

**Additional Comments Received After June 21 Deadline**

July 20, 2017

Dot #	Sector	Comment Location	Comment	Discussion	Staff Recommendation	Discuss
1001	East	Voit Farm property	Voit Farm does present a marvelous opportunity. It's good to see Staff supports greenspace in the northern portion (comments 393, 458) and the city is likely to acquire some of this land (comment 186). My question is whether, especially given the property's legacy as a working farm inside the city, a portion could be designated and maintained for urban agriculture; there are good examples across the country of residential developments in which a working farm is considered an amenity. <a href="https://www.nytimes.com/2014/03/12/dining/farm-to-table-living-takes-root.html">https://www.nytimes.com/2014/03/12/dining/farm-to-table-living-takes-root.html</a> <a href="http://www.wisconsinjournal.com/news/environment/welcome-to-the-agrihood-residential-developments-built-around-working-farms/article_6e94c46a-8e68-574a-9c87-5efdb6973949.html">http://www.wisconsinjournal.com/news/environment/welcome-to-the-agrihood-residential-developments-built-around-working-farms/article_6e94c46a-8e68-574a-9c87-5efdb6973949.html</a>	Staff removed the Agriculture district on the 2017 draft map. The Plan Commission could discuss whether we want to identify areas for agriculture/urban agriculture on the 2017 GFLU map.	Maintain draft 2017 GFLU map recommendations	Y
1002	Isthmus	First Settlement (near Butler, King, and Wilson)	In the draft Future Land Use (FLU) map, some of the First Settlement Historic District (FSHD) is Downtown Core rather than Medium Residential Use. I've identified by circling in red in the attached images the area of concern that is near the intersection of Butler, King, and Wilson Sts. The first image shows the area of concern is in the FSHD. The second image shows in the (grainy) FLU map that this part of the FSHD is Downtown Core (blue) where the rest of the FSHD is Medium Residential Use (brown). If the justification is made that the area of concern is zoned UMX and thus should be Downtown Core, please see the last image. It shows that there are other UMX zoned parcels in the FSHD that are Medium Residential Use in the corresponding FLU map. These other areas include the old Bellini's property, St. Patrick's Church and others that aren't currently residential uses. In fact, one of the properties in the area of concern is a home that is currently being used as a hostel that has potential future use as a residence. The area of concern is the only part of the FSHD that the FLU maps as Downtown Core rather than Medium Residential Use. Having Medium Residential Use for the entire FSHD strengthens the medium scale residential quality of our historic district that has repeatedly faced pressure of encroachment from the Downtown Core. As a member of the Plan Commission, neighbors in the First Settlement Neighborhood appreciate your help correcting this in the FLU map.	Staff attempted to incorporate the Downtown Plan's Generalized Future Land Use Map (page 35) recommendations on the 2017 draft map.	Maintain draft 2017 GFLU map recommendations	Y
1003	Isthmus	Tenney-Lapham	I see a lot of brown (High Residential) in the west end of Tenney-Lapham. If that means higher density, I oppose that part of the plan. It even extends north of Gorham between Paterson and Washburn. That little pocket does have a mix of home ownership and rentals, and I'd like to see it remain that way. Similarly, I want to see the character of the neighborhood remain to the extent possible, with single family homes, and 2, 3-, and 4 unit housing. This encourages a longer term commitment to living in the neighborhood. Specifically, I would like to see that maintained north of Mifflin and east of Blair. Medium Residential can be troubling for the west end of our neighborhood. I have seen proposals that seek to remove existing housing (which usually has lower rents than new housing) and build massive cookie cutter apartment buildings. I know that density is a goal for our downtown neighborhoods, but so it maintaining the existing character, which, as you know, comes from the variety of single family, and 2-4 flat buildings.	The area north of Gorham between Paterson and Washburn has been changed from High Density Residential on the 2006 map to Medium Residential in the 2017 draft map. The area north of Mifflin and East of Blair was Medium Density Residential on the 2006 map and is recommended Medium Residential on the 2017 draft map. Overall the recommended intensity has increased.	Maintain draft 2017 GFLU map recommendations	Y
1000	South	Lakeside Street at Olin Park	The Lakeside Street area in Olin Park has enormous potential, and I'm delighted to see the change in district to support the map note. Please consider re-purposing the office building as a multi-use facility that could include a restaurant (we need more on our lakeshores) and possibly a boat rental concession; could be a great public-private partnership opportunity like Madison Boats (Wingra, Brittingham, Marshall) on a grander scale.	This comment supports the recommendation on the 2017 draft map	Maintain draft 2017 GFLU map recommendations	N
1004	North	Near Town of Westport	For Westport, I would only ask that the City consider revising your map to update it in the area of Westport Road near the Yahara River so that it is more consistent with current usage there and also consistent with our recently adopted Comprehensive Plan on page 70. <a href="#">See attachment</a>	Staff feels this would be an appropriate change	Staff recommends to make the change from Employment to Residential near Westport Rd and the Yahara River	N
1005	North	MATC Truax Campus	Change of land use on from Park and Open Space to Residential - MATC has plans for a Residence Hall. Specific location is on the west side of Wright street at Straubel Street.	Diagram <a href="#">attached</a> for MATC requests.	Staff recommends to make this change from Park and Open Space to Institutional	N
1006	North	MATC Truax Campus	Request for a possible change at the location of the Madison College Foundation at the intersection of N Stoughton Rd at Anderson Street. Requesting a change from Employment to Institutional.	Diagram attached for MATC requests.	Maintain draft 2017 GFLU map recommendations	N
1007	North	MATC Truax Campus	MATC has outdoor athletic courts on leased land just south of Anderson Street and West of Wright street. Would like to change from Park and Open Space to Institutional	Diagram attached for MATC requests.	Maintain draft 2017 GFLU map recommendations	N
1008	North	MATC Truax Campus	MATC is leasing land west of Pearson St at the intersection of Anderson from the Airport. It is used as a training site for Firefighters. Would like to change from Airport to Institutional	Diagram attached for MATC requests.	Staff recommends to make the change from Airport to Institutional	N
1009	North	MATC Truax Campus	MATC owns the property directly north of the main campus building that they are renting to Penske. Request is to change land use from employment to institutional.	Diagram attached for MATC requests.	Staff recommends to make the change from Employment to Institutional	N
1010	North	MATC on Commercial Ave	MATC is requesting a change from Industrial land use to Institutional.		Maintain draft 2017 GFLU map recommendations	N

