



Department of Planning & Community & Economic Development

Planning Division

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May 4, 2022

To: Mayor and Common Council

From: Heather Stouder, Planning Division Director

RE: Proposed Planning Framework

The City lacks a framework for creating and updating [sub-area plans](#). This proposed Planning Framework will simplify and standardize the City's sub-area planning and make it more equitable.

The Planning Division will focus on 13 higher-level "Area Plans" and complementary CDBG (Community Development Block Grant) Plans. The Area Plans will cover the entire City, be updated every 10 years, and be considered the guiding plan for future land use and infrastructure investment. CDBG Plans will focus on nearer-term improvements and capacity building and partnerships in areas of the City with a higher proportion of residents living with lower incomes and residents of color.

The City has nearly 70 adopted sub-area plans. Recommendations in these sub-area plans will be considered as an Area Plan is created. Each Area Plan process also provides an opportunity to consider older sub-area plans for potential retirement as outlined in the Comprehensive Plan.

This Planning Framework has been developed in coordination with the City's Plan Commission and City agencies. Additional background materials are located here:

- March 24, 2022 Plan Commission meeting [materials](#), [video](#)
- December 14, 2020 and July 8, 2021 Plan Commission meeting [materials](#), 2020 [video](#), 2021 [video](#)

If you have any questions, please feel free to contact me at hstouder@cityofmadison.com or contact my colleague Brian Grady, Principal Planner, at bgrady@cityofmadison.com.

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Primary Benefit #1 – A Clear Plan Recommendation

Discrete Plan Geographies

The City has nearly 70 sub-area plans. Many of these plans cover overlapping areas, which produces overlapping plan recommendations.

For example, in the City’s review of development proposals where sub-area plans overlap, City staff ends up citing the recommendation from multiple plans for a particular development site. Often, different stakeholders focus on the recommendation in the specific Plan that best supports their preference, resulting in stakeholders citing different Plans.

This Planning Framework has 13 discrete Area Plan geographies to reduce overlapping plans. These 13 plans will be updated over time, rather than stacking a new plan over the top of an existing plan.

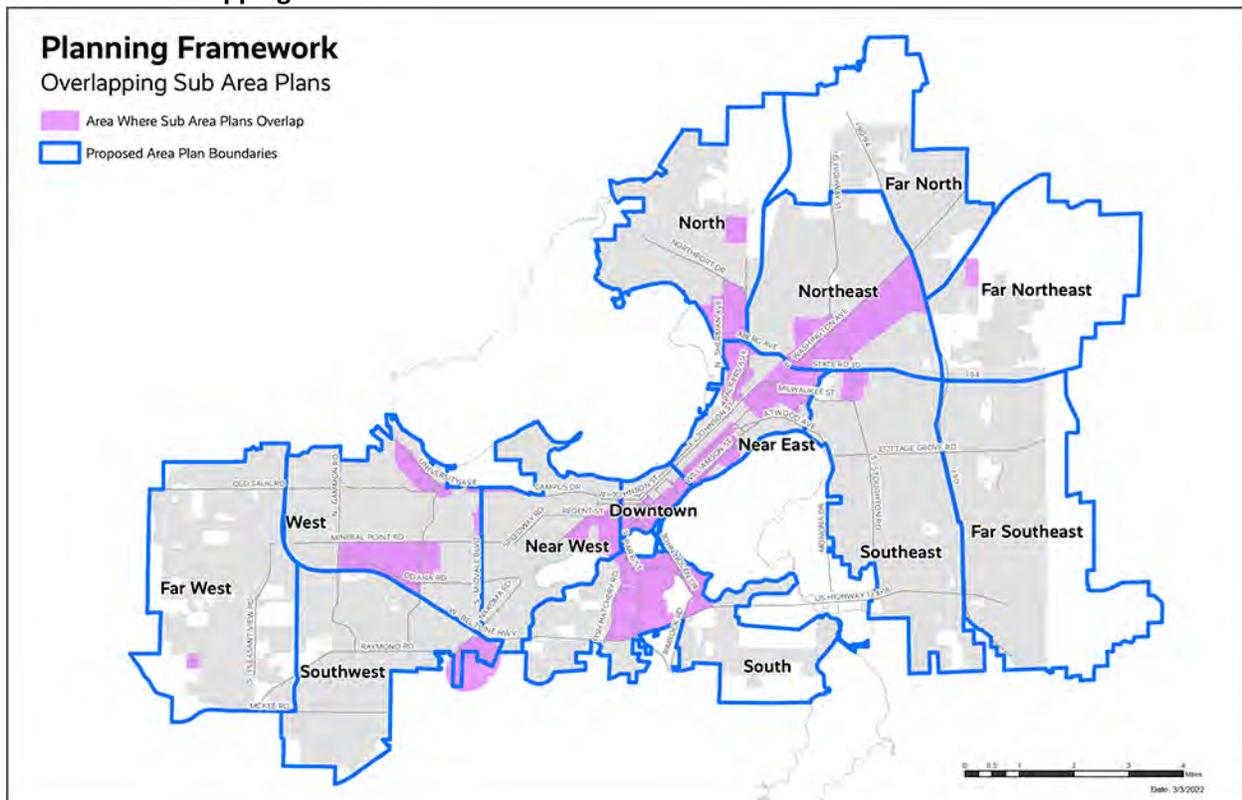
Additionally, the Area Plan land use recommendations will update the Comprehensive Plan’s GFLU Map, removing another layer of planning and another layer of confusion.

A System to Retire Plans that do not reflect current City policy/priorities

The City lacks a system to retire sub-area plans that do not reflect current City policies and priorities.

Under this Planning Framework, recommendations in existing underlying sub-area plans will be reviewed and considered as the Area Plan recommendations are developed. In the interest of clarity, sub-area plans that do not reflect current City policies and priorities may be retired through the review and adoption of an Area Plan.

Areas with Overlapping Sub-Area Plans

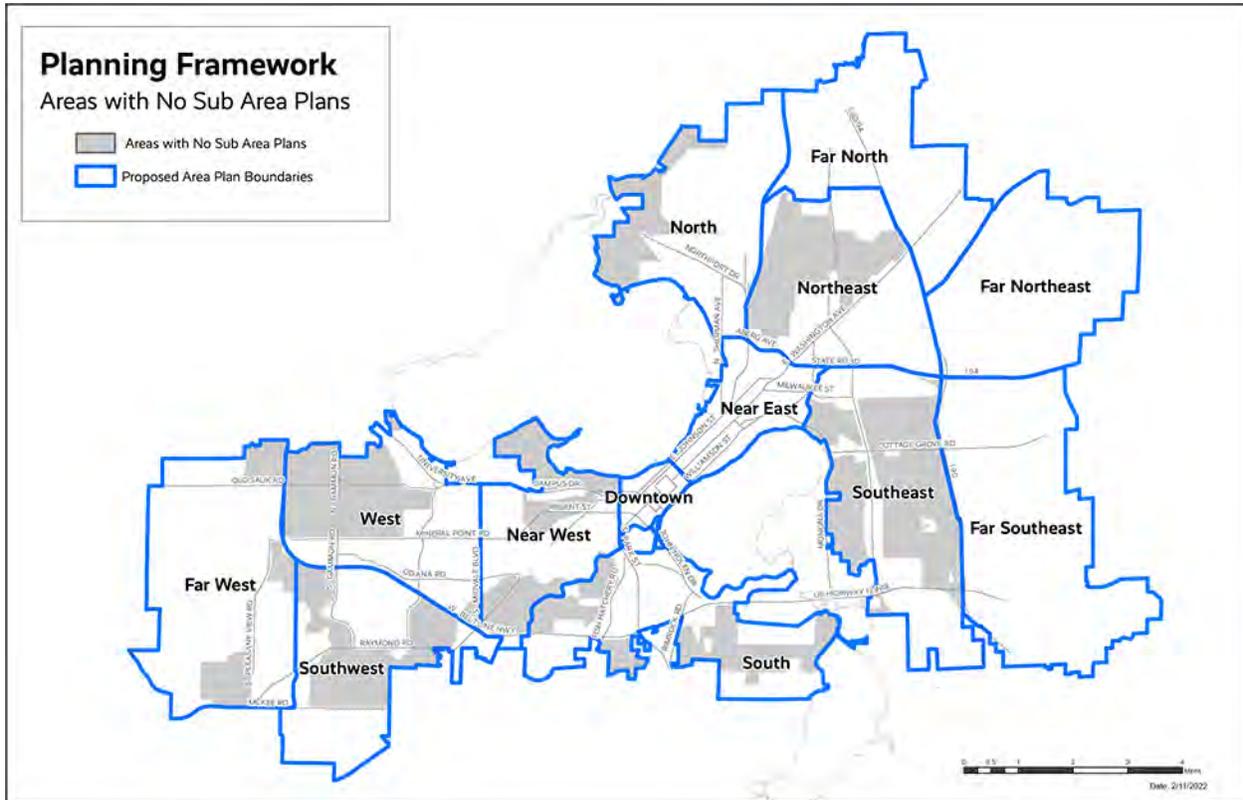


Primary Benefit #2 – Full City Coverage

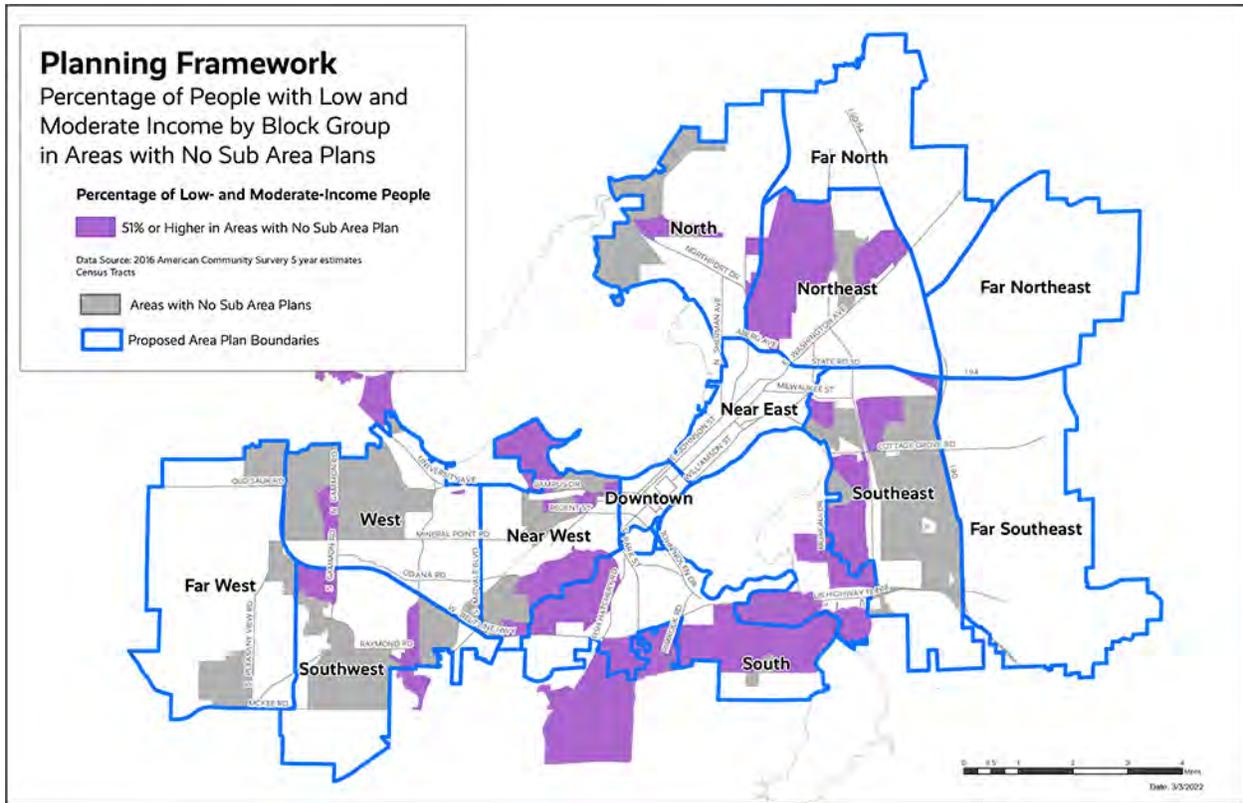
Portions of the City do not have a sub-area plan, which can be a disadvantage. Plan recommendations can help bring City investment and guide future change.

Some areas that lack a sub-area plan include parts of the City with a higher proportion of residents living with lower incomes and residents of color.

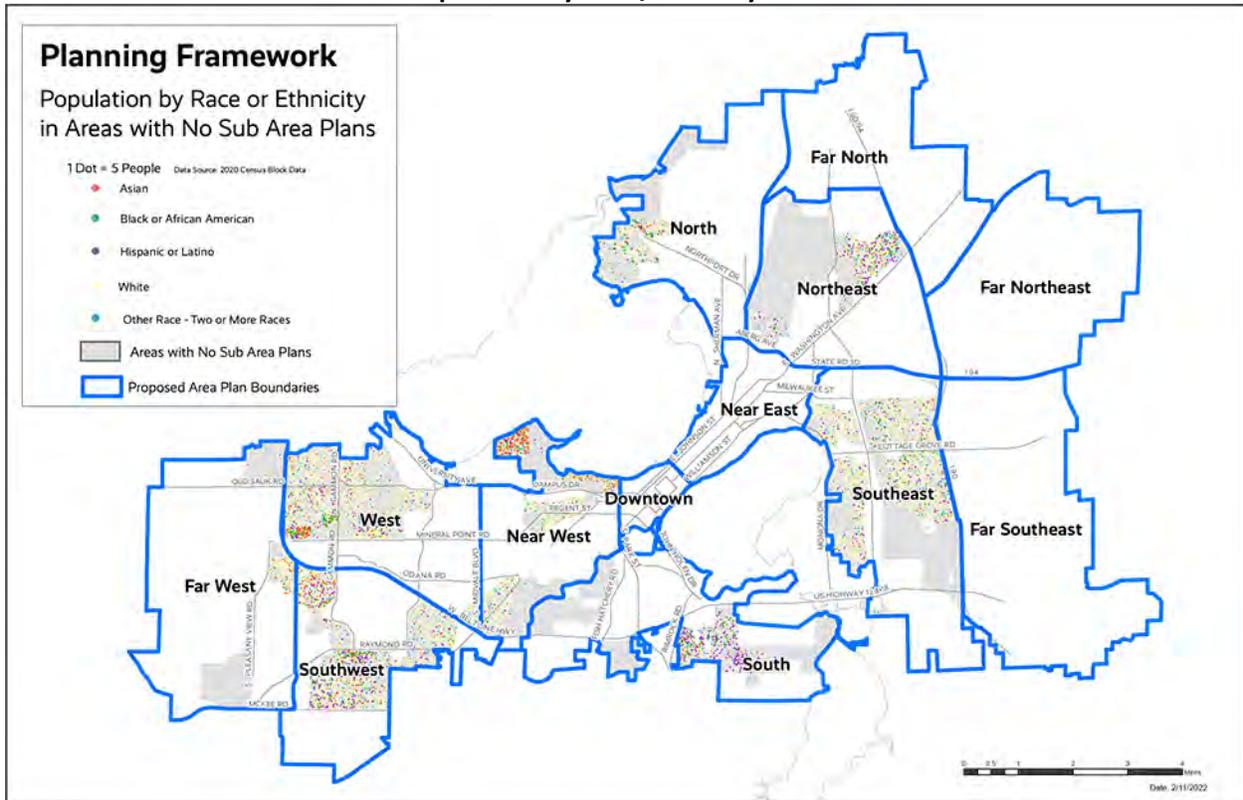
Areas Without a Sub-Area Plan



Areas Without a Sub-Area Plan – Low-Moderate Income Areas



Areas Without a Sub-Area Plan – Population by Race/Ethnicity

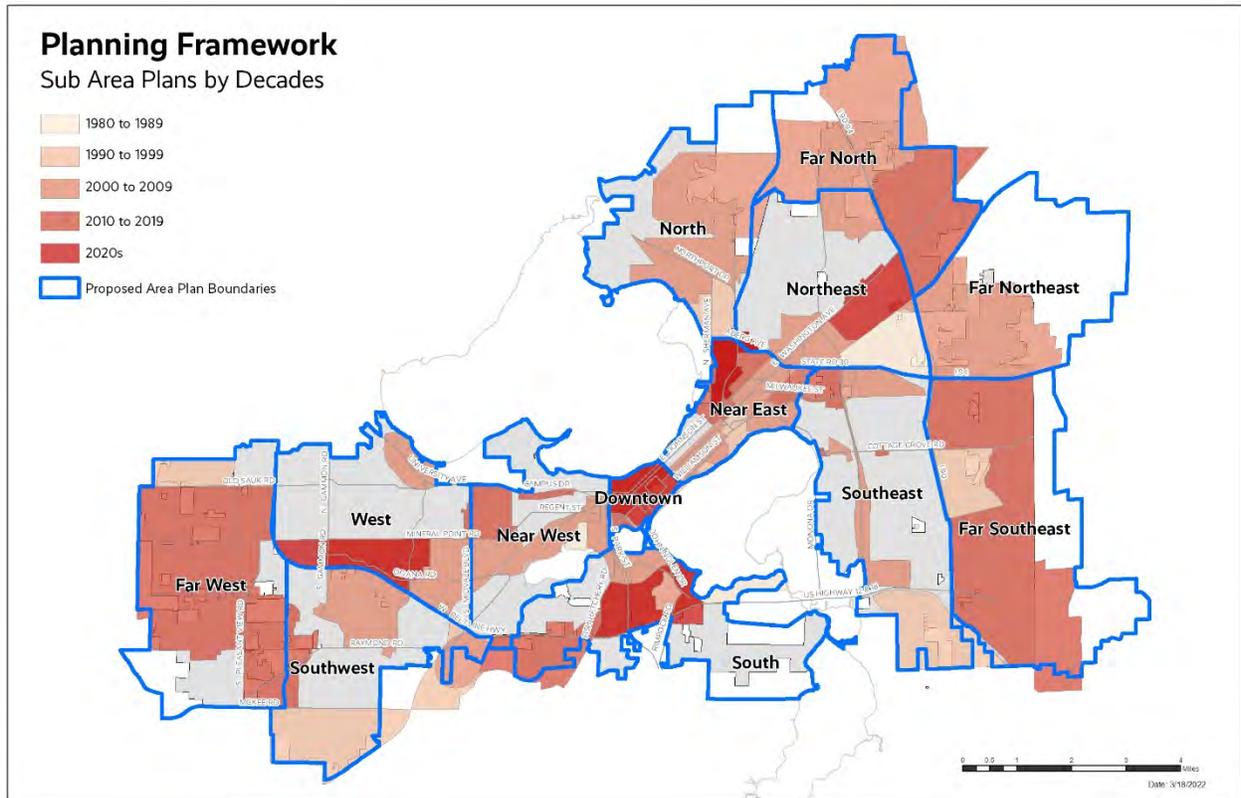


Primary Benefit #3 – Frequent Plan Updates

Some of the City’s sub-area plans date back to the late 1980s and early 1990s. A lot has changed since then.

This Planning Framework envisions the 13 Area Plans will be developed over an approximately 8-year period. Area Plans will then be updated approximately every 10 years.

Sub-Area Plans by Decade



Primary Benefit #4 – Consistent Plan Topics, Higher-Level Recommendations

Consistent Plan Topics

The City's sub-area plans vary in terms of the topics that are covered. For example, some plans include an emphasis on sustainability, while others do not. In these cases, should the City prioritize sustainability in some areas of the City but not others?

Area Plans will address a consistent set of topics. An initial example is illustrated in the Example Area Plan Mockup. It is likely the set of topics will vary over time as City priorities change, but any changes will be carried through to subsequent Area Plan processes.

Higher-Level Recommendations

Recommendations in sub-area plans also have varying levels of detail. Recommendations in some plans are overly prescriptive, extending beyond the City's control and giving a false sense of what can be accomplished.

Area Plans will have higher-level recommendations, relying on supporting processes (e.g. street reconstruction projects) and tools (e.g. the Zoning Code) for implementation.

Primary Benefit #5 – Enhanced Coordination on City Initiatives

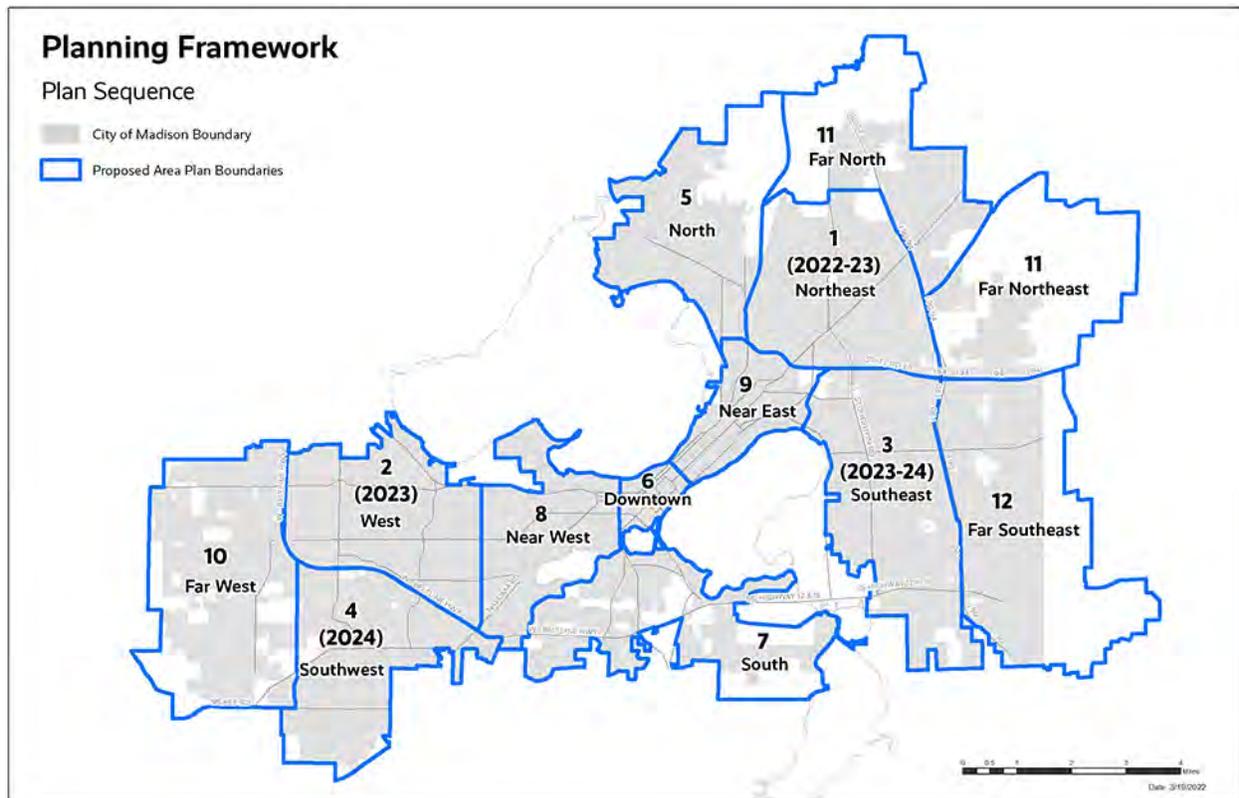
Having a schedule for when Area Plans will be developed, and then updated, provides benefits.

