



Legislation Text

File #: 42084, **Version:** 1

Fiscal Note

No fiscal impact.

Title

Amending the East Washington Avenue Capitol Gateway Corridor Plan to revise the land use recommendation for an approximately 2-acre site located on the south side of East Washington Avenue just east of the Yahara River to Community Mixed-Use.

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 January 16, 2006 recommends Employment Uses for on the northern half of the 1800 block of the south side of East Washington Avenue just south of East Washington Avenue and east of the Yahara River; and

WHEREAS the East Washington Avenue Capitol Gateway Corridor Plan currently recommends "Employment/Residential" (primarily employment uses, with secondary residential uses) land uses for this area; and

WHEREAS the area recommended for Employment/Residential uses includes the northern portion of a property owned by a lumberyard business for which redevelopment is proposed and a second, smaller property currently owned by an auto-repair business which would remain for the foreseeable future; and

WHEREAS the property owner and a prospective developer for the lumberyard parcel have proposed redevelopment with mixed-use building including residential apartments, ground floor general commercial space, and associated structured parking; and

WHEREAS an amendment to the East Washington Avenue Capitol Gateway Corridor Plan would be required for the proposed mixed-use development 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 the northern portion of this block be developed with Community Mixed-Use, which is generally consistent with the mixed-use development proposed by the prospective developer and would broaden the potential for future land uses on the adjacent property to include similar uses, if and when it is redeveloped in the future; and

WHEREAS a neighborhood meeting on the proposed development and associated plan amendment was held at 945 East Washington Avenue on February 10, 2016 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 rezoning application submitted by the prospective developer, and have provided comments and recommendations for consideration by the 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 approximately 2 acres located on the south side of East Washington Avenue just east of the Yahara River from Primarily Employment to Community Mixed-Use, as shown on the amended Proposed Land Use Map.