

2010-2011 COMPREHENSIVE PLAN REVIEW
POTENTIAL COMPREHENSIVE PLAN MAP AMENDMENTS ACCEPTED FOR EVALUATION AND
CONSIDERATION
TRACK 1

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

MAP A
MAP B
MAP C
MAP D
MAP E
MAP F

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

MAP G
MAP H
MAP I
MAP J

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 K
MAP L
MAP M

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

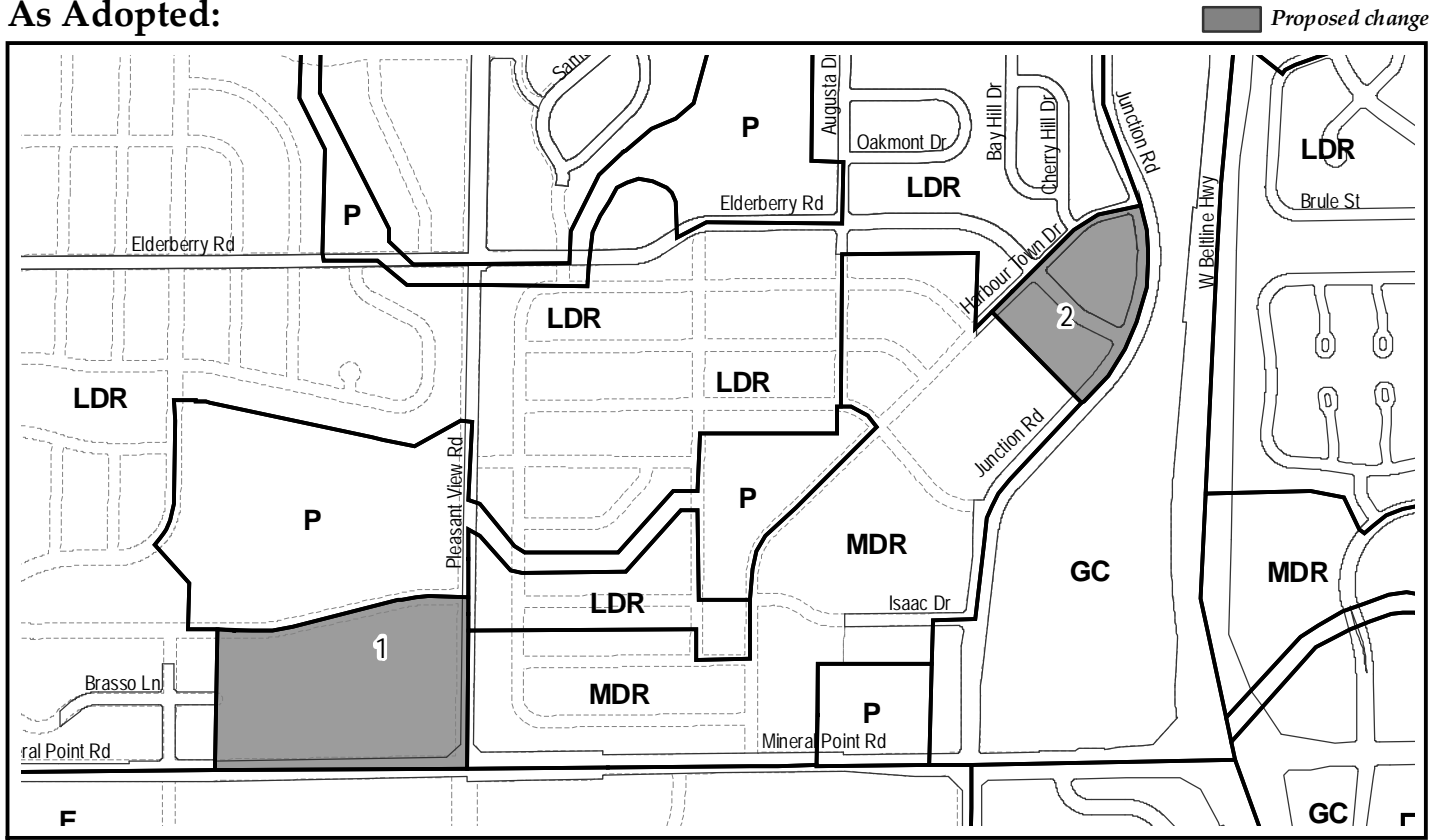
MAP N
MAP O
MAP P
MAP Q
MAP R
MAP S
MAP T

2010 - 2011 Comprehensive Plan Review

Map Amendments - Corrections

Locator Map A

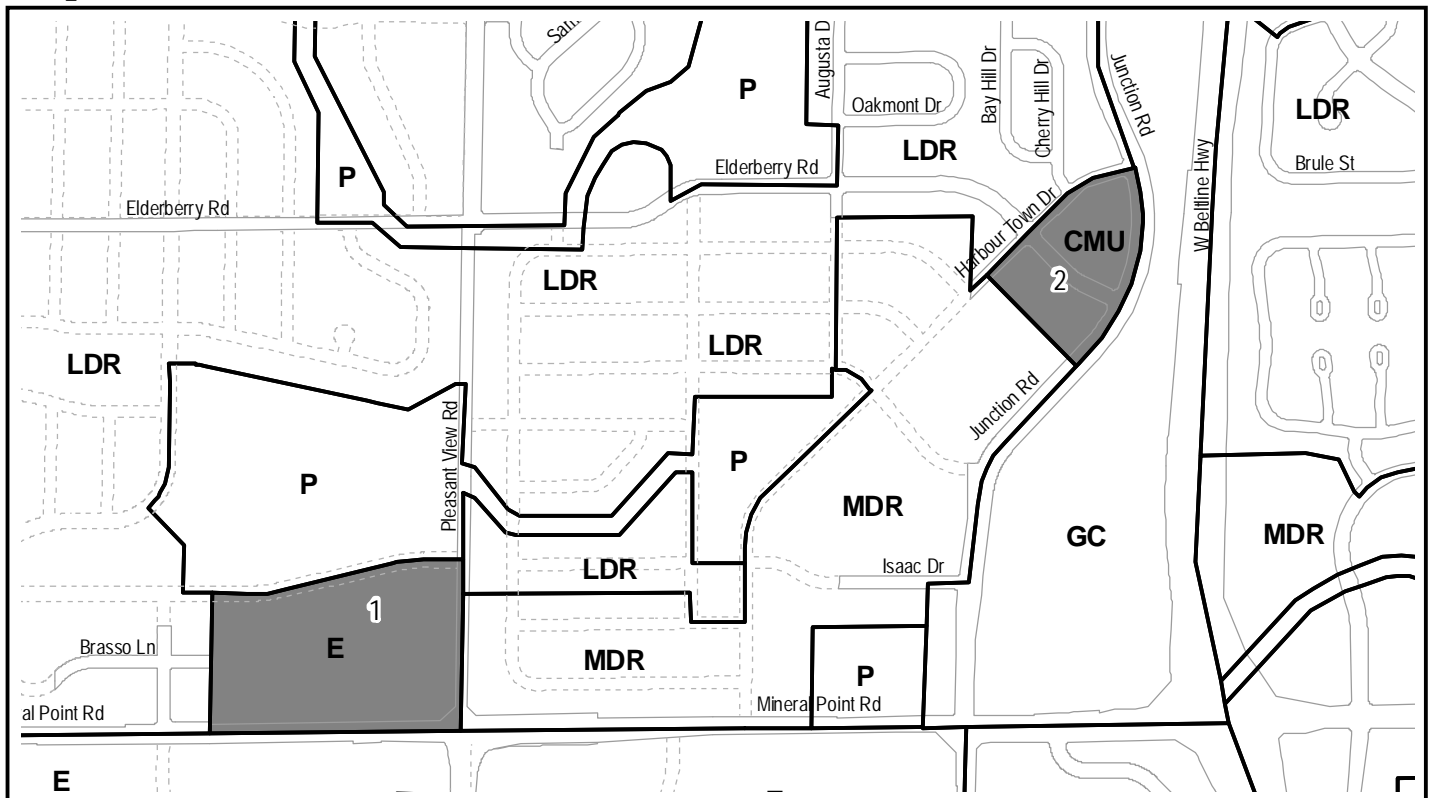
As Adopted:



0 500 1,000 Feet



Proposed Corrections:



Locator Map A:

A-1

Proposed Land Use Change: Designation to E District

Reason for Proposed Amendment: To correct a mapping error in the adopted Comprehensive Plan. This area currently is missing a land use designation.

Comments: This area had an Employment land use designation on the May 2005 draft of the Generalized Future Land Use Plan Map.

A-2

Proposed Land Use Change: Designation to CMU District

Reason for Proposed Amendment: To correct a mapping error in the adopted Comprehensive Plan. This area currently is missing a land use designation.


Comments: This area had a Community Mixed Use land use designation on the May 2005 Draft of the Generalized Future Land Use Plan Map.

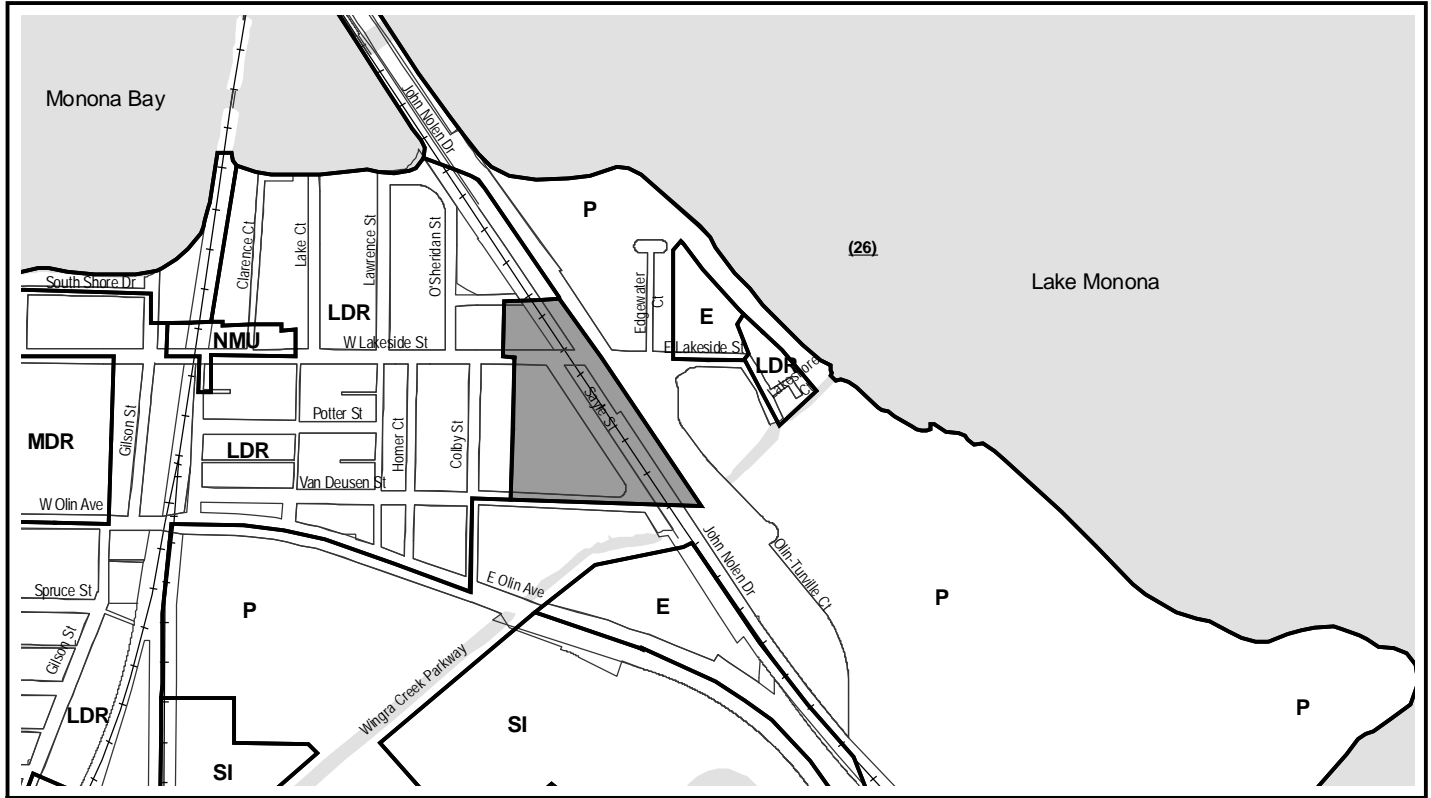
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Map Amendment - Correction

Locator Map B

As Adopted:

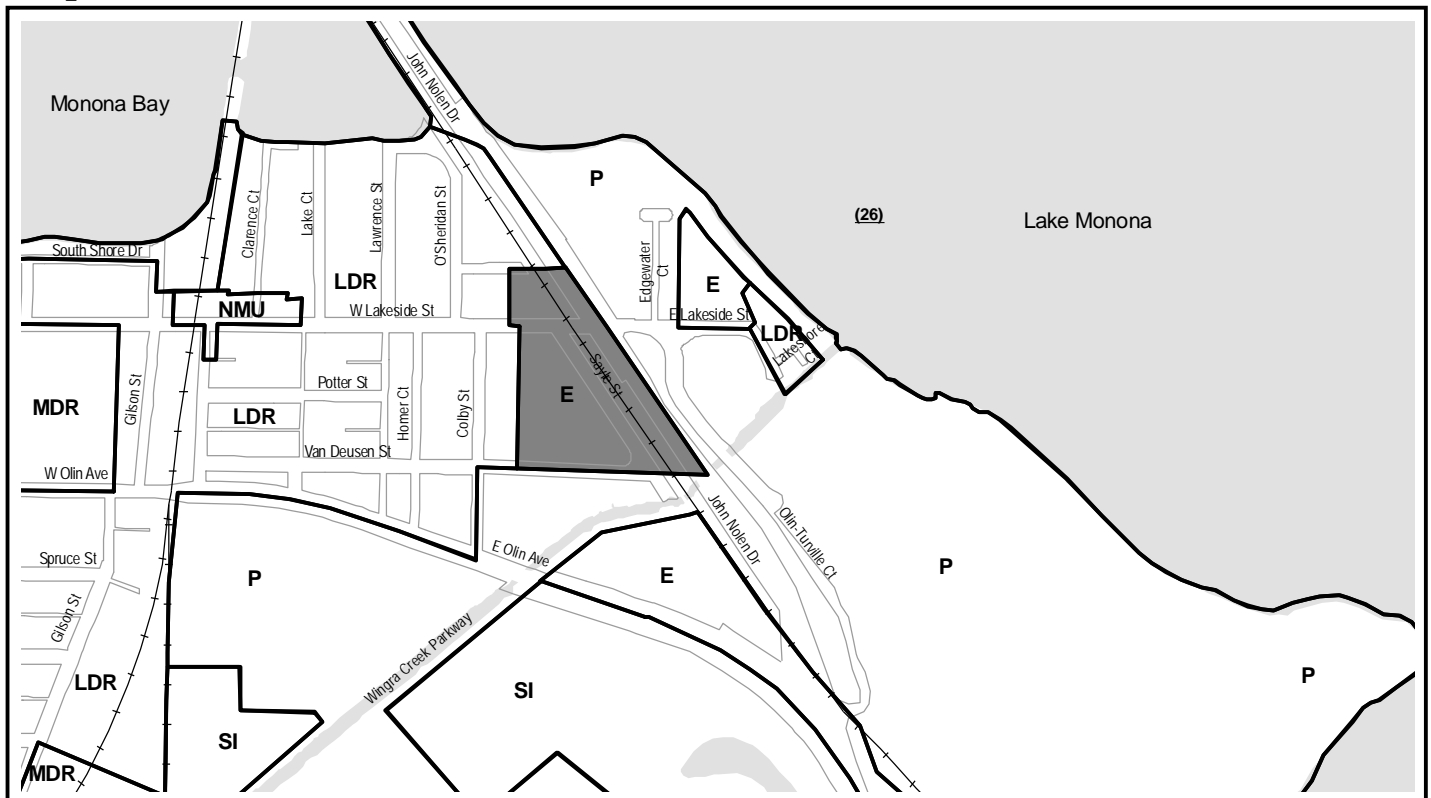
 Proposed change



0 500 1,000 Feet



Proposed Correction:



Locator Map B:

B

Proposed Land Use Change: Designation to E District

Reason for Proposed Amendment: To correct a mapping error in the adopted Comprehensive Plan. This area currently is missing a land use designation.


Comments: This area had an Employment land use designation on the May 2005 draft of the Generalized Future Land Use Plan Map.

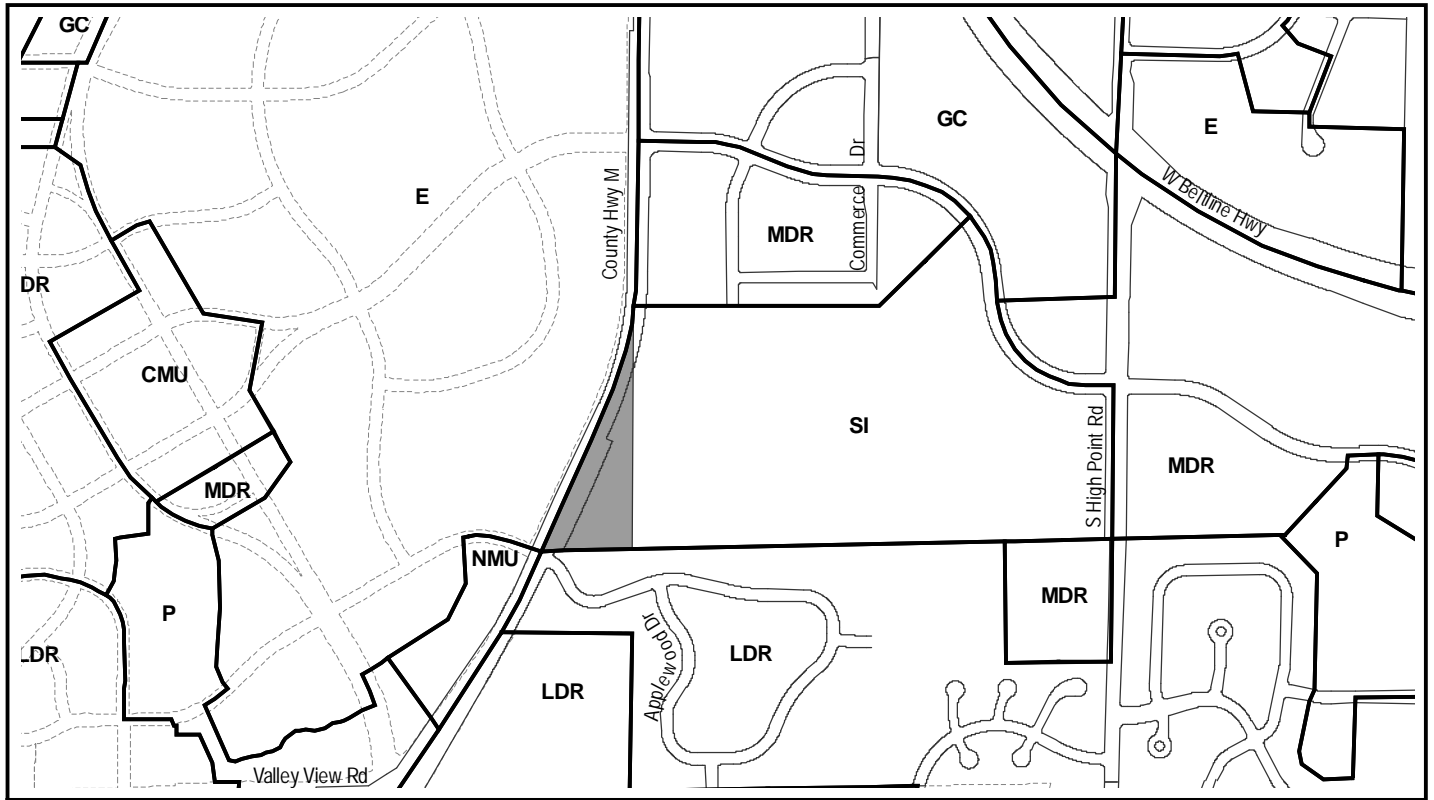
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Map Amendment - Correction

Locator Map C

As Adopted:

