



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

126 South Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

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High Point-Raymond Neighborhood Development Plan

Summary of Draft:

Over the past several months staff developed and revised a land use and transportation concept for the major undeveloped areas within the High Point Raymond NDP area. The major changes from the existing adopted neighborhood development plan are as follows:

- Expansion of the mixed use node on Midtown Road west to Pleasant View Road
- The addition of secondary nodes (where mixed-use is allowed but not required) Midtown/Raymond Road and High Point Road and High Point at Welton Drive.
- Increasing the street frontage on future parks to increase prominence, use of, and activity within public space.
- Redistributed residential density to locate more residents closer to mixed-use areas, transit corridors and park spaces.
- Addition of potential stormwater management areas, reflecting increases in requirements since the plan was adopted in 1997.
- Revised internal street networks to improve connectivity and access to neighborhood destinations.
- Changed the recommended future land use of developable areas at the Five Points intersection and Meriter property to Employment-Office
- Re-established sections of Raymond and Midtown Roads that were previously planned to be vacated.
- Maintain the Jeffy Trail extension to Raymond Road
- Establish right of way to allow a future street connection between Stratton Way and Wellness Way

The overall amount of land planned for residential decreased slightly, with increases in land planned for Parks and open space, Employment and Mixed-use areas. The table on the reverse side shows land use information by acre for the draft plan and the change from the existing adopted plan.

Land Use	Acres	Percent of Total	Change (acres)
Housing Mix 1	416	29.8%	-80
Housing Mix 2	109	7.8%	-54
Housing Mix 3	47	3.3%	+20
Housing Mix 4	44	3.2%	+27
Neighborhood Mixed-Use	22	1.6%	+11
Employment-Office	51	3.6%	+51
Parks	113	8.1%	+52
Other Open Space, Stormwater Management	330	23.6%	-13
Street Right-of-Way	265	19%	+18
Total	1,397	100%	-

In undeveloped areas, or area properties with significant opportunity for intensification, the draft plan estimates approximately 3,600 housing units could be built. In the same areas, the existing adopted plan estimates 2,000 to 2,600 housing units could be added, for a net increase of 1,000 to 1,600 units. With existing and future development as shown in the draft, the planning area is estimated to have approximately 6,360 housing units at build-out, with an overall density of 11 units per residential acre.

Land Use	Existing Units	Acres Undeveloped	Density (units/acre)	Additional Units	Total Units
Housing Mix 1	1,065	149	6	891	1,956
Housing Mix 2	515	60	12	723	1,238
Housing Mix 3	373	30	20	596	969
Housing Mix 4	655	27	35	938	1,525
Neighborhood Mixed-Use	154	15	30	462	675
Total	2,762			3,610	6,364