

## 2010-2011 COMPREHENSIVE PLAN REVIEW

### PRELIMINARY LIST OF POTENTIAL COMPREHENSIVE PLAN AMENDMENTS REQUESTED TO ACCOMMODATE SPECIFIC PROPOSED PROJECTS OR FUTURE LAND USES

#### REQUESTS RECEIVED BEFORE THE MARCH 21, 2011 SUBMITTAL DEADLINE

T. Wall Properties	Dec 1, 2010	High Crossing/Nelson Neighborhood
University Research Park	Mar 1, 2011	Vetter Property/Midtown Neighborhood
Veridian Homes/ Vandewalle & Assoc.	Mar 17, 2011	Grandview Commons/Sprecher Neighborhood
Cherokee Park Inc./ Independent Living Inc.	Mar 17, 2011	Cherokee Park Area
Livesey Company	Mar 18, 2011	Cross Country Neighborhood
CRANES	Mar 21, 2011	Cherokee Park Area

#### REQUESTS RECEIVED AFTER THE MARCH 21, 2011 SUBMITTAL DEADLINE

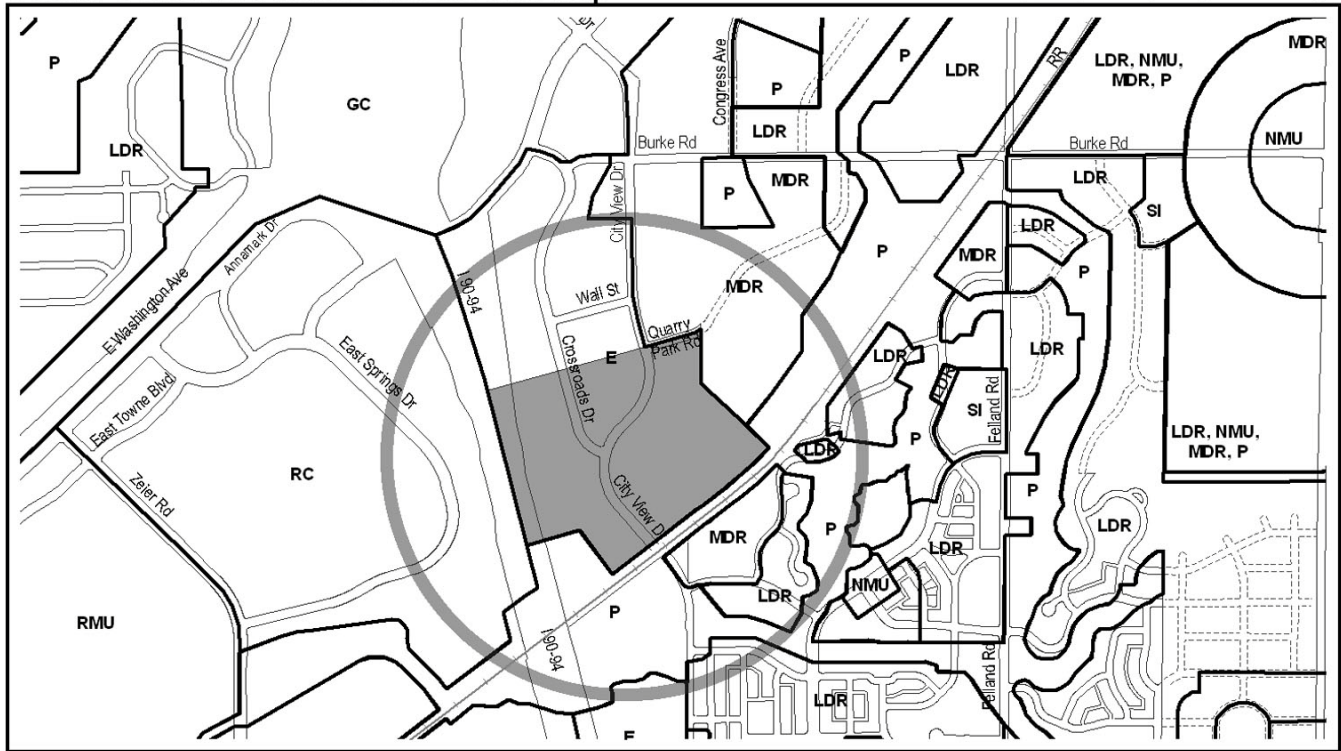
Jim Weber	Mar 24, 2011	Elderberry Neighborhood
Johnson Bank William F. White	Apr 25, 2011	Cross County Neighborhood
MSP Real Estate, Inc.	May 9, 2011	Sunset Village (Hoyt Park Area)

# 2010 – 2011 Comprehensive Plan Review Requested Map Amendment (Track 2)

## Locator Map 1

Current Generalized Future Land Use Plan Map\*

■ Area of Proposed change



**Amendment Requested by:** T. Wall Properties

**Date of Request:** 12-1-10

**Proposed Amendment:** Employment to Community Mixed Use

**Reason for Request:** To permit development of the remaining High Crossing lands with a more diverse range of uses, including office supporting services, retail, restaurants, and high density housing.

