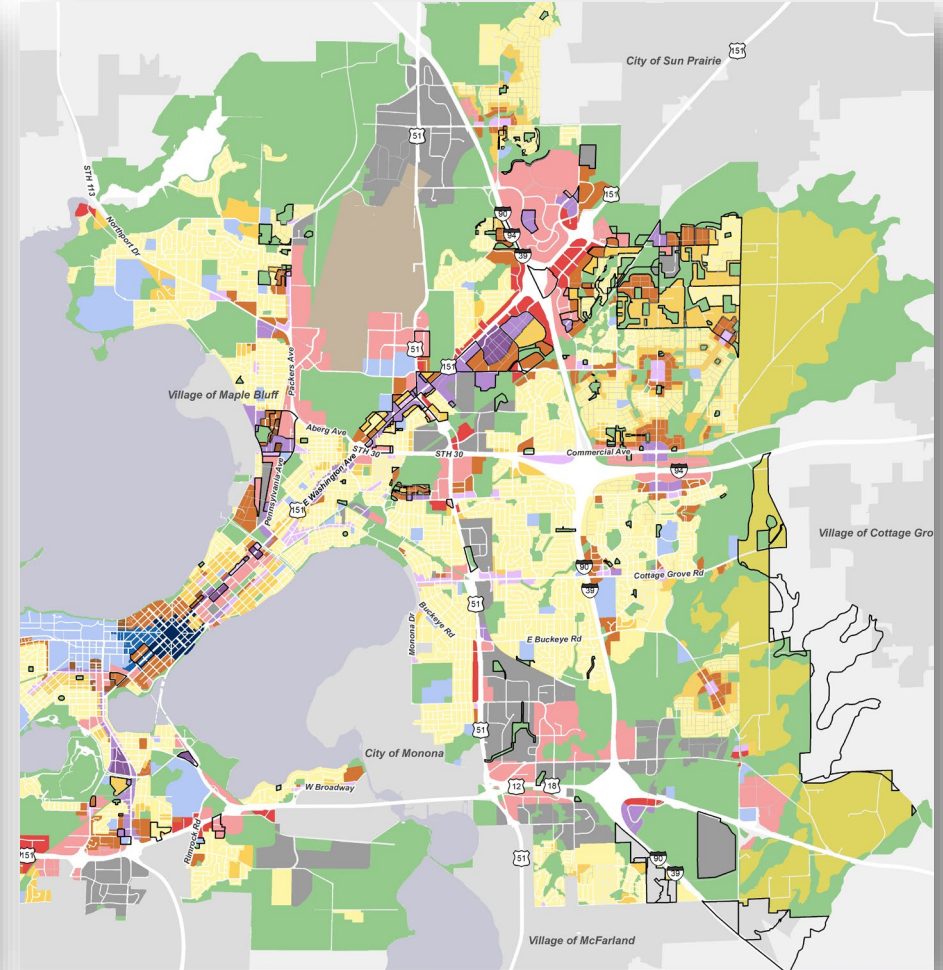


2023 Comprehensive Plan Interim Update



Common Council – December 5, 2023



CITY OF MADISON
Comprehensive Plan



Imagine Madison
People Powered Planning



What is the Comprehensive Plan?



- Guides decision-making and investment
 - Work planning, budget requests



**Comprehensive Plan Generalized Future Land Use Map
2023 Interim Update - October 2023 DRAFT**

- Map Note
- City or Village
- Town
- Planned Street Network (2023)
- 2018-2023 Land Use Change (Staff)
- Map Amendments Proposed by Members of the Public**
- Accepted by Plan Commission
- Further Review by Plan Commission
- 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)
- Downtown Mixed Use (DMU)
- Downtown Core (DC)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Airport (A)
- Neighborhood Planning Area (NPA)

City of Madison Comprehensive Plan Adopted August 7, 2018. Map updated for sub-area plans adopted between summer 2018 and summer 2023 (black outlines) and amendments submitted by the public that Plan Commission discussed integrating during their September 7 & 15 meetings (green outlines).
Source: City of Madison Planning Division



