

# Zoning Code Changes to Support Additional Housing

Residential Densities & Conditional Use Thresholds

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MARCH 30, 2021 COMMON COUNCIL MEETING

# Introduction & Policy Context

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# CITY OF MADISON Comprehensive Plan



Imagine Madison  
People Powered Planning

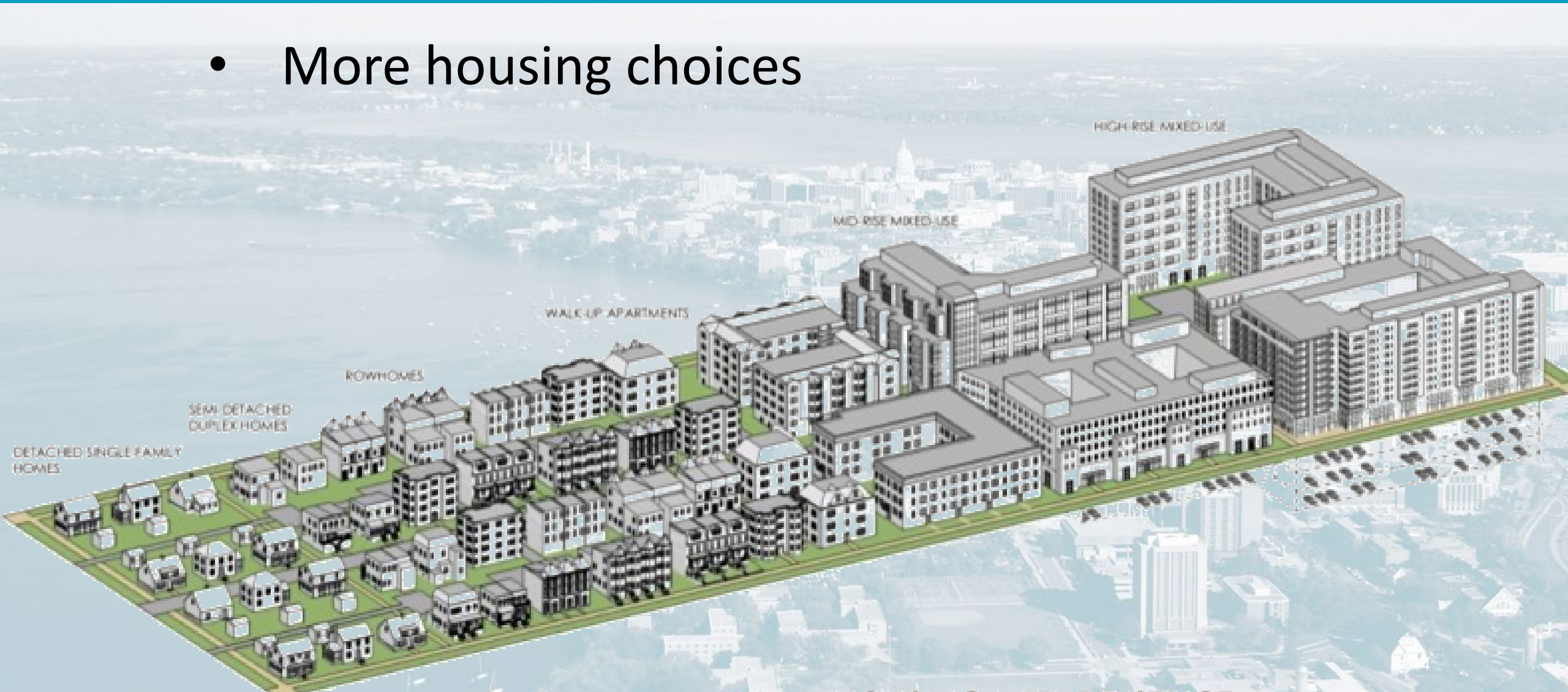


<https://plan.imaginemadisonwi.com/>

# WHAT WE HEARD

## -NEIGHBORHOODS & HOUSING-

- More housing choices



# WHAT WE HEARD

## -NEIGHBORHOODS & HOUSING-

### Phase Two Community Feedback Summaries : Imagine Madison Strategies

July 28, 2017 DRAFT  
for Plan Commission Review

### RESJI Analysis led City to support 12 Resident Panels throughout Public Engagement

- Black
- Latinx
- Hmong
- Ho-Chunk Nation
- Transgender
- Formerly Incarcerated
- People Experiencing Homelessness
- Seniors
- Youth



Imagine Madison  
People Powered Planning  
[www.imaginemadisonwi.com](http://www.imaginemadisonwi.com)

# WHAT WE HEARD

## -NEIGHBORHOODS & HOUSING-



**Goal:** Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.

**Goal:** Madison will have a full range of quality and affordable housing opportunities throughout the City.

#	Strategy	Votes			Total
		CM	Web	RP	
1	Ensure that there is a sufficient supply of rental housing to reduce housing costs and provide more choices.	32	20	70	122
2	Develop a wider mix of housing types, sizes, tenures and costs (e.g. affordable housing units, multifamily buildings, single-family homes of various sizes, and others) in all new neighborhoods.	28	44	44	116
3	Integrate affordable housing into neighborhoods and corridors that have access to transit, schools, parks, libraries, neighborhood centers, and other amenities needed for daily living.	46	44	55	155
4	Allow seniors to age in place by providing affordable housing options that are integrated into the community.	22	33	57	112
5	Provide housing options with supportive services for our most vulnerable residents.	18	23	42	83
6	Create complete neighborhoods where residents have access to transit, schools, parks, libraries, neighborhood centers, and other amenities needed for daily living.	57	43	34	134
7	Coordinate with school districts to plan for compact community schools that fit within the neighborhood and support students, families, and other neighborhood residents.	15	15	39	69
8	Support diverse food production options in all neighborhoods through community gardens and edible landscapes on public land, appropriate animals (chickens, bees), rooftop & marketing gardening.	31	35	34	100
9	Foster diverse food retail, meal programs, pantries & self-provisioning (gardens, gleaning) to ensure healthy, dignified, culturally appropriate food access in all neighborhoods.	25	36	45	106
10	Increase community safety and wellbeing through improved relations between residents and police officers.	22	20	50	92
11	Provide neighborhood facilities that bring people of diverse backgrounds together and strengthen social connections.	25	27	39	91

### #1 Draft Strategy Prioritized by Resident Panels:

*“Ensure that there is a sufficient supply of rental housing to reduce housing costs and provide more choices.”*

Key: CM – Community Meeting Feedback; Web – Website Feedback; RP – Resident Panel Feedback

Low support  High support

Within each type of feedback (Community Meetings, Web, and Resident Panels), the count of votes is displayed as a different color from low to high, helping to visually rank support for each strategy within each feedback method. This gradient is meant as a summarization tool only, and is not meant for statistical analysis.

# COMPREHENSIVE PLAN RECOMMENDATIONS -NEIGHBORHOODS & HOUSING-



**GOAL:** Madison will have a full range of quality and affordable housing opportunities throughout the city.



# COMPREHENSIVE PLAN RECOMMENDATIONS

## -NEIGHBORHOODS & HOUSING-



**GOAL:** Madison will have a full range of quality and affordable housing opportunities throughout the city.

### *Funding Efforts*

- Affordable Housing Fund
- Homeownership Assistance
- Land-banking

### *Zoning Efforts*

- Housing Cooperatives, ADUs
- New RMX Zoning District
- Conditional Use Thresholds
- Density Adjustments



# COMPREHENSIVE PLAN RECOMMENDATIONS

## -NEIGHBORHOODS & HOUSING-



**GOAL:** Madison will have a full range of quality and affordable housing opportunities throughout the city.



**Strategy 2:** Support development of a wider mix of housing types, sizes, and costs throughout the city.



**Actions** relate to: “Missing Middle” housing, life-cycle housing, variety of ownership and occupancy structures

# COMPREHENSIVE PLAN RECOMMENDATIONS


## -NEIGHBORHOODS & HOUSING-



**GOAL:** Madison will have a full range of quality and affordable housing opportunities throughout the city.



**Strategy 3:** Increase the amount of available housing.



**Action B:** Explore adjustments to the # dwelling units, building size, and height thresholds between permitted & conditional uses to increase the allowable density for residential buildings in mixed-use & select residential zoning districts

# 2021 COMPREHENSIVE PLAN PROGRESS UPDATE

## -NEIGHBORHOODS & HOUSING-

### Neighborhoods and Housing

**Goal:** Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.  
**Goal:** Madison will have a full range of quality and affordable housing opportunities throughout the City.

Strategies and Actions	Lead Agencies	Status
<b>Strategy 1: Create complete neighborhoods across the city where residents have access to transportation options and resources needed for daily living.</b>		
a. Plan for and facilitate mixed-use neighborhood centers featuring shops, services, employment, and a mix of housing types within and near single-use neighborhoods as identified in the Growth Priority Areas map.	Planning	Ongoing
b. Plan for complete neighborhoods in developing areas on the city's periphery to avoid the need to retrofit them in the future.	Planning	Ongoing
c. Support the integration of a mix of housing types and neighborhood amenities near existing transit corridors and shared use paths.	Planning	Ongoing
d. Ensure that existing and future neighborhoods are well served by transit, shared use paths, and sidewalks.	Planning, Metro, Traffic Engr	Ongoing
<b>Strategy 2: Support development of a wider mix of housing types, sizes, and costs throughout the city.</b>		
a. Include "Missing Middle" housing types within detailed sub-area plans.	Planning	Ongoing
b. Encourage provision of life cycle housing choices by supporting lower priced or lower maintenance accessible housing options integrated into places with convenient transportation options.	Comm Dev	Ongoing
c. Continue to enable and encourage a variety of ownership and occupancy structures including co-housing, condominiums, and owner-occupied rentals.	Planning, Zoning	In progress

Other recommendations on-going or in progress

Recommendations related to this ordinance amendment

<b>Strategy 3: Increase the amount of available housing.</b>		
a. Support substantial new housing opportunities by prioritizing planning efforts to transition underutilized, automobile-dominated commercial areas into complete neighborhoods and mixed-use Activity Centers.	Planning	In progress
b. Explore adjustments to the number of dwelling units, building size, and height thresholds between permitted and conditional uses to increase the allowable density for residential buildings in mixed-use zoning districts and select residential zoning districts.	Planning, Zoning	In progress
c. Take a proactive approach to finding and marketing housing development opportunities to development partners.	Comm Dev	In progress
d. Explore the widespread replacement of residential density maximums with building height maximums outside of the downtown area.	Planning, Zoning	Not started
<b>Strategy 4: Integrate lower priced housing, including subsidized housing, into complete neighborhoods.</b>		
a. Support the distribution of affordable housing throughout the city.	Comm Dev, Planning	Ongoing
b. Explore how TIF could be better utilized to fund affordable housing.	Comm Dev, Econ Dev	Ongoing
c. Continue allocating money to the City's Affordable Housing Fund.	Comm Dev	Ongoing
d. Continue to pursue a variety of county, state, and federal funding and public-private partnerships to support the development of affordable housing.	Comm Dev	Ongoing
e. Support and partner with non-profit organizations to preserve affordable housing for the	Comm Dev,	Ongoing

# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

CITY OF MADISON

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING  
CHOICE

ADOPTED OCTOBER 1, 2019

- Adopted October, 2019
- Prepared by Community Development Division
- RESJI Analysis completed by staff and community members

# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

CITY OF MADISON

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING  
CHOICE

ADOPTED OCTOBER 1, 2019

## RESJI Analysis Finding

***“Those who have always benefited will continue to benefit the most, including homeowners through increased property values.”***

***Low-income renters benefit because as more luxury units are delivered, affluent renters do not need to rent modest rent units because they have more options.”***

# PROGRESS - ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Due to the nature of Impediments to Fair Housing Choice, goals and actions to alleviate impediments often encompass several "impediment areas," each action impacting groups and individuals by social position, identity, history, etc. For this reason, goals and actions are listed by implementation type, along with different impediment areas they address. Please see pp. 1-2 in the 2018/19 Analysis of Impediments to Fair Housing Choice for a list of identified impediments. Items shaded green in the table below are deemed to be the highest priority because of their potential to have a high impact in the City's housing market, and the strategies have been determined to be highly feasible to implement.

