

Additional Background Data

RESPONSE TO RECENT REQUESTS FROM ALDERS AND PLAN COMMISSIONERS

MARCH 19, 2021 (UPDATED MARCH 22)

Housing Capacity Analyses:

Multi-family Residential Districts

In multi-family residential districts, some properties today are already developed at greater densities than what is currently allowed by zoning (non-conforming uses). Meanwhile, many have theoretical capacity to add more dwelling units. Based on a recent request to build on the analysis provided to the Plan Commission in July, 2020, maps on Slides #3-8 provide a *theoretical* housing capacity analysis in multi-family residential districts based on existing vs. proposed density limitations in the zoning code. Importantly, economic factors are not taken into account in this analysis – it is purely based on the lot area and existing dwelling units today.

Density limitations are proposed to be increased in multi-family residential districts as follows:

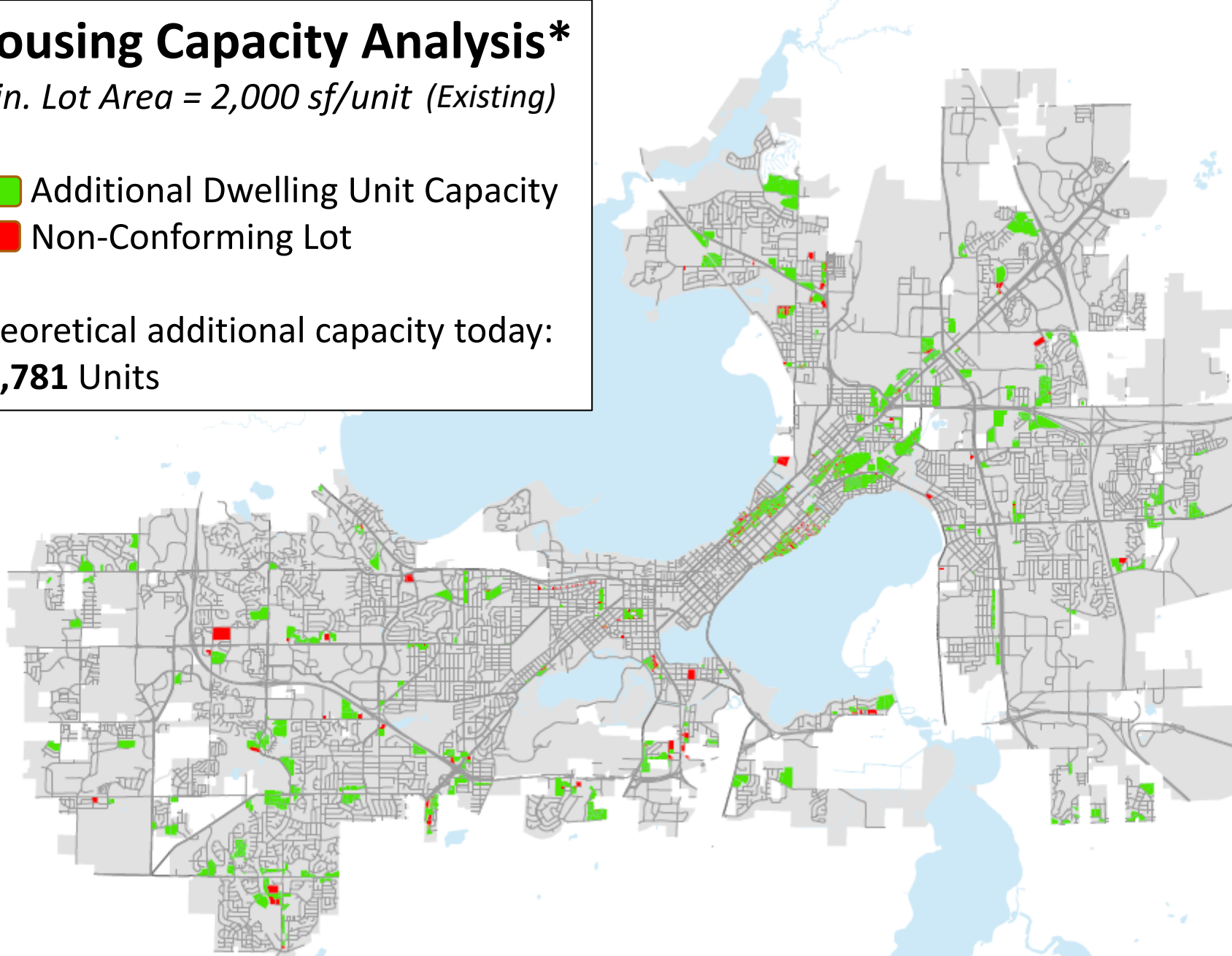
District(s)	Acres in District(s)	Existing Density Limit	Proposed Density Limit	% Change
TR-V1, TR-V2, SR-V1, SR-V2	1,967 acres (4.5% of city)	21.8 units/acre	29.0 units/acre	33%
TR-U1	260 acres (0.5% of city)	43.6 units/acre	58.1 units/acre	33%
TR-U2	74 acres (0.2% of city)	87.1 units/acre	124.5 units/acre	43%

Housing Capacity Analysis*

Min. Lot Area = 2,000 sf/unit (Existing)

