

**2010 COMPREHENSIVE PLAN REVIEW
PRELIMINARY LIST OF POTENTIAL COMPREHENSIVE PLAN MAP AMENDMENTS FOR POSSIBLE CONSIDERATION**

COMPREHENSIVE PLAN AMENDMENTS TO CORRECT OMISSIONS OR TECHNICAL ERRORS ON THE GENERALIZED FUTURE LAND USE PLAN MAP AS ADOPTED IN JANUARY 2006

Map Key No.	Location	Proposed LU Change	Reason for Proposed Amendment	Comments	CP Map No.
Missing Land Use Designation					
Map A-1	Area north of Mineral Point Road just west of Pleasant View Road	Designation to E district	To correct a mapping error in the adopted Comprehensive Plan. This area currently is missing a land use designation	This area had an Employment land use designation on the May 2005 draft of the Generalized Future Land Use Plan Map.	2-2h
A-2	Area southwest of Junction Road/ Harbor Town Drive intersection.	Designation to CMU district	To correct a mapping error in the adopted Comprehensive Plan. This area currently is missing a land use designation.	This area had a Community Mixed Use land use designation on the May 2005 draft of the Generalized Future Land Use Plan Map.	2-2h
Map B	Area at Lakeside Street west of John Nolen Drive in the Bay Creek Neighborhood	Designation to E district	To correct a mapping error in the adopted Comprehensive Plan. This area currently is missing a land use designation.	This area had an Employment land use designation on the May 2005 draft of the Generalized Future Land Use Plan Map.	2-2f
Incorrect Land Use Designation					
Map C	Parcel on east side of 733 CTH M just north of Applewood	SI to LDR	To correct a mapping error in the adopted Comprehensive Plan. This vacant parcel is not a part of the Holy Name property and the designation of Special Institutional was an error.	This error was carried over from the 1977 Madison Land Use Plan, which also showed the property as SI.	2-2g
Map D	Several residential properties located east of Dempsey Road at Davidson Street	E to LDR	To correct a mapping error in the adopted Comprehensive Plan. These existing residential properties are south of the Cottage Grove Road business district, and the designation of E was an error.	Lands adjacent to the west and south are designated LDR. The Royster-Clark SAP recommends changing the adjacent lands to the north and east from E to NMU and SI, respectively.	2-2d
Map E	Several block residential area located generally north of Commercial Avenue and northwest of N. Thompson Drive	MDR to LDR	To more accurately reflect the predominantly low-density character of this portion of an established neighborhood.	Except for a few parcels in the westernmost half block, existing net density in this area ranges from about 3 to about 14 units per acre. No current plan recommends increased densities in the residential portions of this neighborhood.	2-2c
Map F-1	Area west of Milwaukee Street extended, just south of Interstate Highway 94	E to P	To reflect the revised final alignment of the planned Milwaukee Street extension, which will cross beneath the Interstate to provide a connection to the Northeast Neighborhoods..	Wetlands exist immediately east of the planned roadway, and no development east of the road is intended.	2-2d
F-2	Area east of the back lot line of the east frontage of East Hill Parkway between Littlemore Drive and Stockbridge Drive	LDR to MDR	To more accurately reflect the approved and planned densities and housing types in this portion of the neighborhood.		2-2d
F-3	Small area north of Cottage Grove Road	LDR to P	To be consistent with the adopted Sprecher Neighborhood Development Plan, which recommends open space uses.	The Sprecher NDP recognizes two existing residential uses in this area by mapping a small Low Density Residential land use circle on each site. This construct indicates that expansion of these uses and a larger development area is not intended. These isolated existing uses are generally not shown on the Comprehensive Plan maps.	2-2d

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COMPREHENSIVE PLAN AMENDMENTS SPECIFICALLY RECOMMENDED IN PLANS FOR EXISTING NEIGHBORHOODS ADOPTED OR AMENDED SINCE JANUARY 2006.

