

**From:** Evers, Tag <[district13@cityofmadison.com](mailto:district13@cityofmadison.com)>  
**Sent:** Monday, January 3, 2022 3:55 PM  
**To:** Schoone, Matalin <[MSchoone@cityofmadison.com](mailto:MSchoone@cityofmadison.com)>  
**Cc:** Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>  
**Subject:** South Madison Plan -- Amendment

Please add the following Memo under the heading of "Evers Amendment to SMP" to Legistar #680854, which is number 47 on tomorrow's Council agenda:

**As a co-sponsor of the resolution to Adopt the South Madison Plan (SMP), I strongly support the majority of the Plan and believe it to be a positive step forward for this critical area of our City.**

**However, I believe the Plan can be improved with two modest changes involving the Thorstad Concept Area, one of three concept areas included in the Plan:**

**A) Swap out the original Thorstad Focus Area and swap in the Thorstad Focus Area Alternative as articulated by staff in response to BCC input and included in the [SMP Presentation to Plan Commission on December 13, 2021](#).**

**B) Change the land use recommendations in the Thorstad Focus Area Alternative for Sections A & B from Low Residential to Low-Medium Residential, still allowing for single-family detached homes, but also allowing for other building forms, including townhouses and row houses.**

Following SMP's introduction on November 2, 2021, the SMP went to seven BCCs before landing at Plan Commission on December 13, 2021. In response to BCC input calling for more density in the Thorstad Concept Area, staff prepared a Thorstad Concept Area Alternative, which was included in the staff presentation to Plan Commission.

The original Thorstad Concept Area included the following:

- Low Residential category consists of 104 single family homes (54 - 4000 sqft lots plus 50 cottage homes)
- 16 units of low-medium residential described as townhouses presumably owner-occupied
- 120 units in two 5-story mixed used bldgs.
- Total units 240, 120 of which are suggested as owner-occupied.

The Thorstad Concept Area Alternative made modest changes:

- Low Residential increased to 115 single family homes (65 - 3000 sqft lots plus 50 cottage homes)
- 44 units of townhouses presumably owner occupied
- 240 units in two 8 - story mixed use buildings
- Total units 399, 159 of which are designated as owner-occupied

The Alternative recommends an 11% increase in single-family detached homes, a 33% increase in homes designated for owner-occupancy, and a 66 % increase in overall density.

(Note, there's no reason why all the units couldn't be stipulated for owner-occupancy. CDA is planning an owner-occupied affordable housing multi-family project in the northern section of the Village on Park redevelopment site.)

Changing the Low Residential section of the Thorstad Concept Area Alternative to Low-Medium would increase the total of Low-Medium zoned units from 44 to 159, a sizable increase of 261%. A

**range of housing options would be available, including, but not limited to, single-family detached homes.**

Thanks...let me know if you have any questions.

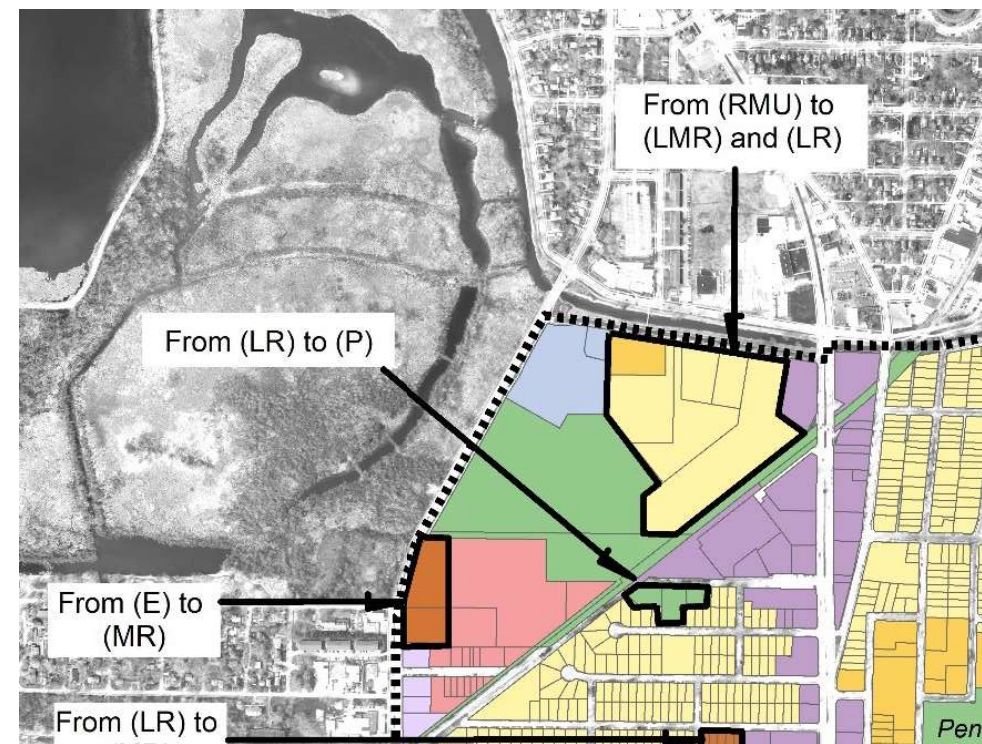
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Tag Evers