-  Additional Dwelling Unit Capacity
-  Non-Conforming Lot

Theoretical additional capacity today:
15,781 Units



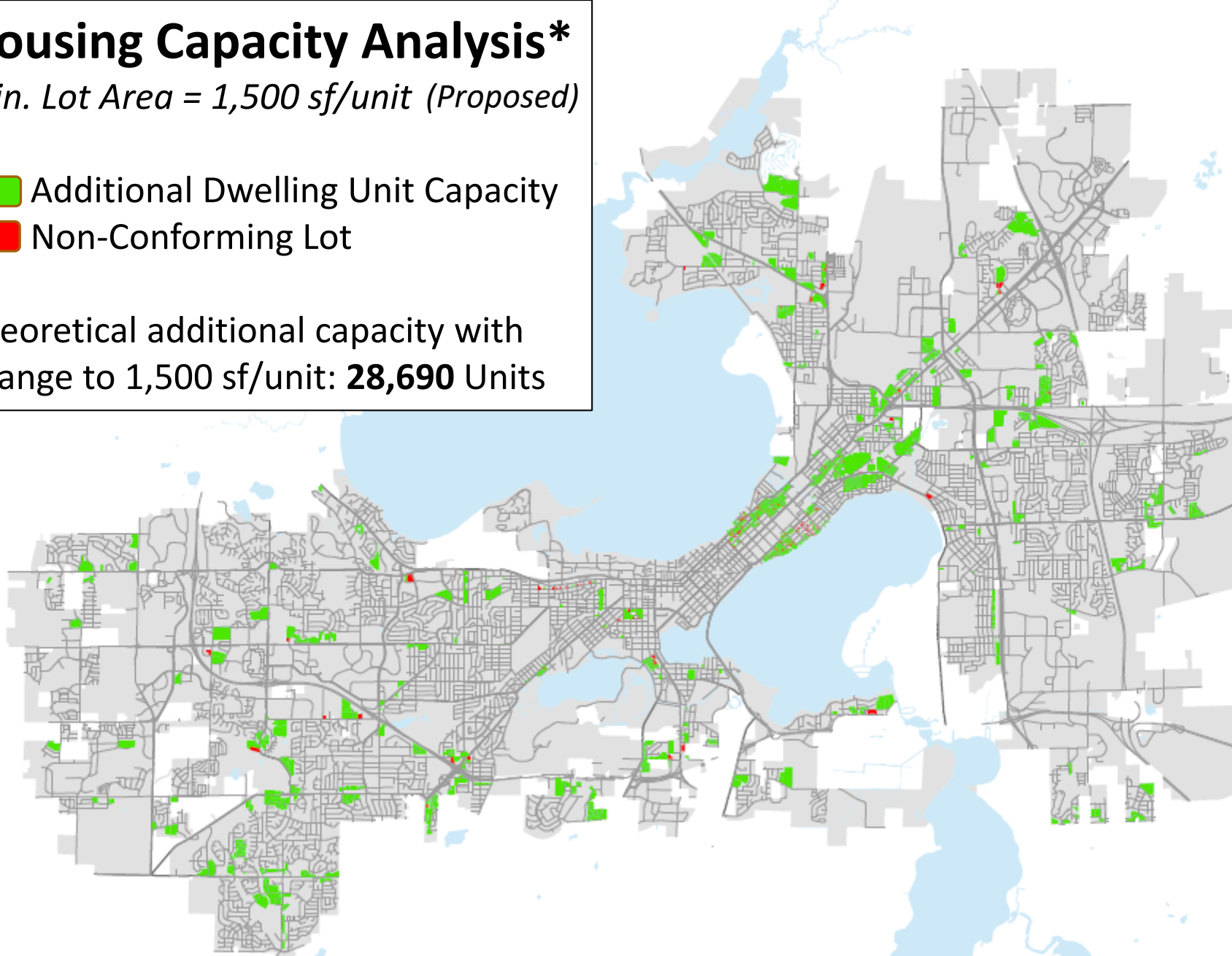
* “Residential-Varied” Districts – SR-V1, SR-V2, TR-V1, TR-V2

Housing Capacity Analysis*

Min. Lot Area = 1,500 sf/unit (Proposed)