Generalized Future Land Use (GFLU) Map guides private sector development

Project Scope



- 5-year interim update to the 2018 Comprehensive Plan (not a full decennial update)
- Main objectives:
 - to align GFLU Map with recently adopted plans
 - add the 7th Health and Safety Element



Project Scope



- A. Proposed amendments to the GFLU Map to reflect land use recommendations in City plans adopted or amended after the 2018 Comprehensive Plan.
- B. Proposed amendments to the 2023 Draft GFLU Map proposed by the public.
- C. Staff-proposed changes to the Comprehensive Plan document (outside of the GFLU Map).

Project Scope



- A. Proposed amendments to the GFLU Map to reflect land use recommendations in City plans adopted or amended after the 2018 Comprehensive Plan.**
- B. Proposed amendments to the 2023 Draft GFLU Map proposed by the public.
- C. Staff-proposed changes to the Comprehensive Plan document (outside of the GFLU Map).

Proposed GFLU Map Amendments



Plans amended or adopted after the 2018 Comprehensive Plan:

1. Elderberry Neighborhood Development Plan (NDP) Amendment (2018)
2. Pioneer NDP Amendment (2018)
3. Junction NDP Amendment (2018)
4. Milwaukee Street Special Area Plan (2018)
5. Triangle-Monona Bay Neighborhood Plan (2019)
6. Rattman NDP (2019)
7. Mifflandia Neighborhood Plan (2019)
8. Nelson NDP (2019)
9. Oscar Mayer Special Area Plan (2020)
10. East Washington Ave. Capitol Gateway Corridor Plan Amendment (2020, 2021)
11. Odana Area Plan (2021)
12. South Madison Neighborhood Plan (2022)
13. Greater East Towne Area Plan (2022)
14. Yahara Hills NDP Amendment (2022)
15. Shady Wood NDP Amendment (2023)
16. Hawthorne-Truax Neighborhood Plan (2023)
17. Reiner NDP (2023)

Proposed GFLU Map Amendments



In addition to revisions from recently adopted plans, the 2023 Draft GFLU Map also includes changes to reflect:

- Annexations by McFarland at the far southeast edge of the city.
- The City's intergovernmental agreement with the Town of Cottage Grove.
- City-owned parks and stormwater areas of over one acre that were inadvertently not shown as Parks and Open Space on the 2018 GFLU Map.
- Recent approvals, such as plats (for example, the Raemisch Farm on the north side) and recent City land purchases for parks.

Revisions to [map notes](#) associated with the GFLU Map.

