

Submitted by Brian Ohm at P.C. mtg 9/19/11

Does the St. Francis house redevelopment further the following objectives, goals, and policies contained in the city's comprehensive plan?

"Policy 2: Recognize that infill development is not inherently "good" simply because it is infill, or higher density because it is higher density. Where increased is recommended, it is always only one among many community and neighborhood objectives, and other factors such as architectural character and scale (including building height, size, placement and spacing) block and street patterns, landscaping and traffic generation are also important." (p. 2-36.)

"Policy 3: Preserve and protect historically and architecturally significant older buildings in the downtown area." (p. 2-67.)

"Objective 3: Ensure that redevelopment and infill projects throughout the City are compatible with and complement existing historic resources and characteristics in the area." (p. 8-4.)

"Objective 38: Retain and enhance public and community based institutions and facilities, such as schools, churches, libraries and parks, as important neighborhood centers and providers of employment, services and amenities." (p. 2-33.)

"Policy 3: Changes in established neighborhoods should be carefully planned in collaboration with neighborhood residents, businesses, owners and institutions." (p. 2-31.)

"Policy 2: In general, encourage development of housing that can meet the needs of many types of households and limit the development of housing that is suitable for only one type of resident." (p. 2-71.)

"Policy 1: Identify potential infill and urban redevelopment locations in the Comprehensive Plan, neighborhood plans for established neighborhoods and through special planning studies of specific areas...." (p. 2-22.) (Emphasis added.)

"Policy 3: Place a high-priority on reuse or more intensive use of sites within the City where adopted City plans recommend reuse, redevelopment and/or infill development." (p. 2-22.) (Emphasis added.)

"Objective 34: Guide the processes of preservation, rehabilitation and redevelopment in established City neighborhoods through adoption and implementation of neighborhood plans, special area plans and major project plans consistent with the Comprehensive Plan." (p.2-31.)

"The Generalized Future Land Use Plan Maps illustrate a conceptual recommended land use pattern for the City of Madison and its future growth areas as a whole, but the maps are usually not sufficiently detailed to address the many nuances and specialized planning objectives of specific locations. For this reason, the Comprehensive Plan recommends that future changes in land use should be guided by the more-detailed recommendations of an adopted neighborhood plan, neighborhood development plan, or special area plan." (p. 2-73).

"No significant changes to the character of existing neighborhoods will be initiated by the Comprehensive Plan. In areas where the Comprehensive Plan's recommendations differ from the existing conditions, future changes in land uses, if any, will be carefully planned and guided by the detailed