PLANNING DIVISION STAFF REPORT – Addendum

October 7, 2024

PREPARED FOR THE PLAN COMMISSION

Project Address:	**3420–3614 Milwaukee Street**
Application Type:	Final Plat
Legistar File ID #	84994
Requested Action:	Approving the final plat of *Starkweather Plat* on property addressed as 3420-3614 Milwaukee Street, creating 13 lots for future residential and mixed-use development, four outlots for public uses, and five outlots for private uses.
Prepared By:	Timothy M. Parks, Planning Division Report includes comments from other City agencies, as noted.

Addendum

The preliminary plat of *Starkweather Plat* was approved by the Common Council on June 18, 2024 with the following condition:

- *The applicant shall work with City Engineering and Traffic Engineering staff to realign the western end of Chicago Avenue on the preliminary plat to match the alignment as set forth at the in the Official Map reservation for the Milwaukee Street Special Area Plan enacted by the Common Council in Resolution 21-00122 (ID 61589) on February 23, 2021 at the end of the of the proposed plat boundary.*

The above condition was added to the conditions for the preliminary plat by the Council and the Plan Commission's review of the plat after it was discovered by staff that the alignment shown on the applicant's preliminary plat exhibit did not reflect how Chicago Avenue had been officially mapped.

Following publishing of the staff report for the final plat of *Starkweather Plat*, staff determined that the proposed dedication of Chicago Avenue on the final plat still does not match how the future street was officially mapped. While improved compared to how the street was depicted on the preliminary plat, the proposed dedication on the final plat is approximately 43.5 feet further to the northeast than it should be based on the 2021 Official Map amendment.

As a result, staff is recommending approval of the final plat of *Starkweather Plat* subject to the conditions in the main October 7, 2024 staff report and the following additional conditions:

1. That the final plat be revised prior to final approval and recording to dedicate the western end of Chicago Avenue consistent the official mapping of that future street by Resolution 21-00122 (ID 61589) on February 23, 2021.

2. That the final plat be revised to show the limits of the existing right of way of Chicago Avenue west of N Fair Oaks Avenue for reference. Staff recommends these reference lines be shown on all applicable sheets, but on Sheets 1 and 2 of the final plat at a minimum.