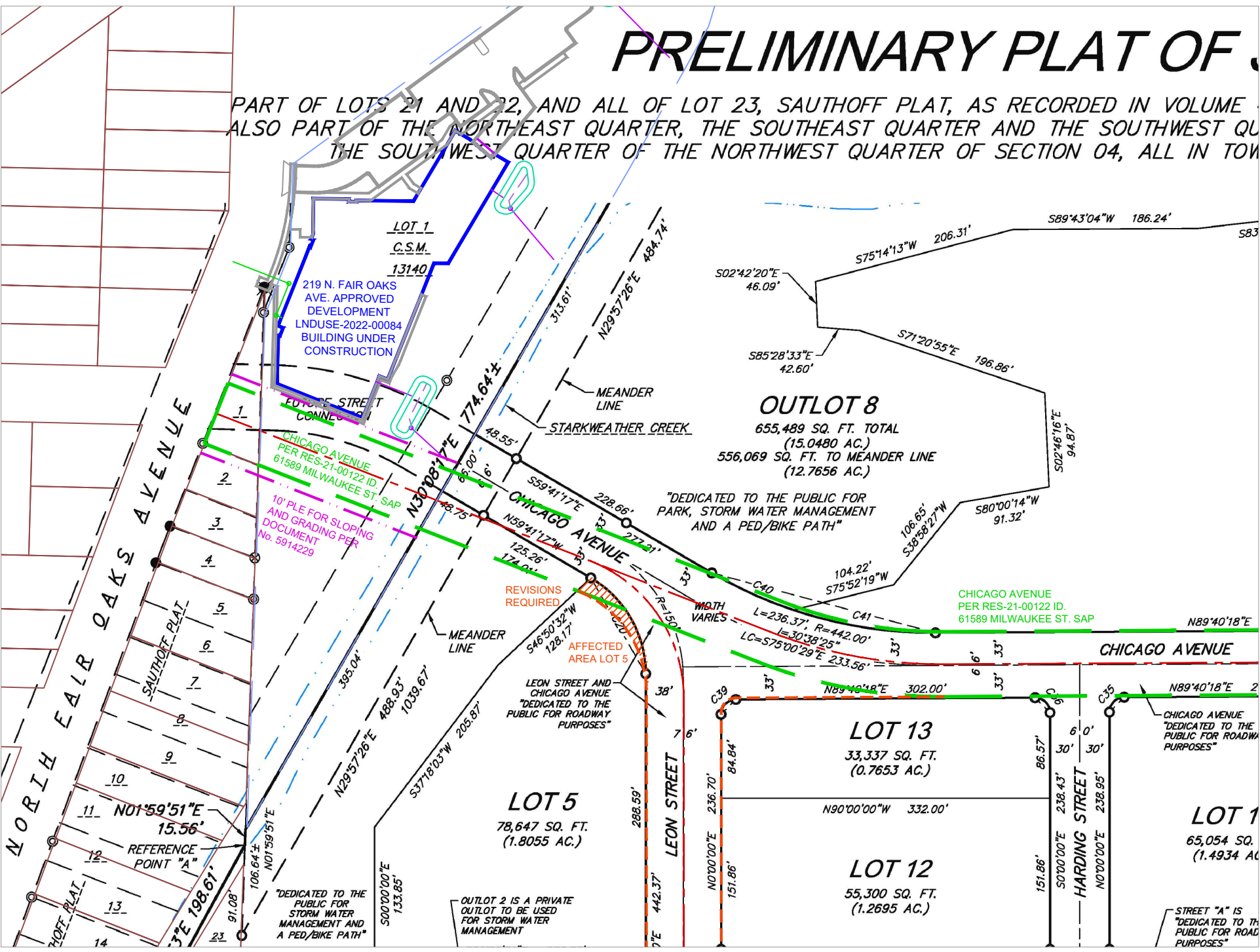
Attached is a map with the corrected adopted alignment of future Chicago Ave. The approximated alignment is overlaid in green and runs slightly south of the alignment currently proposed on this plat. The extent of the aforementioned building footprint is outlined in blue.

**Additional Recommended Condition**

The applicant shall work with City staff, Engineering and Traffic Engineering to realign the western end of Chicago Avenue on the Preliminary Plat, and shall match the alignment as set forth at the in The Official Map Reservation for the Milwaukee Street Special Area Plan and enacted by the Common Council in Resolution RES-21-00122 File ID No. 61589 Final Action: 02/23/2021 at the end of the of the proposed Plats boundary.

# PRELIMINARY PLAT OF

PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME  
 ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER  
 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, ALL IN TOWNSHIP



**LOT 1**  
 C.S.M.  
 13140  
 219 N. FAIR OAKS AVE. APPROVED DEVELOPMENT  
 LNDUSE-2022-00084  
 BUILDING UNDER CONSTRUCTION

**OUTLOT 8**  
 655,489 SQ. FT. TOTAL (15.0480 AC.)  
 556,069 SQ. FT. TO MEANDER LINE (12.7656 AC.)

"DEDICATED TO THE PUBLIC FOR PARK, STORM WATER MANAGEMENT AND A PED/BIKE PATH"

10' PLE FOR SLOPING AND GRADING PER DOCUMENT No. 5914229

REVISIONS REQUIRED  
 AFFECTED AREA LOT 5

LEON STREET AND CHICAGO AVENUE "DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES"

CHICAGO AVENUE PER RES-21-00122 ID. 61589 MILWAUKEE ST. SAP

CHICAGO AVENUE

**LOT 13**  
 33,337 SQ. FT. (0.7653 AC.)

CHICAGO AVENUE "DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES"

**LOT 5**  
 78,647 SQ. FT. (1.8055 AC.)

**LOT 12**  
 55,300 SQ. FT. (1.2695 AC.)

**LOT 1**  
 65,054 SQ. FT. (1.4934 AC.)

"DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT AND A PED/BIKE PATH"

OUTLOT 2 IS A PRIVATE OUTLOT TO BE USED FOR STORM WATER MANAGEMENT

STREET "A" IS "DEDICATED TO THE PUBLIC FOR ROAD PURPOSES"