Goals and Actions	Impediment Area	Division
<b>1. Development and Plan Actions</b>		
1. Reduce potential impact of neighborhood opposition to affordable ownership and rental housing development. <ul style="list-style-type: none"> <li>a. Create a communication and educational plan for affordable housing for presentations to neighborhood(s).</li> </ul>	Race & Ethnicity, Income, Housing Stock, Public	Planning, Civil Rights
2. Continue to proactively address redevelopment procedures through inter-division communication and cooperation, prioritizing City funding and program activities to areas identified as facing challenges to equitable development.	Race & Ethnicity, Income, Public	Planning, Zoning, CDA, Community Development, Civil Rights
3. Review current regulations within the zoning code and adjust as necessary to maximize potential for certain secondary density increases in residential and mixed-use districts, supporting missing middle housing types (townhomes, small lots, etc.).	Race & Ethnicity, Age, Disability, Income, Housing Stock, Public	Planning, Zoning
4. Review and adjust ADU zoning ordinance to allow interior-ADU (basement/crawlspace) conversion by-right in all residential districts. <ul style="list-style-type: none"> <li>a. Explore opportunities to shift from conditional to permitted use for detached ADU types in residential districts.</li> </ul>	Race & Ethnicity, Age, Disability, Income, Housing Stock, Public	Planning, Zoning
5. Explore removal or modification to city ordinances requiring conditional use for 2 or more unit structures being within a set proximity in residential districts.	Housing Stock, Public	Planning, Zoning, Community Development
6. Planning documents should include or be amended to include acknowledgment of residential racial and economic segregation as an impediment to fair housing. <ul style="list-style-type: none"> <li>a. Consolidated Plan</li> <li>b. Biennial Housing Report</li> <li>c. Comprehensive Plan</li> <li>d. Sub-Area/Neighborhood Plans</li> </ul>	Race & Ethnicity, Income, Housing Stock, Public	Planning, Community Development, CDA, Zoning
7. Explore adjustments to current zoning to be consistent with the Future Land Use Map and Comprehensive Plan, proactively easing barriers to development of more affordable housing types in areas where identification of housing stock would be beneficial. <ul style="list-style-type: none"> <li>a. Ex- Adjusted Generalized Future Land Use (Low-Medium Density) districts allow missing middle and other higher density structures, but zoning still may serve as impediment to affordable development opportunities should be explored across all districts to maximize affordability in development.</li> <li>b. Ex- Proactively adjust zoning after completion of detailed public engagement projects such as sub-area plans, etc., and review neighborhood plans as written to determine opportunities for updating consistent with the plan.</li> <li>Ex- Promoting Future Land Use density increases to developers to better take advantage of the intensive public engagement that increased density allowances in certain areas of the City through the comprehensive plan.</li> </ul>	Race & Ethnicity, Income, Housing Stock, Public	Zoning, Planning
8. Proactively explore opportunities to redefine "low cost housing" within City ordinance to promote affordability of smaller unit types that could be exempted from future impact fees due to affordability.	Income, Housing Stock, Age, Public	Community Development, Planning

Goals and Actions	Impediment Area	Division
8. Ex- Accession Dwelling Units and other unit types create opportunities for "low-cost" housing not reflected in current policy.		
9. Future neighborhood planning documents should include specific, neighborhood-level ideas to overcome historic and current patterns of potential market exclusion. <ul style="list-style-type: none"> <li>a. Ex- Neighborhood plans should propose steps to address neighborhood-specific barriers to fair housing, such as diversity of housing stock, ownership types, and affordability levels, providing specific actions to increase access to residential areas.</li> <li>b. Ex- Special Area Plans should address barriers to affordable housing, propose strategies to incorporate affordable housing, and identify and address challenges to equitable development, creating plans for increased fair housing opportunity.</li> </ul>	Race & Ethnicity, Income, Housing Stock, Public	Planning, Zoning, Civil Rights
10. Explore relaxing administrative barriers to development, promoting increased development at all rental and ownership levels.	Income, Housing Stock, Public	Planning, Zoning
11. Explore implementation of "fair share" zoning and density planning, allowing neighborhoods or administrative districts public engagement processes to select parcels for upzoning and promotion for higher-density development. <ul style="list-style-type: none"> <li>a. Ex- Metropolitan Council of the Twin Cities utilizes an "affordable housing scorecard", which prioritizes funding and grants for communities that meet affordable housing production quota.</li> </ul>	Income, Housing Stock, Public	Planning, Zoning, Common Council
12. Explore opportunities to relax the City's review of demolition proposals for residential development.	Income, Housing Stock, Public	Planning, Zoning, Building Inspection
13. Review and adjust City zoning ordinances to allow cohousing, housing cooperatives, or other group living arrangements as permitted uses in residential and mixed-use districts.	Income, Housing Stock, Public	Planning, Zoning
<b>2. Program Actions</b>		
1. Continue supporting affordable development through capital budget commitments to the Affordable Housing Fund. <ul style="list-style-type: none"> <li>a. Build non-profit capacity to participate in the development of new affordable housing.</li> <li>b. Enhance program requirements guaranteeing long-term affordability.</li> </ul>	Race & Ethnicity, Disability, Income, Housing Stock, Public	Common Council, Community Development, Planning
2. Develop programs to encourage/require affordable housing in areas of the City that specifically lack large numbers of affordable units and rental units. <ul style="list-style-type: none"> <li>a. Programs should include both increasing access to interior neighborhoods through missing middle development (townhomes, small lots, etc.) as well as LTRC's other larger scale development.</li> </ul>	Race & Ethnicity, Income, Housing Stock, Public	Community Development, Zoning, Planning, CDA
3. Explore opportunities for expansion of tenant protections and support. <ul style="list-style-type: none"> <li>a. Expand landlord education programs.</li> <li>b. Expand tenant/landlord mediation programs.</li> <li>c. Expand investment into eviction-prevention programs.</li> <li>d. Partner with LTRC to distribute information to new tenants when opening utility accounts.</li> </ul>	Race & Ethnicity, Disability, Income, Public, Legislative, Homelessness	Community Development, Civil Rights
4. Consider regular RCES Analysis of current and future Metro routes and scheduling, including complete current system analysis and proposed	Race & Ethnicity, Disability, Age, Income, Public	Metro, Planning, Civil Rights

Goals and Actions	Impediment Area	Division
8. Ex- Evaluate effectiveness of service in meeting demands of transit-dependent riders, low-income communities, and Communities of Color.		
5. Increase mortgage and loan accessibility to households with adverse credit history. <ul style="list-style-type: none"> <li>a. Fund targeted credit-repair programs for borrowers.</li> <li>b. Continue to support alternative credit-scoring models in underwriting for City programs.</li> <li>c. Continue outreach to lenders to inform of fair housing obligations and importance of alternative credit scoring.</li> <li>d. Continue to fund homeownership education opportunities.</li> </ul>	Race & Ethnicity, Income, Lending, Public	Community Development, Civil Rights
6. Continue and expand targeted funding of educational support programming provided by non-profits for youth in areas that show highest disparities in educational outcomes. <ul style="list-style-type: none"> <li>a. Focus programs more explicitly on increasing high school graduation rates and attainment of higher education to increase lifetime income potential.</li> </ul>	Race & Ethnicity, Disability, Income, Education	Community Development
7. Explore changes to better target development assistance program as a tool to further fair housing. <ul style="list-style-type: none"> <li>a. Expand affirmative marketing of development assistance programs to underrepresented groups, increasing access to high-ownership areas.</li> <li>b. Explore increased levels of development assistance offered in areas that are already moderate-to-high-income with appreciating value.</li> <li>c. Incentivize development assistance in areas undergoing or planned to undergo challenges to equitable development identified through planning processes.</li> </ul>	Race & Ethnicity, Income, Housing Stock, Lending, Public	Community Development, Planning
8. Continue exploring use of alternative/expanded data points in mapping process for housing investments, refining preference areas based on unique City attributes (high relative income, active living, lack of rental housing, areas cost prohibitive to development, etc.). <ul style="list-style-type: none"> <li>a. Explore including siting access to higher-performing public schools as a preference in applications for City housing assistance.</li> </ul>	Race & Ethnicity, Age, Disability, Income, Housing Stock, Public	Community Development, Planning
9. Explore developing loan products targeted to senior owner households for home modifications that allow residents to age in place.	Age, Disability, Income	Community Development
10. Continue Property Tax Assistance for Seniors program, and explore opportunities for potential to expand program to serve homeowners with limited equity.	Age, Disability, Income	Community Development
11. Further develop and refine affirmative marketing and tenant selection best practices as requirement for participation in City programs.	Race & Ethnicity, Disability, Income, Housing Stock, Public	Community Development, Civil Rights, CDA
12. Remove barriers to filing of housing discrimination complaints on City websites. <ul style="list-style-type: none"> <li>a. Reorganize the City's search page to direct to CDR as top result for "housing complaint".</li> <li>b. Add "Housing Discrimination" to the City's Report a Problem webpage (Currently Civil Rights Discrimination and Employment).</li> <li>c. Add a Discrimination Complaint link from Building Inspection's Complaints webpage.</li> </ul>	Race & Ethnicity, Disability, Age, Income, Public	Civil Rights, Building Inspection
13. Review TR policy as tool to promote and expand affordable housing without LTRC requirement.	Race & Ethnicity, Income, Housing Stock, Lending, Public	Community Development, Economic Development, Planning

Goals and Actions	Impediment Area	Division
14. Review ordinances that disproportionately criminalize homeless individuals. <ul style="list-style-type: none"> <li>a. Continue to support programs that remove barriers to housing caused by intersections with the judicial system.</li> </ul>	Race & Ethnicity, Income, Public	Common Council, Community Development
15. Partner with community development organizations or other partners to review lending patterns of financial institutions in the City. <ul style="list-style-type: none"> <li>a. As of 2018 data release, HMDA data will contain credit score and other data points previously unavailable, allowing CDO to better determine lending patterns of institutions.</li> </ul>	Race & Ethnicity, Income, Lending	Community Development
16. Explore increased opportunity to target job & skills training. <ul style="list-style-type: none"> <li>a. Toward areas with high eviction rates.</li> <li>b. To formerly incarcerated individuals.</li> <li>c. Toward mismatched access/skill neighborhoods.</li> </ul>	Race & Ethnicity, Disability, Income, Education	Community Development
<b>3. Strategy Actions</b>		
1. Research land banking and/or other programs that could alleviate problems of prohibitive land cost of affordable development in areas near transit and other amenities.	Race & Ethnicity, Income, Housing Stock, Lending, Public	Community Development, Planning, Economic Development
2. Continue promoting needed unit types in City-assisted housing development and rehabilitation as well as the private market. <ul style="list-style-type: none"> <li>d. Continue to encourage and fund scattered-site mixed-use programs.</li> <li>e. Continue to encourage universal design units in all new developments.</li> </ul>	Race & Ethnicity, Age, Disability, Income, Housing Stock, Public	Community Development, Planning, CDA, Civil Rights
3. Research ways to support increased ownership development, especially of lower-cost ownership types (condo, townhome, cohousing, etc.).	Race & Ethnicity, Income, Housing Stock	Community Development, Planning, Zoning
4. Proactively partner with Madison Metropolitan School District to identify potential investment/development areas to be considered for preference in City programs.	Race & Ethnicity, Disability, Income, Housing Stock, Education	Community Development, Planning
5. Research and implement clear Division responsibilities and implementation strategies for coordinated housing, development, and real estate goals of the City. <ul style="list-style-type: none"> <li>a. Create a City Housing Staff Team.</li> </ul>	Race & Ethnicity, Age, Disability, Income, Housing Stock, Public	Planning, Zoning, Community Development, Economic Development, Civil Rights
6. Research and promote financing & funding opportunities that can be used to finance development of accessory dwelling units. <ul style="list-style-type: none"> <li>a. Ex- Recruit financial institutions to create portfolio loan products to finance ADUs.</li> </ul>	Income, Age, Housing Stock, Lending	Community Development
7. Explore and maximize opportunities for City to fund affordable homeownership and other tenure-type development (cohousing, co-op, owner-occupied rental, etc.). <ul style="list-style-type: none"> <li>a. Explore programs that support conversion from affordable rental to affordable condo/ownership models at end of affordability period.</li> </ul>	Race & Ethnicity, Income, Housing Stock, Lending, Public	Community Development, CDA
8. Research and implement plans to balance preservation of naturally occurring affordable housing with other options (most likely to be redeveloped) while encouraging higher-density redevelopment types.	Race & Ethnicity, Income, Housing Stock	Planning, Community Development
9. Research policies that support and encourage development of affordable ownership and rental options in the private market without City financial assistance.	Income, Housing Stock	Community Development, Planning

Recommendations related to this ordinance amendment

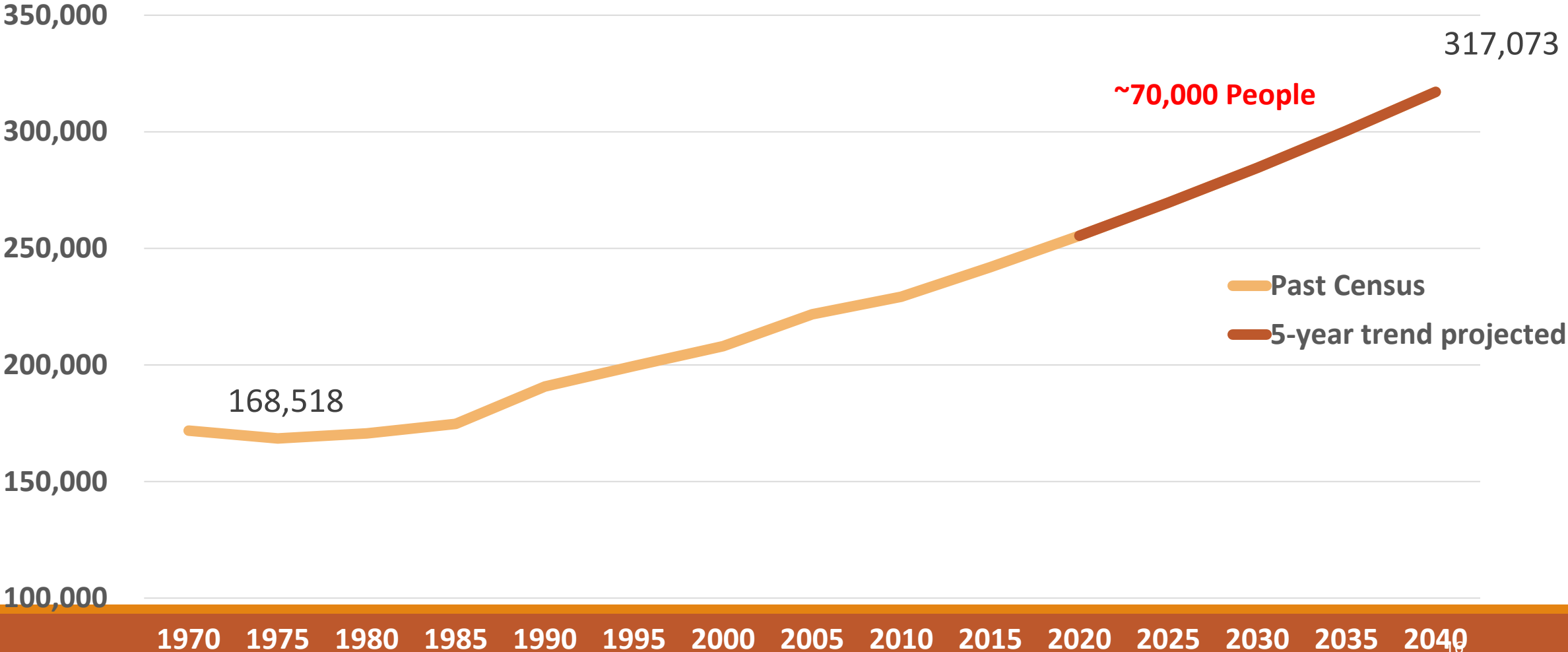
Other recommendations on-going or in progress