First and foremost, the City can communicate to stakeholders when a specific Area Plan will occur.

Secondly, with Area Plans covering the entire City and updated on a consistent schedule, there is an opportunity for increased coordination with other City initiatives. For example, the Economic Development Division could schedule a business survey in conjunction with an Area Plan process, with feedback informing applicable Area Plan recommendations.

Finally, community feedback obtained through, or in conjunction with, Area Plan processes can inform multiple City efforts. Increased utilization of stakeholder feedback reduces City costs and reduces engagement fatigue experienced by some stakeholder groups.

Area Plan Sequence



Planning Approaches in Other Cities

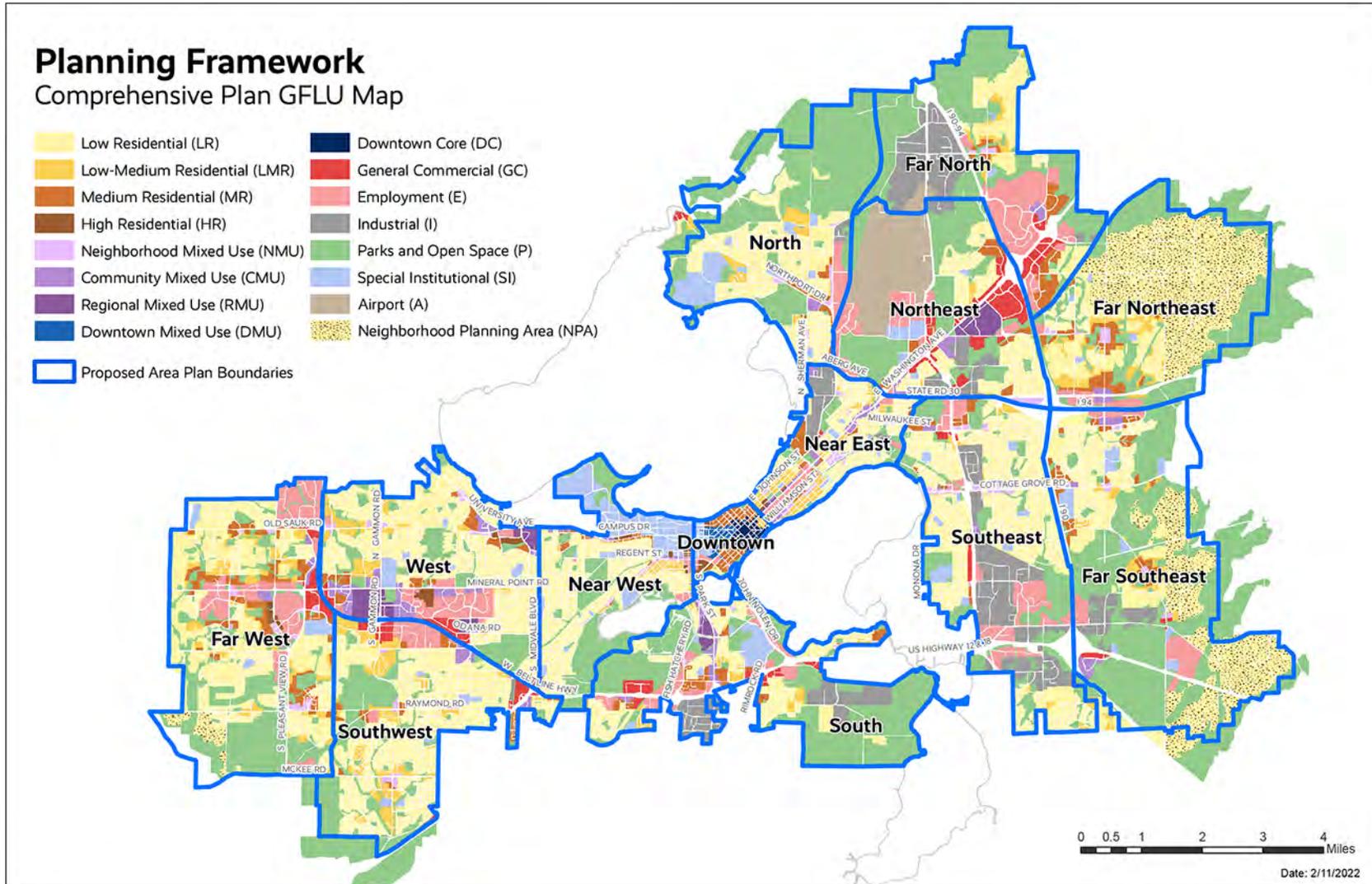
Below is a brief overview of how several cities approach their planning efforts. The proposed Planning Framework is most similar to the approach used in Philadelphia. The proposed Area Plans would be less detailed and have slightly different topics than Philadelphia's District Plans.

City	Comprehensive Plan/Area Plans	Notes
Madison, WI Population: 269,840 Land Area: 80 sq. miles	<ul style="list-style-type: none"> • Comprehensive Plan with Generalized Future Land Use Map • 70 Sub-Area Plans – adopted as a supplement to the Comprehensive Plan. Plans do not cover the entire city and vary greatly. 	
Raleigh, NC Population: 467,665 Land Area: 147 sq. miles	<ul style="list-style-type: none"> • Comprehensive Plan with Future Land Use Map • 28 Area Plans – included in the Comprehensive Plan document. Plans do not cover the entire city and vary greatly. 	<ul style="list-style-type: none"> • Similar to Madison’s current approach
Milwaukee, WI Population: 577,222 Land Area: 97 sq. miles	<ul style="list-style-type: none"> • Citywide Policy Plan • 14 Area Plans cover the entire city and are part of the Comprehensive Plan 	
Denver, CO Population: 715,522 Land Area: 153 sq. miles	<ul style="list-style-type: none"> • High-level Comprehensive Plan that contains vision and goals • Blueprint Denver – citywide land use and transportation plan • 19 Area Plans will cover the entire City. 	<ul style="list-style-type: none"> • Details on transition to Area Plans: Neighborhood Planning Initiative Strategic Plan • Planning process for an Area Plan intended to take 18-24 months, initial Plans have taken 24-36+ months.
Philadelphia, PA Population: 1,603,797 Land Area: 134 sq. miles	<ul style="list-style-type: none"> • Comprehensive Plan 1st phase: Citywide Vision • Comprehensive Plan 2nd phase: 18 District Plans that cover the entire city and are part of the Comprehensive Plan 	<ul style="list-style-type: none"> • District Plans were completed over an 8-year timeframe • Approximately 1-year process for each Plan
Minneapolis, MN Population: 429,954 Land Area: 54 sq. miles	<ul style="list-style-type: none"> • Comprehensive Plan with Future Land Use Map and Built Form Map 	<ul style="list-style-type: none"> • Retired Small Area Plans for development review purposes (non-land use recommendations in these plans still used) • Moving toward more by-right development guided by the FLU Map and Built Form Map • Focusing on strategic planning, partnerships and implementation such as 38th Street Thrive

Establishing Area Plan Boundaries

To minimize conflicting plan recommendations on either side of an Area Plan boundary, the proposed boundaries generally follow physical features that separate land uses. This includes highways, rail lines, and natural areas such as the Arboretum and Starkweather Creek. The City's major commercial and transportation corridors, including the planned Bus Rapid Transit routes, are generally maintained within one Area Plan geography.

The Area Plan geographies are intended to remain consistent over time. With varying populations and demographics, some Area Plans may have a slightly shorter or longer planning process. The Plan Sequence proposes pairing up the Far North and Far Northeast Area Plans into one planning process for greater efficiency, since these areas currently have low populations. The planning process would produce two separate Plan documents.



Area Plan Geographies - Demographics

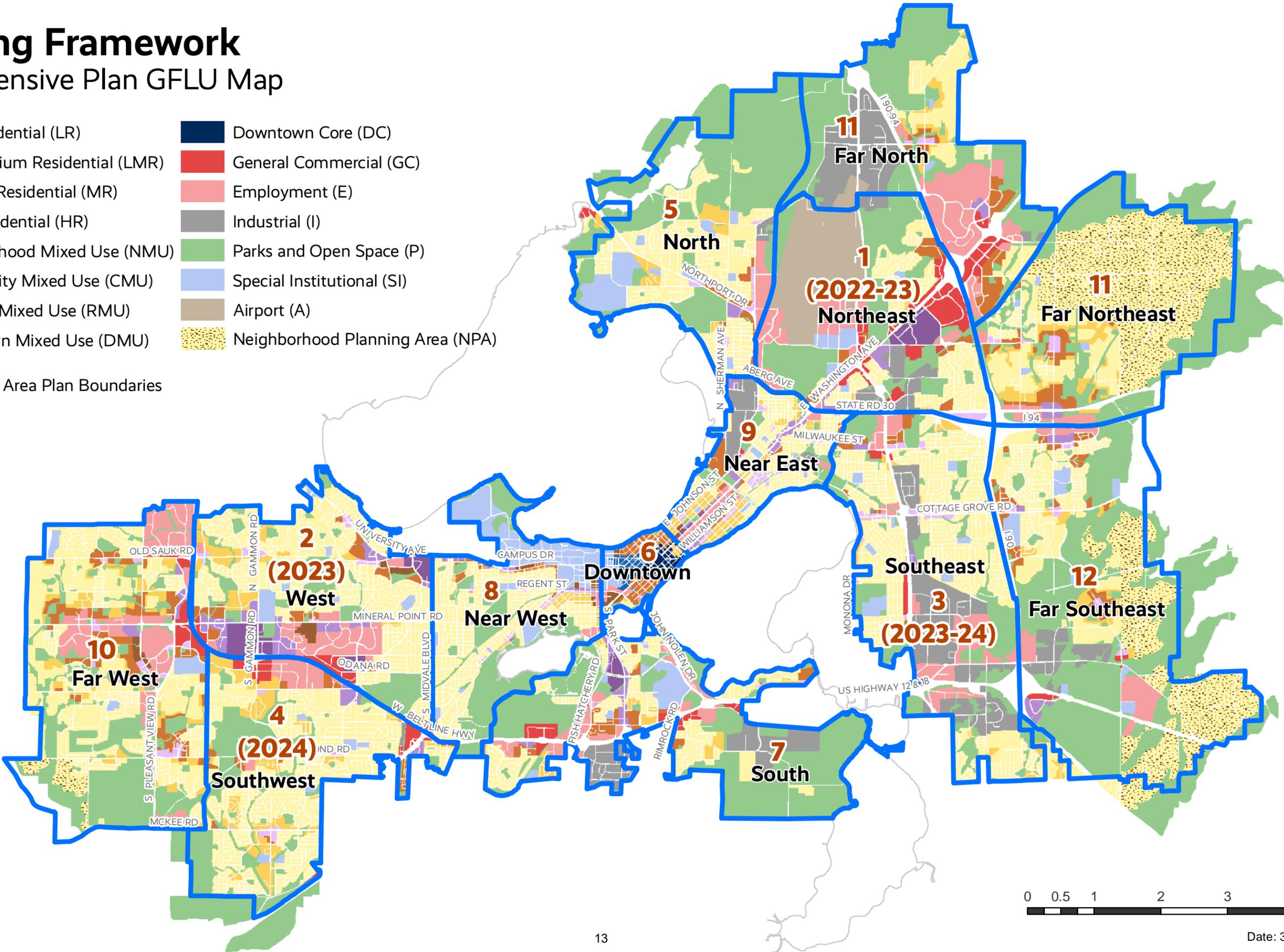
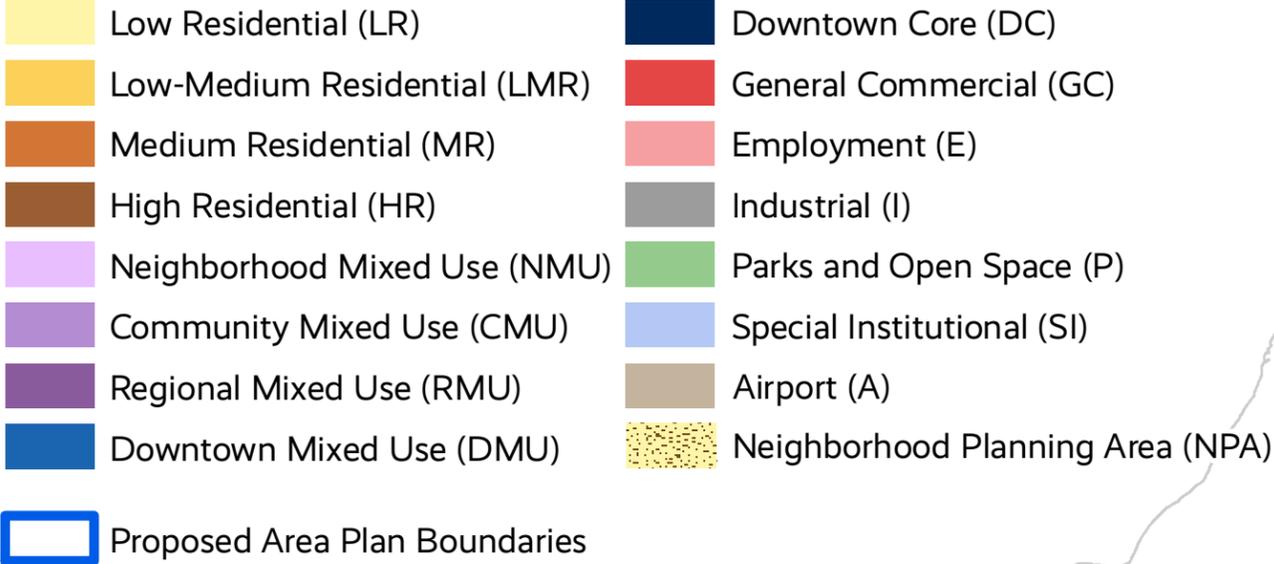
Source: U.S. Census Bureau, 2020 Census Data by Block
 Prepared by: City of Madison Planning Division
 February 4, 2022

Race	Hispanic Origin	People of Color
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Area Plan	Total Population	White		Non-White									Hispanic				(Non-White & Hispanic)		Housing Units					
		#	%	Black		American Indian and Alaska Native		Asian		Native Hawaiian and Other Pacific Islander		Some Other Race	Two or More Races	White Hispanic	Non-White Hispanic	Sub Total		Sub Total		Vacant		Occupied		Total
				#	%	#	%	#	%	#	%					#	%	#	%	#	%	#	%	
Far West	19,191	14,175	73.9%	430	2.2%	37	0.2%	3,198	16.7%	14	0.1%	242	1,095	236	632	868	4.5%	5,884	30.7%	317	3.4%	9,020	96.6%	9,337
West	30,114	22,181	73.7%	1,407	4.7%	89	0.3%	3,767	12.5%	16	0.1%	616	2,038	351	1,406	1,757	5.8%	9,690	32.2%	665	4.4%	14,594	95.6%	15,259
Southwest	36,890	24,052	65.2%	3,897	10.6%	222	0.6%	3,127	8.5%	19	0.1%	2,348	3,225	753	4,032	4,785	13.0%	17,623	47.8%	505	3.1%	15,957	96.9%	16,462
Near West	37,131	28,023	75.5%	865	2.3%	132	0.4%	4,862	13.1%	24	0.1%	577	2,648	457	1,331	1,788	4.8%	10,896	29.3%	679	4.6%	13,969	95.4%	14,648
South	19,125	9,773	51.1%	2,978	15.6%	207	1.1%	1,407	7.4%	11	0.1%	2,451	2,298	41	615	656	3.4%	10,008	52.3%	478	5.3%	8,612	94.7%	9,090
Downtown	34,124	24,973	73.2%	1,309	3.8%	133	0.4%	4,668	13.7%	32	0.1%	682	2,327	771	1,461	2,232	6.5%	11,383	33.4%	827	5.2%	15,209	94.8%	16,036
Near East	26,233	21,029	80.2%	1,625	6.2%	148	0.6%	878	3.3%	1	0.0%	620	1,932	449	1,262	1,711	6.5%	6,915	26.4%	604	4.1%	14,075	95.9%	14,679
North	18,597	12,265	66.0%	2,925	15.7%	106	0.6%	1,019	5.5%	10	0.1%	753	1,519	350	1,329	1,679	9.0%	8,011	43.1%	457	5.4%	8,045	94.6%	8,502
Northeast	14,591	8,585	58.8%	2,064	14.1%	110	0.8%	1,092	7.5%	8	0.1%	1,271	1,461	393	1,967	2,360	16.2%	8,366	57.3%	272	4.0%	6,461	96.0%	6,733
Far North	3,614	2,477	68.5%	205	5.7%	14	0.4%	592	16.4%	10	0.3%	114	202	52	181	233	6.4%	1,370	37.9%	160	7.8%	1,893	92.2%	2,053
Far Northeast	510	338	66.3%	34	6.7%	12	2.4%	77	15.1%	0	0.0%	4	45	14	22	36	7.1%	208	40.8%	48	17.1%	233	82.9%	281
Southeast	26,205	19,941	76.1%	2,115	8.1%	141	0.5%	865	3.3%	9	0.0%	1,014	2,120	522	1,788	2,310	8.8%	8,574	32.7%	329	2.9%	11,099	97.1%	11,428
Far Southeast	9,659	7,367	76.3%	843	8.7%	38	0.4%	469	4.9%	7	0.1%	237	698	131	477	608	6.3%	2,900	30.0%	132	2.9%	4,447	97.1%	4,579
Totals	275,984	195,179	70.7%	20,697	7.5%	1,389	0.5%	26,021	9.4%	161	0.1%	10,929	21,608	4,520	16,503	21,023	7.6%	101,828	36.9%	5,473	4.2%	123,614	95.8%	129,087

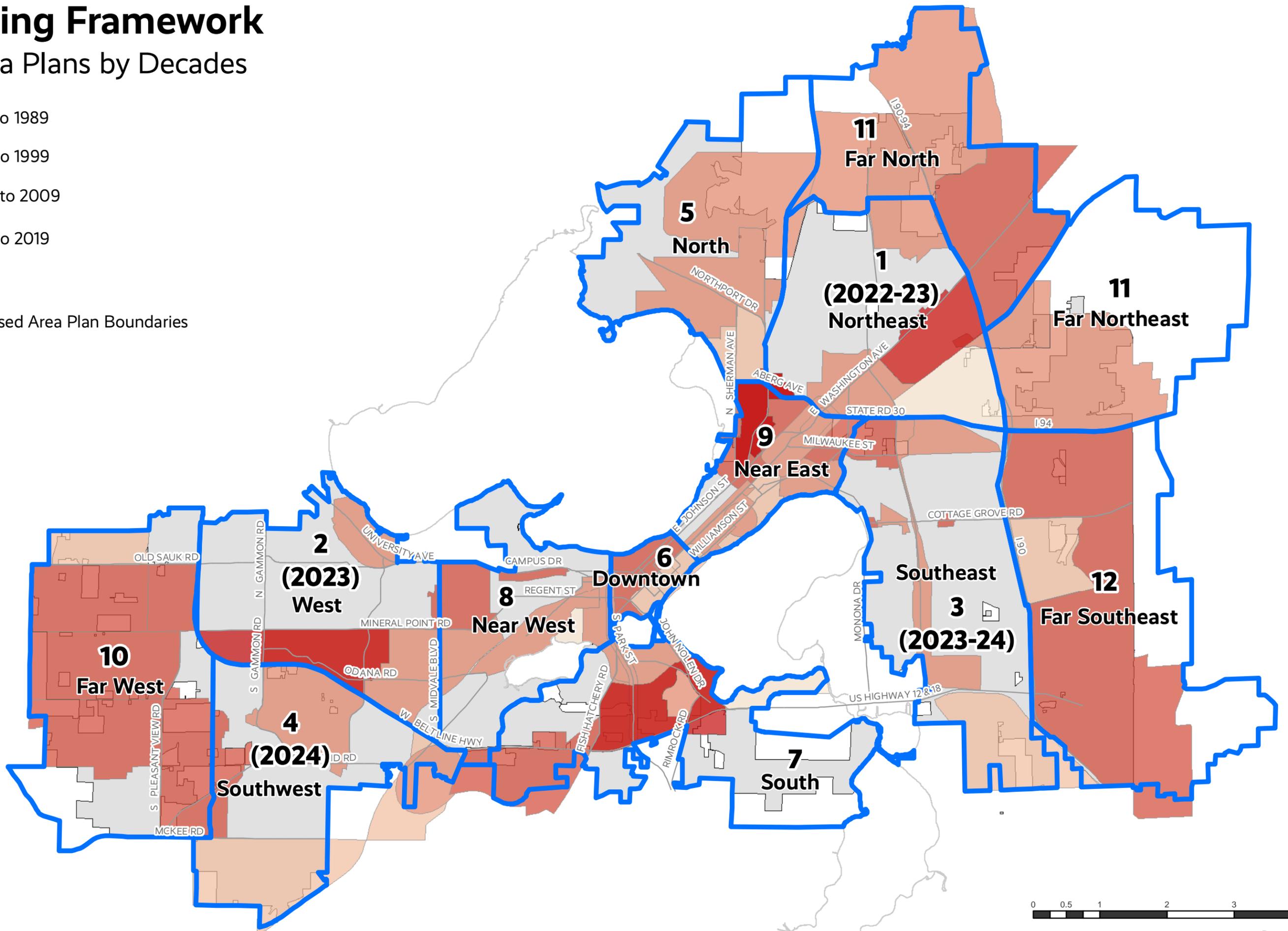
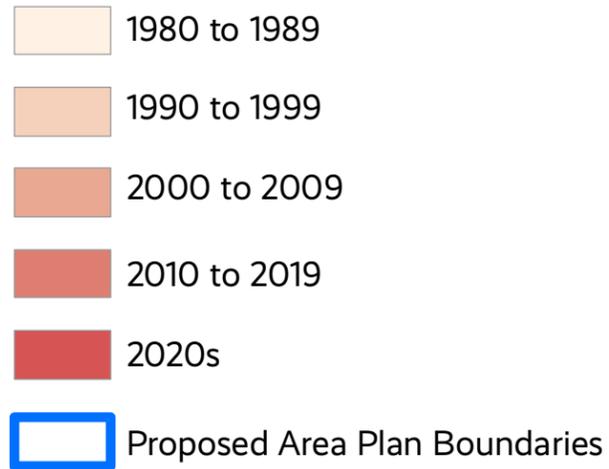
Planning Framework