Map Key No.	Location	Proposed LU Change	Reason for Proposed Amendment	Comments	CP Map No.
Spring Harbor Neighborhood Plan					
Map G	Lands north of the railroad tracks on both sides of Whitney Way	NMU to CMU	Recommended in the Spring Harbor Neighborhood Plan [adopted 1-17-06]	Also revise Map Note 34 to reflect the CMU recommendation.	2-2h
Tenney-Lapham Neighborhood Plan					
Map H-1	600 block between E. Dayton Street and E. Mifflin Street	HDR to MDR	Recommended in the Tenney-Lapham Neighborhood Plan [adopted 2-5-08]		2-2a
H-2	Northeast and southeast quadrants of the E. Johnson/N. Blount Street intersection	MDR to NMU	“		2-2a
H-3	Northeast and southeast quadrants of the E. Johnson/E. Livingston Street intersection	MDR to NMU	“		2-2a
H-4	East half of the 700 block between E. Mifflin Street and E. Dayton Street	HDR to P	“	Park expansion assumes closing this block of N. Livingston Street.	2-2a
H-5	1300 blocks between E. Johnson Street and E. Mifflin Street (two whole blocks)	MDR to LDR	“		2-2a
Tenney-Lapham Neighborhood Plan and East Washington Avenue Capitol Gateway Corridor Plan					
H-6	South side of the 600 and 700 blocks of E. Mifflin Street	CMU to HDR	Recommended in the Tenney-Lapham Neighborhood Plan, and the East Washington Avenue Capitol Gateway Corridor Plan [adopted 2-5-08]		2-2a
H-7	South side of the 800 block of E. Mifflin Street	CMU to MDR	“		2-2a
H-8	South side of the 1000 block of E. Mifflin Street	E to MDR	“	The Capitol Gateway Corridor Plan says “MDR with E.” There is no need to have this nuance in the Comprehensive Plan also if it is in the more detailed plans.	2-2a
H-9	North side of the 1100, 1200, and west half of the 1300 block of E. Washington Avenue	MDR and E to CMU	“		2-2a
H-10	East half of the south side of the 1300 block of E. Mifflin Street	MDR to E	“		2-2a
East Washington Avenue Capitol Gateway Corridor Plan*					
H-11	West end of the 600 block between E. Washington Avenue and E. Main Street	E to CMU	Recommended in the East Washington Avenue Capitol Gateway Corridor Plan [adopted 2-5-08]		2-2a
H-12	East half of north side of the 1400 block of E. Main Street	E to MDR	“		2-2a
H-13	South side of the 1500 block of E. Washington Avenue between the river and RR tracks	MDR to E	“	Also consider a minor revision to Map Note 2.	2-2a

*Note: The East Washington Avenue Capitol Gateway Corridor Plan is considered a special area plan rather than a neighborhood plan, but it is presented here for convenience since it shares several recommendations with the Tenney-Lapham Neighborhood Plan.

