

West Area Plan



Transportation Commission July 31, 2024

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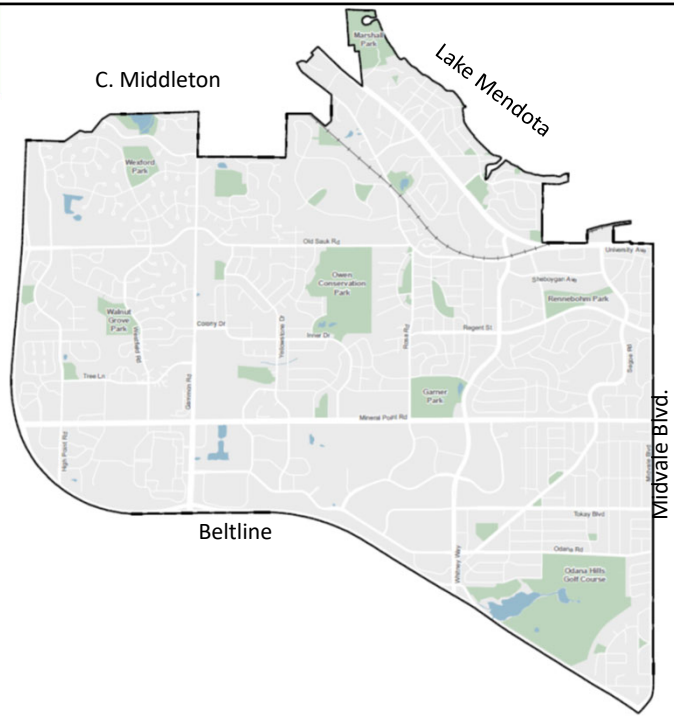
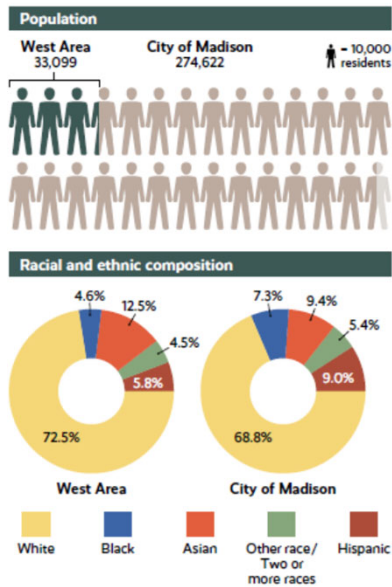
Agenda



1. Background
2. Planning Process
3. Public Feedback
4. Draft West Area Plan Recommendation Highlights
5. Next Steps

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Background



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Planning Process



Planning Process and Public Engagement



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Meetings and Outreach



In-Person Community Meetings



Community Surveys



Community



Open Houses



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Overall Feedback Themes



- Tree canopy/conservation
- Development process concerns/mistrust
- Bike infrastructure connectivity
- Housing density – preserve single-family neighborhoods vs. adding housing

What We've Heard

Some of the comments we've received on the DRAFT West Area Plan:

Like redeveloping commercial areas to increase housing density

Do not want higher density of residents

Bring more diversity to neighborhoods

Multi-family units impact safety of current residents and changes character of neighborhood

Plan does not go far enough to increase multi-family housing



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See the comment summary: bit.ly/WestPlanComments

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Overall Feedback Themes



- Mix stores, services with housing
- Vary size/scale of new buildings
- Exclusive views are loudest
- Welcome new people, while respecting established residents

What We've Heard

Some of the comments we've received on the DRAFT West Area Plan:

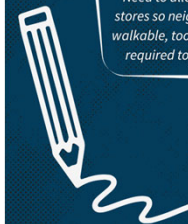
Take up rezoning at the time of an actual proposal

Want small apartment buildings/mixed-use sprinkled throughout neighborhood

Need to allow more small stores so neighborhoods are walkable, too much driving is required to get groceries

Expanding mixed-use in residential areas would help property values

Expanding mixed-use in residential areas would hurt property values



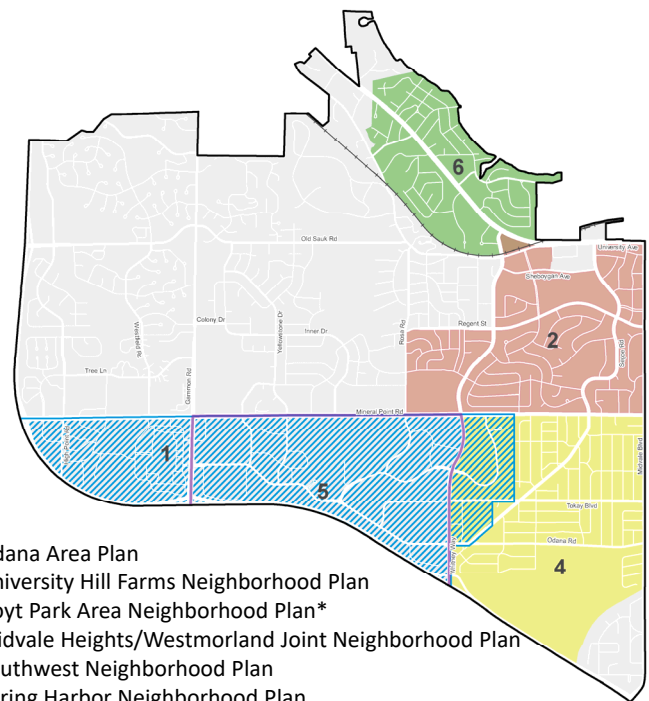
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Past Plans

