

2017 Comprehensive Plan: Draft Future Land Use Map

- 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)
- Neighborhood Planning Area (NPA)
- Downtown Mixed Use (DMU)
- Downtown Core (DC)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Airport (A)
- Change Since 2012 FLU Map
- Map Note

Comprehensive Plan Future Land Use Map Notes	
2017 #	2017 Note
1	There are significant natural glacial features along this corridor which should be preserved and incorporated into an Ice Age National Scenic Trail connection between University Ridge Golf Course and Mill Town Road at Shady Oak Lane.
2	While this parcel would ideally be retained as open space/farmland as part of a community separation area between Verona and Madison, it may be developed as an employment use.
3	West Towne Mall, the Odana Road corridor, and Westgate Mall are shown as future mixed-use areas, but redevelopment that includes substantial residential components within the area that is generally bounded by Whitner Way (east), Mineral Point Road (west) and Schroeder Road (south) should be preceded by adoption of a detailed City plan that provides for better connectivity, more park/open space, and other amenities and infrastructure necessary to support residential development.
4	The "house-like" residential character of this LMR area should be retained, and any limited redevelopment should generally maintain the current single-family/two-flat/three flat development rhythm.
5	The University of Wisconsin-Madison Campus Master Plan provides detailed land use and development recommendations for the UW Campus area. All UW development within the UW Campus boundary must be consistent with the Campus Master Plan unless an exception is approved by the City. Any neighborhood plans that cover part of the UW Campus should also be consulted when reviewing development within the Campus Boundary.
6	While this area is shown as employment, parcels fronting Gibson Street are also appropriate for redevelopment to the Medium Residential use, so long as the Gibson-facing frontage provides for an appropriate transition to the residential development on the west side of Gibson.
7	Refer to the Downtown Plan for the area bounded by the Lakes, Blair Street, Regent/Drouff Streets, and Park Street. Note that residential uses shown in this area should be considered "primarily residential," as defined in the Downtown Plan.
8	The existing office and residential uses are recommended to continue until a future opportunity arises to convert this area to public park and open space use. The existing uses should not be expanded and the land should not be redeveloped.
9	This property is currently the site of the Wisconsin Menzies Mental Health Institute. A detailed development plan for the property should be prepared and adopted by the City prior to any redevelopment to new uses. Land along Lake Mendota is recommended for public park and open space.
10	This former sanitarium site is presently owned by Dane County and used as an office building. Adaptive reuse of the existing buildings for employment, residential, or mixed uses is recommended if this site is redeveloped. The open area south of the buildings should remain undeveloped and any reuse of the site should be designed to preserve and enhance the views from the site to Lake Mendota and the Ishkous. The wooded portion of the site north of the buildings should be maintained as open space.
11	It is recommended that there be no additional development on the top portion of this hill. Future development may be allowed around the lower portions of this hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill from surrounding properties, and provides adequate vegetative buffers from the existing park property.
12	It is not recommended that the mobile home park that currently occupies this area cease operations, but employment is the most appropriate future use of the property if the property owner does close the park.
13	Land in this area is part of the Town of Blooming Grove, and will be attached to the City before November 1, 2027. This land should either continue in its current agricultural use or be incorporated into the adjacent Capital Springs State Recreation Area.
14	The City should work with the Town of Blooming Grove, as outlined in the 2005 intergovernmental agreement, to prepare a special area plan for land generally bounded by Milwaukee Street, Starkweather Creek, the railroad tracks/Highway 30, and Regas Road extended, prior to any development within the area.
15	Areas to the east and west of Eastoark Boulevard in this location may be appropriate for Community Mixed Use development if additional connectivity in the street network is provided to break up the large blocks and sufficient accessible parkland is dedicated for residential dwelling units.
16	The majority of this site is undeveloped - a detailed plan for any change in the site's current use should be approved by the City prior to consideration of any rezoning request.
17	If restoring the high ground east of Eastoark Road to open space is not feasible this area should transition to residential development.
18	The area bounded by McFarland on the west, Eggelton Road on the north, Interstate on the east, and the Town of Dunn on the south is subject to two intergovernmental agreements. One agreement, which expires on April 1, 2018, is with McFarland and prevents City annexation south of Eggelton. The second agreement is with the Town of Blooming Grove, and calls for the land to be attached to the City before November 1, 2027. The primary agricultural uses within this area should be maintained.
19	Portions of this area should be considered for permanent open space and agricultural land preservation as part of a community separation agreement with the Village of Cottage Grove and Town of Cottage Grove.
20	A portion of this area may have the potential for limited development as a conservation subdivision.
21	An Interstate interchange in this general location would help implement the land uses and intensities planned for this area.

