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TO: Mayor David J. Cieslewicz
Madison Common Council

FROM: Bradley J. Murphy, Planning Division Director

DATE: April 14, 2008

SUBJECT: Inclusionary Zoning Ordinance Evaluation Study

Attached is the second evaluation study prepared by the Department of Planning & Community & Economic Development on the Inclusionary Zoning Ordinance. The attached report covers the implementation of the Inclusionary Zoning Ordinance from its adoption in February 2004. The report updates the first evaluation study which was issued on January 18, 2006. The report covers the inclusionary zoning program from February 2004 through December 31, 2007 and compares the program before and after the ordinance amendments were approved in July of 2006.

The report is intended to supplement information being provided by the Inclusionary Zoning Ordinance Advisory Oversight Committee on the implementation of the ordinance.

c: Mark A. Olinger, Director, Department of Planning & Community & Economic Development
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Inclusionary Zoning Ordinance Advisory Oversight Committee
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INCLUSIONARY ZONING ORDINANCE EVALUATION STUDY

**Prepared by: Department of Planning & Community & Economic Development, Planning
Division and Community Development Block Grant Office
March 31, 2008**

INTRODUCTION

This is the second evaluation study prepared by the Department on the Inclusionary Zoning Ordinance. The first evaluation report was issued on January 18, 2006 and covered the implementation of the Inclusionary Zoning Ordinance from its original adoption in February of 2004 through September of 2005. This report updates the previous report and focuses on the Inclusionary Zoning Program operating under the ordinance amendments approved by the Common Council in July of 2006. These ordinance amendments also roughly coincide with the Court of Appeals decision in August of 2006, which resulted in new rental housing developments being exempt from the Inclusionary Zoning Ordinance.

This report summarizes the projects approved under the Inclusionary Zoning Program and their distribution throughout the City prior to the ordinance amendments approved in July of 2006, and subsequent to these amendments. The report compares the Inclusionary Zoning Program before and after the amendments.

The report provides data related to the original objectives of the Inclusionary Zoning Ordinance and the possible adverse effects that were discussed prior to the Inclusionary Zoning Ordinance being adopted. This report supplements a report issued recently by the Inclusionary Zoning Advisory Oversight Committee dated November 28, 2007, and incorporates some of the data summarized in that report.

SUMMARY OF ORDINANCE OBJECTIVES AND OUTCOMES

Two primary overriding goals were identified for the Inclusionary Zoning Ordinance when it was originally adopted in February of 2004:

1. To increase the number of affordable dwelling units in the City of Madison, and
2. To create mixed-income neighborhoods throughout the City.

To achieve these goals, the Inclusionary Zoning Ordinance requires 15% of the dwelling units within new residential developments containing 10 or more dwelling units to be affordable at certain income levels. The program was expected to create approximately 200-300 affordable units per year and to ensure that the units would be distributed throughout the community where new development was occurring.

The program has now been in existence for four years. During this time period, 58 projects were approved which required inclusionary/affordable dwelling units. These projects included 6,023 total dwelling units (70% owner-occupied and 18% rental) of which 695 units, or 11.5% were affordable. Three projects accounting for 740 units or 12% of the total units included future multi-family phases where the tenure has not yet been determined. An average of 174 affordable units per year have been approved.

Several projects approved are unlikely to move forward. These include the 800 Block of East Washington Avenue, the Starkweather Square plat, the Hilldale Condominiums and the Churchill Crossing project. This latter project was originally approved under the ordinance but later reapproved as an IZ exempt rental project. These projects included 702 total units of which 107 were affordable units. In addition, many other approved projects marketed the affordable units under the original ordinance and are now out of the program. The ability to market the units for 240 days without a sale under the original ordinance has resulted in an additional 184 affordable units being removed from the program. Therefore, of the total 695 affordable units approved, 418 potential affordable units remain in the program.

During the first 2 ½ years of the program's existence, the ordinance applied to both owner-occupied and rental projects. During this period 53 total projects were approved which required inclusionary/affordable dwelling units. These projects included 611 units which were affordable. Following the ordinance amendments in July 2006 and the Court of Appeals decision which exempted rental projects from the program, 5 new projects were approved under the revised Ordinance which were required to provide inclusionary/affordable dwelling units. These projects included 628 units of which 84 units or 13.4% were affordable. One other project totaling 350 units in future phases had not determined the tenure. It should be noted, however, that during this period four other projects (SIPs where the GDP was approved under the original ordinance) were also approved which required affordable units. These projects, however, were considered under the provisions of the original ordinance.

Of the 695 total affordable units approved under the original ordinance and the ordinance amendments, 306 units have moved forward for final approval for construction and were available for purchase by income-eligible families. Of this total, 184 units have rolled out of the IZ Program as they were marketed under the terms of the original ordinance and are now market-rate units. As of October 2007, 41 units of the total have had accepted offers to purchase and an additional 18 units are occupied.

CONCLUSION

The Inclusionary Zoning Ordinance has been in place for four years. During the first two years of the program, a substantial number of units were approved in line with the original goals established for the program prior to its adoption. Unfortunately, a few provisions in the original ordinance which allowed units to be marketed far in advance of when the units were actually available for occupancy and which did not require adequate marketing of the for sale units, as well as the equity sharing formula resulted in many of the affordable units being rolled out of the program. The incentive point system was also widely criticized by builders and developers as being confusing and unworkable.

In July of 2006, comprehensive amendments to the original ordinance were adopted by the Common Council. These amendments replaced the incentive point system with a "revenue offset system," and changed the marketing requirements under the program. The Common Council also created an Inclusionary Zoning Oversight Committee to further develop the revenue offset system, to revise the policy document, and to further evaluate housing needs relative to the Inclusionary Zoning Program's target households, and to make recommendations on the marketing of inclusionary dwelling units.

The original ordinance was adopted with a major revision in the equity-sharing formula than proposed by the Housing Affordability Subcommittee. Ordinance revisions regarding the marketability and the complex equity-sharing formula were proposed 15 months after the original ordinance was adopted, based on poor buyer response to that complex formula, and the easy roll-out provisions. During the course of the Mayor's workgroup discussions on ways to improve the program, some developers made a concerted effort to seek a revision in the incentive system, an effort that was eventually delegated to the newly formed Inclusionary Zoning Advisory Oversight Committee. After the Council adopted the new equity formula (pro-rated share times the value, minus 5% bonus for the buyer to accommodate improvements), the program experienced more buyer interest and sales. While the new equity formula takes some additional time to explain to buyers, it generally favors the buyer in a down market, since the amount owed decreases with depreciating house values, rather than staying at a fixed amount that could lead to situations where the buyer/owner owes more than the home is worth.

Staff believe that there continues to be a flaw in the current program: open marketing of the inclusionary zoning affordable units in a manner that represents the interests of the target buyer population. This is partially a structural problem and professional practice issue in the general real estate brokerage industry itself. Buyer-brokers who serve the buyer are paid through a commission shared with the seller's broker, or through a fee paid by the buyer. In the inclusionary zoning situation where the purchase price is fixed, the developer/builder can refuse to split the commission with the buyer-broker (as some have), and the buyer must either pay his/her broker out of his pocket, or find another home. Since inclusionary zoning target buyers generally have fewer discretionary resources and developers/builders price the inclusionary zoning units at the maximum sales price levels, the inclusionary zoning buyers have less flexibility within the housing market to hire a buyer-broker and thus depend heavily on the developer's agent for guidance with inclusionary zoning. The Inclusionary Zoning Advisory Oversight Committee is working to improve the marketing of units.

Over the course of the first four years of the ordinance, the Madison Inclusionary Zoning program has resolved several technical challenges that respond to issues raised by critics of the adoption of the program. In particular, original critics were concerned that the City would never allow less than 15% of the units to be affordable and that reductions or waivers would not be approved. Critics also were concerned that the Plan Commission would not differentiate between different types of projects such as projects within the downtown and on the periphery.

With the help of Toby Sherry, the program assembled a waiver analysis tool that has produced reasonable analyses of different developments and has actually led to a number of reductions in the 15% standard expectation. In general, where the City has provided greater density or such incentives as TIF subsidy, the waiver tool has recommended little in the way of reductions. Where the City has offered less density or subsidy, or the scale of the project has been insufficient to offset loss of revenue from inclusionary zoning units, the tool has suggested a downward revision in the 15% expectation. The work of the Inclusionary Zoning Oversight Committee has resulted in the development of a workable gap analysis tool to provide greater specificity and flexibility in making recommendations regarding the trade-offs among inclusionary zoning units, off-site units, and payments in lieu and the "value gap" between inclusionary zoning units, their market value, and City incentives provided. This model has now been applied to three projects.

As more cities adopt inclusionary zoning programs across the country, Madison has received a number of inquiries regarding these two tools as possible solutions to the market insensitivity of some of the earlier inclusionary zoning ordinances adopted around the country.

The adoption of the comprehensive amendments to the Inclusionary Zoning Ordinance, and the work of the Inclusionary Zoning Oversight Committee generally coincided with a downturn in the housing market generally, and the market for condominiums and single-family homes, more specifically. The slowing of residential construction has resulted in far fewer dwelling units being approved and built under the new ordinance than the original ordinance. It should also be recognized that dwelling units continue to be approved under plans and plats approved under the original ordinance.

The City adopted the original Inclusionary Zoning Ordinance during an up market and has administered it during one of the weakest markets in decades. Since the Dane County housing market appears to have experienced the same increases and decreases during the same period, it would appear that the ordinance did not generate the kind of adverse market impact that some predicted upon adoption of the original ordinance. Instead growth continued, with increases and declines in approximately the same pattern, reflecting more macro-economic forces than the ordinance by itself.

The City is seeing the first affordable units being occupied by income-eligible households with 18 units now occupied and another 41 units with accepted offers to purchase. The revised ordinance has been in place for 1-½ years. Unfortunately, the downturn in the housing market has resulted in only a few projects being approved. This is combined with the fact that some projects approved have a long lead time from approval to actual construction of individual units. As a result, very few units have been marketed under the new ordinance.

The Oversight Committee has been working to complete a housing supply and demand study which will further inform the target market for the inclusionary zoning program and marketing strategies to reach income-eligible households. An initial draft of the study has been submitted and a summary of the study is being prepared.

Staff have heard that a number of developer/builders are currently waiting to see what will happen with the current Inclusionary Zoning Ordinance given that the potential sunset date of January 2, 2009 is rapidly approaching. Given that the housing market has slowed, there is a larger inventory of existing lots to build on which, in turn, means that some builders/developers can work off of this existing inventory before deciding whether to proceed with new residential development projects in 2008 or to wait until 2009. Because of the very small number of projects approved under the July 2006 revisions to the Inclusionary Zoning Ordinance, and the very small number of units actually being marketed under the new ordinance, it is difficult to evaluate the effectiveness of the ordinance revisions at the present time.

The Oversight Committee is developing recommendations to improve the effectiveness of marketing strategies for Inclusionary Zoning units and are evaluating the results of the supply and demand study. Additional projects will be submitted and approved over the remainder of this year, giving staff an additional basis to review the effectiveness of the ordinance amendments approved in July of 2006.

It seems clear that the effectiveness of the new ordinance would need to be evaluated over several additional years following the completion of the housing needs study, the continued evaluation of the revenue off-set model based on additional projects being reviewed, and the implementation of new comprehensive marketing strategies.

SUMMARY OF APPROVED INCLUSIONARY ZONING PROJECTS

Between February 15, 2004 and July 2006 the City approved 53 projects with 5,043 total dwelling units of which 625 were affordable. Since the amendments approved in July of 2006, 5 projects were approved totaling 980 dwelling units of which 84 were affordable. Table 1 provides a summary of the project data, while Table 1a in Appendix 2 provides a listing of all of the individual projects. Table 1b provides additional detail on each of these projects, including a project name, date of approval, incentives/off-sets requested and approved, and the construction status.

Table 1
Summary of Projects Subject to Inclusionary Zoning
February 2004-December 31, 2007

	Number of Projects*	Total Units**	IZ Units**
Approved Under Original Ordinance Standards (February 2004 - July 2006)			
Owner	41	3,560	501
Rental	8	1,093	109
Not Yet Determined	1	390	1
Projects with both Rental and Owner Units*	3		
Subtotal	53	5,043	611
Approved Under Revised Ordinance Standards (Adopted July 2006)			
Owner	3	628	84
Rental	0	2	0
Not Yet Determined	1	350	0
Projects with both Rental and Owner Units*	1		
Subtotal	5	980	84
Total Projects with Owner (Only) Units	44	4,188	585
Total Projects with Rental (Only) Units	8	1,095	109
Total Projects with both Rental and Owner Units*	4		
Total - Not Yet Determined	2	740	1
Total Approvals	58	6,023	695

*Project total includes four (4) projects that included both rental and owner units. Units in these projects included in the count of owner/rental units and IZ units.

