

MADISON | WISCONSIN

APPROPRIATENESS OF SCALE



Rendering



11.16.2020



Rendering



**PATRICK
PROPERTIES**

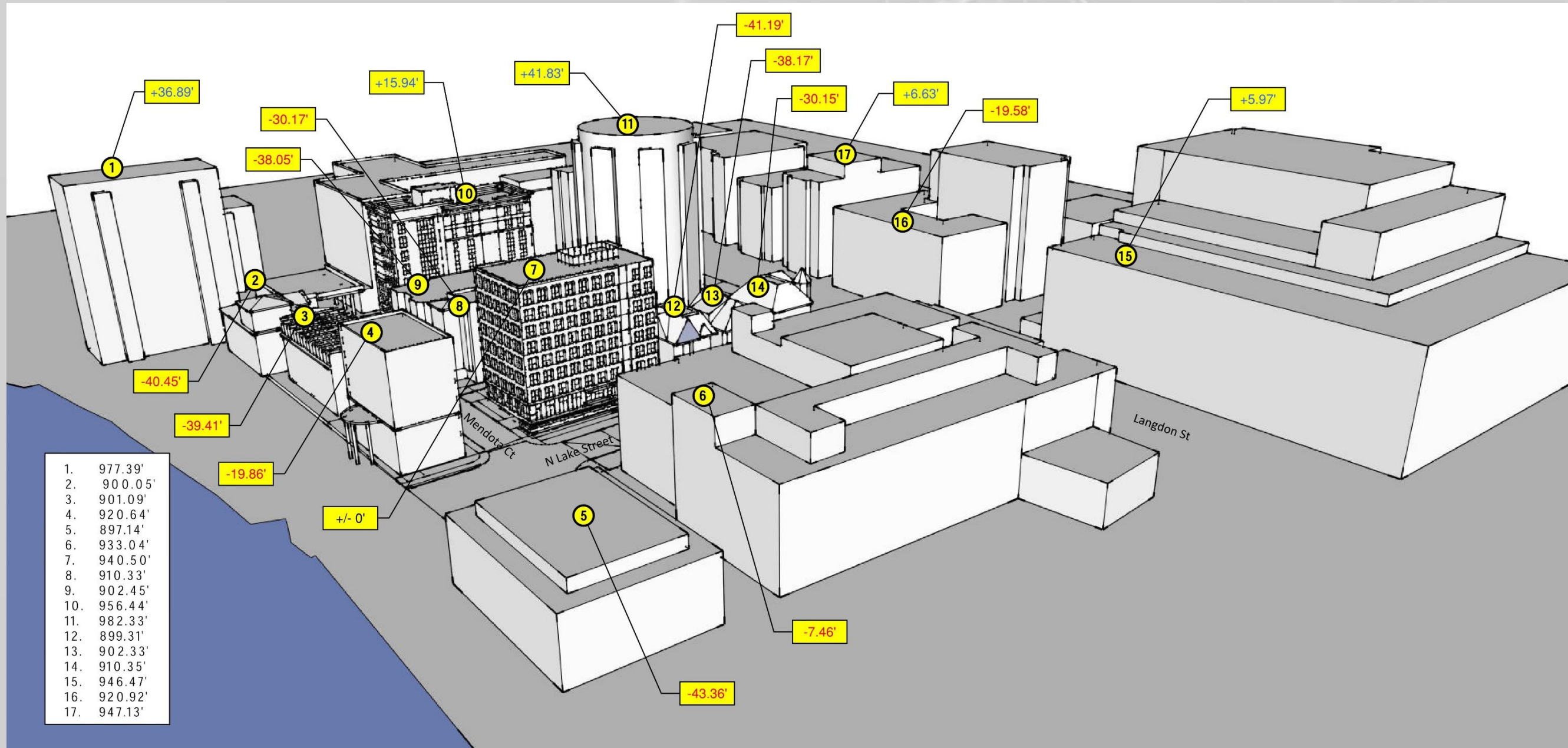
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Building Height – Isometric



