



## Legislation Text

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**File #:** 47648, **Version:** 1

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### Title

Amending the Nelson Neighborhood Development Plan to revise the land use recommendation for approximately 13 acres of land generally located on the north side of Cross Hill Drive east of High Crossing Boulevard from Employment to Residential.

### Body

WHEREAS the Nelson Neighborhood Development Plan was adopted by the Madison Common Council on March 17, 1992 by Resolution 48696 (ID10233) as an element of the Master Plan for the City of Madison to provide long-term land use and development recommendations for the area of the City of Madison and Town of Burke generally bounded by Interstate 90, US Highway 151, the Soo Line Railroad, and a planned community separation area adjacent to the City of Sun Prairie; said resolution also authorized the City to petition to add the planning area to the Central Urban Service Area; and

WHEREAS the Nelson Neighborhood Development Plan has subsequently been amended by the Plan Commission or Common Council in August 1993, February 1999, March 2001, and April 2005, with the last amendment approved in January 2009;

WHEREAS the Nelson Neighborhood Development Plan currently recommends that Employment land uses be developed on lands located generally east of High Crossing Boulevard and south of Nelson Road, with lands along those frontages recommended to be developed with Retail/Service uses; and

WHEREAS the City of Madison Comprehensive Plan, adopted by the Common Council on January 16, 2006 by Ordinance 06-00010 (ID 02207) and updated on May 17, 2011 by Ordinance 11-00070 (ID 21853) recommends the same lands for Employment and General Commercial uses, respectively; and

WHEREAS the property owner and prospective developer of a 6.86-acre portion of property located on the north side of Cross Hill Drive east of High Crossing Boulevard proposes to develop the property with 189 multi-family dwelling units; and

WHEREAS an amendment to the Nelson Neighborhood Development Plan is required for the proposed residential development to be consistent with the land use recommendations in that plan; and

WHEREAS it is the opinion of the Planning Division that the remaining approximately 6.1 acres recommended for Employment uses east of the 6.86 acres proposed for multi-family residential development no longer be recommended for Employment uses due to the potential unsuitability of those lands for such uses if surrounded now and in the future with Residential land uses, said land to also be recommended for Residential uses; and

WHEREAS an amendment to the Nelson Neighborhood Development Plan Proposed Land Use Map has been prepared to show the subject approximately 13 acres of land to be developed as Residential land uses, said amended map also showing revisions to the proposed street network to reflect a street pattern that will serve the proposed Residential land uses requested; and

WHEREAS City agencies have reviewed the proposed amendment to the Nelson Neighborhood Development Plan, as well as the proposed land use 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 Nelson Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, is hereby amended to revise the land use recommendation for approximately 13 acres generally located on the north side of Cross Hill Drive east of High Crossing Boulevard from Employment to Residential, as shown on the amended Proposed Land Use Map.