

# FUTURE LAND USE PLAN

# 12

## OVERVIEW

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The recommendations of each of the preceding chapters can be combined to present an overall Future Land Use Plan for Madison. The Future Land Use Plan is a reflection of the stated goals, objectives, and recommendations of the Plan as well as an integration of the preceding elements of the Plan of Conservation & Development. In essence, the Future Land Use Plan is a statement of what the Madison of tomorrow should look like.

**Madison Center**



**West Wharf Area**



## Land Use Maps

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The fold-up map on the facing page is a future land use map for Madison. As required by statute, it shows "... the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the ... parts of the municipality."

The Existing Land Use Map on page 11 is a map of the actual land uses in Madison in 1998.

## DESCRIPTIONS OF FUTURE LAND USE CATEGORIES

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### Open Space

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<b>Existing Open Space</b>	Areas that are currently preserved or used for open space purposes. (See Chapter 8 for additional information)
<b>Natural Resources</b>	Wetland, watercourse, steep slope, and floodplain areas that represent the highest priorities for conservation. (See Chapter 7 for additional information)
<b>Desirable Open Space</b>	Areas that would make a significant contribution to Madison's open space network and greenbelt/trail system. (See Chapter 8 for additional information)

### Residential

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<b>Lowest Density</b>	Areas where residential development is expected to occur at densities less than one unit per two acres, due to environmental and/or access constraints, lack of infrastructure, and desired development patterns.
<b>Low Density</b>	Areas where, due to sensitive natural resources, infrastructure limitations or desirable patterns of development, typical density less than one unit per 1.5 acres would be expected.
<b>Medium Density</b>	Areas where residential development is expected to occur at a density less than one unit per acre and some existing residential development may occur at higher densities..
<b>Higher Density</b>	Areas presently used for higher density multi-family development and where the density of development may exceed one unit per acre.

**Business**

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<b>Village Districts</b>	Areas that have developed or are intended to develop with small-scale village patterns and uses.
<b>Community Business</b>	Areas that have developed or are intended to develop with small-scale business facilities.
<b>Business Parks</b>	Areas located on or near arterial roads that have developed or are intended to develop with corporate and office facilities.
<b>Industrial Areas</b>	Areas located on or near arterial roads that have developed or are intended to develop with industrial facilities.
<b>Possible Future Business Areas</b>	Areas that may have potential for development of non-residential uses in the future given their relationship to the road network, existing non-residential uses, and natural resources.

**Other Uses**

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<b>Community Facilities</b>	Areas containing existing community facilities.
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## **PLAN CONSISTENCY**

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This Plan was compared with the Locational Guide Map in the 1998-2003 State Plan of Conservation & Development and found to be generally consistent with that Plan. In addition, this Plan was compared with the 1968 South Central Regional Council of Governments Plan and found to be generally consistent with that Plan.

This Plan is also believed to be generally consistent with the Regional Plan of Development which is currently being prepared by the South Central Regional Council of Governments.

Any inconsistencies can be generally attributed to:

- differences in definitions of desirable uses or development densities,
- local (as opposed to State or regional) desires about how Madison should grow and change in the coming years, or
- the fact that the State Plan and the Regional Plan make policy recommendations for land use intensity and environmental sensitivity while this Plan suggests specific land use types.

## **CHANGES FROM 1988 PLAN**

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This Plan differs from the 1988 Plan in several significant ways. First, it is more comprehensive in terms of the issues addressed and the level of detail. Second, it is organized around major themes that evolved during the process and that provide benchmarks to review local actions. Third, it provides maps and graphics that help to illustrate the policy issues discussed in the Plan.

In terms of policies, there are many similarities between the 1988 Comprehensive Plan of Development and this 2000 Plan of Conservation & Development. More than anything, this Plan represents a refinement of policies with more specific geographic definition.