- Existing plans to be archived with adoption of West Area Plan
- Incorporated relevant recommendations into West Area Plan



1. Odana Area Plan
2. University Hill Farms Neighborhood Plan
3. Hoyt Park Area Neighborhood Plan*
4. Midvale Heights/Westmorland Joint Neighborhood Plan
5. Southwest Neighborhood Plan
6. Spring Harbor Neighborhood Plan

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Draft Plan Format

Land Use and
Transportation

Neighborhoods
and Housing

Economy and
Opportunity

Culture and
Character

Green and
Resilient

Effective
Government

Health and
Safety

Chapter Contents

- What we heard
- Actions – led by the City
- Partnerships

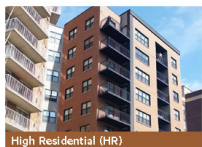


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Land Use



Low Residential (LR)



High Residential (HR)



Neighborhood Mixed-Use (NMU)



Low-Medium Residential (LMR)



General Commercial (GC)



Community Mixed-Use (CMU)



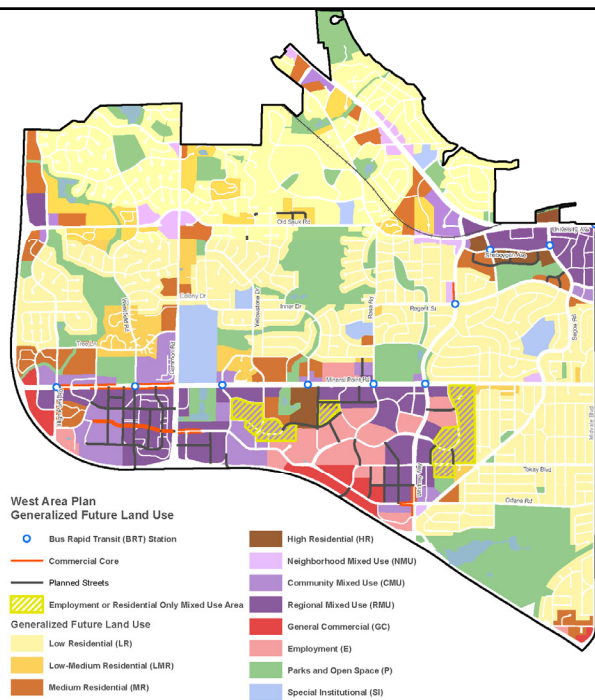
Medium Residential (MR)



Employment (E)



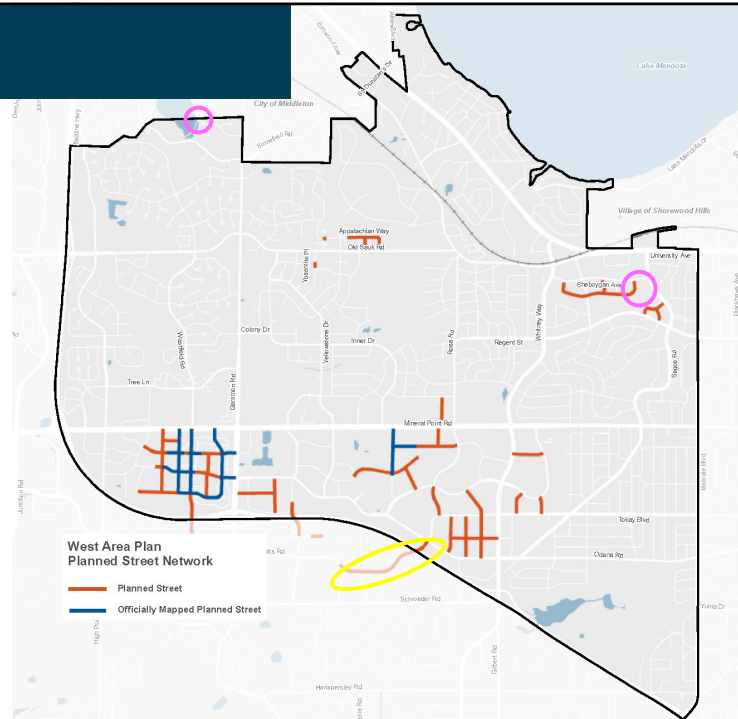
Regional Mixed-Use (RMU)



