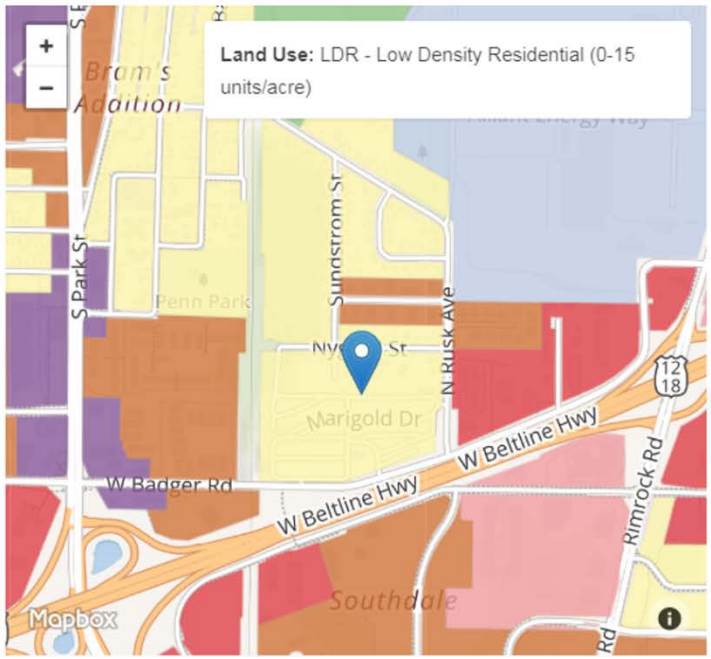
Generalized Future Land Use Map – Review of Capitol View Area
July 25, 2018

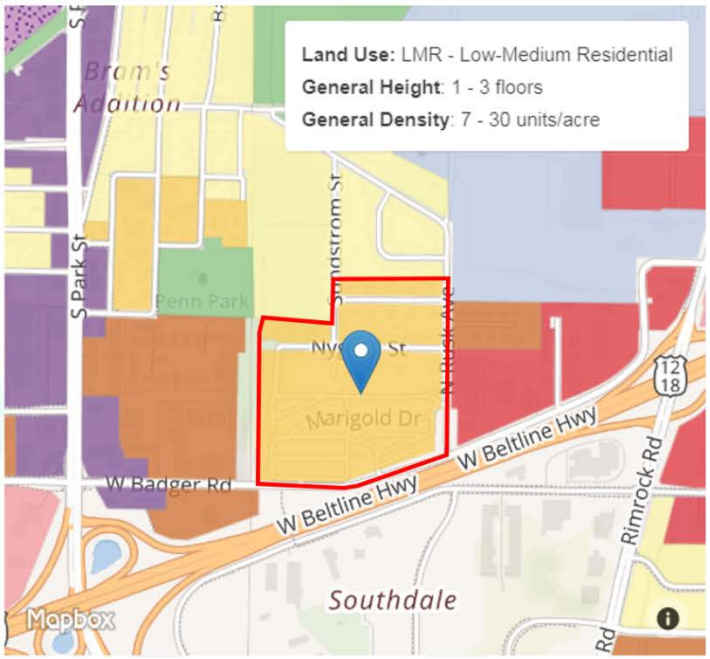
Requester:
Alder Carter

Request:
Low Residential for the Madison Mobile Home Park and Sunny Meade Lane

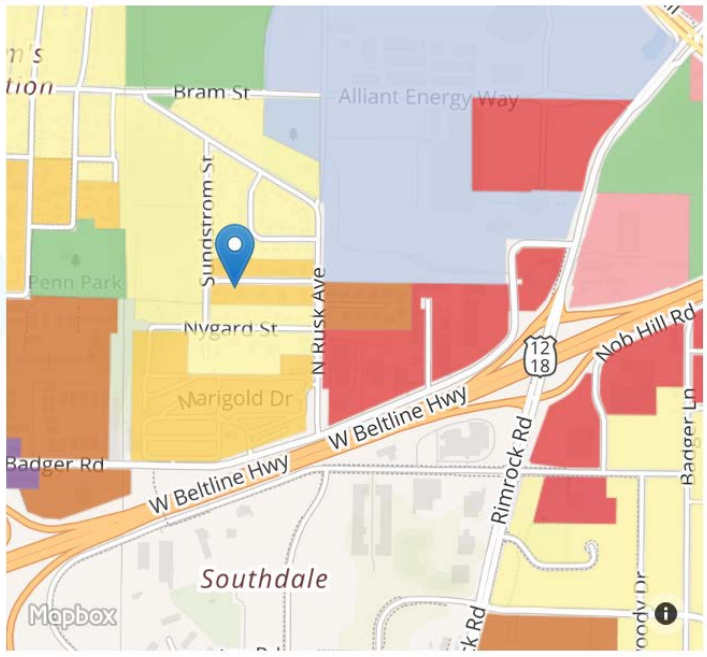
2006



February 2018 Draft



May 2018 Draft



Background:
The Plan Commission's most recent review of this area occurred during a March 12, 2018 work session related to numerous requested changes to the Generalized Future Land Use (GFLU) Map. The Plan Commission directed staff to keep the area in question as Low-Medium Residential, but change Nygard Street to Low Residential. This change was incorporated into the May 1, 2018 Draft Comprehensive Plan (see page 1).

At the July 16, 2018 Plan Commission meeting, Alder Carter asked that the Commission revisit the GFLU Map recommendation for this area. Staff has provided information below regarding the number of housing units and parcel density of the existing residential development that is located in the City of Madison (see page 3).

Staff Recommendation:
Overall, Planning Division staff feel that the current (May 1, 2018) GFLU Map designations are appropriate.

The Madison Mobile Home Park's Low-Medium Residential designation accurately reflects the existing development on the site and is appropriate given the site's proximity to major transportation corridors. The area is adjacent to the Beltline and just over a quarter mile from the South Transfer Point which has frequent transit service and is a planned Bus Rapid Transit stop. Additionally, the site is situated between Medium Residential to the west and General Commercial to the east.

Nygaard Street, to the north of the mobile home park, is designated Low Residential. There are a series of single-family homes on approximately 10,000 square foot lots along the north side of the street. The south side of the street contains approximately one-acre lots and a small church.

Sunny Meade Lane, further to the north, includes primarily 8-unit multi-family buildings that are consistent with the Low-Medium Residential designation for this block.

Housing Units per Parcel (for City of Madison parcels)

Parcel Density (for City of Madison parcels)