

## SW Neighborhood Planning Area

### Regional Features

Planning Area

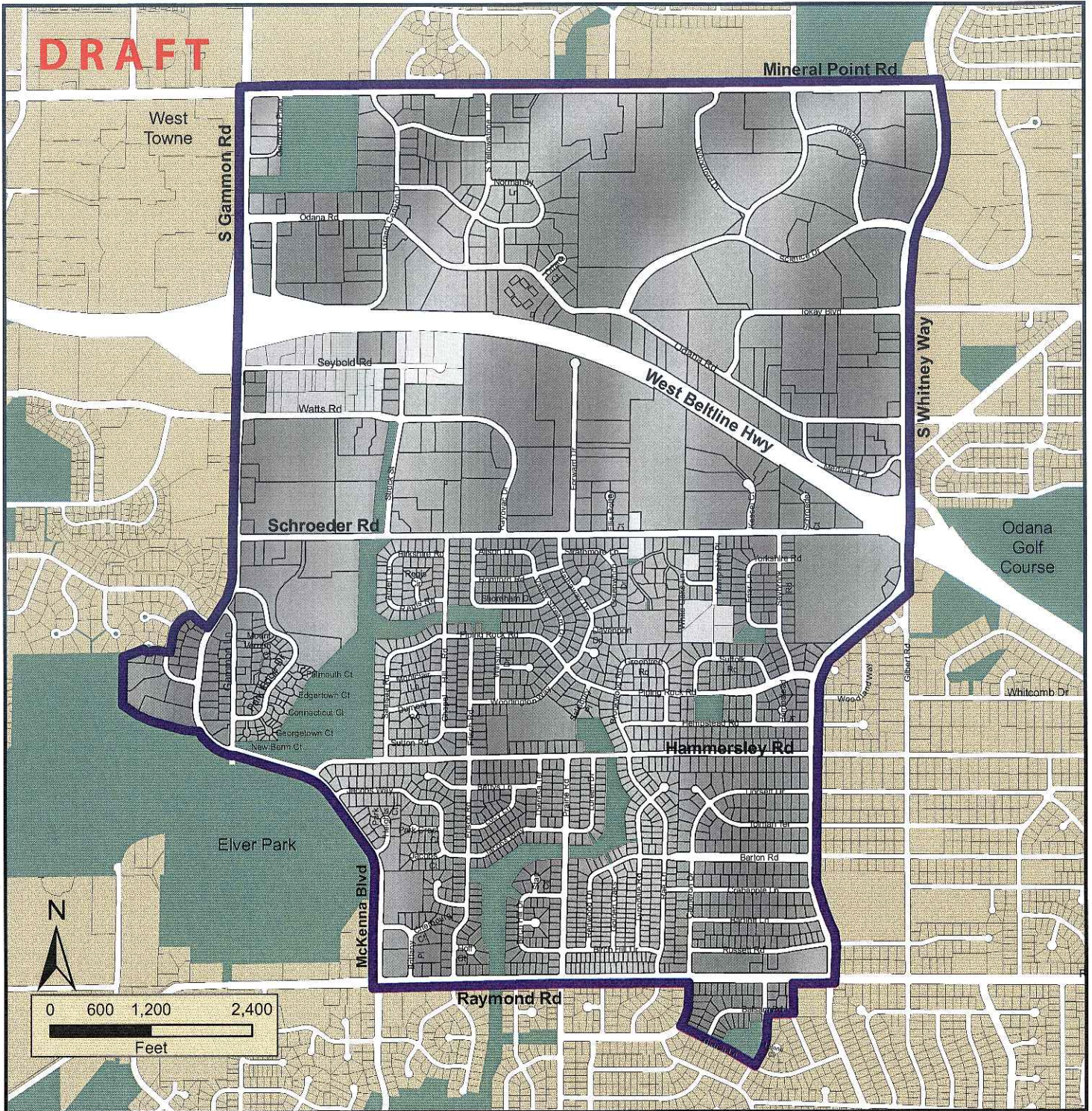
Neighborhood Development Plans

Parks and Open Space

Outside of Planning Area

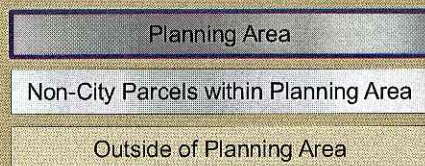
Regional Setting of Planning Study Area

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## SW Neighborhood Planning Area

