



## Legislation Text

---

**File #:** 62381, **Version:** 1

---

### Fiscal Note

No City appropriation is required with the approval of the proposed plan amendment. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

### Title

Amending the East Washington Avenue Capitol Gateway Corridor Plan to revise the land use recommendation for the block bounded by East Washington Avenue, South Brearly Street, East Main Street, and South Paterson Street from "Employment" to "Employment/Residential."

### Body

WHEREAS the East Washington Avenue Capitol Gateway Corridor Plan was adopted by the Madison Common Council on February 5, 2008 as a supplement to the City of Madison Comprehensive Plan to include long term land use and development recommendations for the area bounded by Blair Street, East Mifflin Street, First Street, and East Main Street; and

WHEREAS the City of Madison Comprehensive Plan, adopted by the Madison Common Council on August 7, 2018 recommends Employment Uses for the subject block, and the vast majority of the south side of East Washington Avenue; and

WHEREAS the East Washington Avenue Capitol Gateway Corridor Plan currently recommends "Employment" land uses for this area; and

WHEREAS the subject area recommended for Employment uses includes an existing hotel, an approved 5-story office building, an approved 11-story office building, approved structured parking associated with aforementioned uses, and two other existing buildings to remain for the foreseeable future; and

WHEREAS the property owner has demonstrated a strong commitment to Employment uses on this block, as noted above; and

WHEREAS the property owner has proposed a ten-story mixed use building with 75 residential dwelling units and ground floor commercial space along East Main Street; and

WHEREAS within this broader employment and industrial corridor, the subject site is well-suited as an environment for residential use, as it is across East Main Street from an active commercial use, within one block of a City of Madison park (McPike Park), and within easy walking distance to commercial corridors; and

WHEREAS an amendment to the East Washington Avenue Capitol Gateway Corridor Plan would be required for the proposed mixed-use development with residential uses to be consistent with the land use recommendations in that plan; and

WHEREAS an amendment to the East Washington Avenue Capitol Gateway Corridor Plan Proposed Land Use Map has been prepared to recommend that this block be developed with "Employment/Residential" (primarily employment uses, with residential uses as a secondary allowable use), which is generally consistent with the mixed-use development proposed by the property owner; and

WHEREAS, following a presentation by the development team at a virtual meeting on September 21, 2020, the Marquette Neighborhood Association Board voted unanimously to support the proposed building; and

WHEREAS a neighborhood meeting focused on the proposed plan amendment was held virtually on September 23, 2020 to present information, answer questions, and hear comments on the development proposal and related plan amendment; and

WHEREAS City agencies have reviewed the proposed amendment to the East Washington Avenue Capitol Gateway Corridor Plan, as well as the proposed conditional use application submitted by the property owner, and have provided comments and recommendations for consideration by the Urban Design Commission, Plan Commission, and Common Council.

NOW THEREFORE BE IT RESOLVED THAT The East Washington Avenue Capitol Gateway Corridor Plan, a supplement to the City of Madison Comprehensive Plan, is hereby amended to revise the land use recommendation for block bounded by East Washington Avenue, South Brearly Street, East Main Street, and South Paterson Street from "Employment" to "Employment/Residential", with Residential as an allowable secondary use, as shown on the amended Proposed Land Use Map.