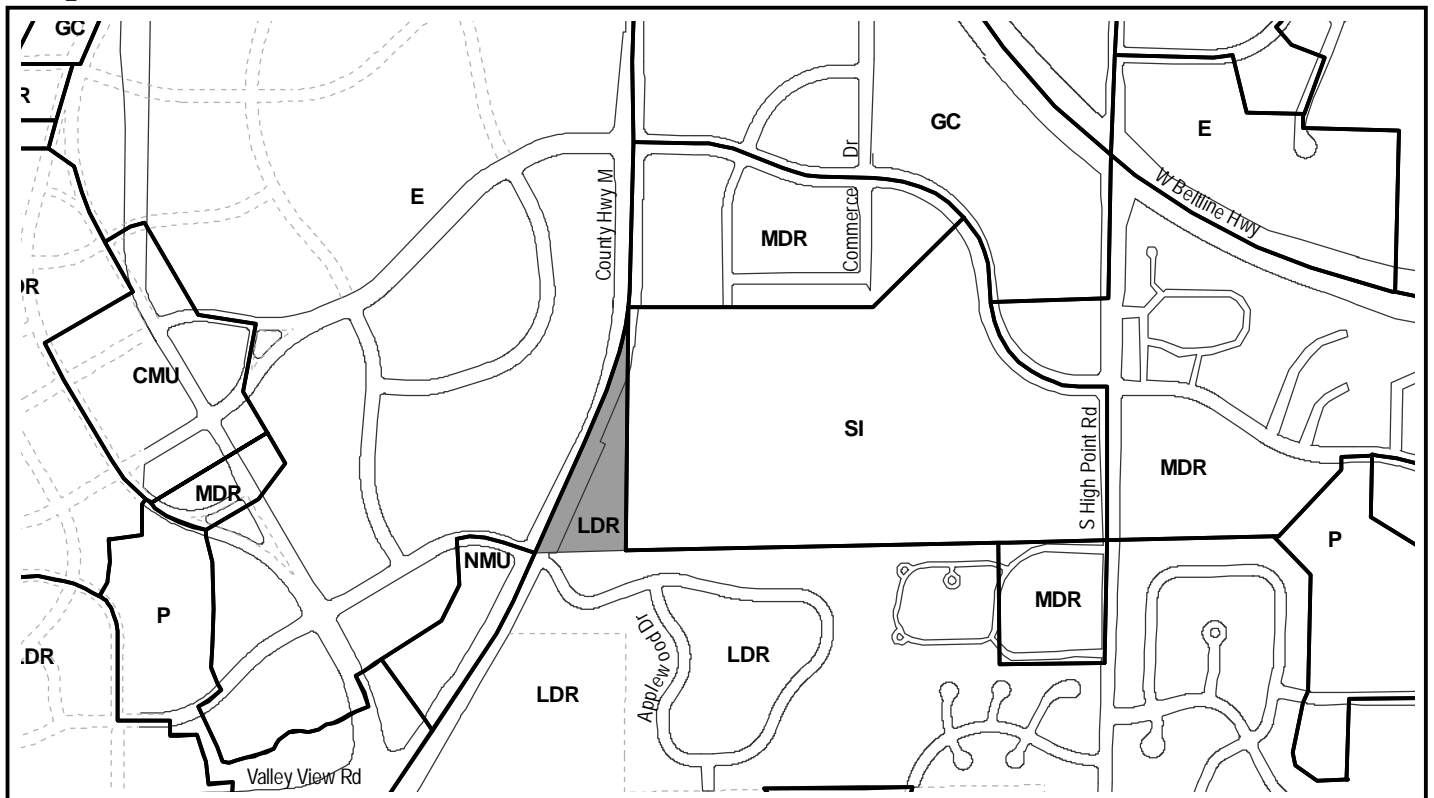
 Proposed change



0 500 1,000 Feet



Proposed Correction:



Locator Map C:

C

Proposed Land Use Change: SI to LDR

Reason for Proposed Amendment: 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.


Comments: This error was carried over from the 1977 Madison Land Use Plan, which also showed the property as SI.

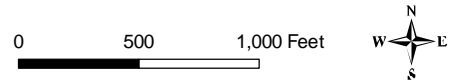
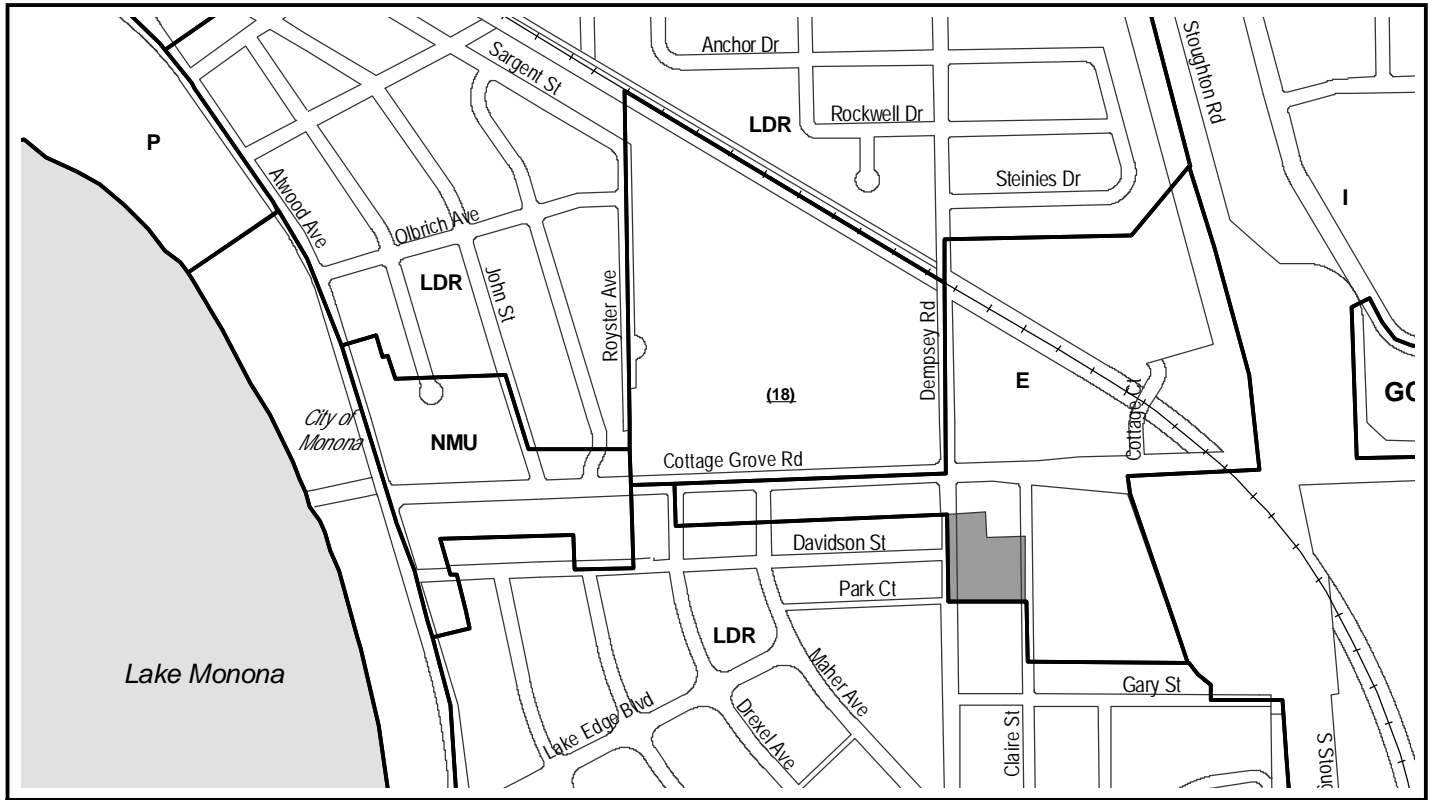
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Map Amendment - Correction

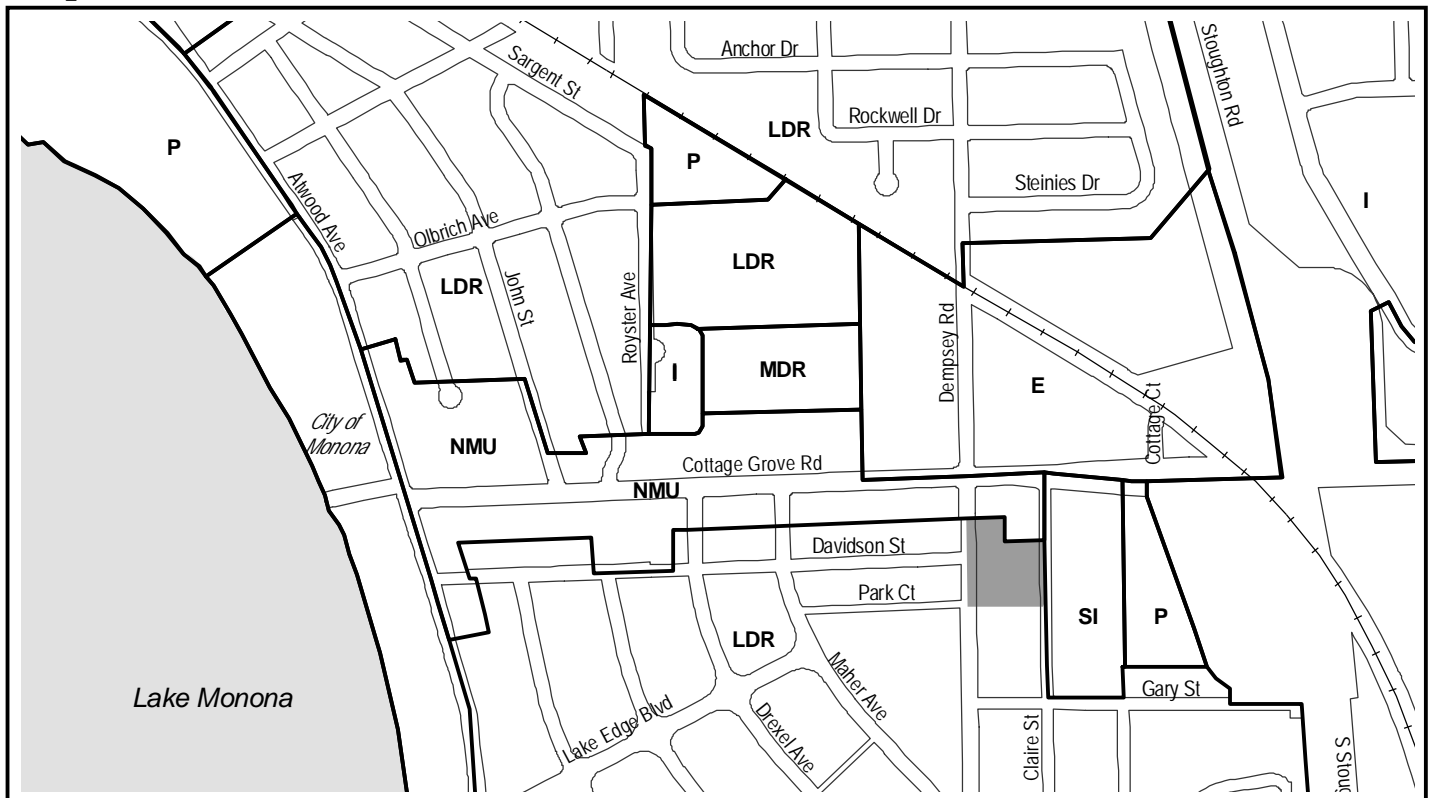
Locator Map D

As Adopted:

 Proposed change



Proposed Correction:



Locator Map D:

D

Proposed Land Use Change: E to LDR

Reason for Proposed Amendment: 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.


Comments: 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.

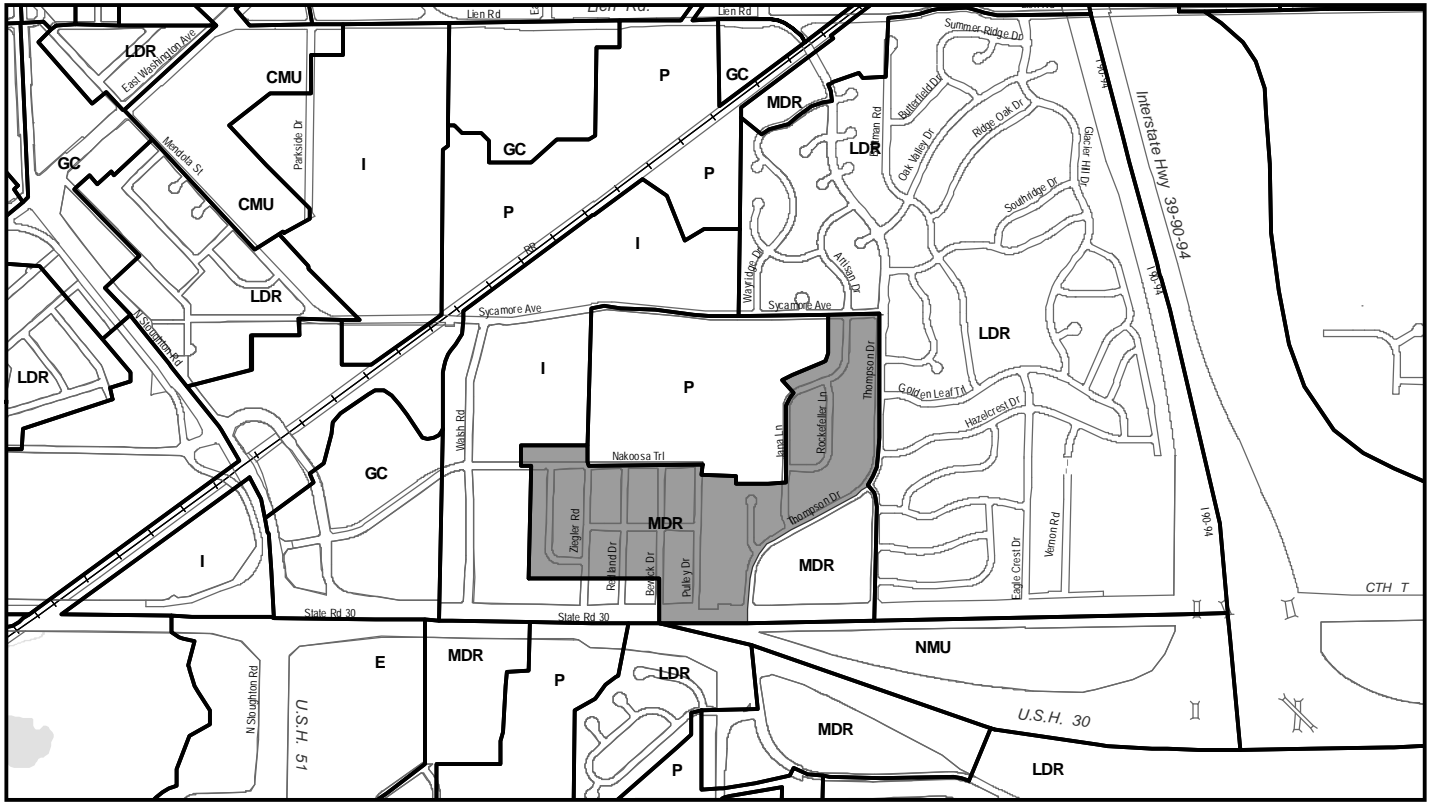
2010 - 2011 Comprehensive Plan Review

Map Amendment - Correction

Locator Map E

As Adopted:

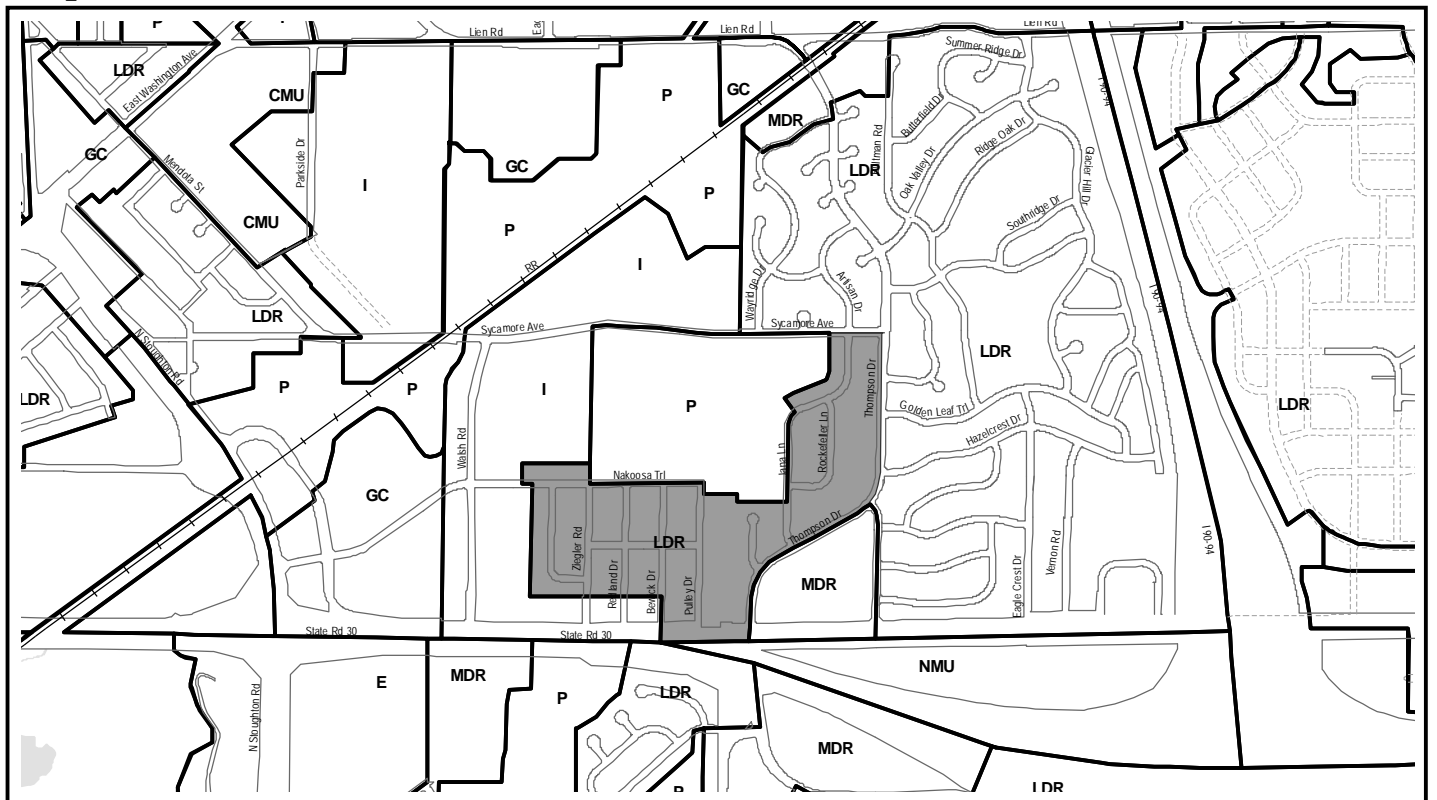
 Proposed change



0 500 1,000 Feet



Proposed Correction:



Locator Map E:

E

Proposed Land Use Change: MDR to LDR

Reason for Proposed Amendment: To more accurately reflect the predominantly low-density character of this portion of an established neighborhood.