Comprehensive Plan GFLU Map



Planning Framework

Sub Area Plans by Decades



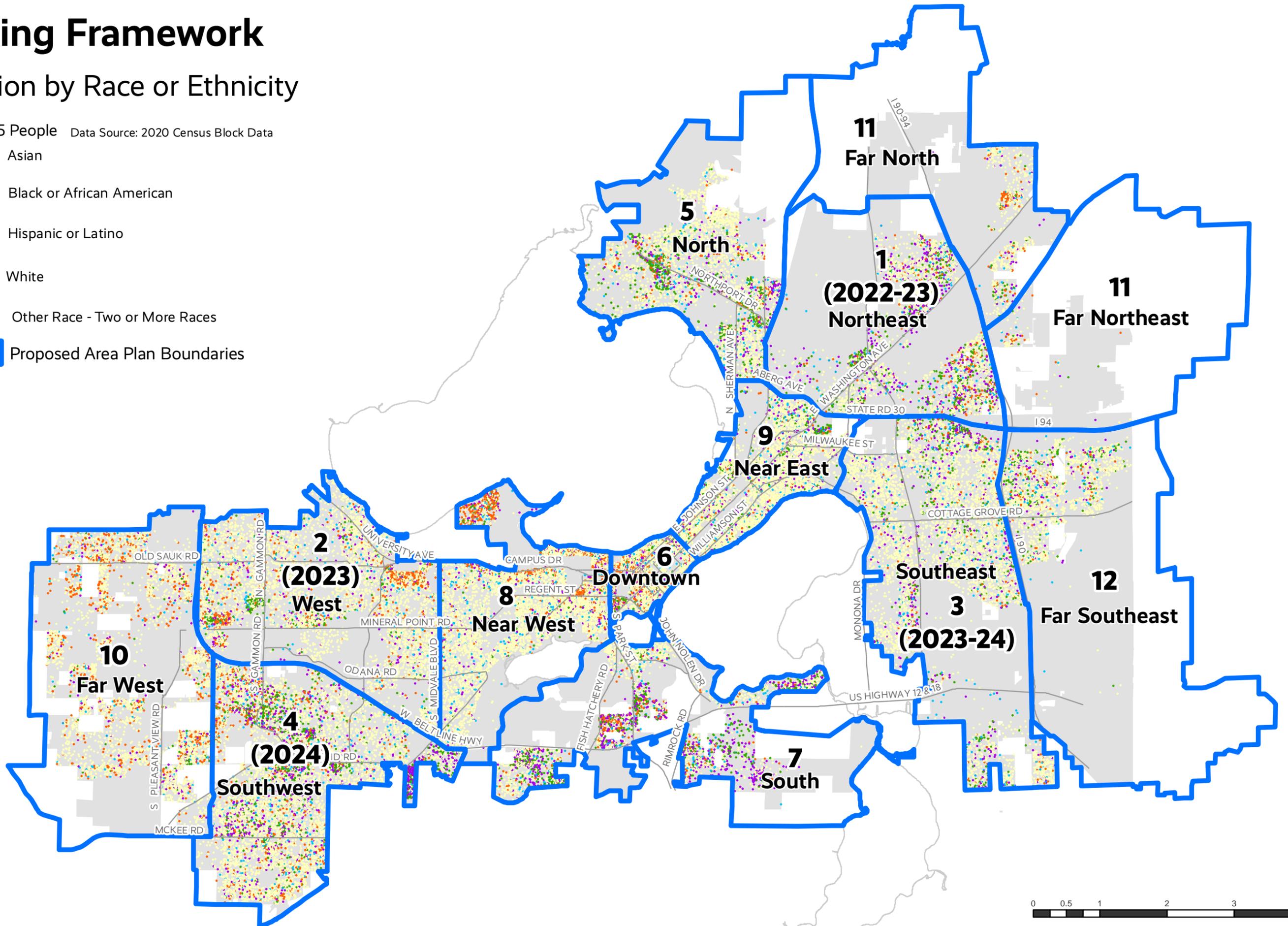
Planning Framework

Population by Race or Ethnicity

1 Dot = 5 People Data Source: 2020 Census Block Data

- Asian
- Black or African American
- Hispanic or Latino
- White
- Other Race - Two or More Races

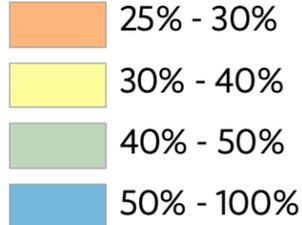
Proposed Area Plan Boundaries



Planning Framework

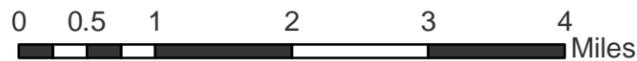
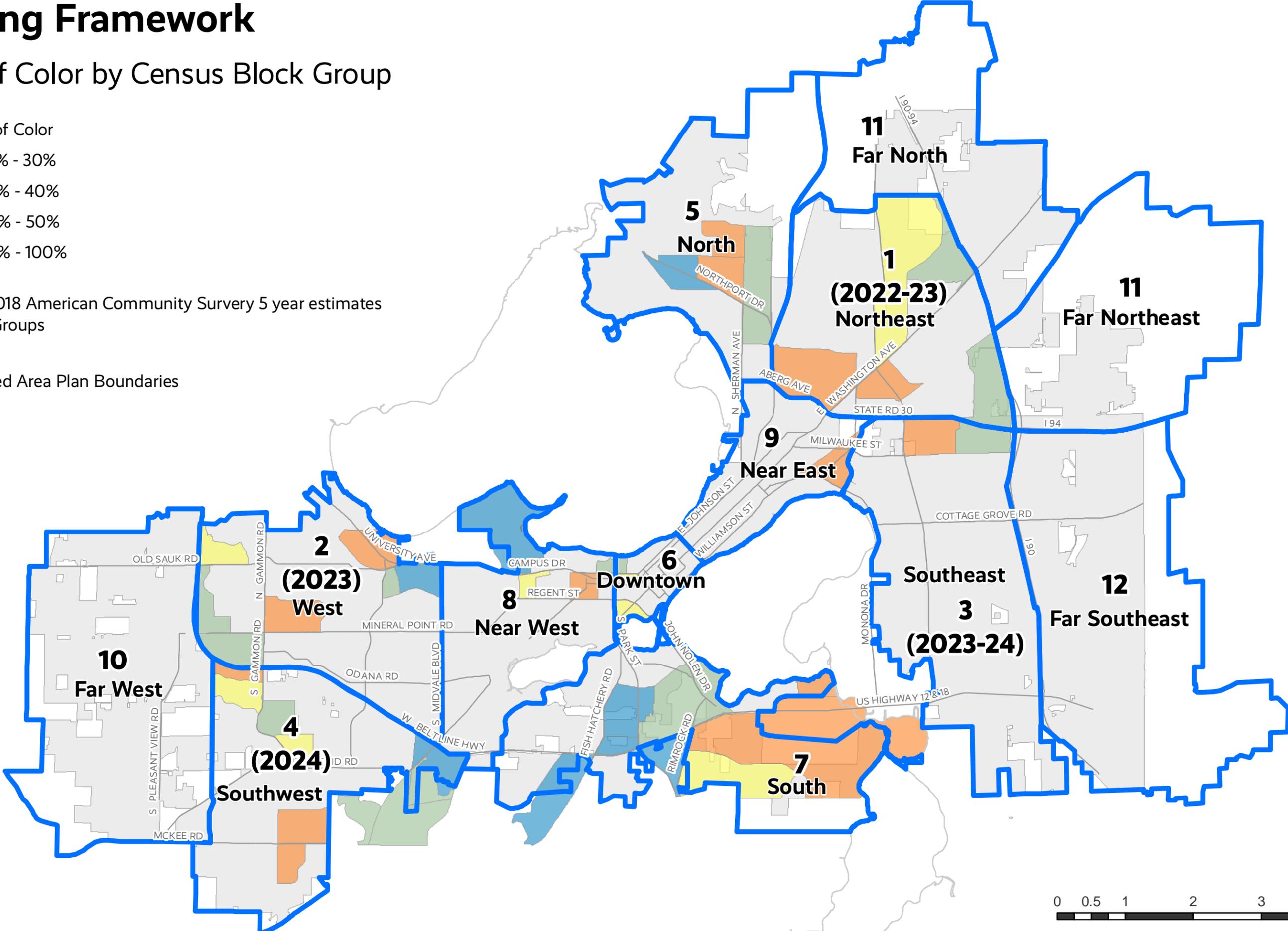
People of Color by Census Block Group

% People of Color



Data Source: 2018 American Community Survey 5 year estimates
Census Block Groups

Proposed Area Plan Boundaries

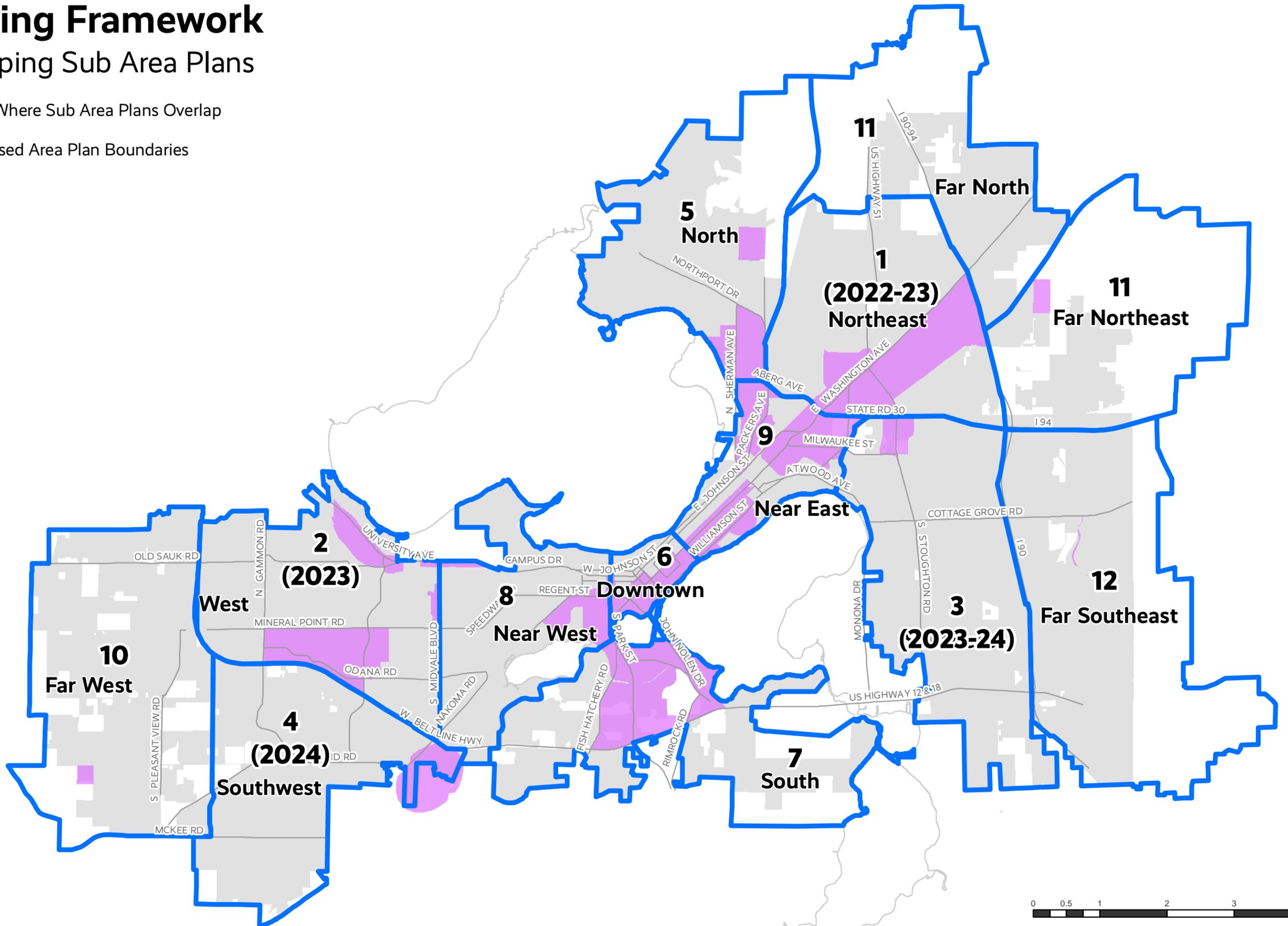


Planning Framework

Overlapping Sub Area Plans

 Area Where Sub Area Plans Overlap

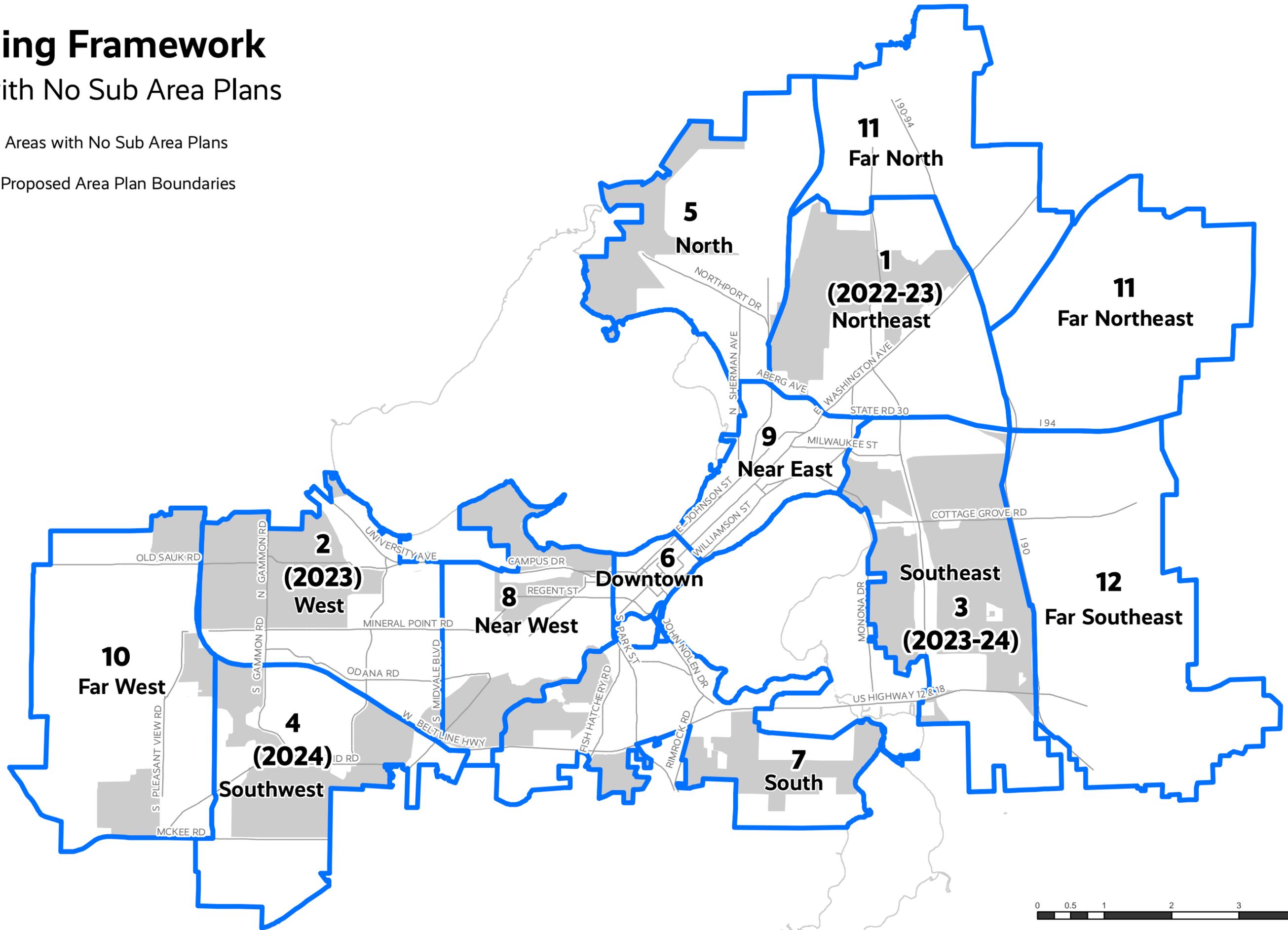
 Proposed Area Plan Boundaries



Planning Framework

Areas with No Sub Area Plans

-  Areas with No Sub Area Plans
-  Proposed Area Plan Boundaries



Planning Framework

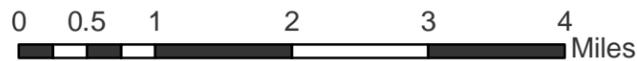
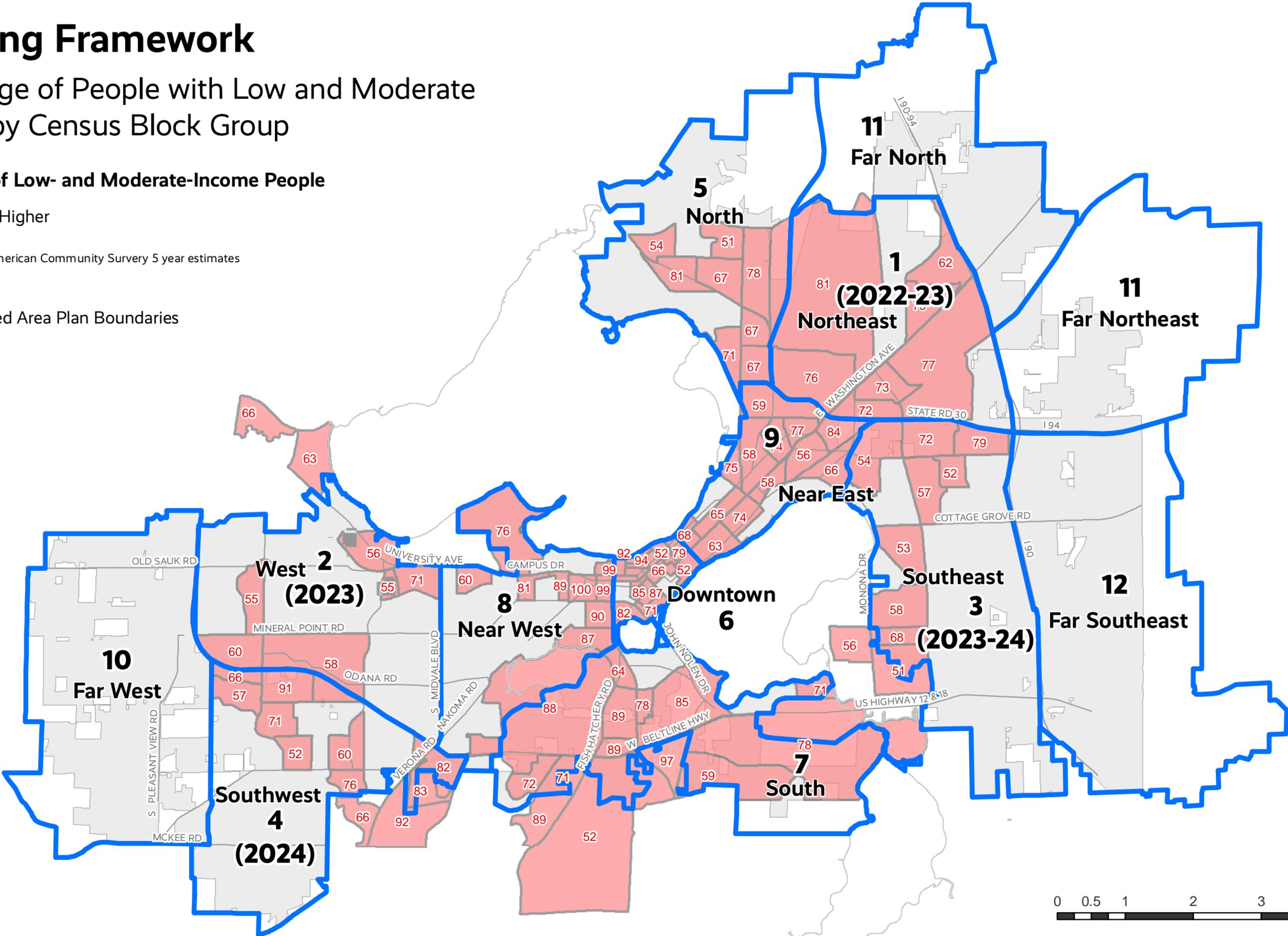
Percentage of People with Low and Moderate Income by Census Block Group

