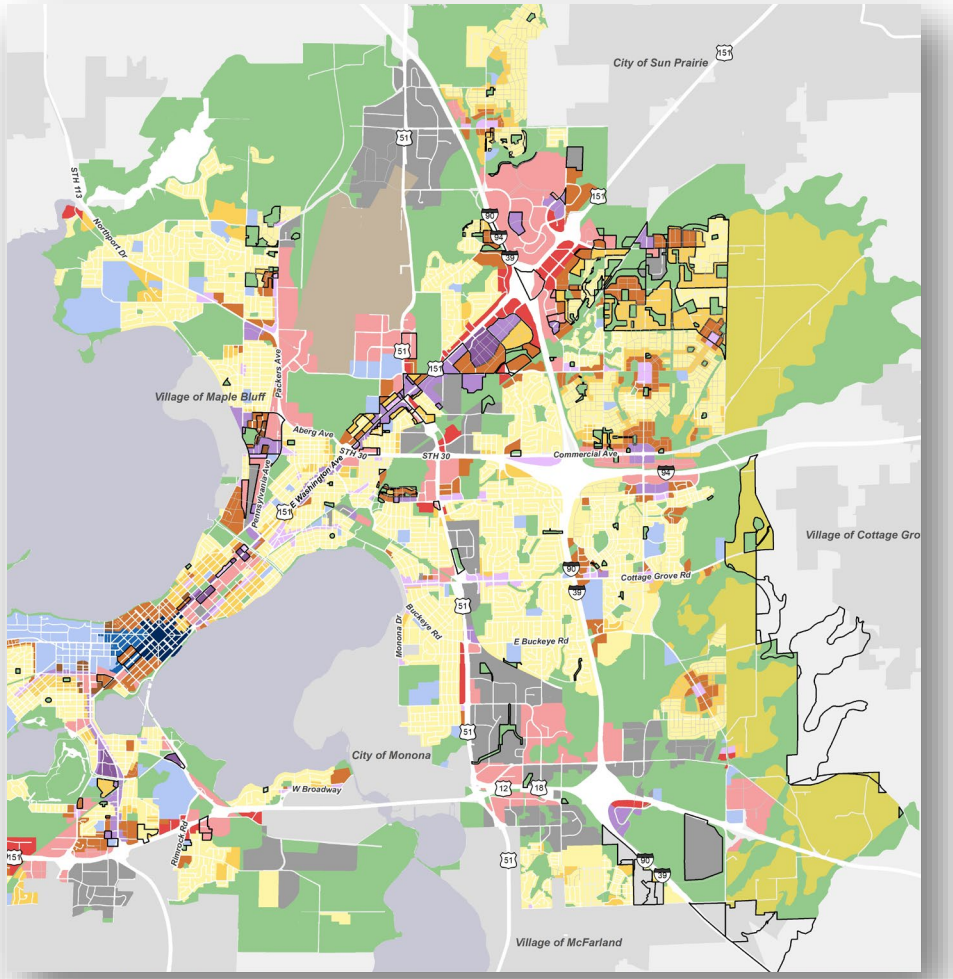
2023 Comprehensive Plan Interim Update

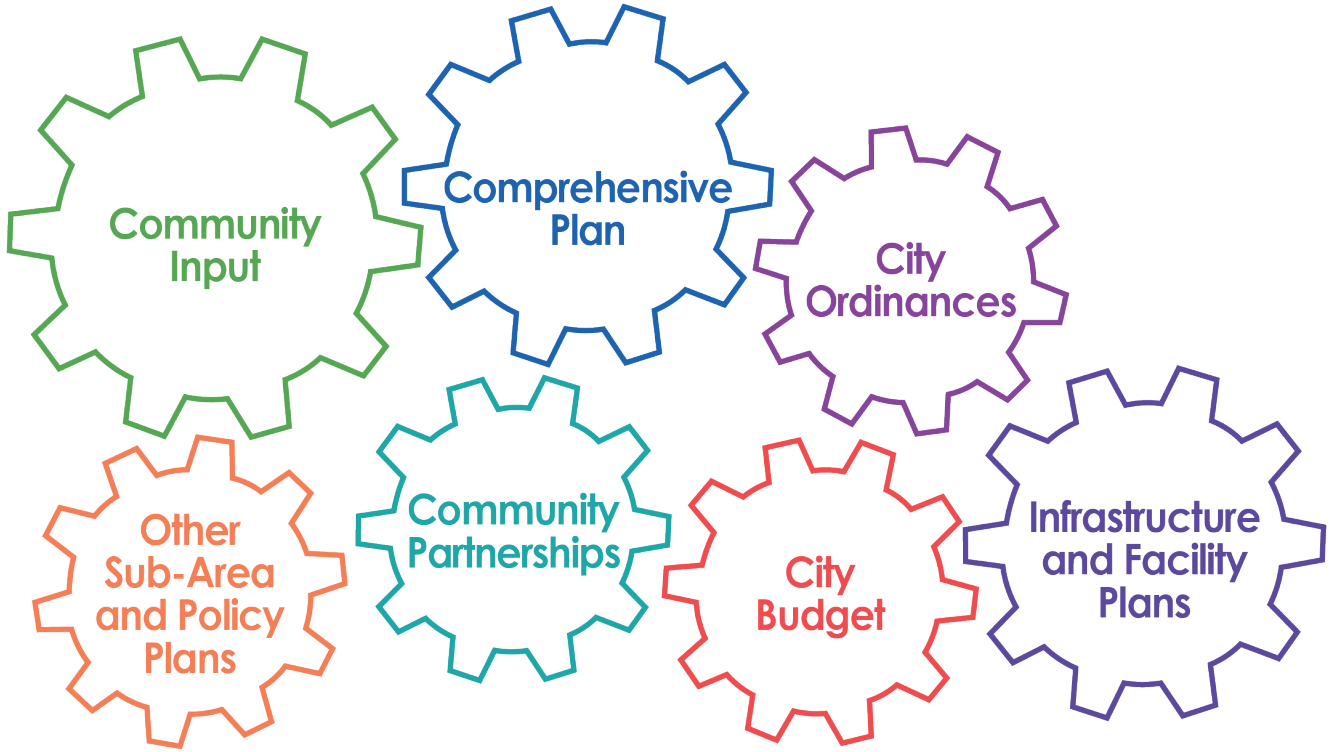


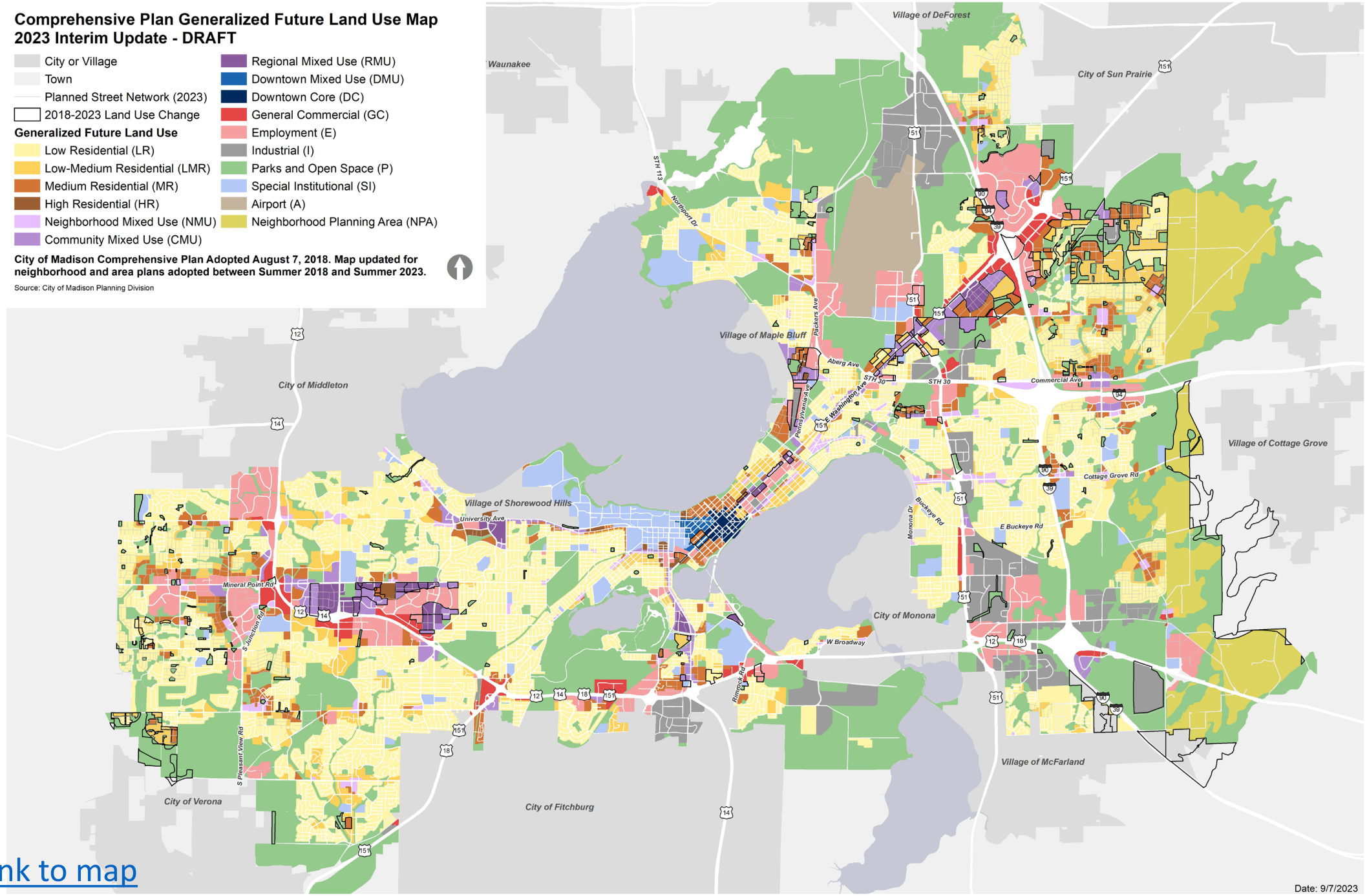
September 7, 2023

CITY OF MADISON