-  Additional Dwelling Unit Capacity
-  Non-Conforming Lot

Theoretical additional capacity with change to 1,500 sf/unit: **28,690 Units**

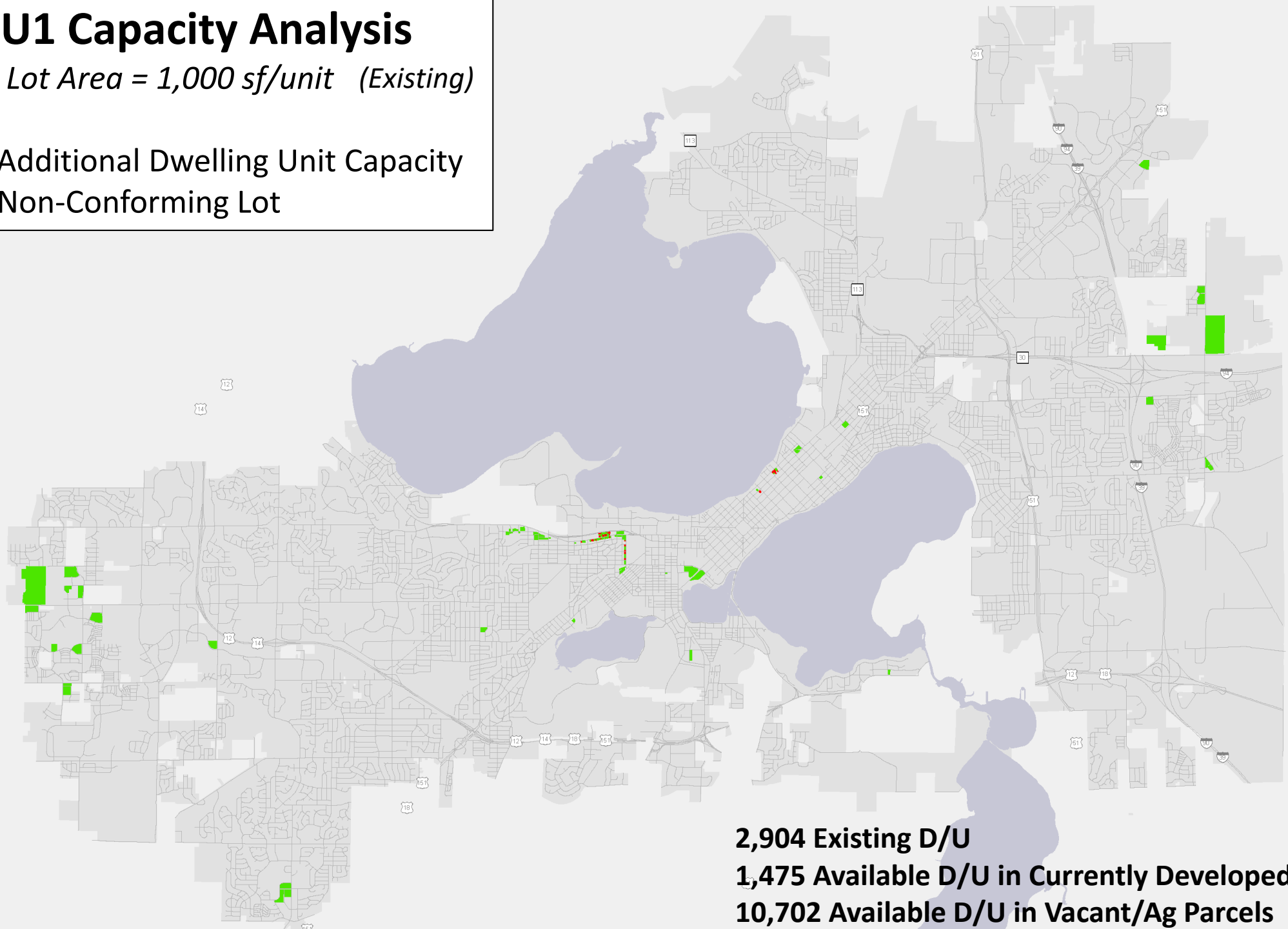


* “Residential-Varied” Districts – SR-V1, SR-V2, TR-V1, TR-V2

TR-U1 Capacity Analysis

Min. Lot Area = 1,000 sf/unit (Existing)