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Streets

- Most planned connections are from past plans (especially Odana Area Plan)
- Possible shift of cross-Beltline connection



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Beltline Crossing



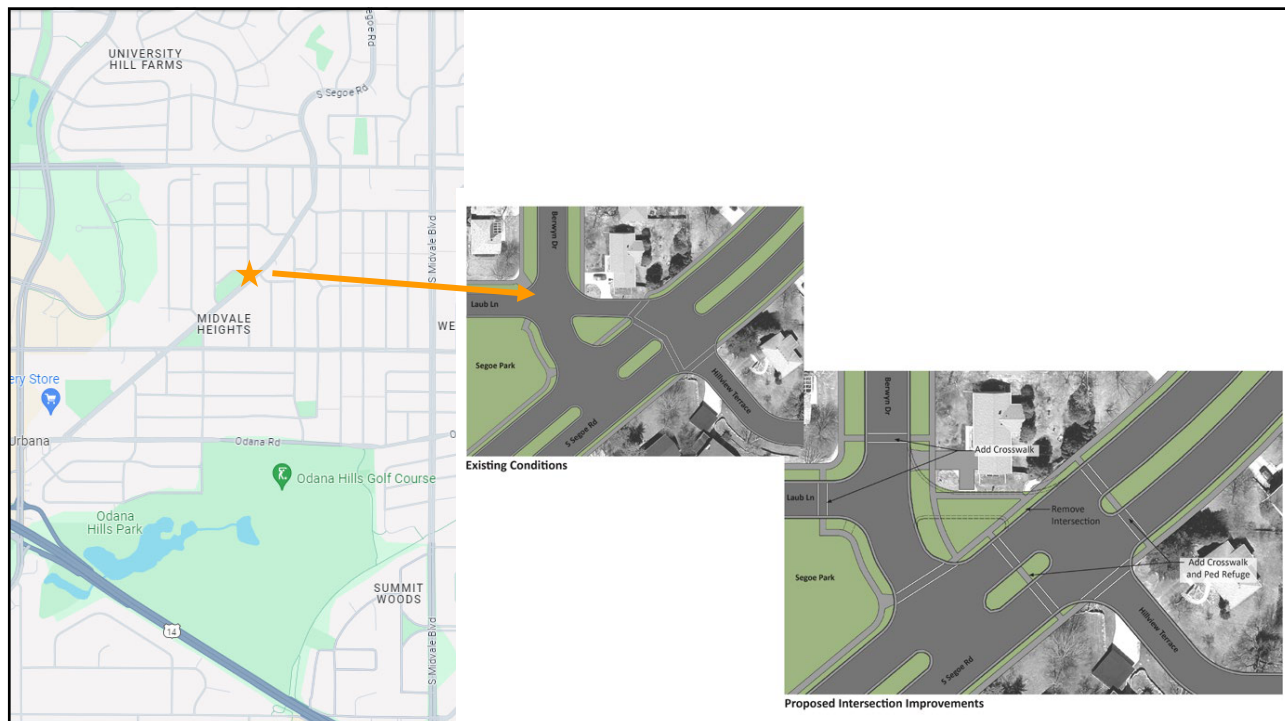
- Planned streets shown in solid darker blue line
- WisDOT analyzing connection shown in light blue dashed line as part of its Beltline study
- Staff recommends change to West Plan to delete crossing from Tokay; add crossing to Kessel Ct



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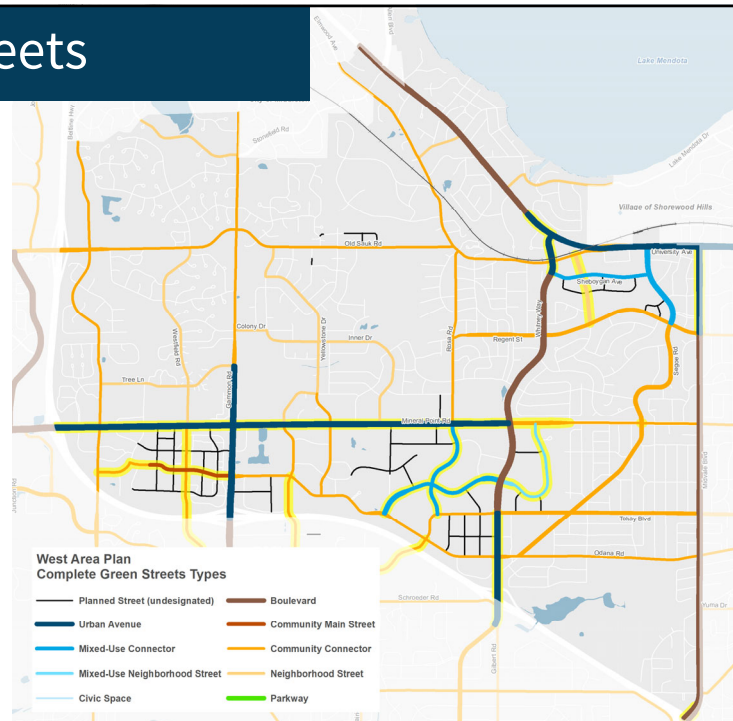
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Complete Green Streets