**Includes 1,906 units (and 226 IZ units) with GDP-only (non-construction) approval and 1,495 total units (and 156 IZ units) that have received necessary approvals but have not been recorded. 2,622 total units (and 313 IZ units) have been approved and recorded.

The Planning Division also examined the residential development projects exempt from the Inclusionary Zoning Ordinance which were approved by the City's Plan Commission and Common Council during this same time period. These residential projects were approved as conditional use permits and Specific Implementation Plans for lands which were already platted and zoned for development prior to the enactment of the Inclusionary Zoning Ordinance. Table 2 provides a summary of these projects. Table 2a in Appendix 2 lists all of the projects. These projects are also mapped on Map 1 at the end of this report.

Table 2
Summary of Residential Projects
Approved Exempt from Inclusion in the IZ Zoning Ordinance
February 2004-December 31, 2007

Projects	Owner Units	Rental Units	Total Units
Conditional Use Permits			
February 2004 - July 2006	126	413	539
(Time of Original IZ Ordinance)			
Approved after July 2006	206	118	324
(Time of Revised IZ Ordinance)			
Subtotal	332	531	863
Specific Implementation Plans			
February 2004 - July 2006	429	551	980
(Time of Original IZ Ordinance)			
Approved after July 2006	140	540	680
(Time of Revised IZ Ordinance)			
Subtotal	569	1,091	1,660
Totals			
Approved During the Time of Original Ordinance	555	964	1,519
Approved During the Time of Revised IZ Ordinance	346	658	1,004
Total	901	1,622	2,523

See Table 2 in Appendix 2 for additional detail.

Since the adoption of the original Inclusionary Zoning Ordinance, the City's Plan Commission has approved 25 conditional use permits for rental and condominium projects, totaling 863 total units. During the same time period the Common Council approved 6,023 total units in projects subject to the Inclusionary Zoning Ordinance. As the inventory of vacant already zoned land is developed, the number of new projects which are exempt from the Inclusionary Zoning Ordinance will decrease.

Table 2 also notes the tenure of units approved. Of the 2,523 units approved, 64% were rental, while 36% were for owner-occupied housing. Since July of 2006 the City has approved 24 conditional use permits and Specific Implementation Plans for projects that were exempt from Inclusionary Zoning requirements. This compares to 12 projects (5 under the new ordinance and 7 under the original ordinance) approved over the same time period which required Inclusionary Zoning.

Evaluation of Changes Made to the Inclusionary Zoning Ordinance in July 2006

In July of 2006 the Common Council approved amendments to the original Inclusionary Zoning Ordinance. The primary changes included:

1. Eliminating the incentive point system and replacing it with a “revenue off-set system.”
2. Inclusion of requirements for the reduction in the number of units required in the event that offsets do not equal 95% of the revenue differential between the revenues generated by development without any inclusionary zoning units and those generated by the development that provides inclusionary dwelling units.
3. Changes to the marketing requirements under the program.
4. Inclusion of a sunset provision which provides that the ordinance shall have no effect after January 2, 2009.
5. Establishing an Inclusionary Zoning Oversight Advisory Committee.

The Oversight Committee is charged with several tasks, including:

- a. Evaluate housing needs relative to the Inclusionary Zoning Program target households,
- b. Develop gap analysis and waiver methodologies,
- c. Revise the policy document,
- d. Make recommendations concerning the marketing of the inclusionary dwelling units,
- e. Seek public input on the Inclusionary Zoning Program, and
- f. Report annually on implementation issues to the Common Council.

The first annual report of the Committee was issued on November 28, 2007.

The Committee adopted six measures of success for the Inclusionary Zoning Program. These include:

- a. Inclusionary zoning units approved, marketed, purchased, built, occupied and resold,
- b. Geographical dispersion of the inclusionary dwelling units,
- c. Participant feedback,
- d. Buyer characteristics,
- e. Long-term affordability,
- f. Benefits/costs.

The Committee’s report summarizes these measures in graphic and tabular form in the report. The paragraphs that follow summarize some of the findings.

Projects Approved Under the Original Ordinance

The Community Development Block Grant Office indicates that, of the 611 total affordable (IZ) units approved under the original ordinance, projects containing 287 units moved forward to final approval for construction and purchase by income-eligible families. Of this total, the

marketing period has started for 219 of the units. And of these, 184 (64%) units have been rolled out of the program as they were marketed under the terms of the original ordinance and are now market-rate units. Another 41 units have had accepted offers to purchase (as of October 2007), and an additional 18 units are occupied. Waivers were provided with a payment in lieu of providing units for 25 total units under the original ordinance.

Projects Approved Under the New Ordinance

The Community Development Block Grant Office indicates that of the 5 projects approved under the new ordinance, 19 affordable units were approved for construction and purchase by income-eligible families. The marketing period has started for 5 of the 19 units, while a waiver and payment in lieu of the units was provided for 3 units.

Appendix 1 of this report provides a summary of the data provided by the Inclusionary Zoning Oversight Committee in its first annual report. The data include the geographical dispersion of occupied inclusionary units throughout the community, an income comparison of households occupying these units, and a cost/benefit summary.

Tenure/Unit Types

Since the adoption of the original ordinance in February 2004, 58 inclusionary zoning projects were approved, of which 44 were owner-occupied housing, 8 were rental housing, 4 included a mix of owner and rental housing, and 2 included other housing types (life estate units) or had not yet determined the tenure type.

Since the July 2006 amendments and the Court of Appeals decision, all new inclusionary zoning projects have been owner-occupied.

Developers/Buyers Location

There have been 28 different developers that have had projects approved under the Inclusionary Zoning Ordinance. Since the ordinance amendments in July 2006 there have been 5 developers that have had projects approved under the ordinance. Project locations continue to be distributed throughout the City, both on the Isthmus and on the periphery in locations where development is occurring. Overall, approximately one-half of the projects with inclusionary dwelling units have been located on the periphery of the City with the other one-half being located in redevelopment projects in the downtown and built-up areas of the City.

As with the report which was issued in 2006, this report also concludes that the Inclusionary Zoning projects which have been approved are distributed throughout the community and are located generally in those areas which are experiencing development and redevelopment. Map 1 at the end of this report shows all of the projects which have been approved since February of 2004.

The 18 buyers of inclusionary units are dispersed throughout the City. Six of the units are located on the near east side, 5 on the north side, 3 on the near-west side and 2 each in the central area and southwest sides of the City.

Offsets Requested and Approved

Table 1b in Appendix 2 provides a listing of the offsets requested by developers and the offsets approved by the Plan Commission and Common Council. Of the 58 projects, the most frequently requested and granted incentives/off-sets included density bonuses, parkland development fee reductions, cash subsidies and full or partial waivers from the requirements. Table 3 below is a summary of the requested and approved off-sets and incentives.

Table 3
Summary of Offsets and Incentives
February 15-2004- December 31, 2007
For All IZ Projects

	Original Ordinance		Revised Ordinance	
	Requested	Granted	Requested	Granted
Summary of Offsets / Incentives				
Standard Offsets / Incentives (Listed on Application Form)				
Density Bonus	11	28	3	3
Parkland Development Fee Reduction	18	6	1	0
Parkland Dedication Reduction	5	0	0	0
Off-Street Parking Reduction	3	0	0	0
Non-City Provision of Street Tree Planting	4	2	1	1
One Additional Story in Downtown Design Zone	0	1	0	0
Residential Parking Permits in PUD/PCD	3	1	0	0
Cash Subsidy	15	4	1	0
Neighborhood Plan Assistance Preparation	0	0	0	0
Assistance Obtaining Housing Funding Information	0	0	0	0
Other Accommodations (Not Listed on Application Form)				
Expedited Review	2	1	0	0
Release from Dispersion Requirements	1	1	0	0
Unit Exclusion	0	0	1	1
Partial/Full Waivers	12	12	0	0

The Oversight Committee developed and adopted a “revenue gap offset analysis model” and policy assumptions that are incorporated into a spreadsheet format and used by the City with developer supplied information to assess the opportunity cost of the required inclusionary dwelling units, balanced against the value of the incentives (or offsets) provided by the City to the developers. Staff use this tool to explore combinations of various approved offsets, units, payments in lieu of, and off-site units. These scenarios are then used to help make recommendations to the developer and to the City’s Plan Commission for the Commission’s consideration in reviewing the inclusionary dwelling unit plans which accompany land use applications. This tool has now been used in the review and approval of three projects.

Plan Commission Acceptance of Staff Recommendations

In general, the Plan Commission and Common Council have, with very few exceptions, approved the recommendations from the Community Development Block Grant Office and Planning Division on inclusionary zoning projects. The changes that have been made to these projects by the Plan Commission and Common Council have generally been minor in nature and involved the location of affordable units within the project or the phasing of affordable units within different phases of the project.

Housing Needs

The Oversight Committee is working to complete a Housing Demand and Supply Study funded by the City of Madison with donations from Veridian, the Wisconsin Realtors Association and the Madison Area Builders Association. The Taurean Group was hired to complete the study. The original target date for the study was February 2007. Calculating the supply and demand for housing at various income levels was more complicated than either the consultant or the Oversight Committee anticipated. The Committee has been working with the consultant to complete the study. The Committee expects to issue a separate report has on housing demand and supply.

Policies and Protocols

The Oversight Committee revised and simplified the policy document. At its September 21, 2000 meeting the Committee adopted a final revised version which is now being used by staff and applicants.

Marketing Strategies

The Oversight Committee is working to develop a set of recommended marketing strategies for the Inclusionary Zoning Program. It is anticipated that the recommendations will be available within the next few months.

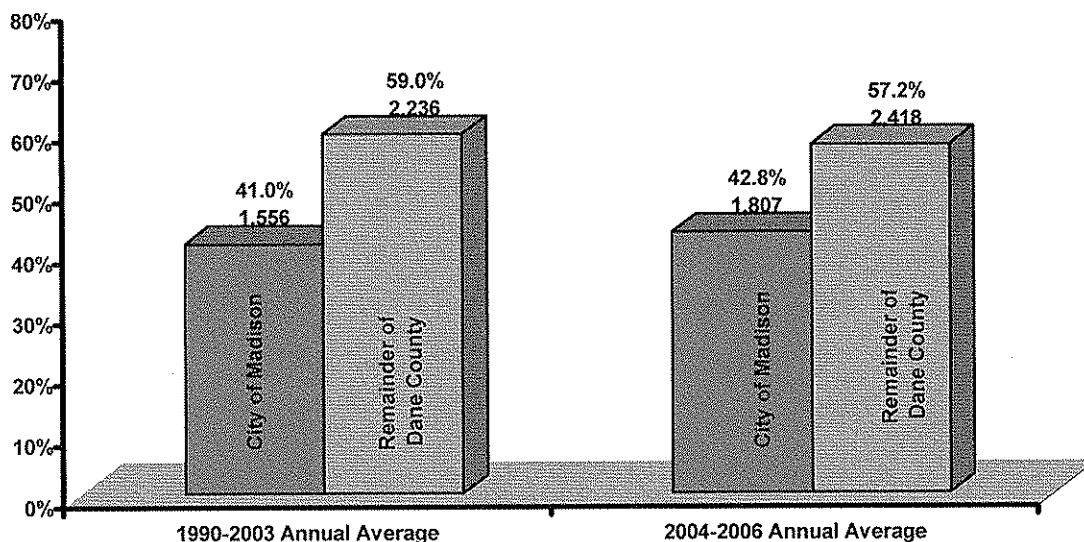
EFFECT OF INCLUSIONARY ZONING ON HOUSING PRODUCTION CITYWIDE

While it is relatively easy to track overall production of housing units on an annual basis in the City of Madison, it is much more difficult to attribute changes in the production of units from year to year to any single factor. A sustained change in housing unit production in the City of Madison may be the result of many factors, one of which might be inclusionary zoning. Yearly fluctuations in housing production are the result of numerous factors, including interest rates, supply of developable land for new residential development, surplus housing units within the local market for various types of units (condominiums, rental, etc.), overall economic conditions/climate, etc. The following sections summarize changes in dwelling unit production by type of unit.

DWELLING UNITS BUILT

Between 1990 and 2003 an annual average of 1,556 dwelling units were built in the City of Madison compared to 2,236 elsewhere within Dane County. Since the adoption of the Inclusionary Zoning Ordinance the number of dwelling units built annually has averaged 1,807 in the City of Madison compared to 2,418 throughout the remainder of Dane County. Both prior to the adoption of the Inclusionary Zoning Ordinance and following the adoption, the City has continued to account for a little over 40% of the dwelling units built within Dane County with the City's share actually increasing slightly from 41% between 1990-2003 to 43% between 2004-2006 (see Figure 1).