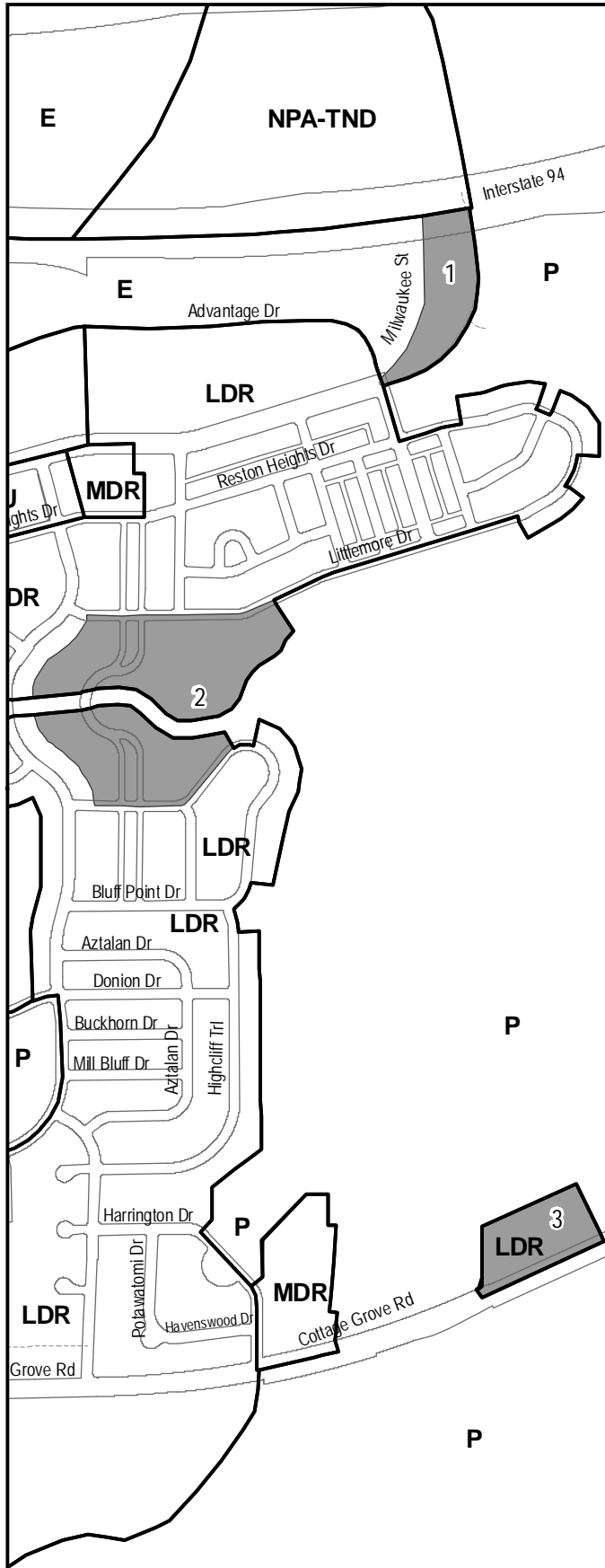
Comments: Except for a few parcels in the westernmost half block, existing net density in this area ranges from about 3 to about 14 units per acre. No current plan recommends increased densities in the residential portions of this neighborhood.

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Map Amendments - Corrections

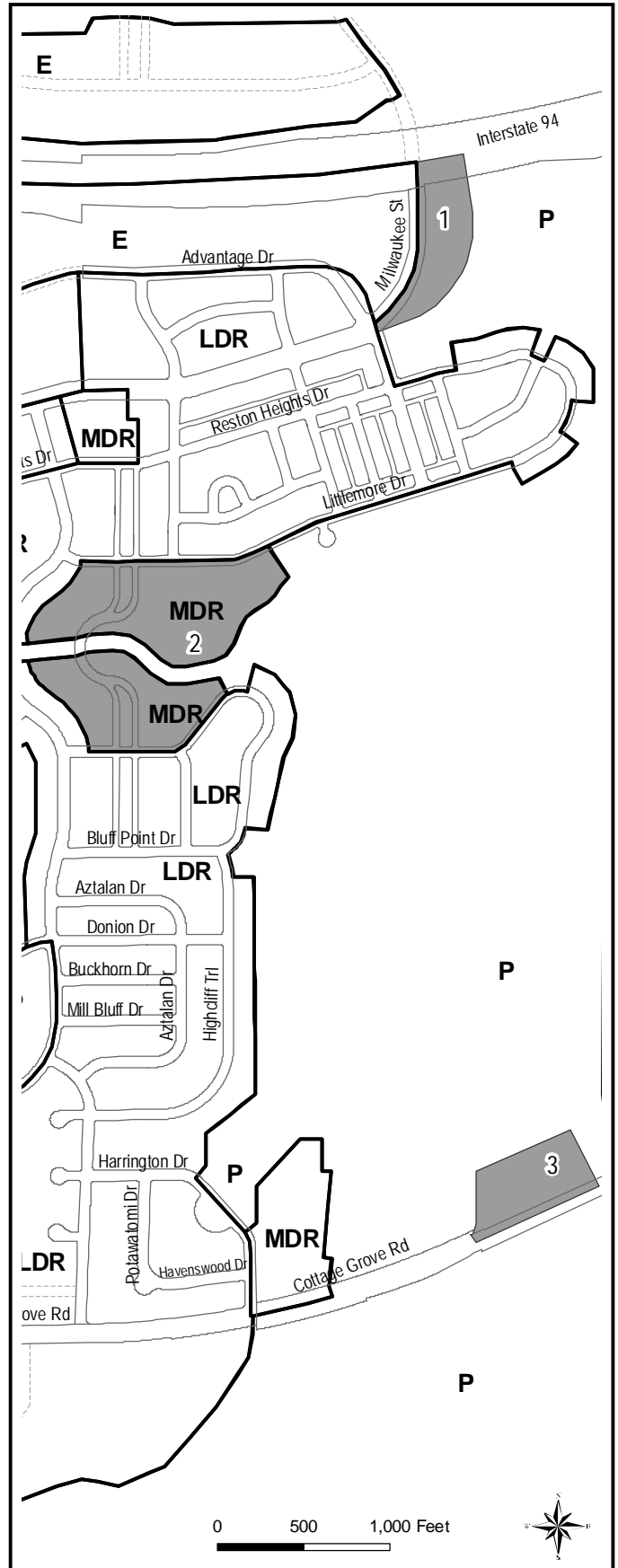
Locator Map F

As Adopted:



Proposed Corrections:

█ Proposed change



Locator Map F:

F-1

Proposed Land Use Change: E to P

Reason for Proposed Amendment: 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.

Comments: Wetlands exist immediately east of the planned roadway, and no development east of the road is intended.

F-2

Proposed Land Use Change: LDR to MDR

Reason for Proposed Amendment: To more accurately reflect the approved and planned densities and housing types in this portion of the neighborhood.

Comments: None

F-3

Proposed Land Use Change: LDR to P

Reason for Proposed Amendment: To be consistent with the adopted Sprecher Neighborhood Development Plan, which recommends open space uses.


Comments: 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.

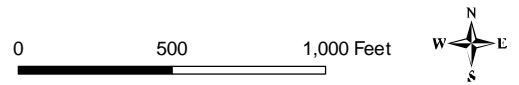
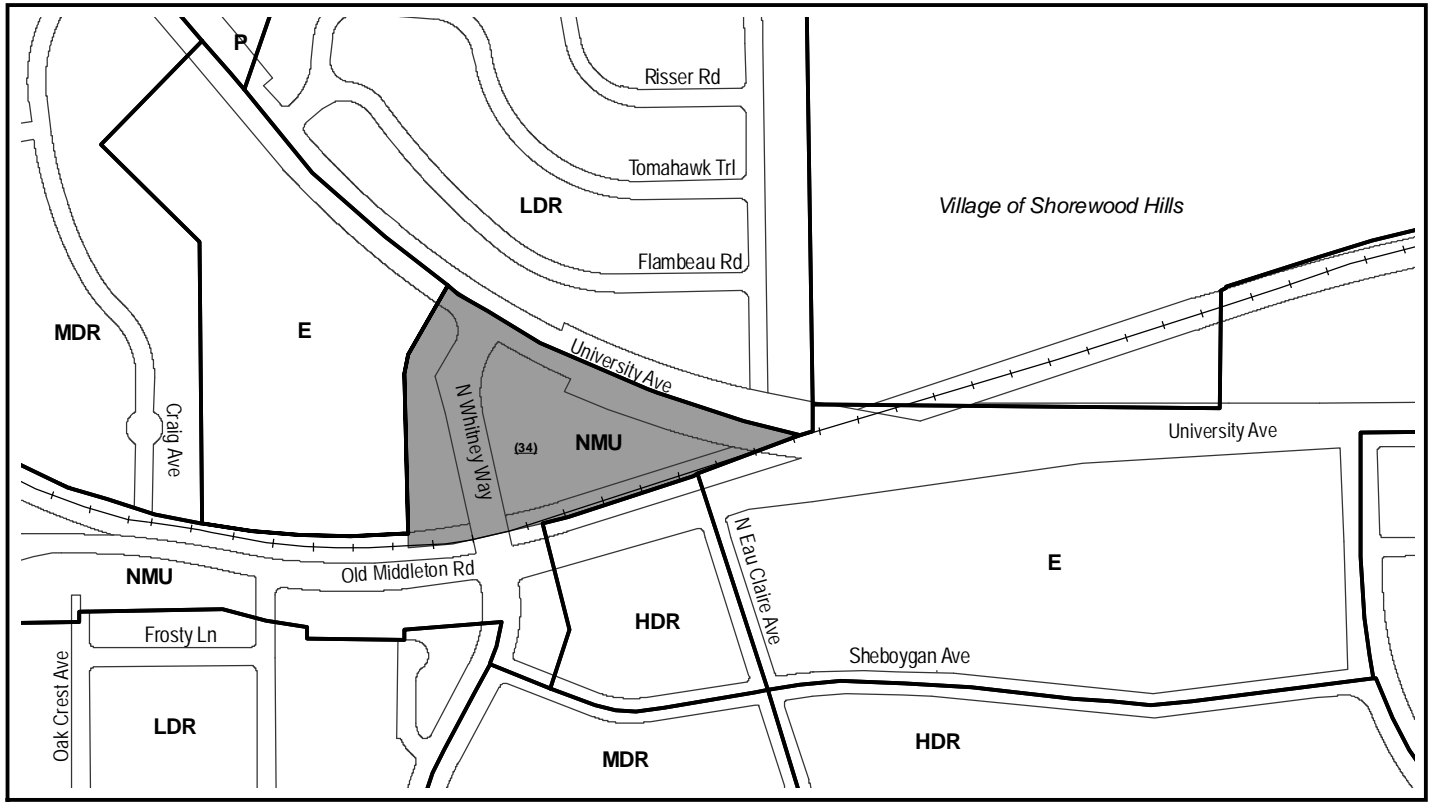
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Potential Map Amendment

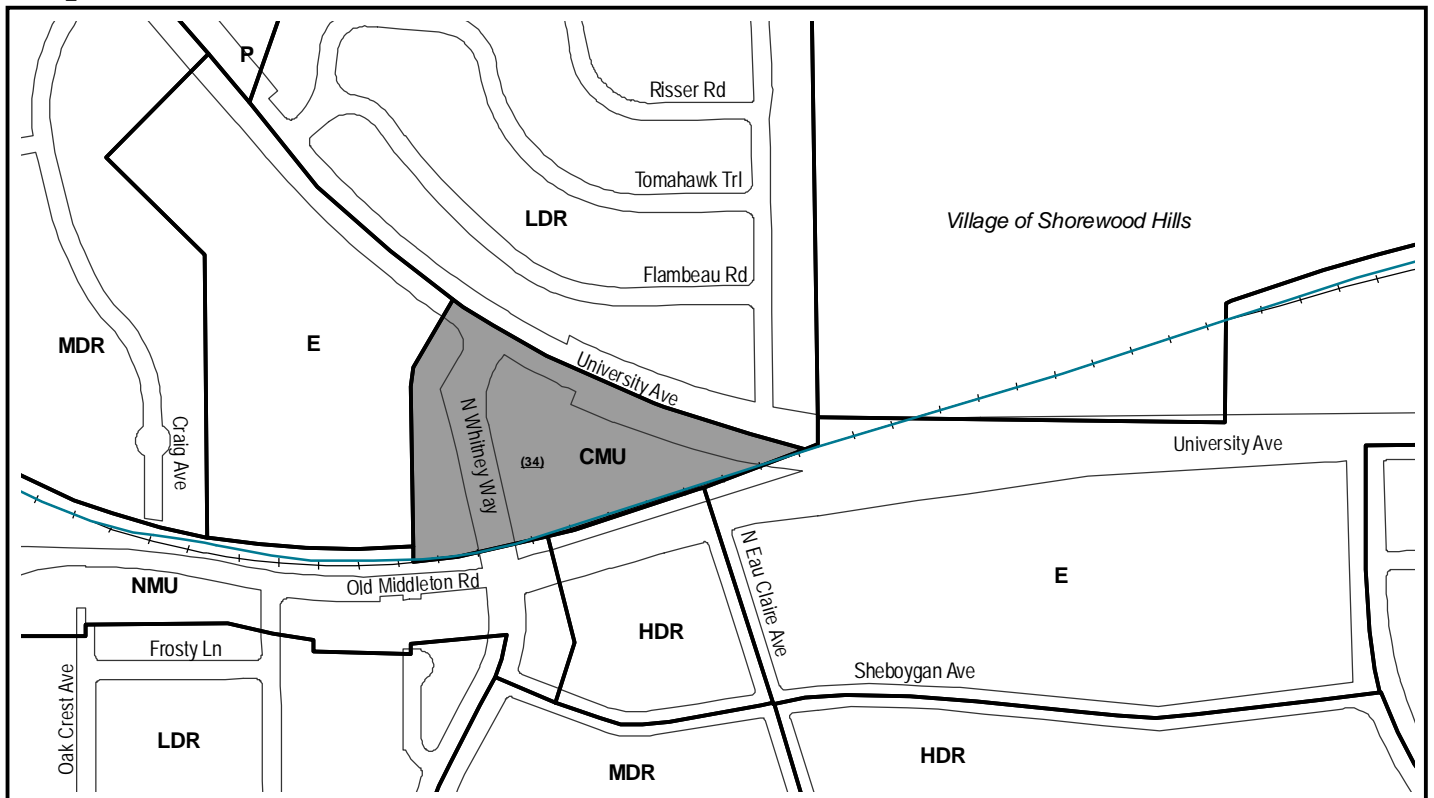
Locator Map G

As Adopted:

 Proposed change



Proposed Amendment:



Locator Map G:

Spring Harbor Neighborhood Plan

G

Proposed Land Use Change: NMU to CMU

Reason for Proposed Amendment: Recommended in the Spring Harbor Neighborhood Plan

[adopted 1-17-06]


Comments: Also revise Map Note 34 to reflect the CMU recommendation: “This site is designated Community Mixed Use to encourage future redevelopment of lands on both sides of Whitney Way as a relatively high density Transit-Oriented Development employment district which may include limited retail and residential uses to support the primary recommended employment use.”

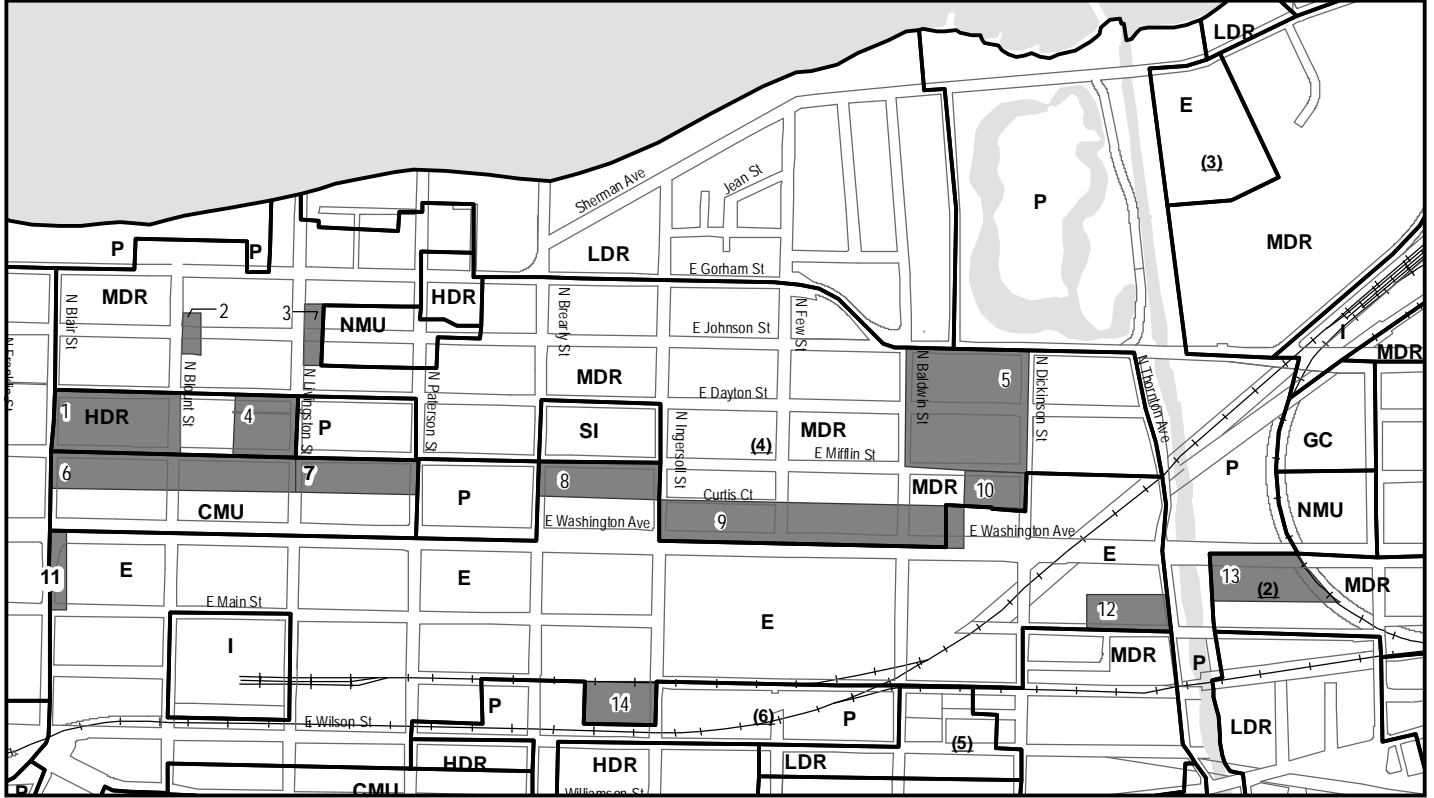
2010 - 2011 Comprehensive Plan Review

Potential Map Amendments

Locator Map H - Revised

As Adopted:

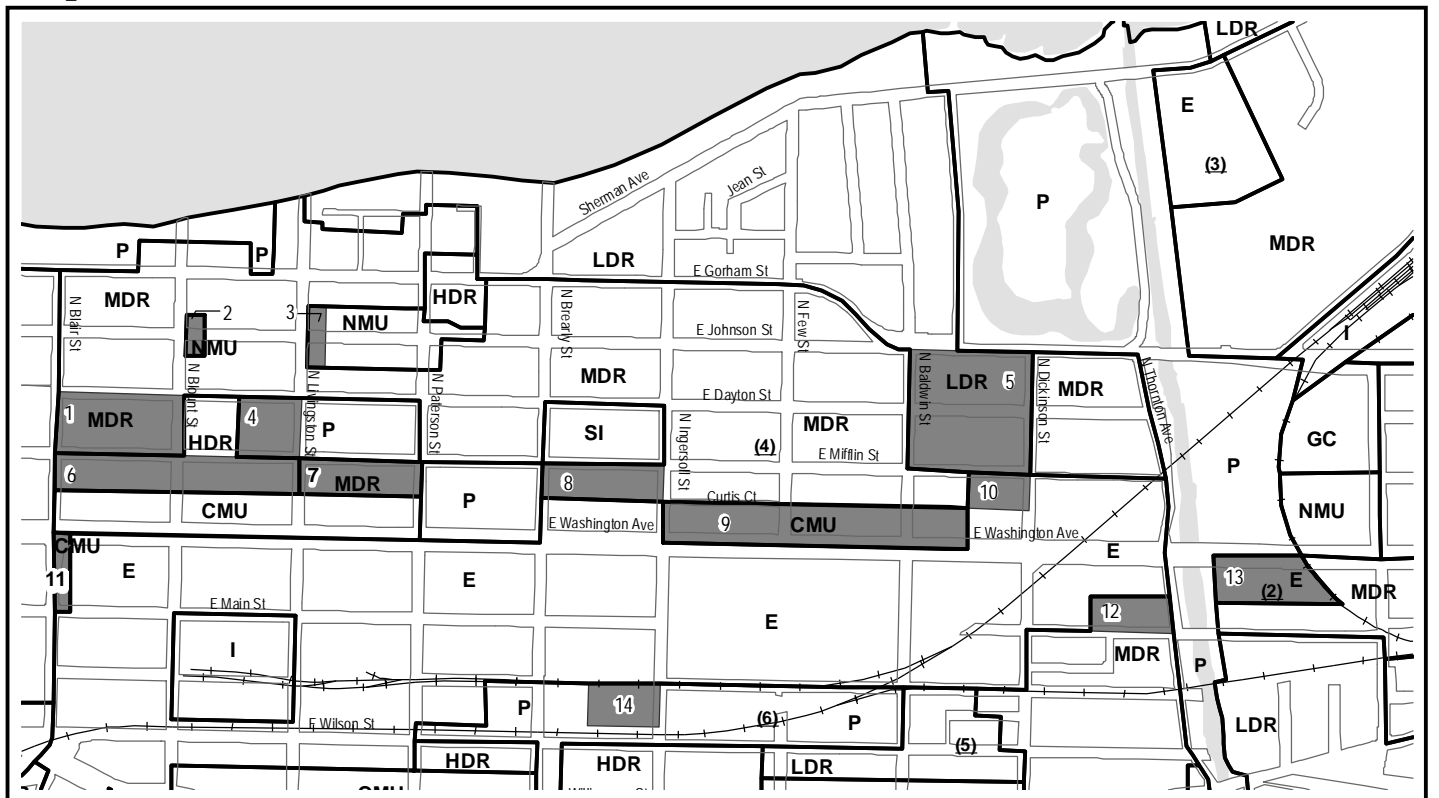
 Proposed change



0 500 1,000 Feet



Proposed Amendments:



Locator Map H:

Tenney-Lapham Neighborhood Plan

H-1

Proposed Land Use Change: HDR to MDR

Reason for Proposed Amendment: Recommended in the Tenney-Lapham Neighborhood Plan [adopted 2-5-08]

Comments: None

H-2

Proposed Land Use Change: MDR to NMU

Reason for Proposed Amendment: Recommended in the Tenney-Lapham Neighborhood Plan [adopted 2-5-08]

Comments: None

H-3

Proposed Land Use Change: MDR to NMU

Reason for Proposed Amendment: Recommended in the Tenney-Lapham Neighborhood Plan [adopted 2-5-08]

Comments: None

H-4

Proposed Land Use Change: HDR to P

Reason for Proposed Amendment: Recommended in the Tenney-Lapham Neighborhood Plan [adopted 2-5-08]

Comments: Park expansion assumes closing this block of N. Livingston Street.