Planning Study Area  
Parcels by Jurisdiction

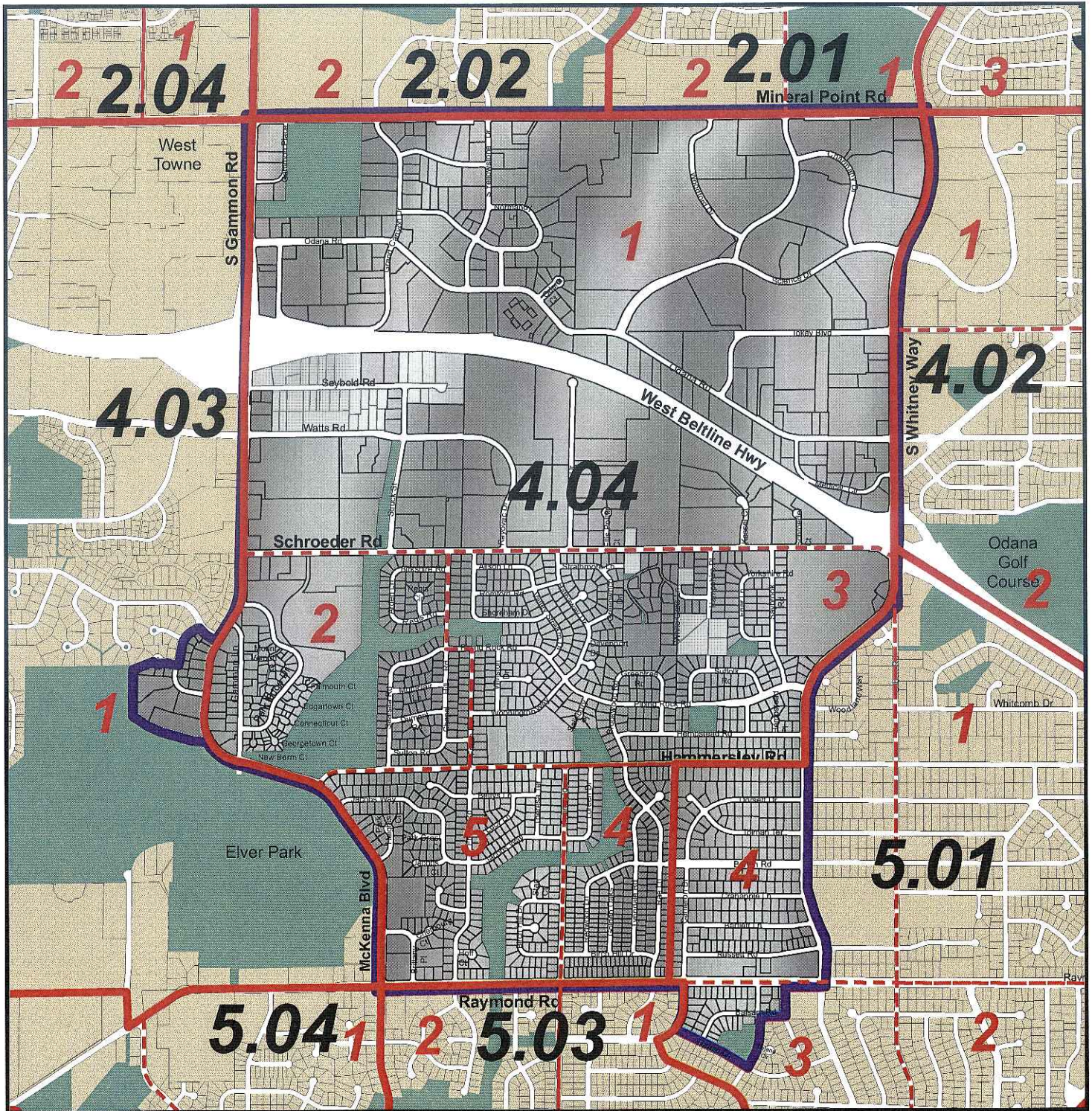


Total City of Madison Parcels: 1,946

Total Non-City Parcels: 43

Total Parcels: 1,989

Planning Study Area



## SW Neighborhood Planning Area



**Planning Area**

Non-City Parcels within Planning Area

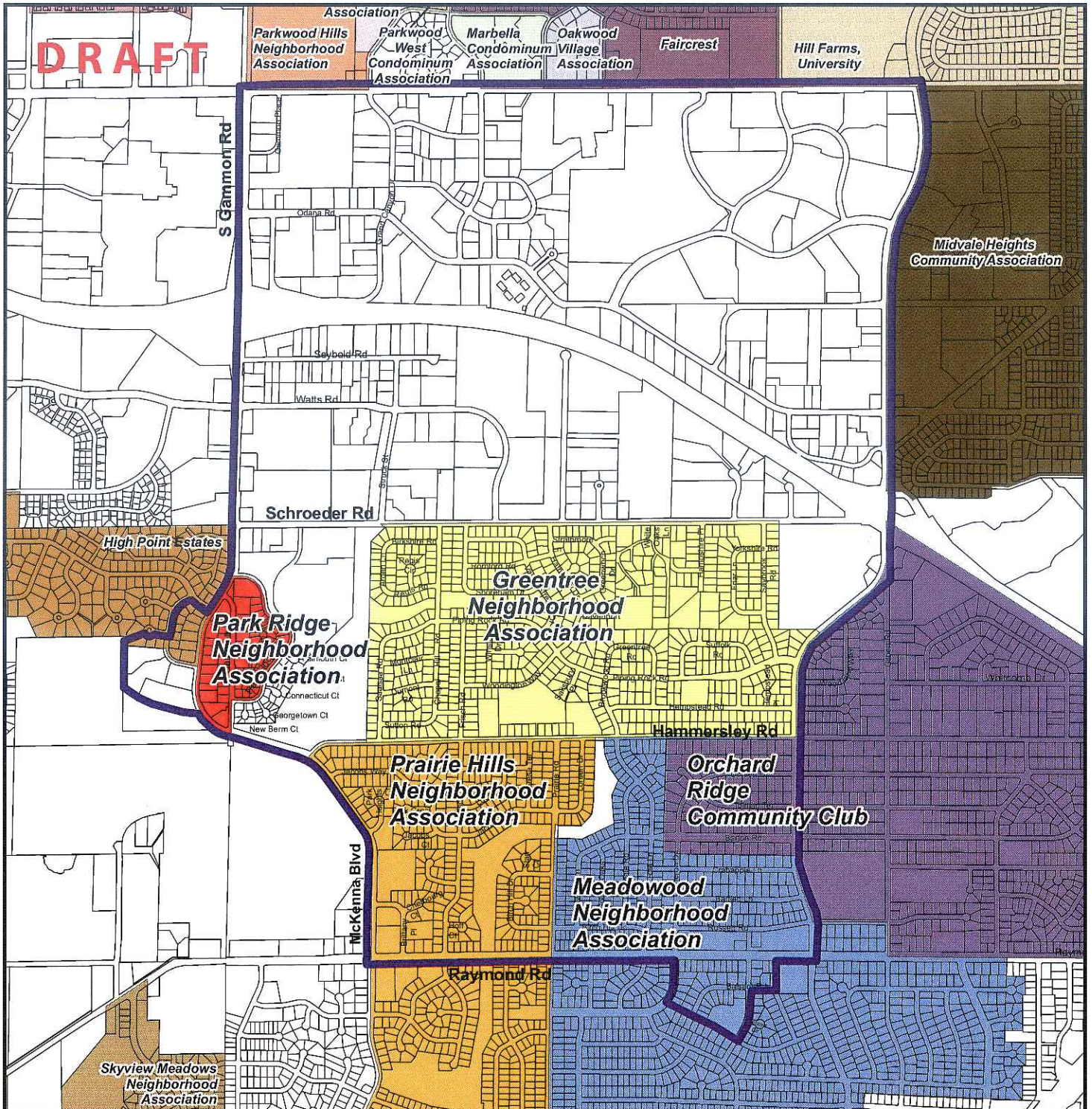
Outside of Planning Area

### Census Tracts

Census Tract Boundaries

Census Tract Block Groups

Census Tracts



## SW Neighborhood Planning Area

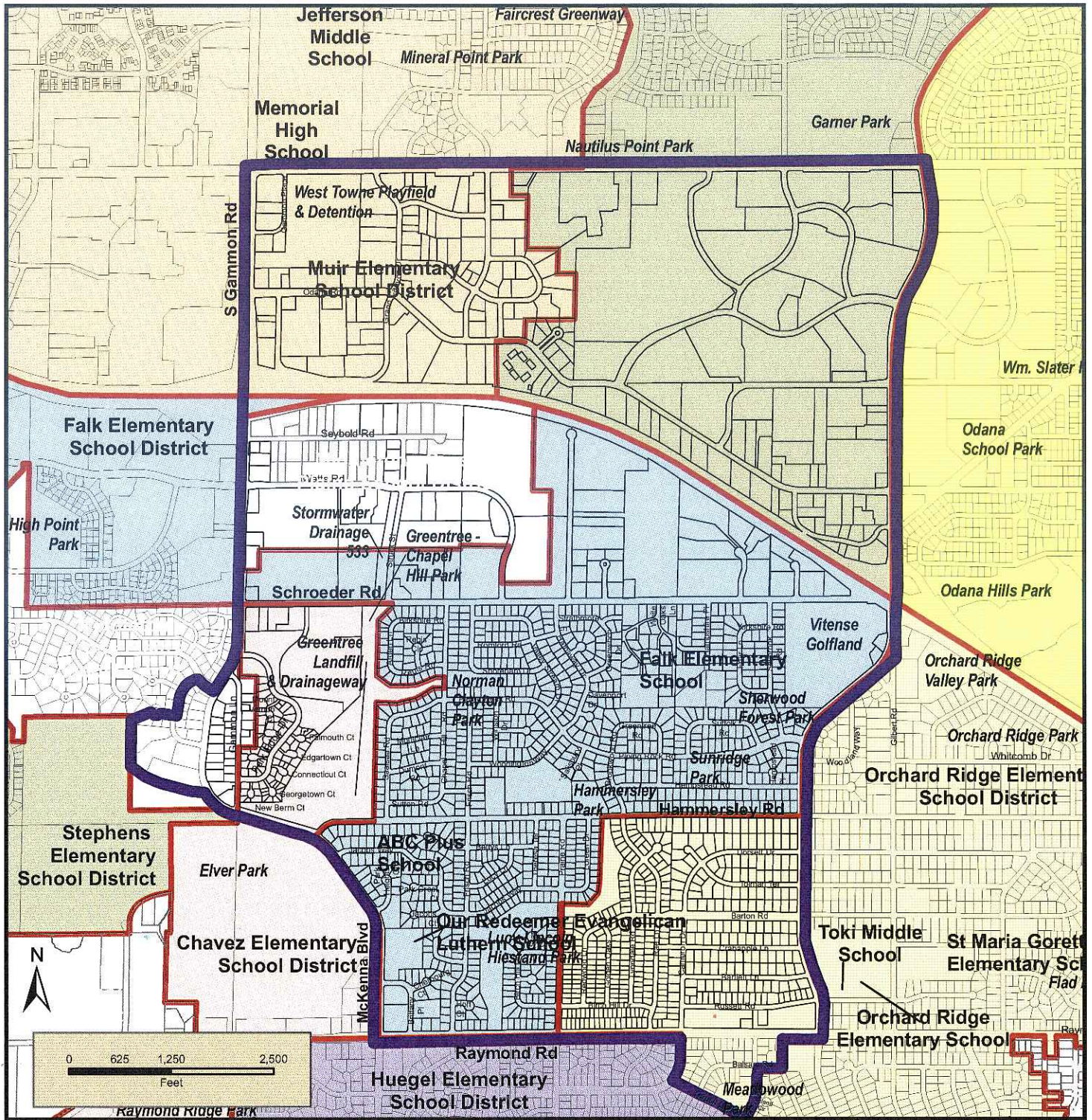


### Neighborhood Associations

Planning Area

### Neighborhood Associations

- Greentree Neighborhood Association
- Meadowood Neighborhood Association
- Oakwood Village Association
- Orchard Ridge Community Club
- Park Ridge Neighborhood Association
- Prairie Hills Neighborhood Association