Proposed GFLU Map Amendments

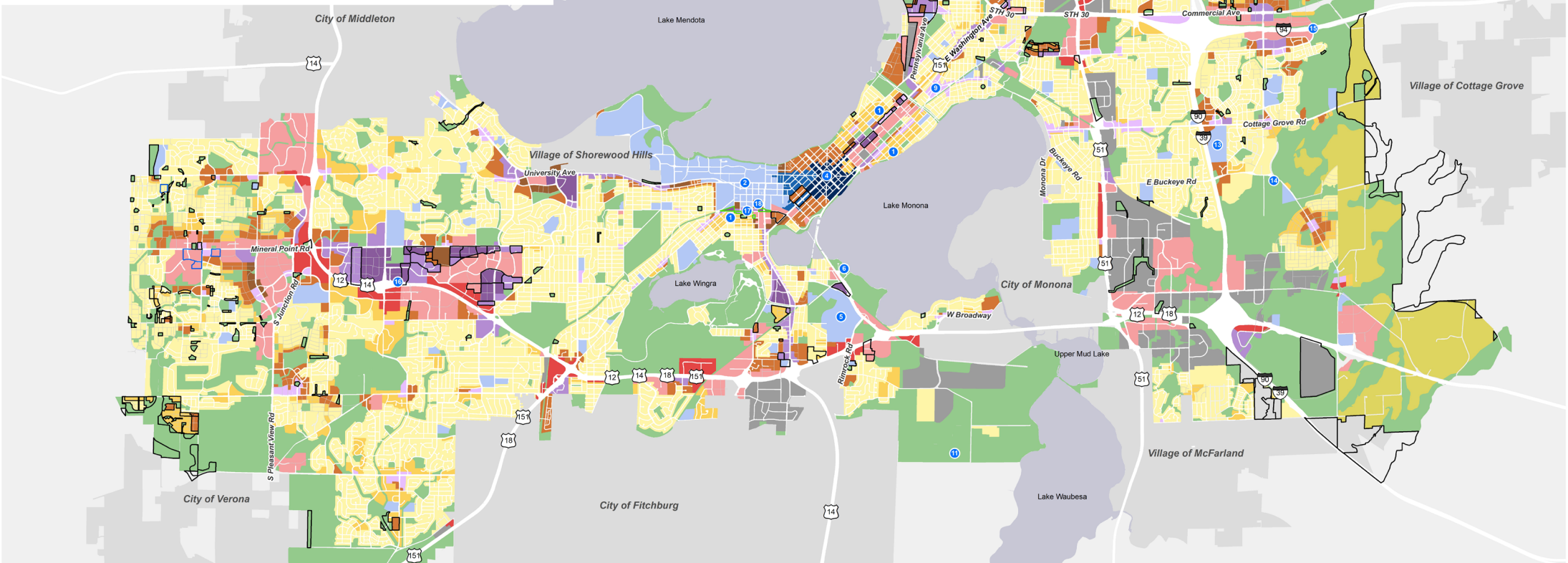


- A. Proposed amendments to the GFLU Map to reflect land use recommendations in City plans adopted or amended after the 2018 Comprehensive Plan.
- B. Proposed amendments to the 2023 Draft GFLU Map proposed by the public.**
- C. Staff-proposed changes to the Comprehensive Plan document (outside of the GFLU Map).

Comprehensive Plan Generalized Future Land Use Map 2023 Interim Update - October 2023 DRAFT

- Map Note
 - City or Village
 - Town
 - Planned Street Network (2023)
 - 2018-2023 Land Use Change (Staff)
- Map Amendments Proposed by Members of the Public**
- Accepted by Plan Commission
 - Further Review by Plan Commission
- 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)
 - Downtown Mixed Use (DMU)
 - Downtown Core (DC)
 - General Commercial (GC)
 - Employment (E)
 - Industrial (I)
 - Parks and Open Space (P)
 - Special Institutional (SI)
 - Airport (A)
 - Neighborhood Planning Area (NPA)

City of Madison Comprehensive Plan Adopted August 7, 2018. Map updated for sub-area plans adopted between summer 2018 and summer 2023 (black outlines) and amendments submitted by the public that Plan Commission discussed integrating during their September 7 & 15 meetings (green outlines).
Source: City of Madison Planning Division



Other staff-proposed changes to the Comp Plan document



- A. Proposed amendments to the GFLU Map to reflect land use recommendations in City plans adopted or amended after the 2018 Comprehensive Plan.
- B. Proposed amendments to the 2023 Draft GFLU Map proposed by the public.
- C. Staff-proposed changes to the Comprehensive Plan document (outside of the GFLU Map).**

Table of Contents

Introduction
Background information on the Comprehensive Plan

1

Engagement Process
How Madisonians shaped the Plan

9

Growth Framework
Generalized Future Land Use Map | Growth Priority Areas

13

Six Elements

Land Use and Transportation
Compact Land Use | Efficient Transportation

29

Neighborhoods and Housing
Complete Neighborhoods | Housing Access

45

Economy and Opportunity
Growing Economy | Equitable Education and Advancement

61

Culture and Character
Cultural Vibrancy | Unique Character

73

Green and Resilient
Natural Resources | Parks and Recreation

86

Effective Government
Efficient Services | Regional Cooperation | Community Facilities

99

Include cover memo
Update population projections

In addition to updating GFLU Map, update
Growth Priority Areas Map and Peripheral
Planning Areas Map

Update most maps

Add Health and Safety Element

Provision for Increased Intensity Relating to LMR or “LMR Escalator Clause”



Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential (MR)	High Residential (HR)
Single-Family Detached Building				
Civic/Institutional Building				
Two-Family, Two-Unit				
Two-Family - Twin				
Three-Unit Building	*			
Single-Family Attached	*			
Small Multifamily Building	*	**		
Large Multifamily Building		**		
Courtyard Multifamily Building		**		
Podium Building				
Number of Stories	1-2'	1-3	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-90	70+

* Permitted in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.