Comprehensive Plan
Imagine Madison
People Powered Planning

What is the Comprehensive Plan?

- Guides decision-making and investment
  - Work planning, budget requests

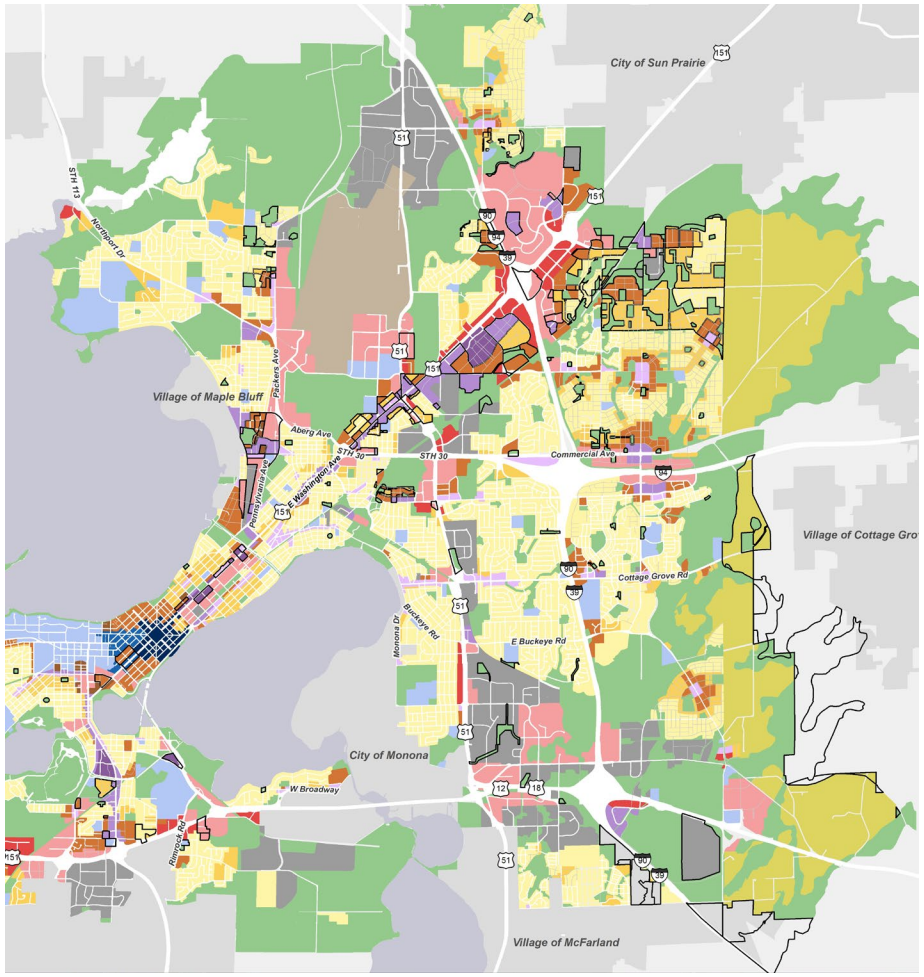




Hyperlink to map

GFLU Map

- Generalized Future Land Use (GFLU) Map guides private sector development



Project Scope

5-year interim update to the 2018 Comprehensive Plan (not a full decennial update).