# Madison's Housing Supply & Demand

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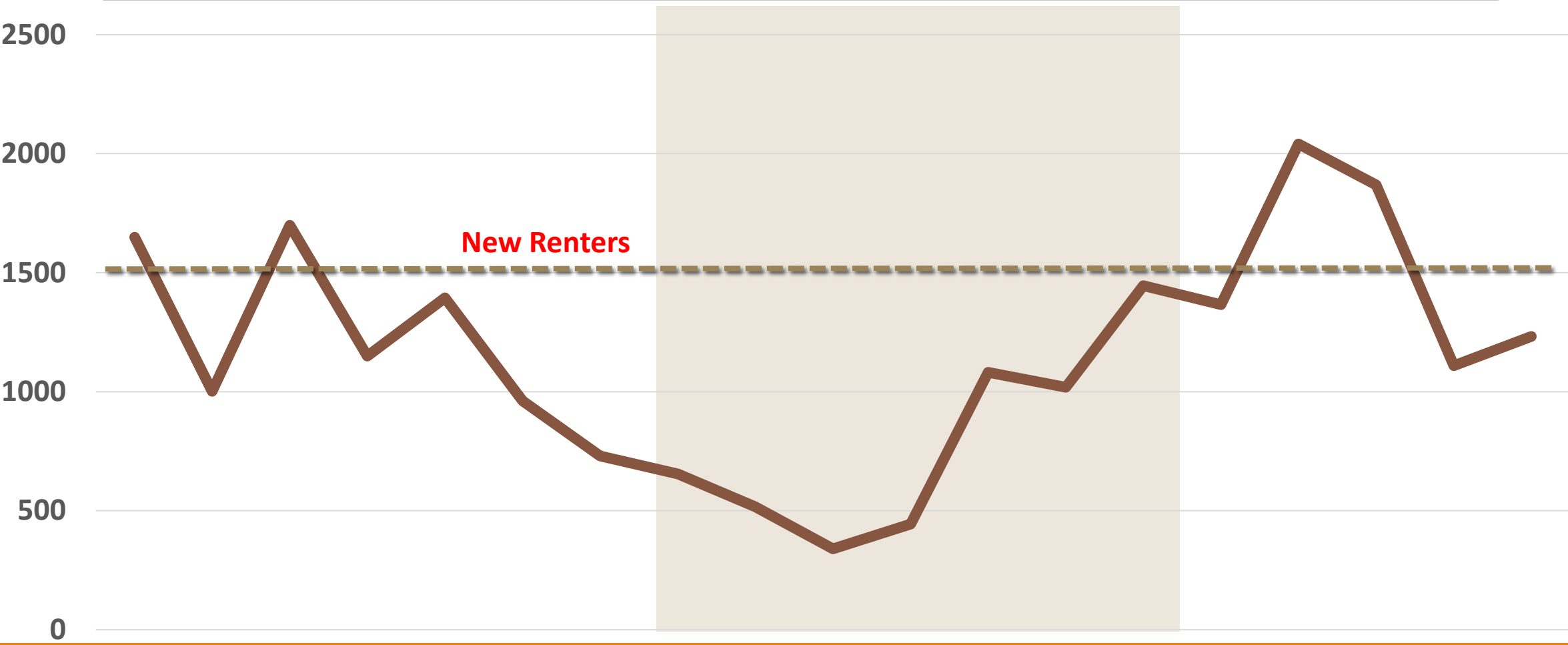
# STEADY POPULATION GROWTH (3,000 RESIDENTS/YEAR)

City of Madison Population Trend





# NEW RENTAL SUPPLY



2001

2003

2005

2007

2009

2011

2013

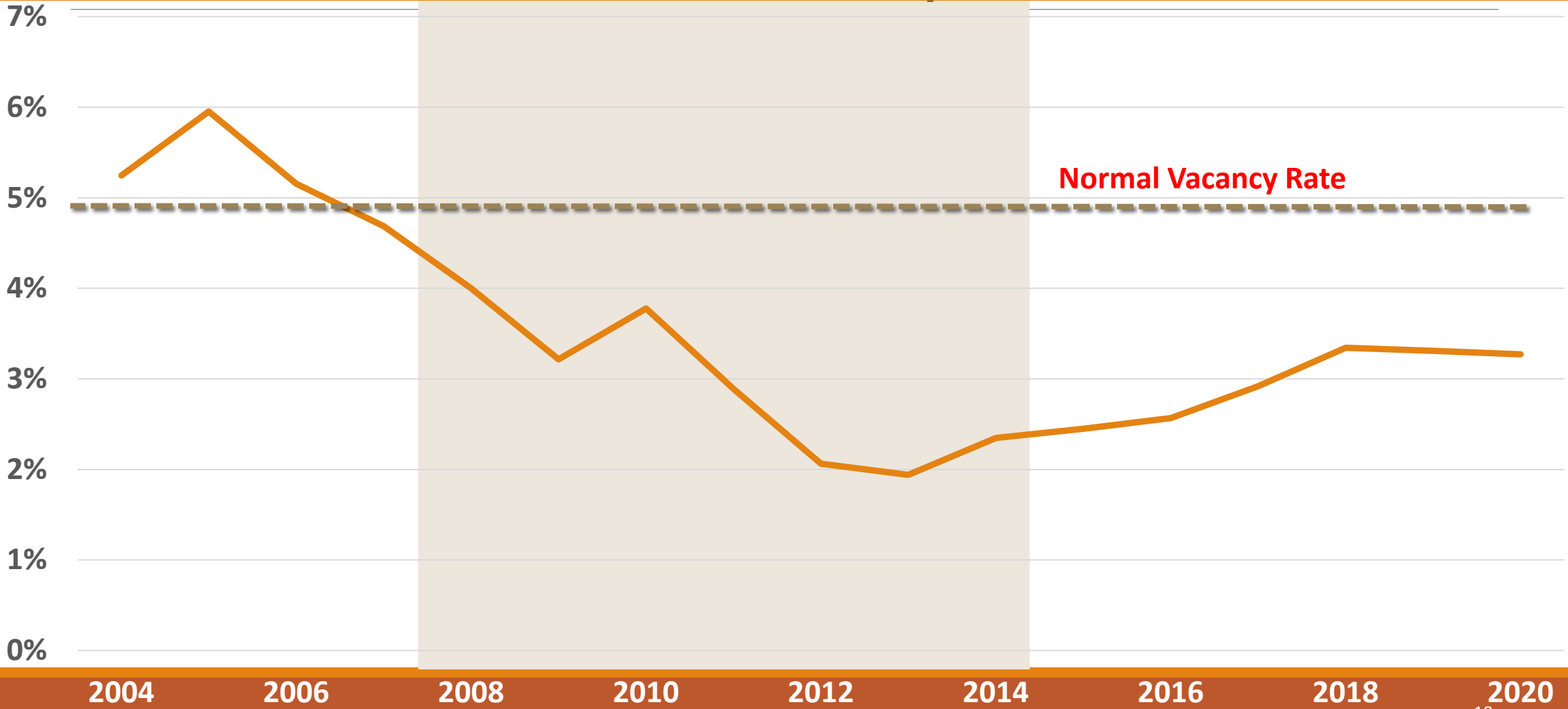
2015

2017

2019

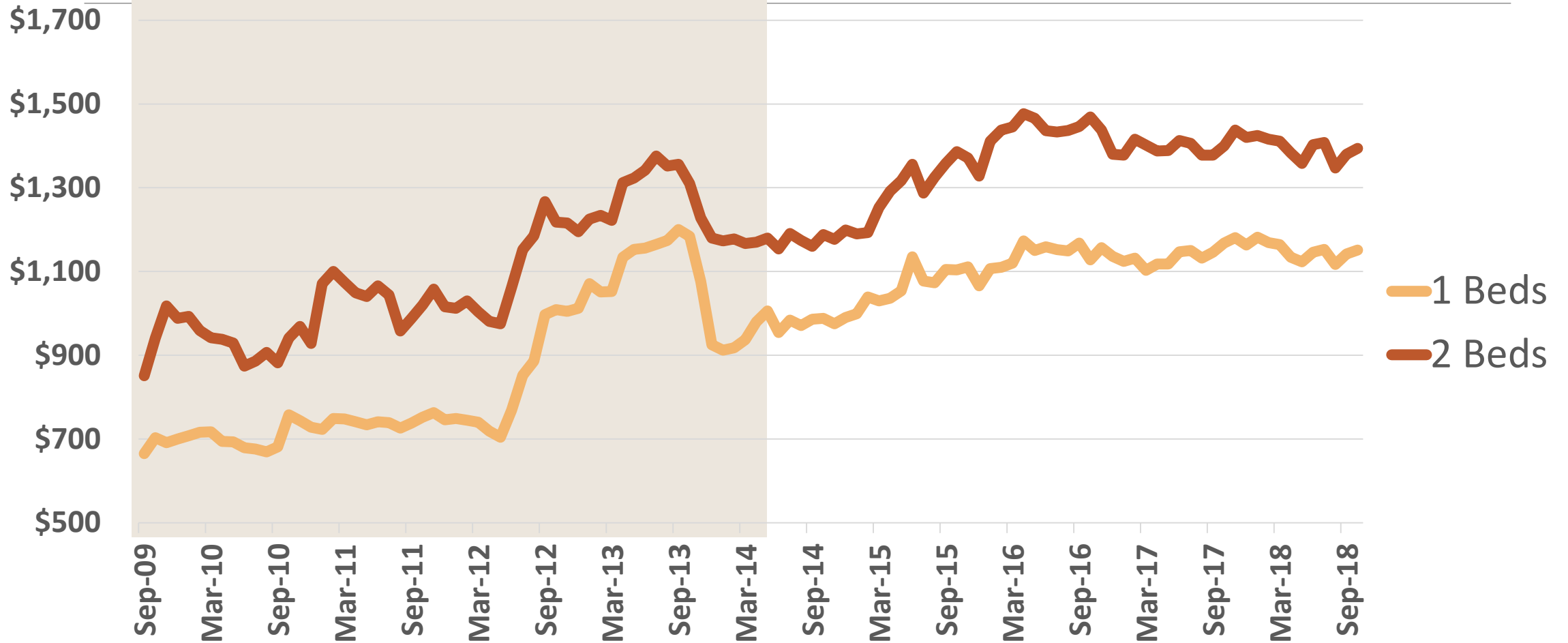
Source: City of Madison Building Inspection

