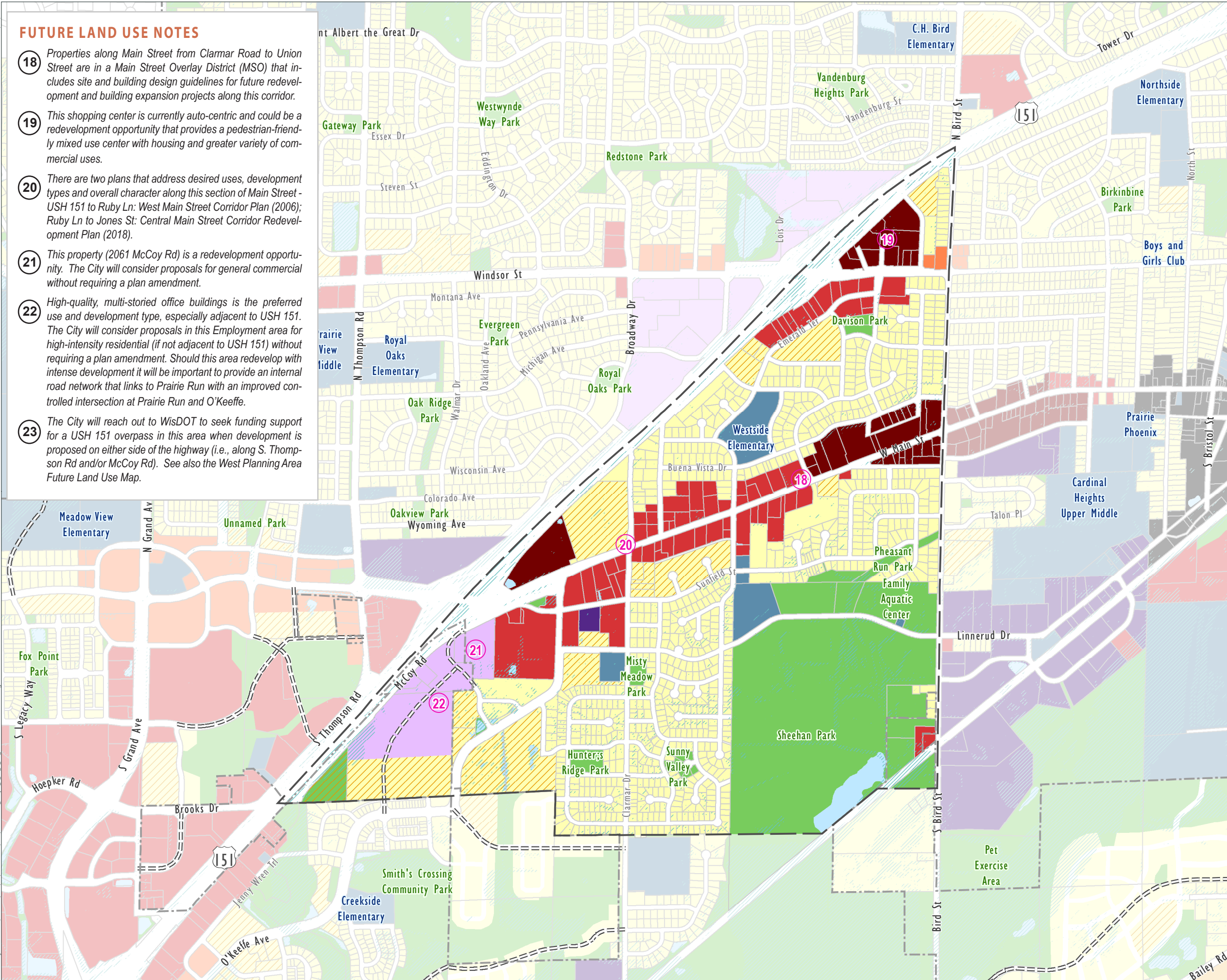


### FUTURE LAND USE NOTES

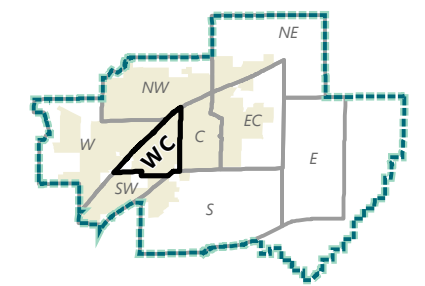
- 18** Properties along Main Street from Clamar Road to Union Street are in a Main Street Overlay District (MSO) that includes site and building design guidelines for future redevelopment and building expansion projects along this corridor.
- 19** This shopping center is currently auto-centric and could be a redevelopment opportunity that provides a pedestrian-friendly mixed use center with housing and greater variety of commercial uses.
- 20** There are two plans that address desired uses, development types and overall character along this section of Main Street - USH 151 to Ruby Ln: West Main Street Corridor Plan (2006); Ruby Ln to Jones St: Central Main Street Corridor Redevelopment Plan (2018).
- 21** This property (2061 McCoy Rd) is a redevelopment opportunity. The City will consider proposals for general commercial without requiring a plan amendment.
- 22** High-quality, multi-storied office buildings is the preferred use and development type, especially adjacent to USH 151. The City will consider proposals in this Employment area for high-intensity residential (if not adjacent to USH 151) without requiring a plan amendment. Should this area redevelop with intense development it will be important to provide an internal road network that links to Prairie Run with an improved controlled intersection at Prairie Run and O'Keeffe.
- 23** The City will reach out to WisDOT to seek funding support for a USH 151 overpass in this area when development is proposed on either side of the highway (i.e., along S. Thompson Rd and/or McCoy Rd). See also the West Planning Area Future Land Use Map.



# Future Land Use WEST CENTRAL

- Planning Area
- Sun Prairie
- Natural Resource Protection Overlay
- Future Land Use (2019)**
- Neighborhood Residential
- General Commercial
- Neighborhood Mixed Use
- Community Mixed Use
- Downtown Mixed Use
- Employment
- Institutional & Utilities
- Parks & Open Space
- Rural Lands
- Urban Reserve
- Water/Stormwater Facilities
- High-Intensity Residential Overlay
- Future Arterial/Collector

See Future Land Use Plan (in Volume II: Chapter 9) for map note descriptions.



Data Sources: Municipal Boundaries and road names provided by Dane County (May 2018).