Department of Planning & Community & Economic Development

Planning Division

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To: CDBG Committee
From: Ben Zellers, Urvashi Martin - Southwest Area Plan Project Managers
Date: June 4, 2026
Subject: Southwest Area Plan – Recommendation of Approval, Comprehensive Plan Amendment

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Background

The Common Council directed Planning Division staff to begin the Southwest Area Plan on October 8, 2024 (RES-24-00614). Staff reviewed income data and determined that there are a number of areas where more than half the households live with low incomes. Using this data combined with other factors like demographics and higher percentages of people who are typically underrepresented in our planning processes, staff defined three Community Action Strategy Areas (CAS): Meadowood, Allied, and Park Edge Park Ridge. These areas are eligible to receive funds for planning services and project implementation through the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) program.

The City hired an engagement specialist and Community Partners who have established relationships with underrepresented communities to conduct focus groups and gather feedback at community events and activities. Feedback helped inform CAS actions and capital projects that will be built using CDBG dollars and other funding sources.

Staff shared a draft plan update at the CDBG Committee on December 4, 2025, focusing on CAS actions and projects. Some revisions were made and the final draft Southwest Area Plan was introduced at the May 5th Common Council meeting and referred to Community Development Block Grant Committee as part of the review and approval process.

Highlights of Draft CAS Actions

1. Allied CAS:
    a. Work with Allied Dunn's Marsh Neighborhood Association on capacity building.
    b. Create incubator for service businesses like a hair salon and barbershop.
    c. Increase fresh produce through resources like City's Healthy Food Retail grant and SEED grants.
    d. Add amenities to Allied Park like lights, grills and artistic sign and lights to basketball court.

2. Meadowood CAS:
    a. Work with Toki Middle School and MMSD during upcoming rebuild to add shared spaces for the community to use.
    b. Add edible landscapes to Meadowood Park.
    c. Review visibility concerns at Hammersley/Prairie Road intersection and add a No Parking area or other measures.
    d. Incorporate a small shelter structure at Sunridge Park.

3. Park Edge/Park Ridge CAS:
    a. Create a neighborhood organization that represents and supports the Moraine View Drive and Madison Estates areas.
    b. Provide information to property owners and tenants on how to request and prepare for building inspections.
    c. Add a crosswalk and pedestrian signage for path crossing Chapel Hill Road between Regis Road and Piping Rock Road.

Changes Since the Last Meeting with CDBG Committee

Since the December 4th CDBG Committee check-in, staff have made further revisions based on feedback. Highlights are included in the attached presentation.

Request to CDBG Committee

Any recommended revisions to the Final Draft of the Southwest Area Plan should be included in any motion made. Plan Commission, as the lead body, will review recommended revisions and make a final recommendation to the Common Council.

Comprehensive Plan Amendment

The proposed amendment to the Comprehensive Plan would update specific maps and text in the Comprehensive Plan to reflect adoption of the Southwest Area Plan. The Plan Commission holds a public hearing on the proposed amendment.

Attachments

- Southwest Area Plan presentation
- Southwest and Southeast Area Plan-Related Comprehensive Plan Amendments