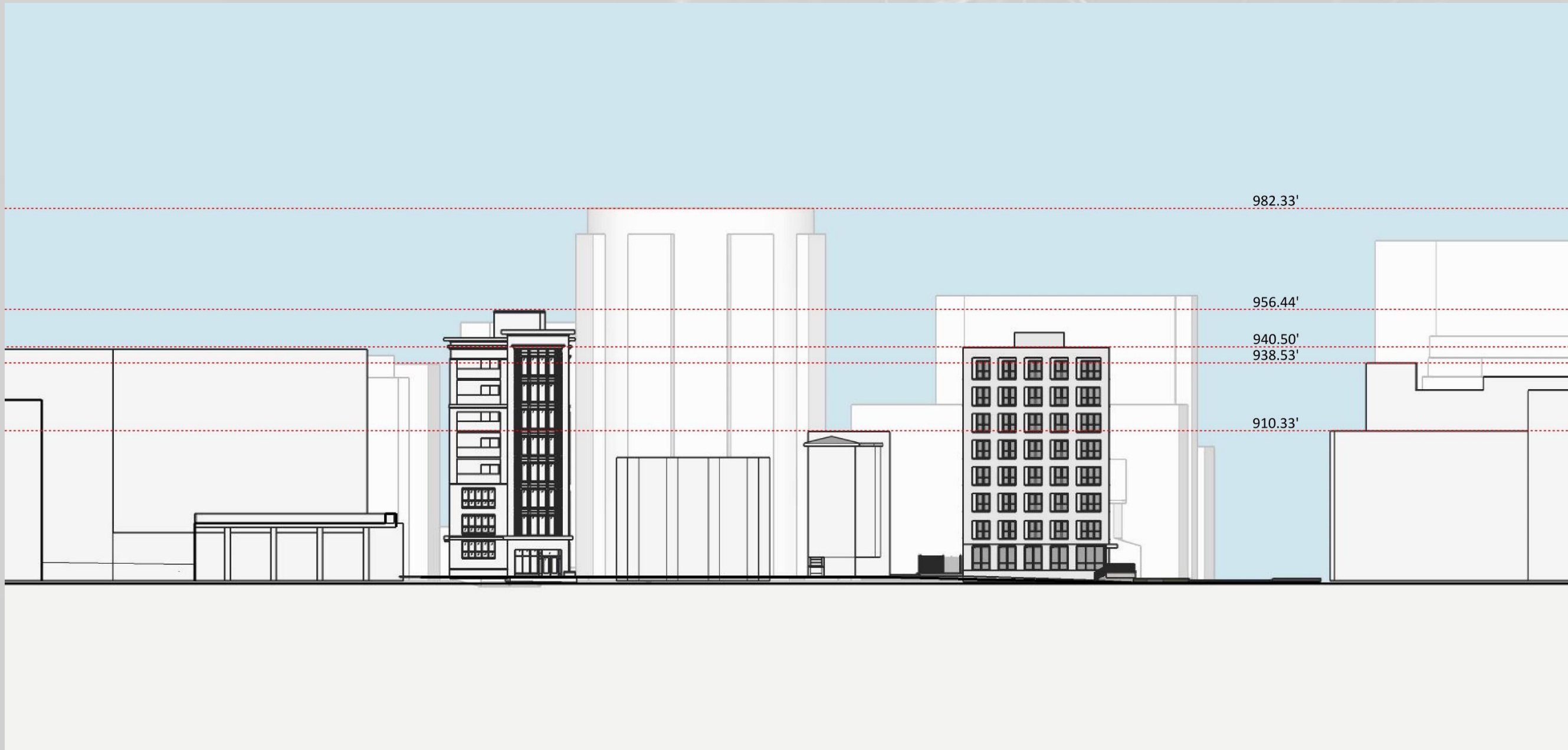
Building Height – Thru N. Lake St



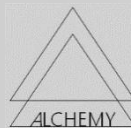
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Building Height – Thru Mendota Ct