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Map Key No.	Location	Proposed LU Change	Reason for Proposed Amendment	Comments	CP Map No.
Regent Street-South Campus Neighborhood Plan					
Map I-1	South frontage of Regent Street between Madison Street and Monroe Street	LDR to NMU	Recommended in the Regent Street-South Campus Neighborhood Plan [adopted 7-1-08]		2-2a
I-2	Area bounded by Monroe Street, Randall Avenue and the bicycle path	NMU to CMU	“		2-2a
I-3	Area bounded by Regent Street, Randall Avenue and the bicycle path	HDR to CMU	“		2-2a
I-4	Area bounded by Dayton Street, Orchard Street, Randall Avenue and one lot depth north of Regent Street	MDR to HDR	“		2-2a
I-5	Area bounded by Mills Street, Fahrenbrook Ct., Park Street, and the bicycle path/RR tracks	MDR to HDR	“		2-2a
I-6	Area generally bounded by Mills Street, Fahrenbrook Ct., Park Street and College Court	MDR to E	“	Planning staff recommend changing this area from MDR to HDR, rather than E. This currently is predominantly a residential district.	2-2a
I-7	Area generally bounded by Mills Street, College Court, Park Street/East Campus Mall, and Regent Street	NMU and MDR to E	“	Planning staff recommend changing this area from NMU and MDR to CMU rather than E. CMU is more consistent with the Regent Street business district and recent residential project approvals.	2-2a
I-8	Property at the northeast corner of Mills Street and Milton Street	E to SI (community facility)	“	Planning staff recommend changing this area from E to MDR, rather than SI. This is a Neighborhood House and typically would not be separately identified at the Comp Plan scale.	2-2a
Regent Street-South Campus Neighborhood Plan and Greenbush Neighborhood Plan					
I-9	North side of Bowen Court between Randall Avenue and Mills Street	LDR to MDR	Recommended in the Regent Street-South Campus Neighborhood Plan and in the Greenbush Neighborhood Plan [adopted 7-1-08]		2-2a
Greenbush Neighborhood Plan					
I-10	Approximately six-block area bounded by Bowen Court, S. Mills Street, St. James Court and S. Randall Avenue	LDR to MDR	Recommended in the Greenbush Neighborhood Plan [adopted 7-1-08]		2-2a
Greenbush-Vilas Neighborhood Housing Revitalization Strategy					
I-11	Several half-blocks located generally between St. James Court and Mound Street between the back lot line of the east frontage of S. Mills Street and S. Randall Avenue	LDR to MDR	Recommended in the Greenbush-Vilas Neighborhood Housing Revitalization Strategy [adopted 11-9-10]		2-2a
Northport-Warner Park-Sherman Neighborhood Plan					
Map J	Oak Hill Park Manufactured Home Community property east of Packers Avenue (CTH CV)	MDR to E	Recommended in the Northport-Warner Park-Sherman Neighborhood Plan [adopted 11-3-09]	Also add a new Map Note to describe the rationale for the recommendation.	2-2b

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COMPREHENSIVE PLAN AMENDMENTS TO REFLECT THE LAND USES RECOMMENDED IN SPECIAL AREA PLANS ADOPTED OR AMENDED SINCE JANUARY 2006 FOR AREAS WITHIN EXISTING NEIGHBORHOODS.

Map Key No.	Location	Proposed LU Change	Reason for Proposed Amendment	Comments	CP Map No.
Cherokee Special Area Plan					
Map K-1	Areas east and west of N. Sherman Avenue about 2/3 mile north of Golf Parkway.	LDR to P	To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]	Reduces the amount of developable area adjacent to Cherokee Marsh. This change also reflects additional open space lands purchased by the City of Madison since the Cherokee SAP was adopted.	2-2b
K-2	Two small areas west of N. Sherman Avenue and north of Golf Parkway	P to LDR	“	Adds a small amount of developable area adjacent to Cherokee Marsh.	2-2b
K-3	Property east of N. Sherman Avenue and north of Wheeler Road	LDR to SI	“	Recognizes a large existing church site.	2-2b
K-4	Small areas along the edge of Cherokee Marsh east of N. Sherman Avenue	LDR to P and P to LDR	“	Reflects a recommended new park and minor modifications to the edge of the recommended open space.	2-2b
K-5	Area southeast of Gompers Elementary/ Blackhawk Middle School	LDR to SI	“	Expands the SI district to match the existing school site.	2-2b
K-6	Area northwest of the Wheeler Road/Packers Avenue intersection	LDR to NMU	“	Shifts the recommended location of the mixed-use node.	2-2b
K-7	Area southwest of the Wheeler Road/Packers Avenue intersection	NMU to LDR	“	Shifts the recommended location of the mixed-use node.	2-2b
Stoughton Road Revitalization Plan					
Map L-1	Area at the northeast corner of Cottage Grove Road and USH 51	GC to CMU	Recommended in the Stoughton Road Revitalization Plan [adopted 6-3-08]		2-2d
L-2	Area at the northeast corner of Buckeye Road and USH 51	GC to CMU	“		2-2d
L-3	Area at the northeast corner of Pflaum Road and USH 51	GC to E	“		2-2e
L-4	Area at the southwest corner of Pflaum Road and USH 51	GC to CMU	“		2-2e
L-5	Large area east of USH 51 between Femrite Drive and USH 12 & 18	GC to E	“		2-2e
Royster-Clark Special Area Plan					
Map M-1	Area north of Cottage Grove Road generally between Royster Avenue and Dempsey Road	I and LDR to E, NMU, MDR, LDR and P	To reflect the land uses recommended in the Royster-Clark Special Area Plan [adopted 10-20-09].	Also revise Map Note 18. This is the site of the closed Royster-Clark fertilizer plant and the adjacent Madison Gas & Electric property.	2-2d
M-2	Area along the south frontage of Cottage Grove Road generally between the back lot line of the west frontage of Drexel Avenue and Clair Street	LDR and E to NMU	“		2-2d
M-3	Area east of Claire Street between Cottage Grove Road and Gary Street	E and LDR to SI and P	“	SI is the site of the East Branch YMCA. P is stormwater detention.	2-2d