**Other Applicable Plans:** Nelson Neighborhood Development Plan (amended 1999)\*\*

**Planning Staff Comments:** The goal of creating a more diverse activity center is consistent with general Comprehensive Plan objectives, but the plan amendment process will need to establish a more specific range and intensity of intended uses since the Community Mixed-Use designation encompasses potential uses not necessarily appropriate at this location. It is noted that the potential for commuter rail may be much farther in the future now than was considered likely last winter. The current Nelson Neighborhood Development Plan recommends residential development as an acceptable alternative use in the eastern portion of High Crossing, and employment-supporting services would be consistent with the current Employment designation in the Comprehensive Plan. The Nelson plan is one of the oldest neighborhood development plans (originally adopted in 1992), and a thorough review might result in recommended revisions to the land use and street plan in other adjacent areas.

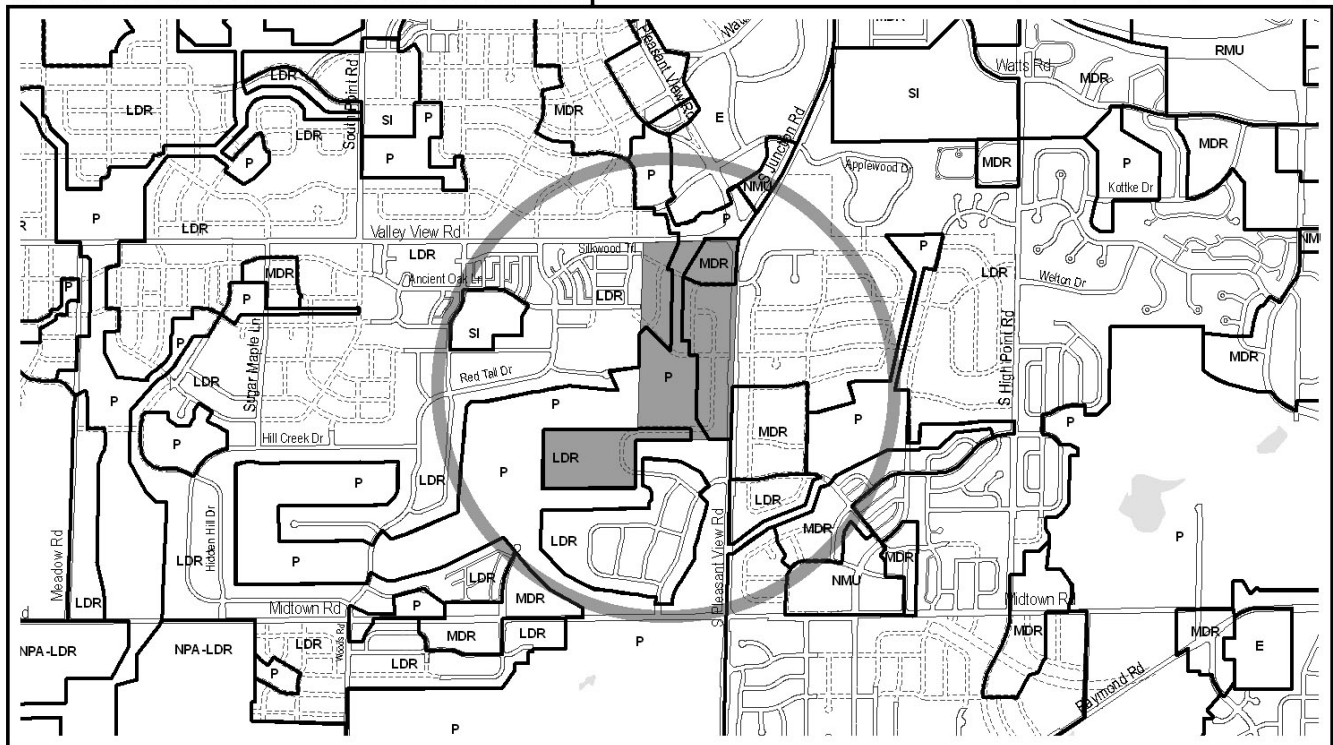
\* The Land Use Plan Map incorporates the Track 1 amendments recommended by the Plan Commission.

\*\* The Neighborhood Plan adoption/amendment date is the most recent amendment that affected the subject area.

# 2010 – 2011 Comprehensive Plan Review Requested Map Amendment (Track 2)

## Locator Map 2

Current Generalized Future Land Use Plan Map\*



**Amendment Requested by:** University Research Park

**Date of Request:** 3-1-11

**Proposed Amendment:** Low and Medium Density Residential and Park to Employment and Park

**Reason for Request:** To expand the planned 274 acre University Research Park north of Valley View Road to incorporate the Vetter property located south of Valley View Road. This would enlarge the future research park and extend the time that the northern portion of the current planned park can continue to be used for agricultural research and as the location of the large communications tower.

**Other Applicable Plans:** Midtown Neighborhood Development Plan (amended 2004)\*\*

**Planning Staff Comments:** Issues that will need to be addressed in planning for expansion of the research park use into an area currently recommended primarily for residential uses include providing good access to the employment area, maintaining adequate connectivity within the neighborhood without encouraging excessive non-local traffic through the neighborhood, ensuring compatibility with adjacent residential uses, and potential effects on plans for adjacent undeveloped lands.

