



Department of Planning & Community & Economic Development

## Planning Division

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### Planning Framework Summary

The City lacks a framework for creating and updating [sub-area plans](#). The Planning Framework adopted by the Common Council on August 2, 2022 will simplify and standardize the City's sub-area planning and make it more equitable.

The Planning Division will focus on 12 higher-level "Area Plans" and complementary CDBG (Community Development Block Grant) Plans. The Area Plans will cover the entire City, be updated every 10 years, and be considered the guiding plan for future land use and infrastructure investment. CDBG Plans will focus on nearer-term improvements and capacity building and partnerships in areas of the City with a higher proportion of residents living with lower incomes and residents of color.

The City has nearly 70 adopted sub-area plans. Recommendations in these sub-area plans will be considered as an Area Plan is created. Each Area Plan process also provides an opportunity to consider older sub-area plans for potential retirement as outlined in the Comprehensive Plan.

This Planning Framework has been developed in coordination with the City's Plan Commission and City agencies. Additional background materials are located here:

- March 24, 2022 Plan Commission meeting [materials](#), [video](#)
- December 14, 2020 and July 8, 2021 Plan Commission meeting [materials](#), 2020 [video](#), 2021 [video](#)

## Primary Benefit #1 – A Clear Plan Recommendation

### Discrete Plan Geographies

The City has nearly 70 sub-area plans. Many of these plans cover overlapping areas, which produces overlapping plan recommendations.

For example, in the City's review of development proposals where sub-area plans overlap, City staff ends up citing the recommendation from multiple plans for a particular development site. Often, different stakeholders focus on the recommendation in the specific Plan that best supports their preference, resulting in stakeholders citing different Plans.

This Planning Framework has 12 discrete Area Plan geographies to reduce overlapping plans. These 12 plans will be updated over time, rather than stacking a new plan over the top of an existing plan.

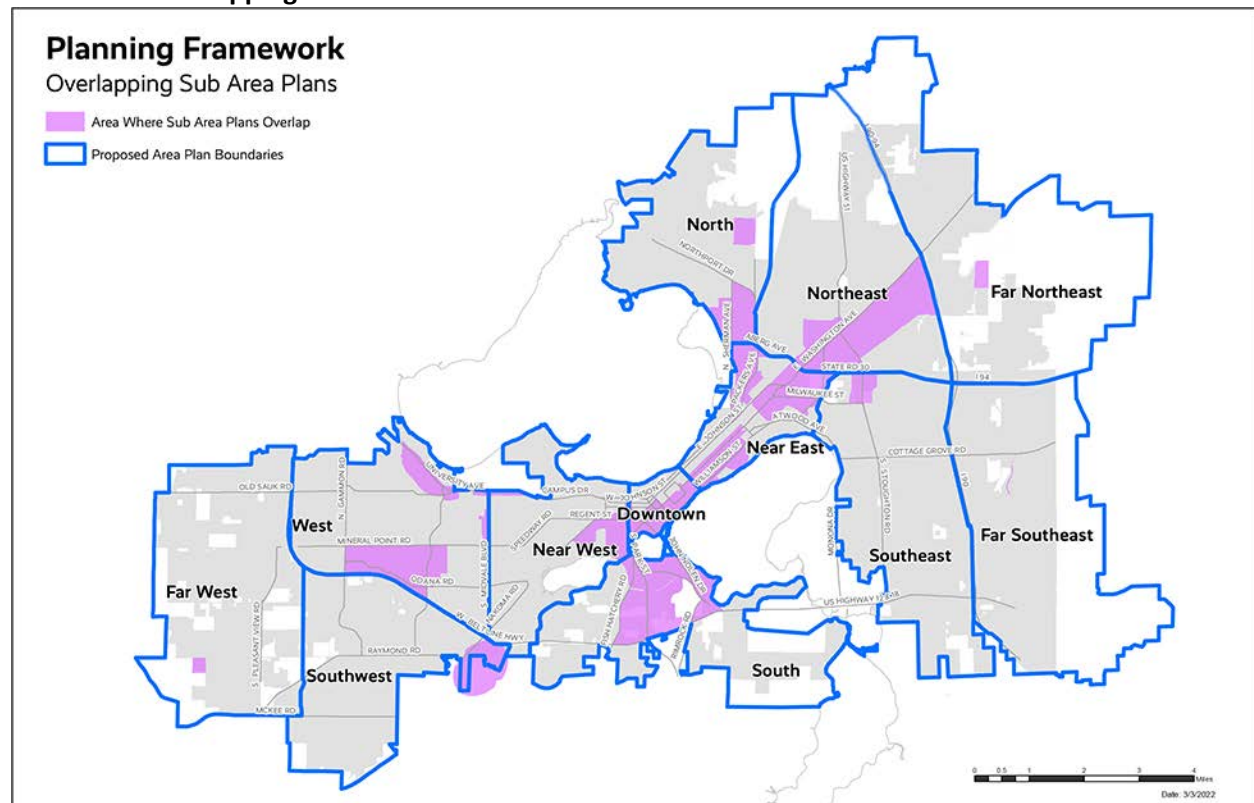
Additionally, the Area Plan land use recommendations will update the Comprehensive Plan's GFLU Map, removing another layer of planning and another layer of confusion.