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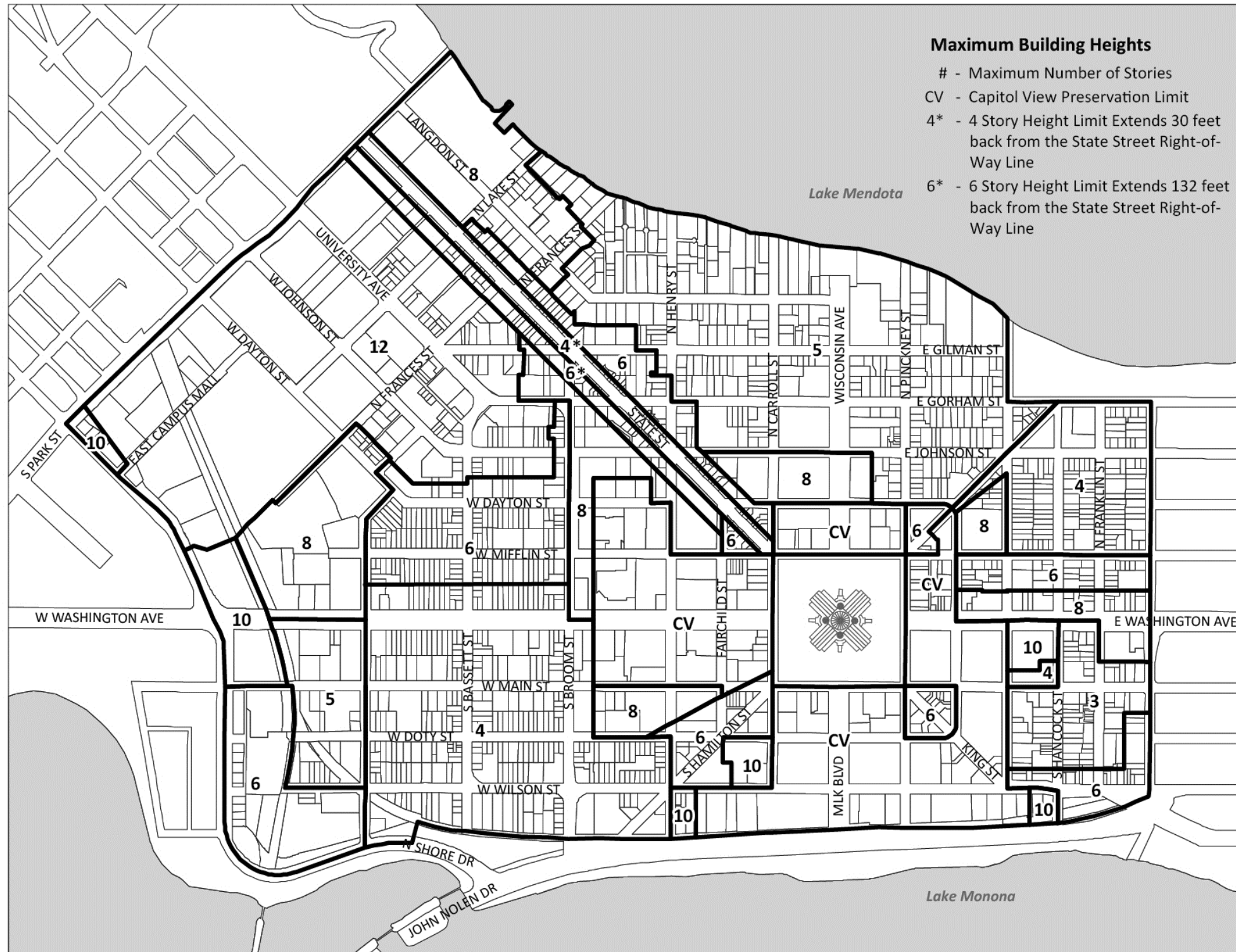
Downtown Plan