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COMPREHENSIVE PLAN AMENDMENTS TO REFLECT THE MORE-DETAILED LAND USE RECOMMENDATIONS IN NEW NEIGHBORHOOD DEVELOPMENT PLANS* ADOPTED OR AMENDED SINCE JANUARY 2006.

Map Key No.	Location	Proposed LU Change	Reason for Proposed Amendment	Comments	CP Map No.
Blackhawk Neighborhood Development Plan					
Map N	Lands located generally west of Schewe Road extended between Old Sauk Road and Blackhawk Road	LDR to SI	To reflect an amendment to the Blackhawk Neighborhood Development Plan for the future school site purchased and attached by the Middleton-Cross Plains Area School District [amendment adopted 8-1-2006]	This also incorporates the modification to the City of Madison-Town of Middleton Boundary Adjustment Area as a result of the MCPASD purchase, as well as the slight modifications to the NDP street alignment and land uses approved as part of the Pope Farm Estates preliminary plat.	2-2h
Cottage Grove Neighborhood Development Plan					
Map O	Lands located east of Interstate 39-90 between Buckeye Road and the railroad tracks in the Cottage Grove Neighborhood	LDR and P to MDR, LDR, P and SI	To reflect the more-detailed land use recommendations in the Buckeye Amendment to the Cottage Grove Neighborhood Development Plan [amendment adopted 11-7-06]	This amendment area has a near-term and long-term component, as well as alternatives that depend on the extent of the open space corridor that can be implemented. Also revise Map Notes 20 and 21 and/or add new map notes as required to address these issues.	2-2d
Pumpkin Hollow Neighborhood Development Plan					
Map P	New planned neighborhood located generally west of Interstate 39-90-4-94 and north of The American Center.	NPA-LDR-TND and P to E, NMU, MDR,LDR, SI and P	To replace the general NPA recommendation for this area with the more-detailed recommendations in the Pumpkin Hollow Neighborhood Development Plan [adopted 3-18-08].	Also add a new Map Note regarding the potential to have conservation subdivisions on a limited portion of the recommended open space area west of Portage Road south of the Rattman Road intersection. The Pumpkin Hollow Neighborhood planning area also encompasses certain lands south of Hoepker Road that formerly were part of the Rattman Neighborhood planning area.	2-2c
Nelson Neighborhood Development Plan					
Map Q	Parcel at 5555 High Crossing Boulevard and part of the adjacent parcel to the south in the Nelson Neighborhood	E to GC, LDR and P	To reflect an amendment to the Nelson NDP adopted concurrently with the approval of a proposed automobile dealership at this location [amendment adopted 1-6-09].	The NDP amendment also reflects a change in the recommended alignment of proposed future streets at the eastward extension of Cross Hill Drive	2-2c
Shady Wood Neighborhood Development Plan					
Map R	New planned neighborhood located generally southwest of the Mid-Town Road/Woods Road intersection.	NPA-LDR to LDR and P	To replace the general NPA recommendation for this area with the more-detailed recommendations for the Phase A area of the Shady Wood Neighborhood Development Plan [Phase A only adopted 7-21-09]		2-2g
Northeast Neighborhoods Development Plan - Phase I					
Map S	New planned neighborhood located generally east of Interstate 39-90-94 between I-94 and the east-west mid line of Sections 25 and 26.	NPA-TND, E, CMU, MDR, and P to E, CMU, NMU, MDR, LDR, SI and P	To replace the NPA and other generalized land use recommendation for this area with the more-detailed recommendations in the Northeast Neighborhoods Development Plan [adopted 10-20-09]		2-2c

