

Interdepartmental Memo

Date: 4/23/2007
To: Plan Commission
From: Joe Gromacki and Dan Rolfs, AICP
RE: Badger Ann Park Redevelopment District

Redevelopment Plans allow a Community Development Authority (CDA), under Wis Stats. 66.1333 to exercise either powers of condemnation or bonding within a Redevelopment District Boundary. The use of these powers in a Redevelopment District must conform to the City's Comprehensive Plan for that particular area. The Redevelopment Plan is not a formal land use document that would guide land use decisions (building height, set-backs, etc.). The components within the Redevelopment Plan are specifically stipulated within Redevelopment Law and serve as a general guide for the intents and serve as a general framework within which the various plans already adopted may be implemented. However, the plan may retain flexibility to anticipate future changes and conditions.

The Badger Ann Park Redevelopment Plan meets several Objectives within the City of Madison Comprehensive Plan that are not specifically called out in the Redevelopment Plan Document. These objectives include:

- **Objective 22:** Seek to reduce the demand for vacant development land on the periphery City by encouraging urban infill, redevelopment, and higher development densities at recommended in City plans as appropriate locations for more intense development.
- **Objective 23:** Promote the assessment, clean up and reuse of polluted ("brownfield") sites.
- **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.
- **Objective 41:** Maintain a balance between redevelopment and preservation in established neighborhoods that recognizes the general satisfaction of many residents with their neighborhoods as they currently are and focuses redevelopment activity on selected areas and sites within the neighborhood where the objectives of increased density and a wider range of uses will be most supportive of objectives to maintain existing neighborhood character and quality.
- **Objective 44:** Encourage private investment and property maintenance in existing areas to prevent property deterioration and promote renovation and rehabilitation.
- **Objective 46:** Create safe neighborhoods through good planning, design, community programs, services and intervention when appropriate to respond to identified problems.

Interoffice Memo: Badger Ann Park Memo

The attached maps clearly indicate the existing and proposed land uses per the recommendations of the Comprehensive Plan (see attached).

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Attachments