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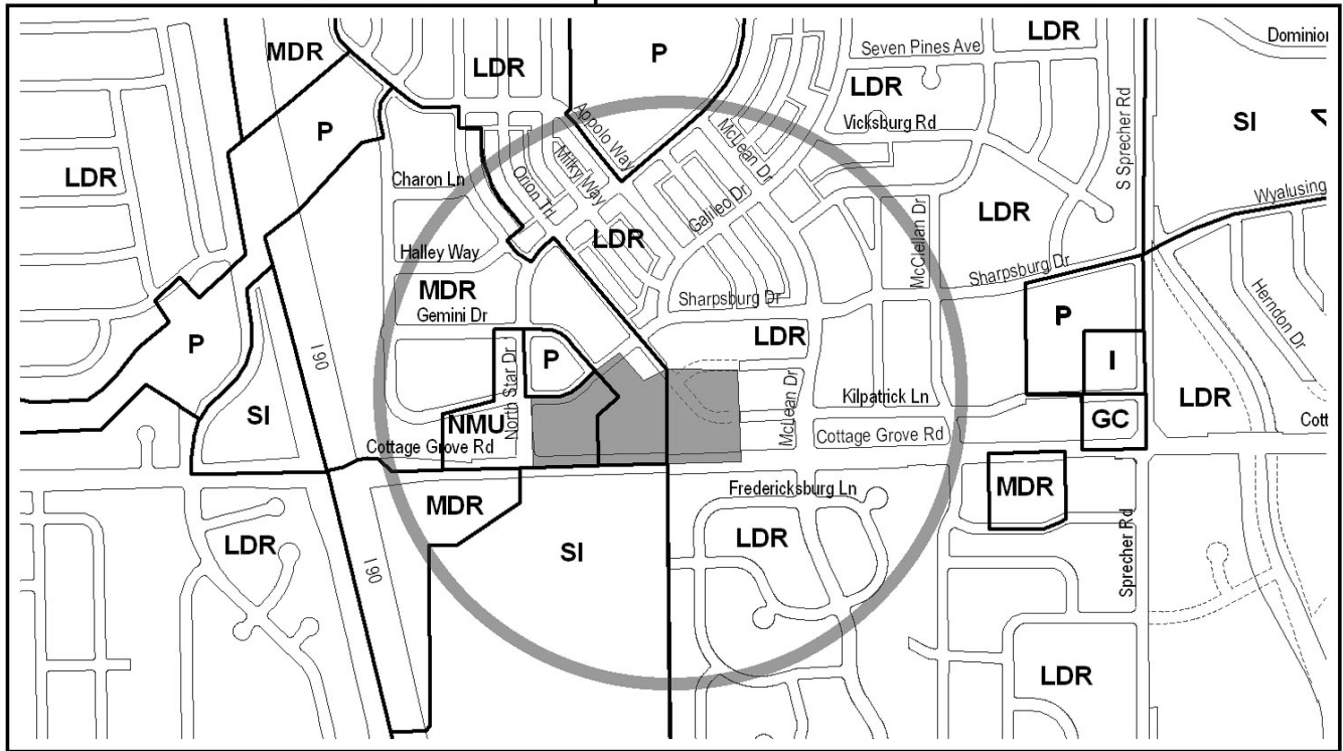
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# 2010 – 2011 Comprehensive Plan Review Requested Map Amendment (Track 2)

## Locator Map 3

Current Generalized Future Land Use Plan Map\*

Area of Proposed change



**Amendment Requested by:** Veridian Homes (Vandewalle & Associates)

**Date of Request:** 3-17-11

**Proposed Amendment:** Neighborhood Mixed-Use and Low and Medium Density Residential to Community Mixed-Use

**Reason for Request:** To accommodate revisions to the development concept for the Grandview Commons mixed-use center to expand the center to incorporate the former Doric Lodge site and to allow the development of a large grocery store approximately 60,000 square feet in size. The Transit Oriented Development designation would continue to apply to the site.

**Other Applicable Plans:** Sprecher Neighborhood Development Plan (amended 1998)\*\*

**Planning Staff Comments:** The Sprecher Neighborhood Development Plan would also need to be amended to allow the large grocery, and there are several alternative ways that revisions both to it and to the Comprehensive Plan could more-specifically define the recommended uses, scale and design of future developments in the mixed-use district. A designation of Community Mixed-Use does not have the size restrictions of Neighborhood Mixed-Use, but it includes similar recommendations regarding encouraging a variety of uses, building design and building orientation.