-  Additional Dwelling Unit Capacity
-  Non-Conforming Lot

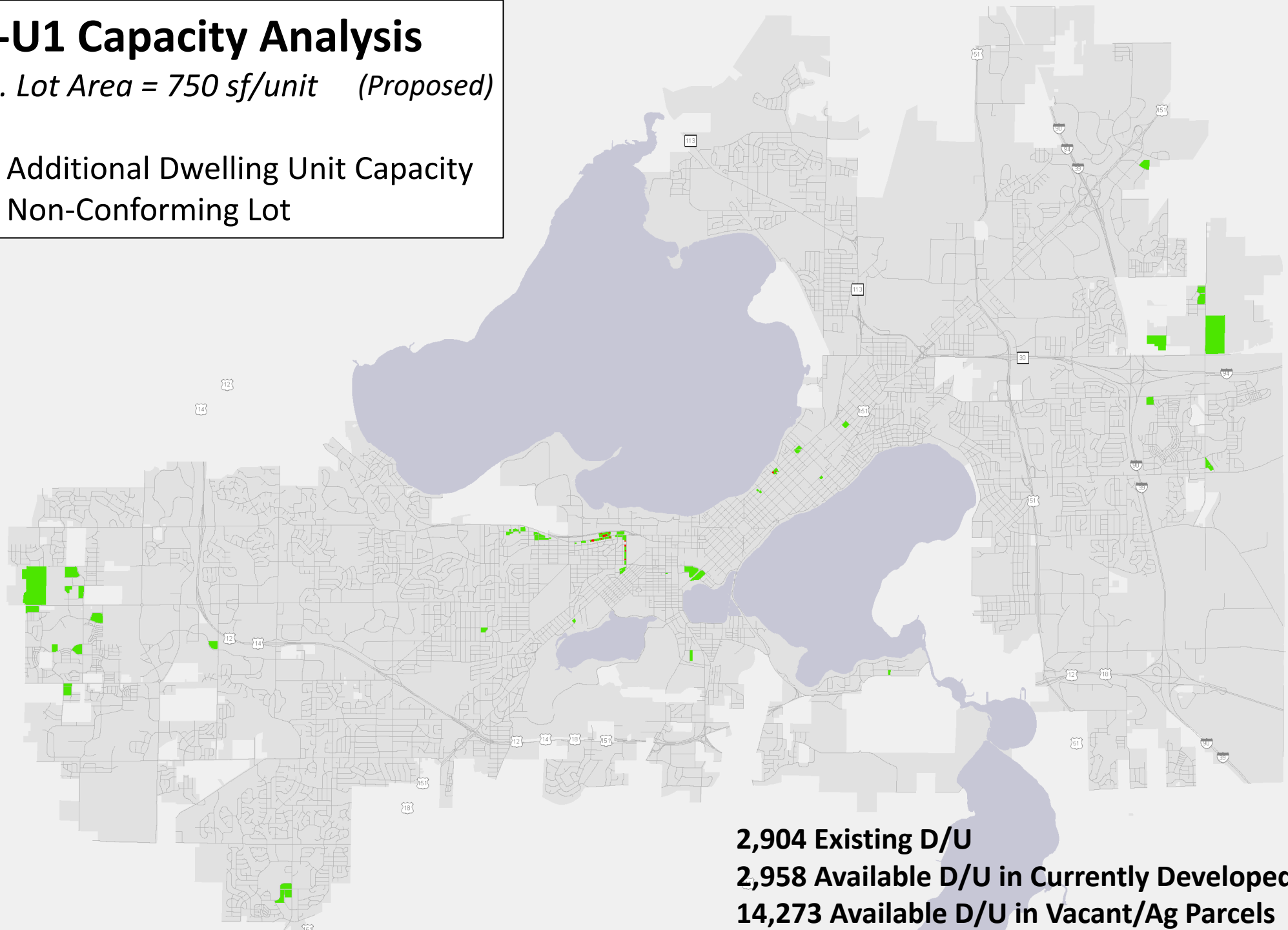


2,904 Existing D/U
1,475 Available D/U in Currently Developed Parcels
10,702 Available D/U in Vacant/Ag Parcels

TR-U1 Capacity Analysis

Min. Lot Area = 750 sf/unit (Proposed)