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DR 2 Zoning



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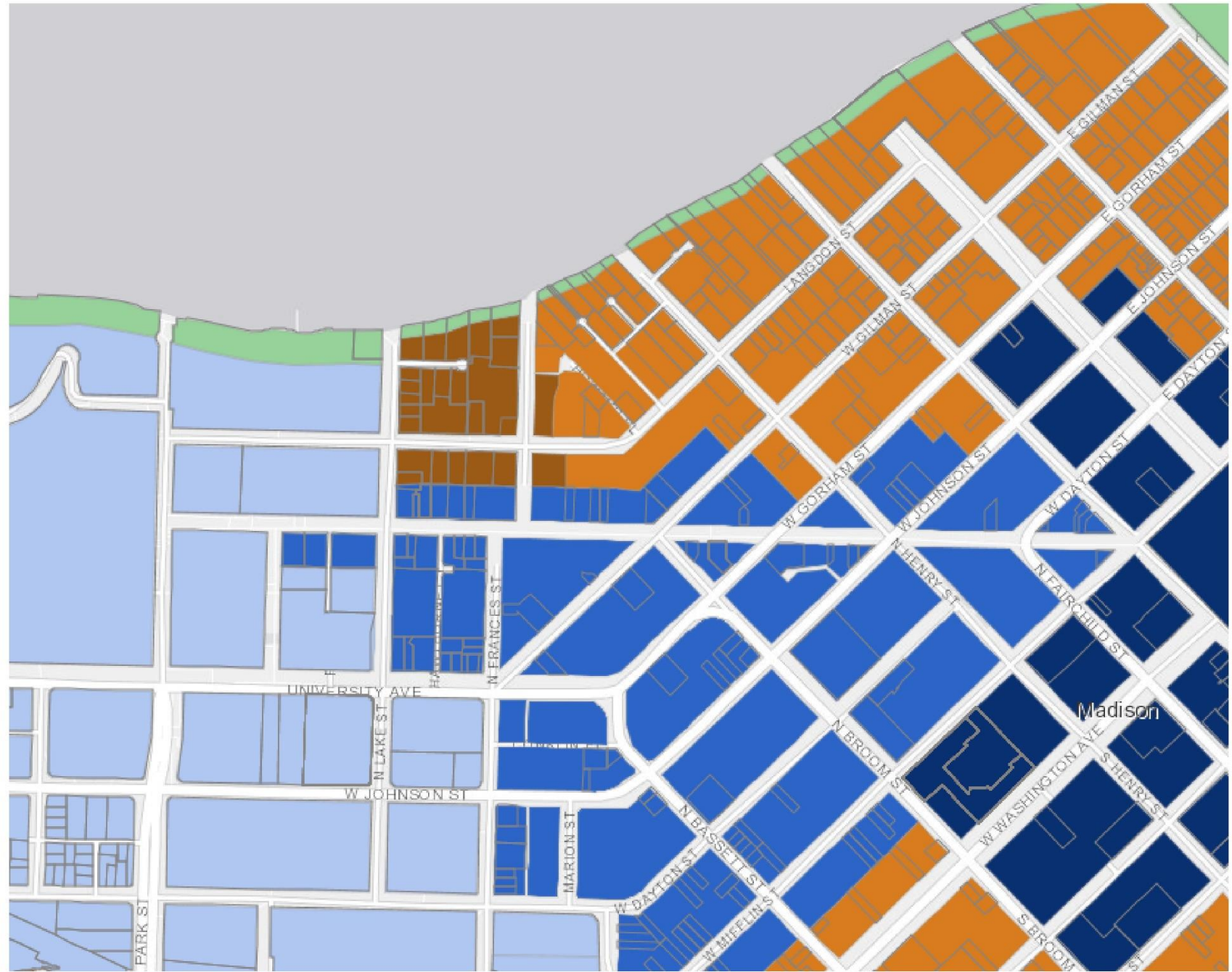
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Generalized Future Land Use Map

- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential (MR)
- High Residential (HR)
- Neighborhood Mixed Use (NMU)
- Community Mixed Use (CMU)
- Regional Mixed Use (RMU)
- Downtown Mixed Use (DMU)
- Map Note
- Downtown Core (DC)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Airport (A)
- Neighborhood Planning Area (NPA)
- Planned Street Network

City of Madison Comprehensive Plan
Data Source: City of Madison DPCED, Planning Division