**Figure 1: Percentage of Dwelling Units Built 1990 - 2006
City of Madison versus Remainder of Dane County**



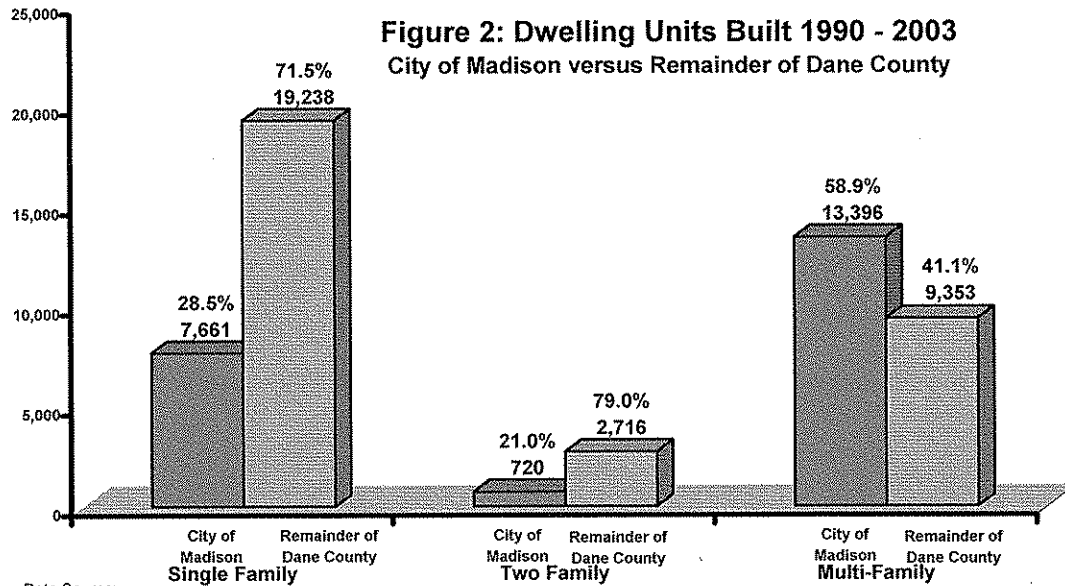
Data Source:

Dane County Regional Planning Commission; 1997 Regional Trends Tables 29 & 30 for 1990

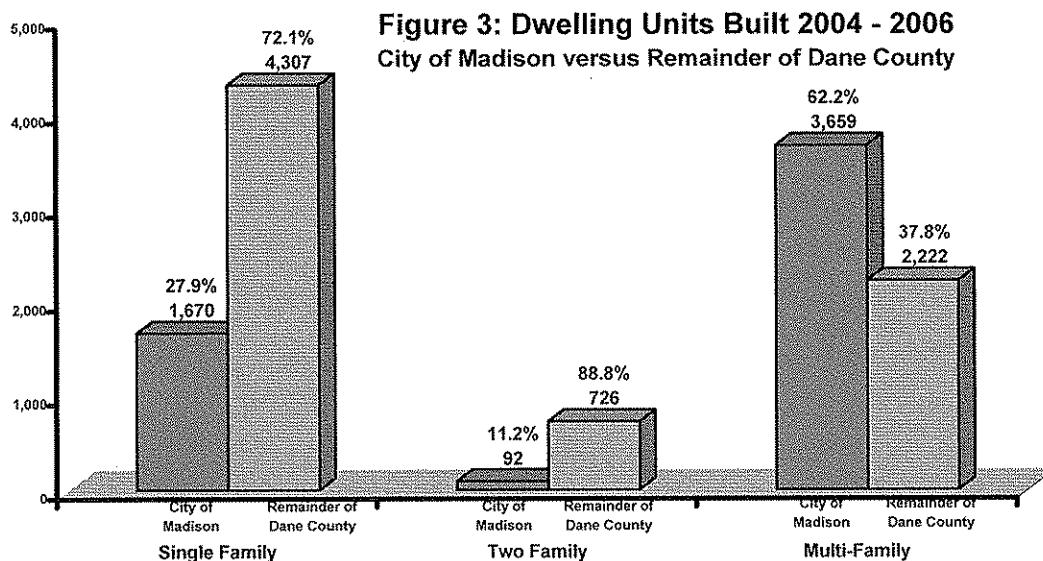
Dane County Regional Planning Commission; 2000 and 2001 Regional Trends, Tables 28 and 29 for years 1991 thru 1996

Dane County Planning Department, Draft 2006 Trends, Table 29 for years 1997 thru 2006

Figures 2 and 3 provide a summary of the dwelling units built by type within the City of Madison and the remainder of Dane County, both prior to and following the adoption of the Inclusionary Zoning Ordinance. The figures show very similar trends prior to and following the adoption of the ordinance, with the City continuing to account for slightly less than 30% of all the single-family homes built within the County and approximately 60% of the multi-family dwelling units constructed.



Data Source:
City of Madison, Dept. of Planning and Development, Building Inspection, Annual Summary of Building Permits Issues, 1990 - 2006
Dane County Regional Planning Commission; 1997 Regional Trends Tables 29 & 30 for 1990
Dane County Regional Planning Commission; 2000 and 2001 Regional Trends, Tables 28 and 29 for years 1991 thru 1996
Dane County Planning Department, Draft 2006 Trends, Table 29 for years 1997 thru 2003

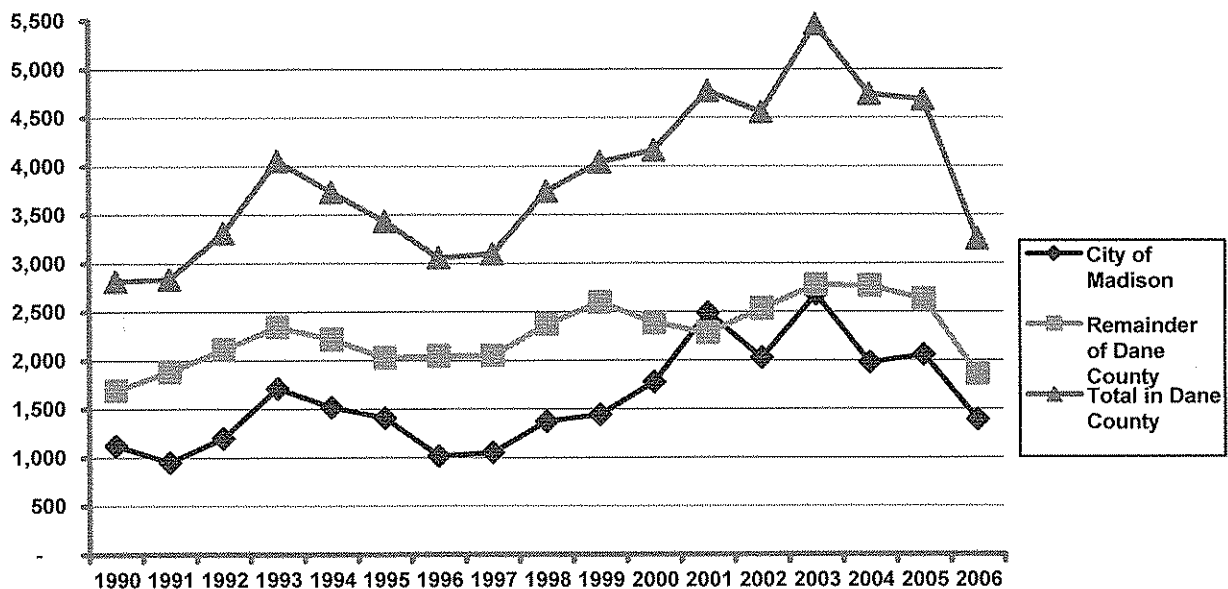


Data Source:
Dane County Planning Department, Draft 2006 Trends, Table 29 for years 2004 thru 2006

The City of Madison has accounted for less than 50% of the total housing constructed within Dane County for many years. In the early 1990s the City made a concerted effort to reduce the disparity between the development occurring within the City of Madison and the remainder of Dane County by developing neighborhood development plans which encouraged a balance of owner-occupied and rental housing within new neighborhoods and which were intended to ensure that the City of Madison would continue to be able to participate in the growth and development occurring within Dane County.

Figure 4 is a line graph which summarizes the annual housing production in the City of Madison compared to the remainder of Dane County between 1990 and 2006 by year. It is clear from the figure that, while the City has historically accounted for somewhat less than 50% of the dwelling units built, the actual number of dwelling units built in any given year can vary substantially from year to year. For example, between 2001-2002 the number of units built in the City dropped by 460 units, then increased by 650 units between 2002-2003, and then decreased again by 700 units between 2003-2004.

Figure 4: Dwelling Units Permitted 1990 - 2006
City of Madison - Remainder of Dane County - Dane County

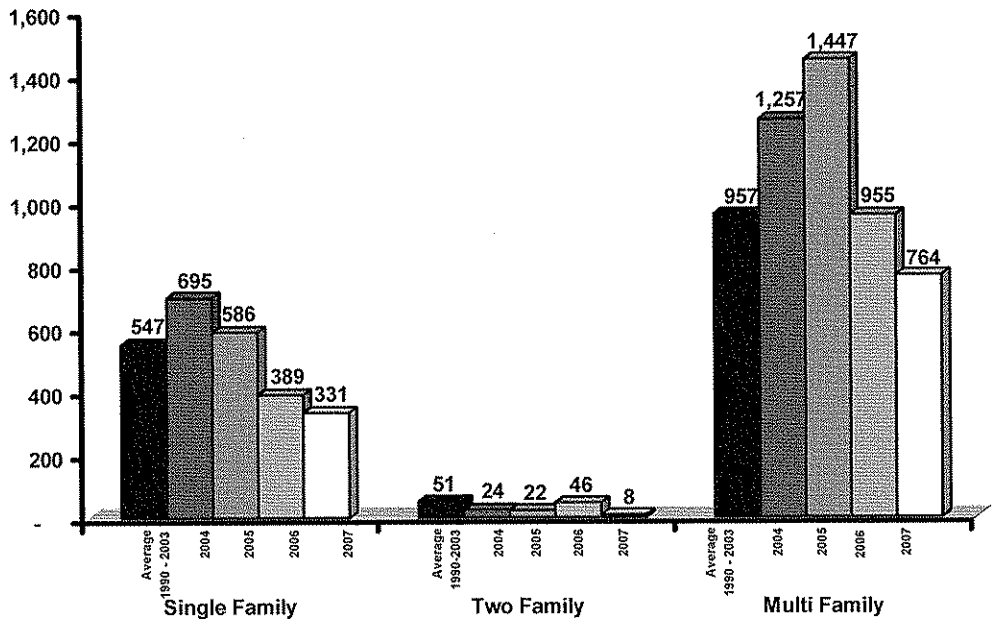


Data Source:
 City of Madison, Dept. of Planning and Development, Building Inspection, Annual Summary of Building Permits Issues, 1990 - 2006
 Dane County Regional Planning Commission; 1997 Regional Trends Tables 29 & 30 for 1990
 Dane County Regional Planning Commission; 2000 and 2001 Regional Trends, Tables 28 and 29 for years 1991 thru 1996
 Dane County Planning Department, Draft 2006 Trends, Table 29 for 1997 - 2006

Housing production within the City of Madison and areas outside of the City of Madison declined from a peak in 2003, with housing production since then in the City of Madison roughly paralleling that within the remainder of Dane County. Housing production within the City of Madison, peaked between 2001-2005 when the annual average units built exceeded 2,000 per year. Since 2005 the housing production in 2006 (1,300 units) and 2007 (1,000 units) has returned to levels similar to those of the early to mid-1990s.

Of particular note is the change in the number of single-family and multi-family units built from year to year. Figure 5 provides a comparison between the 1990-2003 average with housing production by type of unit in 2004, 2005, 2006 and 2007. The graph clearly shows the decline in the production of both single-family and multi-family housing units which has occurred over the last 4 years.

Figure 5: Dwelling Units Built - City of Madison, 1990 - 2007
 Average of Dwelling Units Built for 1990-2003
 Actual Dwelling Units Built 2004 - 2005 - 2006 - 2007



Data Source:
 City of Madison, Dept. of Planning and Development, Building Inspection, Annual Summary of Building Permits Issues, 1990 - 2007
 Dane County Regional Planning Commission; 1997 Regional Trends Tables 29 & 30 for 1990
 Dane County Regional Planning Commission; 2000 and 2001 Regional Trends, Tables 28 and 29 for years 1991 thru 1996
 Dane County Planning Department, Draft 2004 Trends, Tables 28 and 29 for years 1997 thru 2006

It is extremely difficult to determine the effect that the Inclusionary Zoning Ordinance has on housing production both inside and outside the City of Madison. A review of the data does not show a significant difference in the housing production trends inside of the City with those outside of the City which can be linked to the year 2004. Even if there was some difference, it would not necessarily mean that the change was the result of the Inclusionary Zoning Ordinance. Given the review of the data, it does not appear that there is any significant difference occurring in type and number of dwelling units built within the City compared to those areas outside the City as a result of the Inclusionary Zoning Ordinance. Likewise, a one year drop or significant increase in the number of units built has very little relationship to the Inclusionary Zoning Ordinance. Over time, it may be easier to see some trend developing but at the present time, there does not appear to be any significant change occurring.