# SW Neighborhood Planning Area

## Elementary School Attendance Areas in the City of Madison

### Elementary School Districts

- Chavez
- Falk
- Huegel
- Muir
- Orchard Ridge
- Stephens
- Van Hise

- ★ Elementary School
- Middle School
- ✱ High School
- ★ Private School

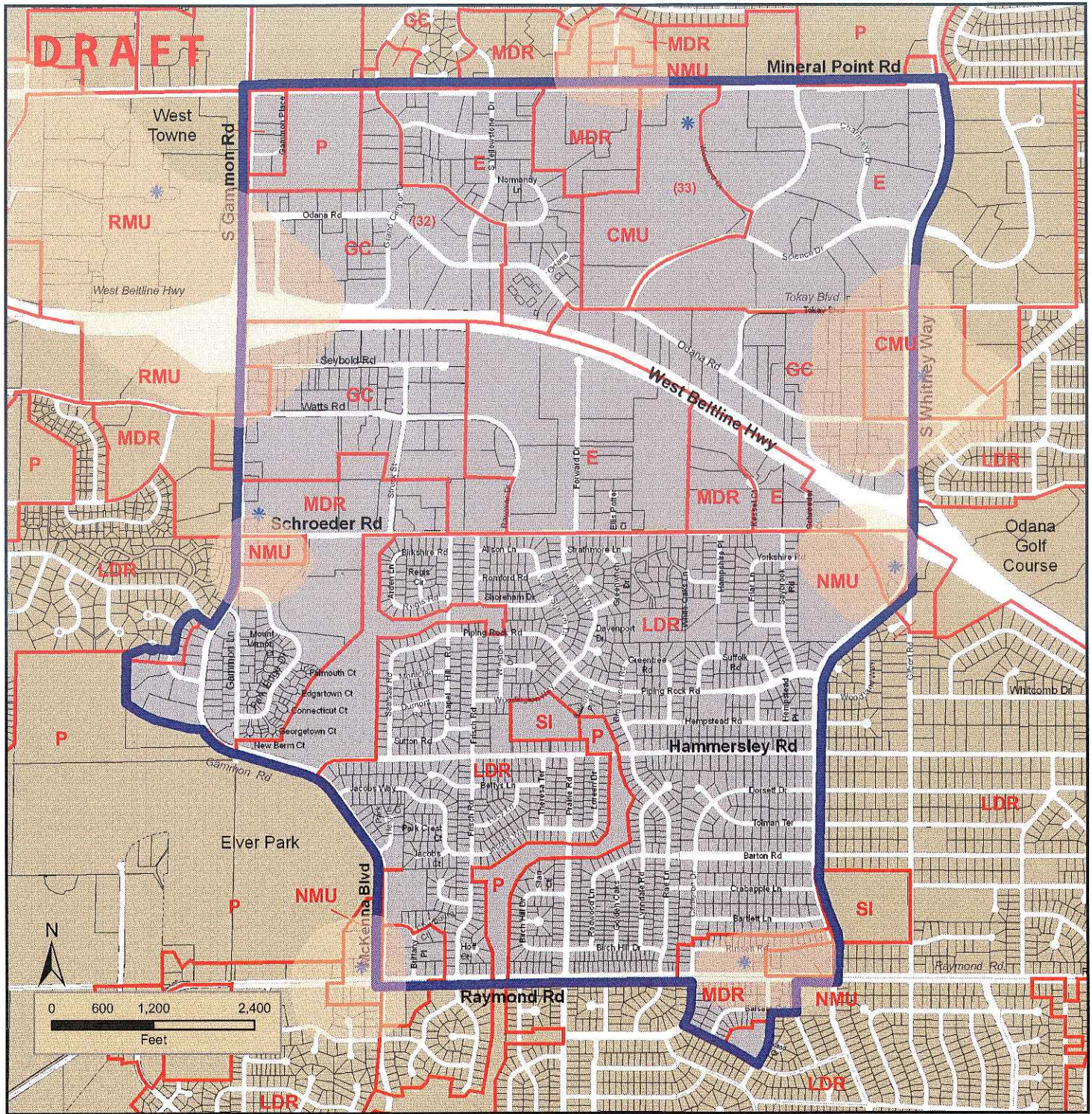
### Other School Districts

- White House Cross & Plains
- Verona School District

Compiled by the City of Madison

School Name	Attendance
Chavez	
Falk	
Huegel	
Muir	
Orchard Ridge	
Stephens	
Van Hise (Edge)	
Total	

Schools



## SW Neighborhood Planning Area

Planning Area

Possible Infill or Redevelopment Areas  
Comprehensive Plan

Proposed Land Use  
(Comprehensive Plan)

Comprehensive Plan  
Recommended Land Use

### RESIDENTIAL DISTRICTS

- LDR Low Density (0 - 15 units/acre)
- MDR Medium Density (16 - 40 units/acre)
- HDR High Density (41 - 60 units/acre)

### MIXED USE DISTRICTS

- NMU Neighborhood Mixed-Use
- CMU Community Mixed-Use
- RMU Regional Mixed-Use

### COMMERCIAL/EMPLOYMENT DISTRICTS

- GC General Commercial
- RC Regional Commercial
- E Employment
- I Industrial

NPA Neighborhood Planning Area  
(TND Encouraged)