#	Note	#	Note
1	There are significant natural glacial features along this corridor which should be preserved and incorporated into an Ice Age National Historic Trail connection between University Ridge Golf Course and Mill Town Road at Study Oak Lane.	9	The existing office and residential uses are recommended to continue until a future opportunity arises to convert this area to public park and open space use. The existing uses should not be expanded and the land should not be redeveloped.
2	While this parcel would ideally be retained as open space and/or farmland as part of a community separation area between Verona and Madison, it may be developed as an employment use.	10	This former neighborhood site is presently owned by Dane County and used as an office building. Adaptive reuse of the existing buildings should remain undeveloped and any reuse of the site should be designed to preserve and enhance the views from the site to Lake Monona and the hillside. The wooded portion of the site north of the buildings should be maintained as open space. It is recommended that there be no additional development on the top portion of this hill. Future development may be allowed around the lower portions of this hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill from surrounding properties and provides adequate vegetative buffers from the existing park property.
3	West Towne Mall, the Odessa Road corridor, and Westgate Mall are shown as future mixed-use areas. However, redevelopment that includes substantial residential components within the area that is generally bounded by Wilshire Way South, Mineral Point Road (north), High Point Road (west) and Schroeder Road (south) should be provided by adoption of a detailed City plan. Such a plan should address connectivity improvements, more parks and open space, and other amenities and infrastructure necessary to support residential development.	11	It is not recommended that the mobile home park that currently occupies this area cease operations, but employment is the most appropriate future use of the property if the property owner does close the park.
4	The "Newer Area" residential character of this LMR area should be retained, and any limited redevelopment should generally preserve the current single-family detached form. For development of the area, the University of Wisconsin-Madison Campus Master Plan provides detailed land use and development recommendations for the UW-Madison. That document was approved by the City in 2017 as part of the requirements for the UW-Madison's Campus Institutional zoning. All UW-Madison development within the campus boundary must be consistent with the Campus Master Plan unless an exception or alteration is approved by the City, consistent with applicable regulations, procedures, and standards. The Comprehensive Plan's designations for the UW-Madison campus are primarily to address the UW's use of property. However, there are some privately owned properties within the designated areas. If such privately owned parcels undergo redevelopment, their site and design should be consistent with adopted sub-area plans, the most relevant of which, as of the adoption of this Plan, is the Knight Street South Campus Neighborhood Plan. In the rare case where private redevelopment is proposed for an area that is not covered by a sub-area plan, multifamily residential and mixed-use development shall be considered appropriate, so long as the public meeting and design of the building fits in with the surrounding context, as determined by the Plan Commission and City Council.	12	The City may consider buildings taller than four stories in this contiguous NMU area for large parking lots/vacant areas.
5	This property is currently the site of the State of Wisconsin Menzies Mental Health Institute. A detailed development plan for the property should be prepared and approved by the City prior to any redevelopment to other uses. Land along Lake Monona is recommended for public park and open space.	13	It is not recommended that the mobile home park that currently occupies this area cease operations, but employment is the most appropriate future use of the property if the property owner does close the park.
6	Refer to the Comprehensive Plan for the area bounded by the lakes, Star Street, Argonne/Hesselt streets, and Rock Street for detailed preservation, mix of land uses, building design standards (including heights and setbacks/offsets), streetscape design, and other land use and design elements. Note that residential uses shown in this area should be considered "primarily residential," as defined in the Comprehensive Plan.	14	Land in this area is part of the Town of Blooming Grove and will be attached to the City before November 1, 2027. This land should either continue in its current agricultural use or be incorporated into the adjacent Capital Springs State Recreation Area.
7	The Alliant Energy Center is shown as "I," but may include restaurant, entertainment, and hotel uses if a Master Plan for the area that includes these uses is adopted by the City. Such a plan may include land use changes to surrounding properties, such as the Employer designated properties to the north.	15	The City should work with the Town of Blooming Grove, as outlined in the 2002 intergovernmental agreement, to prepare a special area plan for land generally bounded by Milwaukee Street, Starbuckler Creek, the railroad tracks/highway 50, and Fages Road extended, prior to any development within the area.
		16	Refer to the east and west of Eugene Boulevard in this location may be appropriate for Community Mixed Use development if additional connectivity in the street network is provided to break up the large blocks and sufficient accessible parkland is dedicated for residential shelving units.
		17	A portion of this area may have the potential for limited development as a conservation subdivision.
		18	The majority of this site is undeveloped - a detailed plan for any change in the site's current use should be approved by the City prior to consideration of any existing requests.
		19	If restoring the high ground east of Underhill Road to open space is not feasible this area should transition to residential development.
		20	An interstate interchange in this general location would help implement higher intensity employment and mixed use land uses planned for this area.
		21	Portions of this area should be considered for permanent open space and agricultural land preservation as part of a community separation agreement with the Village of Cottage Grove and Town of Cottage Grove.



