

**MIFFLIN STREET AREA, Alternative B**  
 Redevelopment of Mifflin area blocks into more intensive residential uses. Scale should transition between the employment growth area to the north, and W Washington Ave and Bassett Neighborhood to the south.

PRESERVE AS MANY EXISTING HOMES AS POSSIBLE

LAKE MENDOTA

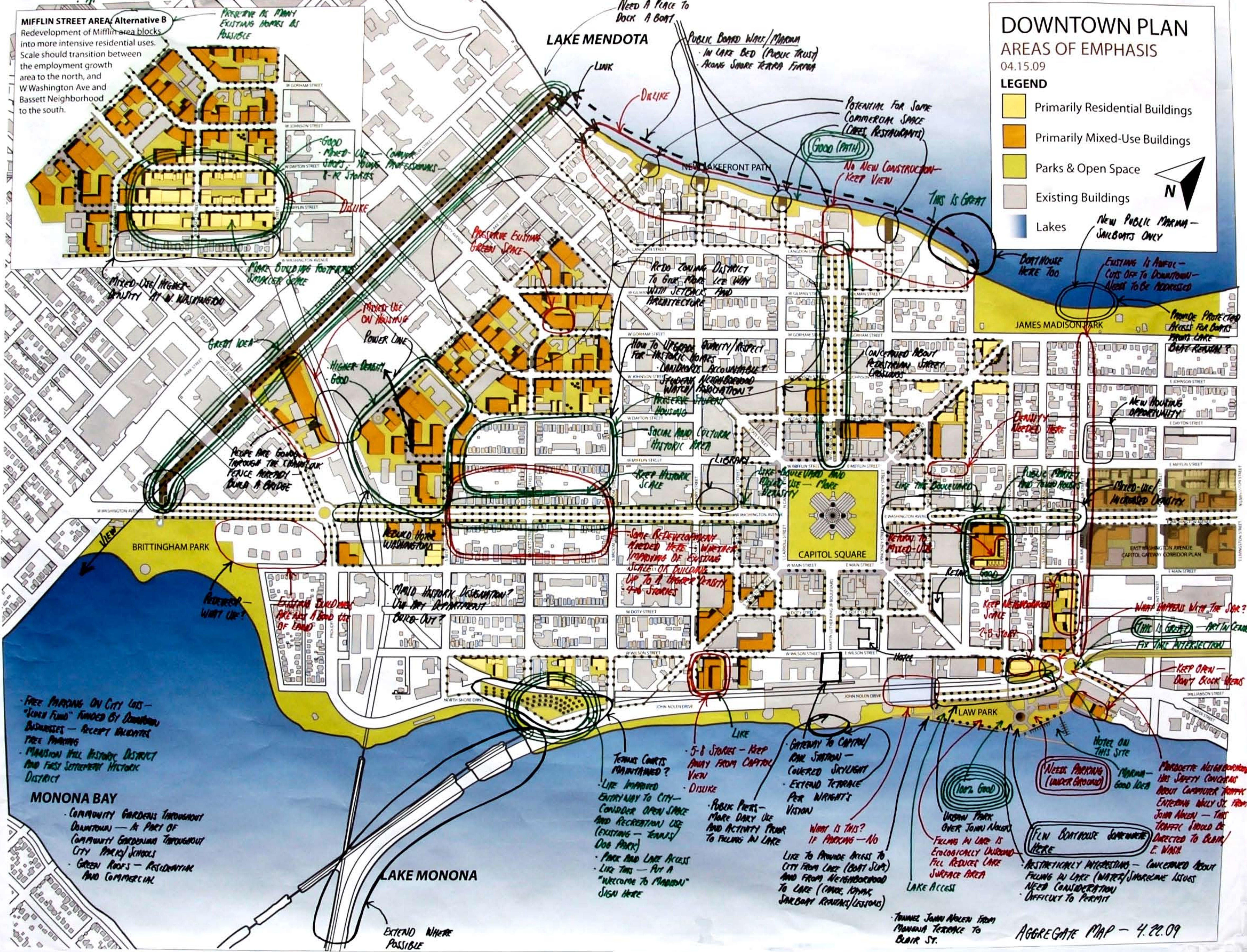
**DOWNTOWN PLAN**

AREAS OF EMPHASIS

04.15.09

**LEGEND**

- Primarily Residential Buildings
- Primarily Mixed-Use Buildings
- Parks & Open Space
- Existing Buildings
- Lakes