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1027	Near West	South Gammon Rd at Mineral Point (northwest of intersection)	Lower building height and density (NMU).	The potential for BRT service exists along the Mineral Point Road corridor. Staff feels that CMU is appropriate at this major intersection if an appropriate transition to the neighborhood to the northwest is provided (language on appropriate transitions between different land uses will be included in the Comp Plan).	Maintain draft 2017 GFLU map recommendations	Y
1011	Near West	Near High Point Rd and Tree Lane	Retain as much green and natural landscaping as possible (keep wooded area).	This area is owned by the City for stormwater management and is therefore unlikely to change.	No change to the FLU Map was proposed	N
1012	Near West	Mineral Point at S Gammon Rd	Prefer low density and low height. Good transition with green space between between Livesey and Tamarack.	See #1027.	Maintain draft 2017 GFLU map recommendations	N
1013	Near West	West Towne	Too much concrete parking - need more green.	If/when any redevelopment occurs at West Towne, enhancements to landscaping/parking will be required.	N/A	N
1014	Near West	West Towne	Too much concrete parking - need more green.	See #1013.	N/A	N
1015	Near West	Near Tree Lane and Mineral Point Rd	Not a good place for dense projects- too much congestion, save the trees.	While Mineral Point Road to the south can become congested during rush hour, the corridor in general has potential for BRT service - staff feels it is an appropriate corridor for redevelopment.	Maintain draft 2017 GFLU map recommendations	N
1016	Near West	Odana Rd near Research Park Blvd	Many old buildings- need updating- too many car dealerships- bikes should be encouraged to use bike path, rather than one of the car lanes on Odana- dangerous	There is redevelopment potential along the Odana Road corridor. There are additional planned bike path connections that should make bike path use more enticing in the future.	Maintain draft 2017 GFLU map recommendations	N
1017	Near West	Near Mineral Point and Whitney Way	What about park and ride at the transfer point?	There is no Metro transfer point at this location. If the commenter is referring to the transfer point along Tokay, some people use street parking for park-and-ride. The City's Transportation Master Plan advocates undertaking a park-and-ride study to enhance transit use.	Maintain draft 2017 GFLU map recommendations	N
1018	Far West	Near Junction Rd and Mineral Point Rd	Retain the UW Agricultural research station.	The UW will be able to retain its research station as long as it wishes to do so. If it opts to sell, the new owner will need to follow the GFLU map (note that no FLU changes were proposed for the UW-owned land in this area as part of this Comp Plan update).	Maintain draft 2017 GFLU map recommendations	N
1019	Far West	Near S Point Rd and Silicon Valley Parkway	How about a bus barn out here?	Additional bus barn space is needed, and a west side location would be beneficial. Such a facility could be located in the Employment land use that is mapped close to #1019.	Maintain draft 2017 GFLU map recommendations	N
1020	West	North of University Ave near Middleton	Like more activity at Marshall Park.	Agree - ongoing enhancements to the park should generate more activity.	No change to the FLU Map was proposed	N
1021	Far West	Along Pioneer Rd between Mineral Point Rd and Old Sauk Rd	Waste of land. Add more L-M (missing middle) residential and HR high residential.	The City's intergovernmental agreement with the Town of Middleton places a four DU/acre density cap on residential development within 1/4 mile of the Town.	Maintain draft 2017 GFLU map recommendations	N
1022	Far West	Elderberry Rd at Fargo Tr	Waste of land. Add more L-M (missing middle) residential and HR high residential.	The City will be updating the Junction, Pioneer and Elderberry neighborhood development plans through spring 2018 and will perform a more detailed analysis of future land uses as part of that update.	Maintain draft 2017 GFLU map recommendations for now, but update GFLU map to reflect outcome of the NDP updates (prior to adoption of the Comp Plan, if possible).	N
1023	Near West	North of Segoe Rd at Orchard Dr	General area- Encourage L-M, M and HR residential as opportunities present themselves.	Staff doesn't feel that residential redevelopment in the categories mentioned are likely in this area. Some limited LMR-style redevelopment could occur along Odana if property owners opt to proceed, as it is an arterial street, but staff feels that MR and HR uses are too intense for this area.	Maintain draft 2017 GFLU map recommendations	N
1024	Far West	Southeast of Mineral Point Rd and Junction Rd intersection	Redevelop to remove the flat parking lots, shift to 3-4 floor parking structures and add small business sharedspace building and L-M, HR housing.	The updated GFLU map has increased the amount of mixed-use that is mapped throughout the City, especially surrounding the West Towne area. Staff feels that some big box development will remain in the coming years and needs to be accommodated in portions of the GFLU map. Mixed-use redevelopment is more likely to proceed in and around West Towne due to its better visibility, accessibility, and general location.	Maintain draft 2017 GFLU map recommendations	N
1025	Far West	Near Watts Rd at S Junction Rd	Opportunity for community center and affordable housing and LM and M.	This is currently the Bishop O'Connor Catholic Pastoral Center and is unlikely to change in the near future.	Maintain draft 2017 GFLU map recommendations	N
1026	West	West Towne	Redevelop to remove the flat parking lots, shift to 3-4 floor parking structures and add small business sharedspace building and L-M, HR housing.	West Towne is designated as RMU, which would accommdate this type of redevelopment.	Maintain draft 2017 GFLU map recommendations	N
1028	Near West	South Gammon Rd at Mineral Point (northwest of intersection)	Lower building height and density.	See #1027.	Maintain draft 2017 GFLU map recommendations	N