Given the Court of Appeals decision which exempts rental housing from the Inclusionary Zoning Ordinance, one might think that there would be an increase in the number of rental housing units built in the City of Madison. However, it is well known that the condominium market and the single-family home construction market and the housing market in general has not been strong

for the last couple of years. One would expect that in a market like this, the number of rental units built would increase by comparison. It is likely that following several years of high rental construction, one might expect to see a reversal of this recent trend and a return to the higher levels of condominium construction which occurred in the 2000-2005. But it is difficult to predict with any certainty when this will occur.

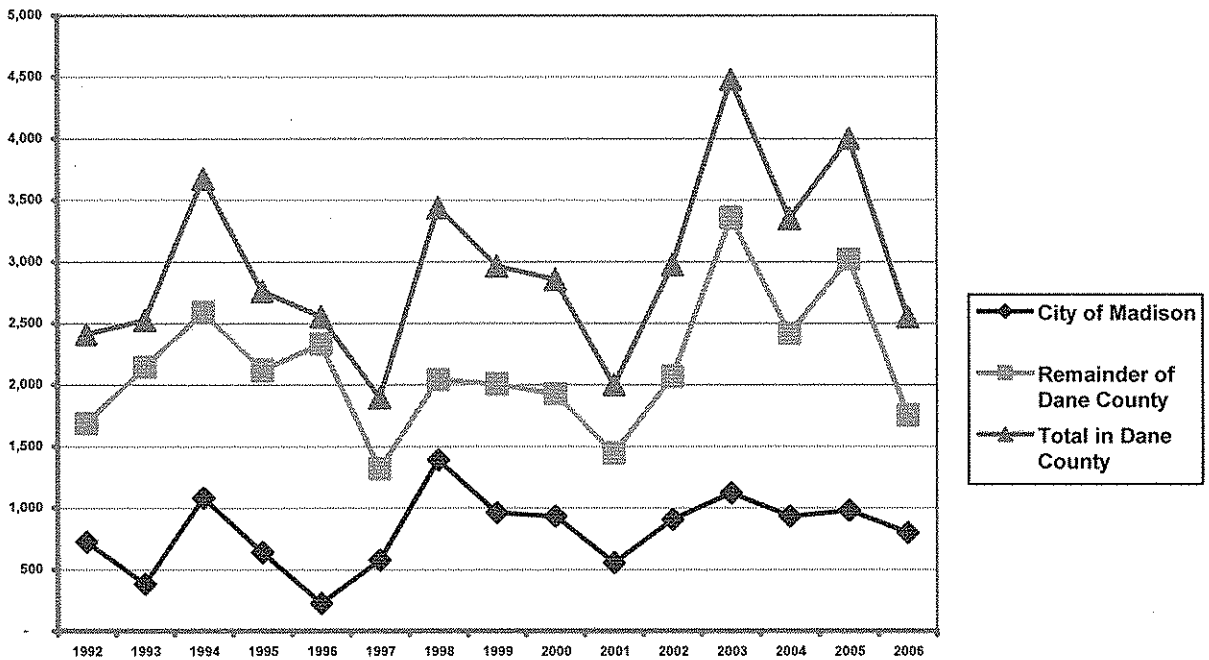
DEVELOPMENT PARCELS CREATED

One way to gauge the amount of near-term development potential which exists within the community and the readiness of the community to receive development is to examine the number of development parcels created from year to year. Over the 14 year period from 1992 to 2006, the City of Madison has accounted for 27.5% of the development parcels created within Dane County. During this same period the City accounted for over 40% of the dwelling units built, an indication of the higher development densities within the City of Madison. Figure 6 shows the number of parcels created by year from 1992-2006.

SUMMARY OF UNDEVELOPED/VACANT LAND BY ZONING DISTRICT

Table 8 at the end of this report shows the amount of undeveloped/vacant land within the City of Madison between 1999-2007. Prior to the adoption of the Inclusionary Zoning Ordinance, the City of Madison had approximately 2,450 acres of undeveloped land zoned for residential development (January 2004). In January of 2005, the City had approximately 1,950 acres available for residential development. In January of 2007, the vacant acreage for residential development totaled 1,830 acres. The total acreage of undeveloped lands in the City of Madison, including lands zoned Agriculture and potentially available for residential development, was 8,100 acres in 2004 and 5,882 acres in 2007. The significant difference between 2004 and 2007 is primarily attributable to an update in the land use coding for agriculturally zoned lands within the City. In 2004 and 2005 the Planning Division updated the land use coding for parcels within the City as part of the preparation for the City's Comprehensive Plan and change the land use designation for several parcels that had recently been annexed that were zoned Temporary Agriculture. This included almost three square miles of land including the University Ridge Golf Course and the University of Wisconsin Arboretum. The designation of these lands to the permanent open space and parkland categories significantly reduce the amount of land zoned Agriculture, which was designated as vacant/undeveloped.

Figure 6: Number of Development Parcels Created 1992 - 2006
 City of Madison - Remainder of Dane County - Dane County



Data Source:

Dane County Regional Planning Commission; 1997 Regional Trends Tables 27 & 28 for 1992

Dane County Regional Planning Commission; 2000 and 2001 Regional Trends, Tables 26 and 27 for years 1993 thru 1998

It is apparent from reviewing the data presented that the number of parcels created in the City can vary significantly from year to year. Over the 14 year period covered by the graph, the City's share of total parcels created varied from a low of 8.7% in 1996 to a high of 40.5% just two years later in 1998. While the number of parcels created between 2003-2004 dropped from 1,123 to 932, the City's percentage of the Dane County total actually went up over the same period. Similarly, while the number of parcels created in the City of Madison dropped from 981 to 798 between 2005-2006, the City's share of total parcels created in the County went up between 2005-2006 from 24.5% to 31.3%. But again, attributing this change to any single factor such as inclusionary zoning would not be appropriate.

APPENDIX 1: Inclusionary Zoning Oversight Committee Outcome Measures

MEASURES OF SUCCESS FOR THE MADISON INCLUSIONARY ZONING PROGRAM																									
November 2, 2007 version: (data as of October, 2007)																									
These 6 measures of success or benchmarks were developed by the City of Madison Inclusionary Zoning Oversight Committee.																									
Note: Inclusionary Zoning is one component in a broader array of tools and programs to produce more affordable housing within the City for its workforce, and for low to moderate income people. For information regarding these other programs, please see the Community Development Office Website at www.cityofmadison.com/cdbg , the Housing Operations website at www.cityofmadison.com/housing , or the City's Rehab loan programs website at www.cityofmadison.com/ced .																									
UNITS, for-sale only, under the old ordinance																									
	Approved	Waived, with pymnt in lieu	Marketing period started	IZ units rolled out into market rate*	Accepted Offers on IZ units **	IZ units Occupied **	IZ Units resold																		
300	287 units																								
250																									
200			219																						
150				184																					
100																									
80					41 as of 10/07																				
40						18 as of 10/07																			
20		25																							
10							0																		
"Units" refers only to for-sale units. * refers to units marketed under the terms of the old ordinance. ** refers to the terms of sale under the revised equity formula adopted as part of the new ordinance.																									
The cumulative total iz units with accepted offers to purchase or completed closings is 41 IZ units, as of October 2007.																									
Note: There is usually a lag time of 10 months to 3 years between Plan Commission approval, and construction of the new units.																									
UNITS, for-sale only, under the new ordinance since 10/06																									
	Approved at SIP phase	Waived, with pymnt in lieu	Marketing period started	IZ units rolled out into market rate	Accepted Offers on IZ units	IZ units Occupied	IZ Units resold																		
100																									
90																									
80			tbd																						
70																									
60																									
50																									
40																									
30																									
20	19 iz units	3	5	0	0	0	0																		
10																									
Units refers only to for-sale units																									
Note: All IZ units listed as "occupied" or with an "accepted offer" are governed by the equity terms adopted under the 'revised' ordinance.																									
GEOGRAPHICAL DISPERSION																									
Numbers of IZ units occupied	<table border="1"> <thead> <tr> <th>Location by City Neighborhood Resource Team areas</th> <th>Number of IZ units occupied</th> </tr> </thead> <tbody> <tr> <td>Northwest</td> <td>0</td> </tr> <tr> <td>Southwest</td> <td>2</td> </tr> <tr> <td>Nearwest</td> <td>3</td> </tr> <tr> <td>South</td> <td>0</td> </tr> <tr> <td>Central</td> <td>2</td> </tr> <tr> <td>Near east</td> <td>6</td> </tr> <tr> <td>North</td> <td>5</td> </tr> <tr> <td>Far East</td> <td>0</td> </tr> </tbody> </table>							Location by City Neighborhood Resource Team areas	Number of IZ units occupied	Northwest	0	Southwest	2	Nearwest	3	South	0	Central	2	Near east	6	North	5	Far East	0
	Location by City Neighborhood Resource Team areas	Number of IZ units occupied																							
Northwest	0																								
Southwest	2																								
Nearwest	3																								
South	0																								
Central	2																								
Near east	6																								
North	5																								
Far East	0																								
	Northwest	Southwest	Nearwest	South	Central	Near east	North	Far East																	
Location by City Neighborhood Resource Team areas																									
OPERATIONS																									
Customer feedback from different participant groups																									
Buyers	to be developed																								

Developers	to be developed									
Lenders	to be developed									
City staff	to be developed									
City Officials	to be developed									
INCOME COMPOSITION OF HOUSEHOLDS WHO HAVE OCCUPIED THEIR IZ UNITS										
20										
16										
Households										
10										
8									8	
6										
4										
2		1	1		4	4				
		20%	40%	50%	60%	70%	80%	100%	Area Median income	
		Number of Households at this income level								
IZ UNITS RESOLD TO CONTINUE TO ACHIEVE LONGER TERM AFFORDABILITY										
Number of IZ units										
40										
30										
20										
10		0	tbd							
	Number offered for re sale		Number transferred to a 2nd generation buyer who is income eligible							
BENEFIT COST										
	Item	2006	2007	2008	2009	2010				
	Year >>>>									
	v v v									
	Item:									CUMMULATIVE
Amount of Specific Expenses Incurred By City for IZ Units, beyond normal outlay	Staff costs	\$70,000	\$41,503							\$111,503
	IZ Dev. subsidies	\$0	\$0							\$0
	IZ Fund purchase	\$0	\$0							\$0
										\$0
	Subtotal: Expe	\$70,000	\$41,503	\$0	\$0	\$0				\$111,503
Expenses ^^ Revenue v v										
	GPR dollars	\$70,000	\$41,503							\$111,503
Amount of Specific Revenue Obtained By City for IZ Units, beyond normal revenue	Payments in lieu	\$272,235	\$179,000							\$451,235
	IZ Resrv: sales	\$0	\$0							\$0
										\$0
		\$0								\$0
	Interest from IZ F	\$12,531	\$10,373							\$22,904
	Subtotal: Reve	\$354,766	\$230,876	\$0	\$0	\$0				\$585,642
Balance										\$0
	BALANCE:	\$284,766	\$189,373	\$0	\$0	\$0				\$474,139
City Cash Expenditures / IZ UNIT IS			\$3,097.31							

APPENDIX 2

Table 1A: Zoning Map Amendments / PUD-GDP SIP / Final Plats
February 15, 2004 through December 31, 2007
For All IZ Projects