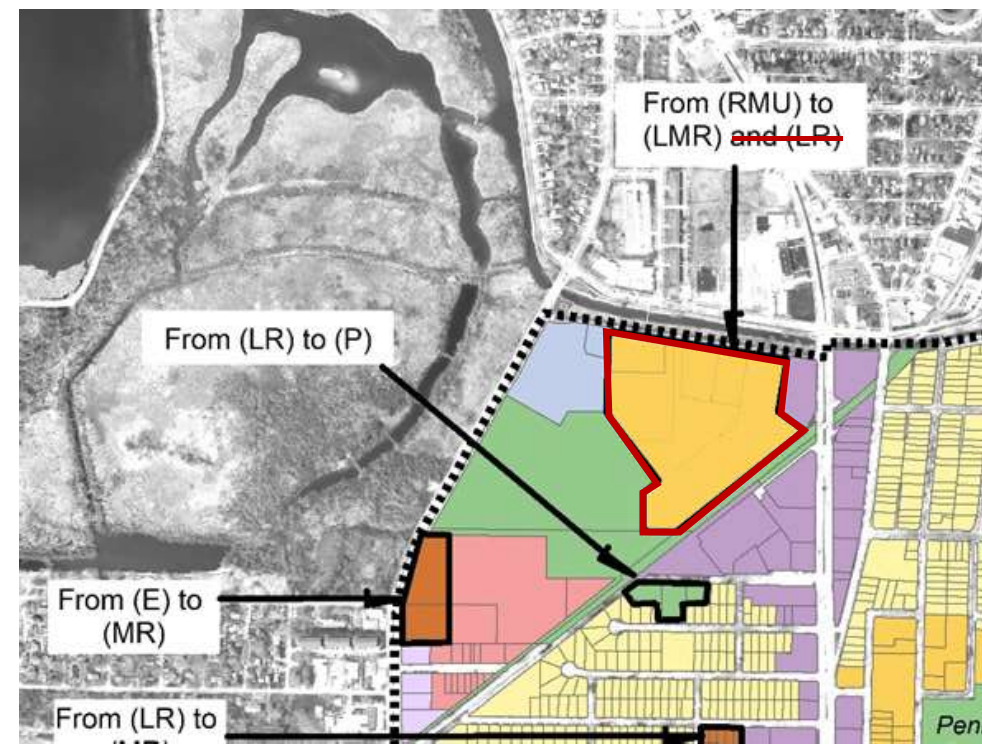
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# Future Land Use Map



