

Public Meeting Comments on Future Land Use Map

#	Sector	Comment Location	Comment	Discussion	Staff Recommendation	Consent Agenda?
21	Near West	Old Sauk Rd @ Owen Park	Retain view to capital as you drive East down old Sauk	Capitol view preservation was an important part of the Downtown Plan. It would be appropriate to analyze important capitol views outside of the Downtown and establish view preservation corridors as part of this Comprehensive Plan update.	Establish a capitol view preservation map for iconic views outside of the Downtown as part of the Comprehensive Plan.	N
42	North	Public Market area	Follow Northeast Neighborhood Plan Guidelines	The Northeast Neighborhood Plan is an NDP on the outskirts of the City. The most recent neighborhood plan for this area is the Emerson East-Eken Park plan, which uses the 2006 Comp Plan FLU for this area (NMU and GC), with a TOD star. Given that the area is the focus of public market planning, staff felt that updating the land use to CMU was most appropriate for the area.	Maintain recommended FLU	N
213	Near West	Monroe St @ Glenway St	Stop what is happening on Monroe St. there were wonderful neighborhoods going from Monroe to back streets. The high apt building that interrupt family neighborhoods on access to parks. Is it just gentrifying or neighborhood erasing as well?	Most redevelopment that has been occurring along Monroe St. has been consistent with the 2006 Comprehensive Plan and the Monroe Street Commercial District Plan (MSCDP). For example, the site at the northeast corner of Glenway and Monroe was listed as NMU in the 2006 Comp Plan and called out for redevelopment at 2-4 stories in the MSCDP. With multifamily units in high demand along walkable corridors with access to transit, staff feels it is appropriate to continue to allow redevelopment of underutilized properties along such corridors.	Maintain recommended FLU (note that this Comp Plan update does not recommend any substantial LU changes along Monroe St)	N
458	East	Voit Farm	I really dislike this being develop. It should be an Arboretum	Staff feels that the northern portion of this site is appropriate for greenspace and the southern portion (which is along a transit corridor) is appropriate for infill development (similar comment as #393).	Maintain recommended FLU	N
511	Near West	Monroe St @ Regent St	Concern that Monroe Street commercial growth has been constricted (eg. Hotel Red expansion, Barbecue restaurant). This has long been a major commercial corridor, including 81,000 seat camp Randal Stadium.	This comment, combined with comment #213, get at the balancing act and differing opinions present when it comes to development. Under the 2006 Comp Plan and under this update, Hotel Red is in the NMU category, which is capped at four stories. The Monroe Street Commercial Districts Plan also recommends a maximum of four stories for the Hotel Red site. Hotel Red had proposed doubling its height to eight stories, which was denied by the Plan Commission. However, the Commission indicated that a lesser expansion could be considered.	Discuss whether Hotel Red area is appropriate for CMU designation.	N
535	South	South Park St south of Midland St	Buildings on the east side of Park street (approximately Midland to Cedar) are adjacent to residential and should be 2-3 stories. This is especially true where the residential is approximately 10 ft. lower than Park St.	Language was included in a handout at the meeting that "All development will be subject to having an appropriate transition to surrounding areas." Staff's intention in mapping RMU east of Park in this area was to keep the map somewhat general, however, this area may merit more granular mapping. Staff feels that parcels along Park St should be redeveloped at an intensity commensurate with the corridor's status as a planned BRT route. Similar to the Wingra Point, The Glen, The Dude Abodes (which is actually five stories further north along Park Street), and other redevelopment projects, four stories backing up to single-family development may be appropriate for redevelopment along major corridors, especially planned BRT corridors.	Discuss appropriate FLU for the east side of South Park St between Midland Street and Burr Oak Ln. Please see potential "Park Street Corridor - Alternative Future Land Use" excerpt attached to memo.	N
3	East	Voit Farm	Arboretum of the East Side- great	Northern half of Voit Farm is designated as greenspace.	Maintain recommended FLU	Y
4	East	Olbrich Park	Naturalize more of Olbrich Park	Programming/design recommendations for a specific park are more appropriate to a park planning process.	Maintain recommended FLU	Y

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5	East	Olbrich Park	Blending of shoreline--offering opportunities for storm water mgt. (storage filtering) - enclose traffic on Atwood in a piece of art like Millenium Park (view from Olbrich Gardens out to Lake Monona)	Programming/design recommendations for a specific park are more appropriate to a park planning process.	Maintain recommended FLU	Y
6	Near West	Odana west of Grand Canyon Dr	The streets and road here is really beat up; would be better if serious potholes and damage were repaired	This is not a FLU map issue.	Address via street maintenance-related strategies.	Y
7	Far West	Midtown Commons	Lets put more mixed use and commercial space to serve the neighborhood.	Much of the development thus far in the Midtown Commons NMU area has been multifamily, with a handful of service businesses. Remaining NMU area along Midtown Rd should include commercial space.	Examine area FLU as part of Mid-Town/ Pioneer NDP update.	Y