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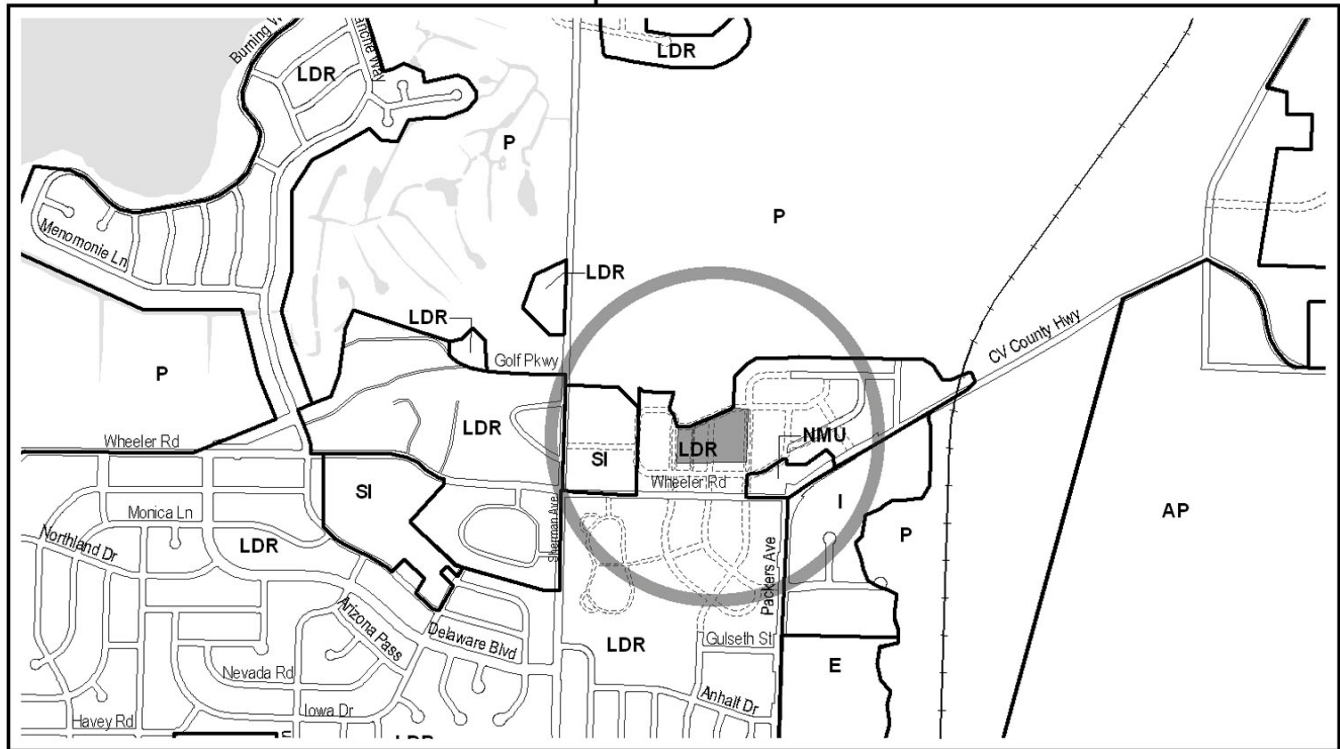
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# 2010 – 2011 Comprehensive Plan Review Requested Map Amendment (Track 2)

## Locator Map 4

Current Generalized Future Land Use Plan Map\*

■ Area of Proposed change



**Amendment Requested by:** Cherokee Park, Inc. (Independent Living, Inc.)

**Date of Request:** 3-17-11

**Proposed Amendment:** Low Density Residential to Medium Density Residential

**Reason for Request:** To accommodate a proposed senior housing facility to be owned and operated by Independent Living, Inc. The proposed facility is within the higher end of the Medium Density Residential density range, and the proposed site would also require revisions to the street patterns recommended in the Cherokee Special Area Plan, and perhaps to the use recommendations on some adjacent lands.

**Other Applicable Plans:** Cherokee Special Area Plan (2007)\*\*

**Planning Staff Comments:** Neither the location nor a detailed site plan for the proposed senior facility have been finally determined at this time. If the location and characteristics of the site ultimately selected differ from the current proposal, both the plan amendments that would be necessary to accommodate the development, and the evaluation and recommendation regarding those potential amendments, could also be different.

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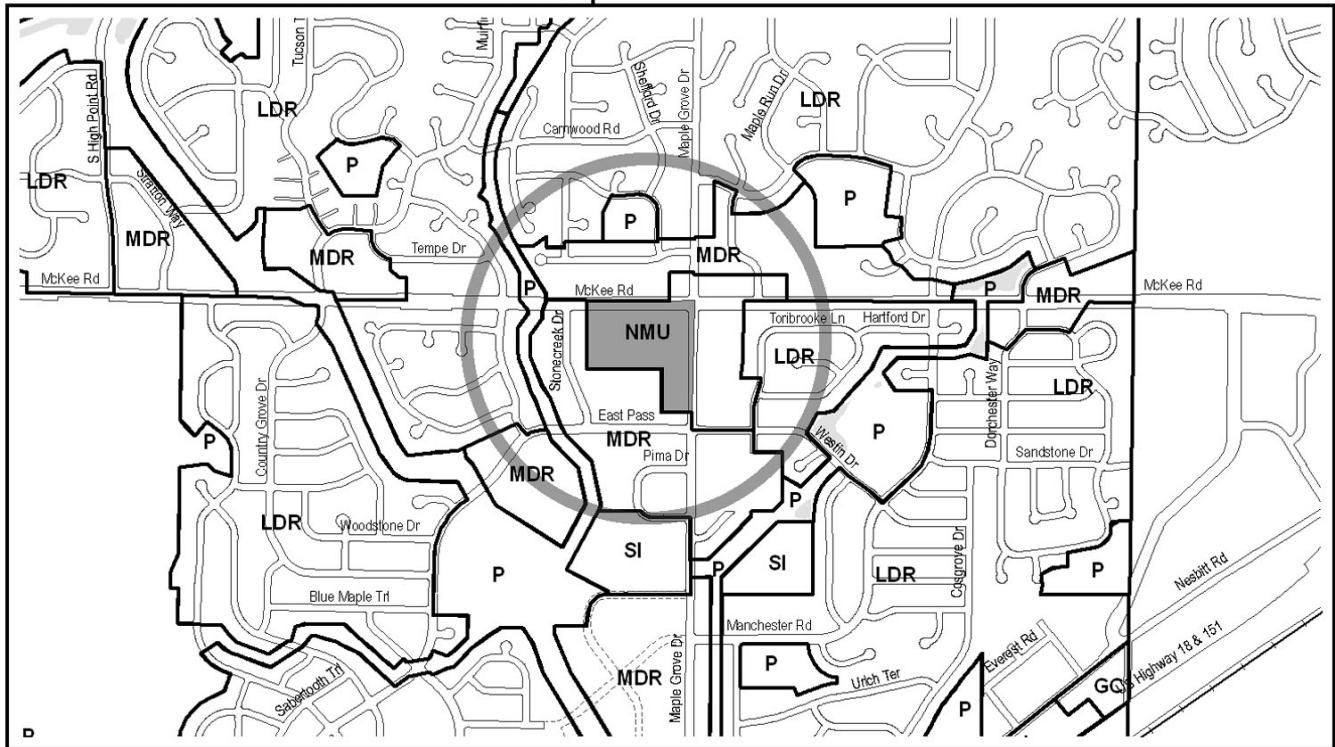
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# 2010 – 2011 Comprehensive Plan Review Requested Map Amendment (Track 2)