# RENTAL VACANCY

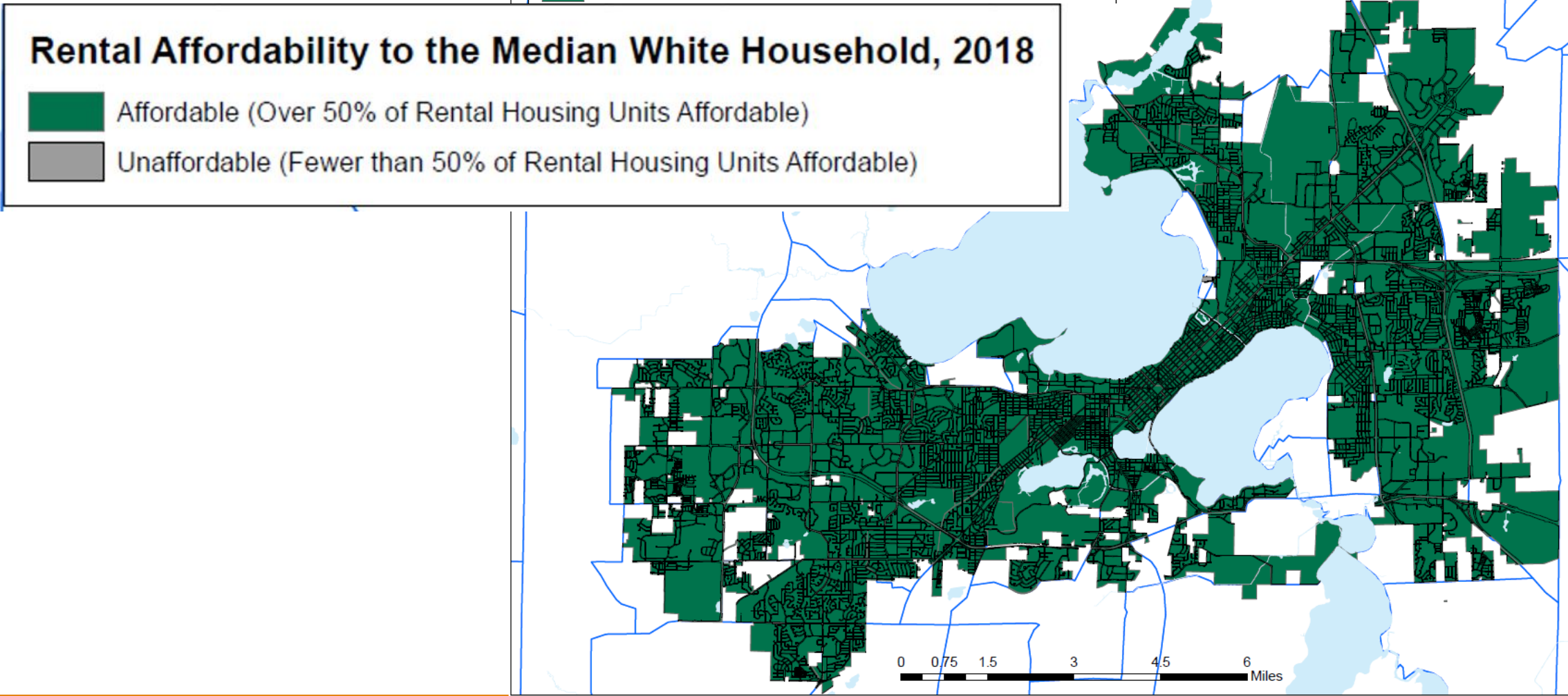


Source: Madison Gas and Electric

# AVERAGE LISTED RENT



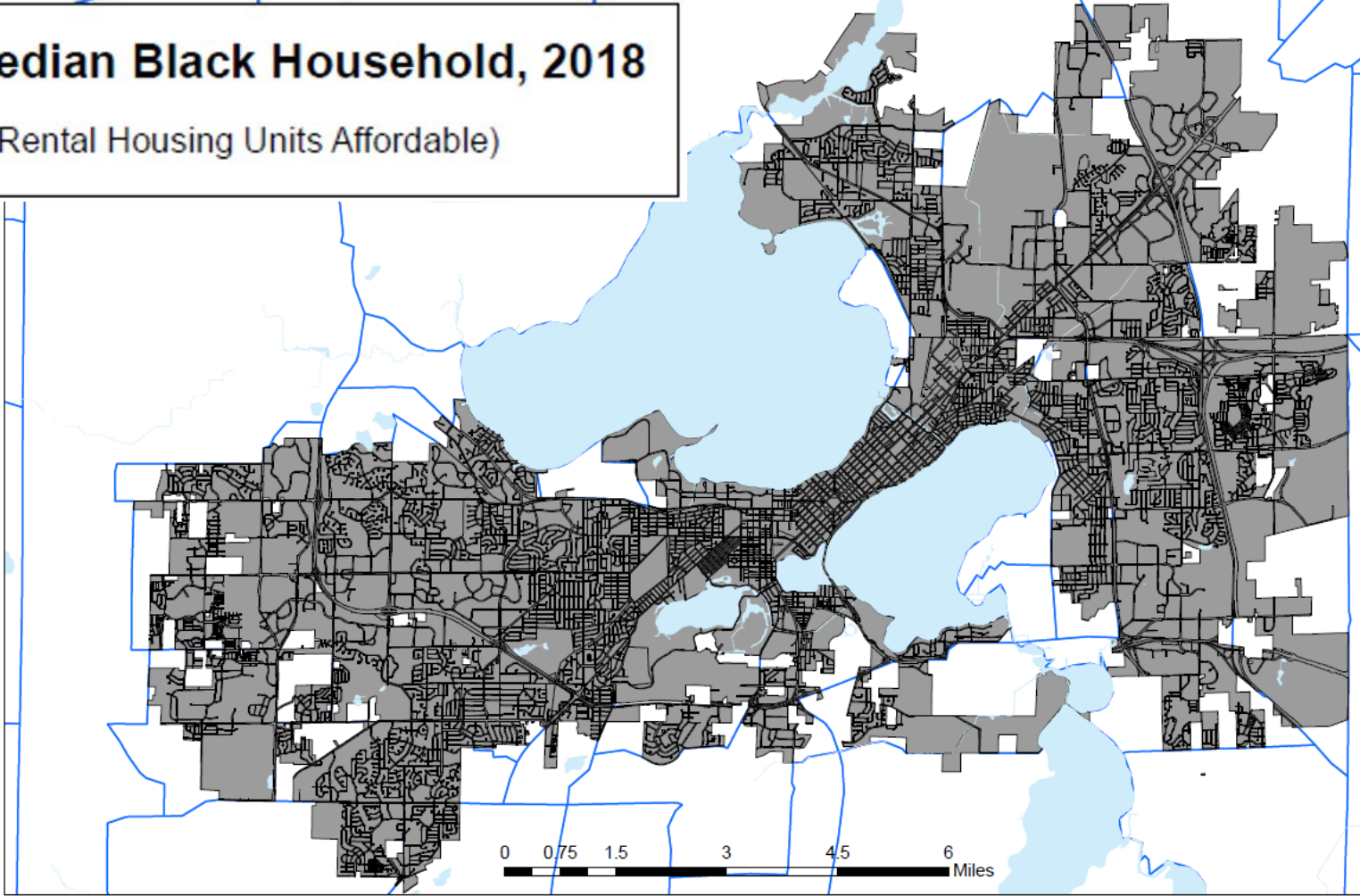
# RACIAL SEGREGATION OF HOUSING CHOICE



# RACIAL SEGREGATION OF HOUSING CHOICE

## Rental Affordability to the Median Black Household, 2018

Unaffordable (Fewer than 50% of Rental Housing Units Affordable)

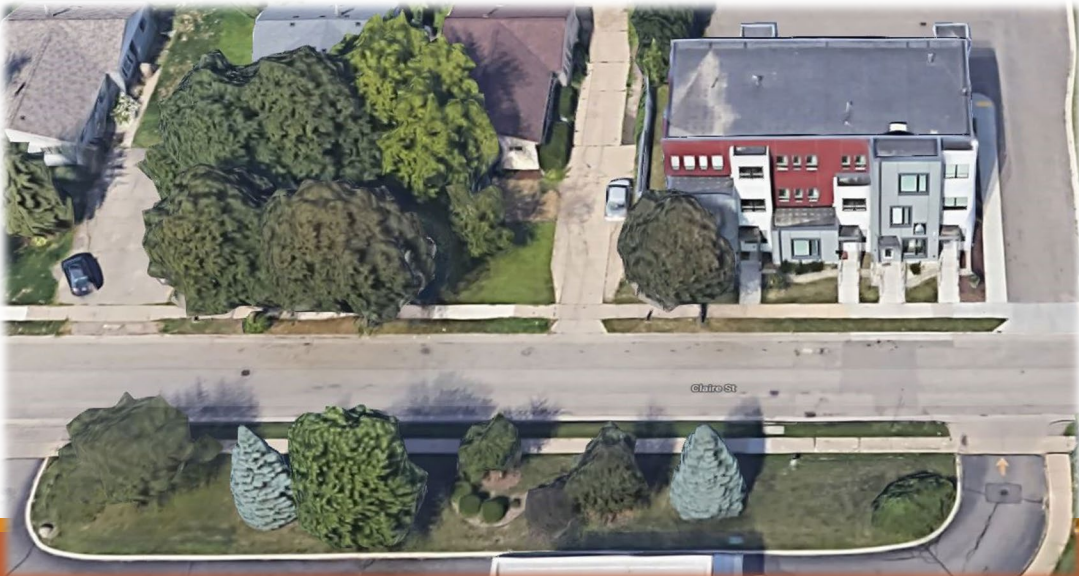
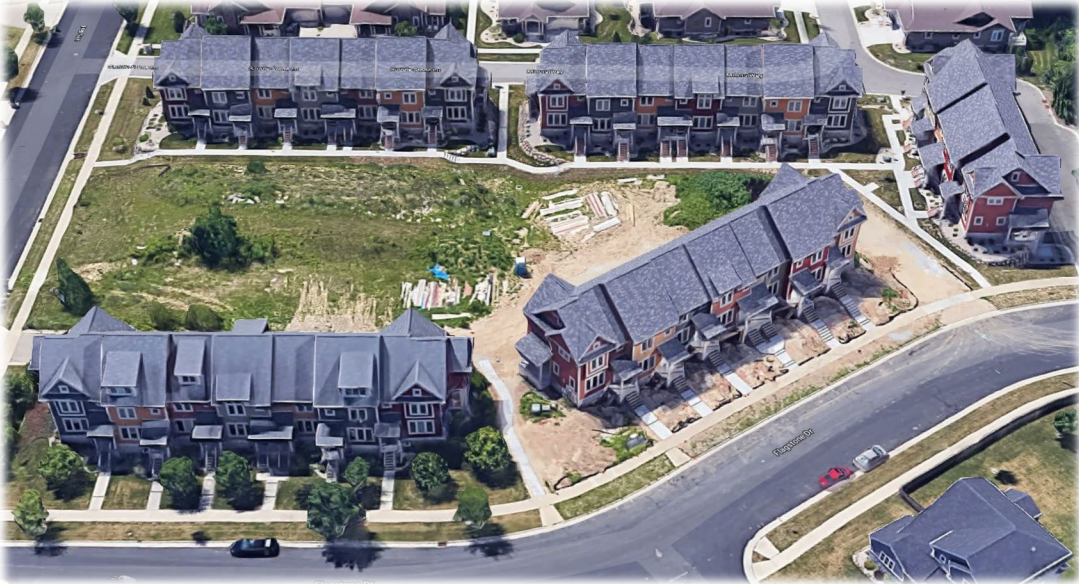


















# Summary of Changes & Zoning District Locations

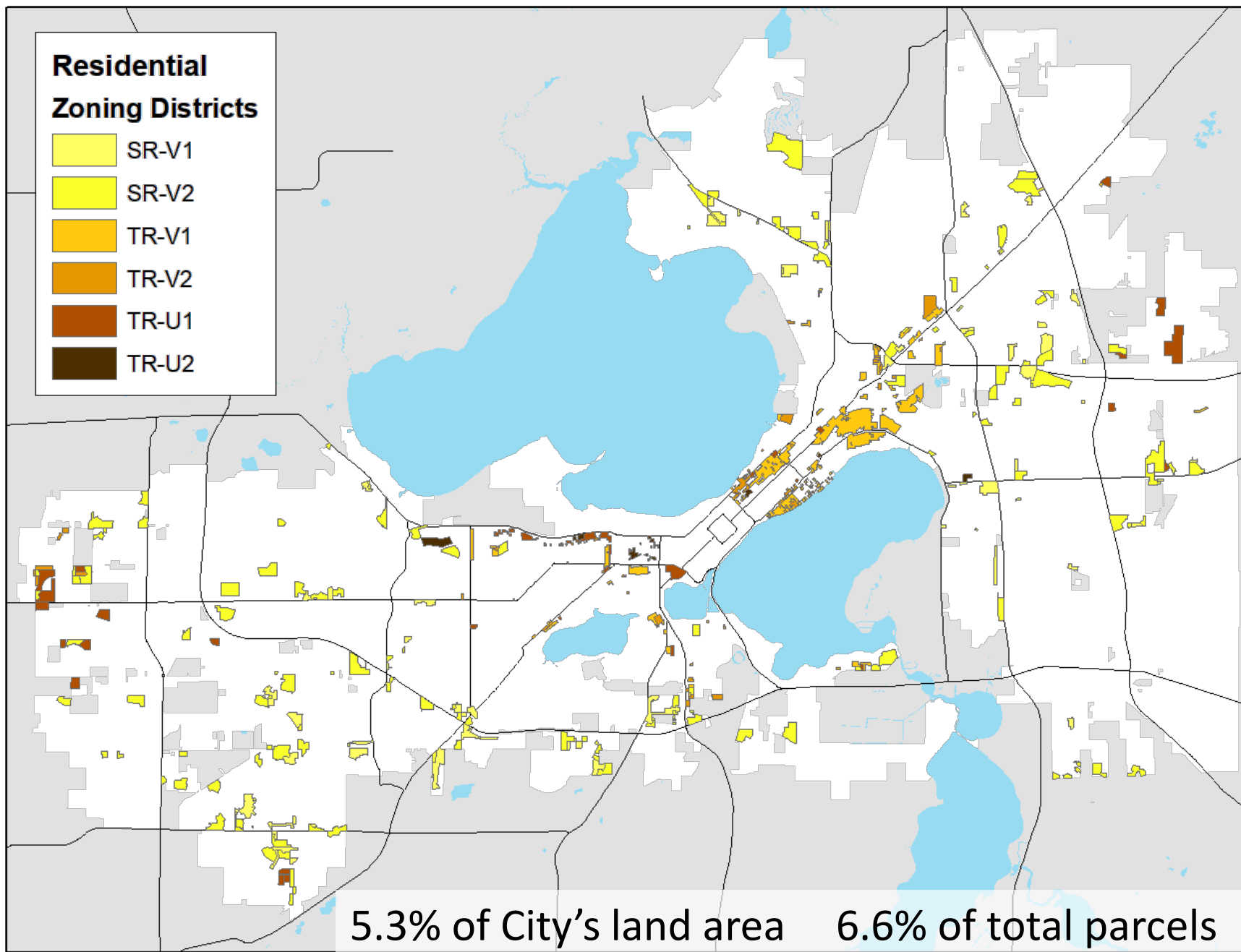
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In Multi-family Residential and Mixed-Use zoning districts (7.3% of City's land area):

- Recalibrate conditional use thresholds to allow more housing to be built “by right”
- Make modest adjustments to allow for greater residential densities