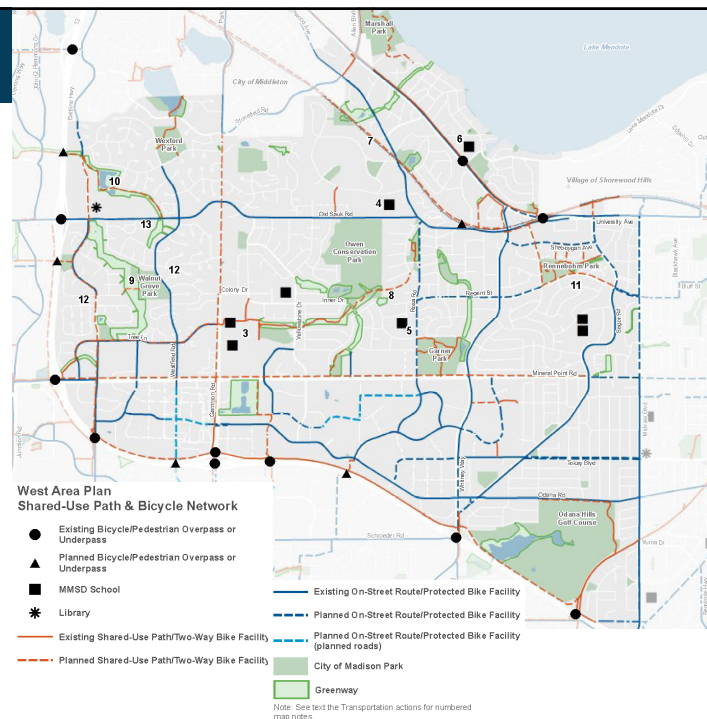
- Plan recommends changes to CGS street types (**yellow highlighted lines**)
 - No edits to proposed changes since last TC visit



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Paths & Bikes

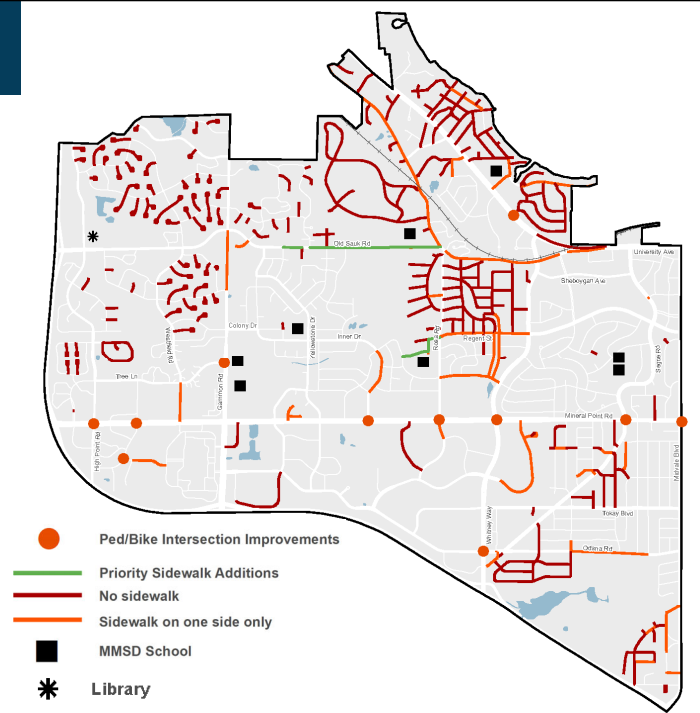
- Biggest change: removal of north-south Sauk Creek Greenway path in favor of side path along High Point and buffered bike lanes on Westfield
 - Change would require reduction in on-street parking on both streets.
 - East-west path across greenway retained.



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Pedestrians

- Added priority sidewalks (close to Stephens and Crestwood schools)



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Draft Plan Review – Next Steps



- ✓ July 16 – **Common Council** introduction
- ✓ July 17 – **Economic Development Committee**
- ✓ July 31 – **Transportation Commission**
- ☐ August 5 – **Landmarks Commission**
- ☐ August 14 – **Urban Design Commission**
- ☐ August 14 – **Board of Park Commissioners**
- ☐ August 26 – **Plan Commission**
- ☐ September 10 – **Common Council**

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