## Locator Map 5

Current Generalized Future Land Use Plan Map\*

■ Area of Proposed change



**Amendment Requested by:** Livesey Company

**Date of Request:** 3-18-11

**Proposed Amendment:** Neighborhood Mixed Use to General Commercial and Medium Density Residential

**Reason for Request:** The General Commercial designation is requested to allow development of a 30,000-40,000 square foot store for an anchor-type retail user on about one-half of the 13.4 acre property, and three or four apartment buildings of up to 30 units each on a 2.5 to 4 acre site. Two to three acres of the property would remain for additional commercial development.

**Other Applicable Plans:** Cross Country Neighborhood Development Plan (amended 1998)\*\*

**Planning Staff Comments:** As is the case with many older neighborhood plans, the Cross Country Neighborhood Development Plan does not currently reflect the more-recent mixed-use recommendations in the Comprehensive Plan. Residential and commercial uses can occur in separate buildings as well as in mixed-use buildings in Mixed-Use districts, but the design, orientation and relationship of buildings is significantly different from what may occur in General Commercial districts. A community designation also implies a larger market area and potential creation of “destination” uses not primarily aimed at meeting local neighborhood needs for goods and services.

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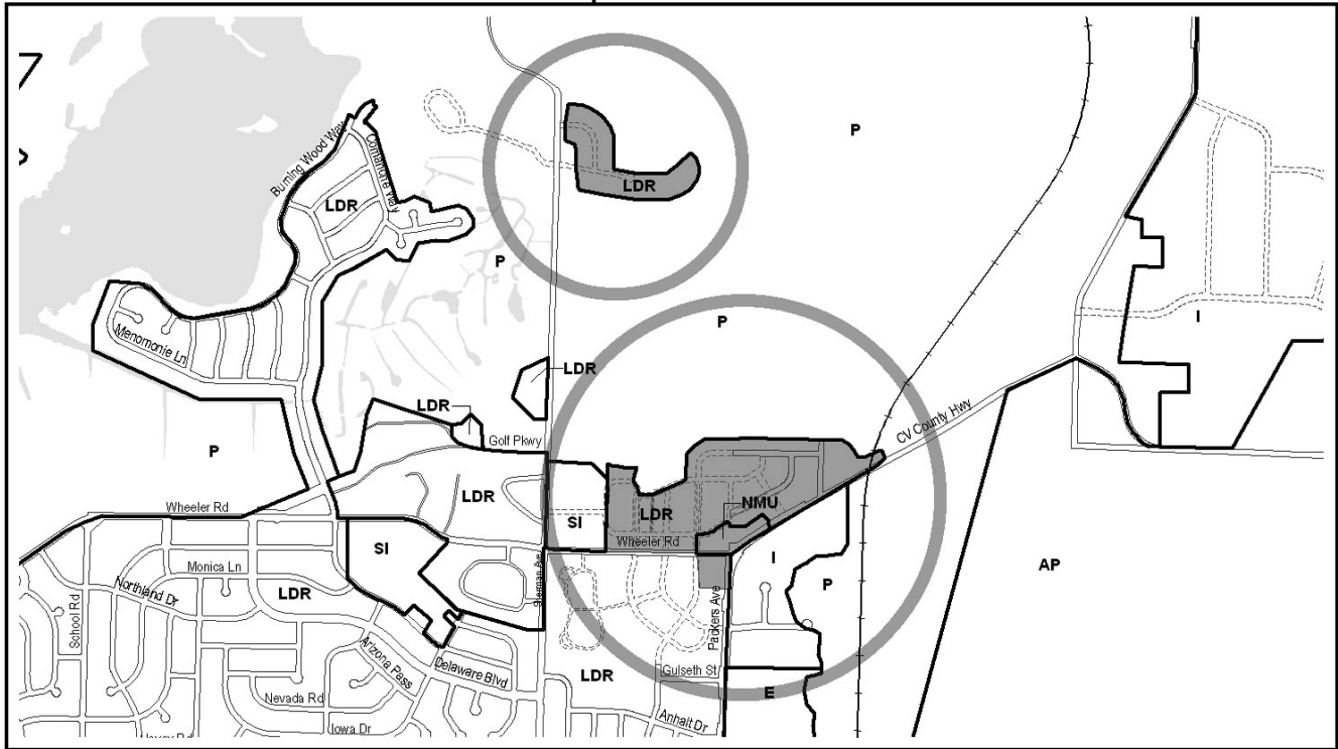
# 2010 – 2011 Comprehensive Plan Review