-  Additional Dwelling Unit Capacity
-  Non-Conforming Lot

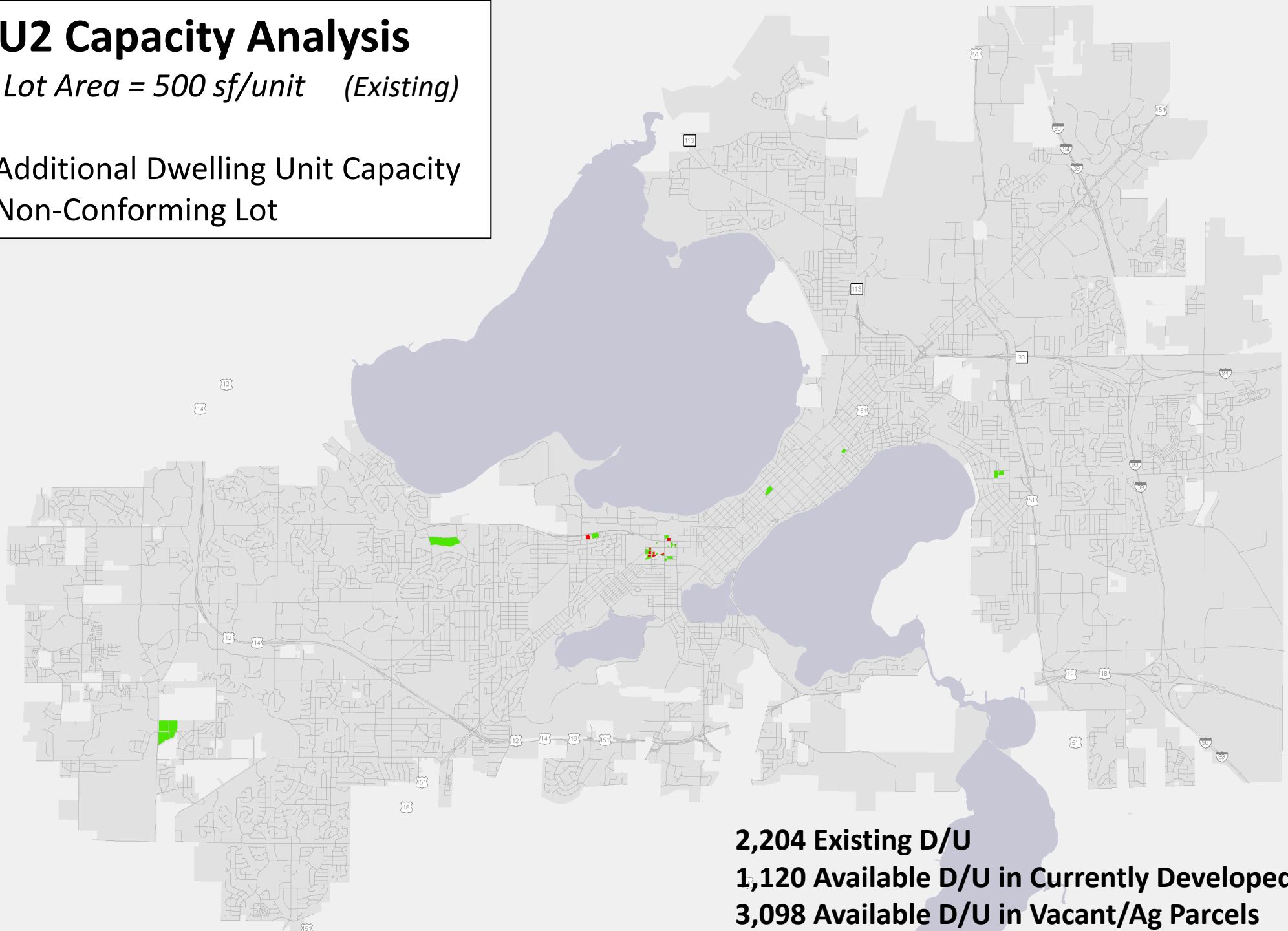


2,904 Existing D/U
2,958 Available D/U in Currently Developed Parcels
14,273 Available D/U in Vacant/Ag Parcels

TR-U2 Capacity Analysis

Min. Lot Area = 500 sf/unit (Existing)

- Additional Dwelling Unit Capacity
- Non-Conforming Lot



2,204 Existing D/U

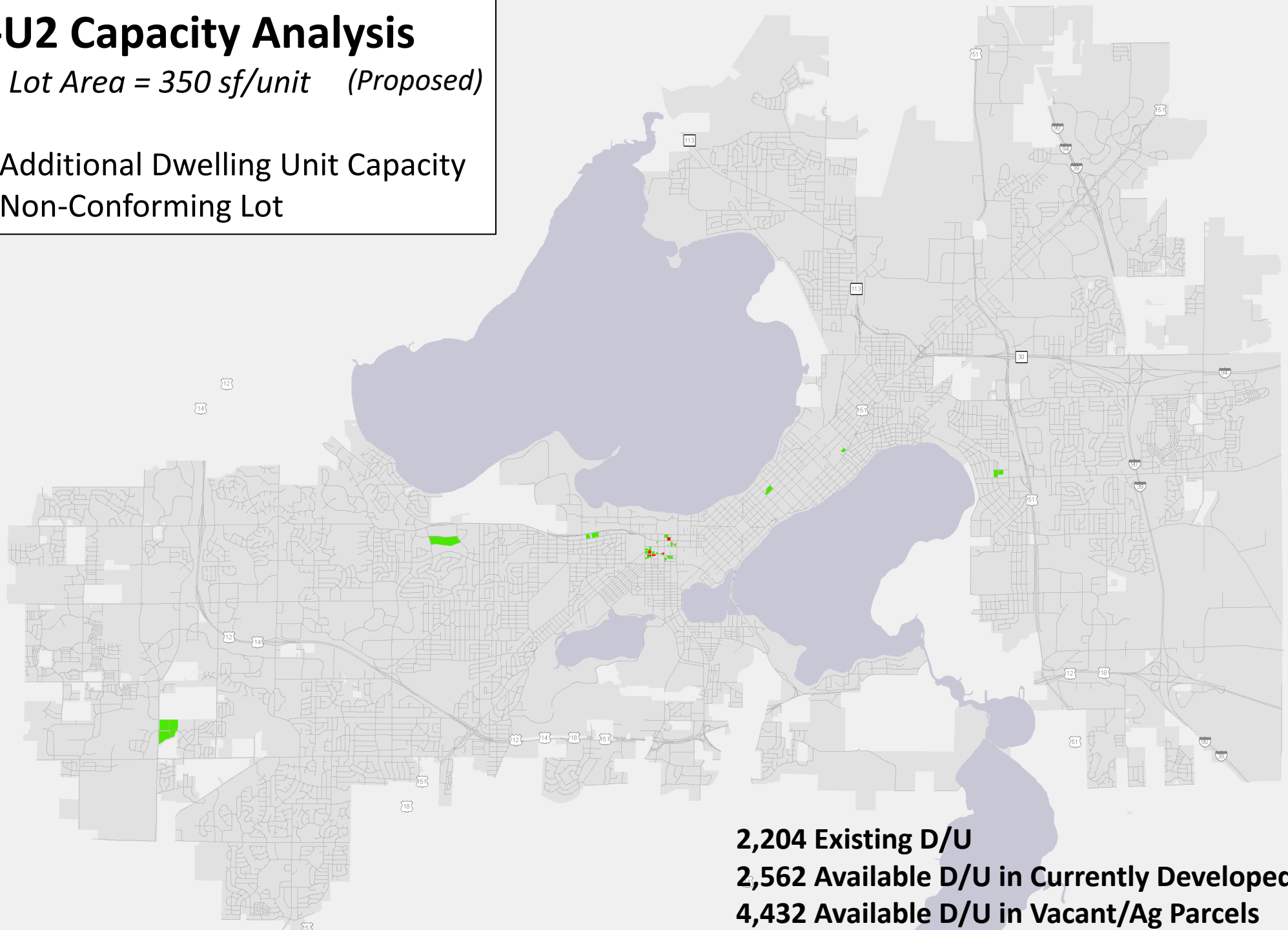
1,120 Available D/U in Currently Developed Parcels

3,098 Available D/U in Vacant/Ag Parcels

TR-U2 Capacity Analysis

Min. Lot Area = 350 sf/unit (Proposed)

- Additional Dwelling Unit Capacity
- Non-Conforming Lot



2,204 Existing D/U

2,562 Available D/U in Currently Developed Parcels

4,432 Available D/U in Vacant/Ag Parcels

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+

* Permitted in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.

