

2023 Comprehensive Plan Interim Update



CITY OF
MADISON

Revisions to the Comprehensive Plan

The City of Madison has completed an Interim Update of its 2018 Comprehensive Plan. The Plan Commission reviewed a final draft of the proposed Comprehensive Plan revisions at a public hearing on November 13, 2023. After the public hearing, the Commission recommended approval of the Comprehensive Plan Interim Update to the Common Council, which approved the updated Comprehensive Plan on December 5, 2023. The approved revisions to the Comprehensive Plan are listed below.

Staff-recommended revisions to the GLFU map

1. Modify the GFLU Map to reflect planned streets and land use recommendations in plans amended or adopted after the 2018 Comprehensive Plan.
 - a. Elderberry Neighborhood Development Plan (NDP) Amendment (July 2018)
 - b. Pioneer NDP Amendment (July 2018)
 - c. Junction NDP Amendment (July 2018)
 - d. Milwaukee Street Special Area Plan (December 2018)
 - e. Triangle-Monona Bay Neighborhood Plan (July 2019)
 - f. Rattman NDP (July 2019)
 - g. Mifflandia Neighborhood Plan (November 2019)
 - h. Nelson NDP (November 2019)
 - i. Oscar Mayer Special Area Plan (July 2020)
 - j. East Washington Avenue Capitol Gateway Corridor Plan Amendment (October 2020, July 2021) Note: additional GFLU revisions in this plan area are also proposed to make land use consistent with height regulations in Urban Design District #8.
 - k. Odana Area Plan (September 2021)
 - l. South Madison Neighborhood Plan (January 2022)
 - m. Greater East Towne Area Plan (February 2022)
 - n. Yahara Hills NDP Amendment (May 2022)
 - o. Shady Wood NDP Amendment (January 2023)
 - p. Hawthorne-Truax Neighborhood Plan (March 2023)
 - q. Reiner NDP (June 2023)
2. Adjust GFLU Map to reflect McFarland annexations on the far southeast side of the city.
3. Adjust GFLU Map to reflect the intergovernmental agreement with the Town of Cottage Grove to the east of the city boundary.
4. Designate City-owned parks and stormwater areas of over one acre that were not shown as Parks and Open Space as Parks and Open Space. Note: the 2018 Plan states that existing and planned parks/stormwater areas over one acre were shown, but some were missing.
5. Update areas impacted by recent approvals, such as plats (for example, the Raemisch Farm on the north side) and recent City land purchases for parks.

GFLU Map amendment applications from the public

The public had the opportunity to propose revisions to the GFLU Map. The Plan Commission and Common Council recommended that nine of the GFLU Map applications be approved:

- Changes allowing for additional development intensity for 7 partial blocks located around the Regent Street area (generally between Monroe Street and Park Street)

- One change from Employment to Medium Residential at 9314 Fortunate Place on the far west side (southeast of Mineral Point Road and South Point Road)
- One change from Low Residential and Neighborhood Mixed-Use to Low-Medium Residential near County Hwy CV and Wheeler Road on the north side

Summary of other revisions to the Plan document

- A. Update cover of Plan to include the date amended in 2023.
- B. Include a [cover memo](#) after the cover page to acknowledge implementation progress relating to major policies/initiatives since the Comprehensive Plan was adopted in 2018. The cover memo will also briefly explain the Plan adoption and amendment history.
- C. Update Plan text and diagrams throughout the document to reflect the addition of the new seventh Element, Health and Safety, which was [adopted by Common Council](#) in 2022. Add Health and Safety at the end of the Plan after Effective Government. Add Health and Safety recommendations to the table in Appendix A.
- D. Update the population forecast on page 3 and modify related text elsewhere in the document (Growth Framework and Land Use and Transportation Element).
- E. Update other [maps](#) within Plan document (excluding the appendices), except for the Food Access Map on page 60 and the Tier 1 sidewalk map on page 42 (add footnote to reference Complete Green Streets Guide).
- F. [Update map notes](#) on page 19 associated with the Generalized Future Land Use (GLFU) Map. Delete 2018 map notes 1, 2, 3, 15, 16, 21; modify #4 to remove reference to “house like residential ‘character’” due to exclusionary connotation; modify #8 due to the Alliant Energy Center Master Plan and adopted South Madison Plan; modify #9 to reflect new Parks Division office; add three new map notes.
- G. [Add language under “Low Residential \(LR\)”](#) on page 20 addressing redevelopment of small Special Institutional uses designated as LR. This change is being proposed to make it easier for a vacant/underutilized place of worship to redevelop all or part of the site into housing, for example.
- H. Revise the existing Low-Medium Residential (LMR) “escalator clause” within the chart on page 20 to add more specificity about when 70 dwelling units/acre and four stories is appropriate.
- I. [Add language under “General Commercial \(GC\)”](#) on page 24 to guide consideration of residential development in GC areas.
- J. [Add language under “Employment \(E\)”](#) on top of page 25 to guide consideration of residential development in employment areas.
- K. Add text within the [description for Park and Open Space](#) on page 25 to include urban agriculture and community gardens as appropriate uses.
- L. Add [Neighborhood Planning Area \(NPA\) GLFU category description](#) which was inadvertently left out on page 25 under “Special Categories.”
- M. Add paragraph on page 26 to provide [guidance for redevelopment of Special Institutional](#) areas into non-institutional uses. This change is being proposed to make it easier for a vacant/underutilized place of worship to redevelop all or part of the site into housing, for example.
- N. Modify [Peripheral Planning Areas section](#) (text and map) on pages 26-28 to reflect newly approved Neighborhood Development Plans (NDPs) and boundary agreements.
- O. Update list of adopted plans on pages 125-126.
- P. Add missing UrbanFootprint chart on page 138.
- Q. Add a definition for “community gardens” to the glossary.