**Residential  
Zoning Districts**

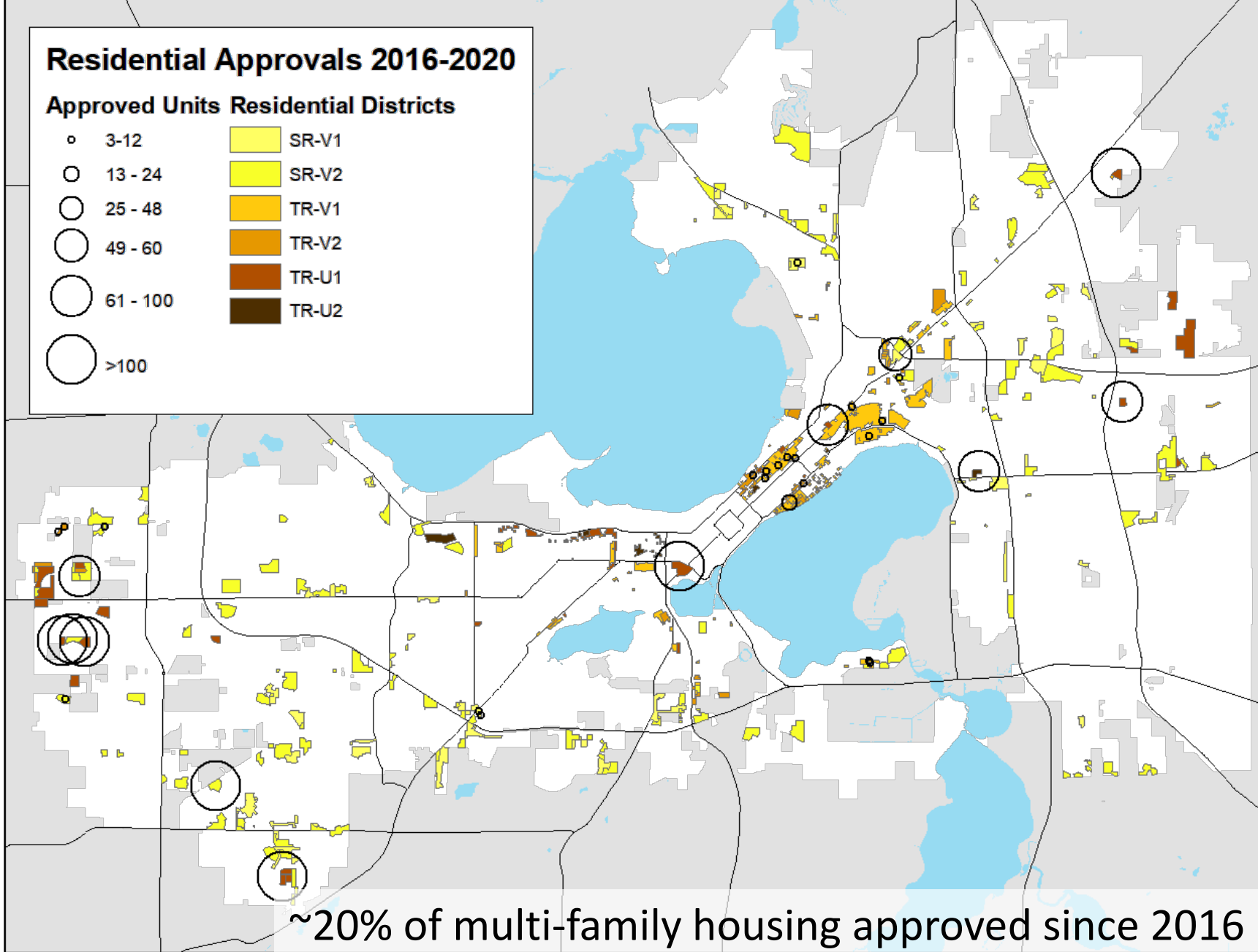
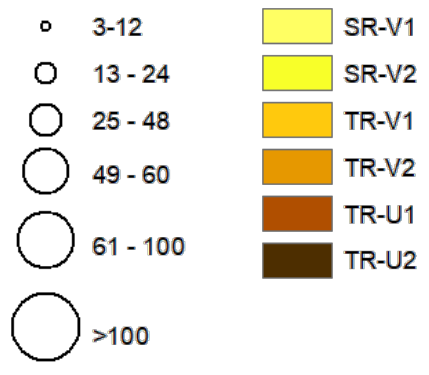
-  SR-V1
-  SR-V2
-  TR-V1
-  TR-V2
-  TR-U1
-  TR-U2



5.3% of City's land area    6.6% of total parcels

# Residential Approvals 2016-2020

## Approved Units Residential Districts



~20% of multi-family housing approved since 2016

### Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential (MR)	High Residential (HR)
Single-Family Detached Building				
Civic/Institutional Building				
Two-Family, Two-Unit				
Two-Family – Twin				
Three-Unit Building	*			
Single-Family Attached	*			
Small Multifamily Building	*	**		
Large Multifamily Building		**		
Courtyard Multifamily Building		**		
Podium Building				
Number of Stories	1-2'	1-3	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-90	70+

## Proposed Density Limitations by District

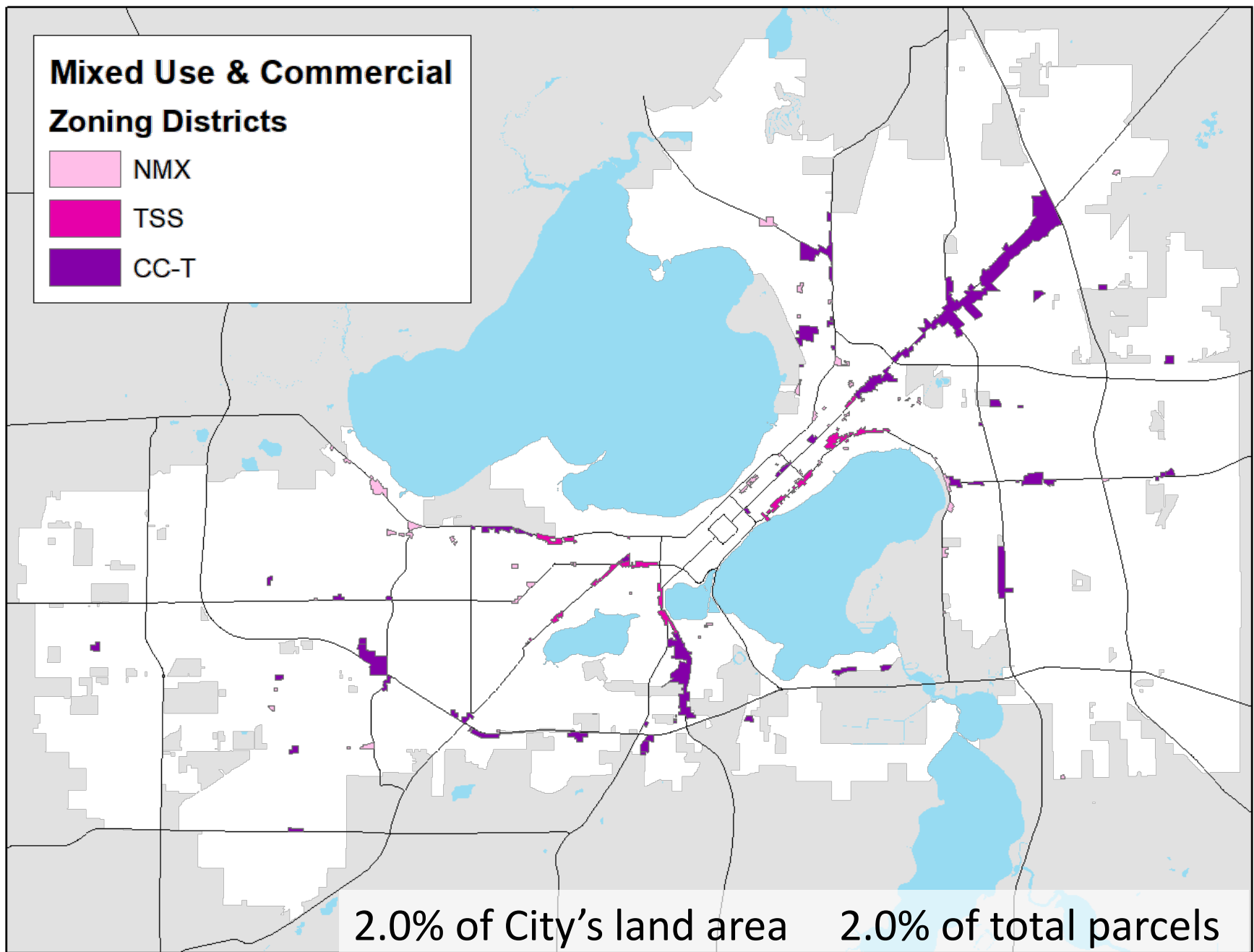
**29** du/ac  
 TR-V1,  
 TR-V2,  
 SR-V1,  
 SR-V2

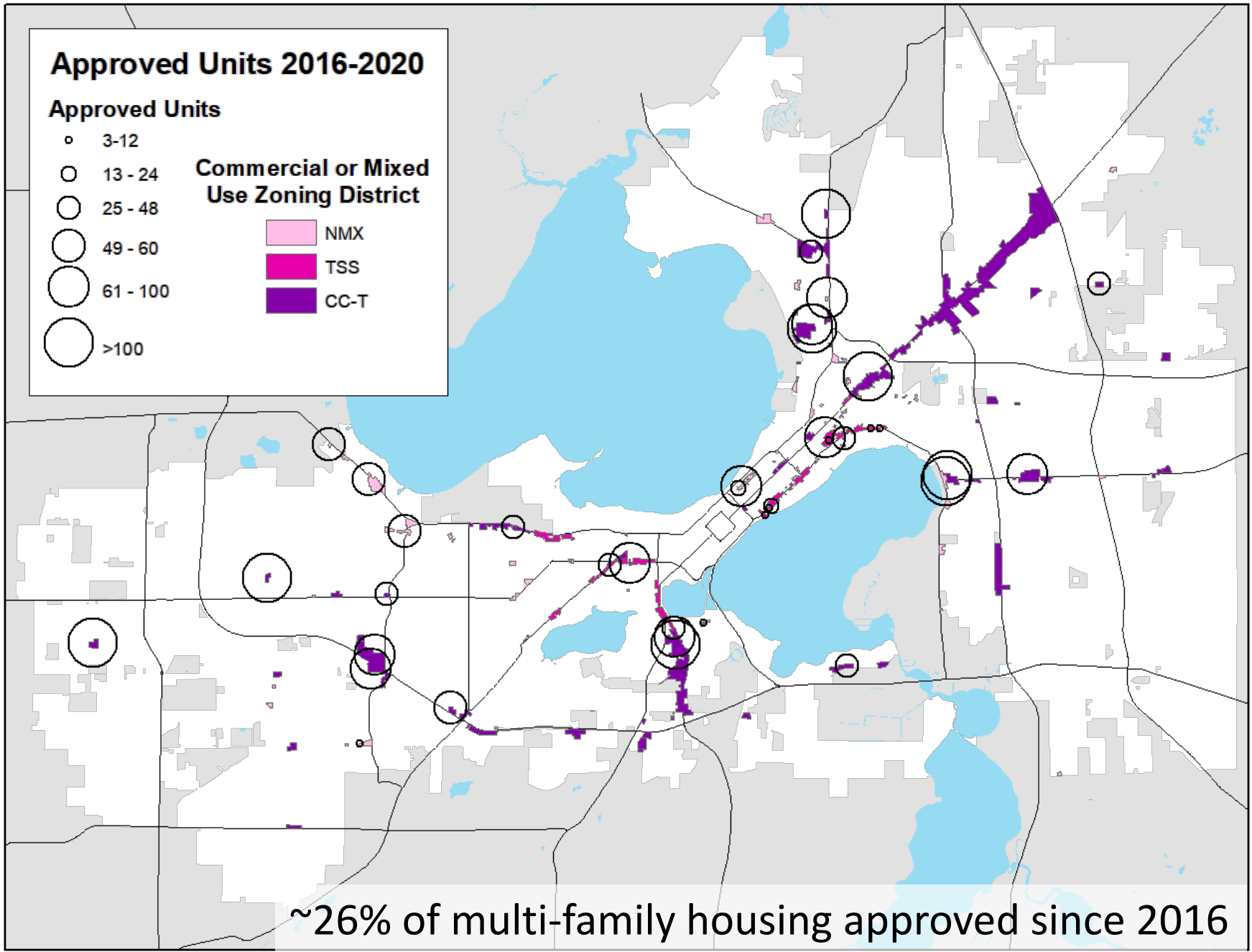
**58** du/ac  
 TR-U1

**124** du/ac  
 TR-U2

### Mixed Use & Commercial Zoning Districts

- NMX
- TSS
- CC-T







### Mixed-Use Future Land Use Categories

Mixed-Use and Commercial Building Form	Neighborhood Mixed-Use (NMU)	Community Mixed-Use (CMU)	Regional Mixed-Use (RMU)	Downtown Mixed-Use (DMU)	Downtown Core (DC)
Commercial Block Building					
Civic or Institutional Building					
Residential - Commercial Conversion					
Live-Work Building					
Single-Family Attached Building					
Small Multifamily Building					
Courtyard Multifamily Building					
Large Multifamily Building					
Parking / Liner Buildings					
Free-Standing Commercial Building					
Podium Building					
Flex Building					
Number of Stories	2-4	2-6*	2-12**	See Downtown Plan, page 37	
General Residential Density Range	≤70	≤130	--	--	--

## Proposed Density Limitations by District

**58** du/ac  
NMX

**87** du/ac  
CC-T

**124** du/ac  
TSS

-- indicates that the residential density is covered by the building height limit

In Multi-family Residential and Mixed-Use zoning districts (7.3% of City's land area):

- Recalibrate conditional use thresholds to allow more housing to be built “by right”