*Note: Neighborhood Development Plans provide detailed land use and street plan recommendations for areas that are comprised predominantly of agricultural and undeveloped land with few existing roadways at the time of initial plan adoption. The recommendations in adopted Neighborhood Development Plans are also reflected in the Comprehensive Plan Generalized Future Land Use Plan Map---although the land use categories are broader and the scale is less-fine. The exact alignment of planned new streets and the specific pattern of land uses and densities recommended in the plans for new peripheral neighborhoods are almost always modified to some degree as individual subdivisions and development proposals are approved over an extended period of time. These approvals are recognized as minor revisions to the neighborhood development plan if consistent with the overall objectives of the plan. These types of minor adjustments are also considered consistent with the Comprehensive Plan and do not require a Comprehensive Plan amendment, although a corresponding update to the Generalized Future Land Use Plan Map may sometimes be warranted to maintain map clarity.

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Map Key No.	Location	Proposed LU Change	Reason for Proposed Amendment	Comments	CP Map No.
Midtown Neighborhood Development Plan					
Map T-1	Western portion of the Mid-Town Neighborhood generally bounded by Valley View Road, CTH M, Mid-town Road/UW Golf Course and Meadow Road	LDR and P to MDR, LDR and P	To replace the general land use recommendations for the western portion of the planning area with more detailed recommendations from the amendment to the Mid-Town Neighborhood Development Plan [adopted 8-3-10]		2-2g
T-2	North portion of the Mid-Town Neighborhood around Paul Olson Elementary School	P and LDR to SI and LDR	To reflect the platted street pattern and the actual Olson Elementary School site, which also encompasses an area of recreational open space.	As noted in the footnote below, the exact alignment of streets and pattern of land uses and densities recommended in the Neighborhood Development Plans for peripheral areas are almost always modified to some degree as individual and subdivisions and development projects are approved over an extended period of time. . While these types of relatively minor adjustments are considered consistent with both the Neighborhood Development Plan and the Comprehensive Plan and do not require a Comp Plan amendment, a corresponding update to the Comprehensive Plan is warranted in some cases to maintain map clarity.	2-2g
T-3	South portion of the Mid-Town Neighborhood north and south of Mid-Town Road near Hawks Landing Circle	LDR to MDR and MDR to LDR	To reflect modifications to the pattern of residential densities in this area established through development approvals.	“	2-2g
Other Areas					
Map U	Site north of Nakoosa Trail and east of Stoughton Road (USH 51)	GC	To apply a land use designation to the site that is more consistent with the proposed Porchlight residential project. The Common Council, after a favorable recommendation from the Plan Commission, has agreed to sell the property to Porchlight for residential housing.	Rather than changing the mapped land use designation, Planning staff recommend revising the district description to also allow consideration of limited residential uses within the General Commercial district in some situations.	2-2c

*Note: Neighborhood Development Plans provide detailed land use and street plan recommendations for areas that are comprised predominantly of agricultural and undeveloped land with few existing roadways at the time of initial plan adoption. The recommendations in adopted Neighborhood Development Plans are also reflected in the Comprehensive Plan Generalized Future Land Use Plan Map---although the land use categories are broader and the scale is less-fine. The exact alignment of planned new streets and the specific pattern of land uses and densities recommended in the plans for new peripheral neighborhoods are almost always modified to some degree as individual subdivisions and development proposals are approved over an extended period of time. These approvals are recognized as minor revisions to the Neighborhood Development Plan if consistent with the overall objectives of the plan. These types of minor adjustments are also considered consistent with the Comprehensive Plan and do not require a Comprehensive Plan amendment, although a corresponding update to the Generalized Future Land Use Plan Map may sometimes be warranted to maintain map clarity.