Project Number	Owner/ Rental	Project Address	Project Name	GDP Only ¹		Approved and Not Recorded		Approved for Construction	
				Total Units	IZ Units	Total Units	IZ Units	Total Units	IZ Units
Projects Approved under the Original Inclusionary Zoning Requirements									
1	Owner	802 Williamson St	Renaissance Housing					36	6
2	Other/Owner	501 Commerce Dr	All Saints Senior Campus					108	14
3	Owner	1817 Lake Point Dr	Lakepoint Condos					50	8
4	Owner	1624 S High Point Rd	Southern Ridge Plat					46	7
5	Owner	3701 Stonebridge Dr	Heather Glen Plat					144	22
6 ²	Owner	513 Jacobson Ave	Starkweather Square Plat			11	2		
[6a] ²	Rental	513 Jacobson Ave	Starkweather Square Plat			20	3		
7 ²	Rental	615 Pleasant View Rd	Churchill Crossing			124	19		
8	Owner	309-333 W Washington	Capitol West - GDP	218	40				
[8a]	Owner	309-333 W Washington Ave	Capitol West - Phase 1 SIP					159	16
[8b]	Owner	33 S. Broom Street	Cap. West Broom St. Lofts- SIP					23	2
9	Owner	7213 Mineral Point Rd	Cardinal Glenn					154	23
[9a]	Owner	302 Cross Oak Drive	CG - Lot 149 Townhouses					24	4
10	Rental	7213 Mineral Point Rd	Cardinal Glen - MF - GDP	60	10				
11	Owner	9105 Valley View Rd	Linden Park Plat					261	40
12	Owner	702 N Midvale Blvd	Hilldale Row Townhouses					40	6
13	Rental	409 W Gorham St	Equinox Student Housing					115	18
14	Owner	502-602 Troy Dr	Troy Gardens					30	5
15 ²	Owner	802 E Washington Ave	800 E Washington Ave - GDP	309	47				
16	Owner	1802 Monroe St	Monroe Commons					51	3
17	Owner	4949 Meinders Rd	Owl Creek Plat - SF & DPLX					99	11
[17a]	Owner	4949 Meinders Rd	Owl Creek Plat - MF					16	8
18	Owner	9435 Valley View Rd	Pine Hill Farm Plat					75	8
19	Owner	202-302 Rustic Drive	First Addition to Nelson's Addition to Rustic Acres					32	5
20	Owner	4610 Rustic Drive	Nelson's Add to Rustic Acres					18	3
[20a]	Owner	4610 Rustic Drive	Nelson's Add to Rustic Acres					42	6
21	Owner	9503 MidTown Rd	Hawk's Meadows Plat					33	5
22	Owner	9320 Old Sauk Rd	Blackhawk Lofts Condos					30	5
23	Owner	1725 Waldorf Blvd	1725 Waldorf Condominiums			60	9		
24	Owner	4601 & 4613 East Buckeye Road	Buckeye Meadows					33	5
25	Rental	731 State Street	Press House GDP/SIP					44	25
26	Rental	202 N. Charter Street	Dayton Street Apartments - GDP/SIP					25	4
27	Owner	1835 Winnebago Street	Kennedy Point Condominiums- GDP/SIP					42	4
28	Owner	702 South Point Road	1000 Oaks - Veridian SF			274	29		
[28a]	Owner	702 South Point Road	1000 Oaks - Veridian D/M			30	17		
[28b]	Unknown	702 South Point Road	1000 Oaks - Pellett R5 Rzg			390	1		
29	Owner, Rental	2525 East Washington Avenue	Union Corners GDP	308	49				
[29a]	Owner	2340, 2416, 2540, and 2507 Winnebago Street	Union Corners - SIP			142	19		
30	Owner, Rental	5901 Milwaukee Street	Second Addition to Grandview Commons- GDP	352	38				
31	Owner	3540 Atwood Avenue	Park East Condominiums					16	0
32	Owner	3120-3160 Jeffy Trail	Hawks Creek (Single Family)					76	12
[32a]	Owner	8201-13 Flagstone Drive	Mill Creek Townhomes					40	5
[32b]	Owner	2502 Jeffy Trail	Hawks Creek Garden Homes					30	5
33	Rental	1 University Square	University Square Redev.					350	0
34	Owner	1135 Erin Street	Arboretum Cohousing GDP/SIP					41	6
35	43 Own, 99 Rent	505-555 S Midvale Blvd.	Midvale Plaza Redevelopment- GDP/SIP	99	15			43	7
36	Owner	8201 Mayo Drive	Lot 90 Midtown Common- SIP					44	7
37	Rental	9201 Mid Town Road	Hawks Ridge Apartments					156	0
[37a]	Owner	9201 Mid Town Road	Hawks Ridge Townhouses					20	2
38	Owner	415-419 W. Dayton Street	Condominiums- GDP/SIP					20	1
39	Owner	9401 Mid Town Rd.	Hawks Ridge- GDP/SIP					24	0
[39a]	Owner	9401 Mid Town Rd.	Hawks Ridge Multi Family- GDP Only	24	0				
40	Owner	1625 E Miffiin Street	The Colony- SIP (Amendment)					32	5
Sub Total (Reviewed Under Original Ordinance)				1,370	199	1,051	99	2,622	313
Projects Approved under the Revised Inclusionary Zoning Requirements, Adopted July 2006									
[12a]	Owner	702 N Midvale Blvd	Hilldale - The Heights (Phs 2)			238	36		
41	Owner	8102 Mid Town Road	Midtown Center - GDP ³	186	27				
42	45 Own, 2 Rent	2607 Monroe Street	2607 Monroe			47	7		
43	Owner	6500 Normandy Lane	Normandy Square			159	14		
44	Unknown	4802 Sheboygan Ave.	Hill Farms- GDP Only ⁴	350					
Sub Total (Reviewed Under New Ordinance)				536	27	444	57	0	0
Total Approvals				1,906	226	1,495	156	2,622	313

¹ Reflects only projects with GDP approval. Does not include any units that have obtained SIP approval.
² Approved projects likely not to be built.
³ Range provided, exact number to be determined with SIP submittal. 27 used as midpoint.
⁴ Specific figures to be provided at SIP Phase.

Total Units
GDP + SIP
6,023

IZ Units
GDP + SIP
695

Table 1B: Projects With Inclusionary Dwelling Units
Number of Units, Tenure, Approval Dates, Incentives, Construction Status

Project Number	Project Address	Project Name	Number IZ Units	Owner/Rental	Unit Type	Application Date	Approval Date	Base Density U/A	Approved Density U/A	Incentive Points	Revenue Offsets/ Incentives Sought	Revenue Offsets/ Incentives Granted	Construction Status
1	802 Williamson St	Renaissance Housing	6	Owner	M	3/24/2004	6/1/2004	38.0	90.0	2	None	Density Bonus	Completed
2	501 Commerce Dr	All Saints Senior Campus	14	Owner	M	3/24/2004	6/15/2004	21.8	22.8	2	None	Density Bonus	Under Construction
3	1817 Lake Point Dr	Lakepoint Condos	8	Owner	M	3/24/2004	6/15/2004	33.5	19.8	4	None	None	Under Construction
4	1624 S High Point Rd	Southern Ridge Plat	7	Owner	S/D	5/12/2004	8/3/2004	4.0	3.6	1	Expedited Review	Expedited Review	Under Construction
5	3701 Stonebridge Dr	Heather Glen Plat	22	Owner	S	6/22/2004	9/13/2004	21.8	6.5	2	Cash subsidy Park Fee & Park Dedication	None Available	Under Construction
6	513 Jacobson Ave	Starkweather Square Plat	2	Owner	S/D	6/23/2004	9/21/2004	38.0	10.1	2	Reduction	None	Approval null & void
[6a]	513 Jacobson Ave	Starkweather Square Plat	3	Rental	M	6/23/2004	9/21/2004	38.0	19.9	5	---	---	Approval null & void
7	615 Pleasant View Rd	Churchill Crossing	19	Rental	M	9/8/2004	12/14/2004	20.5	24.1	2	Density Bonus	Density Bonus	Not Started
8	509-333 W Washington	Capitol West - GDP	58	Owner	M	9/8/2004	12/14/2004	90.0	90.0	1	Parking Reduction, Cash Subsidy, Parking Permits, TIF, Partial IZ Waiver	TIF, Partial IZ Waiver	GDP Only
[8a]	309-333 W Washington Ave	Capitol West - Phase 1 SIP	16	Owner	M	3/23/2005	7/19/2005	90.0	90.0	1	Parking Reduction, Cash Subsidy, Parking Permits, TIF, Partial IZ Waiver	TIF, Partial IZ Waiver	Not Started
[8b]	33 S. Broom Street	Cap. West Broom St. Lofts- SIP	2	Owner	M	10/25/2005	1/17/2006	68.75	68.75	1	Parking Reduction, Cash Subsidy, Parking Permits, TIF, Partial IZ Waiver	TIF, Partial IZ Waiver	Completed
9	7213 Mineral Point Rd	Cardinal Glenn	23	Owner	S	10/13/2004	1/18/2005	12.0	8.5	3	Park Fee & Cash Subsidy	None Available	Under Construction
[9a]	302 Cross Oak Drive	CG - Lot 149 Townhouses	4	Owner	M	3/21/2007	6/5/2007	20.5	15.0	2	None	None	Not Started
10	7213 Mineral Point Rd	Cardinal Glen - MF - GDP	10	Rental	M	10/13/2004	1/18/2005	20.0	16.5	1	Park Fee & Cash Subsidy	None Available	GDP Only
11	9105 Valley View Rd	Linden Park Plat	40	Owner	S	11/10/2004	1/24/2005	4.0	8.2	1	Cash subsidy	Density Bonus	Under Construction
12	702 N Midvale Blvd	Hilldale Row Townhouses	6	Owner	M	11/10/2004	2/1/2005	38.0	29.4	2	None	None	Completed
[12a]	702 N Midvale Blvd	Hilldale - The Heights (Phs 2)	18	Rental	M	12/1/2004	2/15/2005	72.6*	230.0	2	None	Density Bonus, 2-story height bonus	Completed
13	409 W Gorham St	Equinox Student Housing	5	Owner	M	11/24/2004	2/22/2005	5.4	6.0	5	None	None	Completed
14	502-602 Troy Dr	Troy Gardens	47	Owner	M	12/29/2004	3/1/2005	38.0	68.6	2	Cash Subsidy, Expedited Review	No Subsidies Available, Density Bonus	Approval null & void
15	802 E Washington Ave	800 E Washington Ave - GDP	3	Owner	M	10/27/2004	3/15/2005	38.0	55.4	0	Partial IZ Waiver	Partial IZ Waiver, Density Bonus	Completed
16	1802 Monroe St	Monroe Commons	11	Owner	S/D	1/28/2005	5/3/2005	4.0	5.4	2	Park Fee & Park Dedication Reduction, Street Trees & Cash Subsidy	Density Bonus	Under Construction
[17a]	4949 Meinders Rd	Owl Creek Plat - SF & DPLX	8	Owner	M	1/26/2005	5/3/2005	4.0	12.3	0	---	Density Bonus	Under Construction
17	4949 Meinders Rd	Owl Creek Plat - MF	8	Owner	S	3/4/2005	5/3/2005	4.0	7.8	2	Park Fee & Park Dedication Reduction & Street Trees	Density Bonus	Roads & Utilities
18	9435 Valley View Rd	Pine Hill Farm Plat	5	Owner	S	3/9/2005	5/17/2005	4.0	4.2	2	Park Fee & Park Dedication Reduction, Cash Subsidy	Density Bonus	Under Construction
19	202-302 Rustic Drive	First Addition to Nelson's Addition to Rustic Acres	3	Owner	S	1/26/2005	5/17/2005	4.0	5.0	2	Park Fee & Park Dedication Reduction	Density Bonus	Under Construction
20	4610 Rustic Drive	Nelson's Add to Rustic Acres	6	Owner	D/M	1/26/2005	5/17/2005	16.0	11.7	0	---	---	Under Construction
[20a]	4610 Rustic Drive	Nelson's Add to Rustic Acres	5	Owner	S	3/9/2005	5/17/2005	4.0	5.5	2	Park Fee Reduction & Cash Subsidy	Density Bonus	Under Construction
21	9503 MidTown Rd	Hawk's Meadows Plat	5	Owner	M	4/27/2005	7/5/2005	21.8	16.7	2	None	None	Completed ??
22	9320 Old Sauk Rd	Blackhawk Lofts Condos	9	Owner	M	4/27/2005	7/5/2005	33.5	39.9	2	Density Bonus	Density Bonus	Not Started
23	1725 Waldorf Blvd	1725 Waldorf Condominiums	5	Owner	D	6/30/2005	9/19/2005	8	3.8	2	Density Bonus, Non-city provision of street tree planting, cash subsidy	Density Bonus, Non-city provision of street tree planting, cash subsidy	Completed
24	4601 & 4613 East Buckeye Road	Buckeye Meadows	25	Rental	M	7/12/2005	10/11/2005	72.6	72.1	2	Reduction in park fees, Eligibility for residential parking permits	Reduction in park fees, Eligibility for residential parking permits	Completed
25	731 State Street	Pres House GDP/SIP	4	Rental	M	9/7/2005	11/25/2005	3.8	154.32	2	Density Bonus	Density Bonus	Completed
26	202 N. Charter Street	Dayton Street Apartments - SIP	4	Owner	M	7/8/2005	11/29/2005	10.83	68.4	0	Density Bonus, IZ Waiver	Density Bonus, IZ Waiver	Completed
27	1835 Winnebago Street	Kennedy Point Condominiums- SIP	4	Owner	M	7/8/2005	11/29/2005	10.83	68.4	0	Density Bonus, IZ Waiver	Density Bonus, IZ Waiver	Completed