Permitted Uses

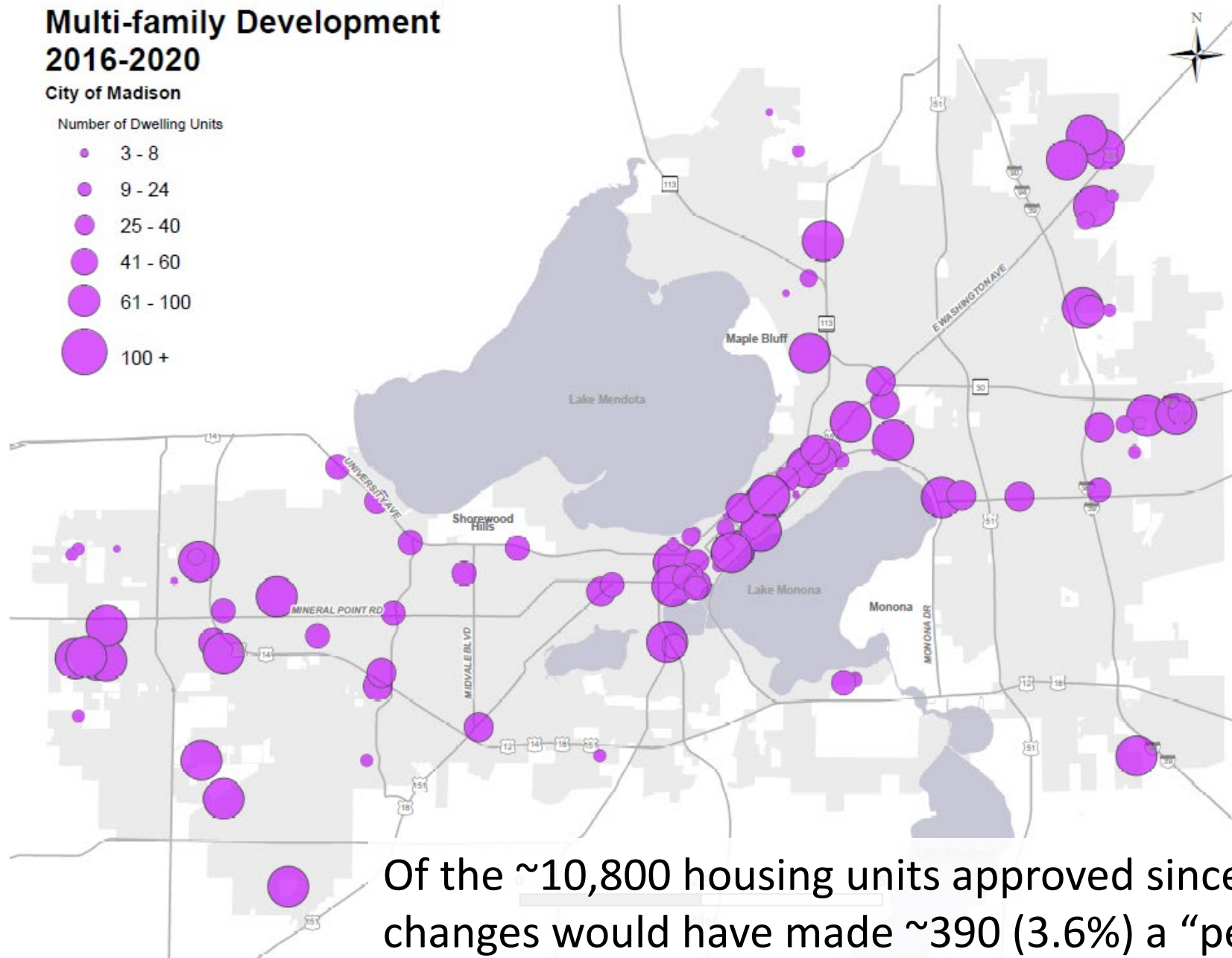
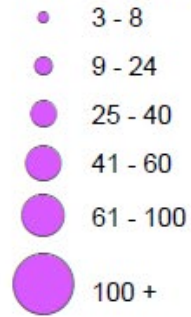
vs.

Conditional Uses

# Multi-family Development 2016-2020

City of Madison

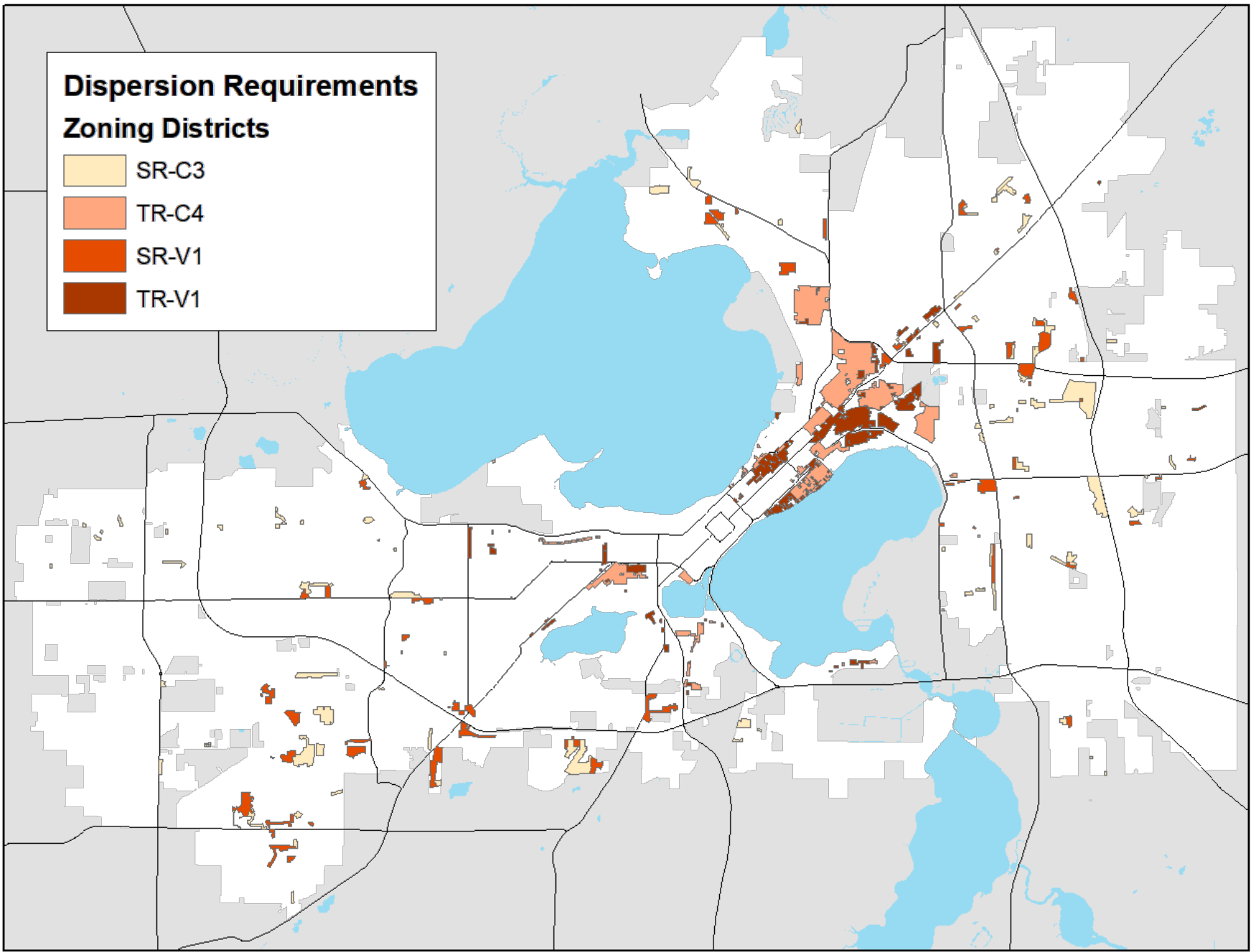
Number of Dwelling Units



Of the ~10,800 housing units approved since 2016, proposed changes would have made ~390 (3.6%) a “permitted use”

In zoning districts allowing for very small multi-family buildings (4.0% of City's land area):

- Remove “dispersion requirement” that currently necessitates conditional use review for any two-family or small multi-family building proposed within 300’ of another



# Analysis – Substitute & Alternate Ordinance

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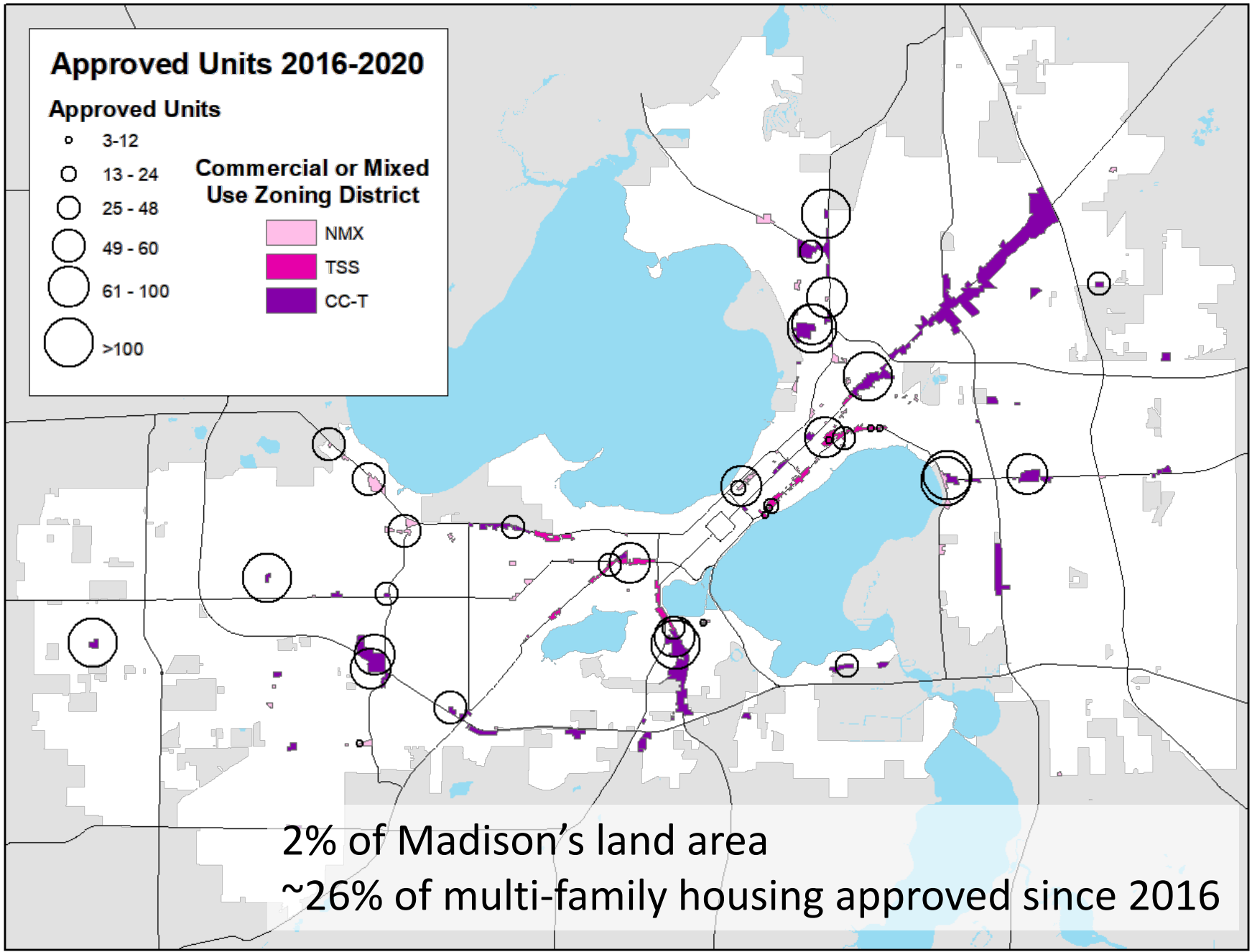
## Substitute Ordinance

- Recommended by Plan Commission and staff
- Would allow for small and some mid-scale purely residential buildings as permitted uses in relevant mixed-use districts.