## Requested Map Amendment (Track 2)

### Locator Map 6

Current Generalized Future Land Use Plan Map\*

■ Area of Proposed change



**Amendment Requested by:** Capital Region Advocacy Network for Environmental Sustainability (CRANES)  
**Date of Request:** 3-21-11

**Proposed Amendment:** Low Density Residential and Neighborhood Mixed-Use to Park and Open Space north of Wheeler Road. Potential Low Density Residential to Neighborhood Mixed-Use at the southwest corner of Wheeler Road and Packers Avenue.

**Reason for Request:** In general, to provide a larger upland buffer to help protect and enhance the long-term ecological sustainability of the Cherokee Marsh wetlands.

**Other Applicable Plans:** Cherokee Special Area Plan (2007)\*\*

**Planning Staff Comments:** To at least some extent, this amendment request was advanced as a response to the Cherokee Park-Independent Living plan amendment request within the same area, although increased protection for Cherokee Marsh and its environs is stated as the primary reason. The proposed elimination of development potential from all the undeveloped lands north of Wheeler Road and CTH CV is inconsistent with provisions in the Annexation/Attachment Agreement and Memorandum of Understanding between Cherokee Park, Inc. and the City of Madison executed in 2007 at the time the Cherokee Special Area Plan was adopted. At this time, staff is not aware of recommendations to acquire additional public open space in this area.

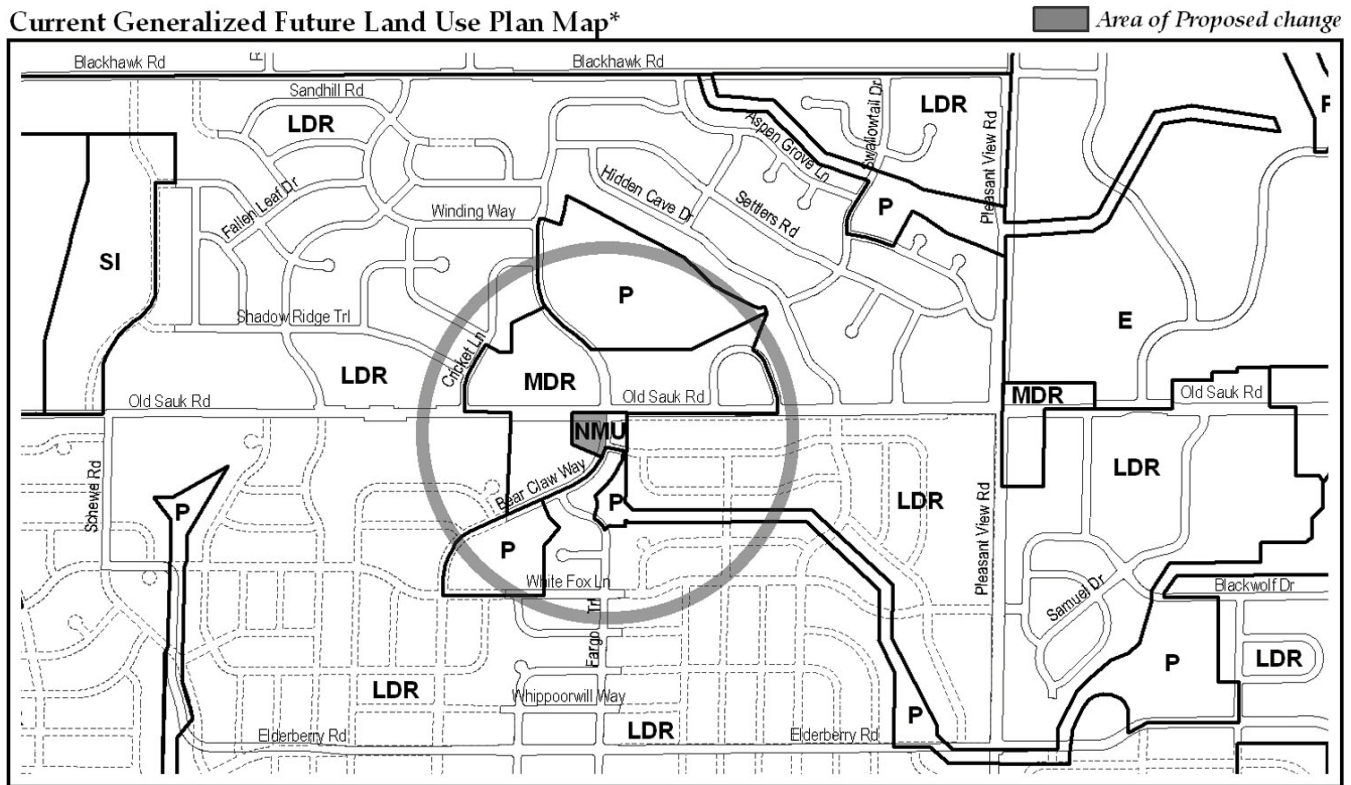
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# 2010 – 2011 Comprehensive Plan Review Requested Map Amendment (Track 2)

## Locator Map 7

Current Generalized Future Land Use Plan Map\*



**Amendment Requested by:** Jim Weber

**Date of Request:** 3-24-11 (submitted after the 3-21-11 deadline)

**Proposed Amendment:** Neighborhood Mixed-Use to Medium Density Residential

**Reason for Request:** To accommodate development of the property (Lot 26 in Sauk Heights) with medium density residential uses without a non-residential component.

