

WHAT'S THE DIFFERENCE?

Generalized Future
Land Use
(GFLU) Map

Zoning

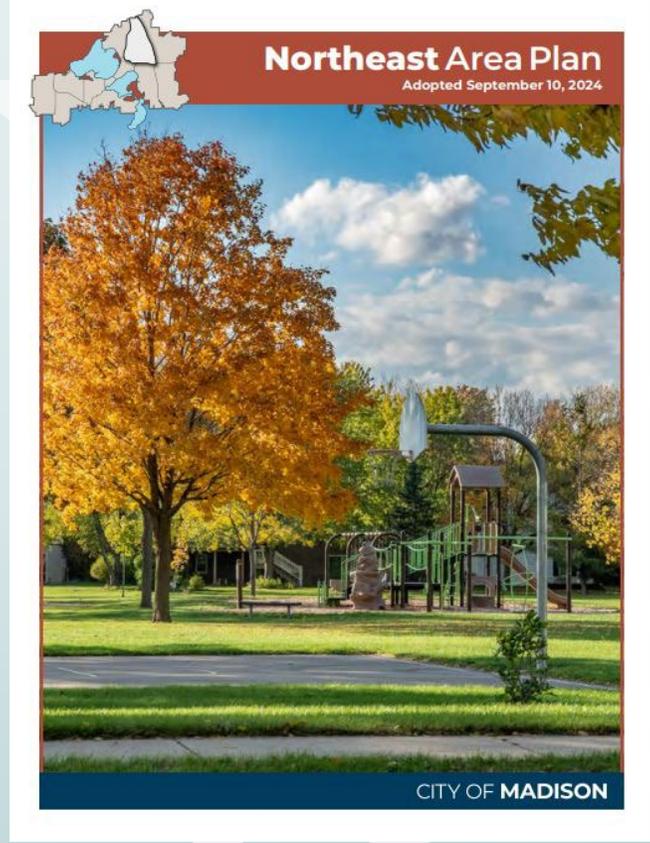
NOVEMBER 2024

Land Use Planning

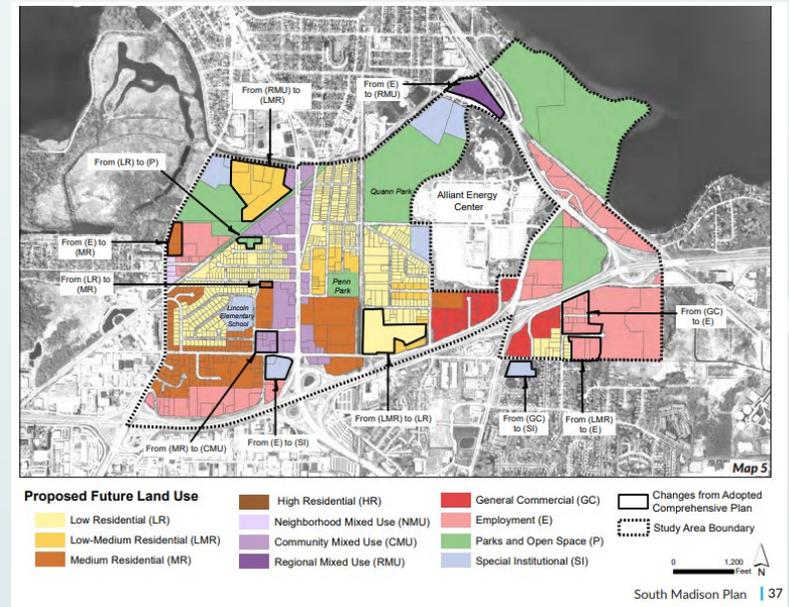
- Where are we going to have housing and jobs in the future, and do we have services to support them?
- Land use planning helps provide a big picture vision for the future, and make cities work better for people.



The City adopts a range of plans that include recommendations to meet the needs of our community and prepare for the future.



Plans provide a long-term vision and goals for future development.



GFLU Map from South Madison Plan

Overarching goals for Madison



GFLU Map

- 1. Add more housing
- 2. More transportation options
- 3. Locate more housing and jobs along transit lines

- Desired future land use patterns
- Physical framework for achieving recommendations in plans

Land Use Planning

GFLU Map shows desired future land use patterns.