### OPEN SPACE - AGRICULTURE DISTRICTS

- P Park and Open Space
- A Agriculture/Rural Uses

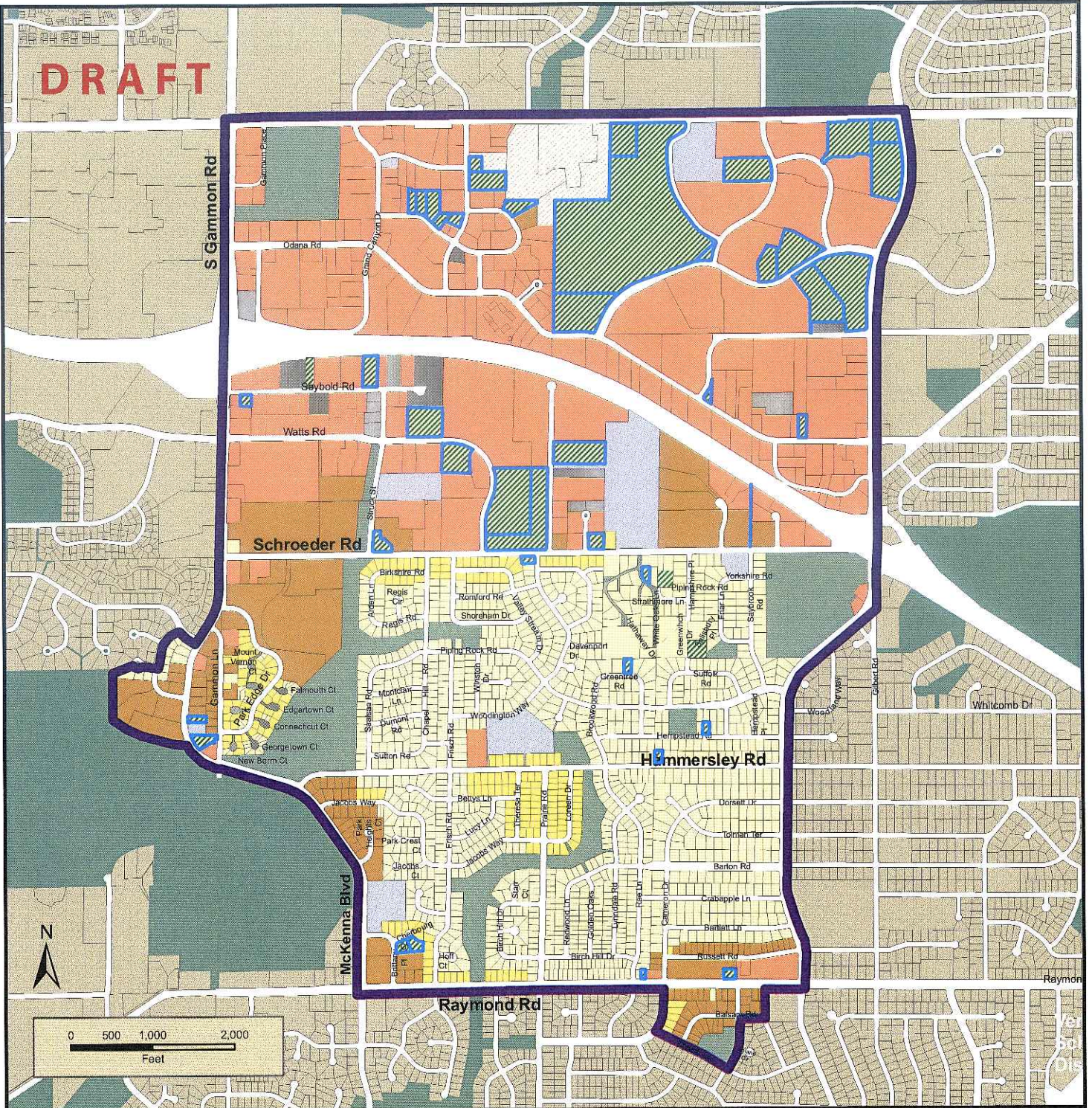
### SPECIAL DISTRICTS

- SI Special Institutional
- AP Airport
- C Campus

### \* SPECIAL OVERLAY DESIGNATIONS

- TOD Transit-Oriented Development  
(Conceptual Locations)
- TND Traditional Neighborhood Development  
(Conceptual locations. TND may be applied to  
NPA and residential districts as specified in  
neighborhood and special area plans.)
- (0) Land Use Note Reference Number

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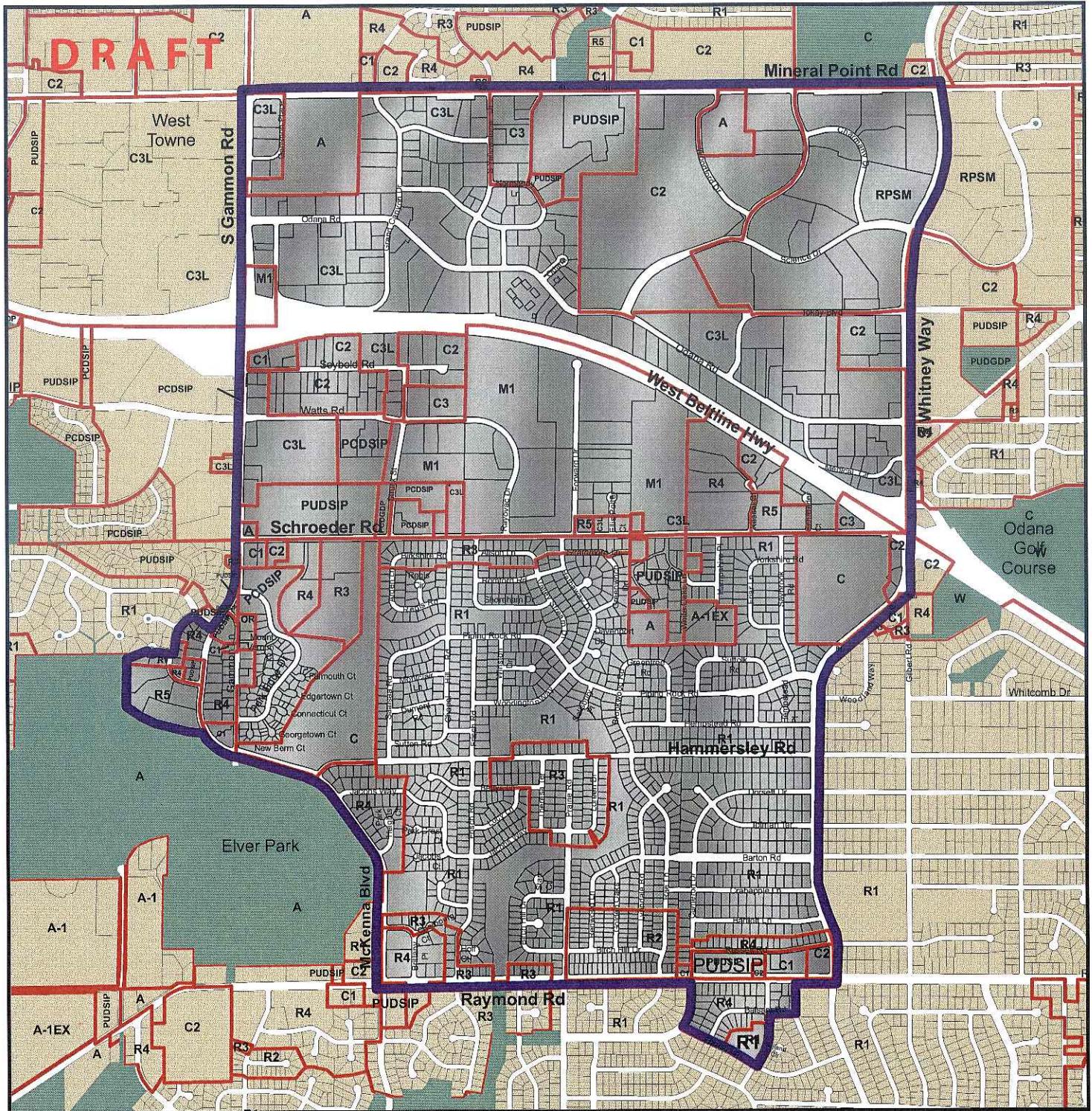
# SW Neighborhood Planning Area

## Existing Land Use

<b>SW Planning Area</b>
<b>Residential Single Family</b>
<b>Residential - Two-Family</b>
<b>Residential - Three or More Units</b>
<b>Residential - Other</b>
<b>Industrial</b>
<b>Commercial</b>
<b>Institutional</b>
<b>Park, Open Space and Drainage</b>
<b>Vacant or Undeveloped</b>
<b>Outside of Planning Area</b>

Land Use	Parcels	Acres	% Acres
Single Family	1,270	373.1	25.4%
Two-Family	221	56.1	3.8%
Three or More Units	145	151.2	10.3%
Residential - Other	4	30.0	2.0%
Industrial	32	26.9	1.8%
Commercial	247	499.8	34.0%
Institutional	8	55.6	3.8%
Park, Open Space and Drainage	16	130.5	8.9%
Vacant or Undeveloped	46	148.1	10.1%
<b>Total (City &amp; County Parcels)</b>	<b>1,989</b>	<b>1471.3</b>	<b>100.0%</b>

The Department of Planning and Development, Madison, WI August 2006  
 Source: City of Madison Planning Unit



# SW Neighborhood Planning Area

Existing Zoning



**Planning Area**

## Zoning Information

Total Parcels: 1,989



### City of Madison Zoning

- Residential Districts**
  - R1 - Single Family
  - R2 - Single Family
  - R3 - Single Family & Two-Family
  - R4 - Single Family to 8 units
  - R5 - Residential Multi-Family
  - OR - Office Residence
- Commercial Districts**
  - C1 - Limited Commercial
  - C2 - General Commercial
  - C3 - Highway Commercial
  - C3L - Commercial Service & Distribution

