



## Legislation Text

---

**File #:** 64346, **Version:** 1

---

### Fiscal Note

No City appropriation required.

### Title

Amending the City of Madison Official Map to modify the recommended street network for the portion of the planning area bounded by Voges Road, Penito Creek Greenway, Tradewinds Parkway, and Agriculture Drive/ Marsh Road.

### Body

#### PREAMBLE

The Official Map was adopted by the Common Council by Ordinance 2091 on August 11, 1966 to map various future streets, highways, parkways, and greenways necessary for the improvement of the existing and future City of Madison. The Official Map has subsequently been amended by resolutions adopted for specific quarter sections of the City.

Subsequently, the *Marsh Road Neighborhood Development Plan* was adopted by the Common Council by Substitute Resolution 56602 (ID 25062) on October 5, 1999 to guide the future growth and urban development of a neighborhood located on the southeast edge of the City of Madison, between US Highway 12/18 (the Beltline Highway) and the Village of McFarland.

On October 6, 2020, the Common Council adopted Resolution 20-00688 (ID 61588) to amend the Official Map for the area roughly bounded on the south by Voges Road, on the west by S Stoughton Road/ US Highway 51, on the north by Tradewinds Parkway, and on the east by Marsh Road and Agriculture Drive. The amended map changed the alignment of two north-south streets planned to connect Tradewinds to Voges: the southern extension of Galleon Run, and the northerly extension of Tormey Lane. A short east-west street section was also mapped to connect S Dutch Mill Road to Galleon Run.

Concurrent with the Official Map amendment process, Newcomb Construction was seeking approvals to develop Lots 6 and 7 of the "Genesis" plat (5027-5101 Tradewinds Parkway) with an approximately 36,300 square-foot multi-tenant industrial building. The proposed building, which was in the midst of gaining the necessary zoning and building approvals when the Official Map was amended, would sit astride where the eastern of the two north-south streets was mapped. [A copy of the site plan for the Newcomb project is attached to this resolution for informational purposes.]

In an effort to accommodate the proposed Newcomb development, City staff proposes to shift the future alignment of the reservation extending Tormey Lane across Voges Road to connect to Tradewinds Parkway so that the reservation now mostly affects Lot 5 of the Genesis subdivision (5149 Tradewinds), with a small portion of the reservation affecting the eastern edge of Lot 6. Lot 5 is currently undeveloped and there are no known development proposals pending for that property. The proposed shift of the mapped reservation for the extension of Tormey Lane to the east (as shown in blue on Exhibit B of this resolution) should also reduce the impact of the future street on the Dane County Humane Society (DCHS) property at 5132 Voges Road.

Generally speaking, building permits may not be issued for a building within an officially mapped reservation

by statute and MGO Section 16.25. Further, approval of any subdivision of property with a planned and/or reserved street, greenway, etc. would be conditioned on the dedication of same to the City and construction of the improvement(s) to City standards by the subdivider, as outlined in MGO Section 16.23, the Land Subdivision Regulations. The shifted alignment of the Tormey Lane extension should allow building permits to be issued for the Newcomb development once all zoning and building permit approvals have been granted.

WHEREAS the Common Council adopted Ordinance 2091 on August 11, 1966 to establish the Official Map for a part of the City of Madison located in the NE 1/4 of Section 27, T7N R10E to map various future streets, parkways, and greenways in the existing and future City located west of Marsh Road and north of Voges Road, said Official Map section being last amended through Resolution 20-00688 (ID 61588) on October 6, 2020; and

WHEREAS, since adoption of the last Official Map amendment in 2020 it has come to the City's attention that the reservation for the extension of Tormey Lane between Voges Road and Tradewinds Parkway would impede the ongoing efforts to develop Lots 6 and 7 of the "Genesis" subdivision at 5027 and 5101 Tradewinds Parkway; and

WHEREAS the *Marsh Road Neighborhood Development Plan* was adopted by the Common Council by Substitute Resolution 56602 (ID 25062) on October 5, 1999 to guide the future growth and urban development of a neighborhood located on the southeast edge of the City of Madison, between US Highway 12/18 (Beltline Highway) and the Village of McFarland; and

WHEREAS the neighborhood development plan recommends two north-south streets to provide access and circulation for autos, bicycles, and pedestrians in the areas bounded by Voges Road, S Stoughton Road/ US Highway 51, Tradewinds Parkway, and Marsh Road and Agriculture Drive; and

WHEREAS, the City of Madison Engineer, Director of the Planning Division, and City of Madison Traffic Engineer have considered the City's needs for Streets, Highways, Parkways, and Greenways within this area of the City and recommend that the Official Map be amended to reduce the impact of the reservation on private development;

NOW THEREFORE BE IT RESOLVED, the City Of Madison hereby amends the City of Madison Official map, removing those lands reserved for Proposed Streets, Highways, Greenways, and Parkways under Section 16.25(6) of Madison General Ordinances and under Wis. Stats. ss. 62.23(6)(c), as shown and identified on attached map Exhibit B.

BE IT FURTHER RESOLVED, the City Of Madison hereby amends the City of Madison Official map, adding establishing the exterior lines of planned new Streets and Highways under Section 16.25(6) of Madison General Ordinances and under Wis. Stats. ss. 62.23(6)(c), as described on Exhibit A and as shown and identified on attached map Exhibit B.

BE IT FURTHER RESOLVED that notice of this amendment has been provided pursuant to the requirements under Wisconsin Statutes Sec. 62.23(6) and Section 16.25(6) of Madison General Ordinances.