### A System to Retire Plans that do not reflect current City policy/priorities

The City lacks a system to retire sub-area plans that do not reflect current City policies and priorities.

Under this Planning Framework, recommendations in existing underlying sub-area plans will be reviewed and considered as the Area Plan recommendations are developed. In the interest of clarity, sub-area plans that do not reflect current City policies and priorities may be retired through the review and adoption of an Area Plan.

### Areas with Overlapping Sub-Area Plans

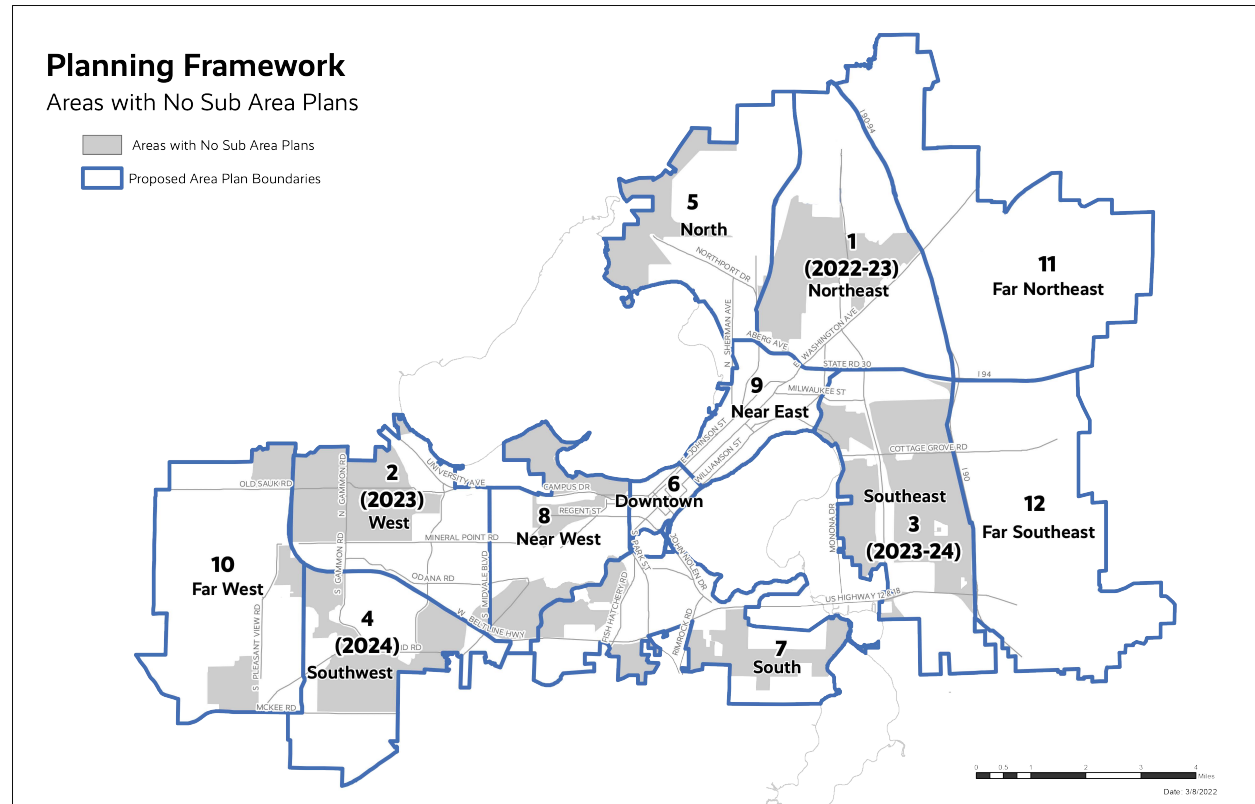


## Primary Benefit #2 – Full City Coverage

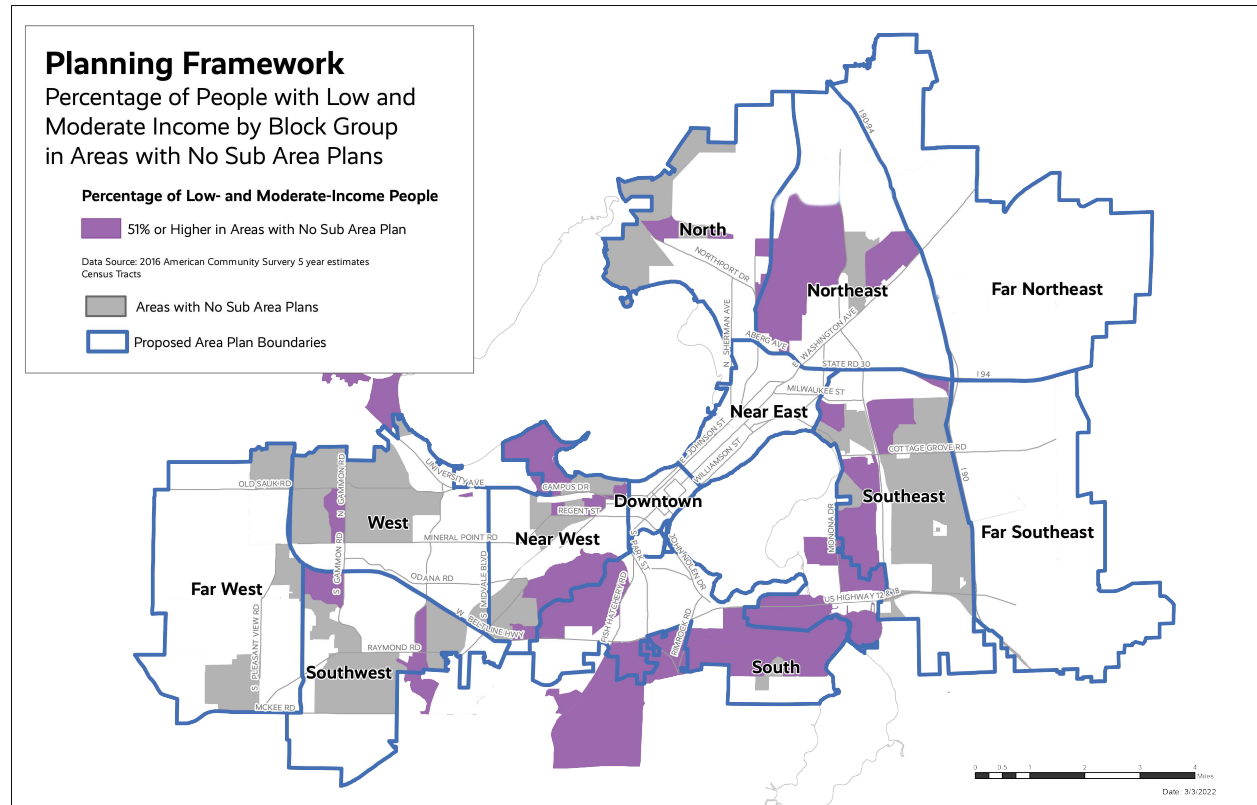
Portions of the City do not have a sub-area plan, which can be a disadvantage. Plan recommendations can help bring City investment and guide future change.

Some areas that lack a sub-area plan include parts of the City with a higher proportion of residents living with lower incomes and residents of color.