### Manufacturing Districts

- M1 - Limited Manufacturing
- RPSM - Research Park-Specialized Manufacturing

### Special Districts

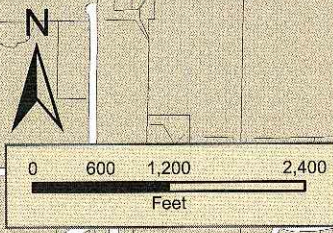
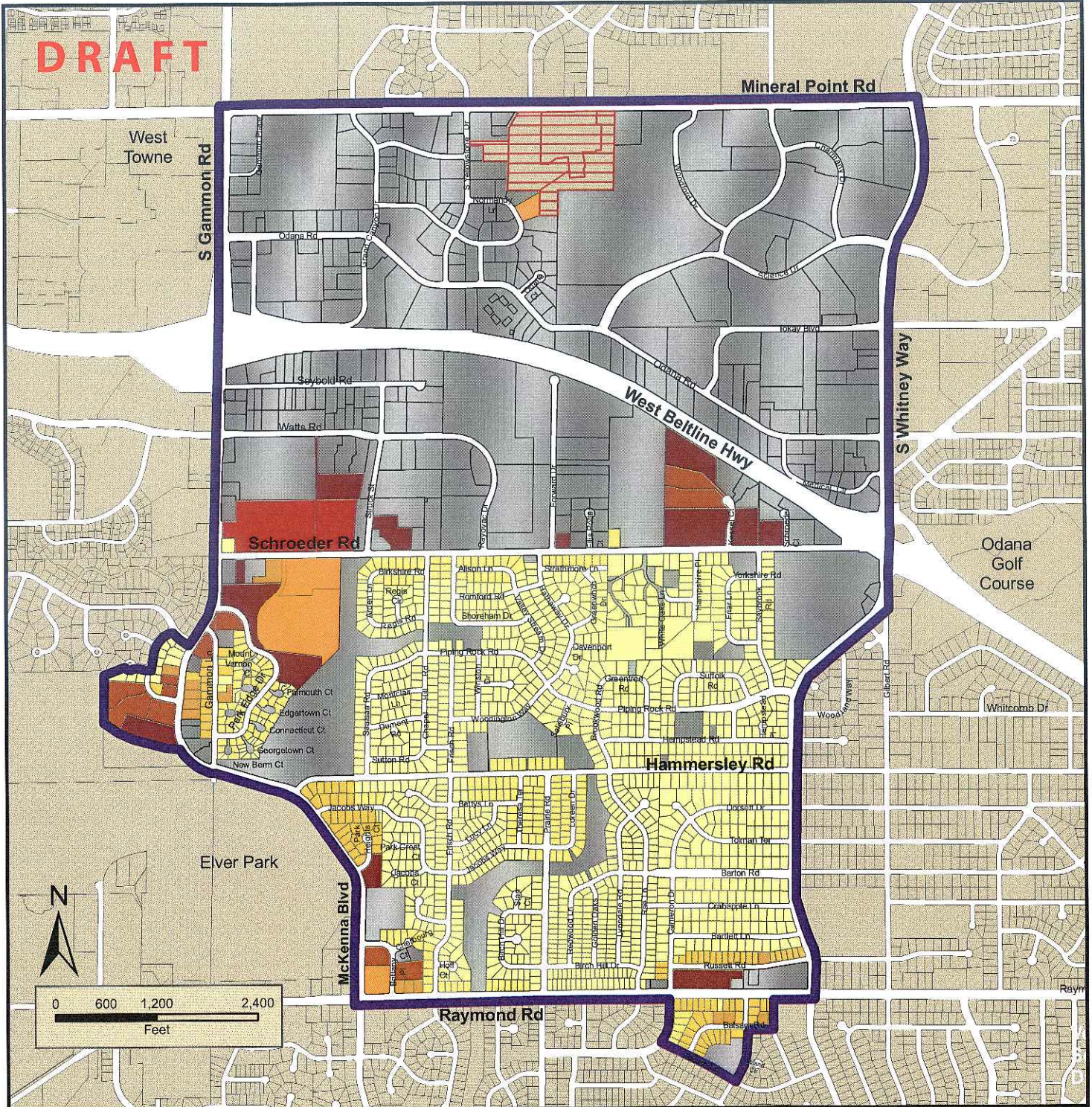
- PCD/GDP - Planned Community Development-General Development Plan
- PCD/PUD/SIP - Planned Community/Unit Development-Specific Implementation Plan
- A - Agriculture
- C - Conservancy

### Dane County Zoning

- A-1 - Agriculture
- A-1EX - Single Family Agriculture
- C-1 - Commercial (housing allowed)
- C-2 - Commercial (no housing allowed)



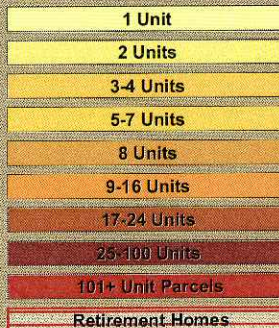
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## SW Neighborhood Planning Area

### Residential Structures

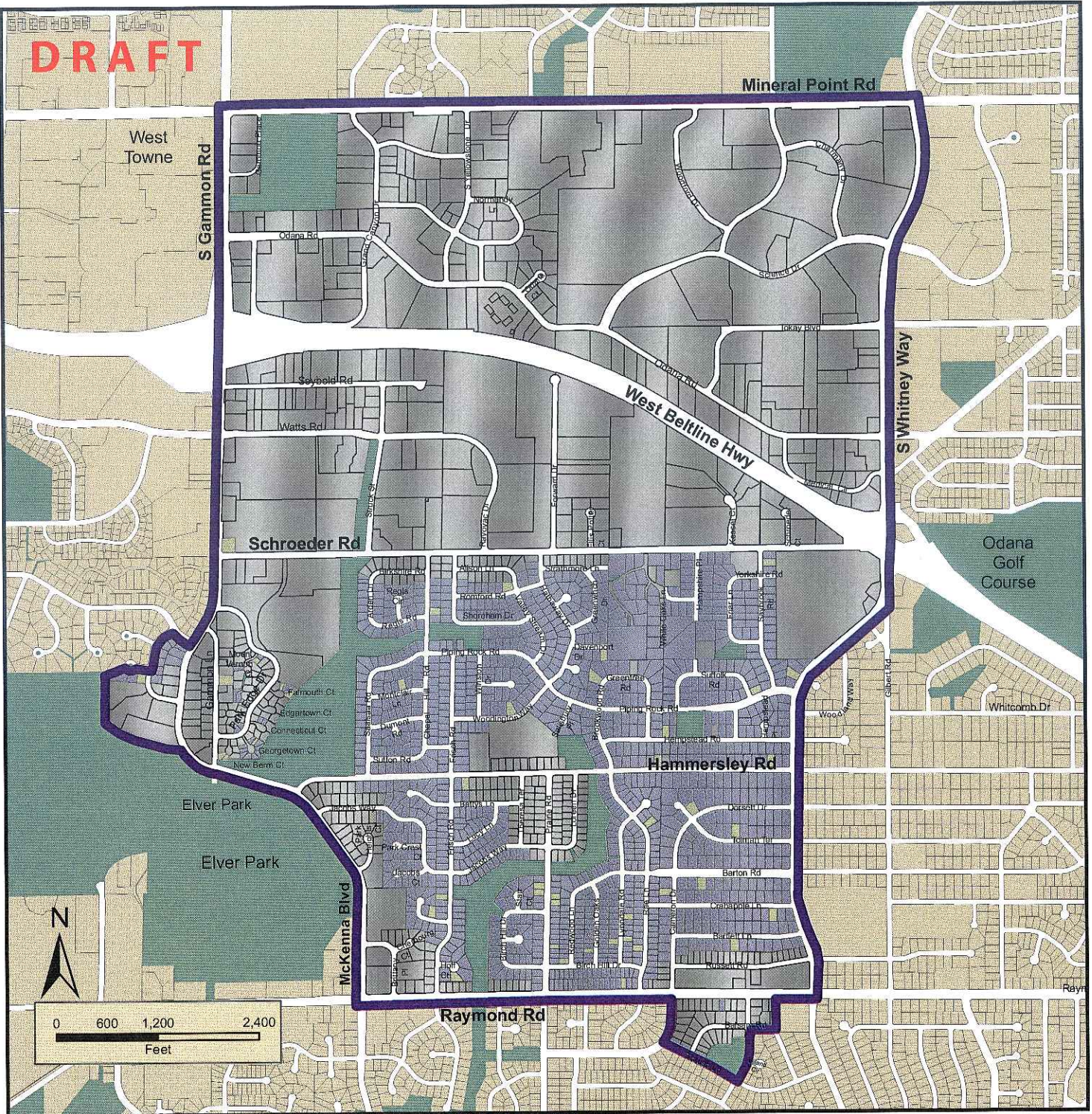
Compiled by the City of Madison



Type of Residential Structure

Land Use	Parcels	Acres	%
1 Unit	1,270	373.1	61.1%
2 Units	221	56.1	9.2%
3-4 Units	91	26.1	4.3%
5-7 Units	9	3.2	0.5%
8 Units	14	7.8	1.3%
9-16 Units	4	25.8	4.2%
17-24 Units	12	21.5	3.5%
25-100 Units	13	45.9	7.5%
101+ Units	2	20.9	3.4%
Other Residential	4	30.0	4.9%
<b>Total Residential</b>	<b>1,640</b>	<b>610.4</b>	<b>100.0%</b>

