TO: Plan Commission

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

DATE: November 23, 2020

SUBJECT: ID 61589 – Amending the City of Madison Official Map to establish mapped reservations for future Streets and Highways in the current and future City of Madison generally located north of Milwaukee Street between N Fair Oaks Avenue and West Corporate Drive consistent with recommendations in the adopted Milwaukee Street Special Area Plan.

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 September 15, 2020, Resolution ID 61589 was introduced by the Common Council to officially map a series of streets located north of Milwaukee Street between N Fair Oaks Avenue and West Corporate Drive consistent with recommendations in the Milwaukee Street Special Area Plan. The special area plan was adopted by the Common Council on December 4, 2018 to guide future land uses and street networks, transit facilities, bike facilities, street design, and open spaces for the existing and future City of Madison bounded by State Highway 30 on the north, N Stoughton Road (US Highway 51) on the east, the south side of Milwaukee Street on the south, and N Fair Oaks Avenue and Starkweather Creek on the west. The Town of Blooming Grove adopted the special area plan on December 12, 2018.

The official map resolution is sponsored by Ald. Marsha Rummel, District 6, and Ald. Grant Foster, District 15, within whose districts the area plan and parcels to be officially mapped are or will be located. The resolution proposes to officially map the following streets:

- The planned extension of Chicago Avenue between N Fair Oaks Avenue and West Corporate Drive, including a crossing of Starkweather Creek. The east-west connection will provide an important link between the Darbo-Worthington neighborhood and the East Transfer Point. The proposed reservation is 70 feet wide to accommodate a collector street with on-street bike lanes.

- The extension of Walter Street between its current terminus at Milwaukee Street and extended Chicago Avenue. The Walter-Milwaukee intersection is currently signal-controlled, and the planned extension is seen as important for providing access to the open spaces in the northern portion of the planning area. The proposed reservation is 66 feet wide to accommodate a local street cross-section with planned on-street bike lanes.

- An east-west local street planned to extend across most of the development area from West Corporate Drive to extended Walter Street to provide a transition between the mixed-use development planned along the north side of Milwaukee Street and the medium-density residential otherwise planned to extend north to extended Chicago Avenue. This proposed street is planned as a local street to be adjoined by medium-density residential on the north side and community mixed-use development on the south side. To encourage on-street parking for the future development, the proposed reservation is 66 feet wide, which will allow for parking on both sides when the street is constructed in the future.

- A one-block long extension of Schenk Street from the above-mentioned east-west local street and Milwaukee Street; the proposed reservation will be 66 feet wide.

- Land will also be reserved with the proposed amendment for the future widening of Milwaukee Street as outlined in the special area plan. The width of the proposed reservations will vary but are intended to create a 106-foot wide future right of way cross-section for Milwaukee Street from east of Starkweather Creek to Walter Street, and a 122-foot wide cross-section from Walter to Schenk Street and the East Transfer Point.

Other streets shown in the Milwaukee Street Special Area Plan but not included in the proposed map amendment will be dedicated to the City and built as the underlying properties develop.

Process and Impact

The proposed Official Map reservations will apply to properties both in the City of Madison and in the Town of Blooming Grove. 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. As noted on the aerial photograph attached to the resolution, it appears that the proposed reservations will avoid most of the existing buildings in the amendment area with the exception of a one-story single-family residence located at 133 N Fair Oaks Avenue, approximately two-thirds of which will be located within the reservation for extended Chicago Avenue.

Within the City, 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 George Hank, 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 the memo from Assistant City Attorney John Strange, which is attached to this legislative file.

For the lands in the Town of Blooming Grove until October 31, 2027, when the Town is scheduled to be fully attached to the City, enforcement of the mapped reservations will likely occur through implementation of the 2006 City-Town cooperative plan, which restricts development activities in the Town without City review, including the construction of additional principal buildings and the subdivision of land. However, the City and Town recently approved an amendment to the cooperative plan as well as an early attachment and revenue sharing agreement, which may allow the parcels in the Town to attach to the City sooner if so petitioned by the owners.

Recommendation

The Planning Division supports the Official Map reservations proposed by Resolution ID 61589 as a means to proactively reserve the most important streets recommended for the subject lands by the Milwaukee Street Special Area Plan.