**Draft Plan**

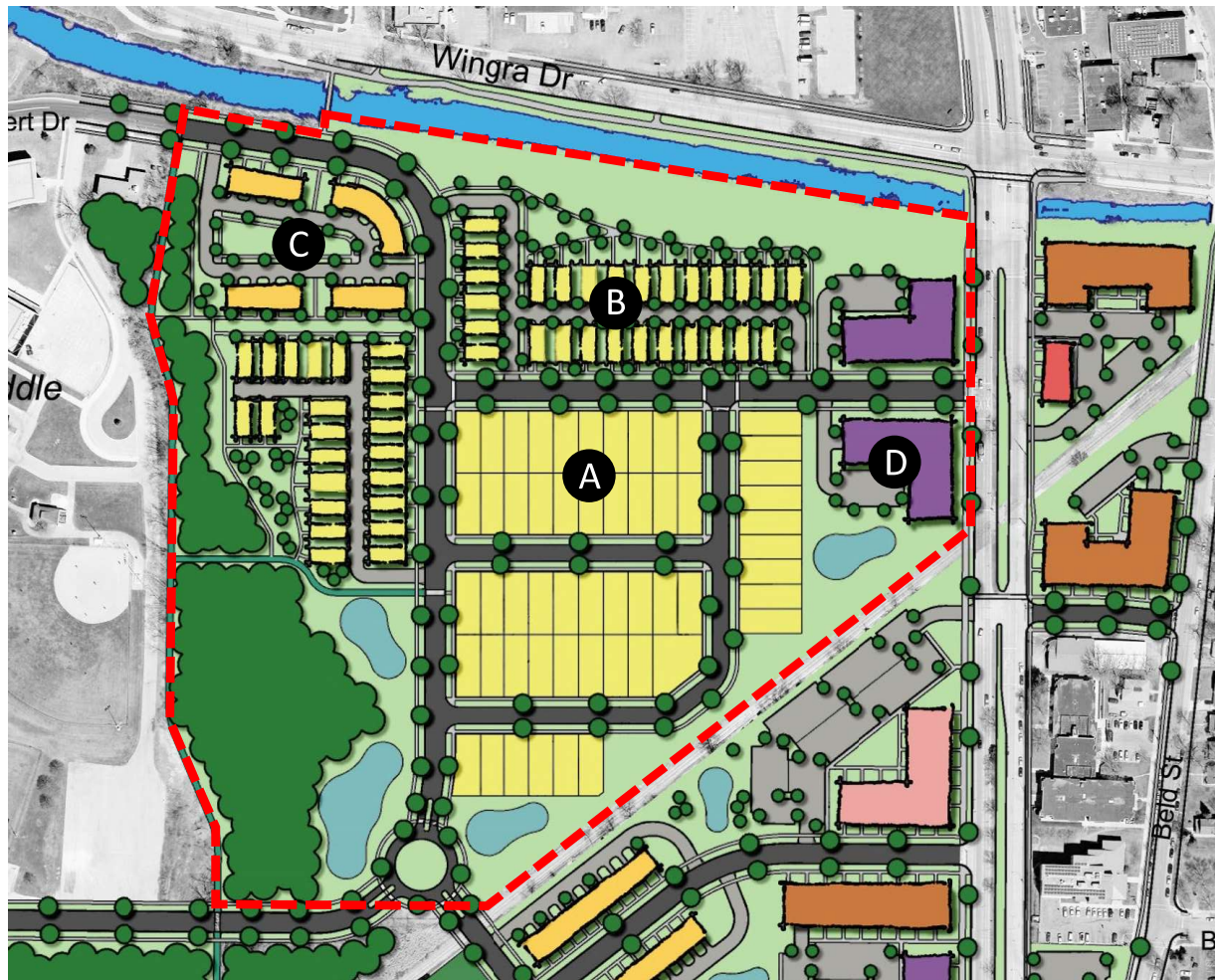


**Alternative – Evers Amendment**

Proposed Future Land Use		
 Low Residential (LR)	 High Residential (HR)	 General Commercial (GC)
 Low-Medium Residential (LMR)	 Neighborhood Mixed Use (NMU)	 Employment (E)
 Medium Residential (MR)	 Community Mixed Use (CMU)	 Parks and Open Space (P)
	 Regional Mixed Use (RMU)	 Special Institutional (SI)



# Thorstad Focus Area Concept



Land Use	Units	Acres	Net Density
Low Residential (A+B)	<b>104</b>	<b>10.89</b>	<b>9.55</b>
(A) Single-Family Lots – 4,000 sqft	54		
(B) Cottage Homes	50		
Low-Medium Residential (C)	<b>16</b>	<b>1.9</b>	<b>8.42</b>
Mixed-Use (D) – 5 stories	<b>120</b>	<b>2.2</b>	<b>54.55</b>
<b>Totals</b>	<b>240</b>	<b>14.99</b>	<b>16.01</b>
Park		1.3	
Stormwater		3.5	
Right-of-way		3.95	
<b>Total Site Acreage</b>		<b>23.74</b>	

**Proposed Land Use**

- Commercial
- Low-Medium Residential
- Existing Building
- Mixed-Use
- Medium Residential
- Light Industrial
- Low Residential
- Park and Open Space
- Employment
- Bike Path