Project Number	Project Address	Project Name	Number IZ Units	Owner/Rental	Unit Type	Application Date	Approval Date	Base Density U/A	Approved Density U/A	Incentive Points	Revenue Offsets/Incentives Sought	Revenue Offsets/Incentives Granted	Construction Status
28	702 South Point Road	1000 Oaks - Veridian SF	29	Owner	S	9/21/2005	12/13/2005	6.0	6.8	1	Parkland Fee Reduction	Parkland Fee Reduction, Density Bonus	Not Started
[28a]	702 South Point Road	1000 Oaks - Veridian D/M	17	Owner	D/M	9/21/2005	12/13/2005	11.5	13.2	1	Parkland Fee Reduction	Parkland Fee Reduction, Density Bonus	Not Started
[28b]	702 South Point Road	1000 Oaks - Pellet R5 Rzg	1	Unknown	M	9/21/2005	12/13/2005	20.5	23.0	1	Parkland Fee Reduction	Parkland Fee Reduction, Density Bonus	Not Started
29	2525 East Washington Avenue	Union Corners GDP	68	Owner, Rental	M	10/26/2005	1/17/2006	19.25	30.48	---	None	Density Bonus	GDP Only
[29a]	2240, 2416, 2540, and 2507 Winnebago Street	Union Corners - SIP	19	Owner	M	8/23/2006	1/21/2007	19.25	45.9	0	Parkland Dedication Fee Reduction, Cash subsidy, Partial Waiver	Density Bonus, Partial Waiver, Cash Subsidy	Not Started
30	5901 Milwaukee Street	Second Addition to Grandview Commons- GDP	38	Owner, Rental	S/D/M	1/5/2006	4/3/2006	4.7	9.72	2	Parkland Dedication Fee Reduction, Density Bonus	Parkland Dedication Fee Reduction, Density Bonus	GDP Only
31	3540 Atwood Avenue	Park East Condominiums	0	Owner	M	8/2/2006	4/18/2006	36.6	48.8	0	Full Waiver, Density Bonus	Full Waiver, Density Bonus	Completed
32	3120-3160 Jeffy Trail	Hawks Creek (Single Family)	12	Owner	S	3/1/2006	5/16/2006	6	3.74	2	Density Bonus, Non-City provision of street tree planting, Cash subsidy	Non-City provision of street tree planting	Under Construction
[32a]	8201-13 Flagstone Drive	Mill Creek Townhomes	5	Owner	M	10/26/2006	2/5/2007	15	15	2	None	None	Under Construction
[32b]	2502 Jeffy Trail	Hawks Creek Garden Homes	5	Owner	M	5/23/2007	7/9/2007	14.5	5.6	2	None	None	Under Construction
33	1 University Square	University Square Redev.	0	Rental	M	1/11/2006	5/16/2006	38	102.9	0	Waiver	Full Waiver, Density Bonus	Under Construction
34	1135 Erin Street	Arboretum Cohousing GDP/SIP	6	Owner	M	3/22/2006	6/6/2006	10.88	19.39	4	Density Bonus, Cash Subsidy, Release of SF homes from dispersion requirements	Density Bonus, Cash Subsidy, Release of SF homes from dispersion requirements	Under Construction
35	505-555 S Midvale Blvd	Midvale Plaza Redevelopment- GDP/SIP	22	43 Own, 99 Rent	M	4/24/2006	7/18/2006	38	39.6	2	Cash Subsidy, Reduction in park development fees	Cash Subsidy, Reduction in park development fees	Phase 1 Under Construction
36	8201 Mayo Drive	Lot 90 Midtown Common- SIP	7	Owner	M	5/9/2006	8/17/2006	32.3	76.9	2	None	Density Bonus	Completed
37	9201 Mid Town Road	Hawks Ridge Apartments	0	Rental	M	5/24/2006	10/3/2006	20.5	32.9	0	Waiver, Parkland Development Fee Reductions, Density Bonus	Full Waiver, Density Bonus	Under Construction
[37a]	9201 Mid Town Road	Hawks Ridge Townhouses	2	Owner	M	5/24/2006	10/3/2006	20.5	12.1	2	Parkland Development Fee Reductions	None	Not Started
38	415-419 W. Dayton Street	Condominiums- GDP/SIP	1	Owner	M	6/21/2006	10/17/2006	72.6	66.2	0	Full Waiver	Partial Waiver	Completed
39	9401 Mid Town Rd.	Hawks Ridge- GDP/SIP	0	Owner	S/D	6/21/2006	9/17/2007	8.0	5.3	0	Density Bonus, Parkland Development Fee Reduction, Waiver	Full Waiver	Not Started
[39a]	9401 Mid Town Rd.	Hawks Ridge Multi Family- GDP Only	0	Owner	M	6/21/2006	9/17/2007	21.0	17.9	0	Waiver	Full Waiver	GDP Only
40	625 E Miffin Street	The Colony- SIP (Amendment)	5	Owner	M	6/20/2007	10/4/2007	38	45.8	2	Cash Subsidy	Density Bonus	Under Construction
Projects Approved Under the Revised Interim Zoning Ordinance - Adopted July 2006													
[12a]	702 N Midvale Blvd	Hilldale - The Heights (Phs 2)	36	Owner	M	10/11/2006	1/2/2007	38.0	39.4	N/A	Unit Exclusion	Unit Exclusion	Under Construction***
41	8102 Mid Town Road	Midtown Center - GDP*	27	Owner	M	2/5/2007	4/17/2007	26	45.4	N/A	Density Bonus	Density Bonus	GDP Only
42	2607 Monroe Street	2607 Monroe	7	45 Own, 2 Rent	M	2/7/2007	5/11/2007	27.8	44.8	N/A	Density Bonus	Density Bonus	Not Started
43	6500 Normandy Lane	Normandy Square	14	Owner	M	3/21/2007	7/17/2007	5.44	54.5	N/A	Parkland Dedication Fee Reduction, Non-City provision of street tree planting, Cash subsidy	Non-City provision of street tree planting, Cash subsidy, Density Bonus	Not Started
44	4802 Sheboygan Ave.	Hill Farms- GDP Only**	0	Unknown	M	5/9/2007	9/17/2007	38	< 38	N/A	Density Bonus	---	GDP Only

... Contained in GDPs (Land Use Approval Only)
 ... Contained in projects approved but not recorded
 ... Contained in projects approved for construction
 Total

226
142
327
695

S: Single-family Unit
D: Duplex Unit
M: Multi-family Unit

* Range provided, number to be determined with SIP submittal. 27 used as midpoint.
 ** Specific figures to be provided at SIP Phase
 *** Project revised since approval and now includes no residential units.

APPENDIX 2

**Table 2: IZ Exempt Residential Projects- Conditional Uses and Specific Implementation Plans
That are Part of Previously Approved General Development Plans
February 15, 2004 through December 31, 2007**

Conditional Use Projects				
	Address	Description	Owner/Rental/Mix	Units
1	4001-4013 Maple Grove Drive	four 4-unit buildings	Apts.	16
2	575 Fargo Drive	one 6-unit buildings	Condo	6
3	2802 Dryden Drive	one 34-unit buildings	Apts.	34
4	1802 Maple Crest Drive	19 buildings	Apts.	114
5	6418-6426 Maywick Drive	two 4-unit buildings	Condo	8
6	4629 Verona Road	four buildings	Apts.	104
7	2002 Jeffy Trail	two 27-unit buildings	Apts.	54
8	4659 Trichel Lane	two 12-unit buildings	Condo	24
9	4809 Freese Lane	nine 2-unit buildings	Condo	18
10	4104-4109 Maple Grove Drive	two 18-unit buildings	Condo	36
11	1513 Lake Point Drive	one mixed use building	Apts.	50
12	614 Bear Claw Way	one 8-unit building	Condo	8
13	626 Bear Claw Way	one 6-unit building	Condo	6
14	6326 Maywick Drive	18-unit and 22-unit buildings	Apts.	40
15	141 W. Gilman	addition of one unit to existing 8-unit building	Apts.	1
16	5309 Brody Drive	one 16-unit building	Condo	16
17	4226 Owl Creek Drive	one four-unit building	Condo	4
Subtotal				539

Inclusionary Zoning Ordinance Change- July 2006				
18	5002 Siggekow Road	56-unit PRD in five buildings	Apts.	56
19	2 Greenside Circle	166-unit PRD in 22 buildings	Condo	166
20	6001 Canyon Parkway	32 units in 16 buildings	Condo	32
21	6753 Raymond Road	one 8-unit building	Apts.	8
22	692 East Pass	one-4 unit building	Apts.	4
23	6026 Canyon Parkway	30 units in ten buildings	Apts.	30
24	602 Bear Claw Way	one 8-unit building	Condo	8
25	233 Langdon	one 20-unit building (conversion of fraternity house)	Apts.	20
Subtotal				324

SIP Projects				
26	6701 Fairhaven Road	PUD-SIP three buildings	Condo	66
27	7001 Reston Heights Drive	PUD-SIP duplex - one family unit	24 single-family, 36 apartments	60
28	1921 Atwood Avenue	PUD-SIP two buildings	Apts.	89
29	528-558 Apollo Way	PUD-SIP one building	Condo	16
30	5801 Gemini Drive	PUD-SIP two buildings	Apts.	69
31	4008 Felland Road	PUD-SIP fifteen buildings	Apts.	306
32	734 Jupiter Drive	PUD-SIP one building	Apts.	51
33	302 East Hill Parkway	PUD-SIP four buildings	Condo	48
34	333 West Mifflin Street	PUD-SIP one building	Condo	164
35	8301 Mayo Drive	PUD-SIP one building	Condo	30
36	1702 Waldorf Drive	PUD-SIP two 5-unit buildings	Condo	10
37	401 Pleasant View Road	PUD-SIP duplex units	Condo	49
38	5817-5818 Gemini Drive	PUD-SIP two buildings	Condo	23
Subtotal				980

Inclusionary Zoning Ordinance Change- July 2006				
39	6001 Kilpatrick Lane	PUD-SIP 10 townhouse units	Condo	10
40	301 Livingston Street	PUD-SIP 39 units in mixed use building	Apts.	39
41	301 South Ingersoll Street	PUD-SIP 76-unit	Apts.	76
42	437-439 West Mifflin	PUD-SIP 8-unit	Apts.	8
43	1610 Gilson Street	PUD-SIP 13-units in mixed use building	Apts.	13
44	8210 Highview Drive	PUD-SIP 58-unit assisted living units	Apts.	58
45	6809 Milwaukee Street	PUD-SIP 34 units in four buildings	Apts.	34
46	6506 Old Sauk Road	PUD-SIP 9-units	Condo	9
47	610 Hercules Trail	PUD-SIP 36-units in 8 buildings	Apts and Condos*	36
48	1507 Burning Wood Way	PUD-SIP 3-duplex buildings	Condos	6
49	810 Jupiter Drive	PUD-SIP 24-unit building	Condos	24
50	6733 Fairhaven Drive	PUD-SIP 12 unit-townhouse	Condos	12
51	719 Jupiter Drive	Assisted Living Units	Apts. and Condos	119
52	639 Pleasant View Road	124-unit building	Apts.	124
53	22 East Dayton Street	PUD-SIP 48-unit building	Apts.	48
54	1815 University Avenue	PUD-SIP 64-unit building	Apts.	64
Subtotal				680

Conditional Use Total (Units)	863
SIP Total (Units)	1,660
Grand Total (Units)	2,523

* Final Breakdown of Owner/Renter TBA

TABLE 4 Residential Dwelling Units Added Based on Building Permits Issued - 1990 thru 2006
By City of Madison, Remainder of Dane County, and Dane County

SINGLE-FAMILY HOUSING UNITS

Jurisdiction	Dwelling Units Based on Building Permits Issued By Year																	1990-2006	
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004 (a.)	2005	2006	1990-2006 Total	1990-2006 Annual Average
City of Madison	449	453	539	523	387	352	442	359	401	547	633	824	912	840	695	586	389	9,331	549
% of Total	28.7%	27.7%	25.4%	24.4%	21.9%	24.8%	26.3%	23.6%	22.0%	28.1%	31.2%	36.0%	37.2%	33.5%	29.5%	26.1%	28.2%	28.4%	
Remainder of Dane County	1,118	1,181	1,585	1,617	1,380	1,066	1,241	1,163	1,425	1,398	1,397	1,464	1,538	1,665	1,664	1,655	988	23,545	1,385
% of Total	71.3%	72.3%	74.6%	75.6%	78.1%	75.2%	73.7%	76.4%	78.0%	71.9%	68.8%	64.0%	62.8%	66.5%	70.5%	73.9%	71.8%	71.6%	
Dane County Total	1,567	1,634	2,124	2,140	1,767	1,418	1,683	1,522	1,826	1,945	2,030	2,288	2,450	2,505	2,359	2,241	1,377	32,876	1,934
% of Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