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COMPREHENSIVE PLAN AMENDMENTS REQUESTED BY PROSPECTIVE DEVELOPERS TO ACCOMMODATE A SPECIFIC CURRENT OR ANTICIPATED PROPOSED DEVELOPMENT PROJECT

Map Key No.	Location	Proposed LU Change	Reason for Proposed Amendment	Comments	CP Map No.
Map V	Site north of Cottage Grove Road at Grandview Commons in the Sprecher Neighborhood	NMU and LDR to ?	To apply a land use designation to the site that is more consistent with the proposed large free-standing grocery store. Requested by Vandewalle & Associates on behalf of Veridian	An amendment to the Sprecher Neighborhood Development Plan would also be required to allow a large grocery at this location. There are several possible Comprehensive Plan revisions that could be considered to accommodate a proposed 65,000 square foot grocery at this location: 1) Amend the Comp Plan land use map to another designation that would allow stores of this size, such as General Commercial or Community Mixed Use. This change could involve just the proposed grocery site or the entire Grandview Commons neighborhood center . 2) Amend the development intensity recommendations for the Neighborhood Mixed Use district to include grocery stores at least as large as the proposed store (65,000 square feet) instead of the current limit of 25,000 square feet. 3) Revise the CMU recommendations to allow its use in smaller neighborhood-scale areas in some situations <u>and</u> amend the Sprecher NDP to limit the scale of commercial uses in the neighborhood center except for a grocery store. While these options would accommodate a larger grocery on the site, issue of whether the proposed free-standing grocery is consistent with an NMU or CMU designation would still need to be determined.	2-2d
Map W	Site north of Wheeler Road in the Cherokee Neighborhood	LDR to MDR?	To apply a land use designation to the site that is more consistent with the proposed Independent Living project density and housing types. Requested by Independent Living, Inc.	An amendment to the Cherokee Special Area Plan would also be required to accommodate this project at the proposed location. Project plans are still at a conceptual stage, and the extent of the proposed changes in housing types and residential densities will need to be determined.	
Map X	Lands located east of City View Drive and north of the WisDOT railroad tracks in the High Crossing development in the Nelson Neighborhood	E to HDR	To apply a land use designation to the site (and perhaps adjacent lands) that would be consistent with development of high density residential uses at this location. Requested by T. Wall Properties	An amendment to the Nelson Neighborhood Development Plan would also be required to accommodate the proposed uses. This is one of the older NDPs, initially adopted in 1992. The letter requesting the change in land use designation indicates a desire for a much greater change both in area and in the type and intensity of allowed land uses than is represented by changing the southeast edge of the Employment area to High Density Residential. The proposed alternative type of future development appears to be based to a significant extent on the future provision of high capacity rail-based transportation services adjacent to the site.	

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COMPREHENSIVE PLAN AMENDMENTS TO REPLACE CURRENT RECOMMENDED LAND USES WITH ALTERNATIVE USES WHICH APPEAR MORE REALISTIC OR APPROPRIATE FOR THE AREA

Map Key No.	Location	Proposed LU Change	Reason for Proposed Amendment	Comments	CP Map No.
Map Y	Site north of Nelson Road and east of USH 151 in the Nelson Neighborhood (The Crossing)	CMU (TOD) to ?	<p>To revise the current land use designation for this site to alternative land use recommendations that reflect a more likely and realistic future development scenario.</p> <p>Suggested by DPCED staff</p>	<p>An amendment to the Nelson Neighborhood Development Plan probably would also be required, depending on the specific alternative recommendation. The NDP amendment to accommodate the proposed The Crossing project was adopted July 17, 2001.</p> <p>While future development as proposed in The Crossing and reflected in the Comp Plan land use recommendation of CMU (TOD) may be considered relatively unlikely today, it is not clear what alternative recommendation might be more realistic for this location. Some new housing has already been built on the eastern portion of the site, and that somewhat limits the reasonable options. It would be hard now to revert to the distribution-manufacturing recommendation formerly placed on the entire site, for example.</p>	2-2c