Project Scope

Main components of the scope:

1. Proposed amendments to the GFLU Map to reflect land use recommendations in City plans adopted or amended after the 2018 Comprehensive Plan.
2. Proposed amendments to the 2023 Draft GFLU Map proposed by the public.
3. Staff-proposed changes to the Comprehensive Plan document (outside of the GFLU Map).

Proposed GFLU Map Amendments

1. **Proposed amendments to the GFLU Map to reflect land use recommendations in City plans adopted or amended after the 2018 Comprehensive Plan.**

2. Proposed amendments to the 2023 Draft GFLU Map proposed by the public.

3. Staff-proposed changes to the Comprehensive Plan document (outside of the GFLU Map).

Proposed GFLU Map Amendments

Plans amended or adopted after the 2018 Comprehensive Plan:

1. Elderberry Neighborhood Development Plan (NDP) Amendment (2018)
2. Pioneer NDP Amendment (2018)
3. Junction NDP Amendment (2018)
4. Milwaukee Street Special Area Plan (2018)
5. Triangle-Monona Bay Neighborhood Plan (2019)
6. Rattman NDP (2019)
7. Mifflandia Neighborhood Plan (2019)
8. Nelson NDP (2019)
9. Oscar Mayer Special Area Plan (2020)
10. East Washington Ave. Capitol Gateway Corridor Plan Amendment (2020, 2021)
11. Odana Area Plan (2021)
12. South Madison Neighborhood Plan (2022)
13. Greater East Towne Area Plan (2022)
14. Yahara Hills NDP Amendment (2022)
15. Shady Wood NDP Amendment (2023)
16. Hawthorne-Truax Neighborhood Plan (2023)
17. Reiner NDP (2023)

Proposed GFLU Map Amendments

In addition to updates regarding recently adopted plans, the 2023 Draft GFLU Map also includes changes to reflect:

- Annexations by McFarland at the far southeast edge of the city.
- The City's intergovernmental agreement with the Town of Cottage Grove.
- City-owned parks and stormwater areas of over one acre that were inadvertently not shown as Parks and Open Space on the 2018 GFLU Map.
- Recent approvals, such as plats (for example, the Raemisch Farm on the north side) and recent City land purchases for parks.

Update map notes associated with the GLFU Map.

Proposed GFLU Map Amendments

1. Proposed amendments to the GFLU Map to reflect land use recommendations in City plans adopted or amended after the 2018 Comprehensive Plan.

2. **Proposed amendments to the 2023 Draft GFLU Map proposed by the public.**
   - The online interactive map shows geographically specific proposed amendments in blue outlines