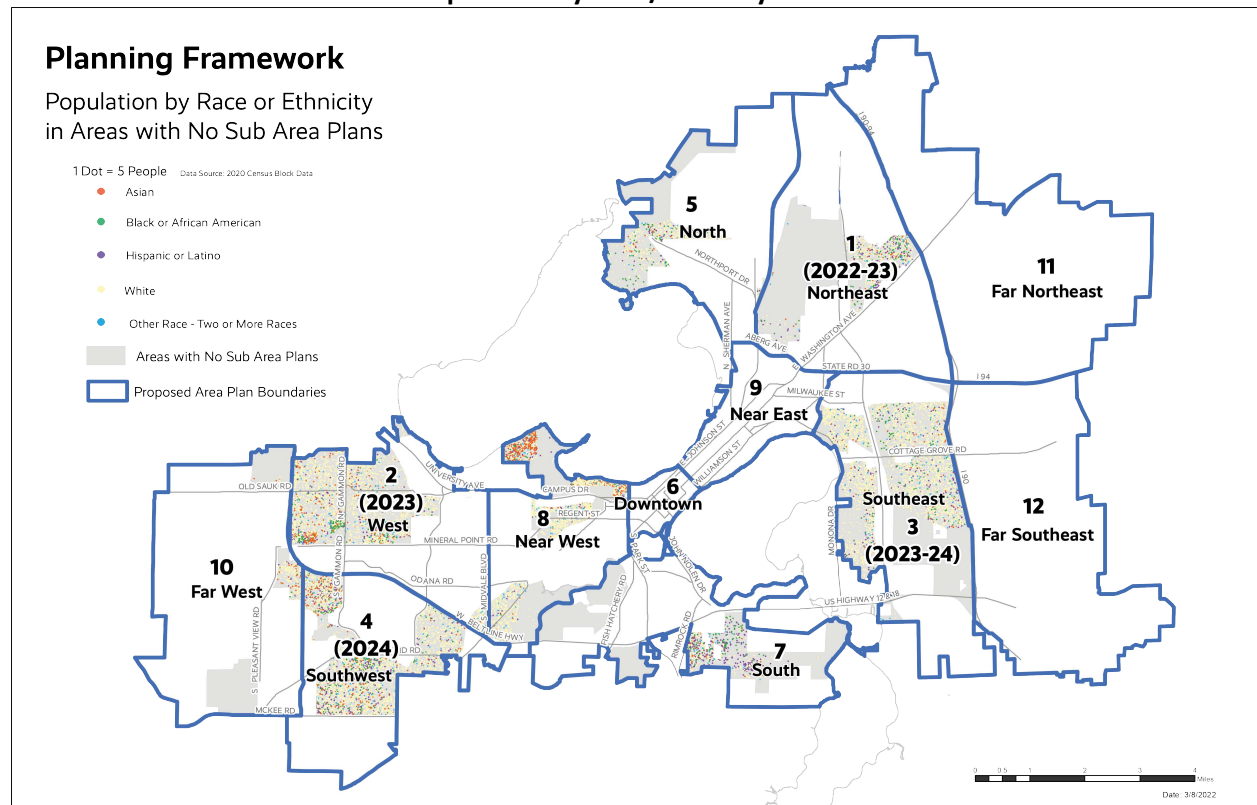
### Areas Without a Sub-Area Plan



## Areas Without a Sub-Area Plan – Low-Moderate Income Areas



## Areas Without a Sub-Area Plan – Population by Race/Ethnicity

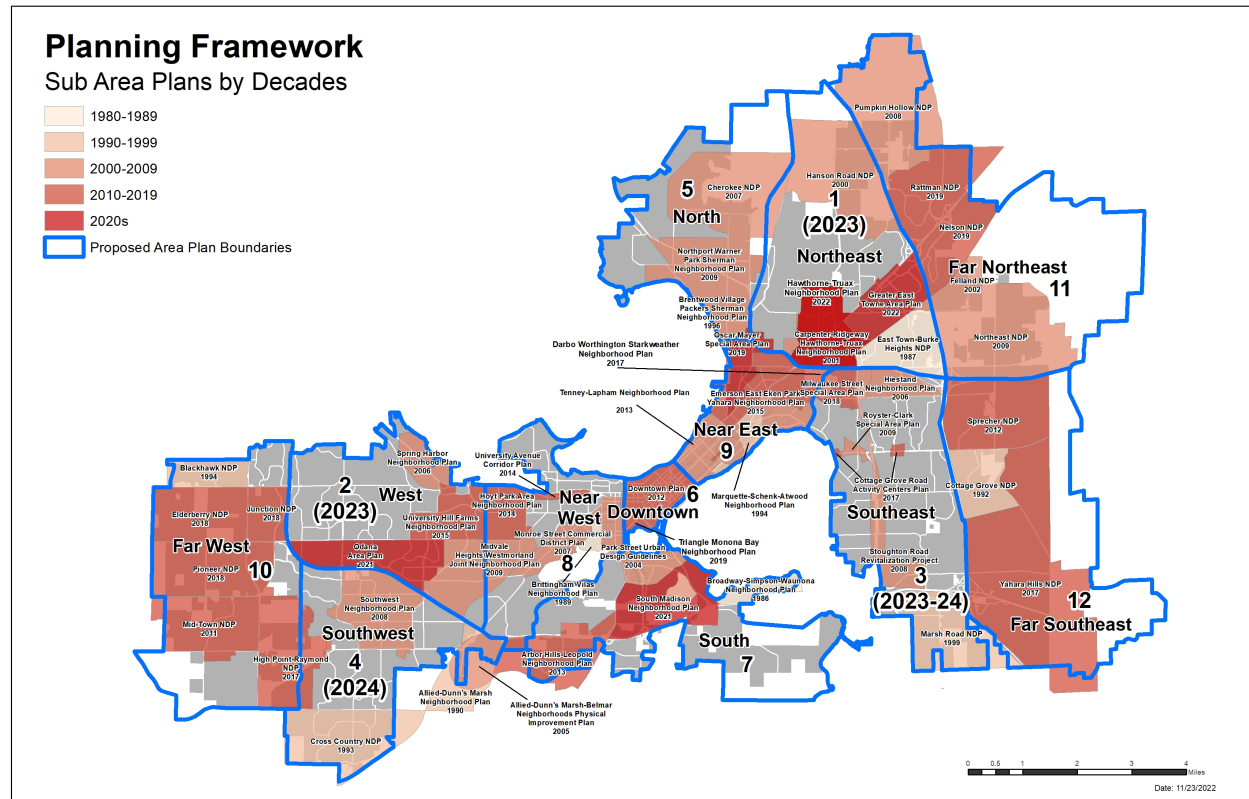


## Primary Benefit #3 – Frequent Plan Updates

Some of the City's sub-area plans date back to the late 1980s and early 1990s. A lot has changed since then.

This Planning Framework envisions the 12 Area Plans will be developed over an approximately 8-year period. Area Plans will then be updated approximately every 10 years.

### Sub-Area Plans by Decade



## **Primary Benefit #4 – Consistent Plan Topics, Higher-Level Recommendations**

### **Consistent Plan Topics**

The City's sub-area plans vary in terms of the topics that are covered. For example, some plans include an emphasis on sustainability, while others do not. In these cases, should the City prioritize sustainability in some areas of the City but not others?

Area Plans will address a consistent set of topics. An initial example is illustrated in the Example Area Plan Mockup. It is likely the set of topics will vary over time as City priorities change, but any changes will be carried through to subsequent Area Plan processes.

### **Higher-Level Recommendations**

Recommendations in sub-area plans also have varying levels of detail. Recommendations in some plans are overly prescriptive, extending beyond the City's control and giving a false sense of what can be accomplished.

Area Plans will have higher-level recommendations, relying on supporting processes (e.g. street reconstruction projects) and tools (e.g. the Zoning Code) for implementation.

### Primary Benefit #5 – Enhanced Coordination on City Initiatives

Having a schedule for when Area Plans will be developed, and then updated, provides benefits.

First and foremost, the City can communicate to stakeholders when a specific Area Plan will occur.

Secondly, with Area Plans covering the entire City and updated on a consistent schedule, there is an opportunity for increased coordination with other City initiatives. For example, the Economic Development Division could schedule a business survey in conjunction with an Area Plan process, with feedback informing applicable Area Plan recommendations.

Finally, community feedback obtained through, or in conjunction with, Area Plan processes can inform multiple City efforts. Increased utilization of stakeholder feedback reduces City costs and reduces engagement fatigue experienced by some stakeholder groups.

## Area Plan Sequence