** Permitted in select conditions at up to 70 DU/ac and four stories, generally along arterial streets.

~ Or taller, if specified by an approved sub-area plan or PD zoning.

' Dormers or partial third floors are permitted.

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

Other Considerations:

Mixed Use Districts

In mixed-use districts, there is currently no density limitation in the zoning code for mixed-use buildings that include ground floor commercial space. While the proposed changes include similar changes to the density limitations for *purely residential buildings* in these districts, it is impractical to attempt a “before and after” capacity analysis similar to that for multi-family residential districts.

The NMX, TSS, and CC-T Districts comprise 2% of the city. Since 2016, approximately 25% of all approved multi-family residential units have been in these zoning districts. Often located along core transit routes, these areas will continue to accommodate a significant percentage of Madison’s growth over time.

Tables on Slides #10-11 respond to recent data requests from Alders and/or Plan Commissioners regarding the NMX, TSS, and CC-T Districts.

Table 2: Acreage and Average Lot Size in Mixed-Use Districts

District	Acres in District	Median Lot Size	Mean Lot Size
NMX	104 acres (0.2% of city)	10,490 sq ft (0.24 acres)	22,510 sq ft (0.52 acres)
TSS	99 acres (0.2% of city)	5,744 sq ft (0.13 acres)	9,769 sq ft (0.22 acres)
CC-T	685 acres (1.6% of city)	28,436 sq ft (0.65 acres)	47,116 sq ft (1.08 acres)

Table 3: Size of Commercial Spaces in Mixed-Use Buildings:
Approvals since 2016 in NMX, TSS, and CC-T Districts

# Dwelling Units in Approved Building	# of Mixed-Use Buildings Approved Since 2016	Mean Commercial Space	Median Commercial Space	Projects with <3,000 sq ft Commercial Space
All Projects (Range = 11 to 327)	28	4,970 sq ft	3,255 sq ft	11
>100 Units	7	8,230 sq ft	5,125 sq ft	2
61-100 Units	8	3,831 sq ft	3,750 sq ft	3
26-60 Units	9	4,072 sq ft	2,800 sq ft	4
<25 Units	4	3,564 sq ft	2,708 sq ft	2

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

NMX Zoning

1417 Northport Dr.

12,164 sq. ft.



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

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"> • 4-unit residential building, 3 stories max*, OR; • 3-story* mixed-use building w/ ground floor commercial and 8 units 	<ul style="list-style-type: none"> • 12-unit residential building, OR; • Mixed-use building w/ ground floor commercial and no unit or height limits*
Proposed to be Allowable	<ul style="list-style-type: none"> • 24-unit residential building, 3 stories max*, OR; • 3-story* mixed-use building w/ ground floor commercial and up to 24 units 	<ul style="list-style-type: none"> • Mixed-use building w/ ground floor commercial and no unit or height limits*

TSS Zoning

2401 University Ave.

6,528 sq. ft.



Zoning Framework	Permitted Uses	Conditional Uses
Currently Allowable	<ul style="list-style-type: none">3-story commercial or mixed-use building, under 25,000 sq ft, w/ ground floor commercial and up to 24 units	<ul style="list-style-type: none">13-unit residential building, OR;Mixed-use building w/ ground floor commercial and no unit or height limits
Proposed to be Allowable	<ul style="list-style-type: none">18-unit residential building, 3 stories max3-story mixed-use building w/ ground floor commercial and up to 48 units	<ul style="list-style-type: none">Mixed use building w/ ground floor commercial and no unit or height limits

TSS Zoning

404 Division St.

17,447 sq. ft.

