

Date: April 25, 2014

To: City of Madison Plan Commission

From: Jon Miskowski, Regent Neighborhood Association President, on behalf of the RNA Board
Shiva Bidar-Sielaff, Alder, District 5

Subject: Planning Division staff report on the University Avenue Corridor Plan

We would like to thank the Planning Division staff for their help in the development of the University Avenue Corridor Plan (UAC Plan).

After careful review of the staff report, we can support all but a few of the changes proposed by the staff. We would like to propose the following alternatives to staff recommendations:

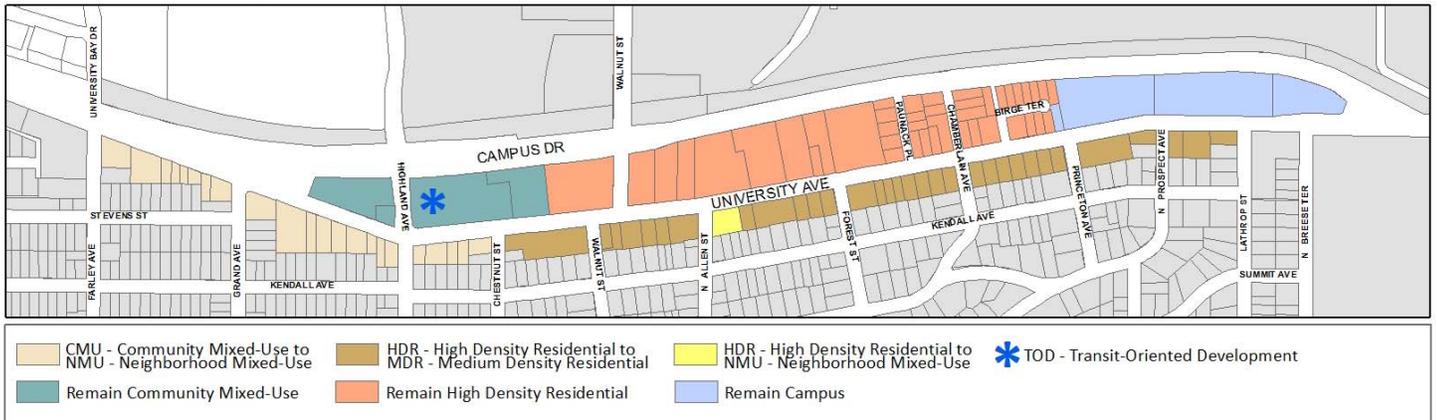
Rec. #1.

Revise Map 16, “Proposed Madison Comprehensive Plan Changes” (fig. 4 on p. 6 & text on p.11 of staff report, p. 47 of UAC Plan) and associated narrative in the Plan as follows:

- a) Same as in staff report
- b) Maintain the Comp Plan designation for the areas north of University Ave

Note: This recommendation reflects agreement among staff and us on the change of designation for the areas south of University Avenue (see attached proposed modified map).

Map 16: Madison Comprehensive Plan Land Use and Proposed Changes



Rec. #2.

Revision of Map 17 (fig. 5-6 on pp. 8-9 & text on p. 11 of staff report, p. 47 of Plan)

- We agree with the planning staff version of map 17, with one significant exception: In the yellow area seen in figure 6, we do NOT support the staff recommendation of 8 stories. The Plan recommendation of 4 stories/52 feet to 5 stories/55 feet was chosen to reflect our experience that the area already has significant congestion problems so it is important that we manage increases in density.

- In the green area of figure 6, we support the height limit provided in the current TR-U1 zoning. To reflect the nomenclature used throughout the document (stories & feet), we recommend stating that the zoning limit is 5 stories/65 feet.

Rec. #7.

Eastbound on-ramp (p. 12 of staff report, page 64 of Plan)

- The Plan does not discuss a ramp at Highland and it is not clear whether such a ramp would adversely affect the business district. We support inclusion of a statement that the impact of any proposed ramp at Highland or Walnut should be adequately studied.

Rec. # 11.

UDC language regarding minimum setbacks (p. 13 of staff report)

Rec. # 31.

Changes in Land use 1960-2010 (p. 17 of staff report, p. 23 of Plan)

- We would like to ask that this map be simply deleted from the UAC Plan as it has served to create some additional confusion and debate over density measurements

Finally, we recommend two factual corrections to the staff report:

- p. 1: The south boundary of the study area is the rear lot line of parcels along the south side of University Ave, not Kendall Ave.
- p. 6: 2550 University Avenue is 3 stories along the street, not 4 stories.

Thank you for your careful consideration of the UAC Plan.