TWO-FAMILY HOUSING UNITS

Jurisdiction	Dwelling Units Based on Building Permits Issued By Year																	1990-2006	
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004 (a.)	2005	2006	1990-2006 Total	1990-2006 Annual Average
City of Madison	54	42	90	86	74	80	54	34	40	30	34	26	28	48	24	22	46	812	48
% of Total	25.7%	20.4%	34.6%	31.2%	23.9%	29.9%	19.4%	13.8%	16.9%	10.5%	20.5%	15.9%	11.5%	16.8%	8.3%	7.5%	19.5%	19.1%	
Remainder of Dane County	156	164	170	190	236	188	224	212	196	256	132	138	216	238	266	270	190	3,442	202
% of Total	74.3%	79.6%	65.4%	68.8%	76.1%	70.1%	80.6%	86.2%	83.1%	89.5%	79.5%	84.1%	88.5%	83.2%	91.7%	92.5%	80.5%	80.9%	
Dane County Total	210	206	260	276	310	268	278	246	236	286	166	164	244	286	290	292	236	4,254	250
% of Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

MULTI-FAMILY HOUSING UNITS (Three or more)

Jurisdiction	Dwelling Units Based on Building Permits Issued By Year																	1990-2006	
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004 (a.)	2005	2006	1990-2006 Total	1990-2006 Annual Average
City of Madison	622	459	572	1,104	1,058	976	519	658	932	866	1,111	1,640	1,087	1,792	1,257	1,447	955	17,055	1,003
% of Total	59.8%	46.0%	61.6%	67.3%	63.8%	55.8%	47.3%	49.4%	55.5%	47.8%	56.5%	70.6%	58.4%	67.2%	60.1%	67.2%	58.4%	59.6%	
Remainder of Dane County	418	538	357	536	600	773	579	673	747	944	856	682	775	875	836	705	681	11,575	681
% of Total	40.2%	54.0%	38.4%	32.7%	36.2%	44.2%	52.7%	50.6%	44.5%	52.2%	43.5%	29.4%	41.6%	32.8%	39.9%	32.8%	41.6%	40.4%	
Dane County Total	1,040	997	929	1,640	1,658	1,749	1,098	1,331	1,679	1,810	1,967	2,322	1,862	2,667	2,093	2,152	1,636	28,630	1,684
% of Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

TOTAL HOUSING UNITS

Jurisdiction	Dwelling Units Based on Building Permits Issued By Year																	1990-2006	
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004 (a.)	2005	2006	1990-2006 Total	1990-2006 Annual Average
City of Madison	1,125	954	1,201	1,713	1,519	1,408	1,015	1,051	1,373	1,443	1,778	2,490	2,027	2,680	1,976	2,055	1,390	27,198	1,600
% of Total	39.9%	33.6%	36.3%	42.2%	40.7%	41.0%	33.2%	33.9%	36.7%	35.7%	42.7%	52.2%	44.5%	49.1%	41.7%	43.9%	42.8%	41.4%	
Remainder of Dane County	1,692	1,883	2,112	2,343	2,216	2,027	2,044	2,048	2,368	2,598	2,385	2,284	2,529	2,778	2,766	2,630	1,859	38,562	2,268
% of Total	60.1%	66.4%	63.7%	57.8%	59.3%	59.0%	66.8%	66.1%	63.3%	64.3%	57.3%	47.8%	55.5%	50.9%	58.3%	56.1%	57.2%	58.6%	
Dane County Total	2,817	2,837	3,313	4,056	3,735	3,435	3,059	3,099	3,741	4,041	4,163	4,774	4,556	5,458	4,742	4,685	3,249	65,760	3,868
% of Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

Prepared By: City of Madison, Department of Planning and Development, Planning Unit, dal, 11/16/05, revised 1/9/06, revised 12/17/2007

Data Source:

- (1.) City of Madison, Dept. of Planning and Development, Building Inspection, Annual Summary of Building Permits Issues, 1990 - 2004
- (2.) Dane County Regional Planning Commission; 1997 Regional Trends Tables 29 & 30 for 1990
Dane County Regional Planning Commission, 2000 and 2001 Regional Trends, Tables 28 and 29 for years 19991 thru 2001
Dane County Planning Department, Draft 2006 Trends, Tables 28 and 29 for years 2002 thru 2006

(3.) Sum of Dwelling Units Added for City of Madison and Remainder of Dane County as reflected in table.

Notes:

(a.) Inclusionary Zoning Ordinance adopted January 21, 2004.

TABLE 5 Number of Parcels Created - 1992 thru 2006
By City of Madison, Remainder of Dane County, and Dane County

PARCELS CREATED BY SUBDIVISION

Jurisdiction	Number of Parcels Created By Subdivision By Year															1992-2006	
	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004 (a.)	2005	2006	1992-2006 Total	1992-2006 Annual Average
City of Madison	720	325	1,026	579	185	525	1,343	900	882	509	837	1,078	854	893	693	11,349	757
% of Total	39.3%	17.3%	33.9%	27.3%	9.8%	38.7%	48.4%	39.7%	39.6%	38.0%	36.5%	27.9%	31.5%	27.1%	36.1%	32.6%	
Remainder of Dane County	1,111	1,559	2,004	1,544	1,709	833	1,430	1,365	1,344	832	1,458	2,779	1,858	2,402	1,225	23,453	1,564
% of Total	60.7%	82.7%	66.1%	72.7%	90.2%	61.3%	51.6%	60.3%	60.4%	62.0%	63.5%	72.1%	68.5%	72.9%	63.9%	67.4%	
Dane County Total	1,831	1,884	3,030	2,123	1,894	1,358	2,773	2,265	2,226	1,341	2,295	3,857	2,712	3,295	1,918	34,802	2,320
% of Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

PARCELS CREATED BY CERTIFIED SURVEY

Jurisdiction	Number of Parcels Created By Certified Survey By Year															1992-2006	
	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004 (a.)	2005	2006	1992-2006 Total	1992-2006 Annual Average
City of Madison	6	56	56	61	38	52	48	61	50	48	69	45	78	88	105	861	57
% of Total	1.0%	8.7%	8.7%	9.6%	5.8%	9.7%	7.2%	8.7%	7.9%	7.3%	10.1%	7.2%	12.2%	12.5%	16.5%	8.9%	
Remainder of Dane County	575	586	585	577	622	486	616	640	581	613	611	578	559	617	530	8,776	585
% of Total	99.0%	91.3%	91.3%	90.4%	94.2%	90.3%	92.8%	91.3%	92.1%	92.7%	89.9%	92.8%	87.8%	87.5%	83.5%	91.1%	
Dane County Total	581	642	641	638	660	538	664	701	631	661	680	623	637	705	635	9,637	642
% of Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

TOTAL PARCELS CREATED

Jurisdiction	Total Number of Number of Parcels Created By Year															1992-2006	
	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004 (a.)	2005	2006	1992-2006 Total	1992-2006 Annual Average
City of Madison	726	381	1,082	640	223	577	1,391	961	932	557	906	1,123	932	981	798	12,210	814
% of Total	30.1%	15.1%	29.5%	23.2%	8.7%	30.4%	40.5%	32.4%	32.6%	27.8%	30.5%	25.1%	27.8%	24.5%	31.3%	27.5%	
Remainder of Dane County	1,686	2,145	2,589	2,121	2,331	1,319	2,046	2,005	1,925	1,445	2,069	3,357	2,417	3,019	1,755	32,229	2,149
% of Total	69.9%	84.9%	70.5%	76.8%	91.3%	69.6%	59.5%	67.6%	67.4%	72.2%	69.5%	74.9%	72.2%	75.5%	68.7%	72.5%	
Dane County Total	2,412	2,526	3,671	2,761	2,554	1,896	3,437	2,966	2,857	2,002	2,975	4,480	3,349	4,000	2,553	44,439	2,963
% of Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

Prepared By: City of Madison, Department of Planning and Development, Planning Unit, dal, 11/16/05, revised 1/9/06

Data Source:

- (1.) Dane County Regional Planning Commission; 1997 Regional Trends Tables 27 & 28 for 1992
Dane County Regional Planning Commission, 2000 and 2001 Regional Trends, Tables 26 and 27 for years 1993 thru 1998
Dane County Planning Department, Draft 2006 Trends, Table 27 for years 1999 thru 2006
- (2.) Sum of Parcels Created for City of Madison and Remainder of Dane County as reflected in table.

Notes:

- (a.) Inclusionary Zoning Ordinance adopted January 21, 2004.

APPENDIX 3

**Table 6: City of Madison
Zoning of Undeveloped/Vacant Parcels**

Allow Residential Development

Zoning Type	1999		2000		2001		2002		2003		2004		2005		2006		July 2007	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
Residential*	1,020.16	43.88%	1,409.86	53.62%	1,258.10	52.29%	1,152.08	50.77%	1,154.27	49.69%	1,078.88	44.11%	784.11	40.23%	1,081.19	53.60%	963.99	52.66%
PUD / PCD**	923.86	39.74%	900.05	34.23%	850.40	35.34%	848.35	37.39%	890.40	38.33%	1,077.17	44.04%	893.87	45.86%	688.18	34.12%	626.78	34.24%
Commercial (C1, C2, C3 and C4)	378.89	16.30%	316.69	12.05%	295.08	12.26%	266.54	11.75%	276.54	11.91%	288.39	11.79%	260.75	13.38%	234.57	11.63%	226.61	12.38%
Office Residential (O1, O2 and OR)	2.05	0.09%	2.53	0.10%	2.52	0.10%	2.09	0.09%	1.61	0.07%	1.61	0.07%	10.22	0.52%	13.24	0.66%	13.24	0.72%
Sub-Total	2,324.96	100.00%	2,629.14	100.00%	2,406.11	100.00%	2,269.06	100.00%	2,322.82	100.00%	2,446.06	100.00%	1,948.95	100.00%	2,017.17	100.00%	1,830.62	100.00%

Does Not Allow Residential Development

Zoning Type	1999		2000		2001		2002		2003		2004		2005		2006		July 2007	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
Agriculture (A)	3,098.99	55.05%	2,858.25	55.98%	2,826.00	57.25%	4,203.15	67.03%	4,341.34	66.93%	3,594.35	63.16%	2,428.27	57.40%	2,108.15	54.55%	2,288.22	57.31%
Service / Distribution (C3L)	102.47	1.82%	104.58	2.05%	96.21	1.95%	93.31	1.49%	98.81	1.52%	105.60	1.86%	66.79	1.58%	59.97	1.55%	55.39	1.39%
Office Non-Residential (O3, O4 and RPSM)	790.69	14.05%	719.46	14.09%	683.45	13.85%	630.93	10.06%	604.34	9.32%	583.94	10.26%	550.64	13.02%	529.69	13.71%	543.93	13.62%
Manufacturing (M1, M2 and SM)	1,637.04	29.08%	1,423.16	27.88%	1,330.64	26.96%	1,343.49	21.42%	1,442.28	22.23%	1,407.42	24.73%	1,184.49	28.00%	1,167.12	30.20%	1,104.88	27.67%
Sub-Total	5,629.18	100.00%	5,105.45	100.00%	4,936.31	100.00%	6,270.88	100.00%	6,486.77	100.00%	5,691.31	100.00%	4,230.19	100.00%	3,864.93	100.00%	3,992.42	100.00%




Total	7,954.14		7,734.59		7,342.42		8,539.94		8,809.59		8,137.36		6,179.14		5,882.10		5,823.04	
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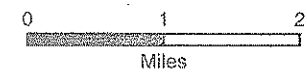
* Includes all parcels at or above 2 acres with single family land use.