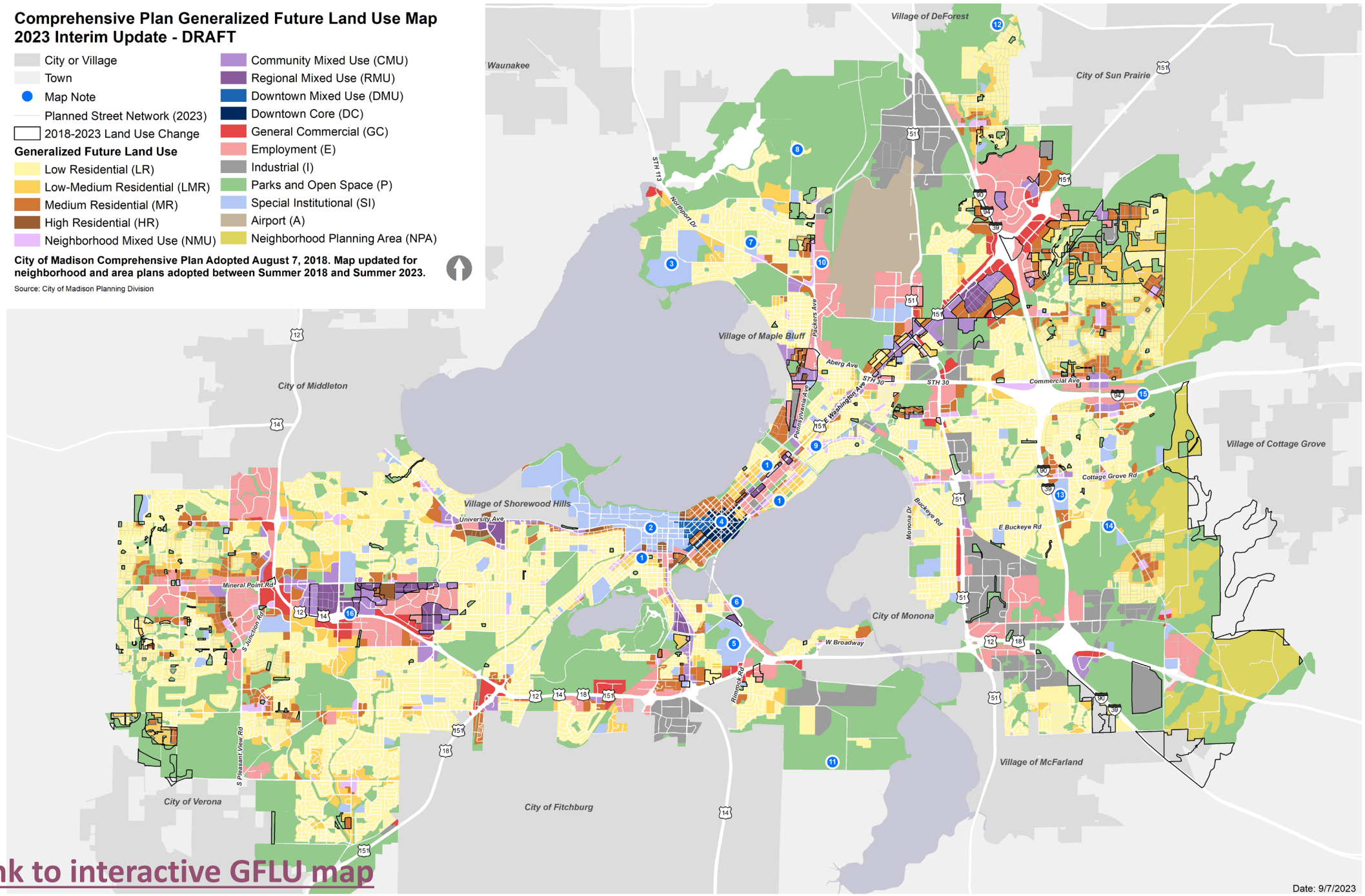
3. Staff-proposed changes to the Comprehensive Plan document (outside of the GFLU Map).

Proposed GFLU Map Amendments

GFLU Map Amendment Criteria

Amendments proposed by the public should be:

1. Outside of an area with a neighborhood, neighborhood development, or area plan adopted after the 2018 Comprehensive Plan (see map).
2. Outside of an area with an in-process plan (Northeast and West Area Plans – see map).
3. Consistent with the 2018 Comprehensive Plan's Goals, Strategies, and Actions as applied in the context of the amendment area.
4. A better fit with the predominant uses and development pattern in the surrounding area.
5. Generally larger than 2 acres and meet the other criteria.