## Alternate Ordinance

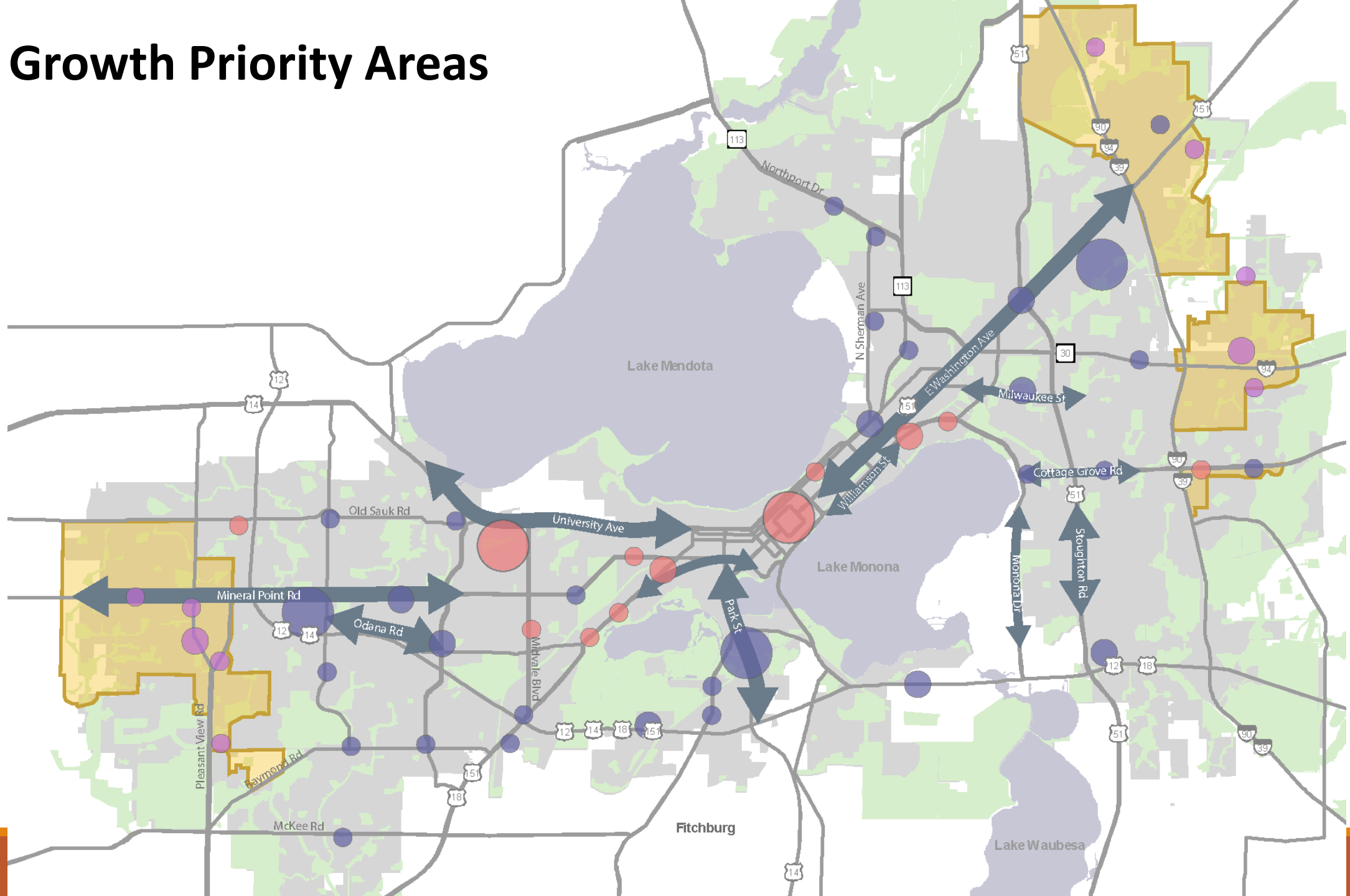
- Would require conditional use approval for purely residential buildings in these districts if property abuts an Arterial or Collector Street (90% of the property in these districts)

Zoning District	#Units Allowed as Permitted Use	Substitute Area where residential would be a permitted use	Alternate Area where residential would be a permitted use
NMX	12	104 acres (0.2% of city)	10.2 acres (0.02% of city)
TSS	24	99 acres (0.2% of city)	6.2 acres (0.01% of city)
CC-T	36	685 acres (1.6% of city)	70.2 acres (0.16% of city)
	<b>Total</b>	<b>888 acres (2% of city)</b>	<b>86.6 acres (0.2% of city)</b>

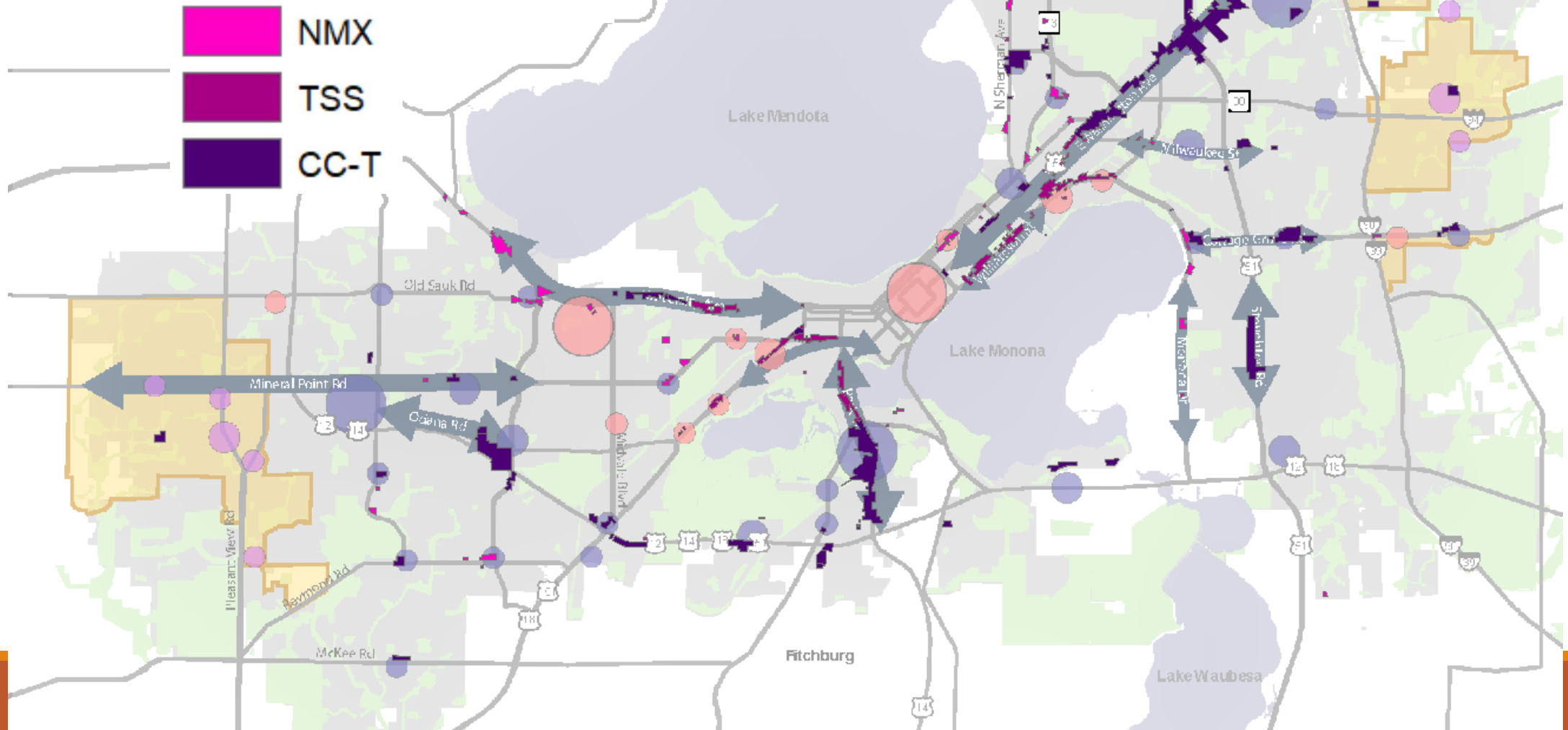







# Growth Priority Areas

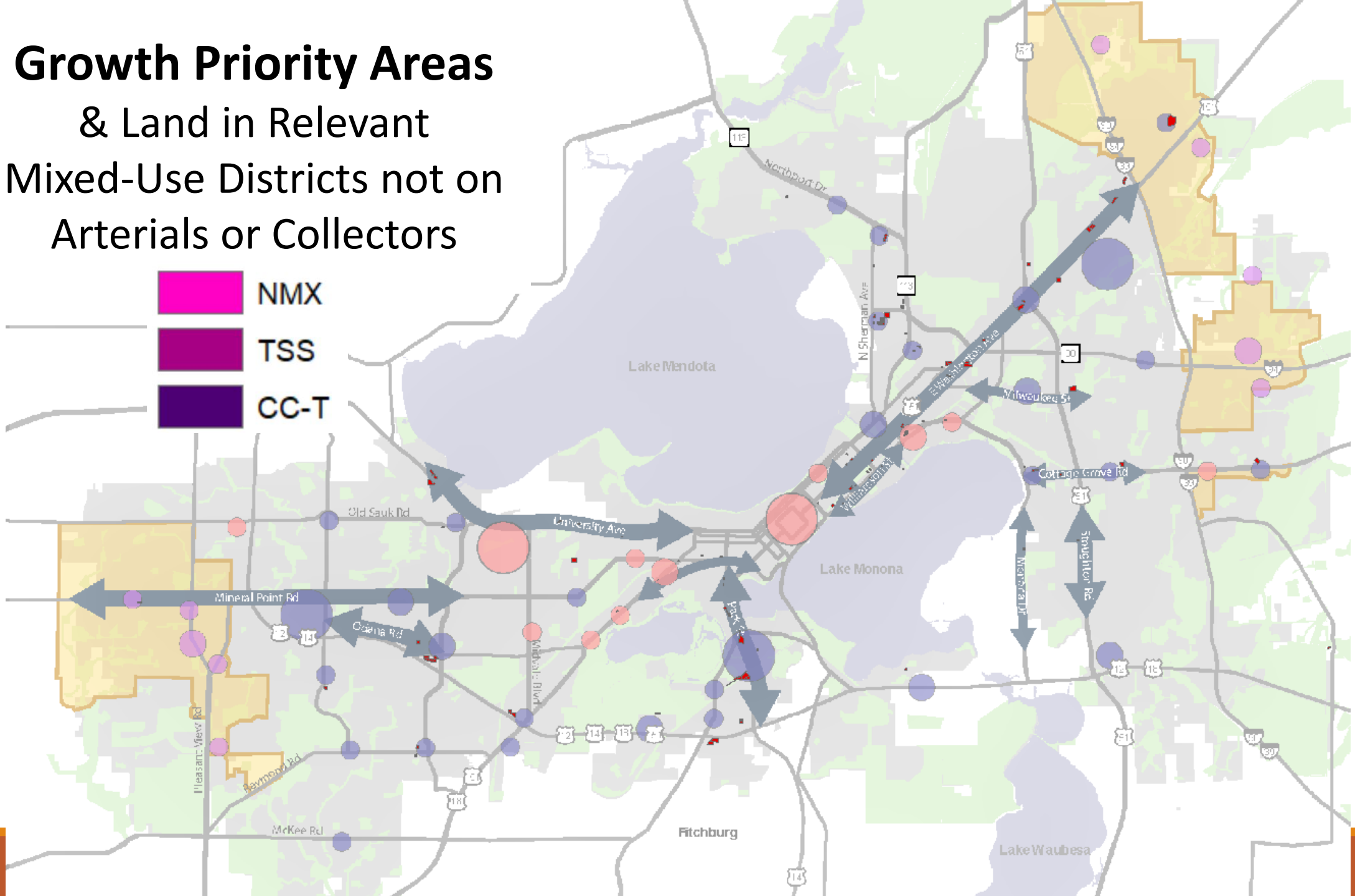


# Growth Priority Areas & Land in Relevant Mixed-Use Districts



# Growth Priority Areas & Land in Relevant Mixed-Use Districts not on Arterials or Collectors

-  NMX
-  TSS
-  CC-T



# Examples – Recently Approved Multi-Family & Mixed-Use Buildings

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Provided for reference as needed during Q & A



827 Gorham St.

TR-V2 District – 4 unit multi-family complex on 8700 sq ft lot  
*would remain Conditional Use, due to more than one building on a lot*



4310 Mohawk Dr.

SR-V1 District – Addition of a 3<sup>rd</sup> unit to a 2-unit building on a 10,000 sq ft lot  
*would become Permitted Use*



2901 Atwood Ave.

TSS District – 9 unit building on 5200 sq ft lot  
*with minor design changes, would become Permitted Use*



5802 Raymond Rd.  
NMX District – 11-unit mixed-use building on an 18,000 sq ft lot  
*would become Permitted Use*





1937-1949 Winnebago St.  
TSS District – 11-unit mixed-use building on 13,000 sq ft lot  
*would become Permitted Use*



2830 Dryden Dr.  
CC-T District – 27-unit 4-story building on a 22,000 sq ft lot  
*would become Permitted Use*



1109-1123 S Park St.

TSS District – 44-unit mixed-use building on 28,000 sq ft lot  
*with minor design changes, would become Permitted Use*



5201 Old Middleton Rd.

NMX District – 50-unit mixed-use building on 34,000 sq ft lot  
*would remain Conditional Use due to 4<sup>th</sup> story, >24 units, and commercial space*



4606 Hammersley Rd.  
CC-T District – 53-unit mixed-use building  
*Under the Substitute, would still be a Conditional Use*



1224 S Park St.

CC-T District – 62-unit, 4-story mixed use building on a 26,000 sq. ft. lot  
*with 60 units, would become a Permitted Use*



1313 Regent St.

TSS District – 63-unit, 4-story mixed use building on a 39,000 sq. ft. lot  
*would remain Conditional Use due to 4<sup>th</sup> story and >48 units*

# Examples – Theoretical Capacity of Properties in Mixed-Use Districts

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Provided for reference as needed during Q & A



# NMX Zoning

1417 Northport Dr.

12,164 sq. ft.



Zoning Framework	Permitted Uses	Conditional Uses
Currently Allowable	<ul style="list-style-type: none"><li>• 4-unit residential building, 3 stories max, OR;</li><li>• 3-story mixed-use building w/ ground floor commercial and 8 units</li></ul>	<ul style="list-style-type: none"><li>• 12-unit residential building, OR;</li><li>• Mixed-use building w/ ground floor commercial and no unit or height limits</li></ul>
Proposed to be Allowable (Substitute)	<ul style="list-style-type: none"><li>• 12-unit residential building, 3 stories max, OR;</li><li>• 3-story mixed-use building w/ ground floor commercial and up to 24 units</li></ul>	<ul style="list-style-type: none"><li>• 16-unit building, 3 stories max, OR;</li><li>• Mixed-use building w/ ground floor commercial and no unit or height limits</li></ul>

# NMX Zoning

5317-5325 Old Middleton Rd.

34,721 sq. ft.

