



Department of Planning & Community & Economic Development

Planning Division

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TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: November 3, 2025

SUBJECT: ID [90103](#) – 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).

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. The Transportation Commission review this request at its October 22, 2025 meeting and recommended approval. The Board of Public Works reviewed the request on October 29 and also recommended approval. 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.

The Planning Division recommend that the Plan Commission forward Resolution ID 90310 amending the Official Map to remove the reservations on the 900-Block of University Avenue to the Common Council with a recommendation of **approval**.