**Other Applicable Plans:** Elderberry Neighborhood Development Plan (2002)\*\*

**Planning Staff Comments:** A mixed-use designation does not necessarily require every development to be a mixed use development, but does seek to establish some appropriately-scaled neighborhood-serving retail/service uses within the district as a whole. An informational presentation on a development proposal for this property that includes a three-story apartment building and a separate small retail building is scheduled for the May 11, 2011 Urban Design Commission meeting.

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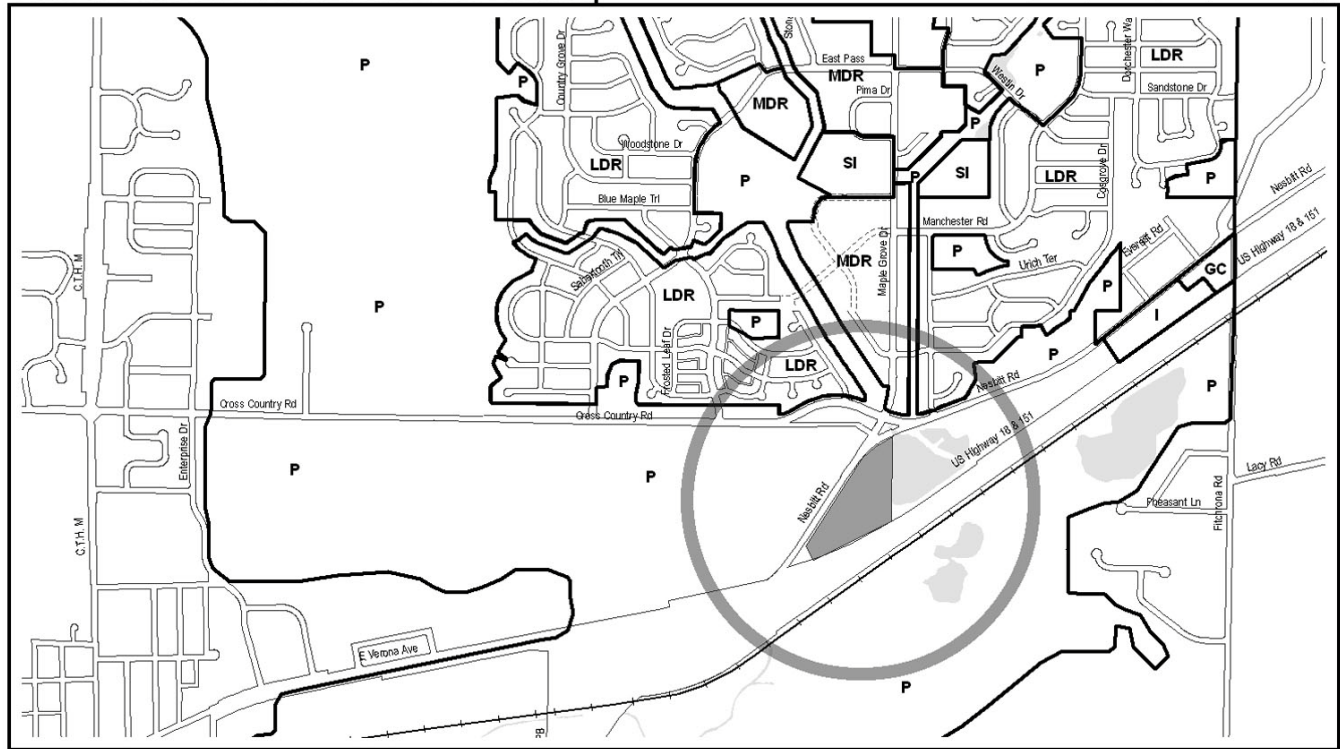


# 2010 – 2011 Comprehensive Plan Review Requested Map Amendment (Track 2)

## Locator Map 8

Current Generalized Future Land Use Plan Map\*

Area of Proposed change



**Amendment Requested by:** Johnson Bank (William F. White)

**Date of Request:** 4-25-11 (submitted after the 3-21-11 deadline)

**Proposed Amendment:** Park and Open Space to Medium Density Residential

**Reason for Request:** To allow development of 130 units of multi-family housing on a 13-acre property.

**Other Applicable Plans:** Cross Country Neighborhood Development Plan (1993)\*\*  
Ice Age Trail Junction Area Project Plan (1993)

**Planning Staff Comments:** These lands are recommended as part of the open space separation buffer between the cities of Madison and Verona, and have been since 1993. While there is no budgeted plan for City of Madison acquisition of this property at the present time, both the City Parks Division and the Dane County Parks Department continue to support open space preservation along Nesbitt Road as recommended in adopted plans, and continue to explore potential funding sources that might be utilized for a future land acquisition. Other properties within the recommended open space area remain in private ownership, and staff believe that support for urban development on this key entry property could be interpreted as a reduced commitment to implementing the recommended open space and, in fact, encourage development proposals for other properties---including the property immediately to the west across Nesbitt Road. If this amendment is considered, it is likely that the open space recommendations for other properties in the area will also need to be reevaluated.