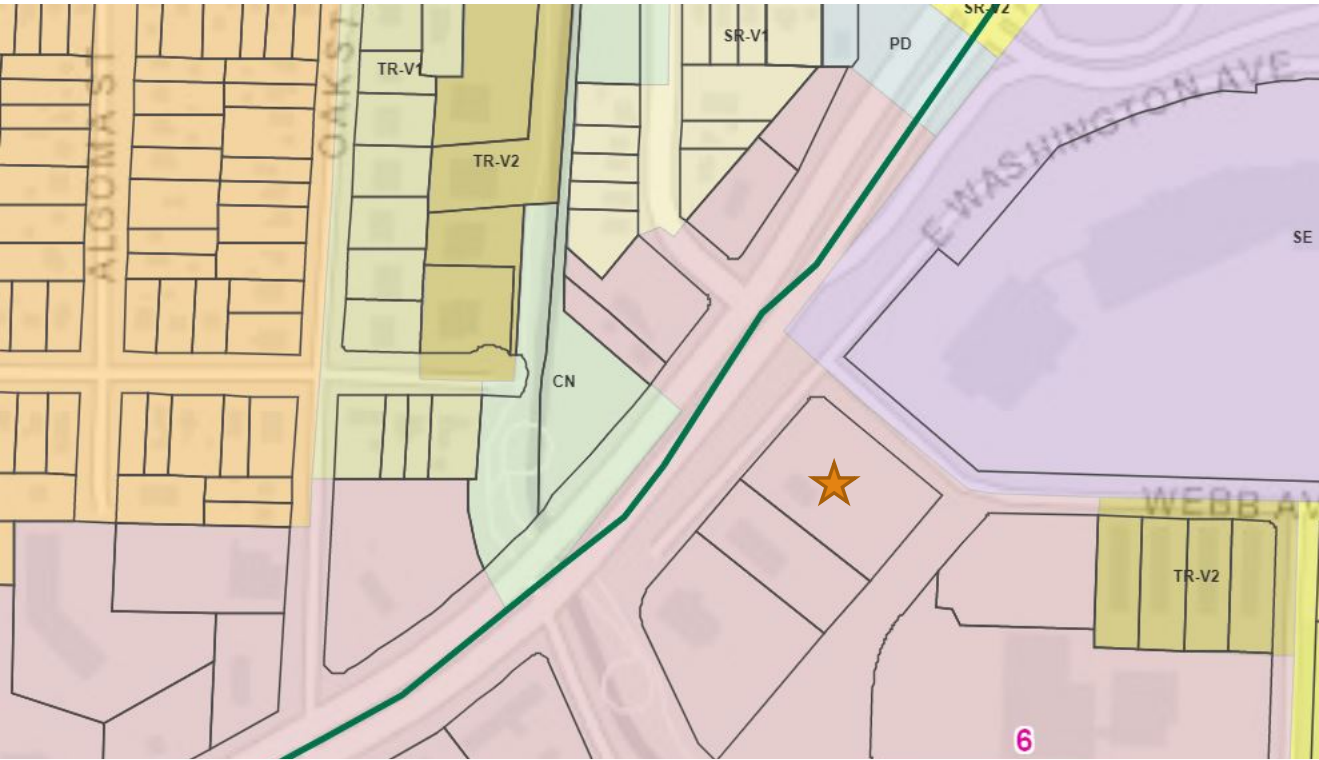


Zoning Framework	Permitted Uses	Conditional Uses
Currently Allowable	<ul style="list-style-type: none">3-story commercial or mixed-use building, under 25,000 sq ft, w/ ground floor commercial and up to 24 units	<ul style="list-style-type: none">34-unit residential building, no height limit OR;Mixed-use building w/ ground floor commercial and no unit or height limits
Proposed to be Allowable	<ul style="list-style-type: none">48-unit residential building, 3 stories max3-story mixed-use building w/ ground floor commercial and up to 48 units	<ul style="list-style-type: none">48-unit residential building, no height limitMixed use building w/ ground floor commercial and no unit or height limits

CC-T Zoning

3077 E Washington Ave.

38,438 sq. ft.