8	Near West	Haen Family Park	Retain green space. Do not count cemetery or school as open space. It's only open visually, not for community use.	This area is mapped as "P," indicating it will be retained as greenspace; it is unclear what is meant by 'counting' the school or cemetery as open space.	Maintain recommended FLU	Y
9	Near West	NW of Gammon Rd & Mineral Point Rd intersection	Prefer low density use. Adjacent neighborhoods would suffer from noise, shading of tall buildings. Traffic is very dense right now.	Staff feels that this site, at the intersection of two major roads, is well-suited to an increase in development intensity and a mix of uses. Any redevelopment that does occur should proceed with an appropriate transition to the existing residential to the northwest.	Maintain recommended FLU	Y
10	Near West	West Towne Mall	Reduce concrete parking and increase landscaping	Staff is hopeful that portions of West Towne will be redeveloped over the next 20 years. As part of that redevelopment, site design would need to meet requirements of the City's current zoning code, including landscaping regulations.	Maintain recommended FLU	Y
11	Near West	Undeveloped portion of University Research Park I	Prefer to keep open green space; not high density commercial.	This land is owned by CUNA, is zoned MXC, and is mapped for future employment under the Comp Plan update. Development of a portion of the land was recently approved. There are currently no City plans to acquire the remaining land for parks and open space. Given that the land has been planned for development for so long, and services have been extended to the area, staff feels that development of this area remains appropriate.	Maintain recommended FLU	Y
12	Near West	Walnut Grove Park & adjoining green corridor	Retain wildlife areas for foxes, turkey and wildlife.	This area is mapped as "P".	Maintain recommended FLU	Y
13	Far West	Mineral Point & Pleasant View	Eliminate round-about	This is not an FLU map issue. Additionally, this roundabout was just recently completed. Roundabouts reduce serious crashes and improve traffic flow.	n/a	Y
14	Far West	Pleasant View & CTH M	Eliminate round-about	This is not an FLU map issue. Additionally, this roundabout was just recently completed. Roundabouts reduce serious crashes and improve traffic flow.	n/a	Y
15	--	Anton Dr & Williamsburg Way	Eliminate round-about	This point is in the City of Fitchburg.	n/a	Y
16	Near West	NW of Gammon Rd & Mineral Point Rd intersection	Retain lower height buildings (3 story max) to transition to adjacent residential buildings.	Staff supports an appropriate transition to adjacent residential, which can be achieved as part of a holistic master plan for the site. Because mapping maximum building heights for the entire City is a higher level of detail than is feasible for the Comp Plan, the Plan will contain text that not all areas mapped as certain LU categories will be appropriate for the maximum intensity/density under that LU category.	Maintain recommended FLU	Y

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17	Near West	Greenway between Beltline and Haen Family Park	Retain storm water area	This area is mapped as "P".	Maintain recommended FLU	Y
18	Near West	Sunset Memory Gardens	Do not include cemetery in open space calculations	This is not an FLU map issue. Unsure of what brought about this comment; if this refers to previously proposed redevelopment immediately to the east, projects cannot count adjacent land under separate ownership towards zoning ordinance open space requirements.	n/a	Y
19	Near West	Stormwater/soccer fields to the east of Gammon Pl	Do not include water retention areas in open space calculations	This is not a FLU map issue. Unsure of what brought about this comment; if this refers to previously proposed redevelopment to the northwest, projects cannot count adjacent land under separate ownership towards zoning ordinance open space requirements.	n/a	Y
20	Near West	Pond to north of Haen Family Park	Do not include water retention areas in open space calculations	Unsure of what brought about this comment.	n/a	Y
22	Near West	Odana Rd corridor approaching West Towne	Better design for the buildings and more greenery	Any redevelopment that occurs in this area would be subject to current zoning standards for building design and landscaping.	Maintain recommended FLU	Y
23	Near West	Marshall Park	Increase activities at water	This is not a FLU map issue.	Forward comment to Parks Dept. for consideration as part of their parks planning; maintain recommended FLU on map.	Y
24	Near West	Gammon Rd & Colony Dr intersection	Review traffic and lights	This is not a FLU map issue. The Traffic Engineering Department maintains a "traffic signal priority list," and this intersection is ranked #20 as of 2015 (of side street stop controlled intersections).	n/a	Y
30	Southwest	Elver Park	Allow Elver Park to be 100% sustainably and community developed into a mixed use hotel/housing Park	Staff does not support adding hotels and housing to parks.	Maintain recommended FLU	Y
31	South	Park Street	Pedestrian safety issues on Park Street	This is not a FLU map issue.	Can address in transportation strategies	Y
32	South	Alliant	Noise impact from regular events at Alliant Energy Center, Willow and Oak Park, plus runs and walks especially in summer	This is not a FLU map issue.	City will have more control once Alliant is in City	Y
33	South	Alliant	Noise impact from regular events at Alliant Energy Center, Willow and Oak Park, plus runs and walks especially in summer	This is not a FLU map issue.	City will have more control once Alliant is in City	Y
34	Isthmus	John Nolen & Broom	Bike safety issues at John Nolen and Broom	This is not a FLU map issue.	Can address in transportation strategies	Y