# Thorstad Focus Area Concept Alternative – Evers Amendment



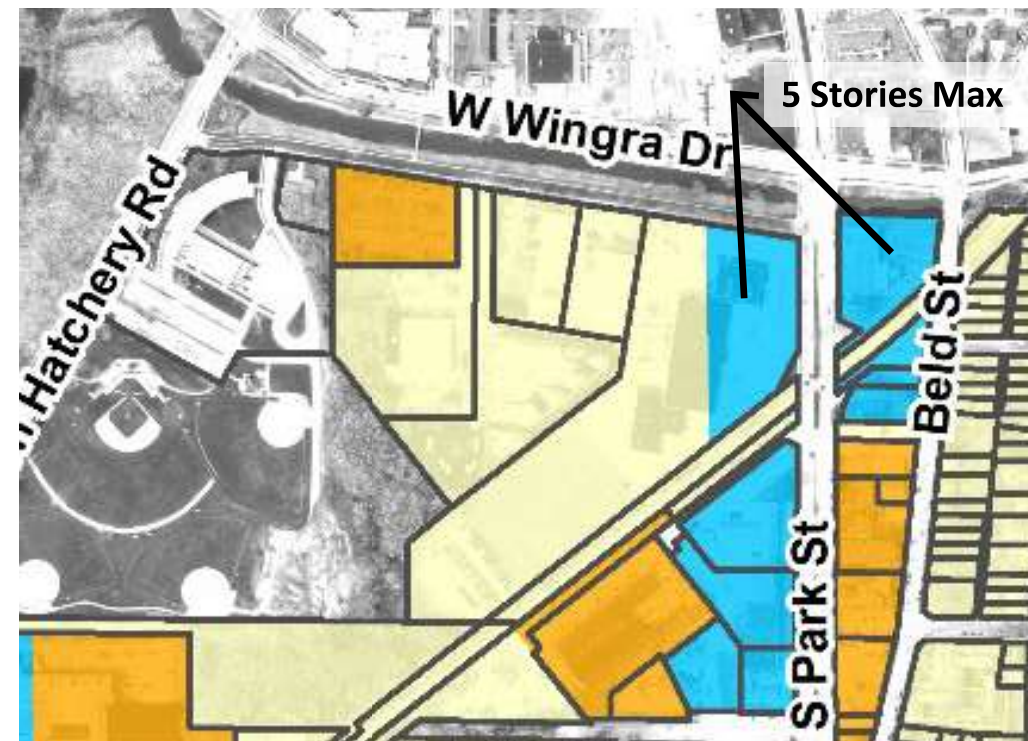
Land Use	Units	Acres	Net Density
Low Residential (A+B)	<b>115</b>	<b>10.35</b>	<b>11.11</b>
(A) Single-Family Lots – 3,000 sqft	65		
(B) Cottage Homes	50		
Low-Medium Residential (C)	<b>44</b>	<b>2.44</b>	<b>18.03</b>
Mixed-Use (D) – 8 stories	<b>240</b>	<b>2.2</b>	<b>109.1</b>
<b>Totals</b>	<b>399</b>	<b>14.99</b>	<b>26.62</b>
Park		1.3	
Stormwater		3.5	
Right-of-way		3.95	
<b>Total Site Acreage</b>		<b>23.74</b>	

**Proposed Land Use**

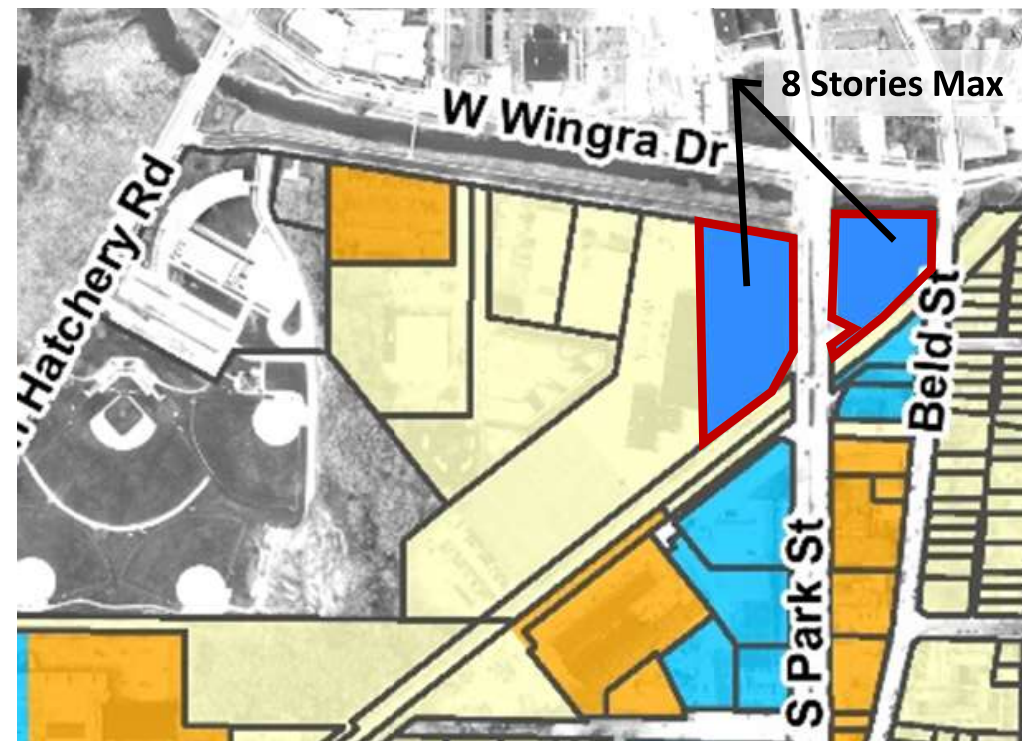
- Commercial (Red)
- Mixed-Use (Purple)
- Low Residential (Yellow)
- Low-Medium Residential (Light Yellow)
- Medium Residential (Orange)
- Park and Open Space (Green)
- Existing Building (Grey)
- Light Industrial (Dark Grey)
- Employment (Pink)
- Bike Path (Green line)



# Maximum Building Height Map



Draft Plan



Alternative – Evers Amendment