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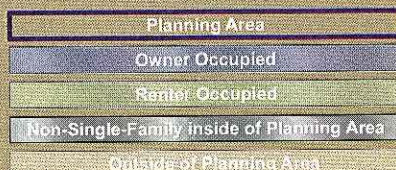


## SW Neighborhood Planning Area

### Tenure of Single-Family Structures

#### Single-Family Structures

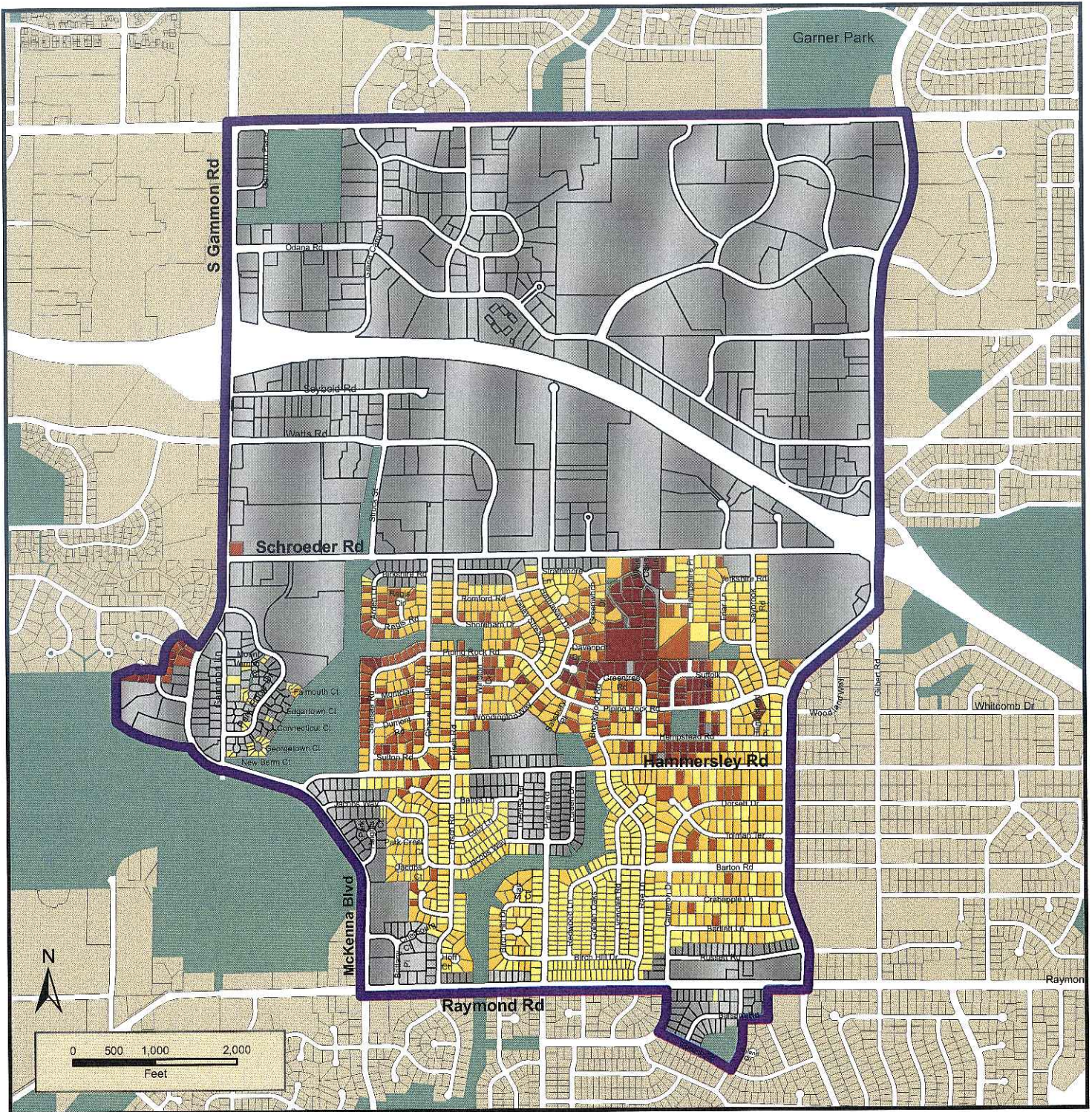
Compiled by the City of Madison



#### Owner-Occupancy Single-Family Residential Structures

Total Residential Parcels:  
Total Single Family Parcels:

Owner Occupied (City of Madison)	1221	96.1%
Owner Occupied (Non-City Parcels)	4	0.3%
<b>Total Owner Occupied Parcels</b>	<b>1225</b>	<b>96.5%</b>
Renter Occupied (City of Madison)	45	3.5%
Renter Occupied - Non City Parcels	0	0.0%
<b>Total Renter Occupied Parcels</b>	<b>45</b>	<b>3.5%</b>
<b>Total Parcels</b>	<b>1,266</b>	<b>100.0%</b>



## SW Neighborhood Planning Area

### Assessed Value of Single-Family Structures

### 2005 Assessed Value of Single-Family Structures

Compiled by the City of Madison

Under \$150,000
\$150,000 - \$199,999
\$200,000 - \$249,999
\$250,000 - \$299,999
\$300,000 and Over
Other Parcels

