

From: [Heck, Patrick](#)
To: [Stouder, Heather](#)
Cc: "[Ledell Zellers](#)"
Subject: Proposed amendment to South Madison Plan
Date: Monday, December 13, 2021 5:04:30 PM

Hi Heather and Ledell - I want to send the info below to commissioners, but wasn't sure how to do so. Could you please forward to them or give me the email address (pccomments only goes to staff, correct?)? Thanks.

Hello Plan Commissioners,

Below is a proposed amendment to the South Madison Plan that I am likely to offer this evening - it relates to the Thorstad Area. I am sending this in advance, because the language is rather precise. Page 43 of the Plan, leftmost column is what I am likely to propose for amendment. Note that there is one strike out and the yellow is new, but the other text is original.

Thank you,

Patrick

This concept proposes the creation of a new neighborhood with a mix of housing types (owner-occupied single-family detached, owner-occupied single-family attached, and multifamily rental) within walking distance of Wright Middle School, Bowman Field, the post office, and a grocery store planned north of Wingra Creek. A portion of the multifamily residential is located in mixed-use buildings with neighborhood-serving retail on the first floor. This focus area was identified as the best potential location to incorporate ~~a large number of~~ single-family detached residences, which the community identified as a critical need during the planning process as a means of better balancing the ratio of multifamily residences and single-family residences in South Madison and to create more opportunities for home ownership. **While some single-family detached residences are desirable, the proximity of the expected North-South BRT line on South Park Street, combined with the emerging recognition that single-family detached residences are responsible for excess carbon emissions, often do not provide sufficient density to support public transit, and could require substantial public financial resources for successful ownership models, should allow for considerable flexibility in the Thorstad Focus Area's planned housing types and densities, particularly in those areas slated for single-family detached residences in Area c in Figure 4.**

Alder Patrick Heck
608-286-2260

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