

City of Madison
INTER-DEPARTMENTAL
Correspondence

DATE: January 4, 2012
TO: Madison Plan Commission
FROM: Michael Waidelich, Principal Planner
SUBJECT: Vetter-Midtown Comprehensive Plan Amendment

The January 9, 2012 Plan Commission agenda includes consideration of an amendment to the Generalized Future Land Use Plan map in the City of Madison Comprehensive Plan to change the land use recommendations for the 104-acre Vetter property in the northeastern corner of the Mid-Town Neighborhood from Low-Density Residential, Medium Density Residential, and Park and Open Space uses to Employment and Park and Open Space uses. The proposed amendment will allow the property to be developed as part of the planned University Research Park 2 campus located to the north in the Pioneer Neighborhood---which is currently being prepared for the initial phase of development. This amendment was requested as part of the 2010-2011 Comprehensive Plan review by University Research Park, which had recently received an opportunity to acquire the Vetter property.

The land use recommendations for the Vetter property included in the current Comprehensive Plan were based on similar recommendations in the Mid-town Neighborhood Development Plan, so the proposed University Research Park employment use also required a corresponding amendment to the neighborhood plan. Because the recommendations in a neighborhood plan can be more detailed and provide better opportunities for community input, and to avoid a possible scheduling conflict with a potentially more-controversial Comprehensive Plan amendment, the amendment to the Mid-Town Neighborhood Development Plan was prepared and considered before introducing the Comprehensive Plan amendment. Following a planning process that included cooperative discussions between University Research Park representatives and City staff, and a neighborhood public meeting, the amendment to the Mid-Town Neighborhood Development Plan changing the land use recommendations for the Vetter property from residential and park and open space uses, to employment and park and open space uses, was adopted by the Common Council on November 29, 2011. The adopted amendment incorporated all of the revisions recommended by the Plan Commission based on input from City staff, neighborhood residents, and the reviewing City committees.

The Comprehensive Plan amendment will revise the Generalized Future Land Use Plan map to reflect the Employment and Park and Open Space land use recommendations for the Vetter property included in the amended Mid-Town Neighborhood Development Plan. More-detailed mapped recommendations regarding local characteristics such as future neighborhood street alignments, pedestrian-bicycle connections, or stormwater management facilities, for example, are not identified at the scale of the Comprehensive Plan, but are covered by the recommendations in applicable neighborhood plans.

Plan Division staff consider the proposed amendment to the Generalized Future Land Use Plan map consistent with Comprehensive Plan recommendations for community growth and development, and with the recently-adopted amendment to the Mid-Town Neighborhood Development Plan; and recommend its approval. As prescribed by State Statutes, the Plan Commission recommendation on an ordinance to adopt a Comprehensive Plan amendment must be made by resolution. Plan Commission Resolution, ID 24969, recommending adoption of the ordinance to amend the Comprehensive Plan to revise the land use recommendations for the Vetter property, is attached.