Percentage of Low- and Moderate-Income People

51 % or Higher

Data Source: 2016 American Community Survey 5 year estimates
Census Block Groups

Proposed Area Plan Boundaries



Planning Framework

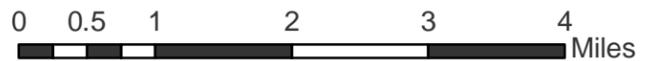
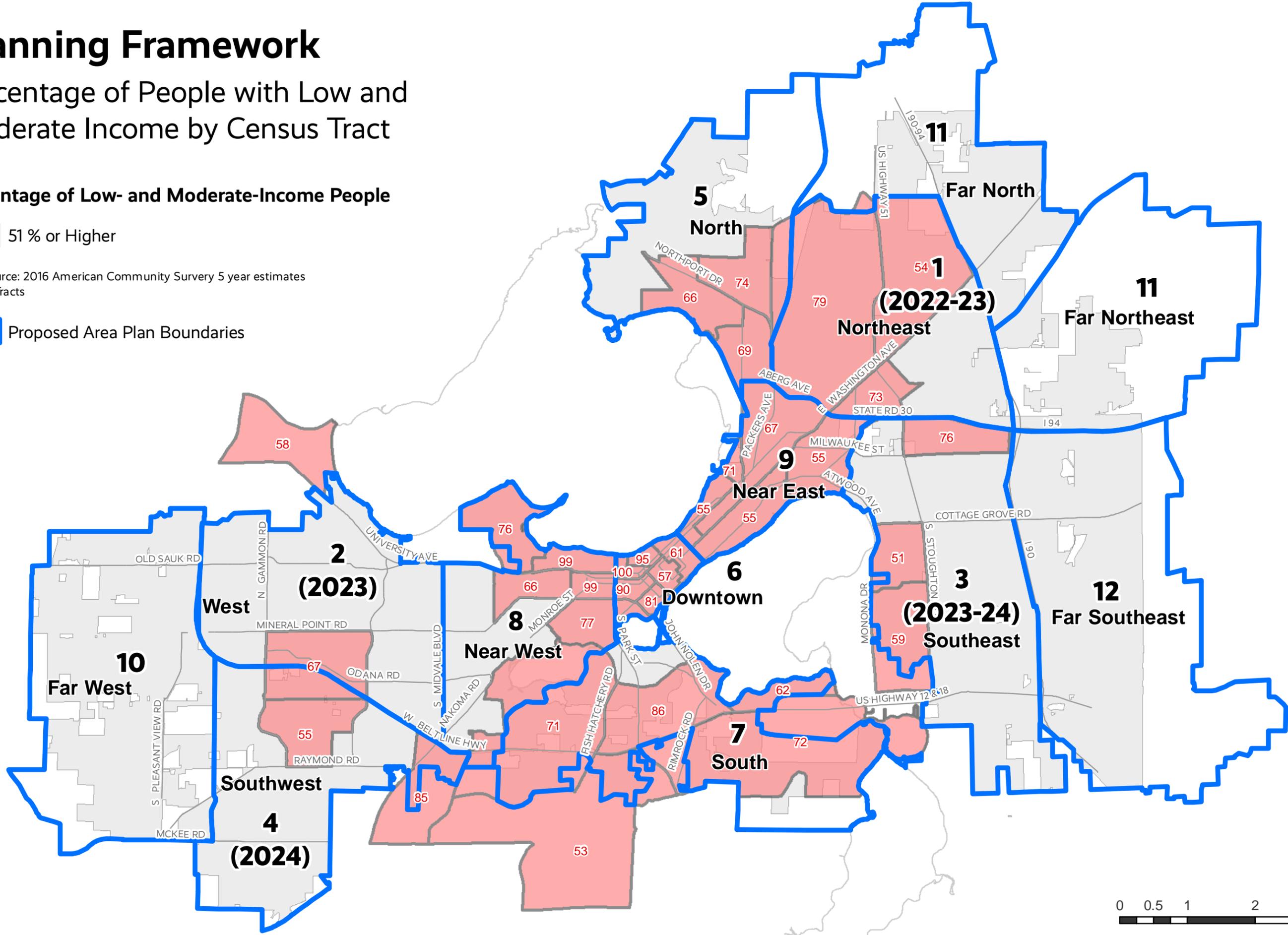
Percentage of People with Low and Moderate Income by Census Tract

Percentage of Low- and Moderate-Income People

51 % or Higher

Data Source: 2016 American Community Survey 5 year estimates
Census Tracts

Proposed Area Plan Boundaries

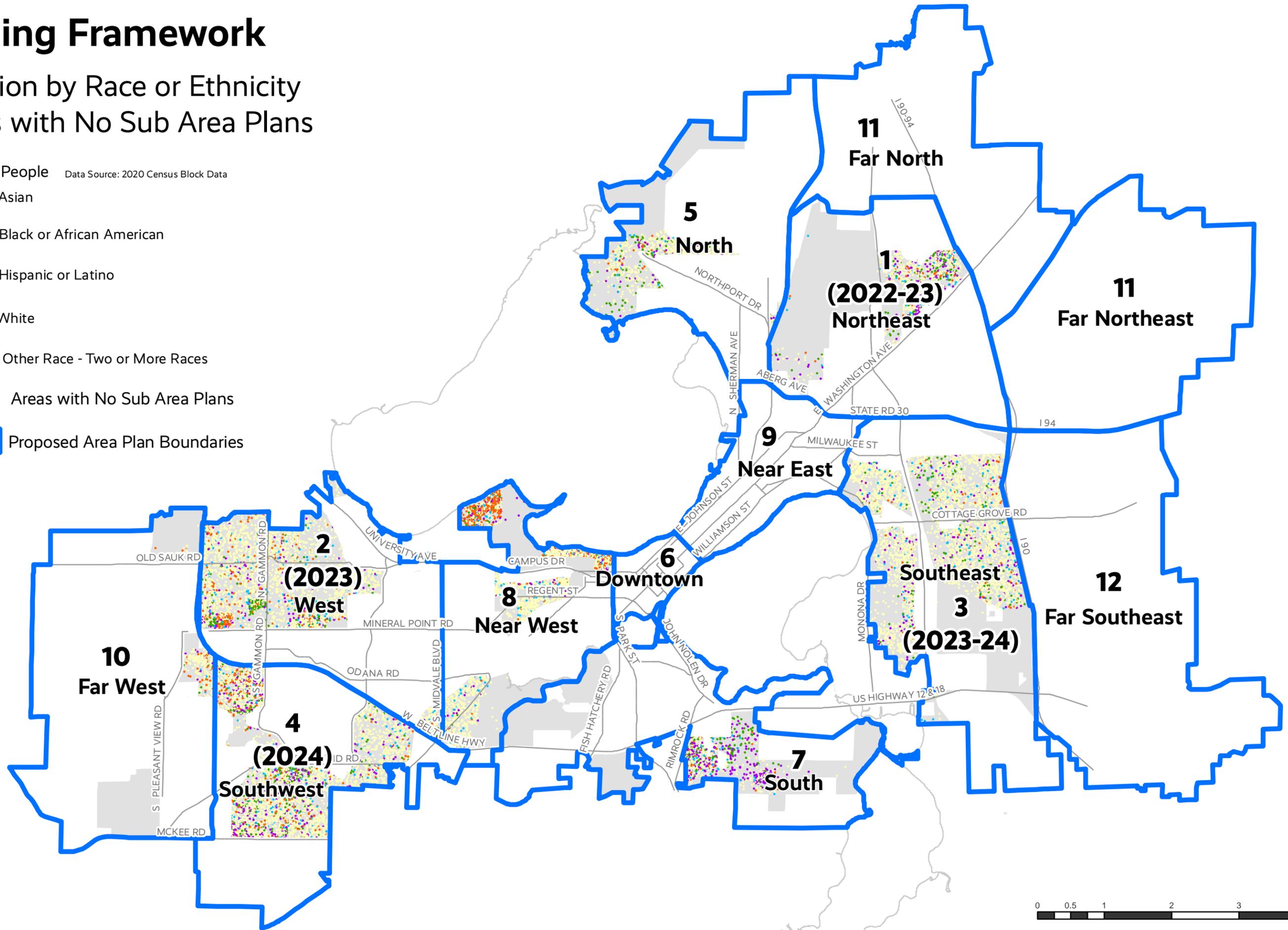


Planning Framework

Population by Race or Ethnicity in Areas with No Sub Area Plans

1 Dot = 5 People Data Source: 2020 Census Block Data

- Asian
- Black or African American
- Hispanic or Latino
- White
- Other Race - Two or More Races
- Areas with No Sub Area Plans
- Proposed Area Plan Boundaries

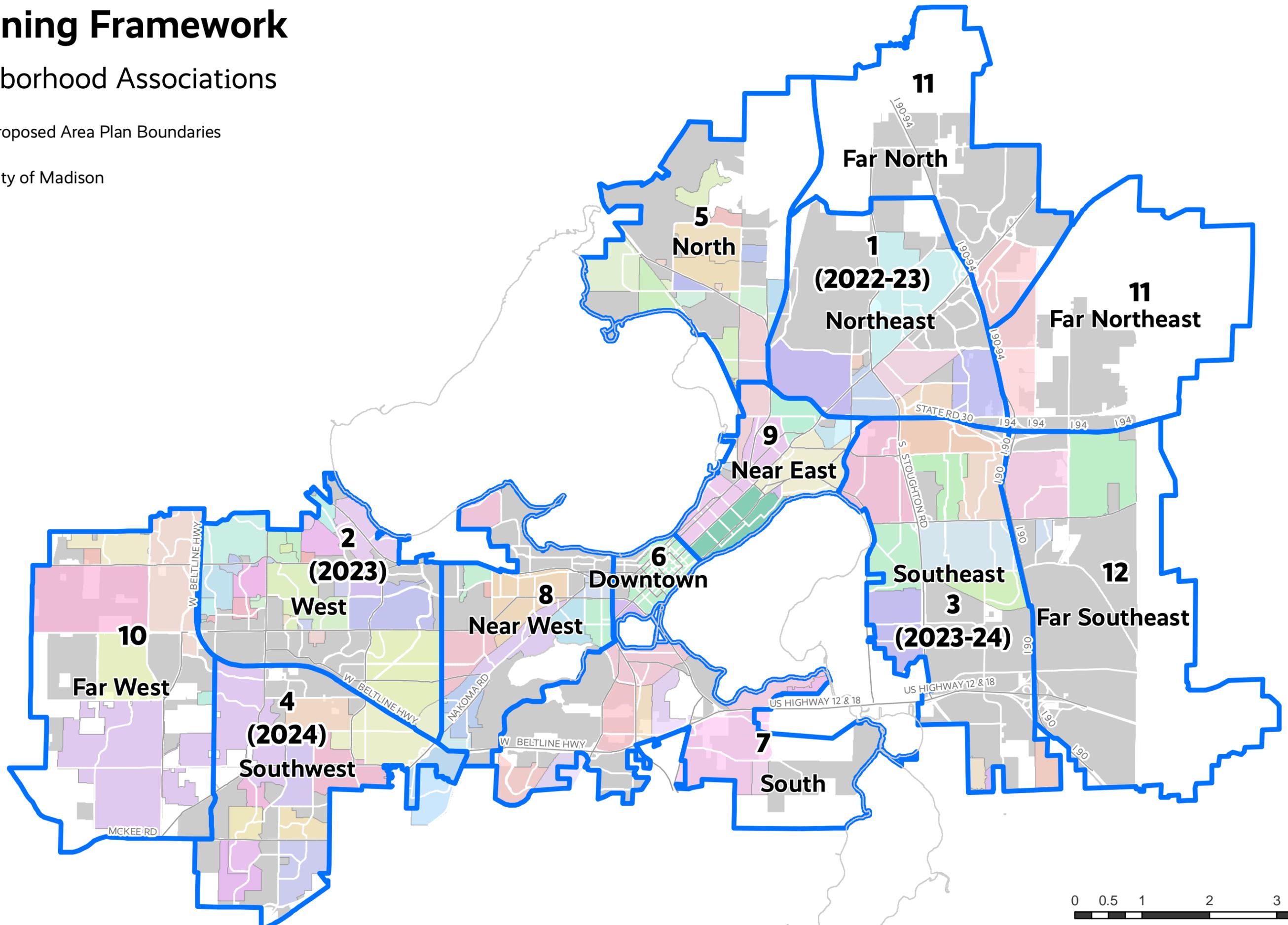


Planning Framework

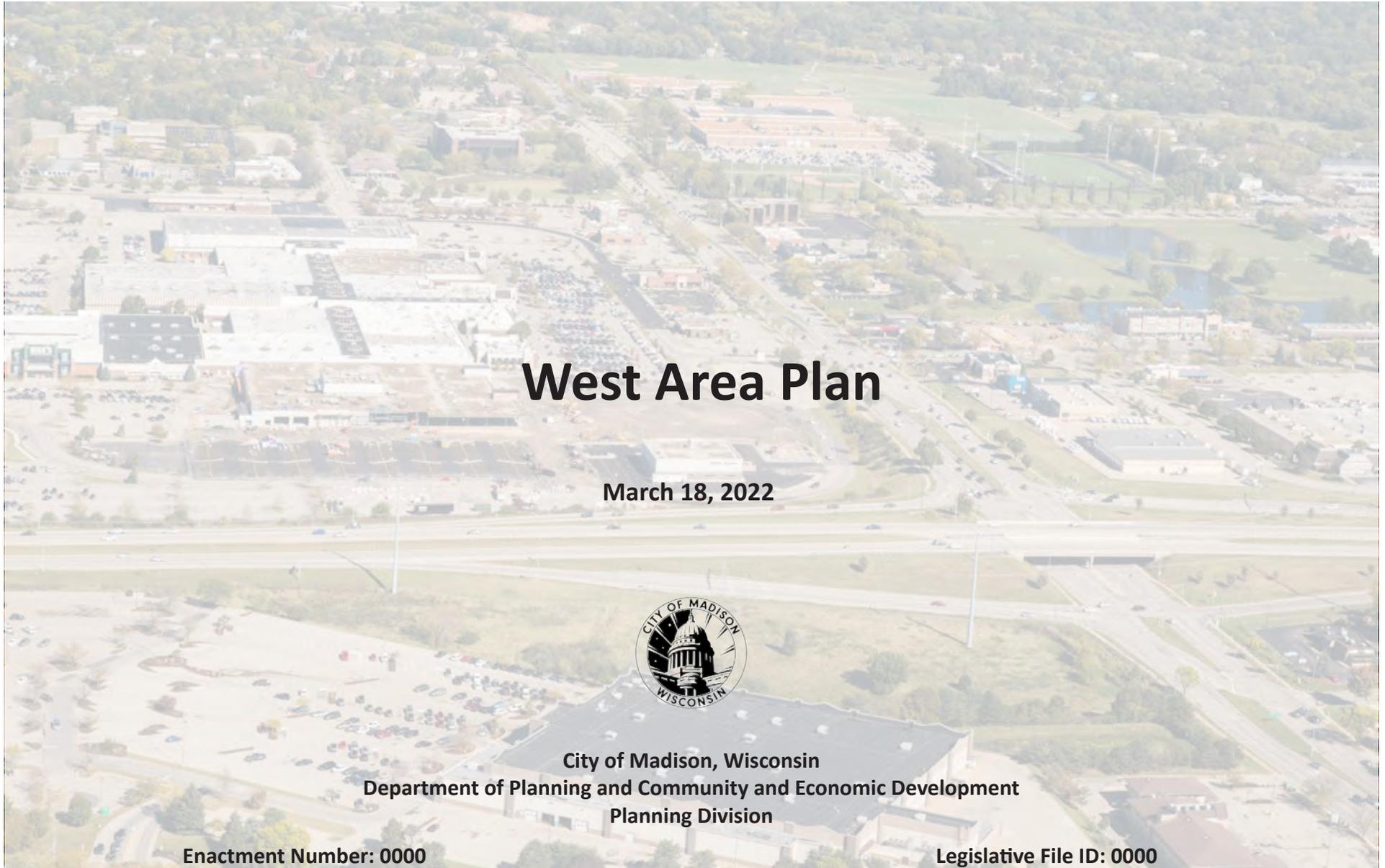
Neighborhood Associations

 Proposed Area Plan Boundaries

 City of Madison



DRAFT - Hypothetical Plan Layout



*** Please note this is a Mock Up for a Area Plan example not an actual Planning Document**

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ACKNOWLEDGEMENTS

STAFF TEAM

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KEY STAKEHOLDERS

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COMMUNITY PARTNERS/NEIGHBORHOOD NAVIGATORS

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INTER-AGENCY STAFF TEAM

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INTRODUCTION

Planning Framework is an initiative to cover 100% of the city with area plans. In 2022 the Planning Division created a Planning Framework that established 13 discrete geographies that cover the entire City. **See Figure 1: Area Plan Geographies.** One of the goals of establishing this framework was to have a more equitable process for planning for the City.

The Area Plans will function as a supplement to the City of Madison's Comprehensive Plan with more detailed recommendations for the specific geographic area. They will be updated on a 10 year schedule and will be used to update the Generalized Future Land Use Map (GFLU) of the Comprehensive Plan.

These Area Plans will be used as a guide for land use, subdivisions, zoning, transportation and other proposed public infrastructure investments within the planning area

This Planning effort is to

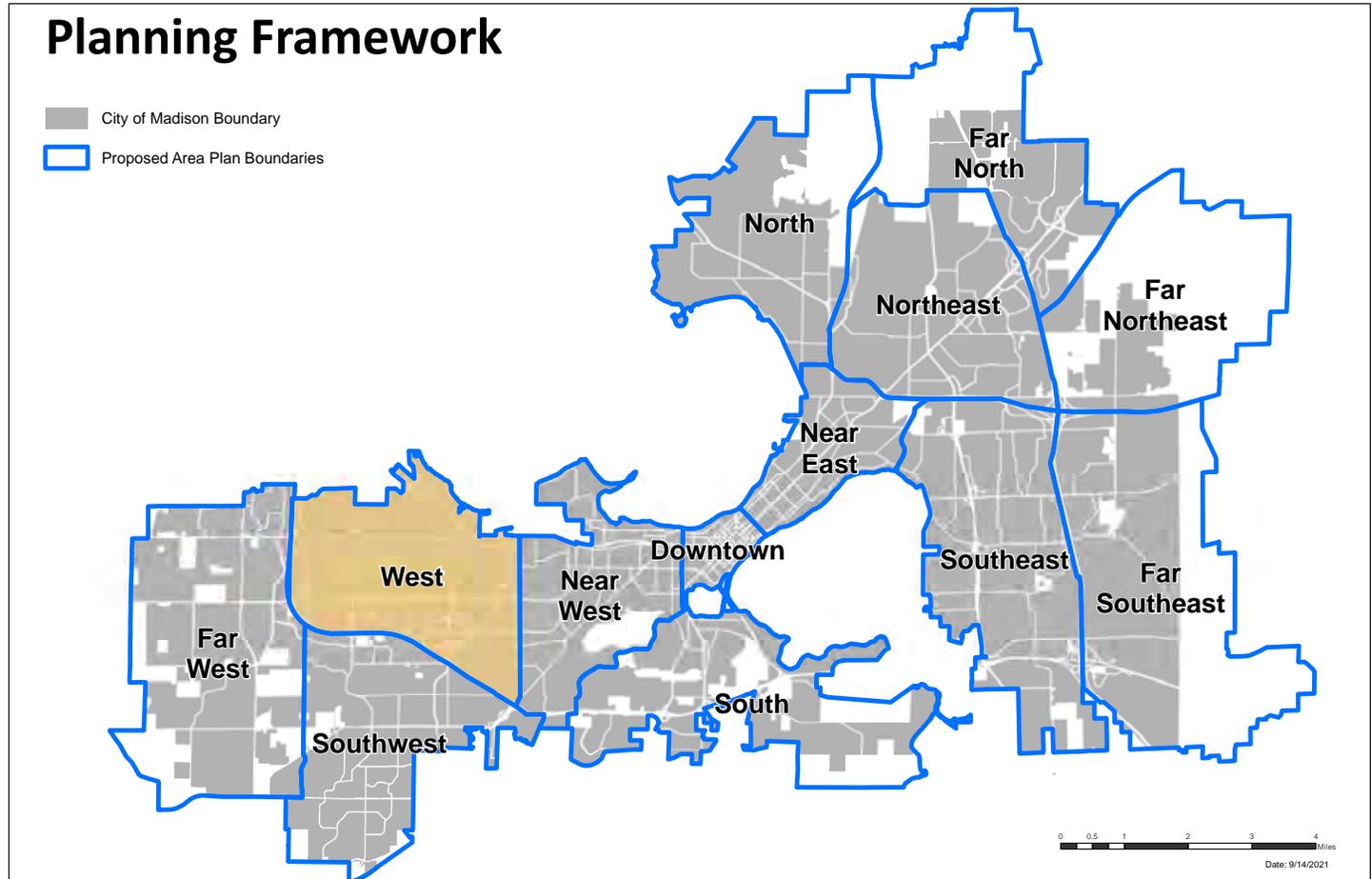


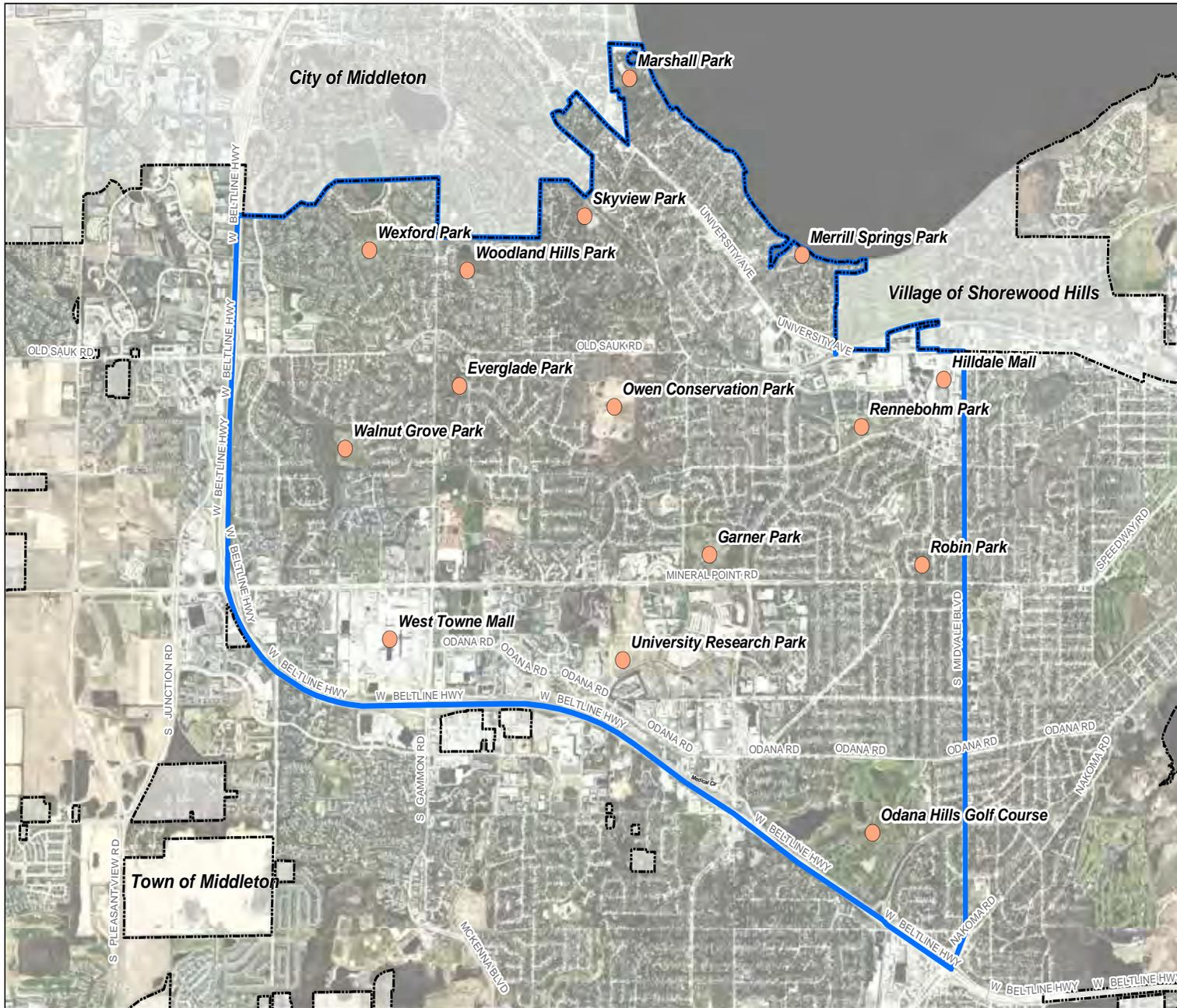
Figure 1: Area Plan Geographies

develop the plan for West Area. The West Area planning area is generally bounded by City municipal boundaries (north), Midvale Blvd (east) and Beltline Highway (west and south). **See Map 1: Planning Area.** The West Area Plan Boundary encompasses approximately 5,588 acres. The Area Plan will be used to guide future development by providing City staff and elected and appointed officials a basis for reviewing private development proposals that may be submitted in the future.