**** Permitted in select conditions at up to 70 DU/ac and four stories, generally along arterial streets.**

~ Or taller, if specified by an approved sub-area plan or PD zoning.

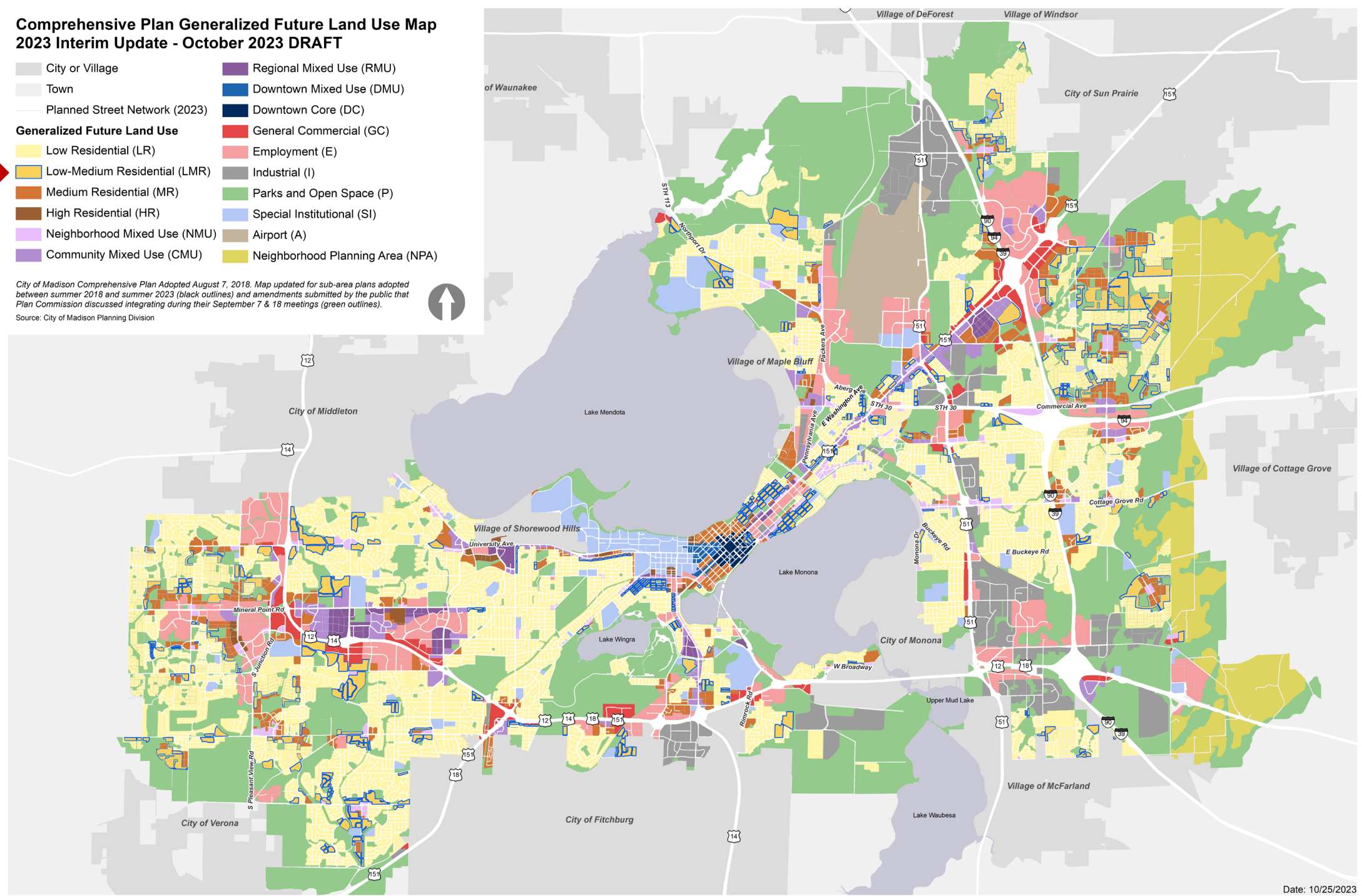
' Dormers or partial third floors are permitted.