(2006 = 427.59 Acres with landuse code 1110 but over two acres in size, 2007 = 371.04 Acres with landuse code 1110 but over two acres in size)

** Includes all PUD's, a few are for commercial or non-residential use.

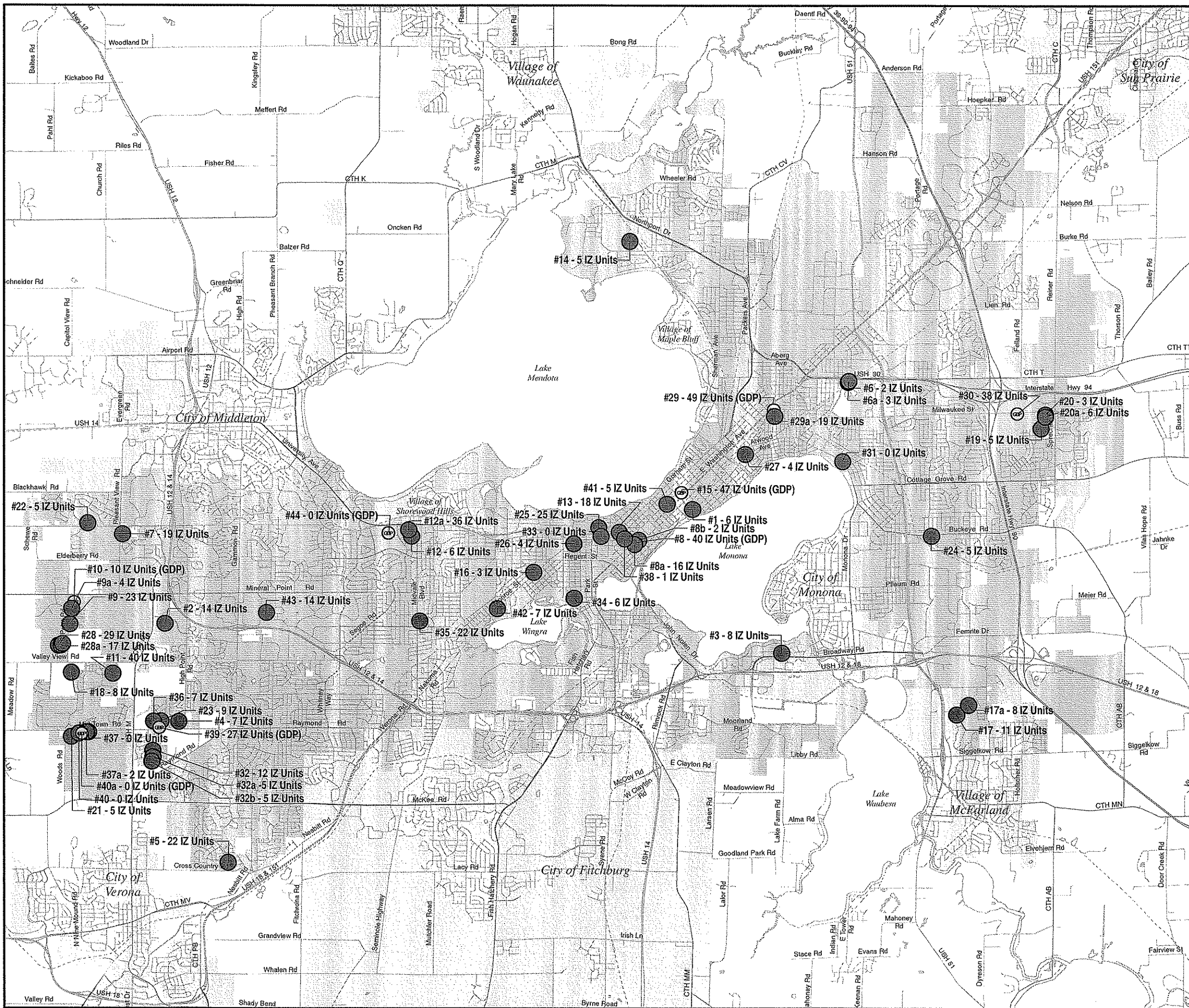
Map 1 Approved Residential Project Locations February 2004 - December 2007

-  Approved IZ Projects
-  Approved GDP only
(IZ #'s may change)
- #** Project Number and
Number of IZ Units Approved
-  City of Madison Boundaries



IZ Projects

Map No.	Name	Address	Units Total	IZ Units
1	Renaissance/Williamson Place Phase II	802-808 Williamson St	36	6
2	Catholic charities - All Saints Senior Campus	501 Commerce Dr / Wats Rd	108	14
3	Lakepoint Condos PUD	1817 Lake Point Dr	50	8
4	Southern Ridge Plat	1624 S High Point Rd	46	7
5	Heather Glen (Cross County)	3701 Stonebridge Dr	144	22
6	Starkweather Square Plat	513 Jacobson Ave	11	2
6a	Starkweather Square Plat	513 Jacobson Ave	20	3
7	Churchill Crossing PUD	615 Pleasant View Rd	124	19
8a	Capitol West Phase I SIP	309-333 W Washington Ave	159	16
8b	Capitol West Broom Street Lots - SIP	33 S Broom St	23	2
9	Cardinal Glenn / aka Liberty Station Plat	7213 Mineral Point Rd	154	23
9a	Cardinal Glenn - Lot 149 Townhouses	302 Cross Oak Dr	24	4
11	Linden Park Plat	9105 Valley View Rd	261	40
12	Hilldale Row Townhouses	702 N Midvale Blvd	40	6
12a	Hilldale - The Heights Phase II	702 N Midvale Blvd	238	36
13	Equinox Student Housing	409 W Gorham St	115	18
14	Troy Gardens	502-602 Troy Dr	30	5
16	Monroe Commons	1802 Monroe St	51	3
17	Owl Creek Plat - SF & Duplex	4949 Meinders Rd	99	11
17a	Owl Creek Plat - MF	4949 Meinders Rd	16	8
18	Pine Hill Farms Plat	9435 Valley View Rd	75	8
19	1st Addn to Nelson's Addn to Rustic Acres	202 & 302 Rustic Dr	32	5
20	Nelson's Addn to Rustic Acres	4610 Rustic Dr	18	3
20a	Nelson's Addn to Rustic Acres	4610 Rustic Dr	12	6
21	Hawk's Meadows Plat	9503 Midtown Rd	33	5
22	Blackhawk Lofts Condos	9320 Old Sauk Road	30	5
23	1725 Waldorf Condos	1725 Waldorf Blvd	60	9
24	Buckeye Meadows	4601 & 4613 East Buckeye Rd	33	5
25	Press House GDP/SIP	731 Slate St	44	25
26	Dayton Street Apts - SIP	202 N Charter St	25	4
27	Kennedy Point Condos - SIP	1835 Winnebago St	42	4
28	1000 Oaks - Veridian SF	702 South Point Rd	274	29
28a	1000 Oaks - Veridian Duplex/MF	702 South Point Rd	30	17
28b	1000 Oaks - Pellet R5 Rz	702 South Point Rd	390	1
29a	Union Corners - SIP	2340, 2416, 2540 & 2507 Winnebago St	142	19
31	Park East Condos	3540 Atwood Ave	16	0
32	Hawk's Creek - SF	3120-3160 Jeffy Trail	76	12
32a	Mill Creek Townhomes	8201-13 Flagstone Dr	40	5
32b	Hawk's Creek Garden Homes	2502 Jeffy Trail	30	5
33	University Square Redevelopment	1 University Square	350	0
34	Arboretum Cohousing GDP/SIP	1135 Erin St	41	6
35	Midvale Plaza Redevelopment GDP/SIP	505-555 S Midvale Blvd	142	22
36	Lot 90 Midtown Commons - SIP	8201 Mayo Dr	44	7
37	Hawk's Ridge Apartments	9201 Midtown Rd	156	0
37a	Hawk's Ridge Townhouses	9201 Midtown Rd	20	2
38	Condominiums GDP/SIP	415-419 W Dayton St	20	1
40	Hawk's Ridge - GDP/SIP	9401 Midtown Rd	24	0
41	The Colony - SIP	625 E Millin St	32	5
42	2607 Monroe	2607 Monroe St	45	7
43	Normandy Square	6500 Normandy Ln	159	14
SUBTOTAL			4214	484
GDP APPROVAL				
8	Capitol West GDP	309-333 W Washington Ave	218	40
10	Cardinal Glenn MF - GDP	7213 Mineral Point Rd	60	10
15	Don Miller/ Gary Gorman GDP	802 East Washington Ave	309	47
29	Union Corners - GDP	2525 E Washington Ave	308	49
30	2nd Addn to Grandview Commons - GDP	5901 Milwaukee St	352	38
39	Midtown Center - GDP	8102 Midtown Rd	186	27
40a	Hawk's Ridge Multifamily - GDP only	9401 Midtown Rd	24	0
44	Hill Farms - GDP only	4802 Sheboygan Ave	350	0
SUBTOTAL			1972	234
GRAND TOTAL			6021	685



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Map 2 Exempt Residential Project Locations February 2004 - December 2007

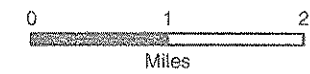
Projects Exempt from IZ

- Conditional Use Approval
- SIP Rezoning Approval

(Residential Projects - Conditional Use, Planned Residential Developments and Specific Implementation Plans that were part of previously approved General Development Plans - February 2004 - December 2007)

Project Number

City of Madison Boundaries



Projects Exempt From IZ

Conditional Use ●			
Map No.	Address	Description	Units Total
1	4001-4013 Maple Grove Drive	4 - 4 unit buildings	16
2	575 Fargo Dr	1 - 6 unit building	6
3	2802 Dryden Dr	1 - 34 unit building	34
4	1802 Maplecrest Dr	19 buildings	114
5	6418-6426 Maywick Dr	2 - 4 unit buildings	8
6	4629 Verona Rd	4 buildings	104
7	2002 Jelly Trail	2 - 27 unit buildings	54
8	4658 Trichel Lane	2 - 12 unit buildings	24
9	4809 Freese Lane	9 - 2 unit buildings	18
10	4104-4109 Maple Grove Dr	2 - 18 unit buildings	36
11	1513 Lake Point Dr	1 mixed use building	50
12	614 Bear Claw Way	1 - 8 unit building	8
13	626 Bear Claw Way	1 - 6 unit building	6
14	6326 Maywick Dr	1 - 18 unit building & 1 - 24 unit building	40
15	141 W Gilman St	addn of 1 unit to existing 8 unit building	1
16	5309 Brody Dr	1 - 16 unit building	16
17	4226 Owl Creek Dr	1 - 4 unit building	4
18	5002 Siggelkow Rd	56 unit PRD in 5 buildings	56
19	2 Greenside Circle	166 unit PRD in 22 buildings	166
20	6001 Canyon Parkway	32 units in 16 buildings	32
21	6753 Raymond Rd	1 - 8 unit building	8
22	6921 East Pass	1 - 4 unit building	4
23	6026 Canyon Parkway	30 units in 10 buildings	30
24	602 Bear Claw Way	1 - 8 unit building	8
25	233 Langdon	1 - 20 unit building (conversion of frat house)	20
Conditional Use SUBTOTAL			863
SIP ●			
Map No.	SIP Address	Description	Units Total
26	6701 Fairhaven Rd	PUD-SIP 3 buildings	65
27	7001 Reston Heights Dr	PUD-SIP 24 SF & 36 apts	60
28	1921 Atwood Ave	PUD-SIP 2 buildings	89
29	528-558 Apollo Way	PUD-SIP 1 building	16
30	5801 Gemini Dr	PUD-SIP 2 buildings	69
31	4008 Felland Rd	PUD-SIP 15 buildings	306
32	734 Jupiter Dr	PUD-SIP 1 building	51
33	302 East Hill Parkway	PUD-SIP 4 buildings	48
34	333 W Millin St	PUD-SIP 1 building	164
35	8301 Mayo Dr	PUD-SIP 1 building	30
36	1702 Waldorf Dr	PUD-SIP 2 - 5 unit buildings	10
37	401 Pleasant View Rd	PUD-SIP Duplex Units	49
38 & 38a	5817-5818 Gemini Dr	PUD-SIP 2 buildings	23
39	6001 Kipalrick Ln	PUD-SIP 10 Townhouse units	10
40	301 Livingston St	PUD-SIP 39 units in mixed use building	39
41	301 S Ingersoll St	PUD-SIP 76 unit building	76
42	437-439 W Millin St	PUD-SIP 8 unit building	8
43	1610 Glison St	PUD-SIP 13 units in mixed use building	13
44	8210 Highview Dr	PUD-SIP 58 unit assisted living units	58
45	6809 Milwaukee St	PUD-SIP 34 units in 4 buildings	34
46	6506 Old Sauk Rd	PUD-SIP 9 units	9
47	610 Hercules Trail	PUD-SIP 36 units in 8 buildings	36
48	1507 Burning Wood Way	PUD-SIP 3 duplex buildings	6
49	810 Jupiter Dr	PUD-SIP 24 unit building	24
50	6733 Fairhaven Dr	PUD-SIP 12 unit townhouse	12
51	719 Jupiter Dr	PUD-SIP 61 Condominium Units-58 Apt & Assisted Living Units	119
52	639 Pleasant View Rd	PUD-SIP 124 unit building	124
53	22 E Dayton St	PUD-SIP 48 unit building	48
54	1815 University Ave	PUD-SIP 64 unit building	64
SIP SUBTOTAL			1,660
GRAND TOTAL			2,523