Link to
GFLU Map



GFLU Map from South Madison Plan

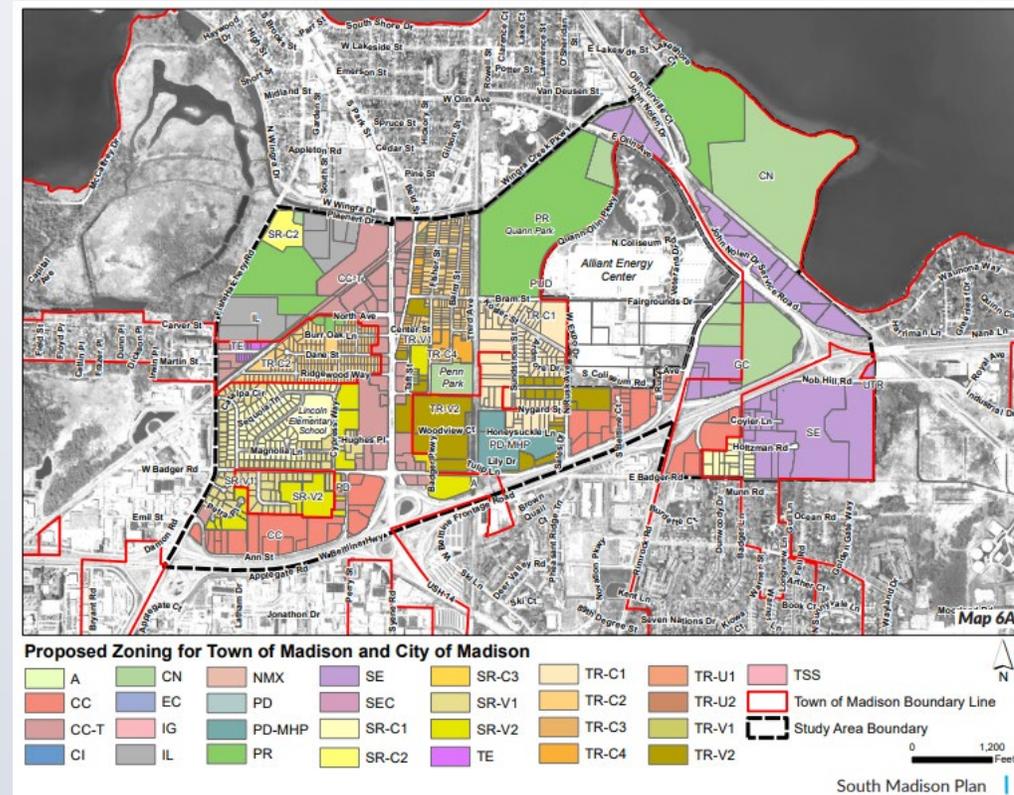
- **Land Use Categories:**
Broad categories such as residential, mixed-use, commercial, or industrial.
- **Example: Neighborhood Mixed-Use (NMU)**
 - Mix of residential, retail, restaurant, service and civic uses that serve nearby residents
 - 2 to 4 stories

Zoning

Link to
Zoning Map



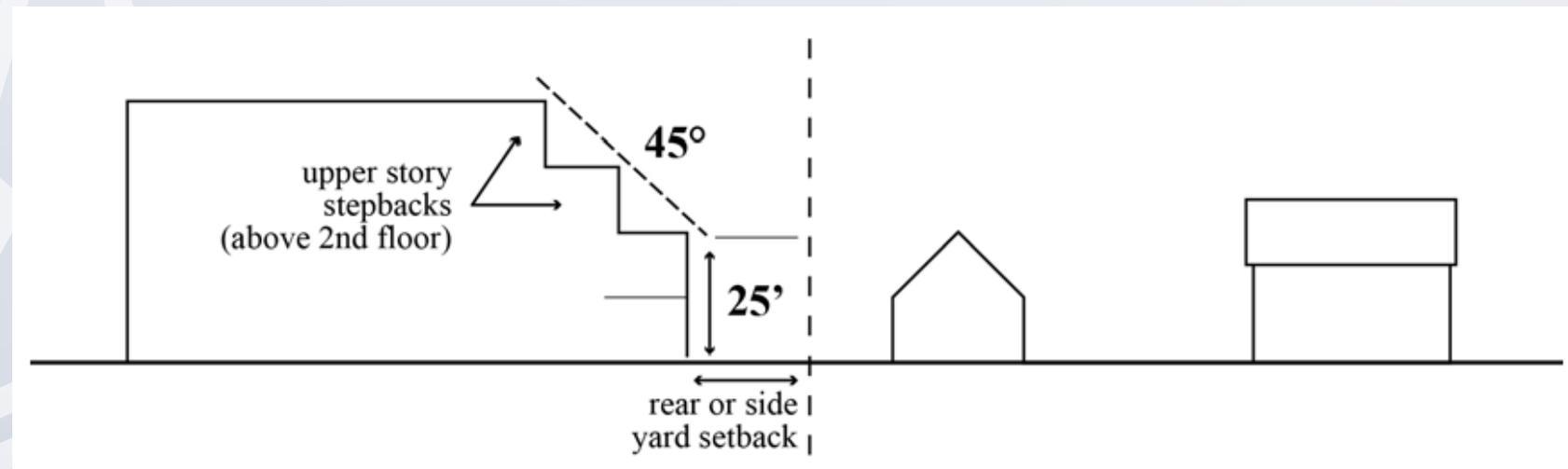
- Zoning indicates how a property can be used and developed.
 - **Zoning Map:** Assigns a zoning district to each property.
 - **Zoning Text:** Regulates how a property can be used and developed (building height and placement).



Zoning Map from South Madison Plan

Zoning

- Zoning indicates how a property can be used and developed.
 1. Specific uses
 2. Physical characteristics of buildings (height, distance from the street)
 3. Site design (parking, landscaping)



GFLU Map

- Long-term vision for future development
- Plans are a guide



Zoning

- Specific rules for what can be developed
- Zoning ordinance is law



GFLU Map

- Long-term vision for future development
 - Broad brush strokes



Zoning

- Specific rules for what can be developed
 - Detailed sketch



GFLU Map

- The GFLU Map tells us what the zoning and development pattern could be in the future.

Zoning

- Zoning tells us how a property can be used and developed today.

Zoning is a tool to implement adopted plans.



Land use categories and zoning districts are not 1-to-1

Example:

Land Use Category	Possible Zoning Districts
NMU (Neighborhood Mixed-Use)	LMX (Limited Mixed-Use) NMX (Neighborhood Mixed-Use) TSS (Traditional Shopping Street)

Changing the GFLU Map
does not change the zoning
for a property.

Changing the GFLU Map
and zoning district does not
force a property to develop.



GFLU Does Not

1. Force a property to develop
2. Require property to be owner- or renter-occupied
3. Set the rent or require affordability

Zoning Does Not

1. Force a property to develop
2. Require property to be owner- or renter-occupied
3. Set the rent or require affordability
 - Building owners can choose to have affordable rent to get additional building height in the Downtown



City of Madison

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