### Single-Family Unit Assessment Information

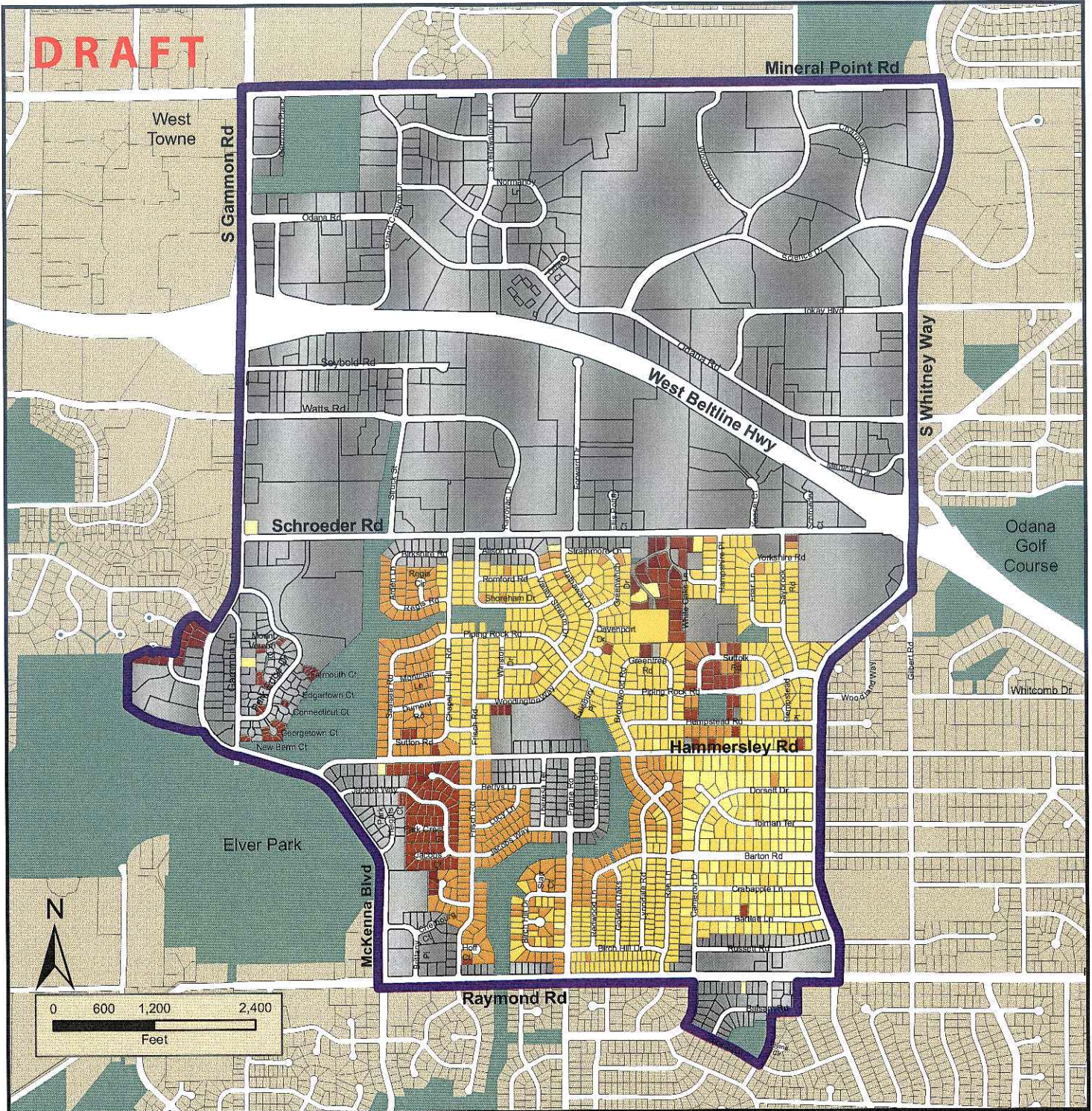
Compiled by the City of Madison

	number	percent
Under \$150,000	6	0.5%
\$150,000 - \$199,999	532	41.9%
\$200,000 - \$249,999	467	36.8%
\$250,000 - \$299,999	179	14.1%
\$300,000 and Over	86	6.8%
<b>SINGLE-FAMILY PARCELS</b>	<b>1,270</b>	<b>100.0%</b>

Single-Family Parcels in City: 1,236  
Single-Family Parcels outside City: 34

The Department of Planning and Development, Madison, WI, September, 2006  
Source: City of Madison Assessor

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## SW Neighborhood Planning Area

Age of Single-Family Structures

### Age of Single-Family Structures

Compiled by the City of Madison

Before 1950
1950 - 1959
1960 - 1969
1970 - 1979
1980 - 1989
1990 - Present
Planning Area (non-residential)
Outside of Planning Area

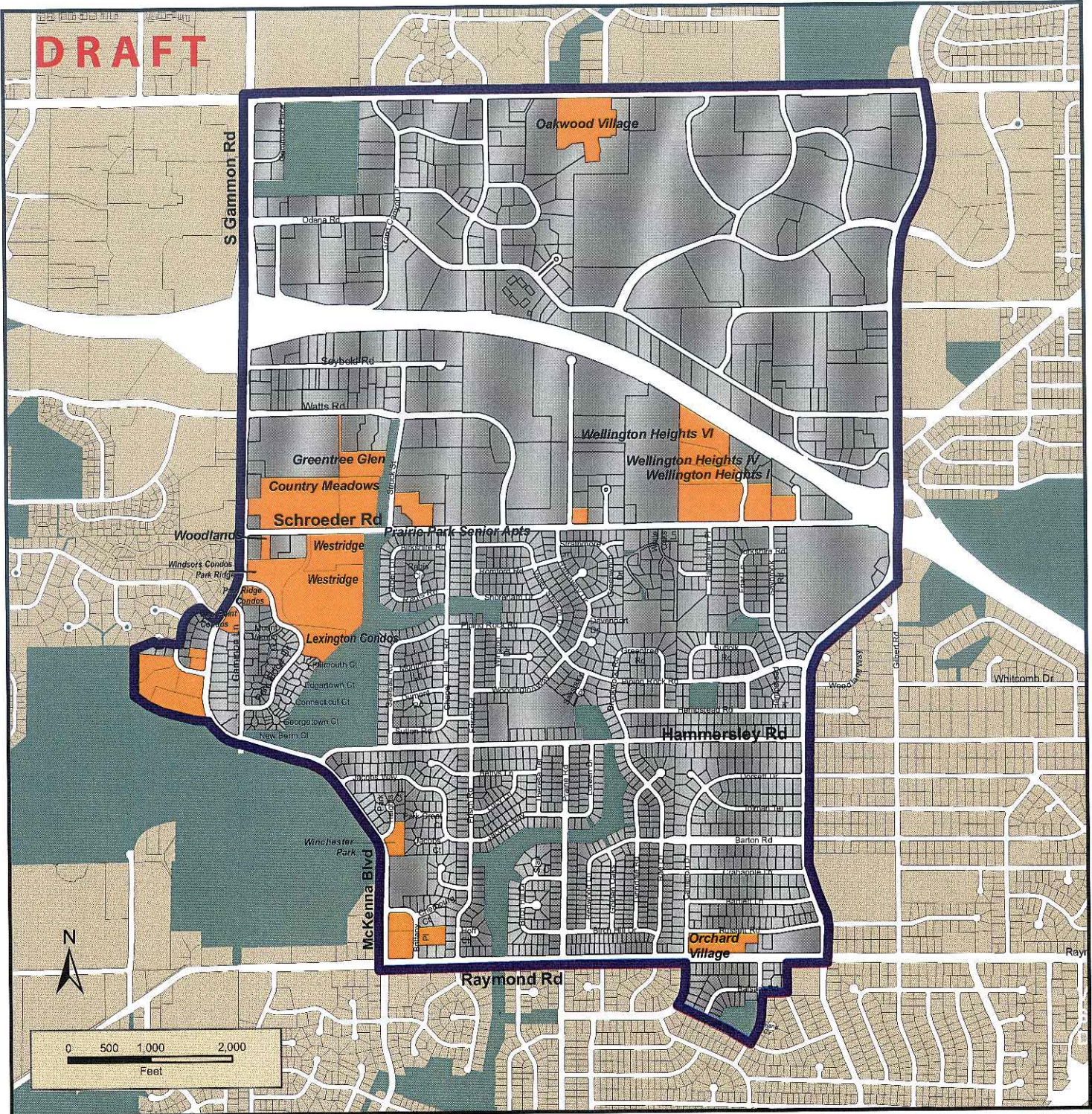
### Single-Family Unit Age Information

Total: 1,266

	number	percent
Constructed Before 1950	7	0.6
Constructed 1950-1959	112	8.8
Constructed 1960-1969	642	50.7
Constructed 1970-1979	345	27.3
Constructed 1980-1989	122	9.6
Constructed 1990 and After	38	3.0
<b>Total</b>	<b>1,266</b>	<b>100.0</b>

The Department of Planning and Development, Madison, WI, September 2008  
Source: City of Madison Planning Unit