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35	South	Lake Wingra	Noise and visual impacts on Lake Wingra from new development in areas near the lake should not jeopardize the relative tranquility this resource offers (eg. Edgewood, hospitals, Monroe Street.)	Edgewood is operating under an approved Campus Master Plan. Given Monroe St FLUs and corridor plan, it is unlikely that new development on the street will be visible from the Lake. Some hospital buildings are already visible from the Lake and it is possible that more buildings along S. Park will be visible if taller development between Fish Hatchery and Park proceeds.	Generally maintain denser MU between Fish Hatchery and Park (see later comments, such as 273, 277 for further info)	Y
36	North	Northport between Troy Dr and School Rd	more business which employ middle and low income people in this area?	Much of the north side west of Sherman Ave is built out, with little space for new businesses. Employment growth for the north side is most likely to occur in the employment area designated along Packers Ave.	Maintain recommended FLU	Y
37	Near West	Lake Mendota Dr by Shorewood Hills	More access to water	While more access to water would be desirable in this area (and other areas), it would require condemnation of lakefront development, which is unlikely. The one area where acquisition of lakefront property is mapped is the development surrounded by Olin Park.	Forward comment to Parks Dept. for consideration as part of their parks planning; maintain recommended FLU on map.	Y
38	Far West	Mineral Point Rd & Pioneer Rd	Madison ends here-why the huge terrifying interchange?	Unsure of what this comment means - there is no interchange at this intersection.	n/a	Y
39	Far West	Woods Rd	This street is beautiful! Can every street be this tree-lined?	Yes . . . and . . . probably not.	n/a	Y
40	North	MATC Campus	More community related land use near here. Utilize the concentration of individuals being educated here.	There could be an opportunity for some businesses that serve both students and the community at MATC along Wright St., similar to how businesses are intermixed with the UW campus. Development of such businesses could occur under SI with the support of MATC (which would be needed anyway, as MATC owns the land).	Maintain recommended FLU	Y
41	Southeast	Adjacent to Secret Places neighborhood.	Feeder route to bus lines- subsidized cabs or small vans	This is not a FLU map issue. The City would like to expand bus service to peripheral neighborhoods (which is expressed in the Transportation Master Plan), but such expansion is contingent on funding, availability of additional busses, and construction of bus storage space.	Maintain recommended FLU	Y
42	North	Public Market area	Central Transportation Hub	This area is planned to become the public market.	Maintain recommended FLU	Y
43	Isthmus	Mendota Ct	Inter City bus stop	The precise location of the comment would be inappropriate for an intercity bus stop because it is on a small residential street, however, the leading candidate for an intercity stop is the ground floor of the State Street Campus Garage (two blocks to the south) whenever it is reconstructed.	Discuss the need for an intercity bus depot as part of the Comp Plan; ID possible location(s) for an intercity bus stop within the Comp Plan; maintain recommended FLU for this area.	Y
44	Southeast	Monona Dr @ Winnequah Rd	Concern of too much traffic to enter Monona drive.	This is not a FLU map issue. There are signalized intersections to the north and south of Winnequah Rd, which allow for easier access for people who do not like nonsignalized intersections.	n/a	Y

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45	East	Cottage Grove Rd just east of Monona Dr	Concern with blocking view of lake heading west on cottage grove rd. Also cottage grove road needs another lane one each side to be an effective corridor (with bike lanes)	Cottage Grove Rd was just reconstructed and the cross-section is unlikely to change for decades. The terminus of Cottage Grove Road, west of Monona Dr, is in Monona - the City does not control LU in Monona.	n/a	Y
46	East	East Towne Mall	Redevelop East Town into something useful	East Towne is designated as RMU.	Maintain recommended FLU	Y
47	Southeast	Pflaum Rd @ USH 51	Pflaum and East 51 Frontage Road- entering Pflaum from frontage road is nearly impossible during busy times.	This is not a FLU map issue. The City hopes to continue working with WisDOT on long-term improvements to the USH 51 corridor.	Continue to work with the DOT on improvements to the corridor.	Y
48	Southeast	USH 51 north of Broadway	Drop off and pickup for intercity buses-Van Galder, Badger and Mega bus	Many intercity busses already use the Dutch Mill Park-and-Ride immediately to the south.	Maintain recommended FLU	Y
121	North	NW of Packers & Aberg	Redevelop blighted Hartz lot- mixed use 4-5 story	Agree that redevelopment is appropriate in this area. Further details as to what type of development is undertaken may be provided as part of any plan done for the nearby Oscar Mayer site.	Maintain as Employment pending any future detailed plan.	Y
122	North	Packers south of International Ln	Mostly SF homes-higher density better- main entry from airport to city needs visual improvement	Agree - FLU is MR in this area	Maintain recommended FLU	Y
123	North	Oscar Mayer	High density mixed use	Initial internal discussion has been to maintain an employment focus for this site, however, potential future planning may provide more detail and/or change the FLU, including mixed-use elements.	Maintain as Industrial pending any future detailed plan.	Y
