



Department of Planning & Community & Economic Development
Planning Division

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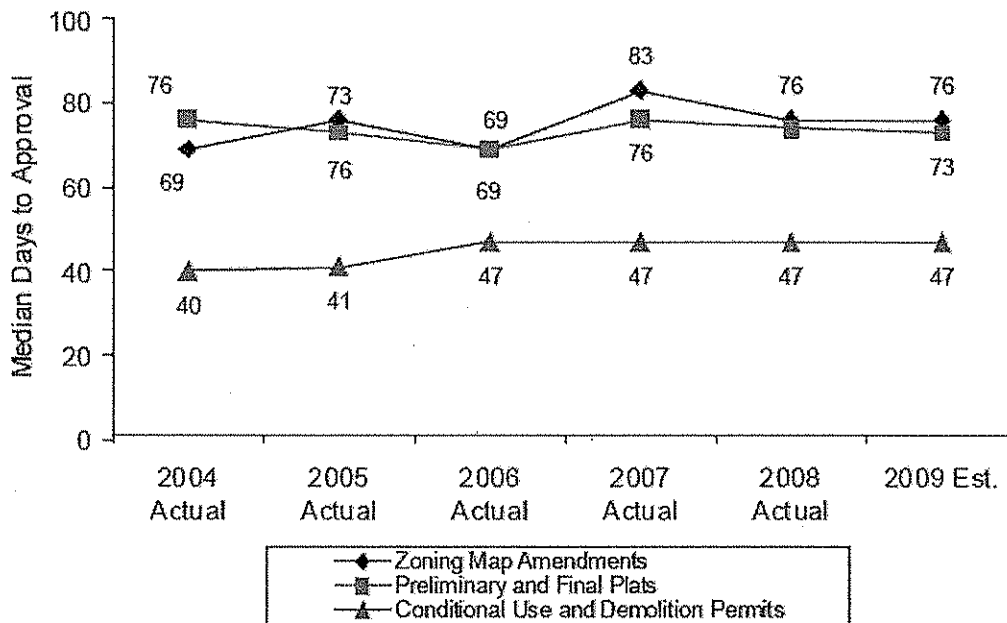
TO: Madison Plan Commission
FROM: Bradley J. Murphy, Planning Division Director
DATE: July 22, 2010
SUBJECT: Summary of Development Review Data

In preparation for next Monday's discussion on the development review and approval process, Planning Division staff compiled some additional data regarding the time it takes proposals to move through the process and the number of proposals ultimately approved or rejected.

Time to Review and Process Applications

The length of project review time varies by type of application, and the mix of project types varies from year-to-year. For this reason, data on median review time is displayed separately for three broad types of application: zoning map amendments, conditional use and demolition permits, and preliminary/final plats. Use of the median prevents undue influence on the data by the occasional very complex project that may have an exceptionally long review.

The primary factors that influence application review times are the required public notice and public hearing scheduling requirements, the size and complexity of the proposal, its consistency with adopted City plans and the underlying zoning district regulations (in the case of planned developments), and the willingness of the applicant to work with City staff, neighborhoods and other interested parties to resolve issues.



Proportion of Proposals that Are Approved

Staff have reviewed development cases over a five-year period dating from January 1, 2005 to December 31, 2009. During that time, the Plan Commission took final action or made final recommendations on 622 applications for conditional uses, demolitions, zoning map amendments, and subdivision plats. During that time:

- Approximately 92% of those applications (574) were approved or recommended for approval.
- Approximately 5% of applications (33) were withdrawn by the applicant prior to the Plan Commission taking final action. Of those, 21% (7) were replaced by modified applications that were later approved.
- Approximately 2% of the total applications (15) were denied.
- **Demolition and Conditional Use Applications:** Approximately 93% of these applications were approved by the Plan Commission.
- **Rezoning Applications:** Approximately 88% of rezoning applications were approved.
- **Plat Applications:** Approximately 98% of applications for plats were approved. (This includes preliminary, final, and combination preliminary and final plats)