H-5

Proposed Land Use Change: MDR to LDR

Reason for Proposed Amendment: Recommended in the Tenney-Lapham Neighborhood Plan [adopted 2-5-08]

Comments: None

Tenney-Lapham Neighborhood Plan and East Washington Avenue Capitol Gateway Corridor Plan

H-6

Proposed Land Use Change: CMU to HDR

Reason for Proposed Amendment: Recommended in the Tenney-Lapham Neighborhood Plan, and the East Washington Avenue Capitol Gateway Corridor Plan [adopted 2-5-08]

Comments: None

H-7

Proposed Land Use Change: CMU to MDR

Reason for Proposed Amendment: Recommended in the Tenney-Lapham Neighborhood Plan, and the East Washington Avenue Capitol Gateway Corridor Plan [adopted 2-5-08]

Comments: None

H-8

Proposed Land Use Change: HDR to MDR

Reason for Proposed Amendment: Recommended in the Tenney-Lapham Neighborhood Plan, and the East Washington Avenue Capitol Gateway Corridor Plan [adopted 2-5-08]

Comments: The Capitol Gateway Corridor Plan says "MDR with E." There is no need to also have this nuance in the Comprehensive Plan if it is in the more detailed plan.

H-9

Proposed Land Use Change: HDR to MDR

Reason for Proposed Amendment: Recommended in the Tenney-Lapham Neighborhood Plan, and the East Washington Avenue Capitol Gateway Corridor Plan [adopted 2-5-08]

Comments: None

H-10

Proposed Land Use Change: HDR to MDR

Reason for Proposed Amendment: Recommended in the Tenney-Lapham Neighborhood Plan, and the East Washington Avenue Capitol Gateway Corridor Plan [adopted 2-5-08]

Comments: None

East Washington Avenue Capitol Gateway Corridor Plan***H-11**

Proposed Land Use Change: E to CMU

Reason for Proposed Amendment: Recommended in the East Washington Avenue Capitol Gateway Corridor Plan [adopted 2-5-08]

Comments: None

H-12

Proposed Land Use Change: E to MDR

Reason for Proposed Amendment: Recommended in the East Washington Avenue Capitol Gateway Corridor Plan [adopted 2-5-08]

Comments: None

H-13

Proposed Land Use Change: MDR to E

Reason for Proposed Amendment: Recommended in the East Washington Avenue Capitol Gateway Corridor Plan [adopted 2-5-08]

Comments: Also revise Map Note 2 to read: "This location is currently the site of a lumber and construction materials business. If the site becomes available for redevelopment at a future time, the East Washington Avenue frontage is recommended for Employment uses as part of the Capitol Gateway Corridor, while proximity to the Yahara River and adjacent residential areas makes the East Main Street frontage an attractive location for future residential development."

Central Park Design and Implementation Task Force Final Report***H-14**

Proposed Land Use Change: E to P

Reason for Proposed Amendment: The City is acquiring this property as part of the planned Central Park. The expanded park will be included in an expected revision of the Central Park plan [estimated adoption date May 2011].

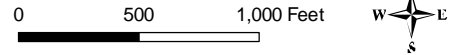
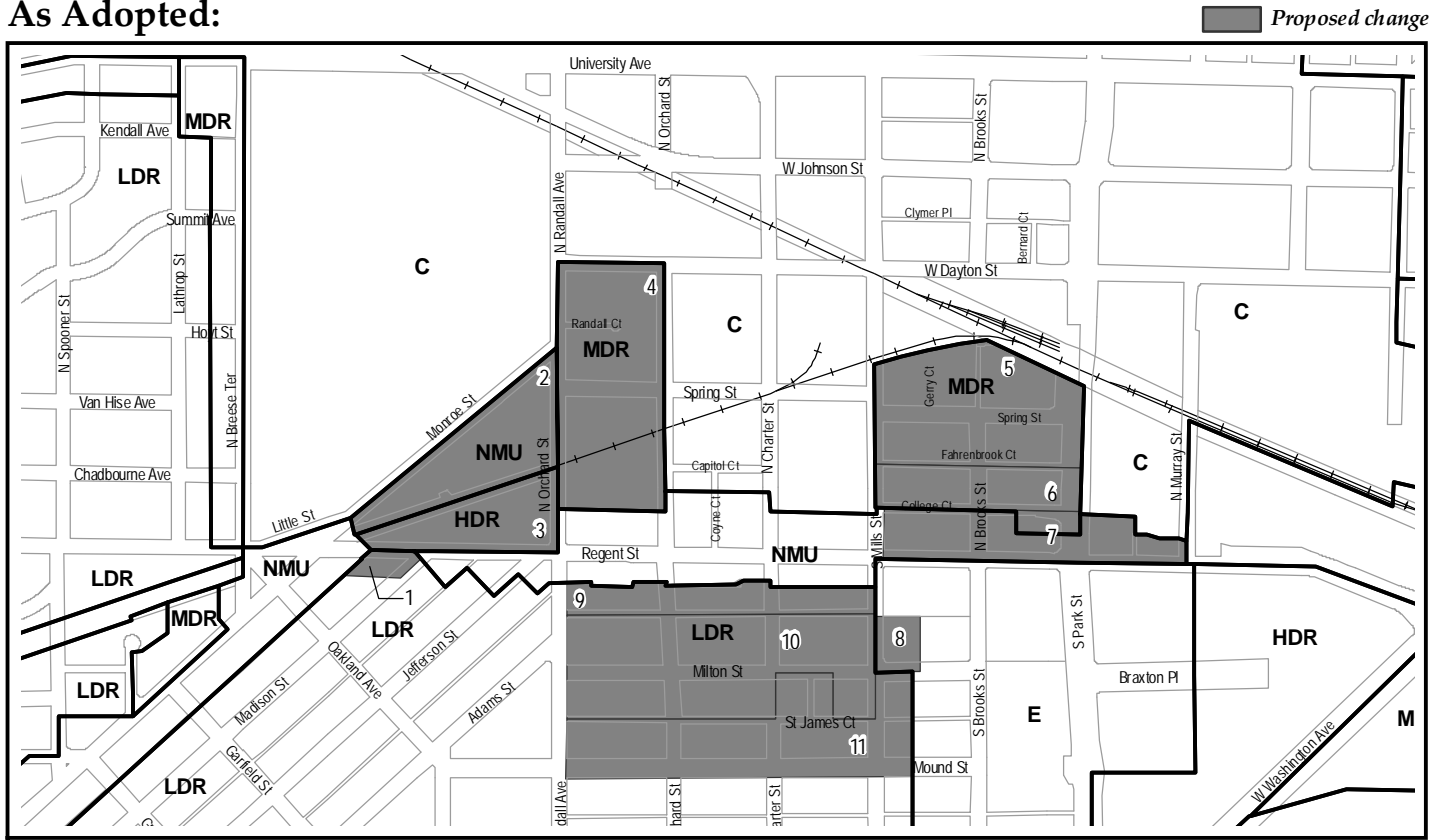
Comments: None

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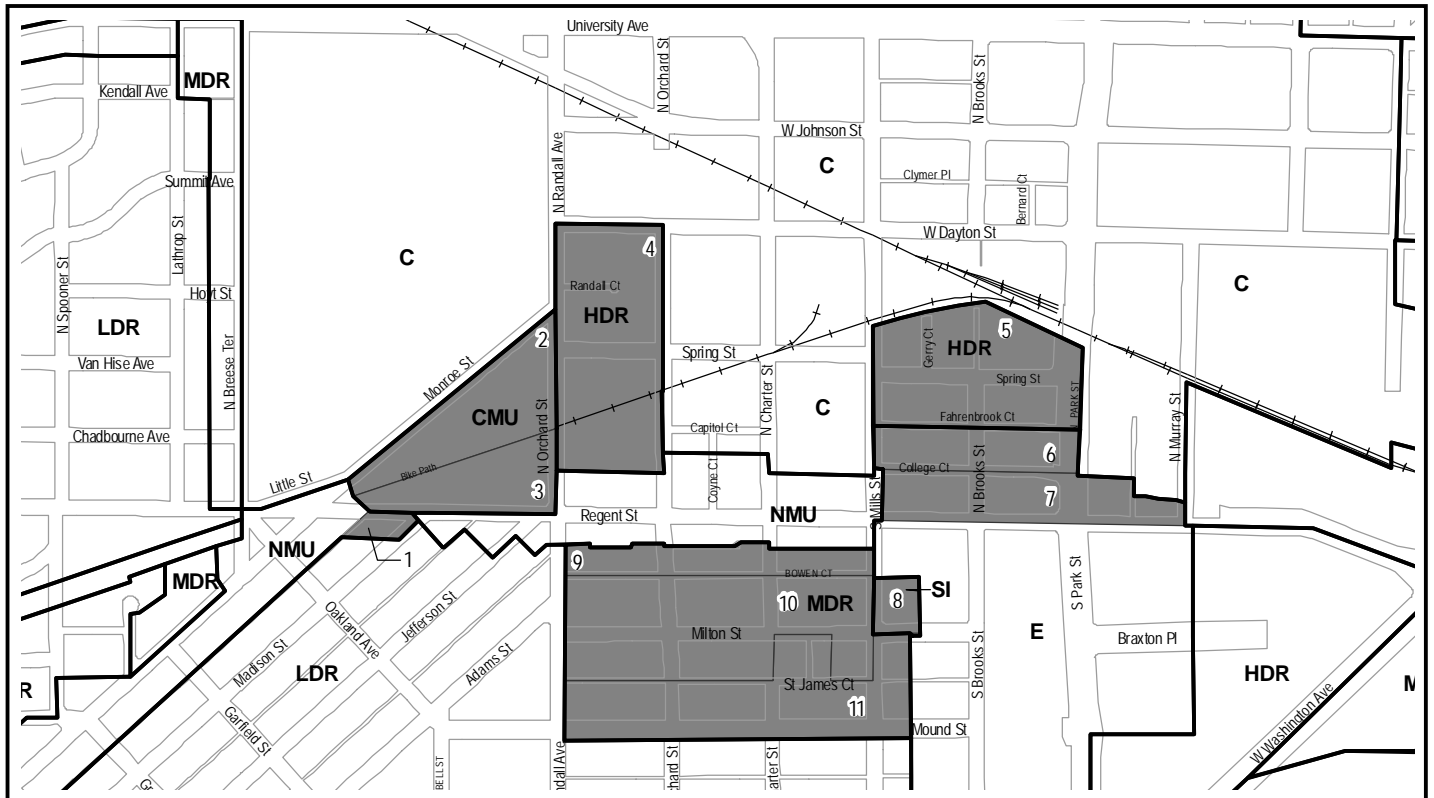
Potential Map Amendments

Locator Map I

As Adopted:



Proposed Amendments:



Locator Map I:

Regent Street-South Campus Neighborhood Plan

I-1

Proposed Land Use Change: LDR to NMU

Reason for Proposed Amendment: Recommended in the Regent Street-South Campus Neighborhood Plan [adopted 7-1-08]

Comments: None

I-2

Proposed Land Use Change: NMU to CMU

Reason for Proposed Amendment: Recommended in the Regent Street-South Campus Neighborhood Plan [adopted 7-1-08]

Comments: None

I-3

Proposed Land Use Change: HDR to CMU

Reason for Proposed Amendment: Recommended in the Regent Street-South Campus Neighborhood Plan [adopted 7-1-08]

Comments: None

I-4

Proposed Land Use Change: MDR to HDR

Reason for Proposed Amendment: Recommended in the Regent Street-South Campus Neighborhood Plan [adopted 7-1-08]

Comments: None

I-5

Proposed Land Use Change: MDR to HDR

Reason for Proposed Amendment: Recommended in the Regent Street-South Campus Neighborhood Plan [adopted 7-1-08]

Comments: None

I-6

Proposed Land Use Change: MDR to E

Reason for Proposed Amendment: Recommended in the Regent Street-South Campus Neighborhood Plan [adopted 7-1-08]

Comments: Both of these blocks have been extensively redeveloped with new residential buildings within the past 20 years.

I-7

Proposed Land Use Change: NMU and MDR to E

Reason for Proposed Amendment: Recommended in the Regent Street-South Campus Neighborhood Plan [adopted 7-1-08]

Comments: These blocks currently contain a mix of residential and business uses, including a recently-approved mixed residential-commercial project at the northwest corner of Park and Regent Streets. It is important to maintain first floor commercial uses along the Regent Street frontage.

I-8

Proposed Land Use Change: E to SI

Reason for Proposed Amendment: Recommended in the Regent Street-South Campus Neighborhood Plan [adopted 7-1-08]

Comments: Neighborhood houses and similar small institutional uses are found within many LDR and MDR residential districts and typically would not be separately identified at the Comprehensive Plan scale.

Regent Street-South Campus Neighborhood Plan and Greenbush Neighborhood Plan

I-9

Proposed Land Use Change: LDR to MDR

Reason for Proposed Amendment: Recommended in the Regent Street-South Campus Neighborhood Plan and in the Greenbush Neighborhood Plan [adopted 7-1-08]

Comments: None

Greenbush Neighborhood Plan

I-10

Proposed Land Use Change: LDR to MDR

Reason for Proposed Amendment: Recommended in the Greenbush Neighborhood Plan [adopted 7-1-08]

Comments: None

Greenbush-Vilas Neighborhood Housing Revitalization Strategy

I-11

Proposed Land Use Change: LDR to MDR

Reason for Proposed Amendment: Recommended in the Greenbush-Vilas Neighborhood Housing Revitalization Strategy [adopted 11-9-10]


Comments: None

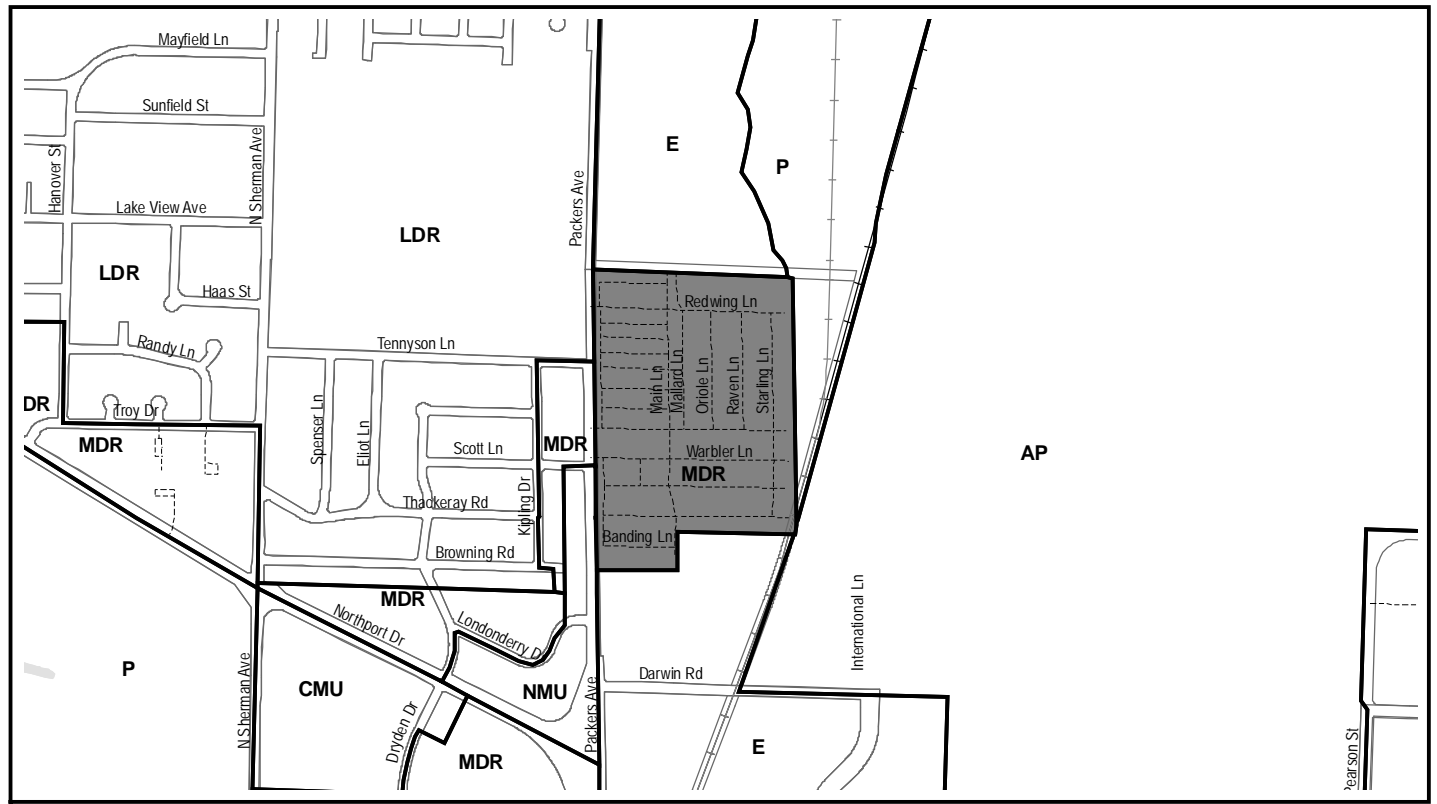
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Potential Map Amendment

Locator Map J

As Adopted:

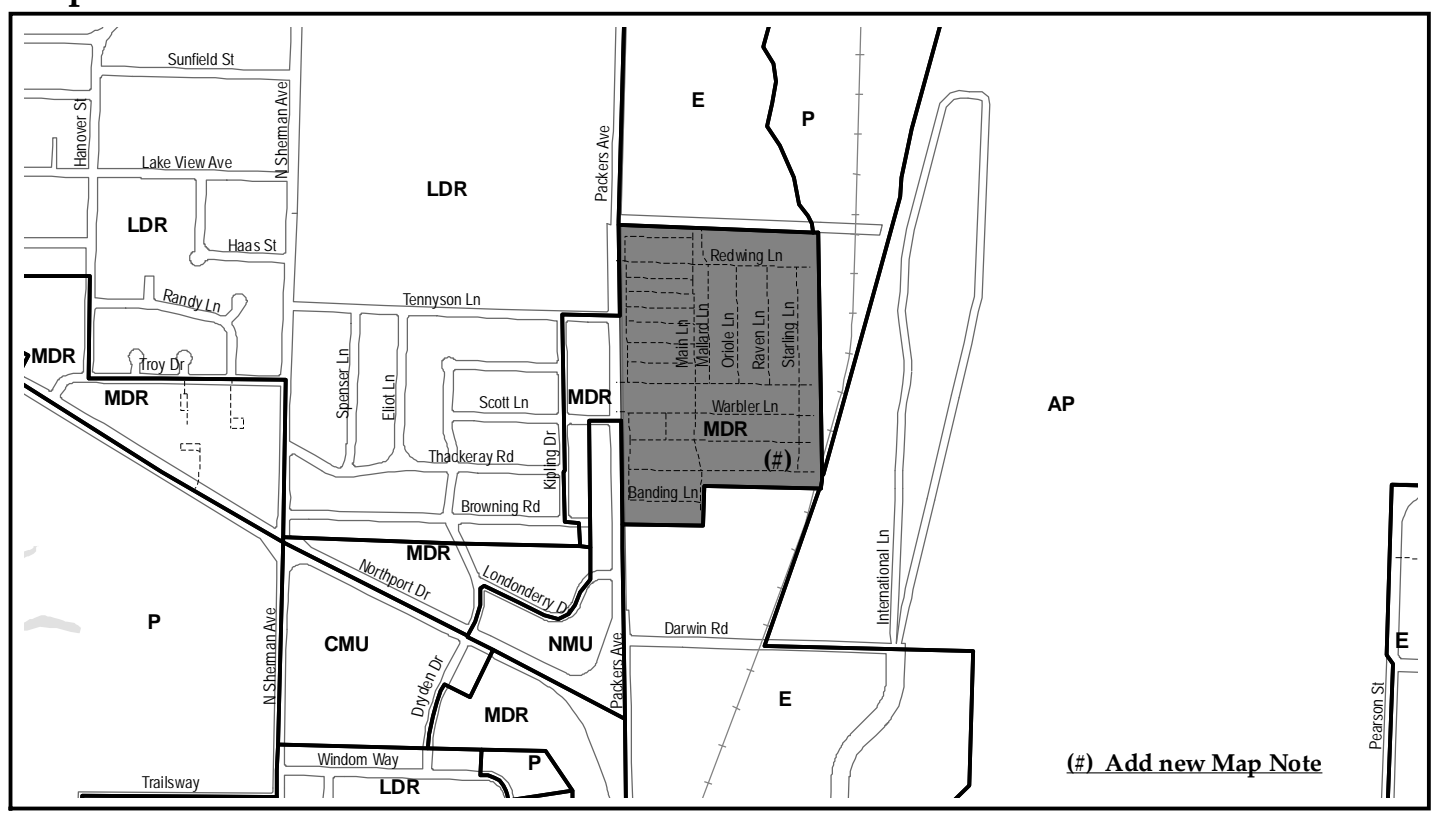
 Proposed change



0 500 1,000 Feet



Proposed Amendment:



(#) Add new Map Note

Locator Map J:

Northport-Warner Park-Sherman Neighborhood Plan

J

Proposed Land Use Change: Add new Map Note to MDR designation (see note text in Comments column)

Reason for Proposed Amendment: Reflects the recommendation for the property in the Northport-Warner Park-Sherman Neighborhood Plan [adopted 11-3-09]


Comments: Recommended new Map Note: “The Medium Density Residential designation recognizes the long-established mobile home park which currently occupies the site. It is not recommended that the mobile home park cease operations, but if the park does cease operations at some future time and this site is redeveloped, Employment is recommended as a more appropriate use for the property than alternative residential uses or general commercial/retail uses.”

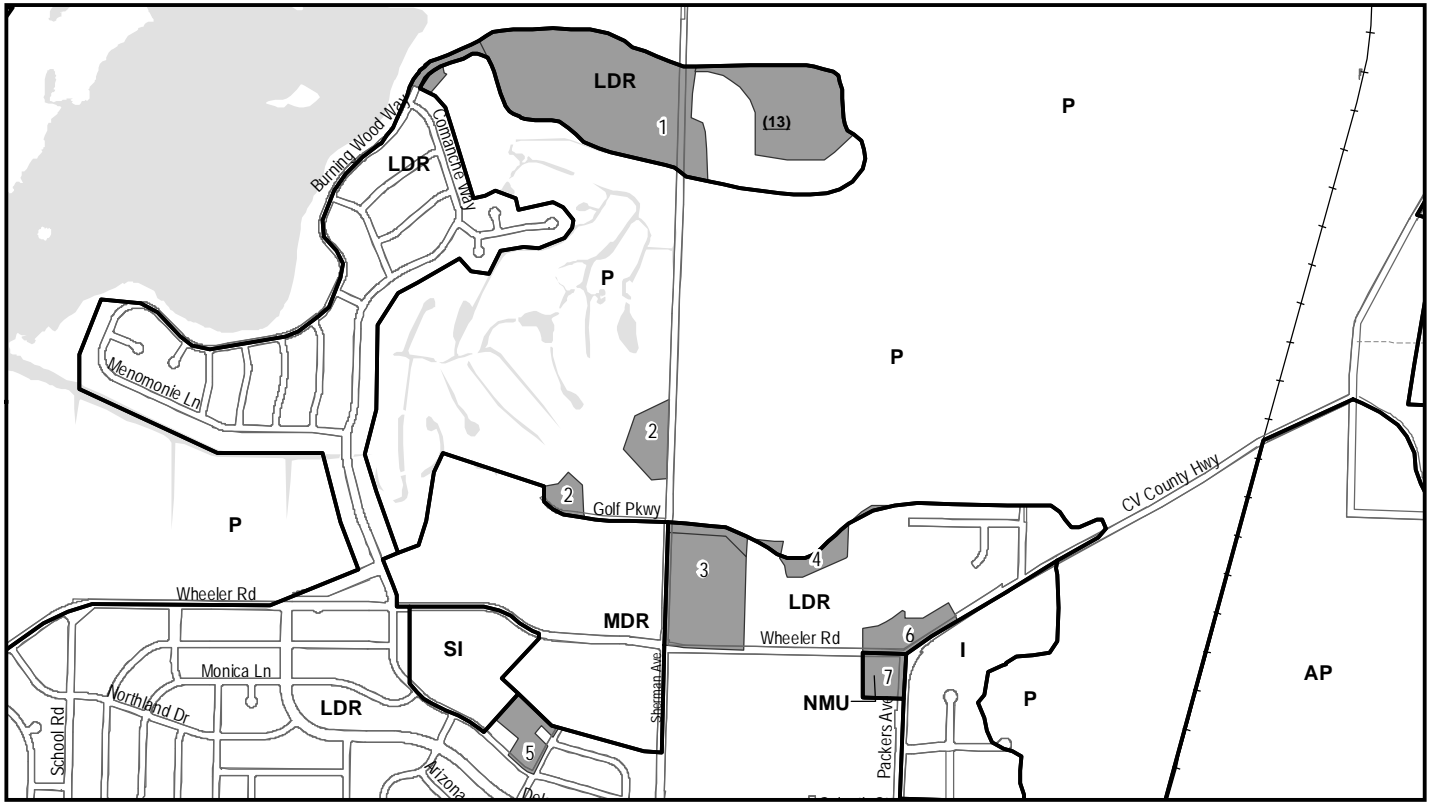
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Potential Map Amendments

Locator Map K

As Adopted:

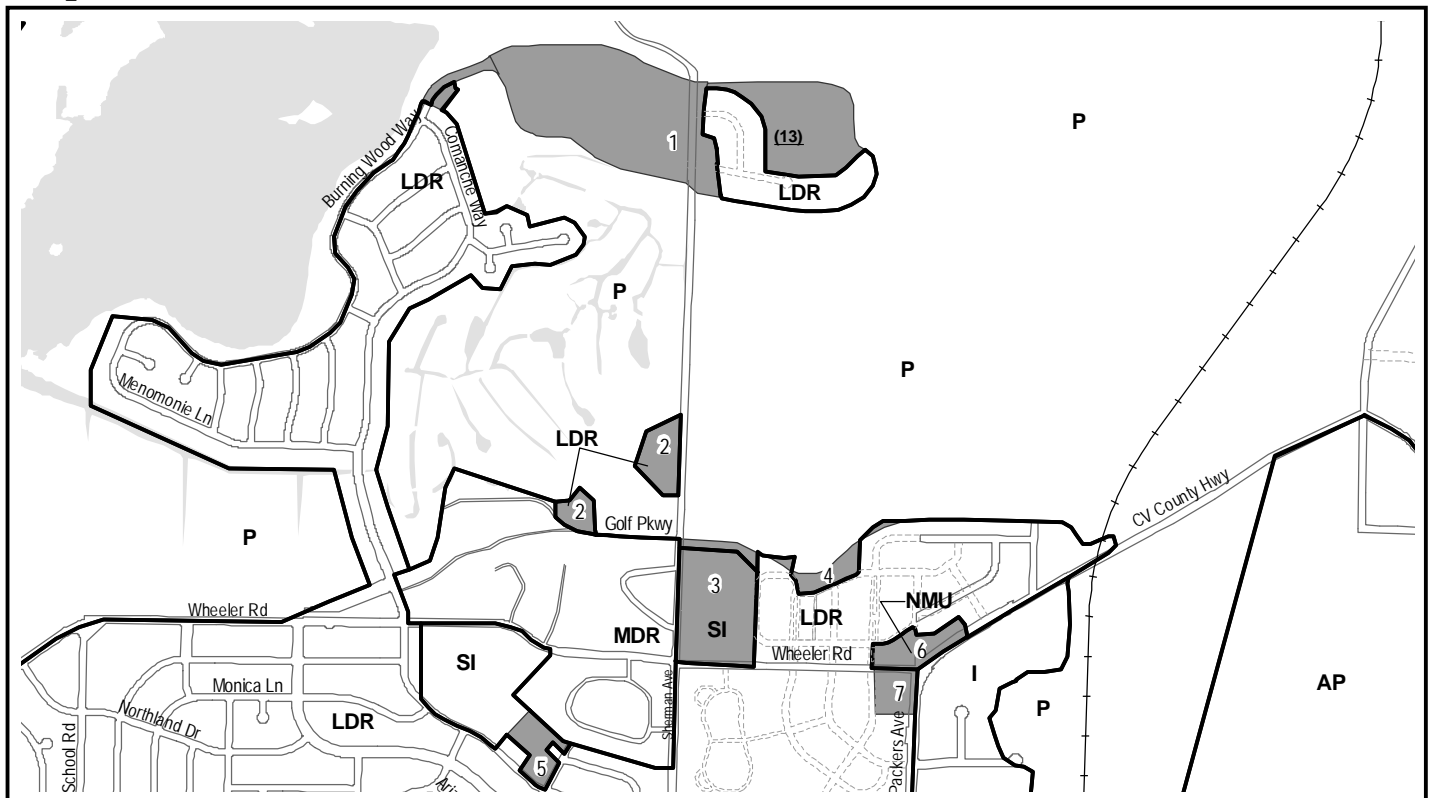
 Proposed change



0 500 1,000 Feet



Proposed Amendments:



Locator Map K:

Cherokee Special Area Plan

K-1

Proposed Land Use Change: LDR to P

Reason for Proposed Amendment: To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]

Comments: 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.

K-2

Proposed Land Use Change: P to LDR

Reason for Proposed Amendment: To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]

Comments: Adds a small amount of developable area adjacent to Cherokee Marsh.

K-3

Proposed Land Use Change: LDR to SI

Reason for Proposed Amendment: To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]

Comments: Recognizes a large existing church site.

K-4

Proposed Land Use Change: LDR to P and P to LDR

Reason for Proposed Amendment: To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]

Comments: Reflects a recommended new park and minor modifications to the edge of the recommended open space.

K-5

Proposed Land Use Change: LDR to SI

Reason for Proposed Amendment: To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]

Comments: Expands the SI district to match the existing school site.

K-6

Proposed Land Use Change: LDR to NMU

Reason for Proposed Amendment: To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]

Comments: Shifts the recommended location of the mixed-use node.

K-7

Proposed Land Use Change: NMU to LDR

Reason for Proposed Amendment: To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]

Comments: Shifts the recommended location of the mixed-use node.


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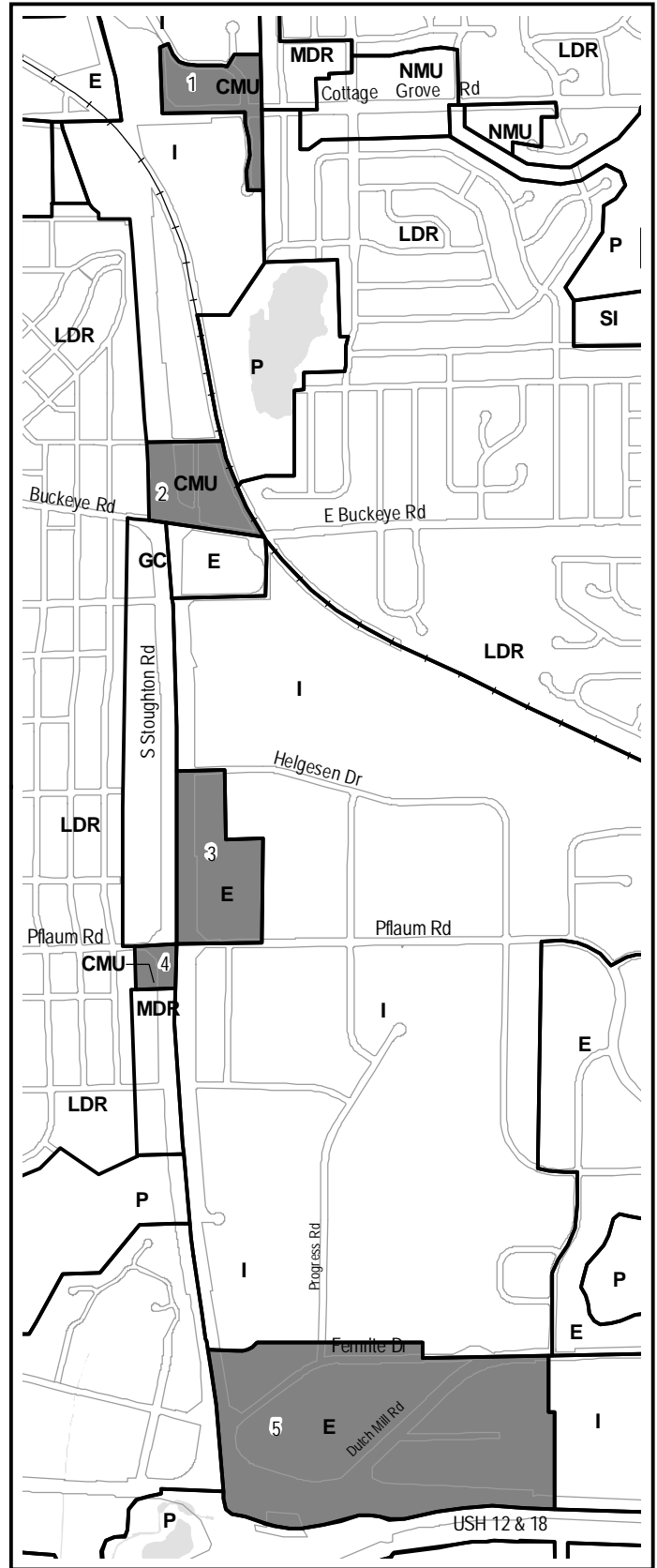
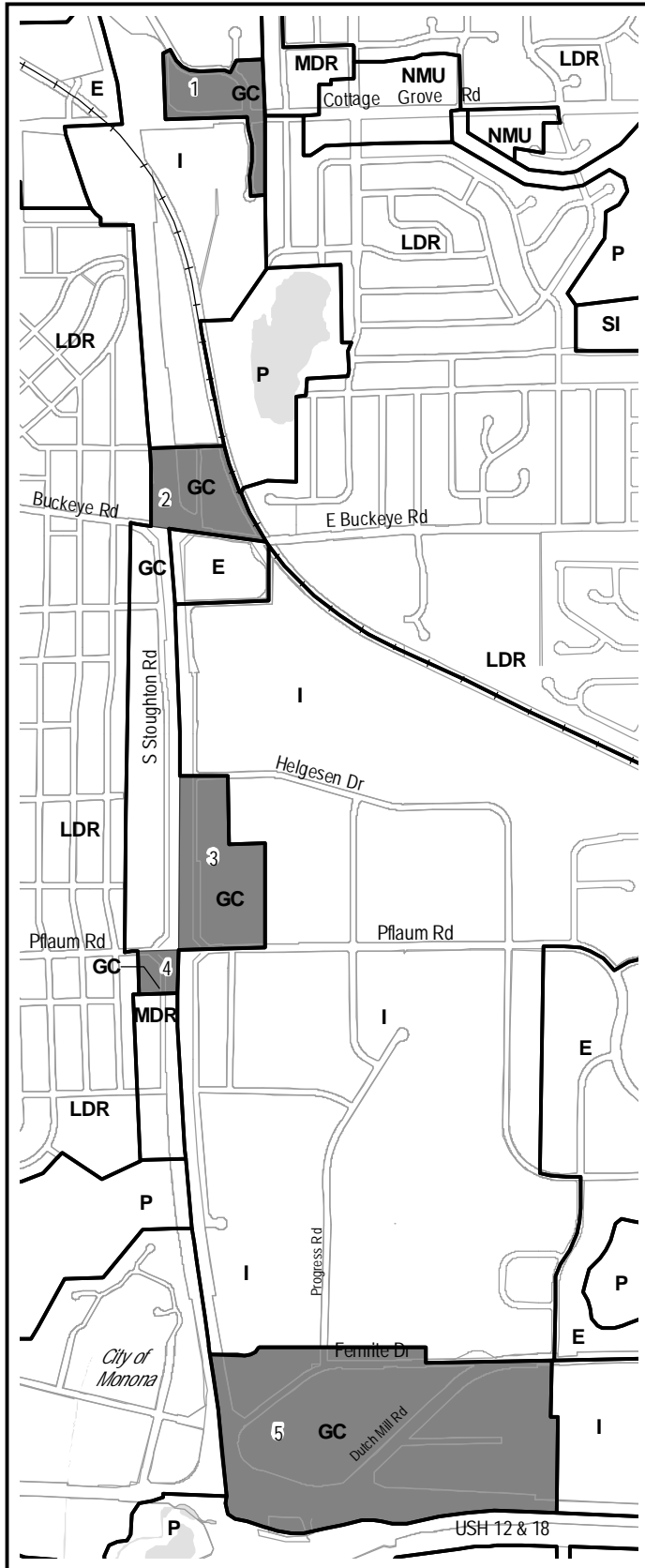
Potential Map Amendments

Locator Map L

As Adopted:

Proposed Amendments:

 Proposed change



0 500 1,000 Feet



Locator Map L:

Stoughton Road Revitalization Plan

L-1

Proposed Land Use Change: GC to CMU

Reason for Proposed Amendment: Recommended in the Stoughton Road Revitalization Plan [adopted 6-3-08]

Comments: None

L-2

Proposed Land Use Change: GC to CMU

Reason for Proposed Amendment: Recommended in the Stoughton Road Revitalization Plan [adopted 6-3-08]

Comments: None

L-3

Proposed Land Use Change: GC to E

Reason for Proposed Amendment: Recommended in the Stoughton Road Revitalization Plan [adopted 6-3-08]

Comments: None

L-4

Proposed Land Use Change: GC to CMU

Reason for Proposed Amendment: Recommended in the Stoughton Road Revitalization Plan [adopted 6-3-08]

Comments: None

L-5

Proposed Land Use Change: GC to E

Reason for Proposed Amendment: Recommended in the Stoughton Road Revitalization Plan [adopted 6-3-08]