124	North	South of Oscar Mayer	High density mixed use	Initial internal discussion has been to maintain an employment focus for this site, however, potential future planning may provide more detail and/or change the FLU.	Maintain as Industrial pending any future detailed plan.	Y
125	North	Northgate Shopping Center	Redevelop medium density with retail- no retail establishments in area to buy clothes. East town closest option. Dead space parking.	Northgate is a potential future redevelopment target; CMU is appropriate to encourage "medium density with retail."	Maintain recommended FLU	Y
126	North	SW of Oscar Mayer	Must plan for what should be done when Webcrafters leaves.	Further detail may be developed as part of any plan done for the nearby Oscar Mayer site.	Maintain as Industrial pending any future detailed plan.	Y
127	North	Between Whitetail Ridge Park an Packers Ave	Area is very dumpy, needs improvement	This area is owned by the stormwater utility and does not receive the same level of maintenance as a park. FLU map does not address property condition.	n/a	Y
128	North	Northside Town Center	Tons of dead spaces with excess parking. High density mixed use	Northside Town Center is a potential future redevelopment target; CMU is appropriate to encourage "high density mixed use."	Maintain recommended FLU	Y
129	North	Bretwood Village/ Sheridan Triangle Neighborhoods	Add more medium density- townhouses, etc.	This is a large area of single-family homes. LR allows for 2-story townhomes at ~15 DU/acre, but staff does not feel that redevelopment with a more intense use in the heart of this area is likely or desirable.	Maintain recommended FLU	Y

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130	North	Along Northport north of Troy Dr intersection	Eventually make higher density with restaurant and retail	This area is shown as NMU, which will allow for "higher density with restaurant and retail."	Maintain recommended FLU	Y
131	North	Mendota Mental Health	Ensure appropriately scaled redevelopment should Mendota Mental Health Institute relocate and redevelop	A map note to this effect has been included.	Maintain recommended FLU	Y
132	North	Northport between Knudson Dr and Kennedy Rd	Same as 130. This whole area north of Northport is void of any commerce within walking distance.	While it would be good to have some additional neighborhood businesses, staff feels it is unlikely that this location on the edge of the City, with no additional development planned further out along Northport, will have the number of rooftops necessary to support a business node, especially with other more prominent existing business locations further to the east.	Maintain recommended FLU	Y
133	North	Land east of Cherokee Country Club	Open land should be developed more compactly- not standard Single Family, 2 unit, huge Multi-Family set up	This land is owned by the City and is contiguous with the Cherokee Marsh State Natural Area. Staff does not support conversion of this land from greenspace to residential development.	Maintain recommended FLU	Y
134	North	Wheeler Rd	Stripe road with street bike lanes- integrate into rest of city network	This is not a FLU map issue; comment is too detailed for Comp Plan.	n/a	Y
135	North	Bridges Golf Course	Higher density commercial	Staff does not support conversion of the Bridges Golf Course to high density commercial - the land is part of the Airport's runway approach.	Maintain recommended FLU	Y
139	North	Just west of Oscar Mayer	Save Hartmeyer Park. [Talk] to Jim Welch	While there is some open space in this location, it is private property - there is no "Hartmeyer Park." It is likely that some of this land will have to remain greenspace due to wetlands - consider mapping that area as greenspace.	Forward comment to Parks Dept. for consideration as part of their parks planning; consider mapping wetland area as "P;" maintain other recommended FLU on map.	Y
181	North	South of Warner Park	Apartments in this area are in disrepair	FLU map does not attempt to include current property conditions.	Maintain recommended FLU	Y
182	North	Warner Park	Light rail	Current City policy is to pursue a BRT system.	n/a	Y
183	Southeast	Stoughton Road	Stoughton Rd. not friendly or attractive	Agree. Much planning has been done for this corridor. Implementation remains, which largely depends on WisDOT. Even if the highway is improved, it may take a substantial amount of time for land to redevelop.	Continue to work with the DOT on improvements to the corridor. Refer to previous City corridor planning efforts when considering development in the area.	Y
184	Southeast	Liberty Place neighborhood (just north of McFarland)	More efficient bus routes to West, Downtown or North (American Family bus. park)	Transit to many peripheral neighborhoods needs improvement; this comment is more appropriately addressed in the transportation chapter (and through the already adopted Madison in Motion Plan).	Maintain recommended FLU	Y

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185	--	City of Monona	Why is Monona separate? Makes no sense.	Monona incorporated in 1938. Madison did not annex land adjacent to Monona until the 1950s and 1960s. Unlike annexing land from towns, Madison cannot absorb other cities without an agreement.	n/a	Y
186	East	Voit Farm	Walking trails, boardwalk, nature access, etc	This is not a FLU map issue. The City is seeking to acquire some of this land, which may lead to improvements in the future.	Maintain recommended FLU	Y
187		Monona Dr @ Winnequah Rd	Safer bike lanes	Monona Drive was reconstructed recently, and bike lanes were added. It is unlikely that Madison, Monona, and Dane County will make a significant investment in the corridor again for some time.	Maintain recommended FLU	Y