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General	N/A	N/A	Use City's Subsidized housing funding target map and incorporate it into the comp. plan.	Staff feels that the overall principles behind the preferred areas mapping for affordable housing assistance (such as access to transit and avoiding concentrations of lower income housing) should be integrated into the Comp Plan. However, some of the inputs are likely to change more frequently than the 10-year update cycle for the Comp Plan (for example, provision of BRT could greatly impact access to transit mapping). Therefore, staff recommends keeping affordable housing assistance mapping outside of the Comp Plan.	No change to the FLU Map was proposed	N
General	N/A	N/A	Citywide-stormwater management- Designate some areas where stormwater is difficult to infiltrate and require/plan for underground temporary storage of rain water that can be reintroduced to parks, street medians ect.	Forward this comment to stormwater management staff - they are likely already familiar with the areas of the city where infiltration is difficult. Note that any significant underground stormwater management would likely be cost prohibitive for the City.	No change to the FLU Map was proposed	N
General	N/A	N/A	Citywide- Make sure residential retail and commercial buildings are sited to allow solar RV installation. This is a city policy from the 1980's. I've noticed that "shadow" studies are not obvious (if at all) considerations.	Staff support consideration of solar access as part of a comprehensive approach to site planning and development. Property owners should consider approved city plans for the surrounding area before making an investment in solar panels.	No change to the FLU Map was proposed	N