Comments: None

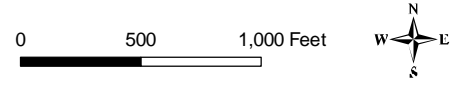
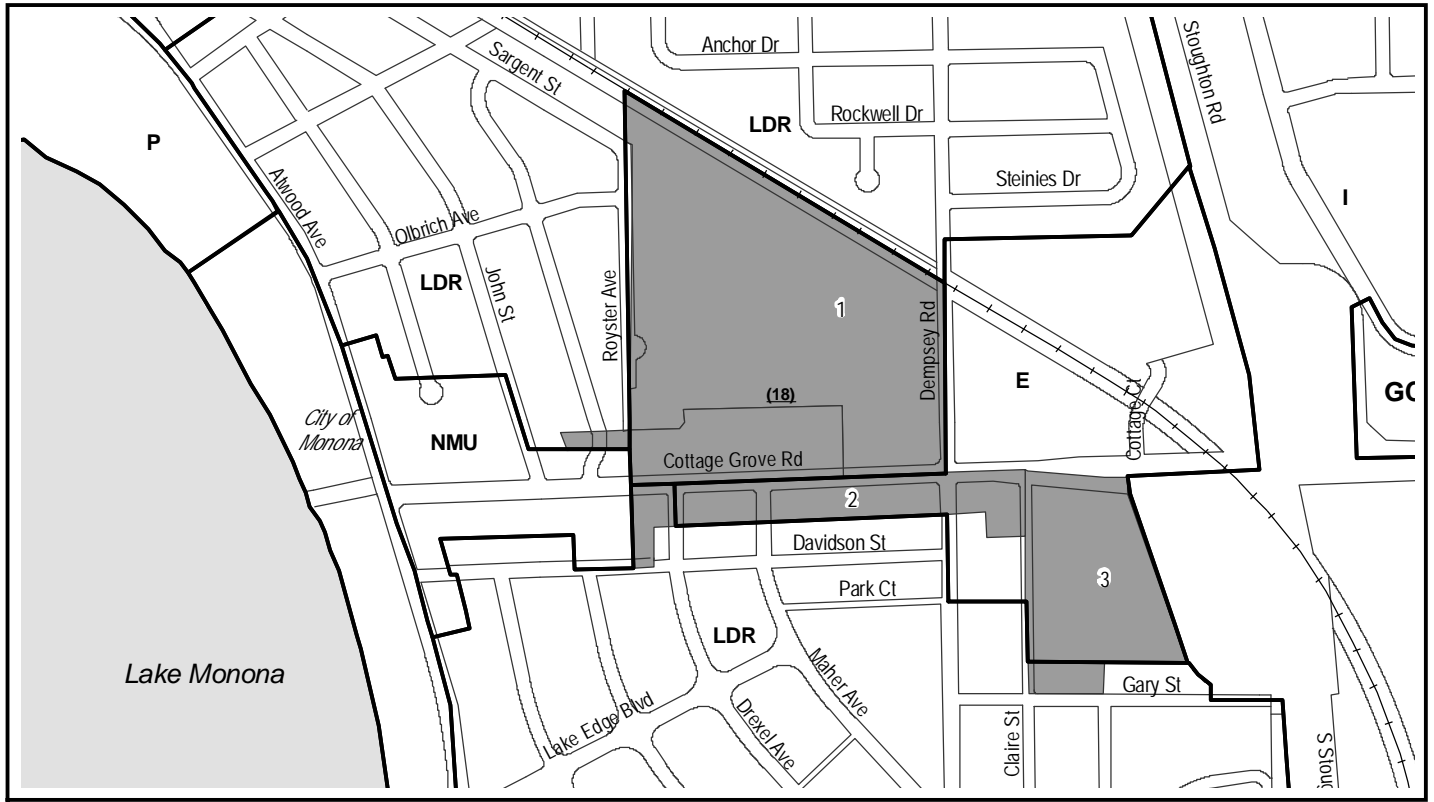
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Potential Map Amendments

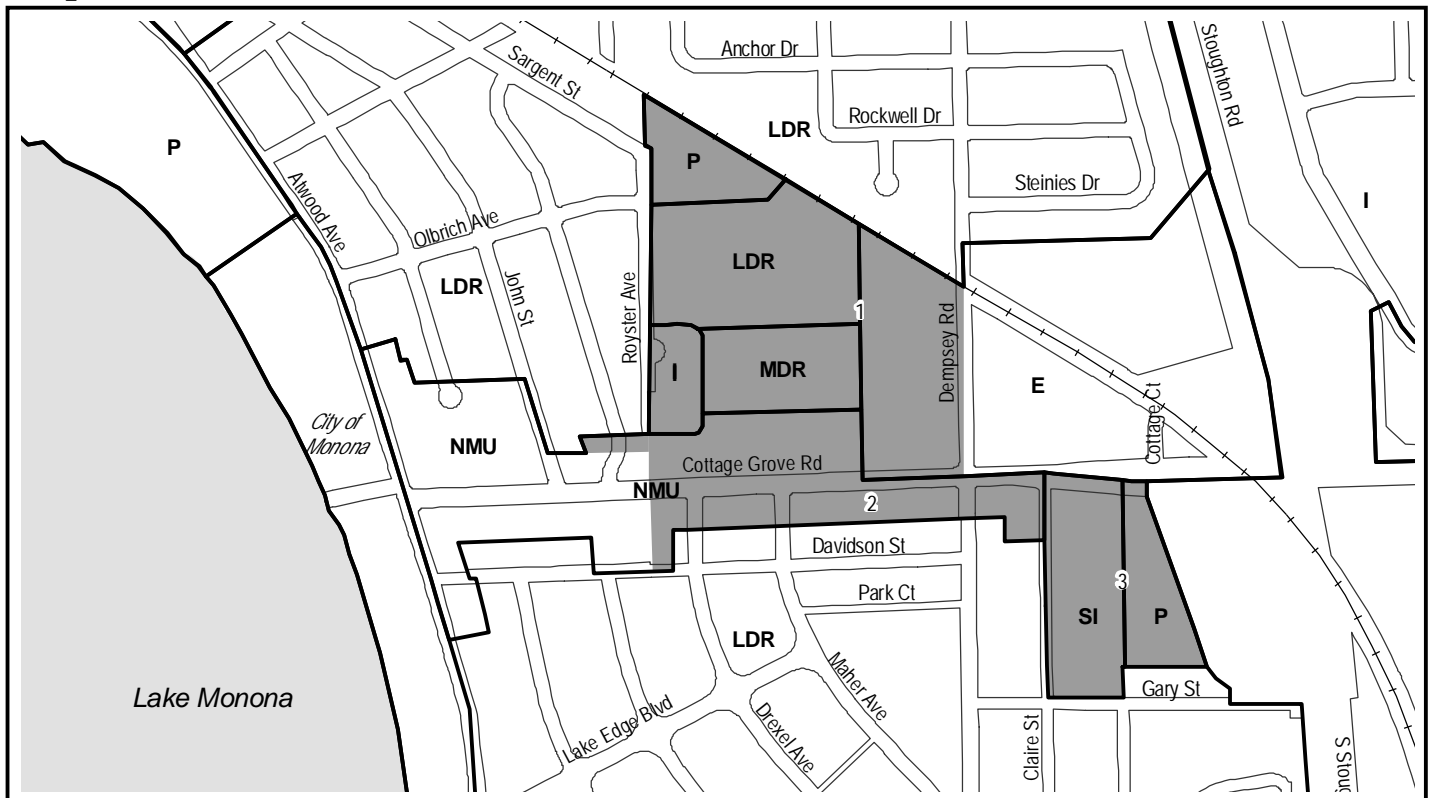
Locator Map M

As Adopted:

 Proposed change



Proposed Amendments:



Locator Map M:

Royster-Clark Special Area Plan

M-1

Proposed Land Use Change: I and LDR to E, NMU, MDR, LDR and P

Reason for Proposed Amendment: To reflect the land uses recommended in the Royster-Clark Special Area Plan [adopted 10-20-09].

Comments: Also remove Map Note 18. This is the site of the closed Royster-Clark fertilizer plant and the adjacent Madison Gas & Electric property.

M-2

Proposed Land Use Change: LDR and E to NMU

Reason for Proposed Amendment: To reflect the land uses recommended in the Royster-Clark Special Area Plan [adopted 10-20-09].

Comments: None

M-3

Proposed Land Use Change: E and LDR to SI and P

Reason for Proposed Amendment: To reflect the land uses recommended in the Royster-Clark Special Area Plan [adopted 10-20-09].

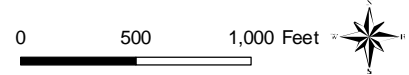
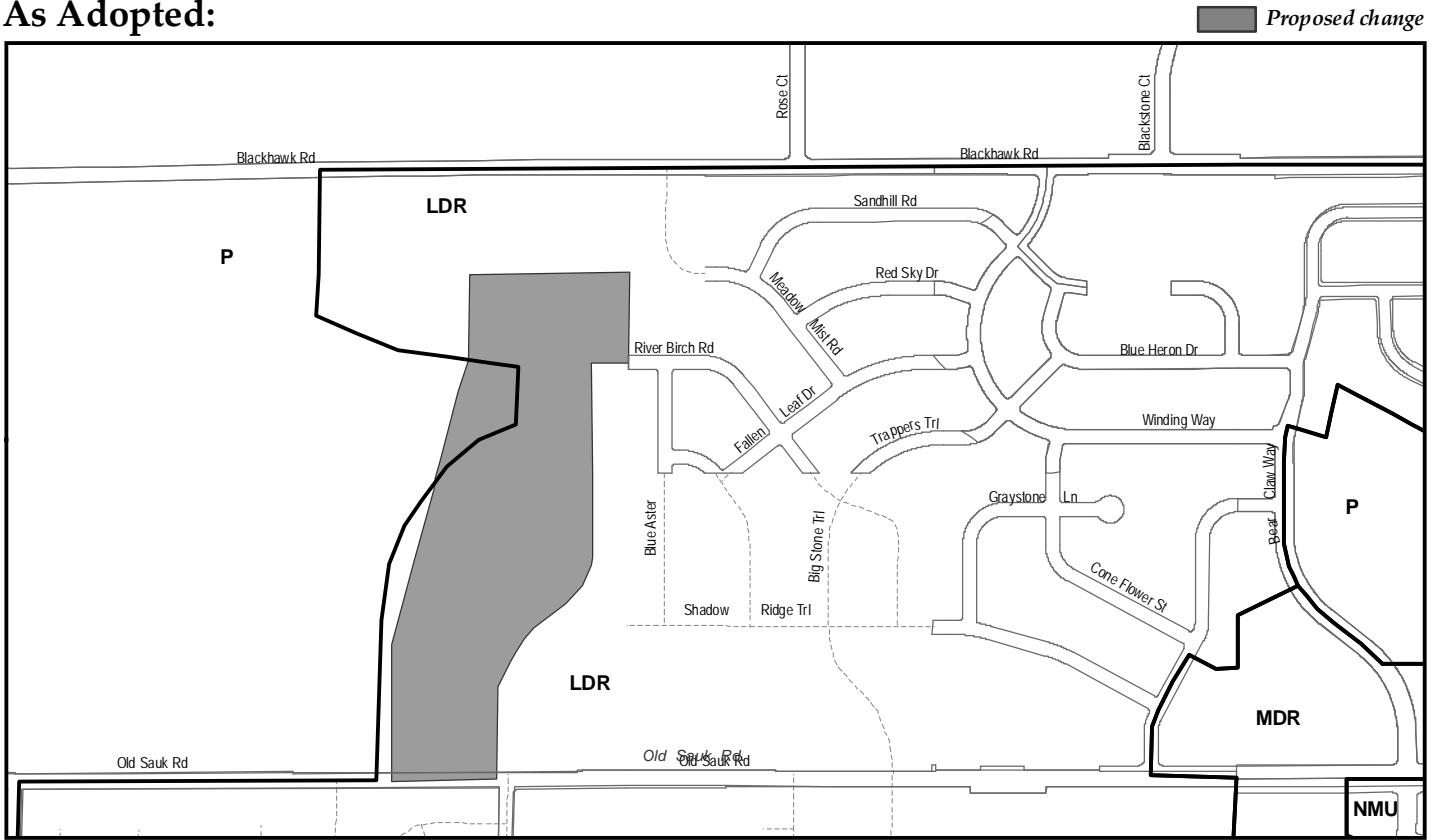
Comments: SI is the site of the East Branch YMCA. P is stormwater detention.

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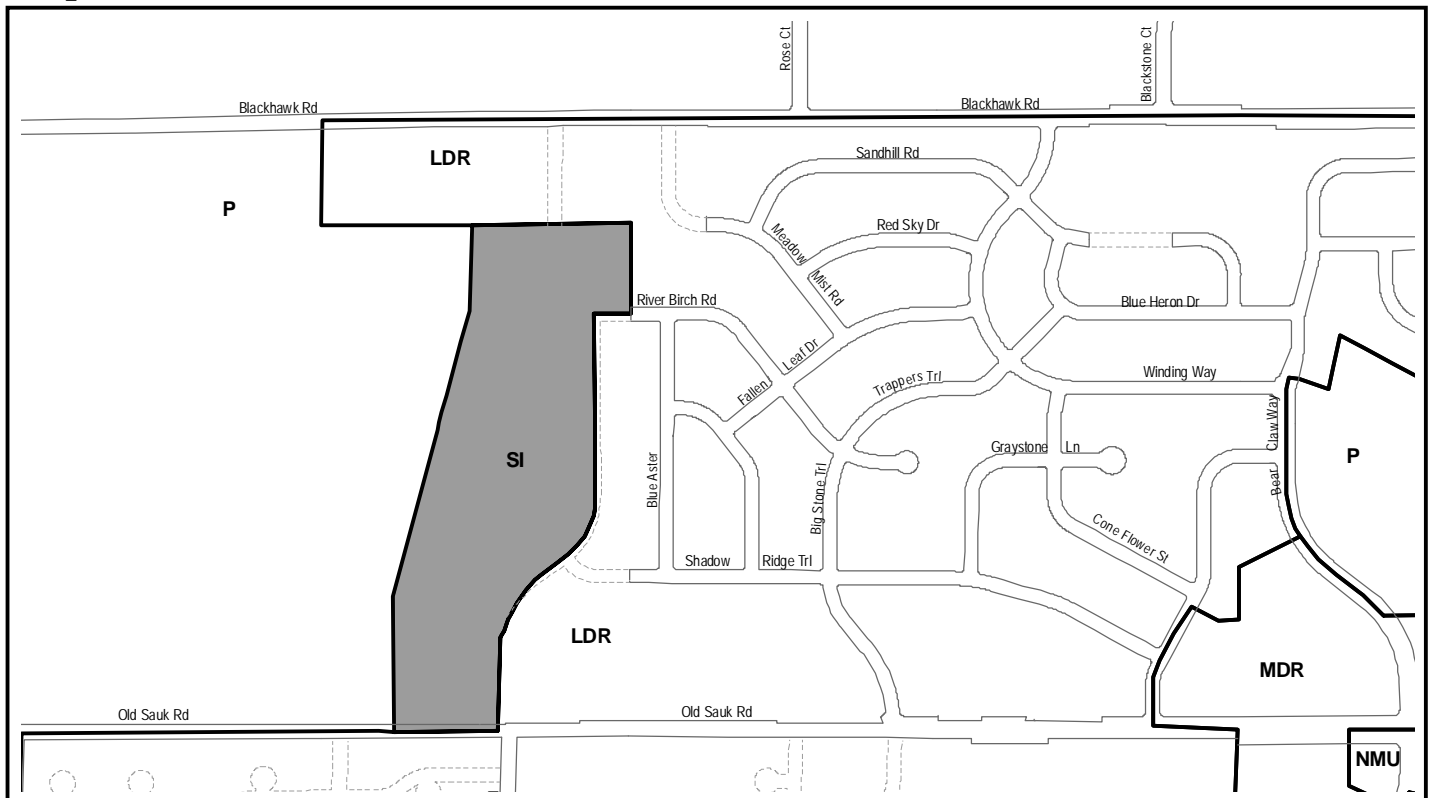
Potential Map Amendment

Locator Map N

As Adopted:



Proposed Amendment:



Locator Map N:

Blackhawk Neighborhood Development Plan

N

Proposed Land Use Change: LDR to SI

Reason for Proposed Amendment: 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]


Comments: This revision 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.

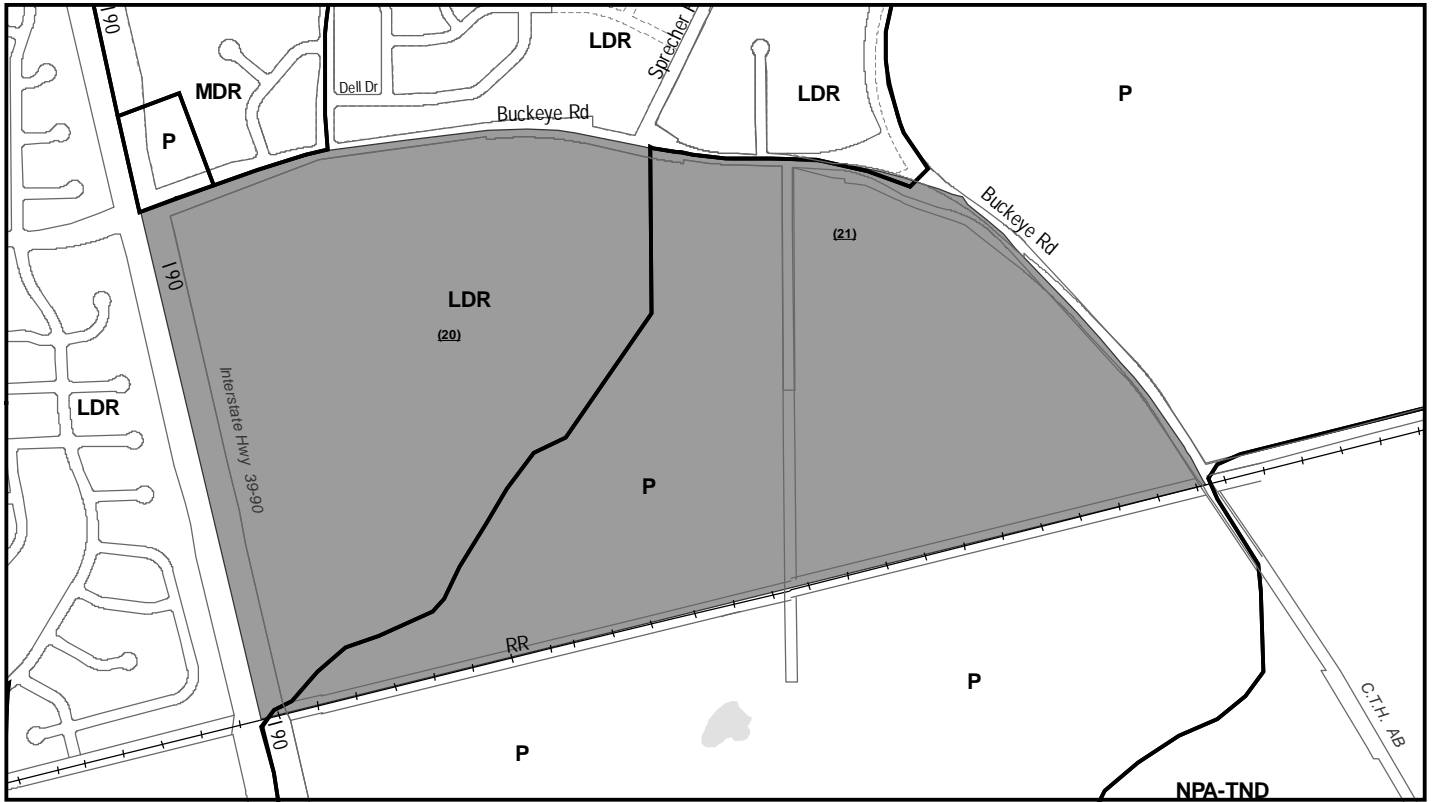
2010 - 2011 Comprehensive Plan Review

Potential Map Amendments

Locator Map O

As Adopted:

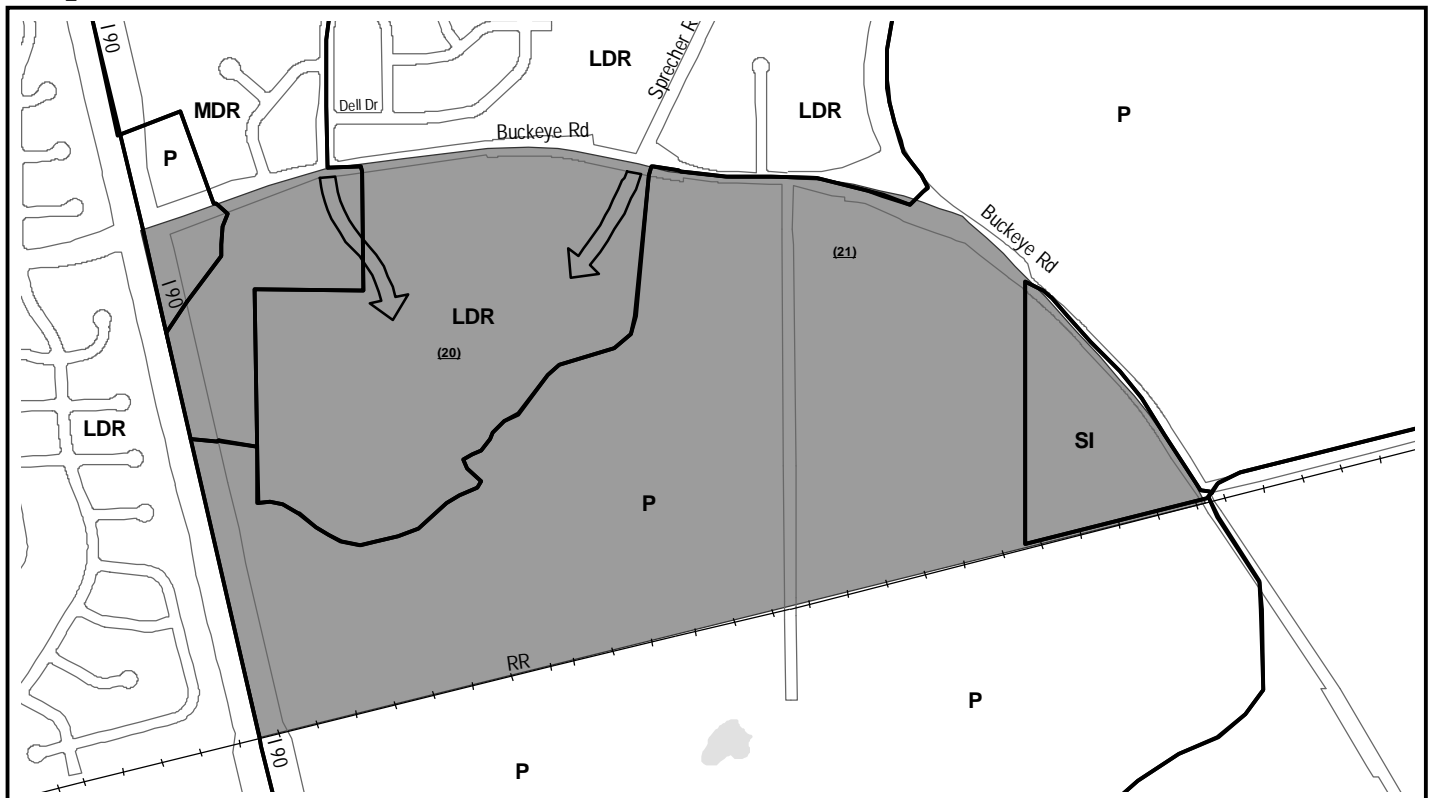
 Proposed change



0 500 1,000 Feet



Proposed Amendments:



Locator Map O:

Cottage Grove Neighborhood Development Plan

O

Proposed Land Use Change: LDR and P to MDR, LDR, P and SI

Reason for Proposed Amendment: To reflect the more-detailed land use recommendations in the Buckeye Amendment to the Cottage Grove Neighborhood Development Plan [amendment adopted 11-7-06]

Comments: 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.

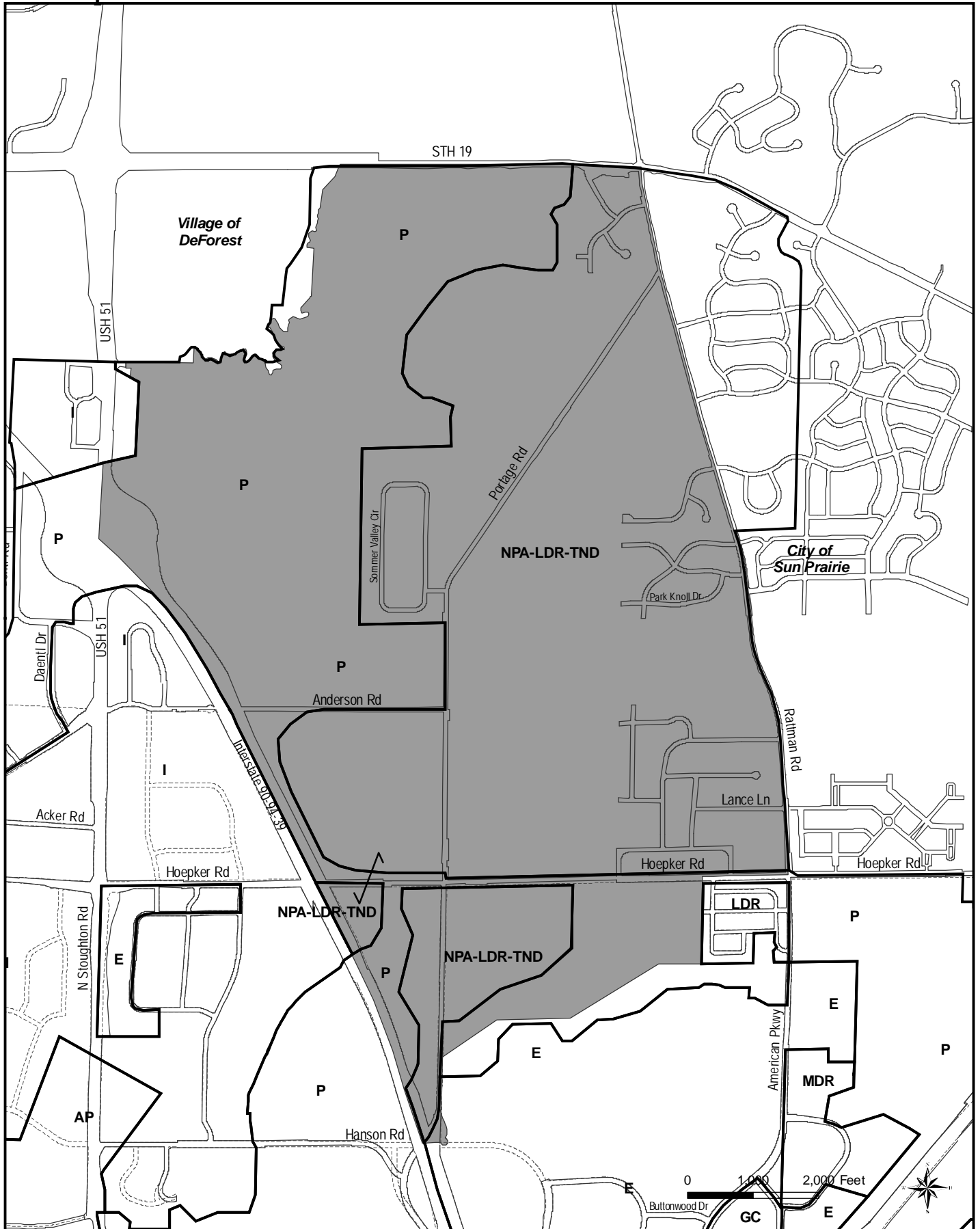
Also revise Map Note 21 to read: "Restoration and preservation as open space is the long-term recommendation for the limited area of high ground east of Underdahl Road currently occupied by small industrial-commercial uses. If this is not feasible, the alternative of limited residential development would be more visually and functionally compatible with the surrounding open space uses than would redevelopment with new commercial or industrial uses."

2010 - 2011 Comprehensive Plan Review

Potential Map Amendments

Locator Map P - a

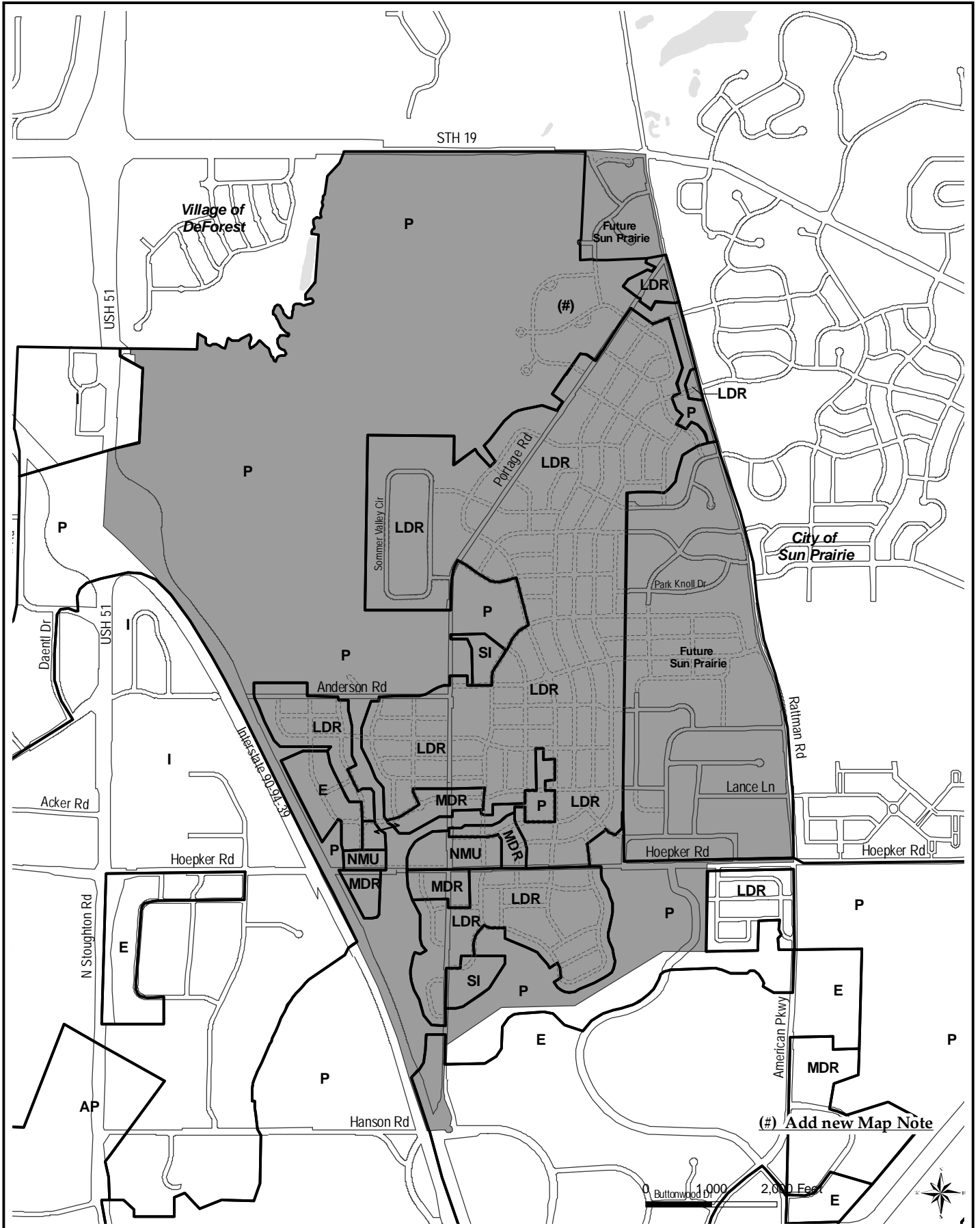
As Adopted:



2010 - 2011 Comprehensive Plan Review Potential Map Amendments

Locator Map P - b

Proposed Amendments:



Locator Map Pb:

Pumpkin Hollow Neighborhood Development Plan

P

Proposed Land Use Change: NPA-LDR-TND and P to E, NMU, MDR,LDR, SI and P

Reason for Proposed Amendment: 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].

The Pumpkin Hollow Neighborhood also encompasses certain lands that formerly were part of the Rattman Neighborhood planning area.


Comments: Also add a new Map Note on the proposed open space area west of Portage Road south of the Rattman Road intersection: "A portion of this area may have the potential for limited development as a conservation subdivision."

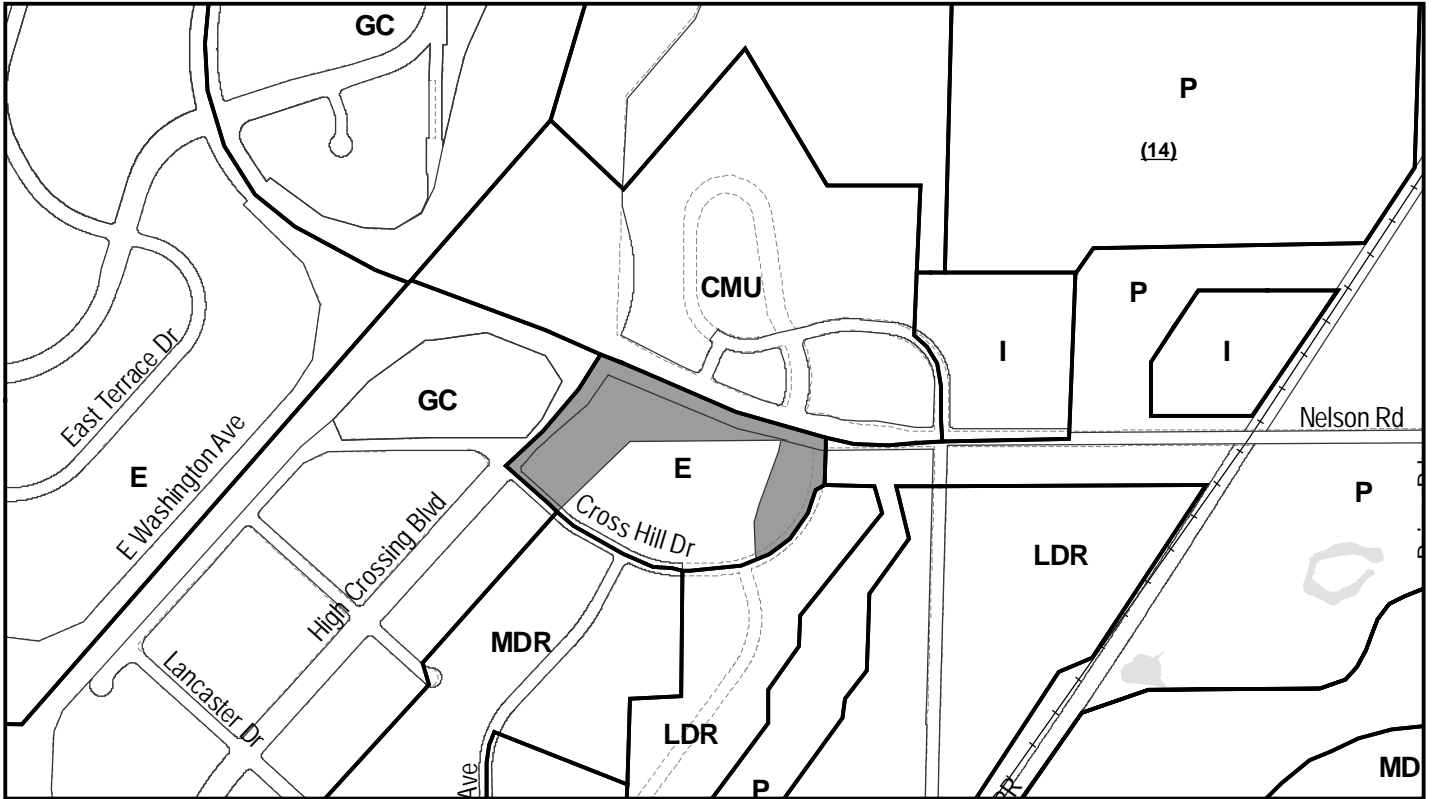
2010 - 2011 Comprehensive Plan Review

Potential Map Amendment

Locator Map Q

As Adopted:

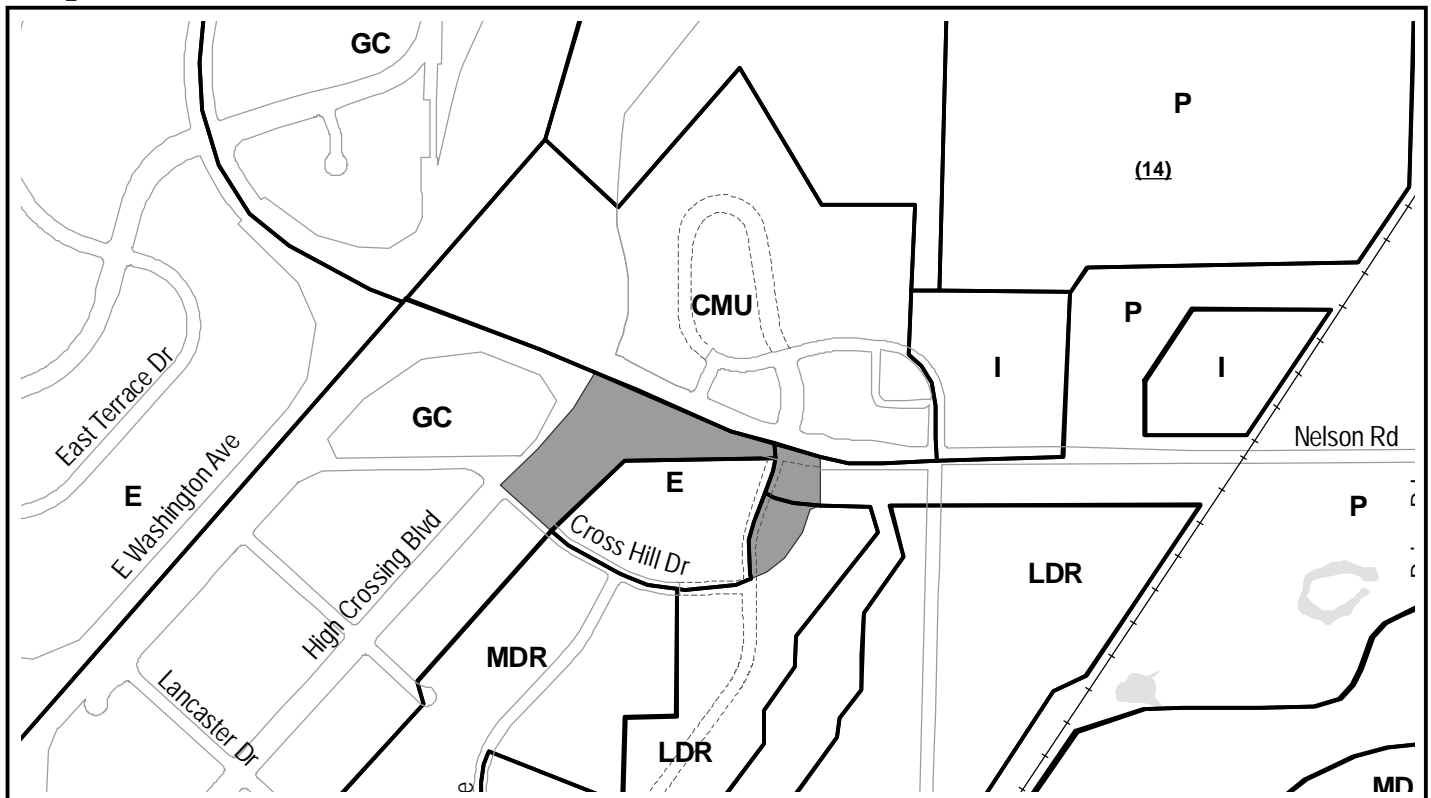
 Proposed change



0 500 1,000 Feet



Proposed Amendment:



Locator Map Q:

Nelson Neighborhood Development Plan

Q

Proposed Land Use Change: E to GC, LDR and P

Reason for Proposed Amendment: 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].


Comments: The NDP amendment also reflects a change in the recommended alignment of proposed future streets at the eastward extension of Cross Hill Drive.