188	East	Olbrich Park	More and better access to lakefront recreational opportunities	Staff is unsure of what is meant by this comment - Hudson Park and Olbrich Park are the largest continuous lakefront public parks in the City, and include a boat launch and beach.	Maintain recommended FLU	Y
198	Southeast	Stoughton Road	Change to urban boulevard	This is not a FLU map issue. The City recently adopted a resolution encouraging the state to consider an urban boulevard for Stoughton Rd/USH 51, but because this road is a highway (and not a City street), the state has the final say in design.	Maintain recommended FLU	Y
204	North	Woodward between Marcy Rd and Little Fleur Ln	Save Woodward's Grove Park	There is no "Woodward's Grove Park." Dot is on private property.	Forward comment to Parks Dept. for consideration as part of their parks planning; maintain recommended FLU on map.	Y
211	--	Maple Bluff	Why is Maple Bluff separate? Makes no sense.	Unlike annexing land from towns, Madison cannot absorb villages without an agreement.	n/a	Y
212	--	Shorewood Hills	Why is Shorewood Hills separate? Makes no sense.	Unlike annexing land from towns, Madison cannot absorb villages without an agreement.	n/a	Y
214	North	Demetral Field	Demetral field = Public swimming pool!	Demetral Field is a capped landfill, which would complicate any excavation efforts.	Maintain recommended FLU	Y
215	East	Eastmorland neighborhood	I love that our neighborhood is walk able- to grocery store, post office, etc on one end and to pharmacy, library, YMCA, stores, coffee shop on the other plus parks and bike path are easy to use. Make more neighborhoods like this.	We definitely hope to make more neighborhoods like that!	Maintain recommended FLU	Y
216	East	Northeast of Autumn Lake subdivision	Make these areas dense, not LR or LMR	The area in question is designated as a "Neighborhood Planning Area" (NPA), which indicates that more detailed neighborhood planning is needed prior to development. FLU will be decided at that time.	Maintain NPA recommendation for this area.	Y
271	Isthmus	E Washington @ Constellation project	Love it this area could use more general commercial shops or neighborhood mixed use (not Willy or Johnson)	There has been a substantial increase in the number of shops/restaurants in this area over the past few years. With the number of DUs either completed, under construction, or planned, along with additional employment, there is the potential for even more shops to be attracted to the area. The mixed use and employment FLU along the corridor allows for that.	Maintain recommended FLU	Y
272	Near West	Sunset Village neighborhood	This area around Hilldale could have ever more medium and high residential areas	While staff doesn't support substantial redevelopment in the midst of Sunset Village, there is additional capacity for residential west of Midvale Blvd, with some potential for more DUs through redevelopment of existing lower intensity multifamily east of Midvale Blvd.	Maintain recommended FLU	Y

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273	South	Between Park and Fish Hatchery	GREAT ideas for Southside to become more vibrant!	Agree; there is a lot of surface parking in this area that has the potential for redevelopment.	Some adjustments and/or a map note may be needed to address additional comments (for example, #535); text will encourage appropriate transitions to nearby residential.	Y
274	South	Area bounded by Rimrock, John Nolen, Beltline	Not sure what opportunities are here? But it would be great to see additional mixed use space	The highway-oriented nature, combined with fragmentation of uses due to existing wetlands, makes mixed-use difficult in this area. Staff feels that this area is most appropriate for employment and uses linked to the nearby Alliant Energy Center. Redevelopment of some of Alliant's surface parking is encouraged, but residential is not ideal in this area.	Maintain recommended FLU	Y
275	Isthmus	Bassett neighborhood	Wherever there are residential areas or lots of housing, there needs to be accessible and affordable groceries	Agree. With all the new residential development in the area, there may be sufficient demand for another grocery; the issue will be finding a suitable site. Capitol Centre Market is a short (generally <0.5 mi) walk for much of the neighborhood.	Maintain recommended FLU	Y
276	Near West	University Research Park	Integrate housing in and around University Research Park	Some of University Research Park along Mineral Point Rd has been mapped as CMU. Staff does not feel that housing in the midst of URP is appropriate due to the lack of amenities, such as parks, and the extremely large blocks, which are unfriendly to pedestrians. A map note has been included that states that housing <i>may</i> be appropriate in the future if those issues are addressed with a detailed neighborhood plan.	Maintain recommended FLU	Y
277	South	Between Park and Fish Hatchery	Wherever there are residential areas or lots of housing, there needs to be accessible and affordable groceries	There is already a Pick-n-Save here.	Maintain recommended FLU	Y
278	Near West	Les Chateaux Apartments (between Hoyt Park and Quarry Park)	Love this neighborhood walk able to many things but feels not in city.	Agree - this is a nice neighborhood!	n/a	Y
279	South	Beltline between Seminole and Todd	Stop expanding Beltline into Arboretum	The Beltline is managed by the State DOT - the City has little say over Beltline projects. Beltline expansion has largely occurred within existing right-of-way.	n/a	Y