Hyperlink to interactive GFLU map

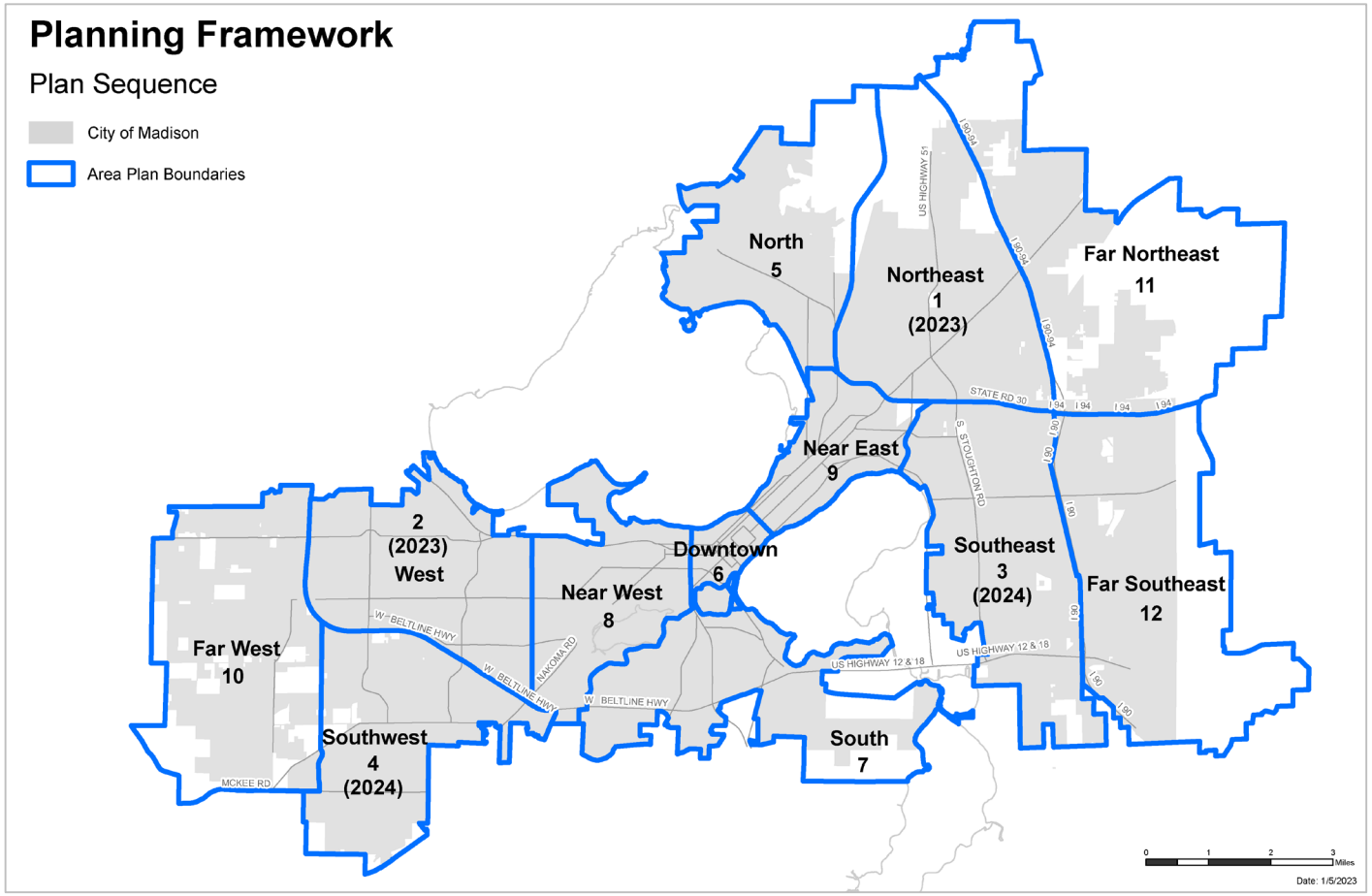
Proposed GFLU Map Amendments

Themes from the GFLU Map amendment applications:

- Area Plans are the best venue to consider changes to the GFLU Map.
- Several applications request a specific maximum building height or a specific number of stories.
- Common misconception that only detached, single-family homes can be built within Low Residential areas.

Interface with Area Plans

- After adoption of each Area Plan, Comp Plan GFLU map will be revised to incorporate land use changes
- Area Plan processes for making geographically specific land use changes