DRAFT

**West Area
Map 1: Planning Area**

-  Reference Points
-  City of Madison Boundary
-  Area Boundary
-  City of Middleton
-  Town of Madison
-  Town of Middleton
-  Village of Shorewood Hills



City of Madison Planning Division
Date: 3/15/2022

Path: \\Gisserver\data\Planning Division\Projects - Planning Department\Planning Framework\MXD\Mar_2022\Document Section Maps\Map_1_Planning_Area.mxd
Source Info: Dane County LIQ, Madison Planning Division
0 1,250 2,500 Feet

PUBLIC PARTICIPATION

The Planning team used a variety of traditional and non-traditional public engagement efforts throughout the planning process.

The Public Participation process included the participation of District property owners and residents, City officials, and other affected groups and individuals. The Plan used many methods and techniques for public engagement in the process.

The primary methods used are summarized below:

- Public Meetings
- Website
- Community Navigators
- Social Practice Artists



Example Image: Illustrate Public Participation during planning process

Insert Image

Include feedback received

BACKGROUND

There are xxx people living within the planning area. The Planning Area's demographics are explained by a data info-graphic. See **Figure 2. Map 9: Existing Demographics and Future Projections** shows the demographic distribution for this area and the projected population increase by 2050.

West Area is surrounded by several other municipalities such as City of Middleton, Village of Shorewood Hills and Town of Middleton. The Municipal Boundary of City of Madison and the adjacent municipalities is shown on **Map 1**.

In terms of natural and environmental features West Area has several natural features. See **Map 2: Natural Features** and **Map 3: Elevation Model** that illustrate the natural features and topography of this area.

The planning area comprises of approximately 5,588 acres and is mostly developed. In terms of Land Uses, most of lands within the Planning Area are Residential Uses. For existing land uses in this area see **Map 4: Existing Land Use**.

The planning area includes several major transportation corridors. The south west side of the planning area includes the West Towne Mall area that has large block sizes that limits street connectivity and a ped/bike network. **Map XXX: Existing Transportation Network** describes the existing transportation network in the planning area.

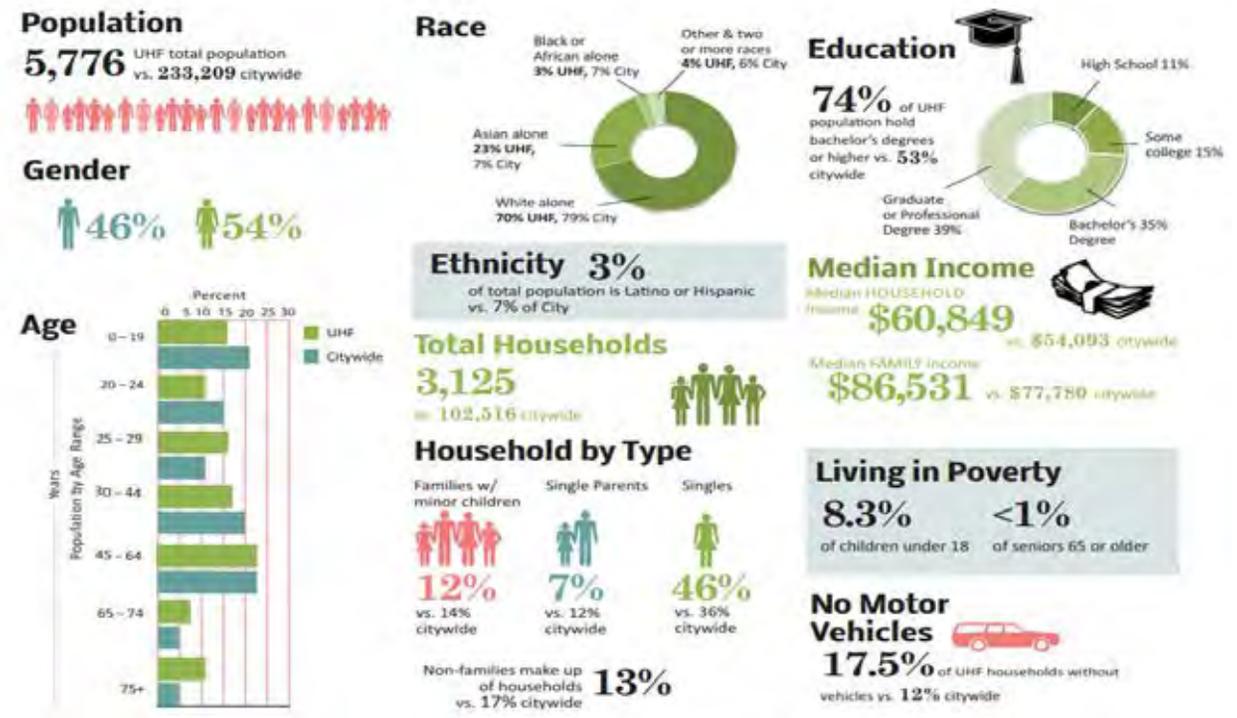


FIGURE 2: DEMOGRAPHIC PROFILE

The planning area includes lands which fall under several different zoning districts. **Map 5: Existing Zoning** shows the different zoning districts in the planning area.

The West Area Plan builds off previous planning efforts in this area. The previous plans and studies that were referenced for this planning effort are included in **Appendix 4**.

The planning area does not have any Local Historic Districts however has two Urban Design Districts. For existing plans and districts see **Map 6: Planning Features Overlay**.

The 2018 Comprehensive Plan's Generalized

Future LandUse Map shows the general land uses recommended for this area. See **Map 9: Comprehensive Plan Generalized Future Land Use** for the 2018 Comprehensive Plan's recommendations for this area.

See **Map 10: Community Assets** for the various community assets and public services such as Libraries, Police Stations and so on within the planning area.

In terms of School Districts, majority of the planning area falls within MMSD (Madison Metropolitan School District) with the exception of a small portion that falls within the Middleton-Cross Plains Area School District. See **Map 10: Community Assets**.

RECOMMENDATIONS

LAND USE

A General Development Concept is shown on **Map 13: Land Use and Street Plan** that identifies the Future Land Uses and Street Network. It demonstrates the City’s long-range view of how particular properties should be configured and developed over time, and identifies each area’s function and character in more detail. It ensures that adjacent properties develop in a cohesive manner. These areas are conceptual. Modifications may be considered as specific developments are proposed, if the general land use pattern is consistent with the Plan.

There are currently xxxx dwelling units within the planning area. If all lands within West Area recommended for residential and mixed-use development were built out at densities estimated in the Plan, there would be xxxx dwelling units of all types in the planning area. This is a general estimate for planning purposes and the number of future dwelling units depends on the amount of land developed with residential use and the actual density of individual projects. See Table 1 for Units per Acre and Building Height Range.

Table 1: Recommended Land Uses

Land Use	Acres	Percent of Total	Building Heights Range	Comprehensive Plan GFLU Category
Housing Mix 1 (0-8 du/ac)			1-2	Low Residential (LR)
Housing Mix 2 (9-20 du/ac)			1-3	Low-Medium Residential (LMR)
Housing Mix 3 (21-40 du/ac)			2-4	Medium Residential (MR)
Housing Mix 4 (41-70 du/ac)			3-5	Medium Residential (MR)
Housing Mix 5 (71-100 du/ac)			4-8	High Residential (HR)
Housing Mix 6 (101+ du/ac)			8-12	High Residential (HR)
Neighborhood Mixed Use			2-4	Neighborhood Mixed Use (NMU)
Community Mixed Use			2-6	Community Mixed Use (CMU)
Regional Mixed Use			2-12	Regional Mixed Use (RMU)
Neighborhood Retail and Service				General Commercial (GC)
Community Retail and Service				General Commercial (GC)
Regional Retail and Service				General Commercial (GC)
Employment				Employment (E)
Industrial				Industrial (I)
Utilities				Industrial (I)
Institutional				Special Institutional (SI)

Land Use	Acres	Percent of Total	Building Heights Range	Comprehensive Plan GFLU Category
Park				Parks and Open Space (P)
Stormwater and Other Open Space				Parks and Open Space (P)

PARKS AND OPEN SPACE

Parks are located to provide open space and recreational opportunities to nearby residents. Specific amenities and programming will be determined through a Parks Division master planning process. The Planning Area currently has several Parks serving the residents living in this area. **Map 14: Parks and Open Space Plan** shows the existing parks and also future Parks and opens spaces recommended for this area. The plan recommends the creation of xxx new parks in this area. The plan also recommends xxx improvements in xxx parks as shown on Map 14. Detailed recommendations and implementation for the park are included in **Table 2**.

TRANSPORTATION

The plan seeks to create and significantly improve the transportation infrastructure through a connected street network and multimodal transportation options. See **Map 15: Transportation Plan** for the Transportation recommendations of the plan. As shown on Map 15, it is recommended that on-street bicycle facilities be added to several streets, shared-use paths are recommended in xxx locations. To improve pedestrian safety and comfort, small scale improvements on existing streets such as adding crosswalks, pedestrian refuge islands, rapid flashing beacons (RRFB) and other pedestrian infrastructure are recommended in xxx locations.

COMMUNITY FACILITIES

Community facilities provide the services and infrastructure to meet the needs of the planning area residents. The Planning Area currently has several community facilities such as libraries, fire stations, police stations, schools, community centers and so on serving this area. See **Map 10. Community Assets**.

UTILITIES

Map 16: Utilities shows the existing availability of water, sewer and storm water infrastructure in this area. The entire planning area is already within the Central Urban Service Area which means it can be provided with municipal utilities and services. The map also illustrates future expansion of water and sewer infrastructure as development continues to occur in this area.

PLAN IMPLEMENTATION

PLAN ADOPTION

The District Plan will be adopted as a supplement to the City of Madison Comprehensive Plan. It will become the Comprehensive Plan’s Generalized Future Land Use Plan map.

PROACTIVE REZONING AND OFFICIAL MAPPING

The Plan is recommending proactive rezoning of certain properties within the planning area to simplify the process and allow uses recommended in this plan as permitted uses. See **Map 17: Official Mapping and Proactive Rezoning** for the proposed plan recommendations.

PLAN IMPLEMENTATION MATRIX

The land use recommendations of the plan will be implemented by the private sector through development. Table 2 below outlines the various recommendations for the City and the City Agencies responsible for implementation of the recommendation and in what timeframe. City Agencies will implement these recommendations through the City’s Capital Budget and detailed agency work plans.

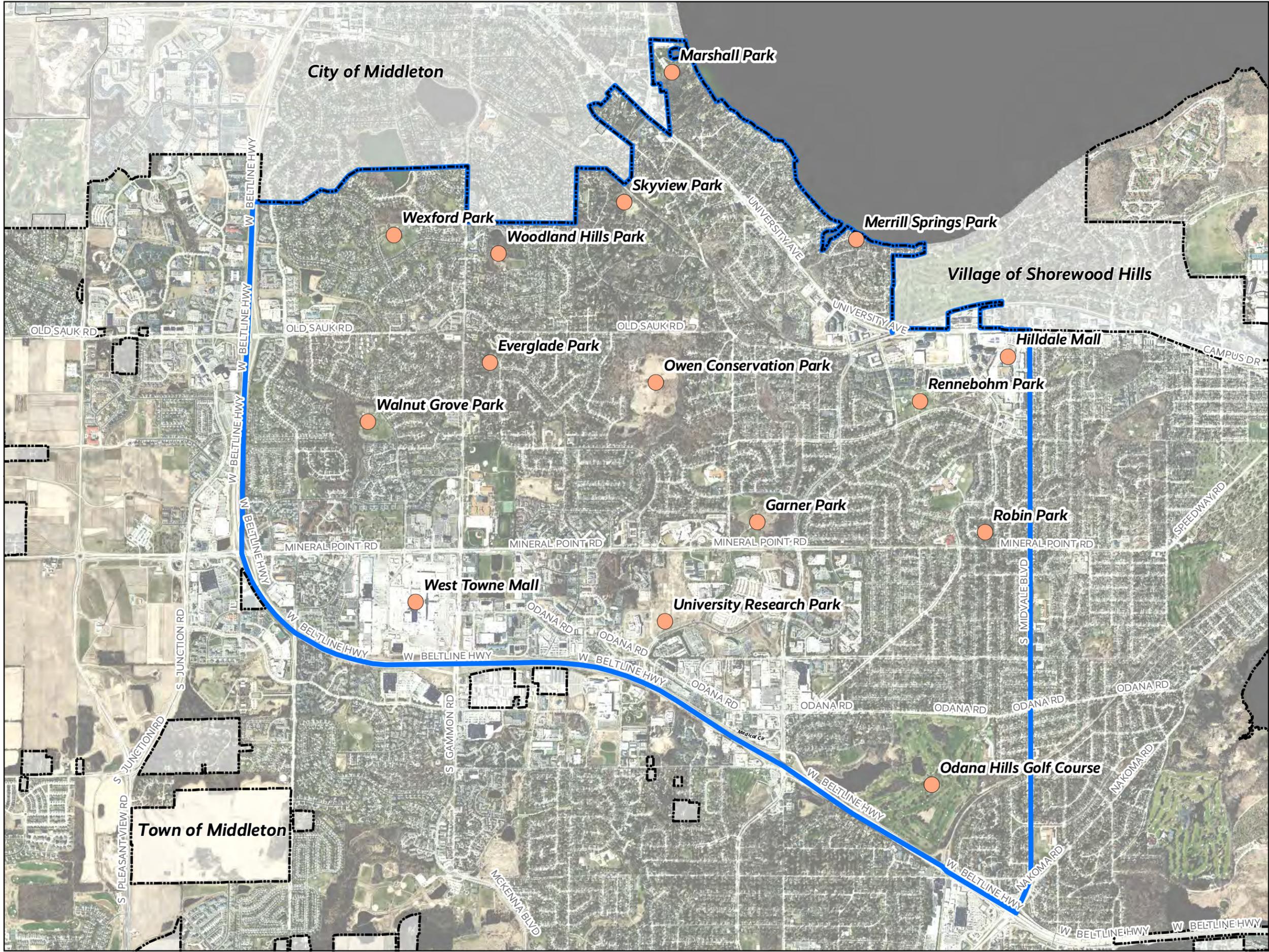
Table 2: Plan Implementation Matrix

Recommendation	Implementation Agency	Timeframe	Cost Estimate
1. Change the Comprehensive Plan GFLU Map to match the adopted Future Land Use Map in this Plan.	Planning	Short Term (1 to 3 years)	Staff Time (\$x)
2. Undertake proactive rezoning of properties under Plan Implementation to allow uses recommended in this plan as permitted uses.	Planning, Zoning	Short Term (1 to 3 years)	Staff Time (\$x)
3. Implement the shared use path/wide sidewalk network, bicycle lane network, and sidewalk connections shown on Map 15.	Traffic Engineering, Engineering	Ongoing	\$x
4. Officially map primary future public street connections called out on Map 17 and reserve sufficient public right-of-way to implement the planned street network	Engineering	Official Mapping - Short Term (1 to 3 years) ROW reservation - Ongoing	Staff Time (\$x)
5. Create xxx new parks that are a minimum of five acres (see Map 14)	Parks	Long Term (5+ years)	\$x
6. Consider integrating public art as part of the design of new parks within the planning area.	Planning, Parks	Long Term (5+ years)	\$x

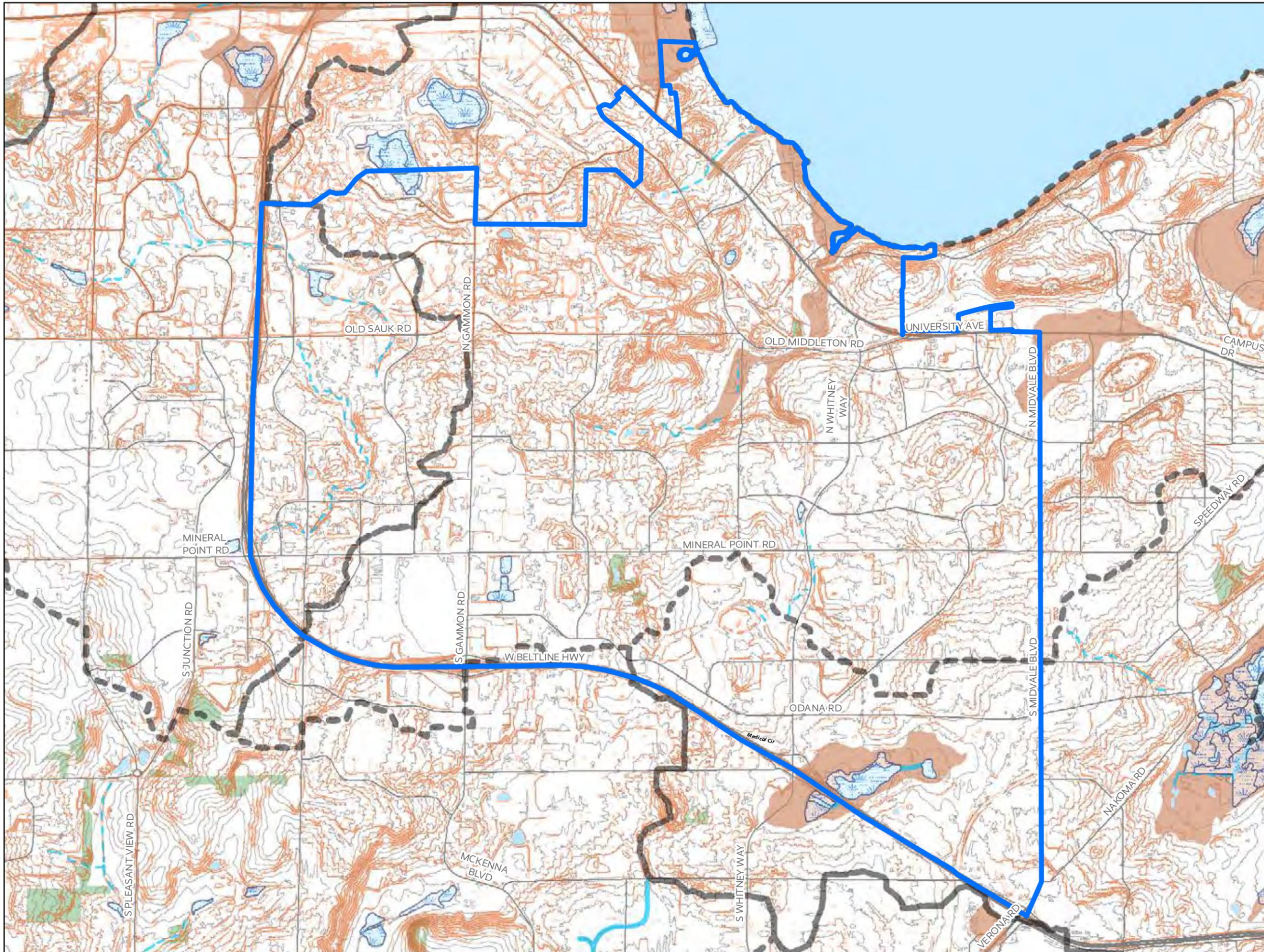
Recommendation	Implementation Agency	Timeframe	Cost Estimate
7. Explore the prospects of budgeting TIF funds for stormwater management improvements as existing TIDs are amended or new TIDs are created.	Economic Development, Engineering	Short Term (1 to 3 years)	\$x
8. Terrace widths on new streets shall be wide enough to accommodate healthy canopy trees. Expansion of existing substandard terraces (generally less than eight feet) should be accommodated through additional dedication of right-of-way whenever possible.	Forestry, Planning, Transportation, Engineering	Ongoing	\$x

West Area Map 1: Planning Area

-  Reference Points
-  City of Madison Boundary
-  Area Boundary
-  City of Middleton
-  Town of Madison
-  Town of Middleton
-  Village of Shorewood Hills



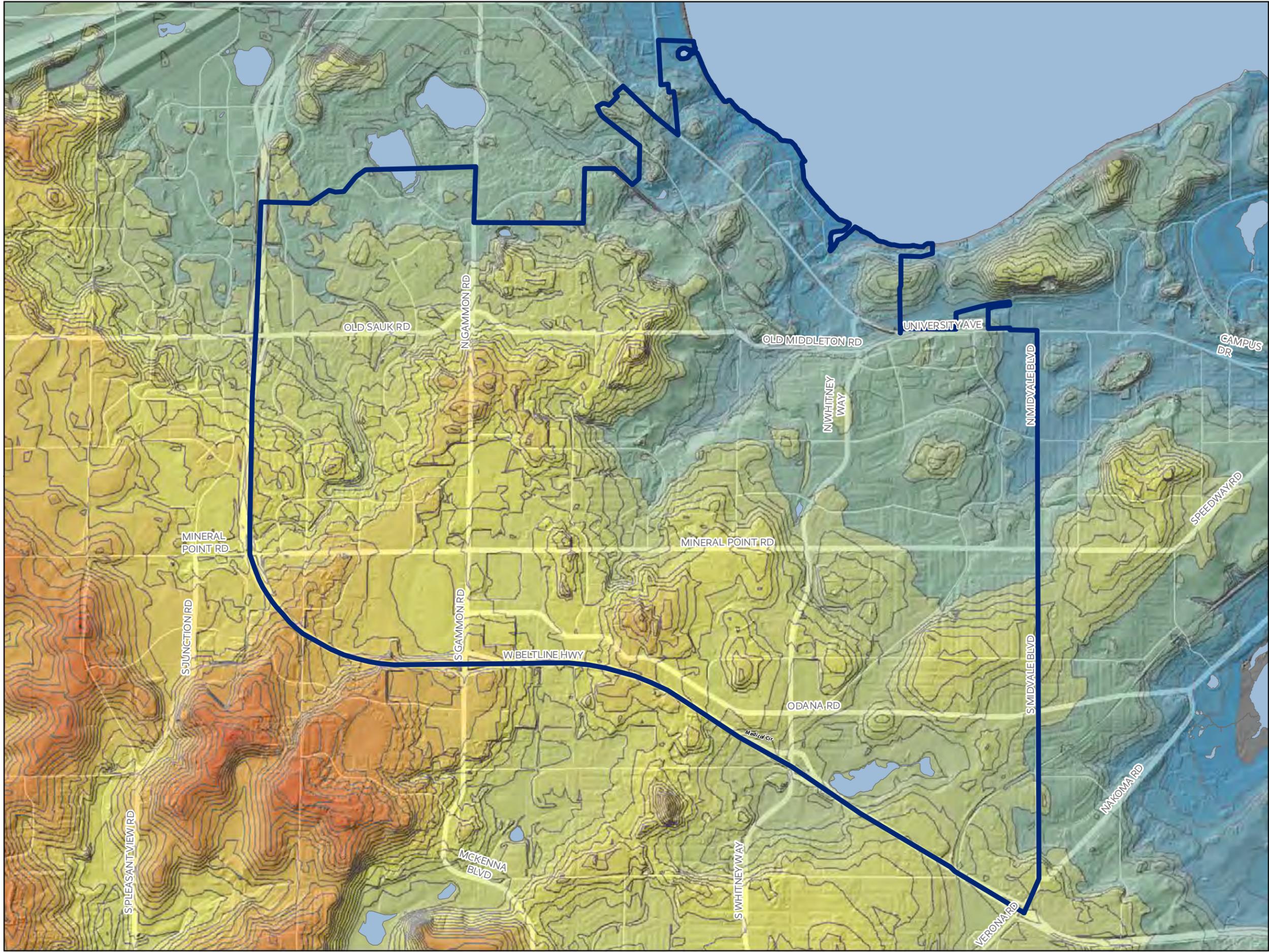
West Area Plan Map 2: Natural Features



-  Area Boundary
-  Major Watersheds
-  Wetlands
-  Surface Water
-  Perennial Stream
-  Intermittent Stream
-  Hydric
-  Steep Slopes 12%+
-  10' Elevation Contours
-  Woodlands
-  AE FLOODWAY
(1% Annual Chance of Flood)