280	Near West	Southern portion of Sunset Village	Residential wastelands- not walk able- need more mixed use	Sidewalks are absent in this area; planning staff supports inclusion of sidewalks in all street reconstruction projects to enhance walkability. With the existing small-lot single-family development, Hilldale half a mile to the north, and Sequoya Commons a half mile to the south, redevelopment of this area into a mixed-use node is unlikely.	Maintain recommended FLU	Y
281	Southwest	Meadowood neighborhood	Residential wastelands- not walk able- need more mixed use	Sidewalks are absent in this area; planning staff supports inclusion of sidewalks in all street reconstruction projects to enhance walkability. The Meadowood Shopping Center is a few blocks to the south. While staff generally supports mixed-use nodes, they must be properly located to maximize the chance for success. This area lacks the density needed for more commercial development, especially with Meadowood so close by.	Maintain recommended FLU	Y

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282	Near West	West Towne	Need greenspace to support new development.	A map note to this effect has been included.	Maintain recommended FLU	Y
283	Near West	Mineral Point Rd & Whitney Way	Adding mixed use here is fantastic! (please add even more to Research Park!)	We think so too . . . The FLU map attempts to place CMU along major streets and at major intersections, where it is most likely to capture pass-by traffic. CMU internal to Research Park would be less likely to succeed because it would not be as visible to people not working in URP. Staff feels that the overall increase in mapped mixed-use areas in the update is ambitious, but more could be mapped in future updates if existing areas prove successful.	Maintain recommended FLU	Y
284	Near West	Whitney Way north of Beltline	Alternate transit (not passenger cars) here is very difficult.	This is not a FLU map issue. With eight bus routes passing through the Whitney Way-Odana Road intersection, and the West Transfer Point just to the north, this area is one of the places that is best served by transit in the City, though pedestrian friendliness is sub-par.	n/a	Y
285	Southwest	Neighborhoods around Huegel Park	More walk able commercial (food, coffee, books, etc.)	This area has sidewalks, but a curvilinear street network with cul-de-sacs that makes it less walkable. The nearest commercial destinations are about 3/4 of a mile walk away. Unfortunately, it is incredibly expensive to retrofit a street network that lacks connectivity. Adding neighborhood retail would also be difficult, given the low traffic volume on neighborhood streets, the fact that the area is already developed with single-family homes, and the three commercial nodes that are located on higher-traffic streets less than a mile away (McKee @ Maple Grove; McKenna @ Raymond; Meadowridge Shopping Center).	Maintain recommended FLU	Y
286	Southwest	Country Grove/ Glacier Ridge neighborhoods	More walk able commercial (food, coffee, books, etc.)	See discussion under #285.		Y
287	Southwest	Orchard Ridge neighborhood	More walk able commercial (food, coffee, books, etc.)	See discussion under #285. Note that the Vitense site at Whitney Way and Schroeder Road has been changed from LDR to CMU, which could provide additional walkable commercial opportunities south of the Beltline.	Maintain recommended FLU	Y
288	Near West	Between Odana Rd and Beltline	Need better bike connections to support mixed-use development at West Town and Westgate	Improvements to the bicycle connections in this area are planned.	n/a	Y
288	Near West	Odana Rd just west of Research Park Blvd	More walk able commercial (food, coffee, books, etc.)	There is currently little residential development in this area to generate patrons within walking distance. However, staff has changed the FLU just to the west of this area to CMU, and a map note encourages a detailed plan be undertaken for this area to ensure connectivity/walkability prior to any substantial redevelopment that includes residential components.	Maintain recommended FLU.	Y
289	Far West	Undeveloped area south of Valley View Rd @ South Point Rd	More walk able commercial (food, coffee, books, etc.)	This developing area lacks planned commercial/mixed use nodes. The potential for a NMU node at Valley View Rd and South Point Rd should be examined as part of an update to the Pioneer and Midtown Neighborhood Development Plans.	Examine area FLU as part of Mid-Town/ Pioneer NDP update.	Y
292	Near West	Walnut Grove Homeowners Assoc.	Land for neighborhood school	The comment was placed in the midst of an already developed single-family neighborhood. John Muir Elementary School is less than a mile to the east, and with little anticipated growth in this neighborhood, it is unlikely a new school will be needed. If more classrooms are needed, an addition onto an already existing school is far more likely.	Maintain recommended FLU	Y

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293	Southwest	New Washburn Way @ Chequamegon Bay	Land for neighborhood school	The comment was placed in the midst of an already developed single-family neighborhood. Falk Elementary School is about a mile to the east, and with little anticipated growth in this neighborhood, it is unlikely a new school will be needed. If more classrooms are needed, an addition onto an already existing school is far more likely. If growth to the west results in demand for a new school, the LR land use allows for elementary schools.	Maintain recommended FLU	Y
294	Near West	Big box stores across from Westgate	Great place for mixed use	Agree.	Maintain recommended FLU	Y
