



Legislation Text

File #: 90103, **Version:** 1

Fiscal Note

No City appropriation is required with the approval of this proposed amendment to the Official Map for the City of Madison.

Title

Amending the City of Madison Official Map to remove mapped reservations for future public streets located on Block 2 of the University Addition to Madison in the Northwest Quarter of Section 23, Township 7 North, Range 9 East in the City of Madison, on land generally addressed as 975 University Avenue. (District 8)

Body

PREAMBLE

The City of Madison has used an Official Map since August 1966 to reserve areas for planned future streets/ highways, parks, parkways, and greenways in the existing and future City, as enabled by Wis. Stats. ss. 62.23 (6)(c) and Section 16.25(6) of Madison General Ordinances. Where the City has mapped a reservation, building permits may generally not be issued to construct new buildings within the reserved area, and if land with a mapped reservation is divided by plat or Certified Survey Map, the subdivider is required to dedicate the reservations to the public.

On September 18, 1990, the Common Council adopted Second Substitute for Resolution 47,716 (ID 7633) to amend the Official Map in the Northwest Quarter of Section 23, T7N, R9E to reserve areas for future street and highway to widen the right of way of N Brooks Street, W Johnson Street, and N Park Street on Block 2 of the University Addition to Madison, which is the block bounded by University Avenue, N Park Street, W Johnson Street, and N Brooks Street. The final reservations adopted included land for a left-turn bay for traffic turning from eastbound Johnson onto northbound Park, and land to widen the west side of Park between University and Johnson.

The official mapping of the reservations in September 1990 was consistent with conditions of approval imposed by the Common Council on August 1, 1989 and July 10, 1990 as part of its zoning approvals to accommodate future construction of University of Wisconsin-Madison School of Business. Generally, under State statutes, the State of Wisconsin is required to comply with local zoning regulations but is exempt from having to obtain building permits from a municipality; this includes the University of Wisconsin-Madison. The first phase of "Grainger Hall" was constructed on the western two-thirds of the block beginning in 1991, with occupancy in 1993.

Grainger Hall was renovated and expanded in 2005 to occupy the entire Johnson-Brooks- University-Park block, including into the area that had been reserved in 1990 for the left-turn bay on the north side of Johnson at Park. The City did not object to the proposed building placement as part of its zoning approvals for the expansion prior to its construction. Grainger Hall is currently addressed as 975 University Avenue.

The University of Wisconsin-Madison is proposing to construct further additions to Grainger Hall. Since the construction of the last addition, state building codes have changed, which now require that any building constructed across platted lot lines be re-subdivided to eliminate such lines. In the case of Grainger Hall, the building sits across ten platted lots that comprise Block 2 of the University Addition to Madison as well as the vacated right of way of Conklin Place, which used to extend through the block from N Brooks Street to N Park Street. In order to construct the new addition being contemplated, the University is required to combine all of

the underlying lots and vacated right of way into one lot by Certified Survey Map. In order to approve the forthcoming Certified Survey Map to be submitted by the University, the Official Map needs to be amended to remove the reservations, which would otherwise be required to be platted and dedicated to the City consistent with Section 16.23(3)(a)2. of Madison General Ordinances.

The request to amend the Official Map to remove the reservations for streets and highways on the block occupied by Grainger Hall has been reviewed by the City Engineering Division, Traffic Engineering Division, and Planning Division, who do not object to these removals. Notice of the amendment to the Official Map to remove these reservations has been provided as required by Section 16.25(6) of Madison General Ordinances.

WHEREAS the Common Council adopted Ordinance 2091 on August 11, 1966 to establish the Official Map for the City of Madison for the City of Madison located in the Northwest Quarter of Section 23, Township 7 North, Range 9 East to map various future streets/ highways, parkways, and greenways in the portion of the City generally bounded by Mills Street on the west, State Street on the north, a north-south line that is the prolongation of Bedford Street on the east, and Regent Street on the south; and

WHEREAS the Common Council adopted Resolution 47,716 (ID 7633) on September 18, 1990 to amend the Official Map sheet for said quarter section to reserve land on the block bounded by University Avenue, N Park Street, W Johnson Street, and N Brooks Street for street and highway purposes, said reservations including land for a left-turn bay for traffic turning from eastbound Johnson onto northbound Park and land to widen the west side of Park between University and Johnson; and

WHEREAS the University of Wisconsin-Madison ("University") constructed Grainger Hall on the subject block, including on portions of the block reserved for street and highway purposes; and

WHEREAS the City did not object to the construction of Grainger Hall in its present location as part of its zoning review of the project; and

WHEREAS the University proposes to construct an addition to Grainger Hall, which requires the combination of the lots and vacated right of way underlying the building into one lot; and

WHEREAS Section 16.23(3)(a)2. of Madison General Ordinances requires that lands reserved on the Official Map be platted and dedicated as a condition of subdivision or land division (Certified Survey Map) approval; and

WHEREAS the University has requested that the Official Map be amended to remove the mapped reservations for future public streets and highways in the subject block to facilitate the lot combination and building addition; and

WHEREAS the University's request has been reviewed by the City Engineer, Director of the Traffic Engineering Division, and Director of the Planning Division or their designees and no objections have been raised;

NOW THEREFORE BE IT RESOLVED, the Common Council hereby amends the City of Madison Official Map to remove those lands reserved for Proposed Streets and Highways located on Block 2 of the University Addition to Madison in the Northwest Quarter of Section 23, Township 7 North, Range 9 East as shown on attached map Exhibit A, pursuant to Section 16.25(6) of Madison General Ordinances and Wis. Stats. ss. 62.23(6)(c).

BE IT 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.