West Area Plan
Map 3: Elevation Model



□ Area Boundary

Elevation

- Low Elevation
- High Elevation

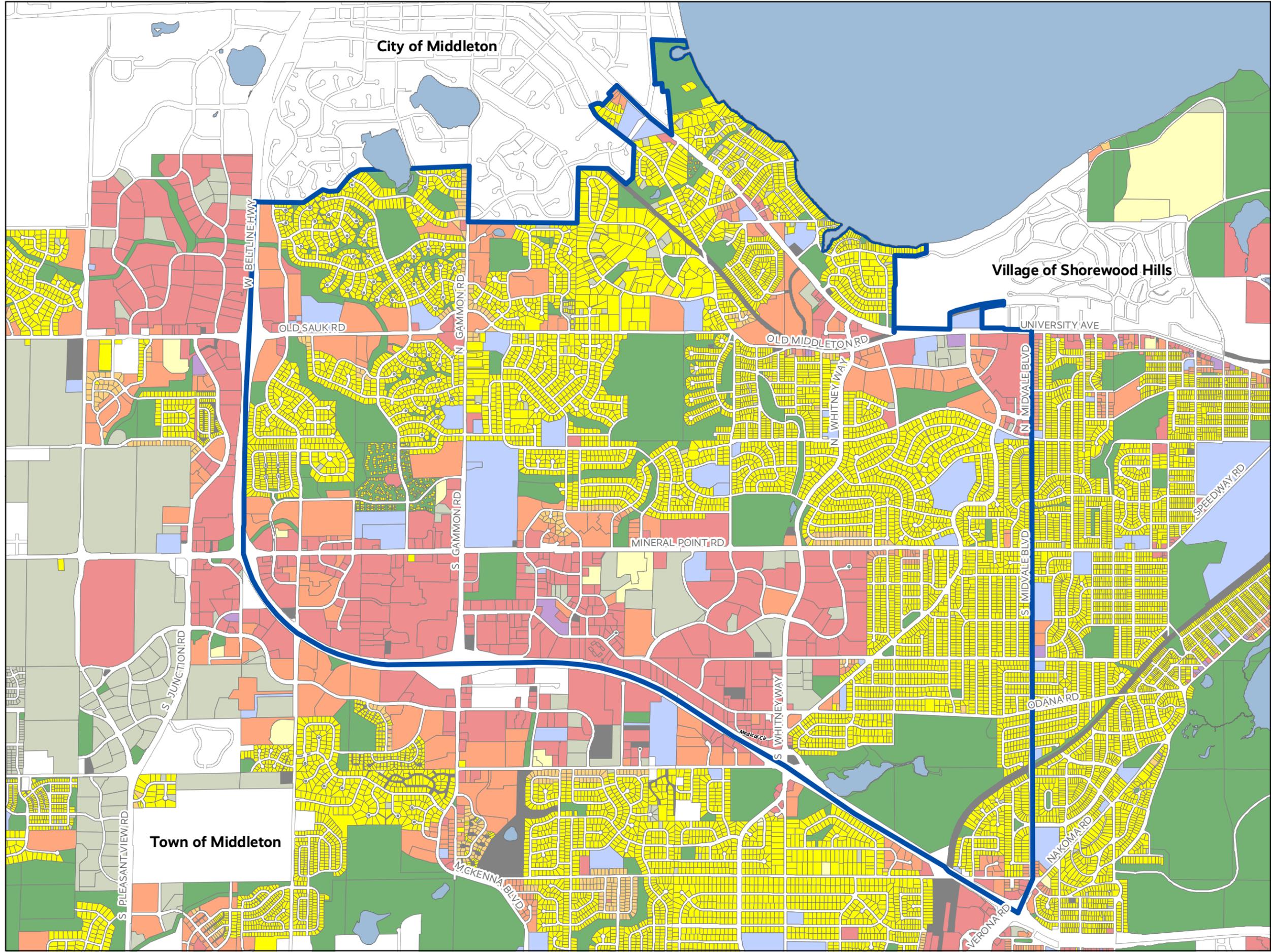


West Area Plan Map 4: Existing Land Use

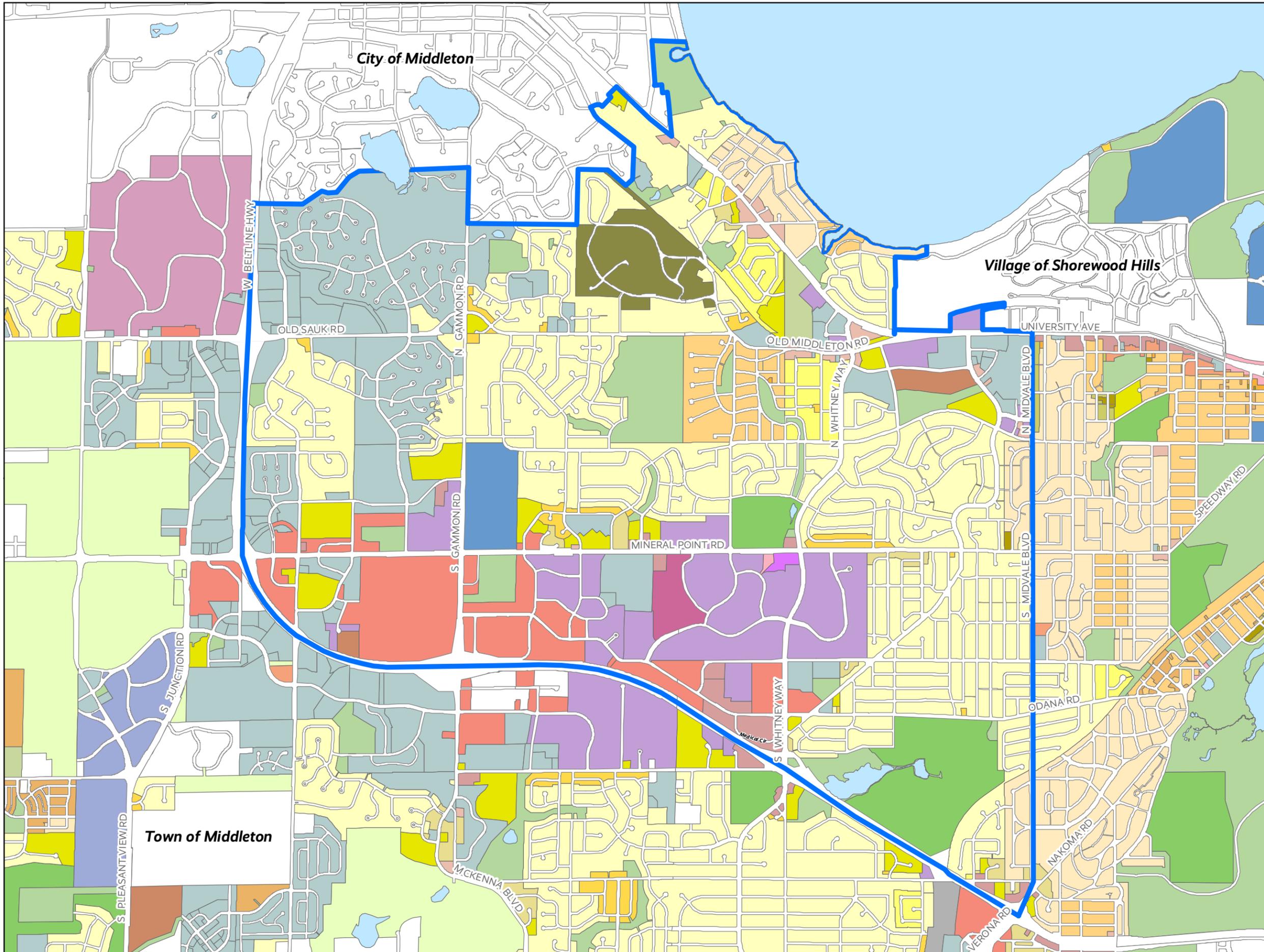
 Area Boundary

Land Use Category

-  One Unit Residential
-  Two Unit Residential
-  Multi-Unit Residential
-  Other Residential
-  Mixed Used Residential / Commercial
-  Commercial
-  Institutional
-  Industrial
-  Park and Open Space
-  Agricultural or Vacant Land



West Plan Area Map 5: Existing Zoning



Area Boundary

Zoning Code

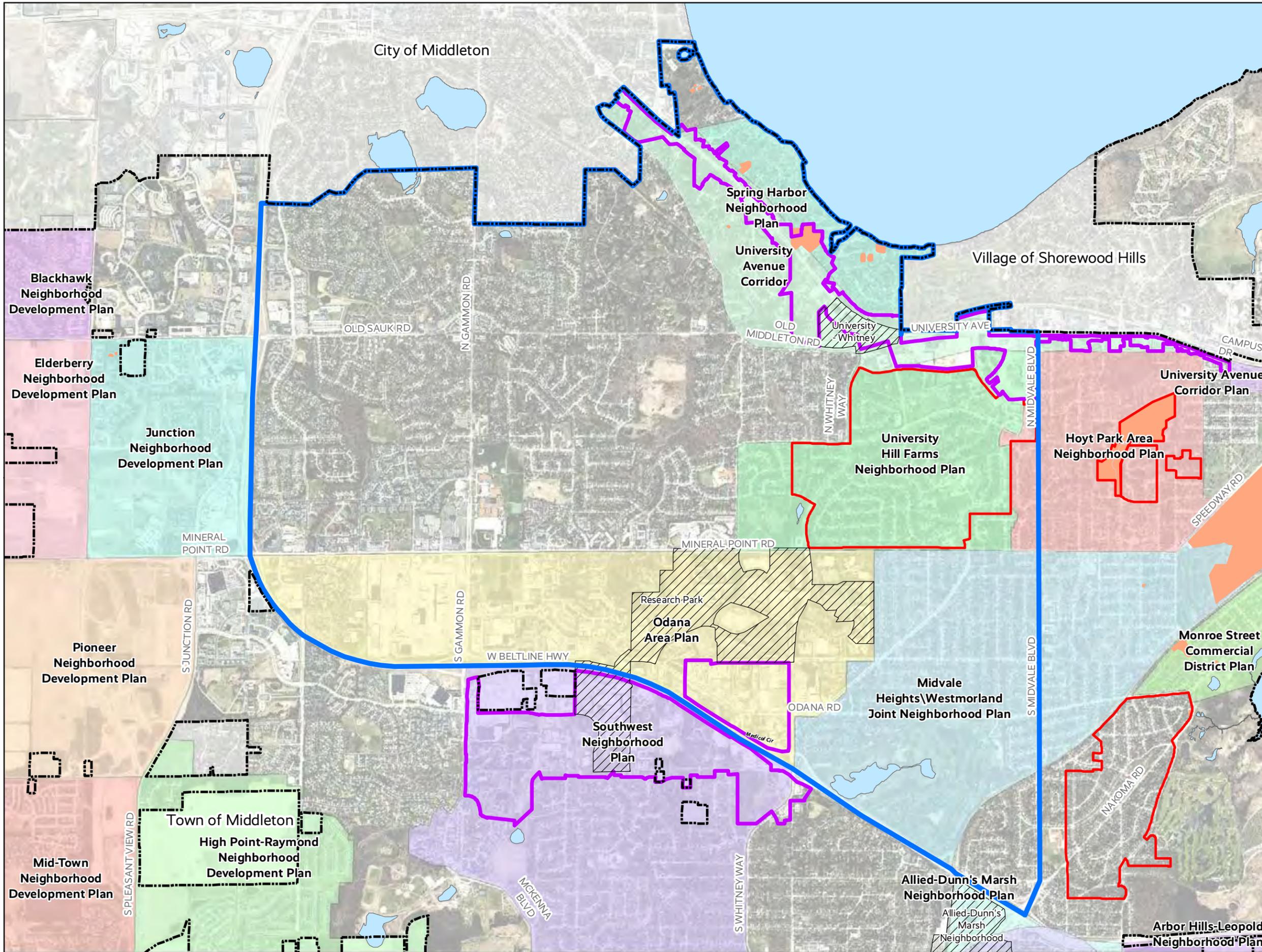
- A
- CC
- CC-T
- CI
- CN
- EC
- IL
- MXC
- NMX
- PD
- PR
- SE
- SEC
- SR-C1
- SR-C2
- SR-C3
- SR-V1
- SR-V2
- TE
- TR-C1
- TR-C2
- TR-C3
- TR-C4
- TR-P
- TR-R
- TR-U1
- TR-U2
- TR-V1
- TR-V2
- TSS
- UMX

Interactive City of Madison Zoning Districts Map:
<https://cityofmadison.maps.arcgis.com/apps/webappviewer/index.html?id=89737c066cda41eea5d986dd71291576>



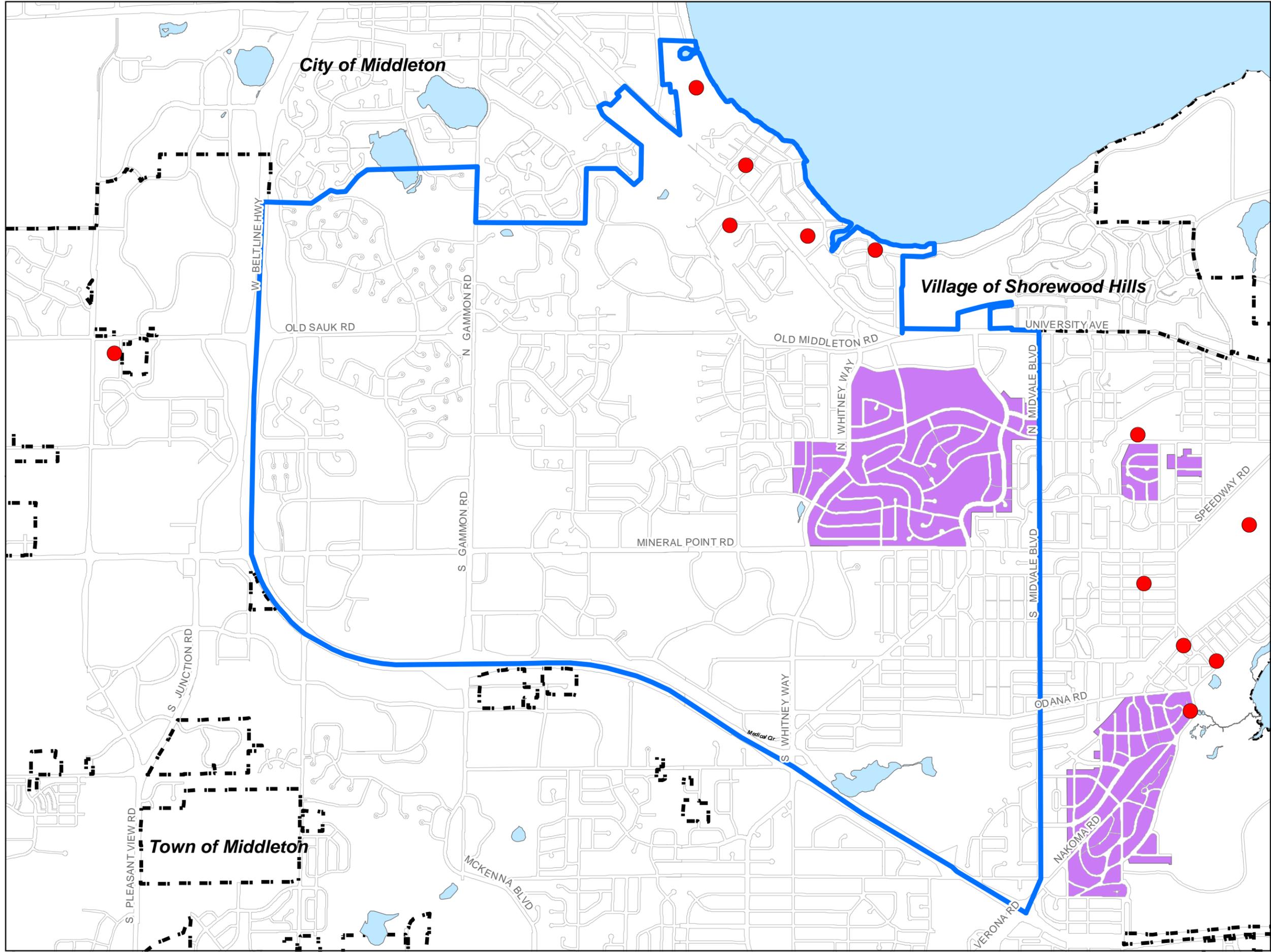
West Area Plan Map 6: Planning Features Overlay

-  City of Madison Boundary
-  Area Boundary
-  TIF District
-  Urban Design District
-  National Register of Historic Places
-  Local Landmarks



West Area Plan Map 7: Historic Resources

-  City of Madison
-  Area Boundary
-  Landmark Properties
-  National Register of Historic Places

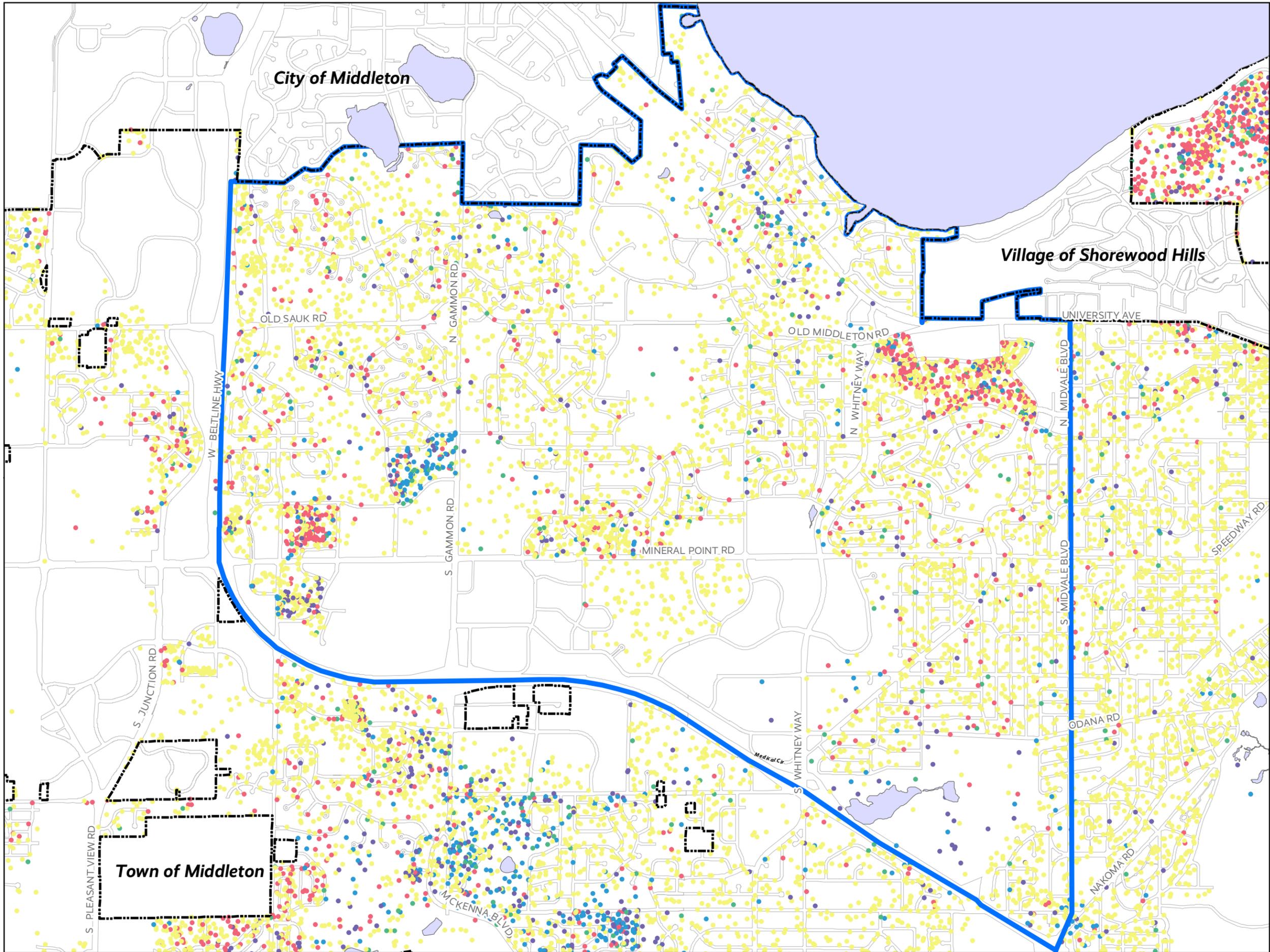


West Area Plan Map 8: Population by Race or Ethnicity

-  City of Madison Boundary
-  Area Boundary

1 Dot = 5 Persons

-  Black or African American
-  Some Other Race or Ethnicity
-  Asian
-  Hispanic or Latino
-  White