298	Far West	Southwest of Old Sauk Rd & Bear Claw Way	Land for school	Elementary schools are allowed in LR, which is what the area is designated. Also, the MCPASD owns a significant amount of land about half a mile to the northwest.	Maintain recommended FLU	Y
299	Far West	Across Junction Rd from Prairie Towne Center	More townhomes "missing middle" residence	This area is mapped as MR, which would accommodate "missing middle" housing types.	Maintain recommended FLU	Y
300	Near West	Greenway from Memorial to Owen Park	Maintain "biotic" waterways- daylight storm water management	Stormwater here is already "daylighted," although it is in a concrete channel. This is not a FLU map issue.	Consider a strategy to "re-naturalize" stormwater conveyances.	Y
301	Isthmus	Dane County Parking Ramp	Increase parking spaces, to increase availability to park and potentially decrease prices	The number of parking stalls downtown is increasing, but through private development (which often sells parking to the public during non-business days). Given the cost of constructing structured parking, the price will almost certainly not decrease. The City does not wish to subsidize parking to decrease parking prices.	n/a	Y
361	North	Just west of Oscar Mayer	Save all 29 acres of Hartmeyer Park as historic wetland and upland and oak opening- nature recreation area	While there is some open space in this location, it is private property - there is no "Hartmeyer Park." It is likely that some of this land will have to remain greenspace due to wetlands - consider mapping that area as greenspace.	Forward comment to Parks Dept. for consideration as part of their parks planning; consider mapping wetland area as "P;" maintain other recommended FLU on map.	Y
362	Southeast	Lake Edge neighborhood	Not enough parks and natural areas in this area- the golf course and high school and middle school is misleading	This is more appropriate to the parks and open space chapter. Monona Park (which is in Madison) is immediately to the east of the golf course. The City is unlikely to condemn the substantial amount of single-family property that would be necessary to create a new park in this area.	Forward comment to Parks Dept. for consideration as part of their parks planning; maintain recommended FLU on map.	Y
363	East	South of East Towne Mall Target	Create and enhance green corridor along Starkweather Creek between Lake Monona and East Towne. Restore wetlands, provide additional access to the open space.	This is more appropriate to the parks and open space chapter.	Retain for parks and open space chapter; forward comment to Parks Department/ Stormwater Utility	Y

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367	Southeast	Elvehjem Elementary	Generally E, Not NE seems to not have community hub. For example streets East was used by city clerk for early voting because there was no library in the area. It's possible Monona Dr./ City of Monona has services locals use and this is an artifact of boundaries rather than a real need.(I live on West Side, so my comment is based on the maps not knowledge on the ground).	There is a lack of libraries on the far east side, but there are many areas with planned mixed-use centers that could be a good location for a new library. The location of community facilities are best addressed in that section of the plan instead of via the FLU map.	Maintain recommended FLU.	Y
373	Isthmus	Capitol building	View of capital from surrounding neighborhoods [indecipherable] building [indecipherable] highises without talking to homeowners who treasure this view.	If this comment is regarding downtown redevelopment and capitol views, there was an extensive four-year process with a significant amount of public engagement to arrive at adoption of the Downtown Plan, which has a building height map and viewshed map.	Maintain recommended FLU, which is based on the Downtown Plan.	Y
379	North	West of Cherokee Country Club	Add Maple Bluff dump to Cherokee Marsh	This area is mapped as P, which indicates that the City does hope to add it to the greenspace network.	Maintain recommended FLU	Y
385	North	Just north of Woodward Dr	Accept donation of 7 parcels (or more) of Wooded natural area along Woodward Drive from willing owner (contact Jim Welch)	Comment should be discussed with Parks Dept.	Forward comment to Parks Dept. for consideration as part of their parks planning; maintain recommended FLU on map.	Y
391	North	Northside Town Center	Redevelopment opportunity, mixed use, pedestrian friendly, serving neighborhood and larger area	Agree. This area is designated as CMU, and the neighborhood plan for the area encourages redevelopment.	Maintain recommended FLU	Y
392	North	Oscar Mayer & Hartmeyer properties	Redevelopment opportunity, jobs/employment center, production/light industrial, and utility transit and road and rail connections	Agree. A more detailed plan for the area is in the works that will provide more recommendations to achieve these outcomes.	Maintain recommended FLU, pending any recommendations that may result from a detailed planning effort for this area.	Y
393	East	Voit Farm	This should not be developed. It should be parkland- restore the Starkweather	Staff feels that the northern portion of this site is appropriate for greenspace and southern portion (which is along a transit corridor) is appropriate for infill development (similar comment as #458).	Maintain recommended FLU	Y
421	There is no #421 on the map.	??	Experiment with open air popup market- not just food and crafts but other small startup retails-drawing income into The South side--Brooklyn does these	??	??	Y
422	Near West	Northwest of West HS	Areas of high childcare need probably 4-5 high quality centers	Childcare is allowed in LR.	Maintain recommended FLU	Y