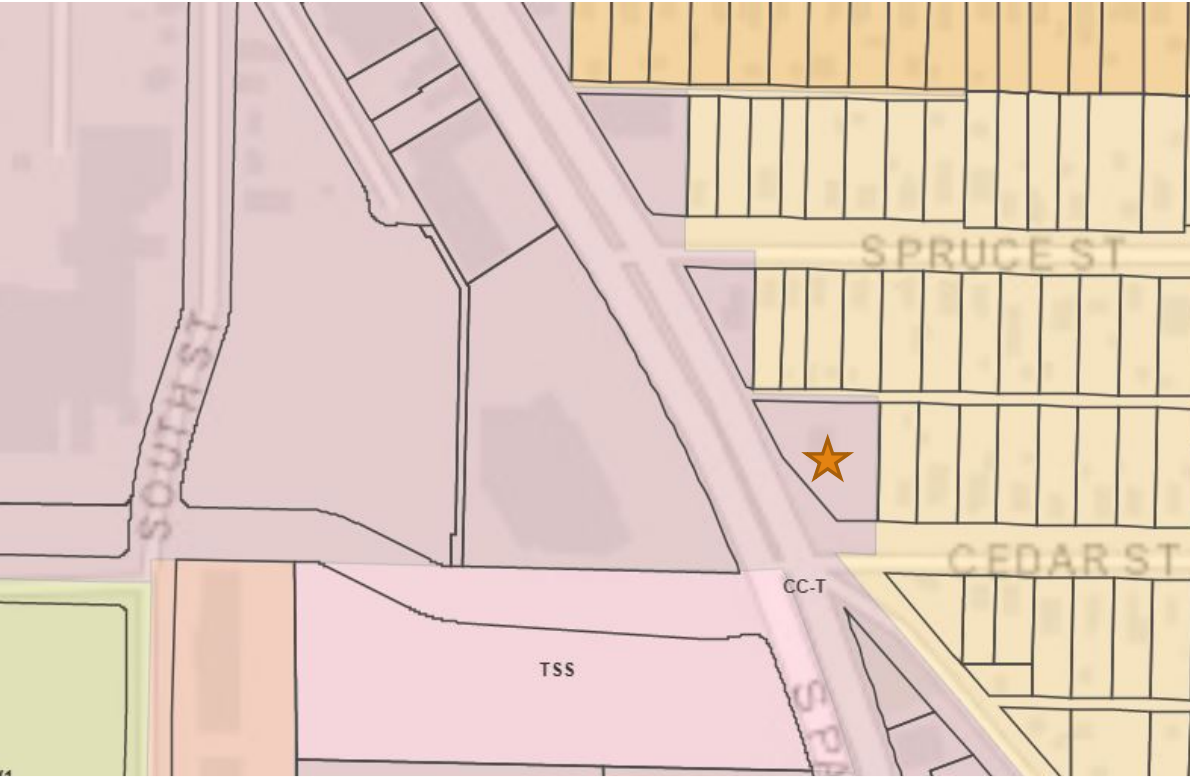


Zoning Framework	Permitted Uses	Conditional Uses
Currently Allowable	<ul style="list-style-type: none">5-story commercial or mixed-use building, under 40,000 sq ft, w/ ground floor commercial and up to 24 units	<ul style="list-style-type: none">51-unit residential building, no height limitCommercial or Mixed-use building w/ ground floor commercial and no unit or height limits
Proposed to be Allowable	<ul style="list-style-type: none">60-unit residential building, 5 stories max5-story mixed-use building w/ ground floor commercial and up to 60 units	<ul style="list-style-type: none">76-unit residential building, no height limitMixed-use building w/ ground floor commercial and no unit or height limits

CC-T Zoning

1309 S Park St.

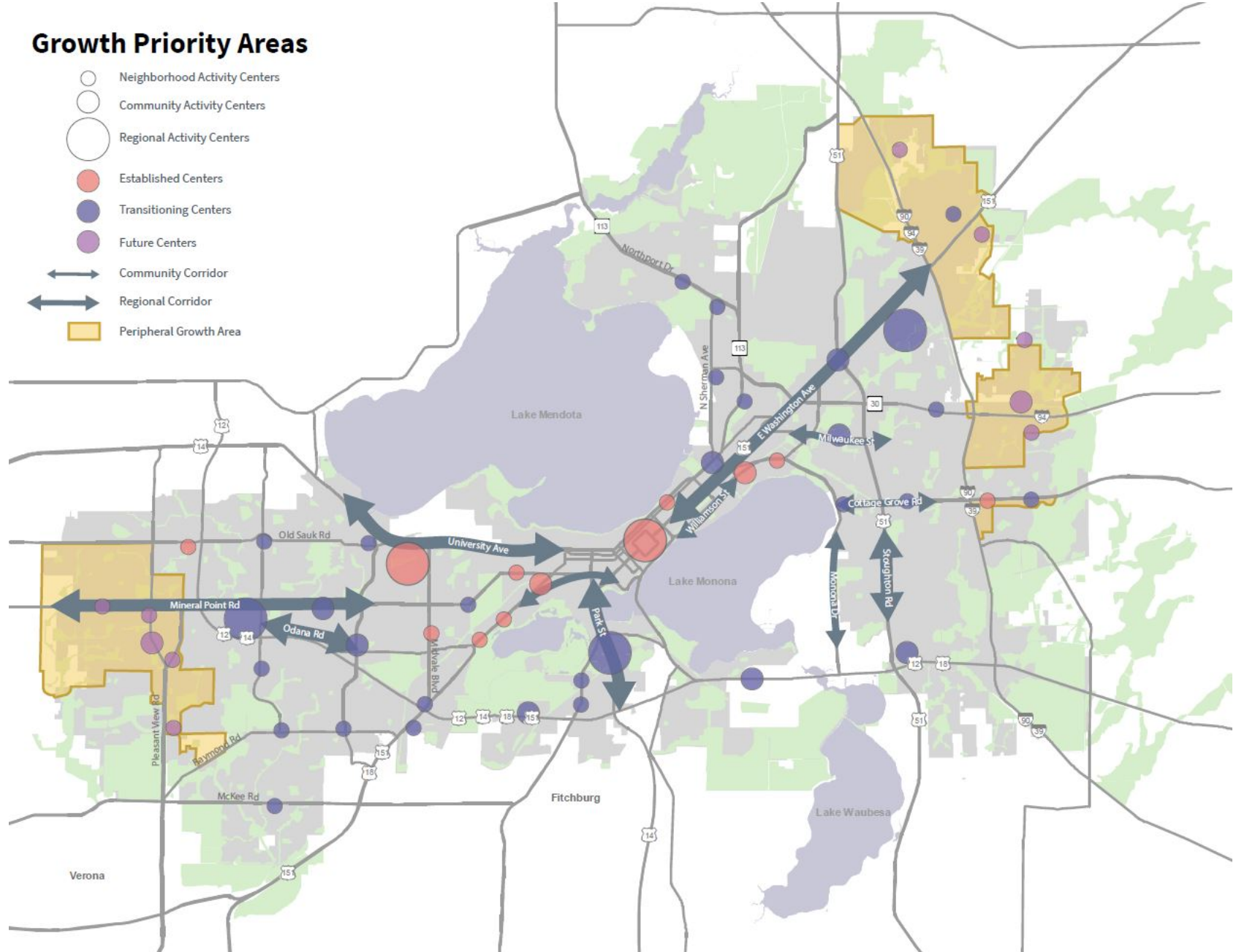
16,887 sq. ft.



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

Growth Priority Areas

- Neighborhood Activity Centers
- Community Activity Centers
- Regional Activity Centers
- Established Centers
- Transitioning Centers
- Future Centers
- ↔ Community Corridor
- ↔ Regional Corridor
- Peripheral Growth Area



Existing Single Family Homes and Single-family Residential Zoning

Single Family Home or Parcel in TR-C or SR-C Zoning