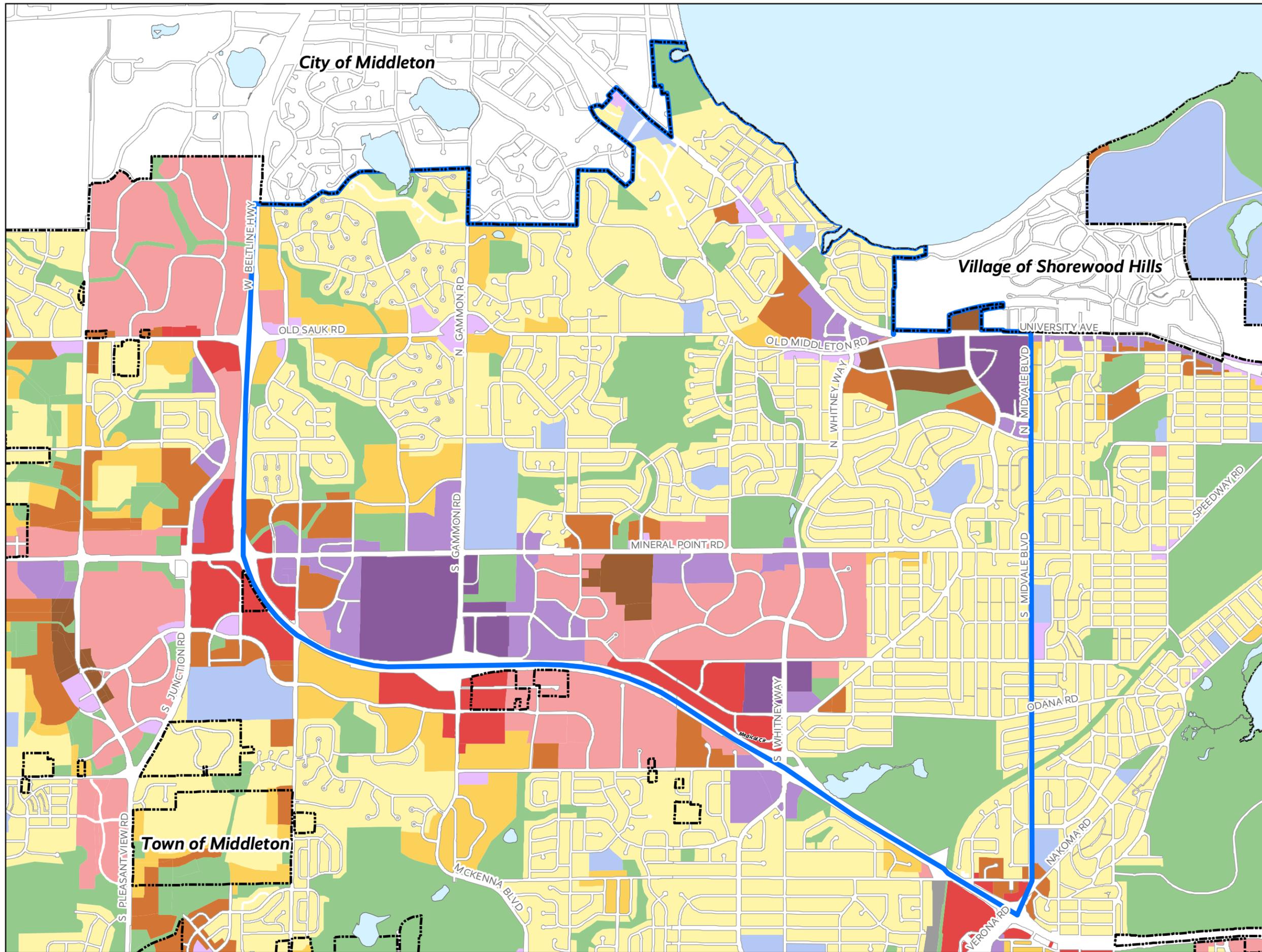


West Area Plan Map 9: Comprehensive Plan Generalized Future Land Use Map

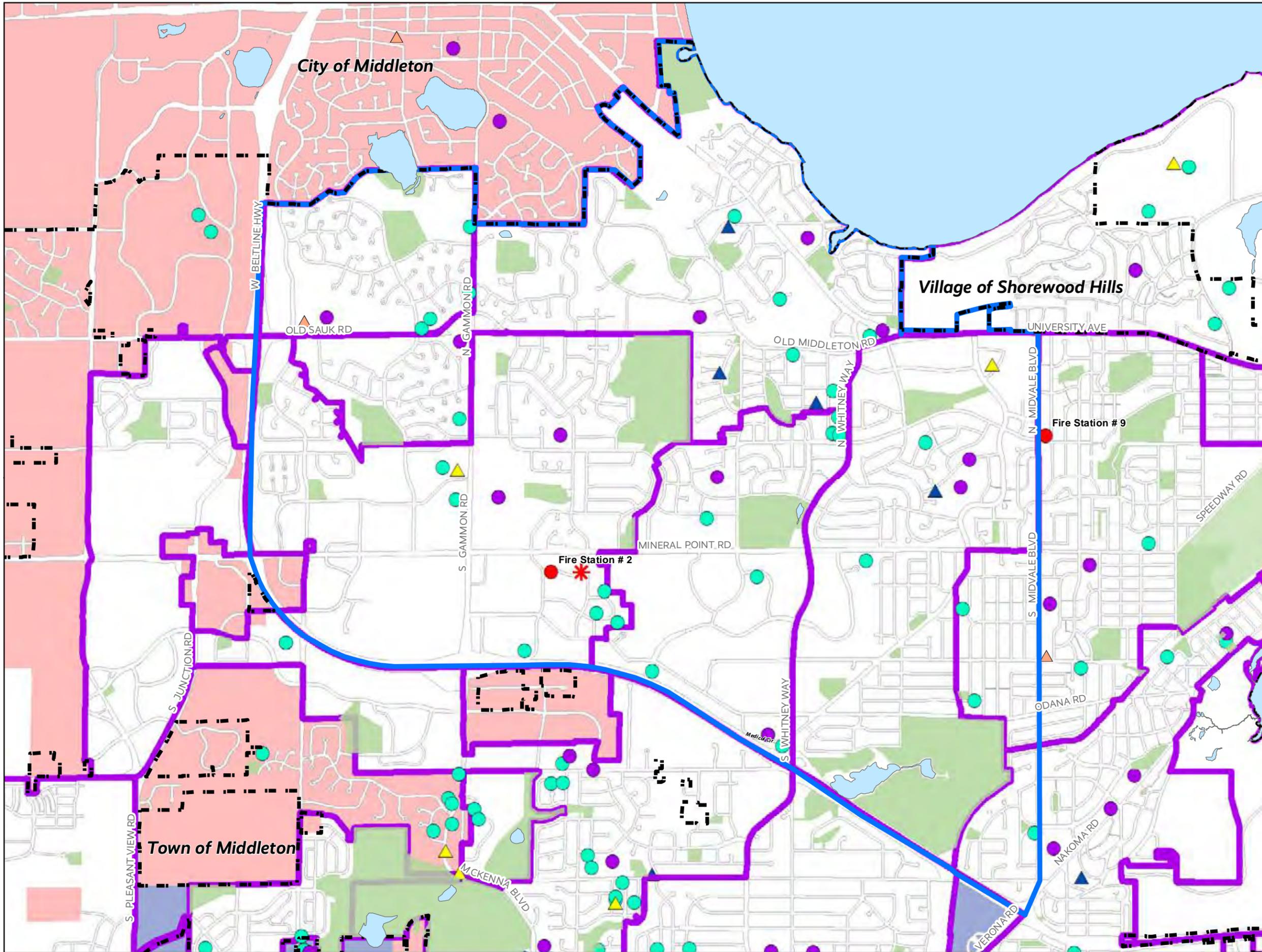
- Area Boundary
- City of Madison Boundary

Generalized Future Land Use

- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential (MR)
- High Residential (HR)
- Neighborhood Mixed Use (NMU)
- Community Mixed Use (CMU)
- Regional Mixed Use (RMU)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)



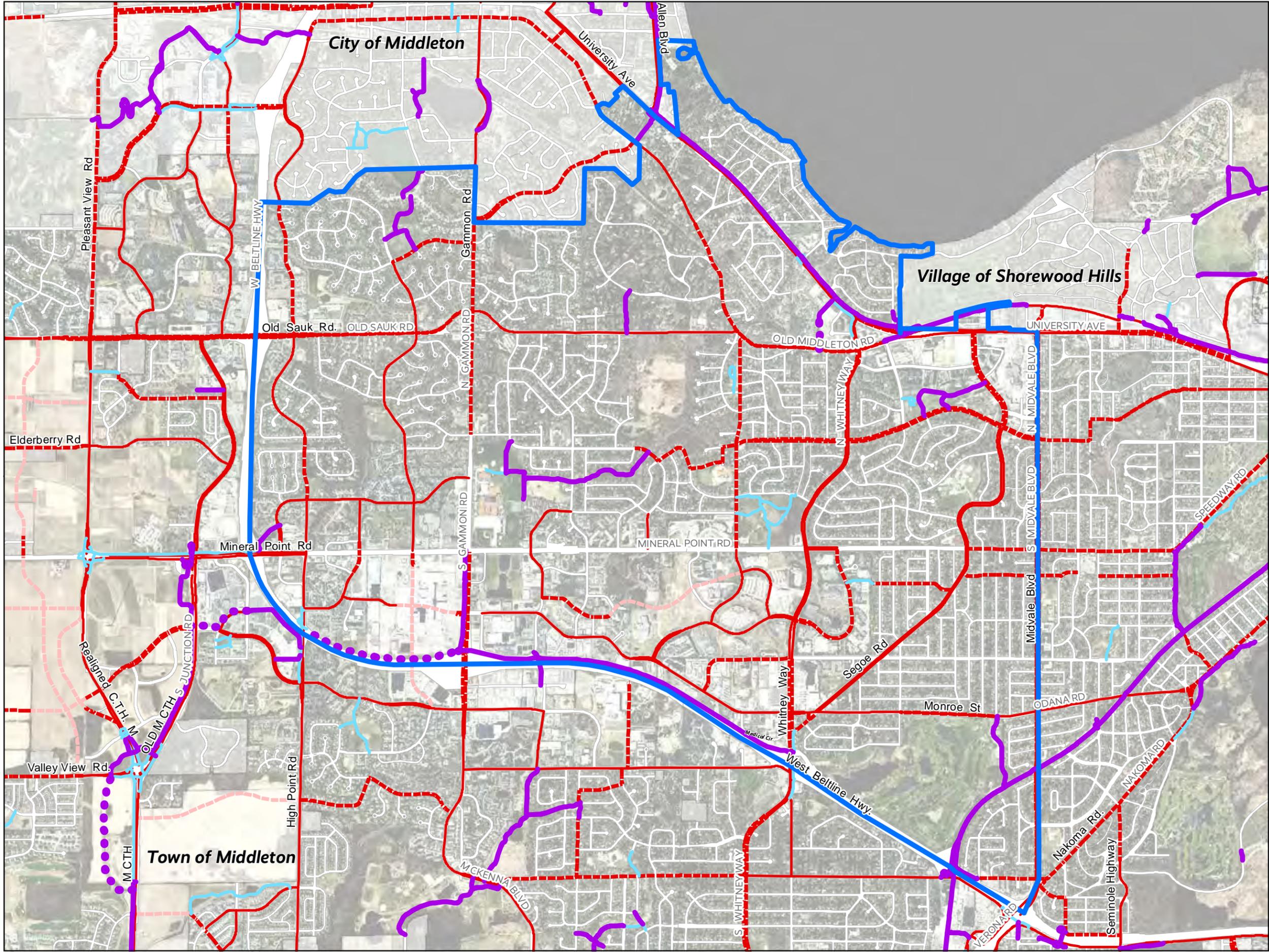
West Area Plan Map 10: Community Assets



- City of Madison Boundary
- Area Boundary
- Library
- Parks and Open Spaces
- Community Centers
- Schools
- Police Station
- Fire Station
- Emergency Medical Services
- Child Care Centers Serving 4-12 Year Olds
- MMSD Elementary Attendance Area
- Historically Significant Property**
- House
- Madison Metropolitan School District
- Middleton-Cross Plains Area School District
- Verona Area School District



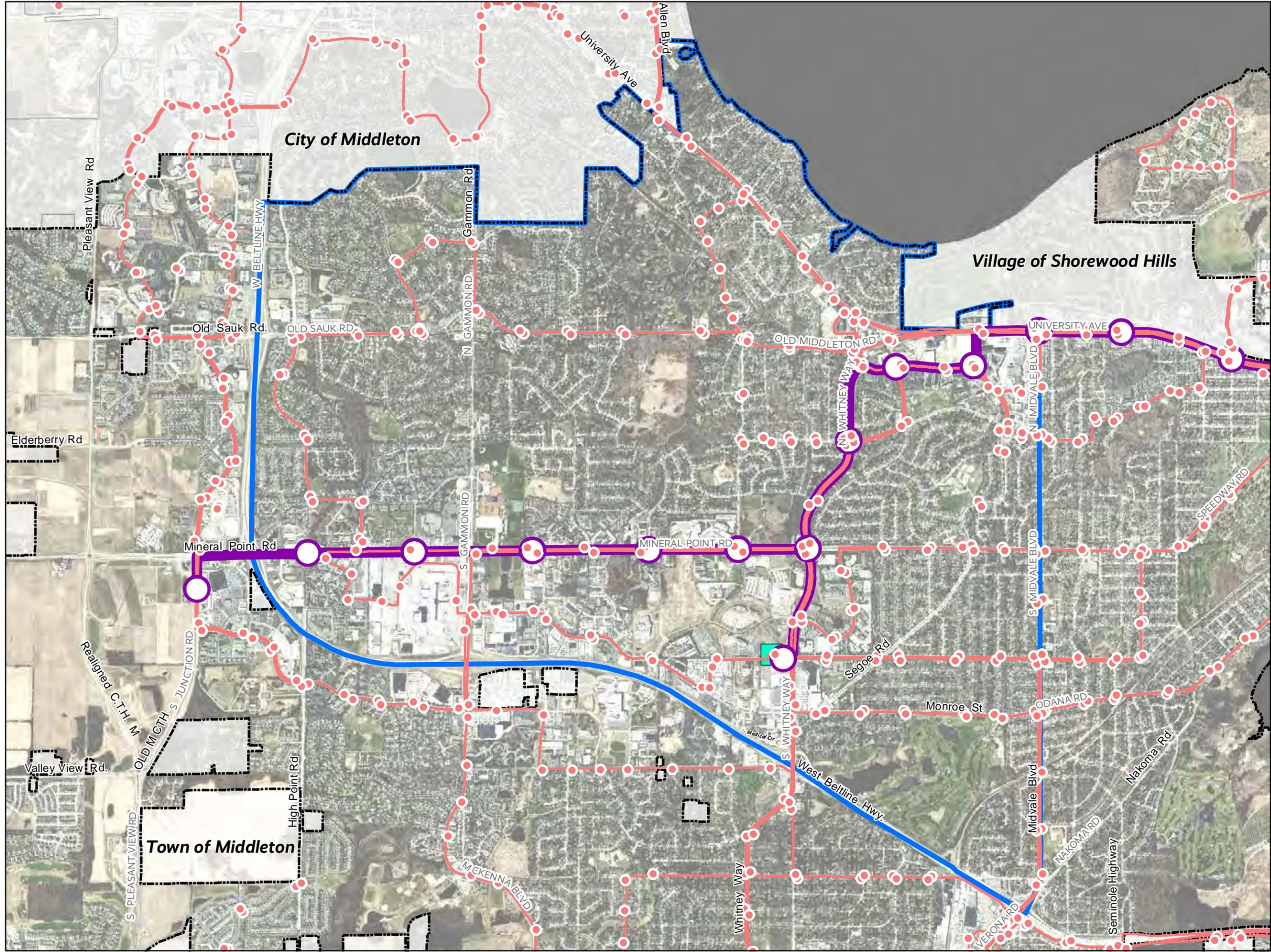
West Area Plan Map 11: Ped/Bike Network



- District Boundary
- Shared Use Paths**
- Off Street Existing
- Off Street Programmed
- Existing Pedestrian Path or Wide Sidewalk (Bikes Allowed)
- On Street Facilities**
- Existing
- Existing Roads
- Planned Roads

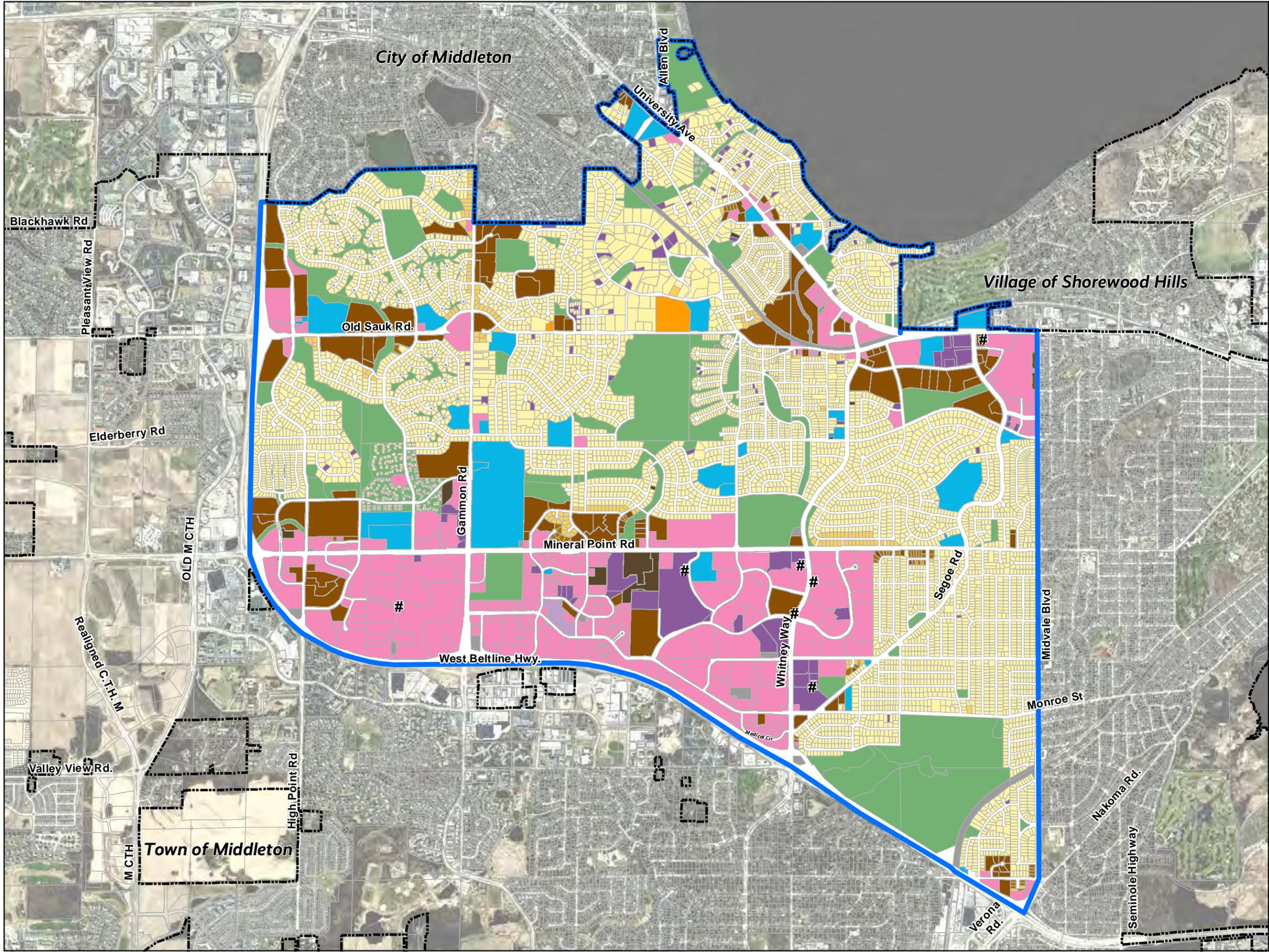


West Area Plan Map 12: Transit Network



-  District Boundary
-  City of Madison Boundary
-  Metro Transit Bus Stops
-  Metro Transit Bus Route
-  Metro Transit Transfer Station
-  Proposed BRT Station
-  Proposed BRT Route

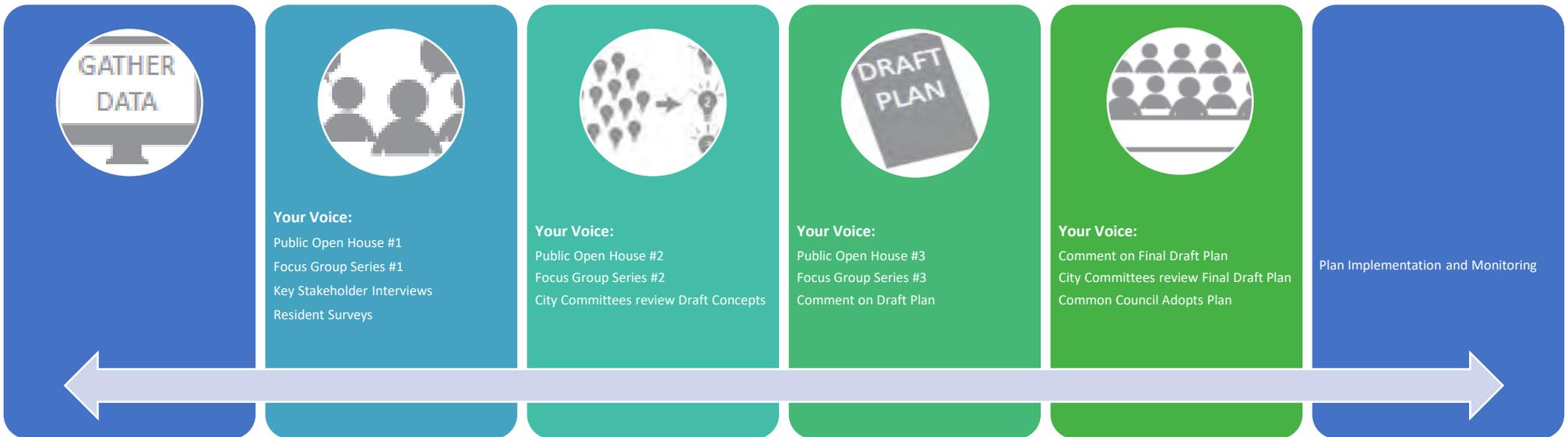
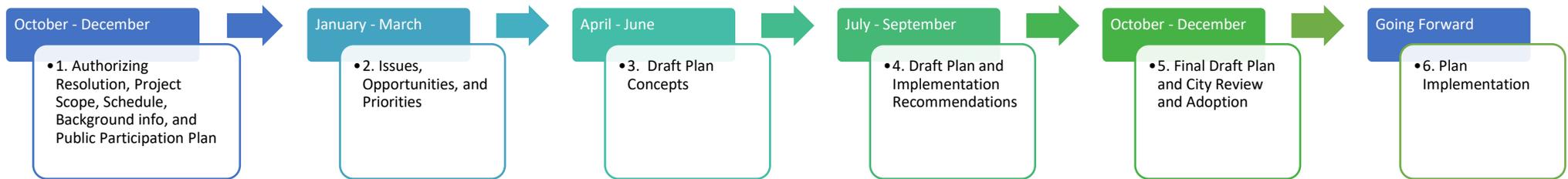
West Area Plan Map 13: Land Use and Street Plan



- City of Madison Boundary
- District Boundary
- Housing Mix 1 (0-8 du/ac)
- Housing Mix 2 (9-20 du/ac)
- Housing Mix 3 (21-40 du/ac)
- Housing Mix 4 (41-70 du/ac)
- Housing Mix 5 (71-100 du/ac)
- Housing Mix 6 (101+ du/ac)
- Neighborhood Mixed Use
- Community Mixed Use
- Community Retail and Service
- Institutional
- Industrial
- Park and Open Space
- Building Height Maximum
Refer to table x for building heights allowed



Example Area Plan Process and Timeline



Example Area Plan Public Engagement Budget

Public engagement methods will include a combination of general outreach to stakeholders and focused outreach to underrepresented stakeholders. The engagement methods will vary based on the characteristics of each Area Plan geography.