423	Near West	Breese Ter & University Ave	Areas of high childcare need probably 4-5 high quality centers	Childcare is allowed in MR.	Maintain recommended FLU	Y

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424	Isthmus	"Miffland" area	Areas of high childcare need probably 4-5 high quality centers	A description for the DMU category that allows for childcare will be included in the Plan.	Maintain recommended FLU	Y
425	Isthmus	E Main St & Blair St	Areas of high childcare need probably 4-5 high quality centers	Childcare is allowed in E.	Maintain recommended FLU	Y
426	Isthmus	Williamson St & Few St	Areas of high childcare need probably 4-5 high quality centers	Childcare is allowed in NMU.	Maintain recommended FLU	Y
427	South	Southeast of Moorland Rd & Rimrock Rd intersection	Develop more entertainment, restaurants. Make this a desirable place to live because there is lots of room to develop and is close to there services.	The area within the City is already fully developed, primarily as single family residential. The nearest portion available for development is the Novation campus along the west side of Rimrock Rd in Fitchburg, which may include restaurants along Rimrock. GC, which is appropriate for many entertainment uses, is mapped along the Beltline to the north.	Maintain recommended FLU	Y
428	Near West	Southwest Path, just north of Odana Rd	I love the Southwest bike path. More paths like this would be incredible- especially paths that connect to major employment centers.	The City has more planned bike paths - they are included in the Transportation Master Plan and will be mapped in the Comp Plan as well, though not on the FLU map.	n/a	Y
429	Isthmus	Central Library	There should be a park downtown with a playground	A downtown park is needed, and the City has park impact fees to pay for it - the only barrier is acquiring the appropriate site. Final design of the park would need to be developed after any property acquisition.	Retain comment for parks and open space chapter; forward comment to Parks Department.	Y
430	Near West	Area bounded by Tokay, Odana, and Whitney Way	There is so much parking over here. With time maybe this can be transformed into a higher density complete neighborhood.	The eastern half of this area is mapped as RMU and the western half as GC. RMU could be expanded to the west at a later date if the current RMU area proves successful.	Maintain recommended FLU	Y
432	There is no #432 on the map	??	Use city land bank resources to purchase property for purpose of retaining affordable housing in force of rising housing prices and displacement.	??	??	Y
451	East	NE of Burke Rd - Reiner Rd intersection	Follow development guidelines in Northeast Neighborhood Plan	The dot, as placed, is not within the Northeast Neighborhood Development Plan boundary. It is in a NPA, which means that precise land uses and standards will be determined when a NDP is undertaken.	Maintain recommended FLU	Y
452	East	Northeast NDP	Follow development guidelines in Northeast Neighborhood Plan	The Comp Plan's recommended FLU for this area is based on the Northeast NDP. The NDPs are referred to for more detailed recommendations, such as development guidelines.	Maintain recommended FLU	Y
453	East	Rail line to the west of Autumn Lake subdivision	Rail line- future transit oriented development	The Autumn Lake replat was recently approved to the south, and includes single family homes along the rail line. There is an opportunity for more intense TOD to the north of the rail line with E and MR designated areas.	Maintain recommended FLU	Y
454	East	Voit Farm	Preserve	The northern part of Voit Farm is mapped as "P," indicating the intent to maintain this area as greenspace.	Maintain recommended FLU	Y
455	East	South of East Towne Mall Target	Restore	This is more appropriate to the parks and open space chapter.	Retain for parks and open space chapter; forward comment to Parks Department/ Stormwater Utility	Y

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456	East	Voit Farm	Connect the Starkweather Creek watershed	This is more appropriate to the parks and open space chapter.	Retain comment for parks and open space chapter; forward comment to Parks Department/ Stormwater Utility.	Y
481	Southwest	Country Grove Dr south of McKee Rd	Needs same ability to create community space	Unsure of what this comment means.	n/a	Y
482	Southwest	Stonebridge Dr north of Cross Country Rd	Needs same ability to create community space	Unsure of what this comment means.	n/a	Y
483	Southwest	South of Raymond Ridge Park	Needs same ability to create community space	Unsure of what this comment means.	n/a	Y
484	Far West	Northwest of Pleasant View Rd and Elderberry Rd	Needs same ability to create community space	Unsure of what this comment means.	n/a	Y
485	Far West	Hawk's Landing	Needs same ability to create community space	Unsure of what this comment means.	n/a	Y
486	Near West	DOT Headquarters site	Child care needed	Area is classified as "E" - childcare is allowed in employment areas.	Maintain recommended FLU	Y
487	Near West	Segoe Park	Is not this a park? Is to too small to be green?	It is a park; all parks over two acres are mapped as "P." All parks under two acres are mapped as the surrounding LU. This park is 1.91 acres.	Maintain recommended FLU	Y
A	General	General	General Idea: I believe with the tear down and rebuilds and possible empty lots, that any news construction should have to abide by the setbacks in place at the time of the development of the subdivision. IE Nakoma 30ft, so it should always be 30ft.	This is more of a design comment, not a land use comment.	n/a	Y