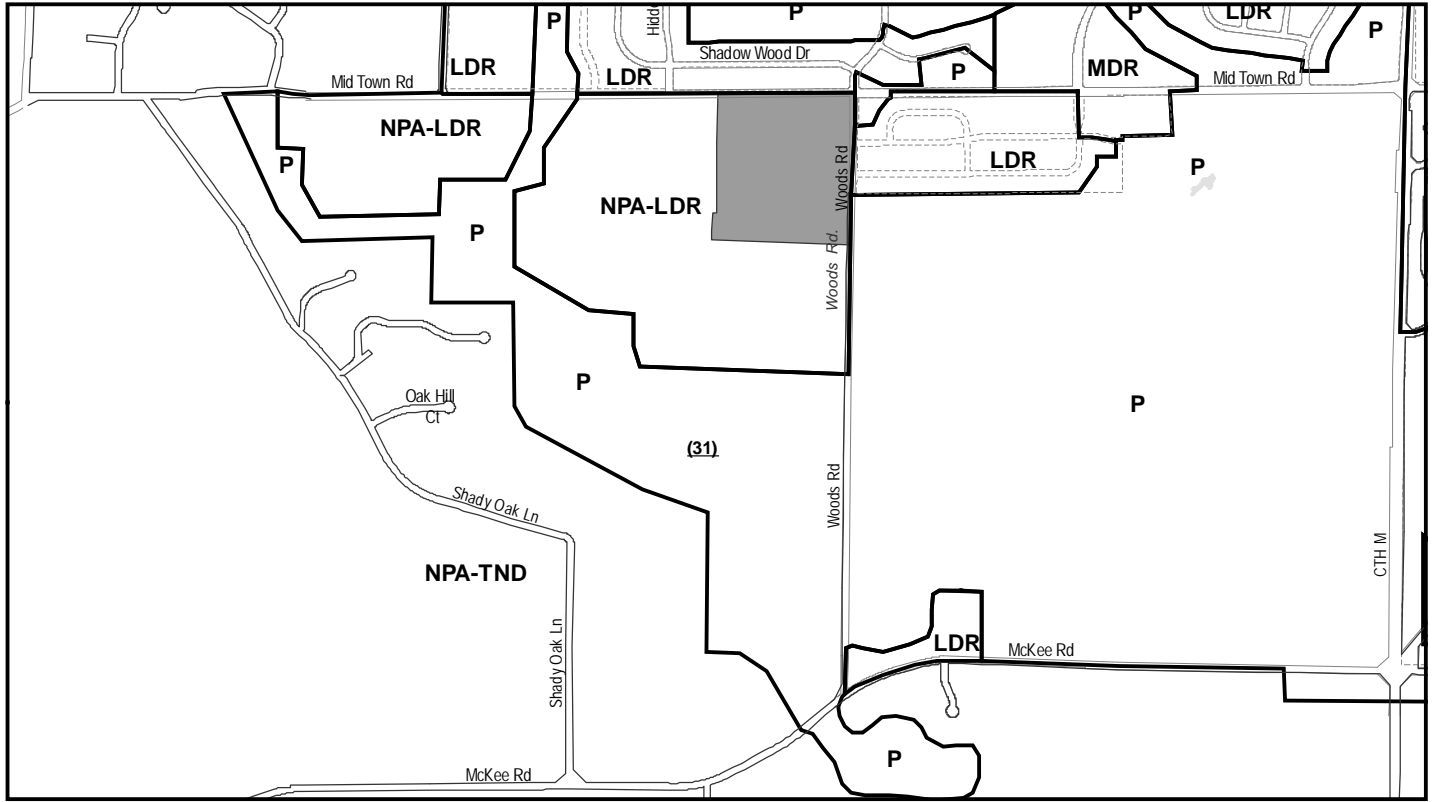
2010 - 2011 Comprehensive Plan Review

Potential Map Amendments

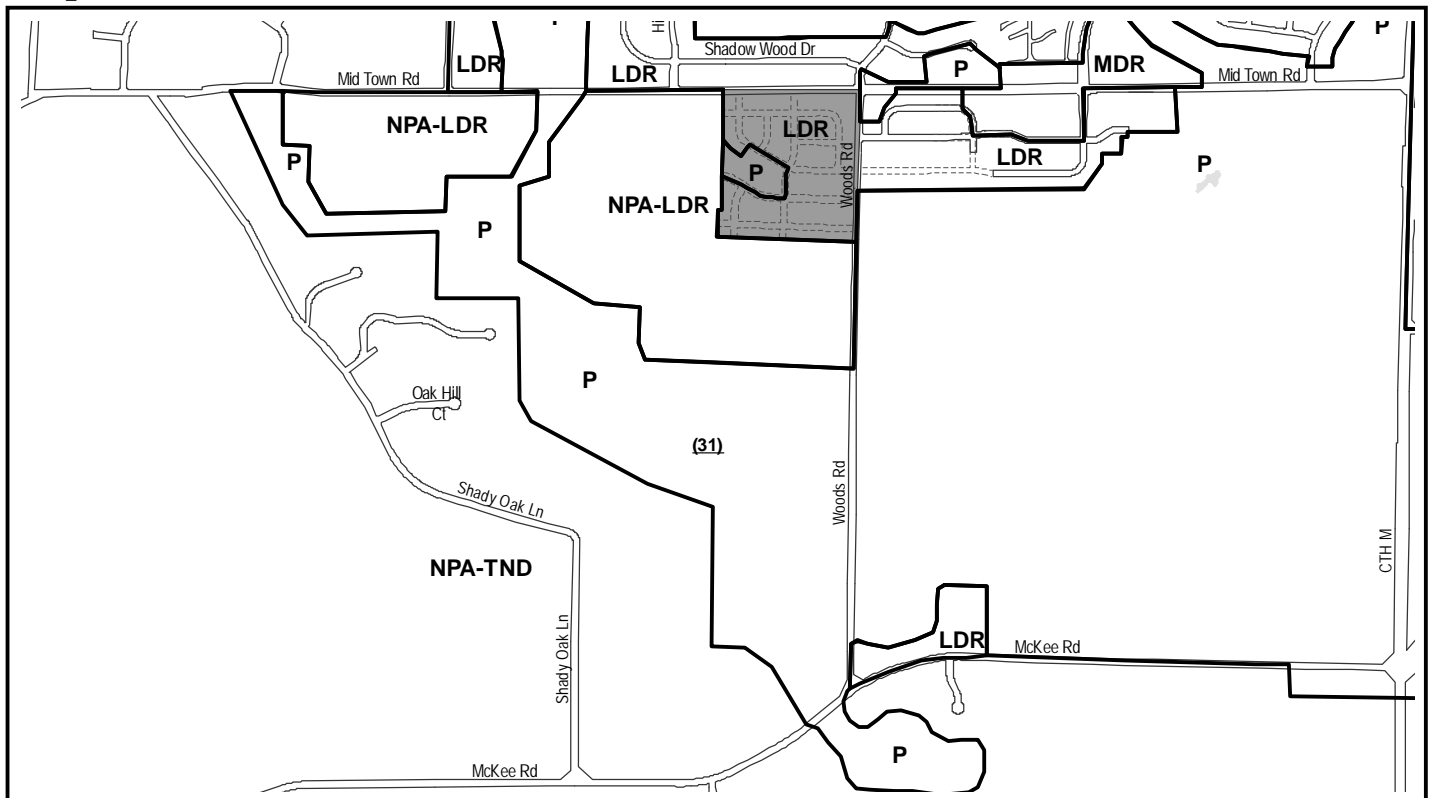
Locator Map R

As Adopted:

 Proposed change



Proposed Amendments:



Locator Map R:

Shady Wood Neighborhood Development Plan

R

Proposed Land Use Change: NPA-LDR to LDR and P

Reason for Proposed Amendment: 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]

Comments: None

2010 Comprehensive Plan Review

Potential Map Amendments

Locator Map S - a

As Adopted:

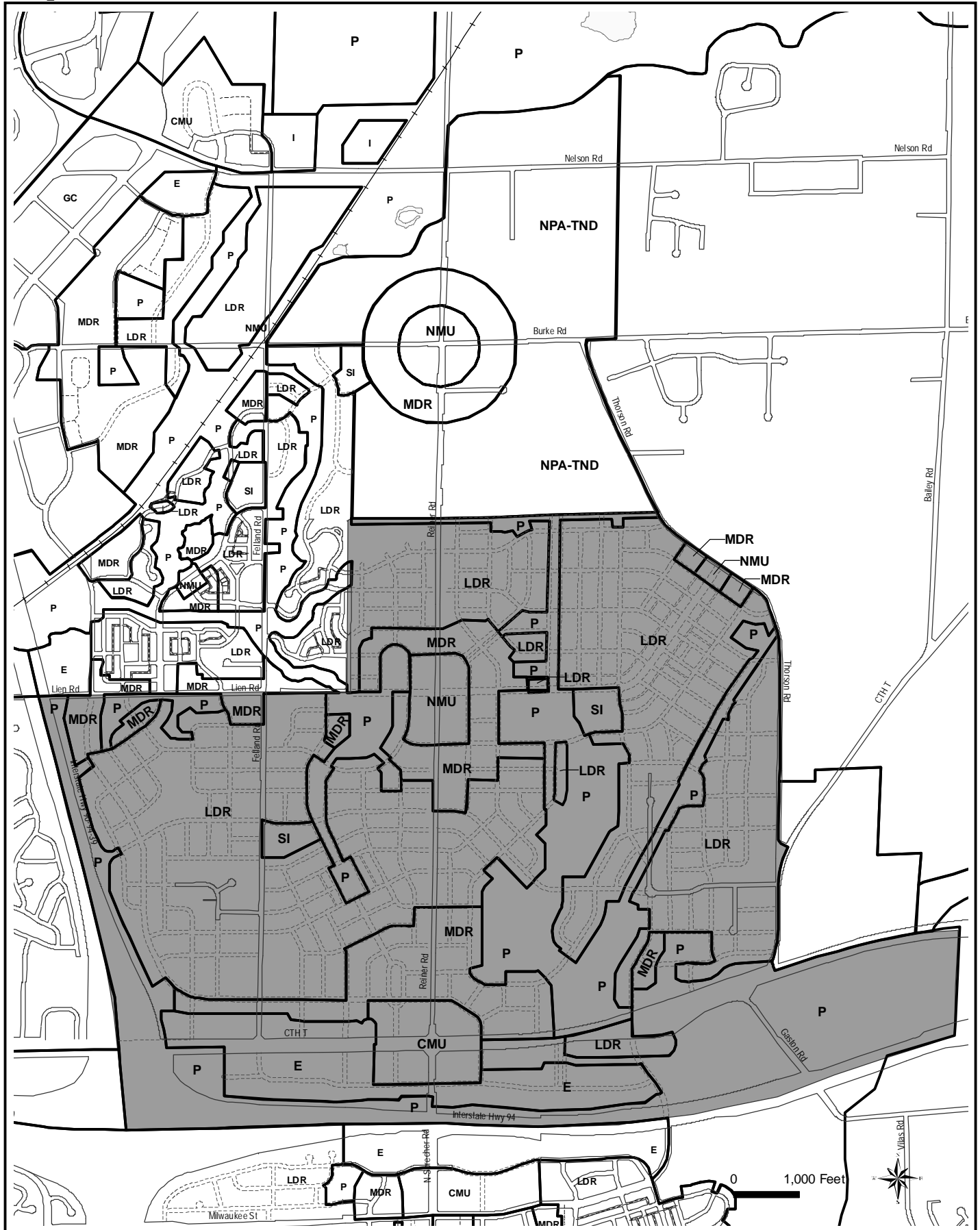


2010 - 2011 Comprehensive Plan Review

Potential Map Amendments

Locator Map S- b

Proposed Amendments:



Locator Map S:

Northeast Neighborhoods Development Plan - Phase I

S

Proposed Land Use Change: NPA-TND, E, CMU, MDR, and P to E, CMU, NMU, MDR, LDR, SI and P

Reason for Proposed Amendment: To replace the NPA and other generalized land use recommendations for this area with the more-detailed recommendations in the Northeast Neighborhoods Development Plan [adopted 10-20-09]

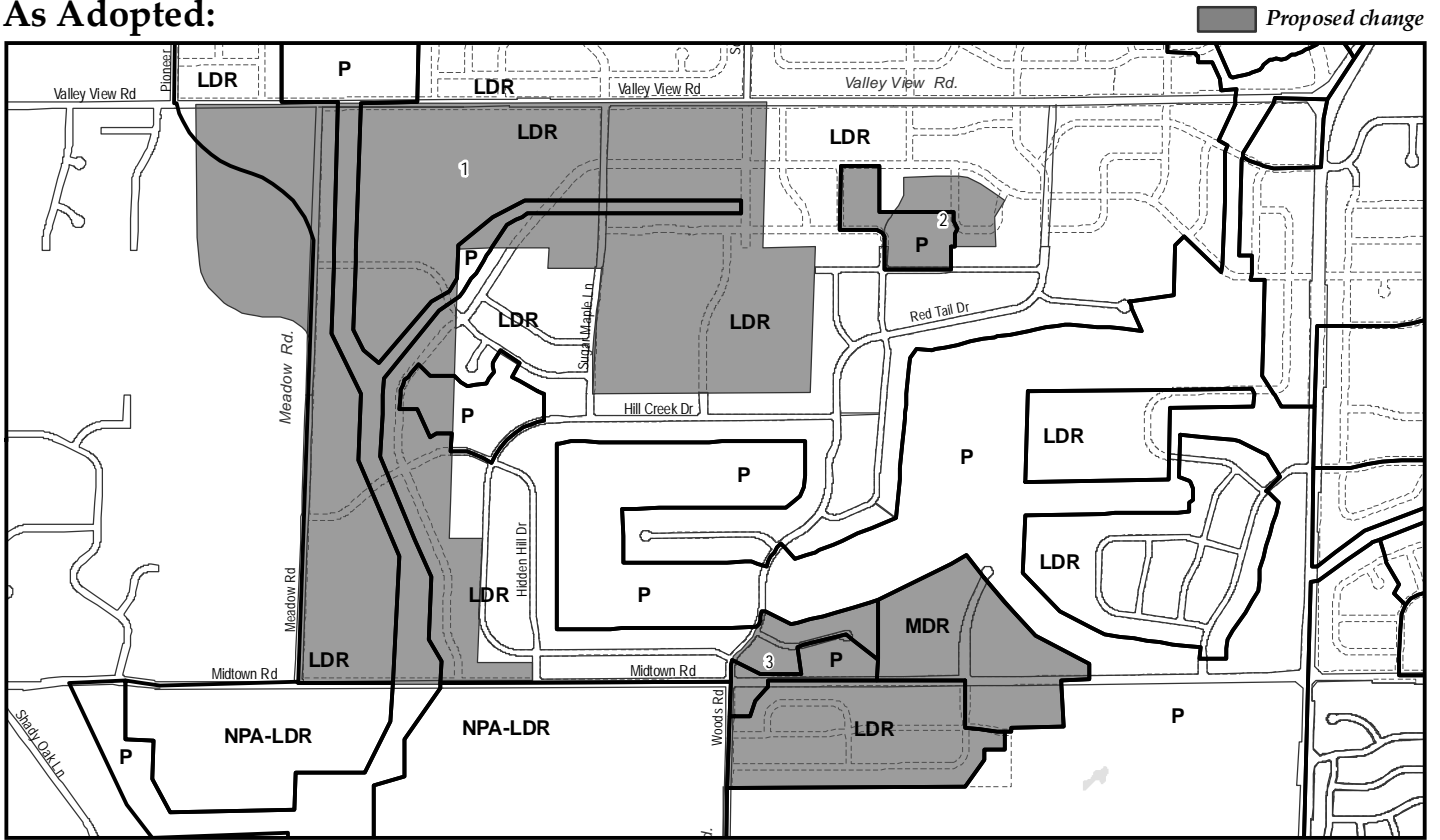
Comments: Also remove Map Note 16.

2010 - 2011 Comprehensive Plan Review

Potential Map Amendments

Locator Map T

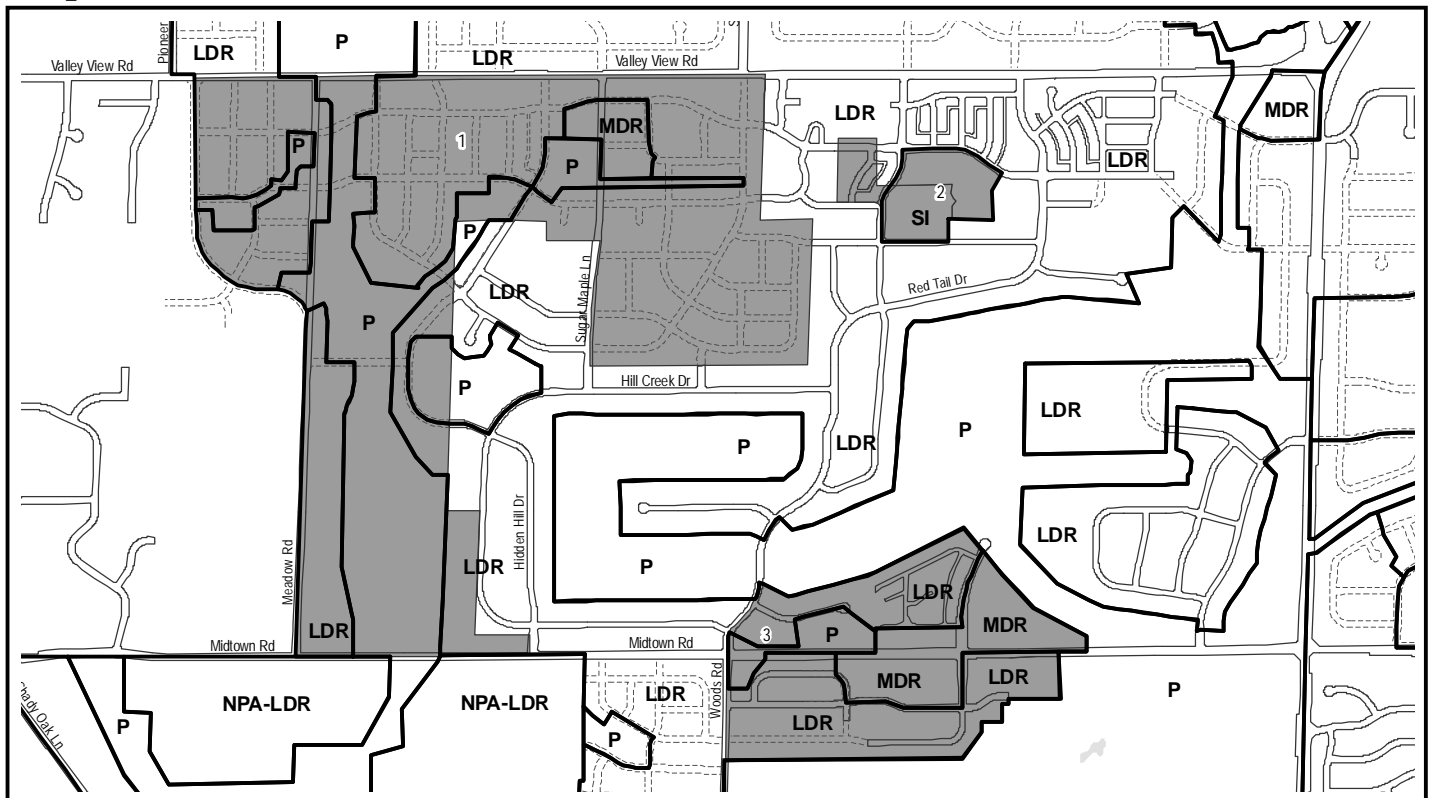
As Adopted:



0 500 1,000 Feet



Proposed Amendments:



Locator Map T:

Midtown Neighborhood Development Plan

T-1

Proposed Land Use Change: LDR and P to MDR, LDR and P

Reason for Proposed Amendment: 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]

Comments: None

T-2

Proposed Land Use Change: P and LDR to SI and LDR

Reason for Proposed Amendment: To reflect the platted street pattern and the actual Olson Elementary School site, which also encompasses an area of recreational open space.

Comments: As noted in the footnote to this page, 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.

T-3

Proposed Land Use Change: LDR to MDR and MDR to LDR

Reason for Proposed Amendment: To reflect modifications to the pattern of residential densities in this area established through development approvals.

Comments: None