Community feedback obtained through, or in conjunction with, Area Plan processes can inform multiple City efforts. Increased utilization of stakeholder feedback reduces City costs and reduces engagement fatigue experienced by some stakeholder groups.

Example Budget

Public Meetings (3-6 meetings @ \$1,000 each for room rental, childcare, food)	\$3,000-\$6,000
Community Partners - local community organizations, social practice artists, other	\$3,000-15,000
Other Public Engagement Opportunities, Marketing, Printing	\$3,000-15,000
Total	\$9,000-36,000

Differentiating Area Plans and CDBG Plans

The City will continue to develop Neighborhood Plans in areas of the city with a higher proportion of residents living with lower incomes and residents of color. These Plans are partially funded and implemented with federal Community Development Block Grant (CDBG) funds.

In some situations, it may be possible to have an overlapping CDBG Plan and Area Plan take place at the same time. This would likely result in increased efficiencies. It would also ensure recommendations in the two plans are consistent.

In situations where it is not possible undertake these plans at the same, having these types of plans focus on different topics will reduce Plan recommendations that are inconsistent with each other.

	Area Plans	CDBG Plans
Coverage	Entire City and planned City expansion areas	Census tracts and block groups where more than 50% of residents have low and moderate incomes and there are concentrations of people color
# of Residents in Plan Area	5,000 - 35,000	Generally <10,000
Plan Preparation	12 months	14 months
Plan Update Schedule	Every 10 years	Based on issues of change and demographic changes
Plan Horizon	20 years or more	Up to 15 years
Public Participation	Broad, with emphasis on underrepresented stakeholders	Emphasis on underrepresented stakeholders
Plan Specificity	General	More specific
Plan Implementation	Primarily private sector implementation of mapped recommendations, public implementation of infrastructure (such as roads, utilities)	Community partnerships, public-private partnerships and public implementation
System to Track Plan Implementation	✓	✓
RESJI Analysis	✓	✓
Guiding Lenses (e.g. equity, sustainability, health, adaptability)	✓	✓

Land Use	Detailed future land use and basic focus areas	Basic focus areas where public-private partnerships are likely
Transportation		
Streets	✓	
Bus routes	✓	
Bus stop locations & design		✓
Bike lanes and paths	✓	
Pedestrian safety	Sidewalks, overpasses	Crosswalks, bump outs, pedestrian islands, rapid flashing beacons, street lights
Housing	✓	✓
Community programs, services, and personal safety		✓
Community relationships and capacity building		✓
Parks, Recreational Programming	Identify new park locations, type and size	Details of park facilities and programming
Stormwater Management	✓	
Economic Development	Identify business and employment districts	Community wealth building, local businesses, job skills, commercial property ownership and business development for people of color
Culture & Character		
Design Guidelines	Maximum building heights	Culturally sensitive design in public realm
Historic & Cultural Resources	Scan for historic and cultural sites of significance	
Placemaking		✓
Facilities and Utilities	✓	

Interface with Existing/Future Sub-Area Plans

Considering Recommendations in Existing Sub-Area Plans

Recommendations in existing sub-area plans will help inform the Area Plan if they are: 1) within the scope of Area Plan recommendations, 2) consistent with current City policies and 3) relevant to Area Plan communities. Recommendations outside of these parameters will remain in the underlying sub-area plan unless the plan is retired.

Existing Sub-Area Plan Potential Retirement

The Sub-Area Plan Retirement overview on page 126 of the [Comprehensive Plan](#) (PDF page 130 of 185) describes the complexity and confusion that results from overlapping sub-area plans. The Area Plan process provides an opportunity to review and consider older sub-area plans for potential retirement as outlined in the Comprehensive Plan. Staff will propose a process to consider Plan retirement as part of the resolution authorizing an Area Plan.

Criteria for undertaking a Future Sub-Area Plan (that is not an Area Plan or CDBG Plan)

Under this Planning Framework, the City would only undertake other types of sub-area plans (Special Area Plans, non-CDBG Neighborhood Plans) in rare and unforeseen circumstances. There may be situations, however, where a critical need or opportunity arises that warrants a geographically focused amendment to an Area Plan or creation of a different sub-area plan. Several situations are noted below.

- Provide recommendations for an unforeseen and/or urgent need that is not addressed in an Area Plan and would not be addressed until the next Area Plan update. Example: Oscar Mayer.
- Address an equity concern or different need in the community in detail and in a timely manner.
- Leverage a funding opportunity (e.g. federal/state, philanthropic) that may be time sensitive or would require greater detail. Example: BRT station area planning grant.

How the City might handle past situations under this Planning Framework

Below are potential approaches to recent City planning efforts.

2020 Oscar Mayer Special Area [Plan](#)

If confronted with this situation (closing of a very large employer/facility), the City could consider a geographically focused amendment to the Area Plan.

Another option would be a focused (geography and scope) Special Area Plan. As part of the adoption process for a Special Area Plan, the affected portion of the Area Plan would be amended to keep the land use and transportation consistent. At the next regularly-scheduled update to the Area Plan, the Area Plan's recommendations might begin to deviate from the Special Area Plan. At some point in the future, the City would retire the Special Area Plan.

Under this Planning Framework, the economic development and community development related recommendations included in the Oscar Mayer Special Area Plan could be included in some form of strategic plan for the area/topic, rather than a Special Area Plan.

2017 Cottage Grove Road Activity Centers [Plan](#)

An eventual Area Plan covering this area would provide sufficient detail in terms plan recommendations, where a Special Area Plan would not be needed. Potentially, a sudden change in the City's desired land use for a larger site (e.g. closure of Royster Clark feed mill), could result in a focused amendment to the Area Plan or a focused (geography and scope) Special Area Plan.

Odana Area [Plan](#) and Greater East Towne Special Area [Plan](#)

Eventual Area Plans covering these areas would have likely provided sufficient detail in terms of plan recommendations. A sudden change in conditions could warrant a focused amendment to the Area Plan or a focused (geography and scope) Special Area Plan.

Interface with the Comprehensive Plan's GFLU Map, GFLU Map Update Process

Area Plans that are developed and adopted will update the Comprehensive Plan's [Generalized Future Land Use Map](#). Area Plans will have slightly more detailed land use categories that nest within current GFLU Map categories. This will be similar to how the City's Neighborhood Development Plan land use categories nest within the GFLU Map categories (e.g. Housing Mix 3 and Housing Mix 4 in a Neighborhood Development Plan translates to the GFLU Map's Medium Residential category).

Below is a timeline for transitioning the GFLU Map.

- 2018: Comprehensive Plan adopted.
- 2022-2023: Approximately 2 Area Plans are adopted. The adopted land use and street network from these Area plans is immediately incorporated into the Comprehensive Plan's GFLU Map.
- 2023: Interim update to the Comprehensive Plan GFLU Map. The GFLU Map is updated to reflect the adopted land use and street network from any non-Area Plans adopted between 2018 and 2023.
- 2024-2028: An additional 7 Area Plans are adopted and immediately incorporated into the Comprehensive Plan's GFLU Map.
- 2028: Decennial Comprehensive Plan Update process. Approximately 66% of the GFLU Map has been recently updated, as most Area Plans have been adopted and incorporated into the Map. The GFLU Map is updated to reflect any non-Area Plans adopted between 2024 and 2028.
- 2029-2030: The remaining 4 Area Plans are adopted and incorporated into the GFLU Map.
- Going forward: The GFLU Map is updated upon adoption of an Area Plan update. The decennial and interim update to the GFLU Map is no longer needed.

Comprehensive Plan Notification Procedures

Immediately incorporating the Area Plan recommendations into the GFLU Map would require following Comprehensive Plan amendment procedures in State Law [66.1001\(4\)](#). These procedures could be incorporated into the City's Area Plan adoption process.

- City adopts written public participation procedures
- City notifies certain parties
- Plan Commission holds a public hearing (Class 1 notice, 30 days prior) and adopts a resolution recommending the Comprehensive Plan amendment
- Common Council adopts an ordinance adopting the Comprehensive Plan amendment
- Staff updates the Comprehensive Plan's GFLU Map
- Staff emails a link of the updated Comprehensive Plan and adopting ordinance to area governmental entities

Racial Equity and Social Justice Tool

A comprehensive [racial equity and social justice analysis](#) of the Planning Framework proposal was conducted by staff and several community members in September 2021. Staff members from the Madison Public Library, Department of Civil Rights, and several racially diverse communities leaders from different geographic areas of the city participated in this effort. The purpose of the analysis was to identify considerations related to the Planning Framework proposal that would increase equity in the planning process and potential Plan outcomes.

One of the most discussed topics was the Public Participation Plan. It was recommended to continue reviewing and refining the Public Participation Plan to minimize the burden of repetitious requests for input and to address barriers to the planning process for marginalized communities. There were several recommendations on intentional mechanisms to reach people who have been traditionally left out of planning processes like working with community public figure(s) to amplify information and messages and funding relationship building to improve the infrastructure for outreach. Simplifying and increasing accessibility of the process with innovative outreach strategies would also improve outreach to the public.

The group also discussed tracking implementation of plan recommendations and establishing indicators related to plan recommendations. Tracking indicators like wealth distribution trends and patterns of gentrification would help keep the Planning Framework accountable in addressing negative impacts on people living with lower incomes and communities of color.

RESJI Community Connection Team

The Community Connections Team, one of the four Racial Equity & Social Justice Initiative's (RESJI) action teams, works on identifying current City's public participation practices and creating a public participation guide. In August 2021, the team met with the Planning Framework staff to provide input on the Planning Framework proposal and its public participation plan.

The Public Participation Plan was the most discussed topic. It was recommended to monitor and build a list of best community outreach practices. Some recommended practices include collaborating with community partners to reach targeted audiences, undertaking public engagements during favorable weather conditions and months, and incentivizing community participation. The Community Communications Team also proposed involving community members in the designing of the public participation plan per feedback from the Comprehensive Plan's Resident Panels.

The group also discussed not limiting the Area Plans' recommendations and inviting larger and more visionary recommendations when the opportunity arises. A designated Area Plan should be prepared to take advantage of opportunities unique to the area and capture feedback even if it is not applicable to the Area Plan.

PlanName	Status	Year	Link
1 Reiner Neighborhood Development Plan	In Progress	2022	https://www.cityofmadison.com/dpced/planning/reiner-neighborhood-development-plan/3274/
2 Hawthorne-Truax Neighborhood Plan	In Progress	2022	https://www.cityofmadison.com/dpced/planning/hawthorne-truax-neighborhood-plan/3759/
3 Greater East Towne Area Plan	Adopted	2022	https://www.cityofmadison.com/dpced/planning/greater-east-towne-area-plan/3297/
4 South Madison	Adopted	2022	https://www.cityofmadison.com/dpced/planning/documents/SMP_Plan_PDF_Version_FINAL.pdf
5 Odana Area Plan	Adopted	2021	https://www.cityofmadison.com/dpced/planning/documents/OAP%20Final%20Document_CC_2021-09-
6 Oscar Mayer Special Area Plan	Adopted	2020	https://www.cityofmadison.com/dpced/planning/documents/OscarMayerSpecialAreaPlan.pdf
7 Rattman Neighborhood Development Plan	Adopted	2019	https://www.cityofmadison.com/dpced/planning/documents/Rattman_NDP_update_070219.pdf
8 Nelson Neighborhood Development Plan	Adopted	2019	https://www.cityofmadison.com/dpced/planning/documents/Nelson%20NDP_Final_2019-11-08_web.p
9 Mifflandia Neighborhood Plan	Adopted	2019	https://www.cityofmadison.com/dpced/planning/documents/Mifflandia_Plan_Final%2011-5-19v3.pdf
10 Triangle Monona Bay	Adopted	2019	https://www.cityofmadison.com/dpced/planning/documents/TMB_2019.pdf
11 Junction Neighborhood Development Plan	Adopted	2018	https://www.cityofmadison.com/dpced/planning/documents/Junction_NDP(2).pdf
12 Elderberry Neighborhood Development Plan	Adopted	2018	https://www.cityofmadison.com/dpced/planning/documents/Elderberry_NDP_update(1).pdf
13 Pioneer Neighborhood Development Plan	Adopted	2018	https://www.cityofmadison.com/dpced/planning/documents/Pioneer_NDP_update(1).pdf
14 Milwaukee Street Special Area Plan	Adopted	2018	https://www.cityofmadison.com/dpced/planning/documents/Milwaukee%20Street%20SAP%20121218%
15 High Point-Raymond Neighborhood Development Plan	Adopted	2017	https://www.cityofmadison.com/dpced/planning/documents/High%20Point%20Raymond%20NDP%202
16 Yahara Hills Neighborhood Development Plan	Adopted	2017	https://www.cityofmadison.com/dpced/planning/documents/YH_FINAL_ADOPTED_PLAN.pdf
17 Cottage Grove Road Activity Centers	Adopted	2017	https://www.cityofmadison.com/dpced/planning/documents/Cottage_Grove_Road_Activity_Centers_P
18 Darbo Worthington Starkweather Neighborhood Plan	Adopted	2017	https://www.cityofmadison.com/dpced/planning/documents/FINALDarbo_Worthington_StarkweatherN
19 University Hill Farms Neighborhood Plan	Adopted	2016	https://madison.legistar.com/View.ashx?M=F&ID=4459687&GUID=D7165D3F-97B5-489D-94AD-D6E52B
20 Emerson East Eken Park Yahara Neighborhood Plan	Adopted	2015	https://www.cityofmadison.com/dpced/planning/documents/EEEPYNP2016.pdf
21 University Avenue Corridor Plan	Adopted	2014	https://www.cityofmadison.com/dpced/planning/documents/UAC_Plan%20June2014.pdf
22 Hoyt Park Area Neighborhood Plan	Adopted	2014	https://www.cityofmadison.com/dpced/planning/documents/Hoyt_Neighborhood_Plan2014.pdf
23 Lamp House Block	Adopted	2014	https://www.cityofmadison.com/dpced/planning/documents/Final_Report_of_Lamp_House_Ad_Hoc_P
24 Arbor Hills-Leopold Neighborhood Plan	Adopted	2013	https://www.cityofmadison.com/dpced/planning/documents/AHL_Plan.pdf
25 Sprecher Neighborhood Development Plan	Adopted	2012	https://www.cityofmadison.com/dpced/planning/documents/Sprecher%20NDP%20WEB%20May2013.p
26 Downtown Plan	Adopted	2012	https://www.cityofmadison.com/dpced/planning/documents/Downtown_Plan.pdf
27 Mid-Town Neighborhood Development Plan	Adopted	2011	https://www.cityofmadison.com/dpced/planning/documents/Midtown_NDP(1).pdf
28 Shady Wood Neighborhood Development Plan	Adopted	2009	https://madison.legistar.com/LegislationDetail.aspx?ID=1065819&GUID=A38C4723-17DF-4375-8783-7DF
29 Northeast Neighborhoods Neighborhood Development Plan	Adopted	2009	https://www.cityofmadison.com/dpced/planning/documents/NortheastNeighborhoodsNDP.pdf
30 Northport Warner Park Sherman Neighborhood Plan	Adopted	2009	https://www.cityofmadison.com/dpced/planning/documents/NWS_NeighborhoodPlan.pdf
31 Midvale Heights\Westmorland Joint Neighborhood Plan	Adopted	2009	https://www.cityofmadison.com/dpced/planning/documents/Midvale_Westmorland.pdf
32 Royster-Clark Special Area Plan	Adopted	2009	https://www.cityofmadison.com/dpced/planning/documents/Royster_Clark_Final_Plan_020210.pdf
33 Pumpkin Hollow Neighborhood Development Plan	Adopted	2008	https://www.cityofmadison.com/dpced/planning/documents/Pumpkin_Hollow_NDP.pdf
34 Tenney-Lapham Neighborhood Plan	Adopted	2008	https://www.cityofmadison.com/dpced/planning/documents/Tenney.pdf
35 Southwest Neighborhood Plan	Adopted	2008	https://www.cityofmadison.com/dpced/planning/documents/Southwest.pdf
36 Greenbush Neighborhood Plan	Adopted	2008	https://www.cityofmadison.com/dpced/planning/documents/Greenbush.pdf
37 Regent Street - South Campus Plan	Adopted	2008	https://www.cityofmadison.com/dpced/planning/documents/RSSCPL.pdf
38 East Washington Capitol Gateway Corridor	Adopted	2008	https://www.cityofmadison.com/dpced/planning/documents/Capitol_Gateway_Corridor_Plan.pdf
39 Stoughton Road Revitalization Project	Adopted	2008	https://www.cityofmadison.com/dpced/planning/documents/SRRPPlanFinal%209_08.pdf
40 Cherokee Neighborhood Development Plan	Adopted	2007	https://www.cityofmadison.com/dpced/planning/documents/Cherokee_NDP.pdf
41 Monroe Street Commercial District Plan	Adopted	2007	https://www.cityofmadison.com/dpced/planning/documents/monroe.pdf
42 Spring Harbor Neighborhood Plan	Adopted	2006	https://www.cityofmadison.com/dpced/planning/documents/Spring_Harbor.pdf
43 Hiestand Neighborhood Plan	Adopted	2006	https://www.cityofmadison.com/dpced/planning/documents/Hiestand.pdf
44 Wingra Creek Build	Adopted	2006	https://madison.legistar.com/View.ashx?M=F&ID=3480038&GUID=BE976492-BDFF-430E-82E3-6958375
45 South Madison Neighborhood Plan	Adopted	2005	https://www.cityofmadison.com/dpced/planning/documents/South_Madison2005.pdf
46 Allied-Dunn's Marsh-Belmar Neighborhoods Physical Improvement Plan	Adopted	2005	https://www.cityofmadison.com/dpced/planning/documents/Allied_Belmar.pdf
47 East Rail Corridor Plan	Approve	2004	https://www.cityofmadison.com/dpced/planning/documents/ercreport.pdf
48 Williamson Street Design Guidelines	Adopted	2004	https://www.cityofmadison.com/dpced/planning/documents/WilliamsonSt_BUILD_II_2004.pdf
49 Park Street Urban Design Guidelines	Adopted	2004	https://www.cityofmadison.com/dpced/planning/documents/ParkStDesignGuidelines_2004.pdf
50 East Washington Gateway Revitalization Plan - BUILD (2003)	Adopted	2003	www.cityofmadison.com/dpced/planning/documents/EWash_BUILD_Plan2003(1).pdf
51 Felland Neighborhood Development Plan	Adopted	2002	https://www.cityofmadison.com/dpced/planning/documents/felland.pdf
52 Ridgewood East Central Development Plan	Adopted	2002	https://www.cityofmadison.com/dpced/planning/documents/Ridgewood_2002.pdf
53 Carpenter-Ridgeway-Hawthorne-Truax Neighborhood Plan	Adopted	2001	https://www.cityofmadison.com/dpced/planning/documents/carpenter.pdf
54 Hanson Road Neighborhood Development Plan	Adopted	2000	https://www.cityofmadison.com/dpced/planning/documents/Hanson_Road_NDP_2021.pdf
55 Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan	Adopted	2000	https://www.cityofmadison.com/dpced/planning/documents/schenk.pdf
56 Marquette Neighborhood Center Master Plan	Adopted	2000	https://www.cityofmadison.com/dpced/planning/documents/Marquette_Center.pdf
57 Old East Side Master Plan	Adopted	2000	https://www.cityofmadison.com/dpced/planning/documents/EWash_Old_East_Side_MasterPlan2000.p
58 Marsh Road Neighborhood Development Plan	Adopted	1999	www.cityofmadison.com/dpced/planning/documents/Marsh_Road_NDP(2).pdf
59 Bassett Neighborhood Master Plan	Adopted	1997	https://www.cityofmadison.com/dpced/planning/documents/bassett.pdf
60 Brentwood Village Packers Sherman Neighborhood Plan	Adopted	1996	https://www.cityofmadison.com/dpced/planning/documents/brentwood.pdf
61 First Settlement Neighborhood Master Plan	Adopted	1995	https://www.cityofmadison.com/dpced/planning/documents/firstsettlement1995.pdf
62 Blackhawk Neighborhood Development Plan	Adopted	1994	https://www.cityofmadison.com/dpced/planning/documents/Blackhawk_NDP.pdf
63 Marquette-Schenk-Atwood Neighborhood Plan	Adopted	1994	https://www.cityofmadison.com/dpced/planning/documents/marquette.pdf
64 Cross Country Neighborhood Development Plan	Adopted	1993	https://www.cityofmadison.com/dpced/planning/documents/Cross_Counry_NDP.pdf
65 Cottage Grove Neighborhood Development Plan	Adopted	1992	https://www.cityofmadison.com/dpced/planning/documents/Cottage_Grove_NDP.pdf
66 Bay Creek Neighborhood Plan	Adopted	1991	https://www.cityofmadison.com/dpced/planning/documents/baycreek.pdf
67 Allied-Dunn's Marsh Neighborhood Plan	Adopted	1990	https://www.cityofmadison.com/dpced/planning/documents/allied.pdf
68 Brittingham-Vilas Neighborhood Plan	Adopted	1989	https://www.cityofmadison.com/dpced/planning/documents/vilas.pdf
69 East Town-Burke Heights Neighborhood Development Plan	Adopted	1987	https://www.cityofmadison.com/dpced/planning/documents/East_Towne_Burke_Heights_NDP.pdf
70 Broadway-Simpson-Waunona Neighborhood Plan	Adopted	1986	https://www.cityofmadison.com/dpced/planning/documents/broadway.pdf