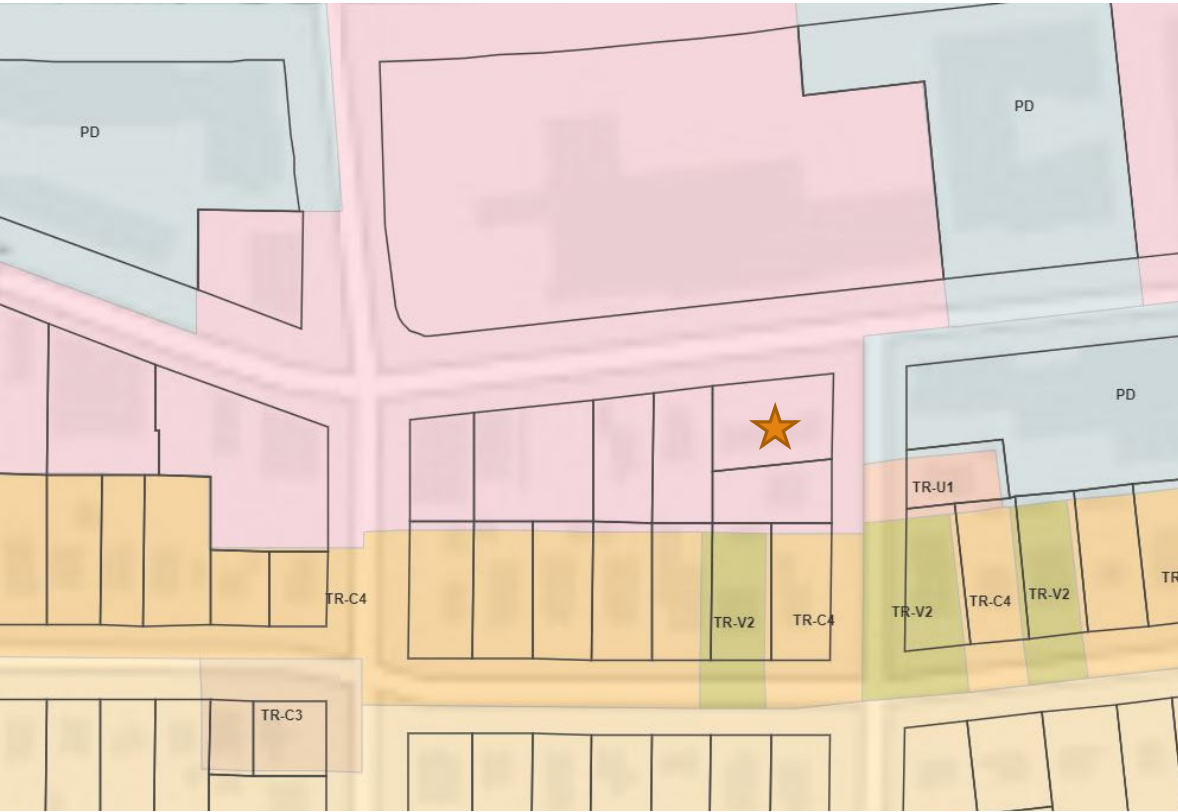


Zoning Framework	Permitted Uses <i>* Rear Yard Height Transition would apply</i>	Conditional Uses
Currently Allowable	<ul style="list-style-type: none"> <li>• 4-unit residential building, 3 stories max*, OR;</li> <li>• 3-story* mixed-use building w/ ground floor commercial and 8 units</li> </ul>	<ul style="list-style-type: none"> <li>• 12-unit residential building, OR;</li> <li>• Mixed-use building w/ ground floor commercial and no unit or height limits*</li> </ul>
Proposed to be Allowable (Substitute)	<ul style="list-style-type: none"> <li>• 12-unit residential building, 3 stories max*, OR;</li> <li>• 3-story* mixed-use building w/ ground floor commercial and up to 24 units</li> </ul>	<ul style="list-style-type: none"> <li>• 24-unit residential building, 3 stories max*, OR;</li> <li>• Mixed-use building w/ ground floor commercial and no unit or height limits*</li> </ul>

# TSS Zoning

2401 University Ave.

6,528 sq. ft.



Zoning Framework	Permitted Uses	Conditional Uses
Currently Allowable	<ul style="list-style-type: none"> <li>3-story commercial or mixed-use building, under 25,000 sq ft, w/ ground floor commercial and up to 24 units</li> </ul>	<ul style="list-style-type: none"> <li>13-unit residential building, OR;</li> <li>Mixed-use building w/ ground floor commercial and no unit or height limits</li> </ul>
Proposed to be Allowable (Substitute)	<ul style="list-style-type: none"> <li>18-unit residential building, 3 stories max</li> <li>3-story mixed-use building w/ ground floor commercial and up to 48 units</li> </ul>	<ul style="list-style-type: none"> <li>Mixed use building w/ ground floor commercial and no unit or height limits</li> </ul>

# TSS Zoning

404 Division St.

17,447 sq. ft.

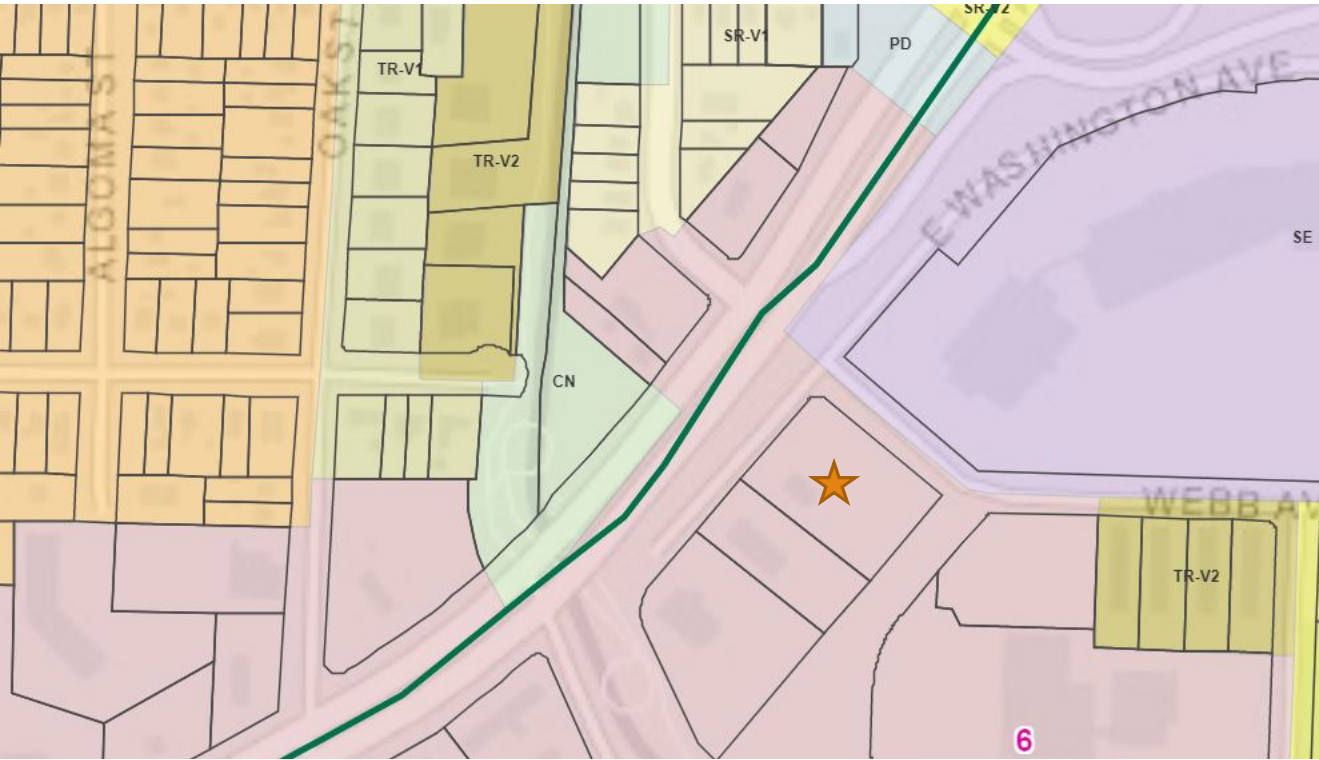


Zoning Framework	Permitted Uses	Conditional Uses
Currently Allowable	<ul style="list-style-type: none"> <li>3-story commercial or mixed-use building, under 25,000 sq ft, w/ ground floor commercial and up to 24 units</li> </ul>	<ul style="list-style-type: none"> <li>34-unit residential building, no height limit OR;</li> <li>Mixed-use building w/ ground floor commercial and no unit or height limits</li> </ul>
Proposed to be Allowable (Substitute)	<ul style="list-style-type: none"> <li>24-unit residential building, 3 stories max</li> <li>3-story mixed-use building w/ ground floor commercial and up to 48 units</li> </ul>	<ul style="list-style-type: none"> <li>49-unit residential building, no height limit</li> <li>Mixed use building w/ ground floor commercial and no unit or height limits</li> </ul>

# CC-T Zoning

3077 E Washington Ave.

38,438 sq. ft.

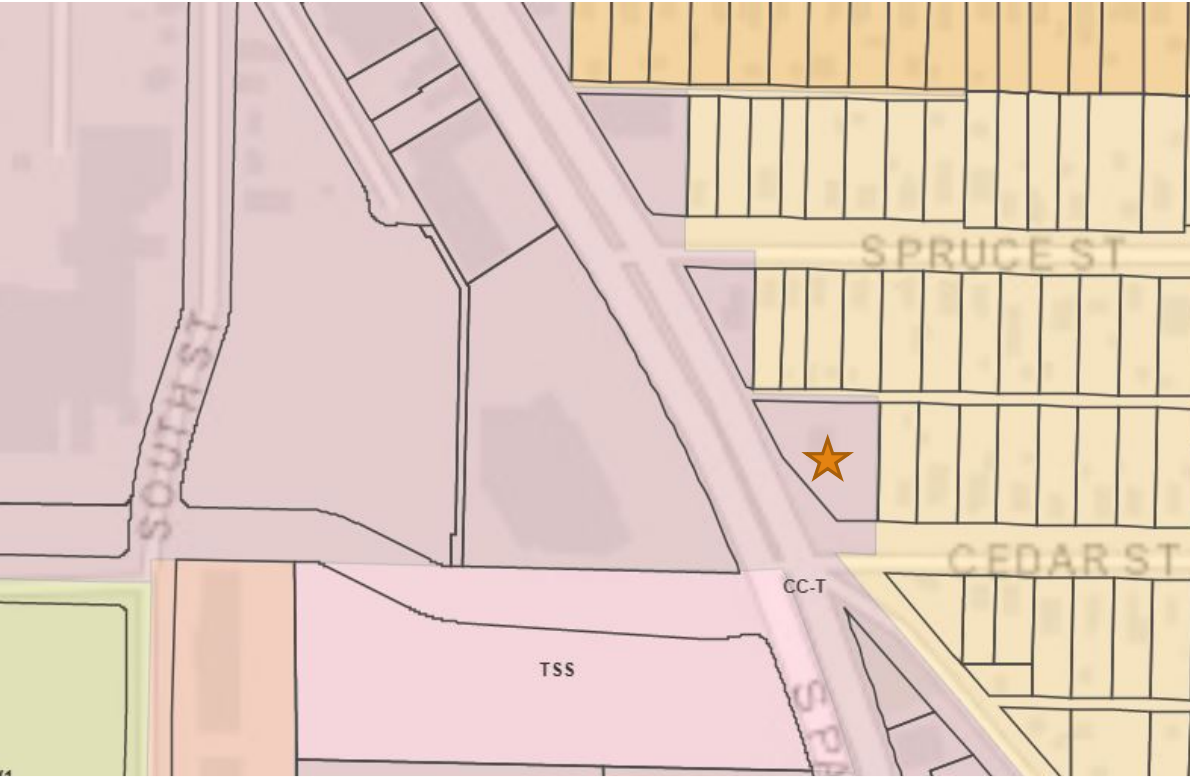


Zoning Framework	Permitted Uses	Conditional Uses
Currently Allowable	<ul style="list-style-type: none"> <li>5-story commercial or mixed-use building, under 40,000 sq ft, w/ ground floor commercial and up to 24 units</li> </ul>	<ul style="list-style-type: none"> <li>51-unit residential building, no height limit</li> <li>Commercial or Mixed-use building w/ ground floor commercial and no unit or height limits</li> </ul>
Proposed to be Allowable (Substitute)	<ul style="list-style-type: none"> <li>36-unit residential building, 5 stories max</li> <li>5-story mixed-use building w/ ground floor commercial and up to 60 units</li> </ul>	<ul style="list-style-type: none"> <li>76-unit residential building, no height limit</li> <li>Mixed-use building w/ ground floor commercial and no unit or height limits</li> </ul>

# CC-T Zoning

1309 S Park St.

16,887 sq. ft.



Zoning Framework	Permitted Uses <i>* Rear Yard Height Transition would apply</i>	Conditional Uses
Currently Allowable	<ul style="list-style-type: none"> <li>5-story* commercial or mixed-use building, under 40,000 sq ft, w/ ground floor commercial and up to 24 units</li> </ul>	<ul style="list-style-type: none"> <li>22-unit residential building, no height limit*</li> <li>Commercial or Mixed-use building w/ ground floor commercial and no unit or height limits</li> </ul>
Proposed to be Allowable (Substitute)	<ul style="list-style-type: none"> <li>32-unit residential building, 5 stories* max</li> <li>5-story* mixed-use building w/ ground floor commercial and up to 60 units</li> </ul>	<ul style="list-style-type: none"> <li>Mixed-use building w/ ground floor commercial and no unit or height limits</li> </ul>