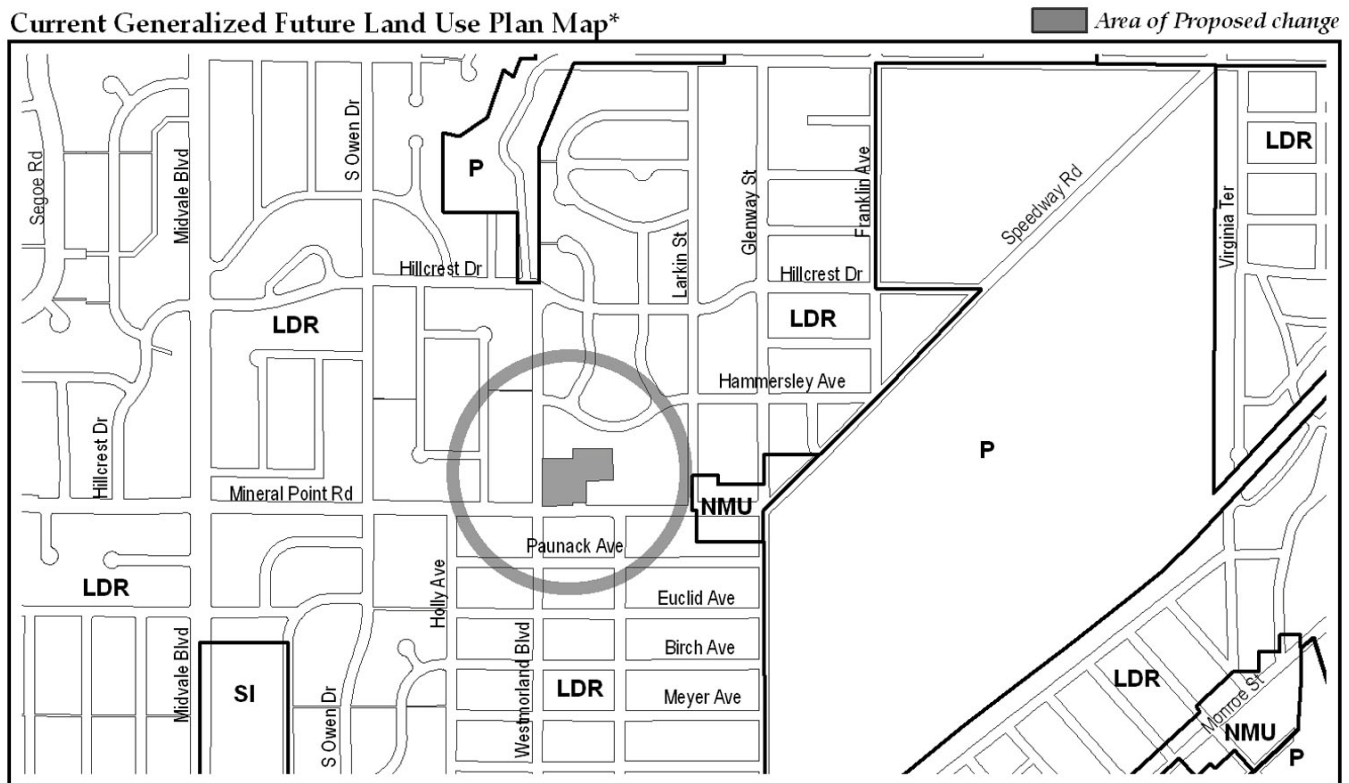
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# 2010 – 2011 Comprehensive Plan Review Requested Map Amendment (Track 2)

## Locator Map 9

Current Generalized Future Land Use Plan Map\*



**Amendment Requested by:** MSP Real Estate, Inc.

**Date of Request:** May 9, 2011 (submitted after the 3-21-11 deadline)

**Proposed Amendment:** Low Density Residential to High Density Residential

**Reason for Request:** To allow redevelopment of the 2.8-acre Mt. Olive Church site as a senior housing campus, to include independent senior apartments, assisted living and memory care. As presently proposed, the overall project density would be about 44 units per acre.

**Other Applicable Plans:** This area does not currently have a more detailed neighborhood plan, but a planning process to develop a plan for the Hoyt Park Area Joint Neighborhood Planning Area (which includes Sunset Village) is just getting under way.

**Planning Staff Comments:** This site extends into the interior of the block and its redevelopment with traditional single-family lots would be difficult. Alternative redevelopment with some type of clustered or multi-family housing may be more feasible, but maintaining compatibility with the single-family housing that surrounds the site on all sides will be an important consideration, regardless of any potential revisions to the Comprehensive Plan designation. A neighborhood plan could provide more detailed recommendations to help guide any future redevelopment, which might make an amendment to the Comprehensive Plan unnecessary.

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