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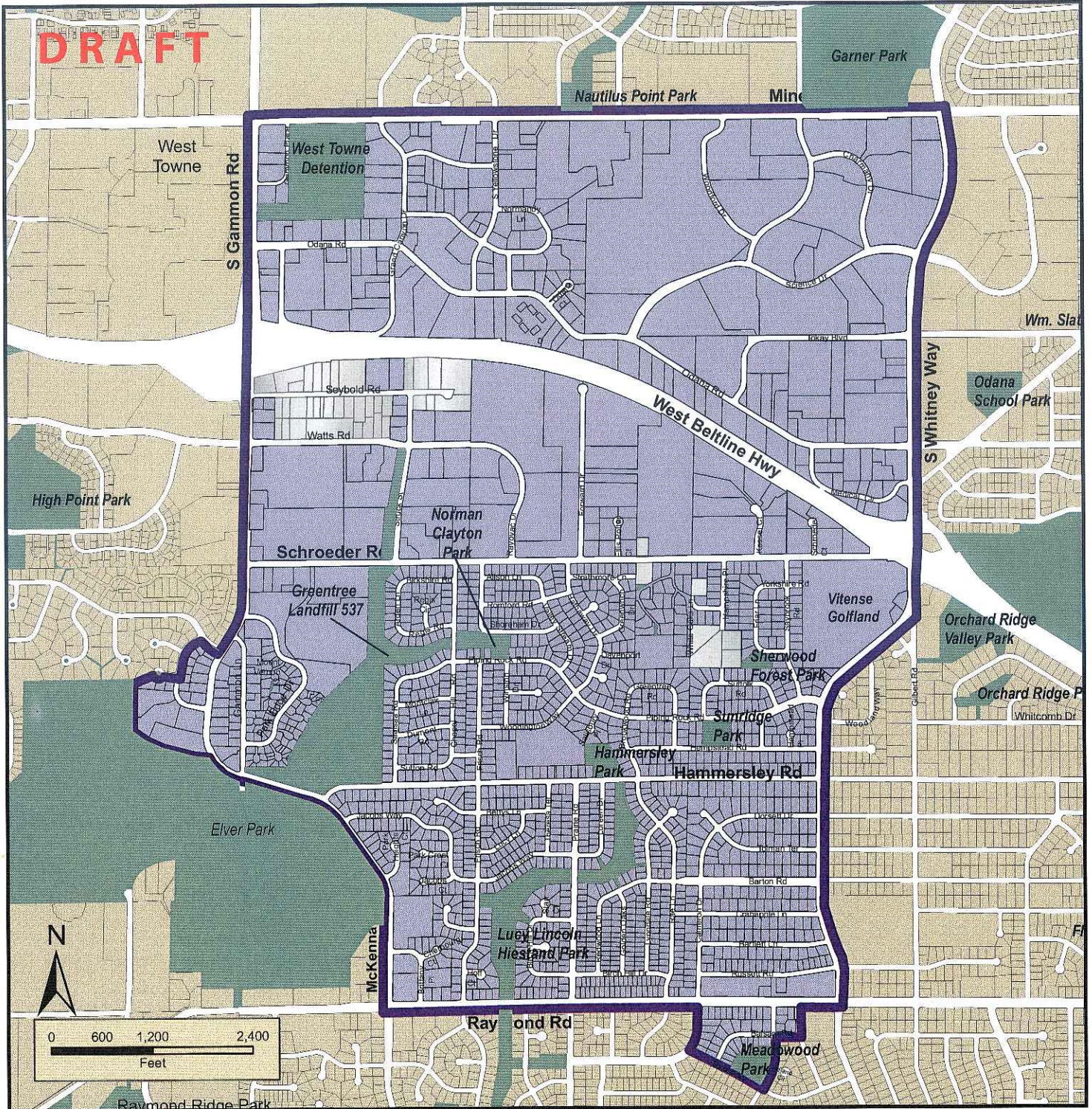


## SW Neighborhood Planning Area

### Large Complexes Map

- Complexes with 20 or More Units  
Compiled by the City of Madison
- SW Planning Area
  - Residential - Twenty or More Units
  - Other Parcels in Planning Area
  - Outside of Planning Area

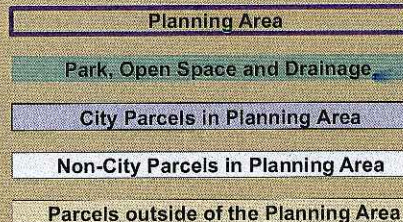
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## SW Neighborhood Planning Area

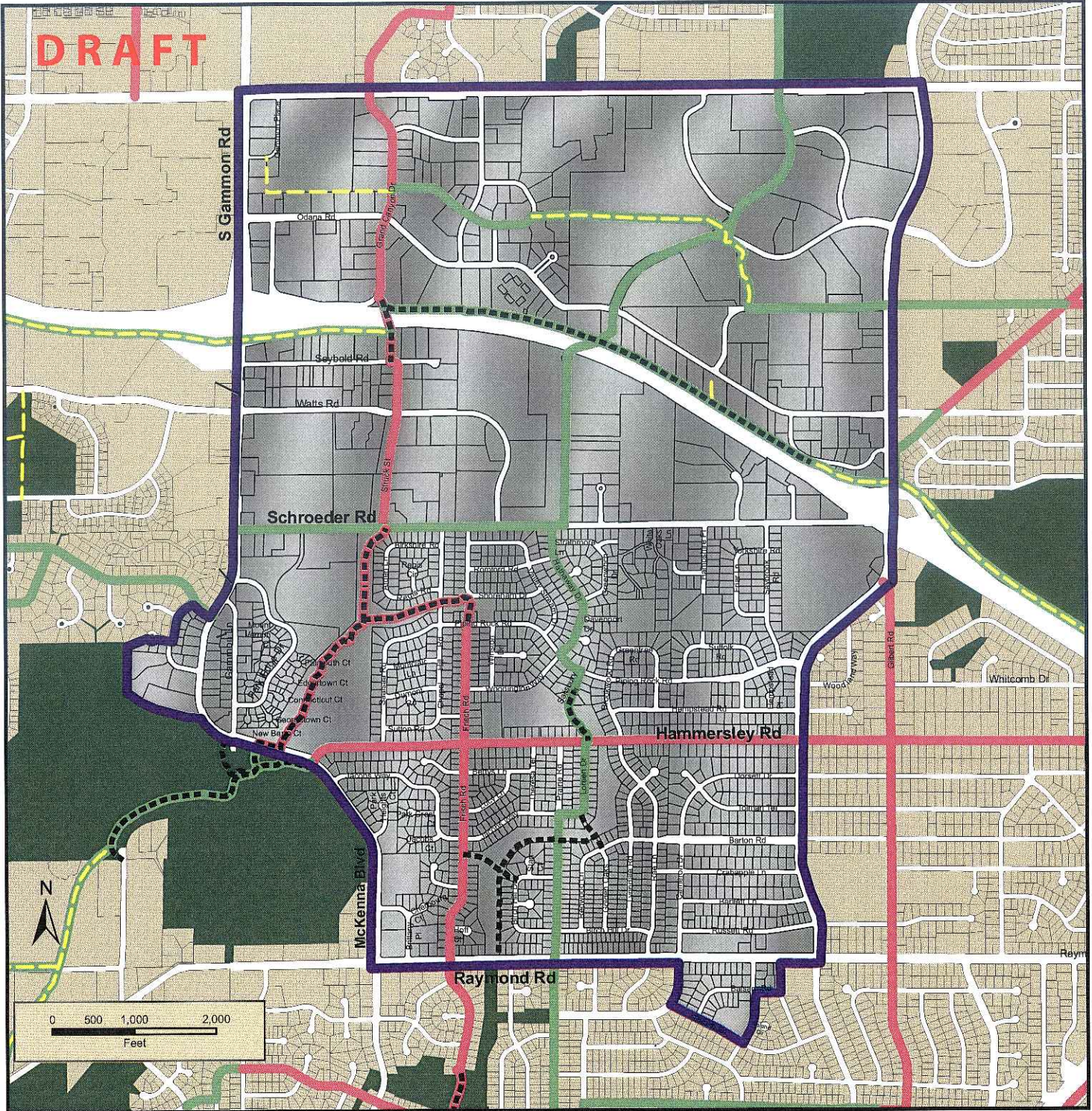
### Park and Open Space

Compiled by the City of Madison



Park Name	Acres
Hammersley Park	3.1
Lucy Lincoln Hiestand Park	12.4
Meadowood Park	3.1
Norman Clayton Park	3.4
Sherwood Forest Park	1.4
Sunridge Park	2.4
George Vitense Golfland	29.3
Drainage	75.1
<b>Total</b>	<b>130.2</b>

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## SW Neighborhood Planning Area

- Planning Area
- Parcels in Planning Area
- Parcels Outside Planning Area

### Bike Path

- Existing
- Proposed

Special streets for bicyclists, on which motorized vehicles are prohibited. They are shared with pedestrians, skaters, and other non-motorized users.

### Bike Route

- Existing
- Proposed

Major routes through the City that most bicyclists will feel comfortable using.