Comprehensive Plan Generalized Future Land Use Map 2023 Interim Update - October 2023 DRAFT

- City or Village
- Town
- Planned Street Network (2023)
- 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)
- Downtown Mixed Use (DMU)
- Downtown Core (DC)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Airport (A)
- Neighborhood Planning Area (NPA)



City of Madison Comprehensive Plan Adopted August 7, 2018. Map updated for sub-area plans adopted between summer 2018 and summer 2023 (black outlines) and amendments submitted by the public that Plan Commission discussed integrating during their September 7 & 18 meetings (green outlines).
Source: City of Madison Planning Division

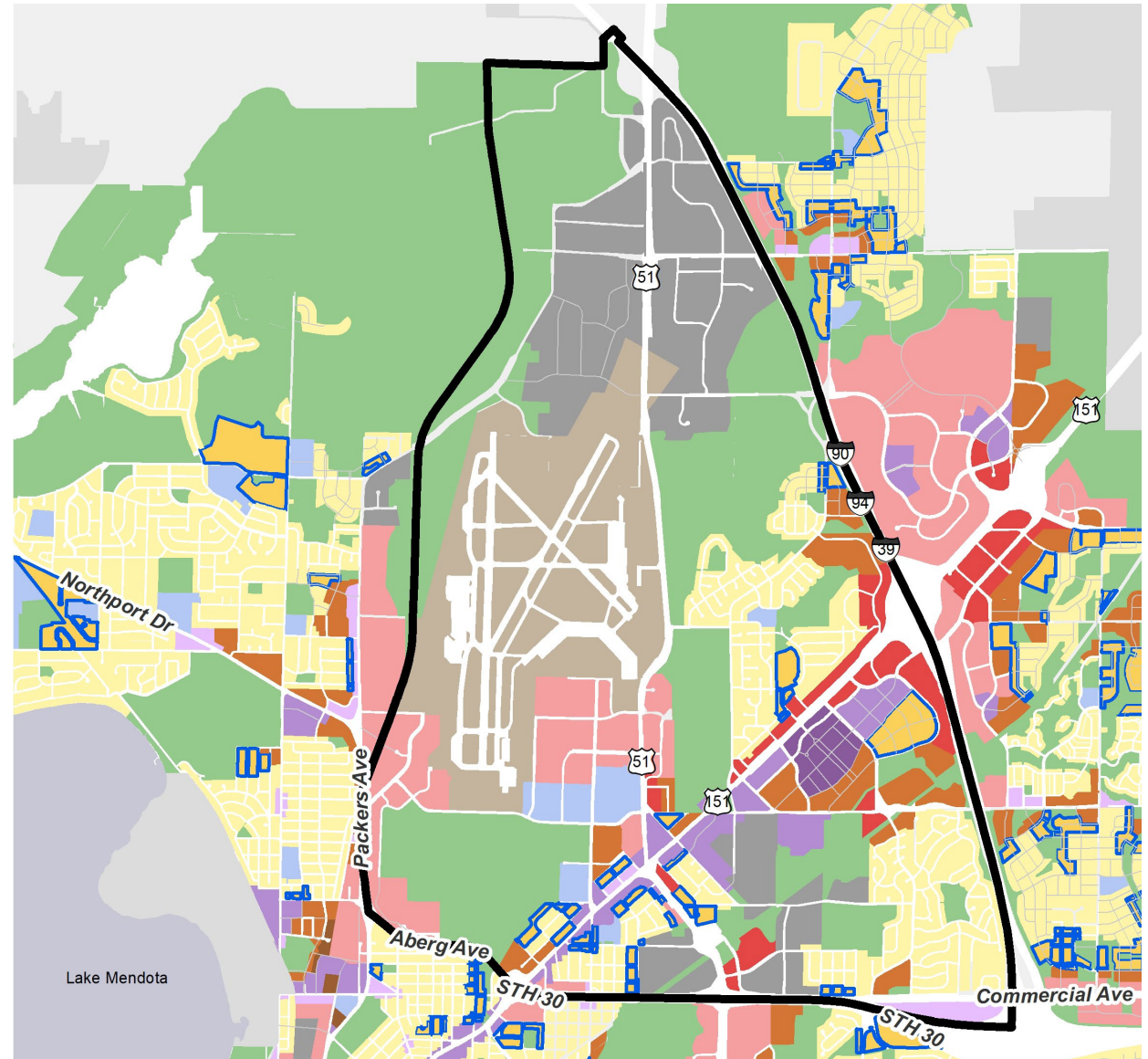
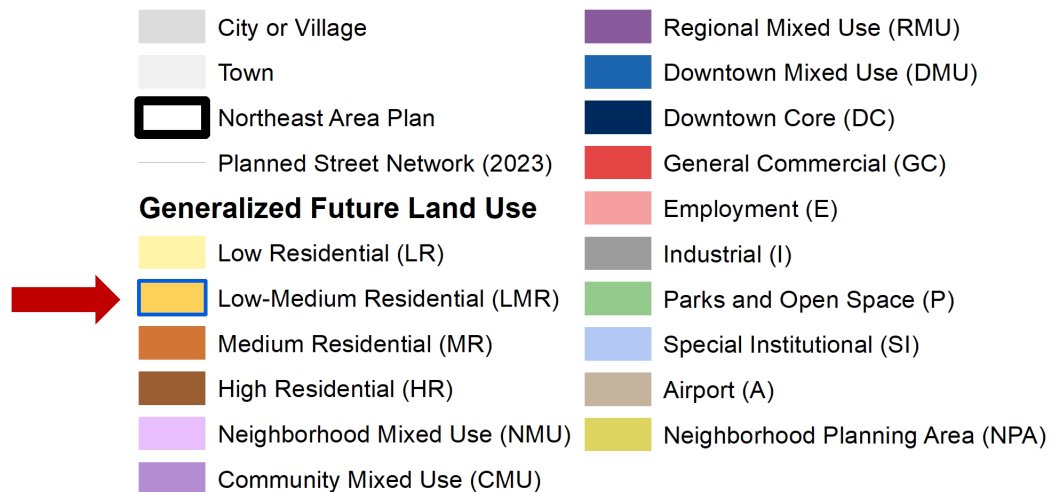


Provision for Increased Intensity Relating to LMR or “LMR Escalator Clause”



Northeast Area Plan example

- Staff proposed reviewing all LMR areas through upcoming Area Plan processes, deciding between either LMR or MR, then eliminating the LMR escalator clause



Provision for Increased Intensity Relating to LMR or “LMR Escalator Clause”



Existing language in adopted Plan:

** Permitted in select conditions at up to 70 DU/ac and four stories, generally along arterial streets.

Proposed language:

** Appropriate in select conditions at up to 70 DU/ac and four stories, ~~except for parts of the city with an Area Plan adopted after the 2023 Comprehensive Plan Interim Update~~. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

Provision for Increased Intensity Relating to LMR or “LMR Escalator Clause”



Existing language in adopted Plan:

** Permitted in select conditions at up to 70 DU/ac and four stories, generally along arterial streets.

Proposed language:

** Appropriate in select conditions at up to 70 DU/ac and four stories. Factors to be considered include relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities.

Comprehensive Plan Interim Update (2023)

Project website: www.cityofmadison.com/CompPlan

Legistar file: 80281



Kirstie Laatsch, Planner

Planning Division

608-243-0470

klaatsch@cityofmadison.com