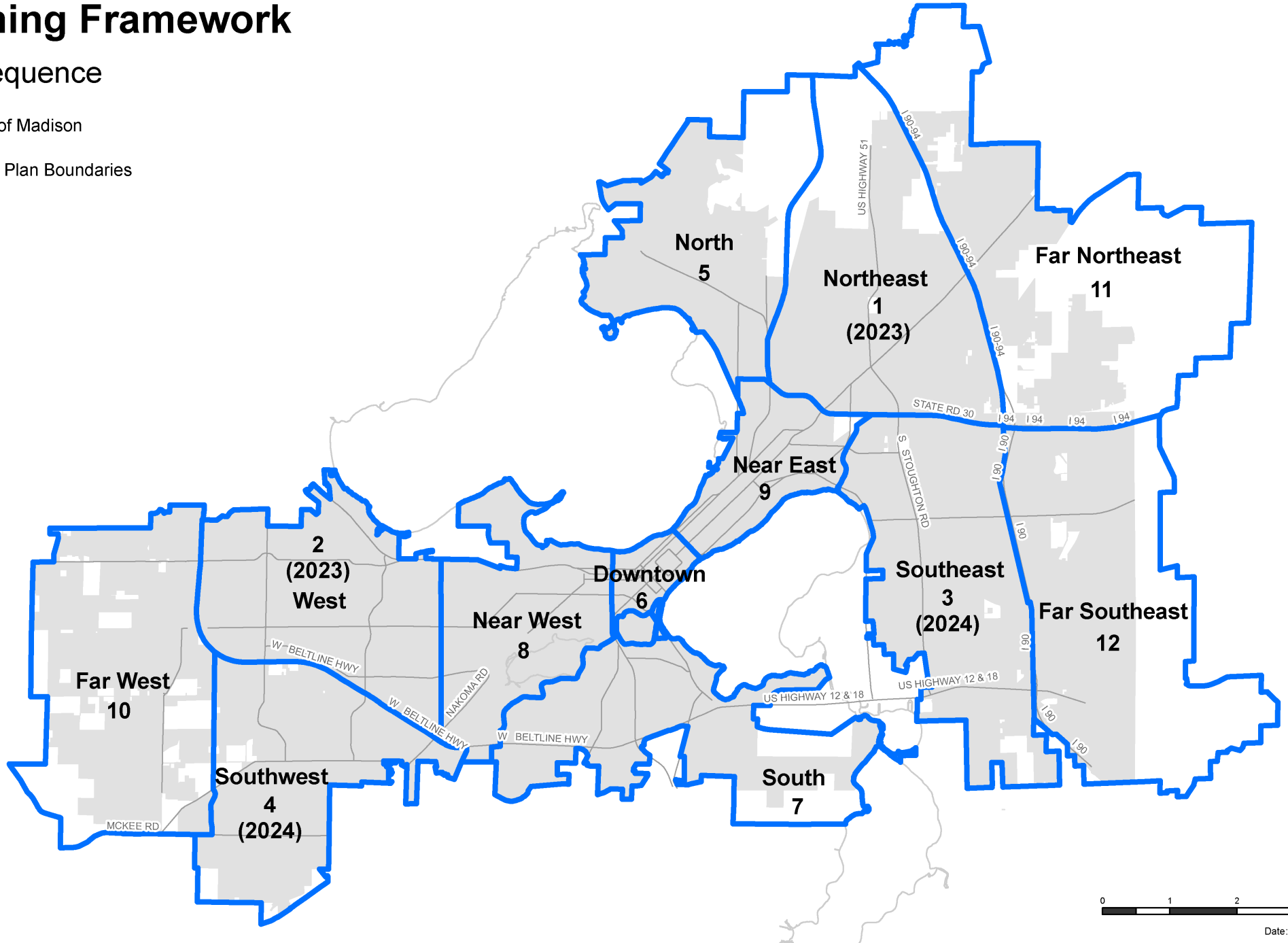


Planning Framework

Plan Sequence

City of Madison

Area Plan Boundaries



Date: 1/5/2023

Proposed GFLU Map Amendments

Themes from the GFLU Map amendment applications:

- Area Plans are the best venue to consider changes to the GFLU Map.
- Several applications request a specific maximum building height or a specific number of stories.
- Common misconception that only detached, single-family homes can be built within Low Residential areas.

Other staff-proposed changes to the Comp Plan document

1. Proposed amendments to the GFLU Map to reflect land use recommendations in City plans adopted or amended after the 2018 Comprehensive Plan.

2. Proposed amendments to the 2023 Draft GFLU Map proposed by the public.

3. **Staff-proposed changes to the Comprehensive Plan document (outside of the GFLU Map)**.

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Include cover memo
Update population projections

In addition to updating GFLU Map, update Peripheral Planning Areas map and descriptions

Update most maps

Add Health & Safety Element

Anticipated Timeline

2023 Date	Action
September 7	Special Plan Commission meeting: review proposed amendments and provide direction to staff
September 18	Continued Plan Commission discussion (if needed)
Mid-September to early October	Staff drafts final Comprehensive Plan amendment based on direction from Plan Commission
October 17	Introduce Comprehensive Plan amendment ordinance at Common Council, refer to Plan Commission for public hearing
October 30	Plan Commission public hearing, recommendation on ordinance to Common Council
November 7	Common Council ordinance review/adoption

Questions?