Need A Place To Dock A Boat

PUBLIC BOARD WALK/MARINA  
 IN LAKE BED (PUBLIC TRUST)  
 ALONG SQUARE TERRA FIRMA

POTENTIAL FOR SOME COMMERCIAL SPACE (CARS, RESTAURANTS)

NO NEW CONSTRUCTION - KEEP VIEW

THIS IS GREAT

NEW PUBLIC MARINA - SAILBOATS ONLY

EXISTING IS AWFUL - CUTS OFF TO DOWNTOWN - NEED TO BE ADDRESSED

PROVIDE PROTECTED ACCESS FOR BOATS FROM LAKE

NEW HOUSING OPPORTUNITY

DEADLY NEEDED HERE

PUBLIC MARKET AND TRADING HOUSE

KEEP OPEN - DON'T BLOCK VIEWS

NEEDS PARKING (UNDERGROUND)

RESTRICTIVELY INTERESTING - CONCERNED ABOUT FALLING IN LAKE (WATER/UNRECREATION ISSUES) - DIFFICULT TO PERMIT

FLY BOATHOUSE SOMEWHERE HERE

AGGREGATE MAP - 4.22.09

BRITTINGHAM PARK

MONONA BAY

LAKE MONONA

CAPITOL SQUARE

LAW PARK

FREE PARKING ON CITY LOTS - "LUNA FUND" FUNDED BY DOWNTOWN BUSINESSES - ACCEPT DEDICATED FREE PARKING  
 MANSION HILL HISTORIC DISTRICT AND FIRST SETTLEMENT HISTORIC DISTRICT

COMMUNITY GARDENS THROUGHOUT DOWNTOWN - A PART OF COMMUNITY GARDENS THROUGHOUT CITY PARKS/SCHOOLS  
 GREEN ROOFS - RESIDENTIAL AND COMMERCIAL

TENNIS COURTS MAINTAINED?  
 LIKE IMPROVED ENTRYWAY TO CITY - CONSIDER OPEN SPACE AND RECREATION USE (EXISTING - TENNIS/DOG PARK)  
 PARK AND LAKE ACCESS  
 LIKE THIS - PUT A "WELCOME TO MADISON" SIGN HERE

5-8 STORES - KEEP AWAY FROM CAPITOL VIEW  
 DISLIKE  
 PUBLIC PIERS - MORE DAILY USE AND ACTIVITY PRIOR TO FALLING IN LAKE

GATEWAY TO CAPITOL/RAIL STATION - COVERED SKYLIGHT - EXTEND TERRACE PER WRIGHT'S VISION

WHAT IS THIS? IF PARKING - NO  
 LIKE TO PROVIDE ACCESS TO CITY FROM LAKE (BOAT SLIPS) AND FROM NEIGHBORHOOD TO LAKE (CANOE, KAYAK, SAILBOAT RENTALS/LESSONS)

URBAN PARK OVER JOHN MOLEN  
 FALLING IN LAKE IS ECOLOGICALLY UNUSUAL - FILL REDUCES LAKE SURFACE AREA  
 LAKE ACCESS

TUNNEL JOHN MOLEN FROM MONONA TERRACE TO BLAIR ST.

EXISTING BUILDINGS ARE AS A BOND OF LAND

ALSO HISTORY DESIGNATION? USE ART DEPARTMENT BUILDING?

SOME REDEVELOPMENT NEEDED HERE - WARTER IMPROVING OF EXISTING SCALE - OR BUILDING UP TO A HIGHER DENSITY - 4-6 STORES

LIBRARY  
 LIKE BUILT UP AND MODERN USE - MORE DENSITY

HOW TO UPGRADE FOR HISTORIC HOMES - DOWNTOWN ACCOUNTABLE? STUDENT NEIGHBORHOOD WATCH ASSOCIATION? PRESERVE STUDENT HOUSING

SOCIAL AND CULTURAL HISTORIC AREA

REDO ZONING DISTRICT TO GIVE MORE ICE WAY WITH SETBACKS AND ARCHITECTURE

KEEP HISTORIC SCALE

LIKE

LIKE

LIKE

MIXED-USE/HIGHER DENSITY AT W. WASHINGTON

MAKE BUILDINGS FOOTPRINTS SIMILAR SCALE

HIGHER DENSITY GOOD

PEOPLE ARE GOING THROUGH THE CANAL/LAKE PERCE AREA/NOT BUILD A BRIDGE

REDO HOME WASHINGTON

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GOOD MIXED-USE SHOPS, YOUNG PROFESSIONALS & R-F STUDENTS

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