Comprehensive Plan

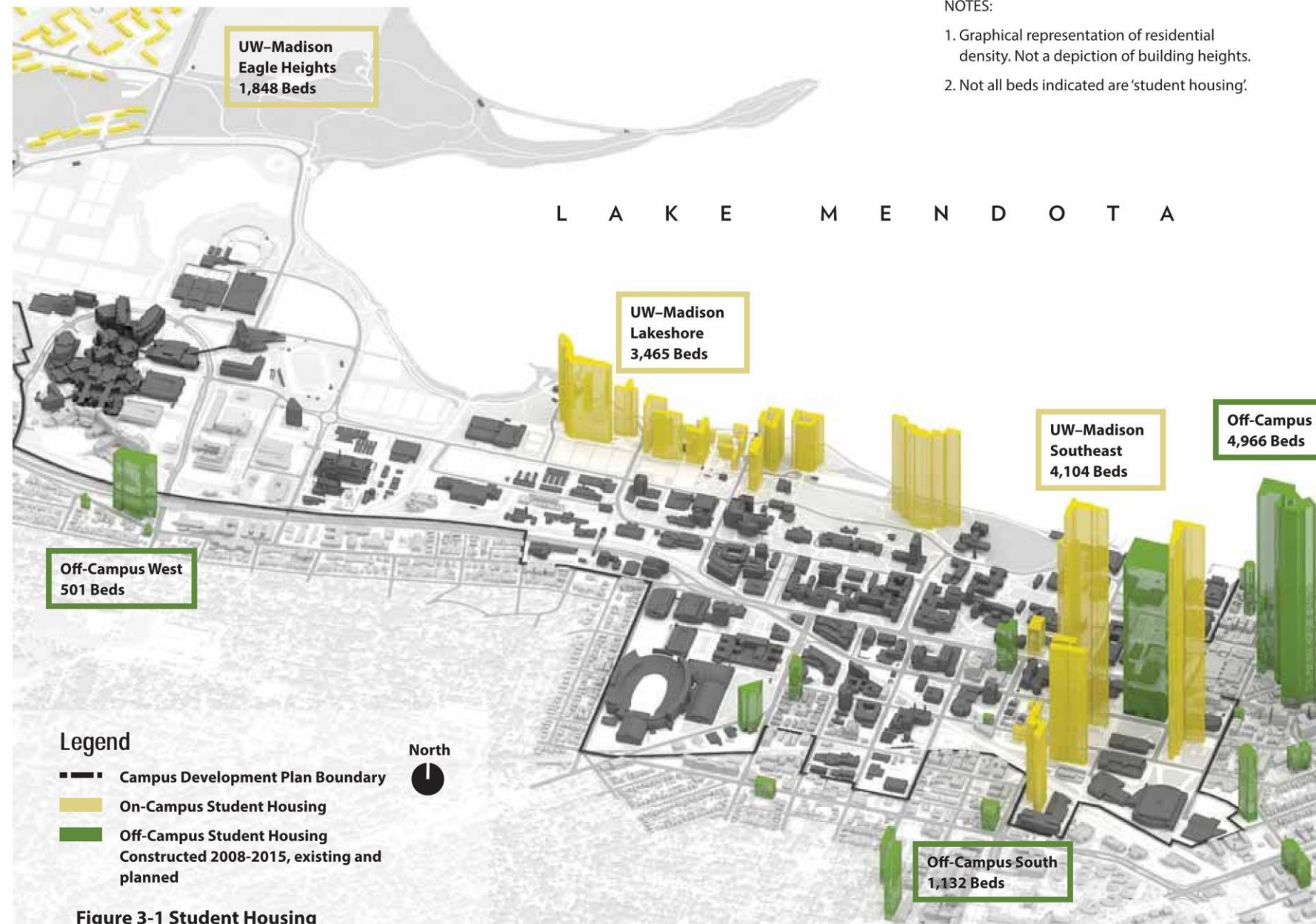


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3. FACILITIES PLAN: EXISTING CONDITIONS



University of Wisconsin Campus-Institutional District Master Plan



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