

Zoning Code Changes to Support Additional Housing

Residential Densities & Conditional Use Thresholds

FEBRUARY/MARCH 2021

LINK TO VIDEO OF PRESENTATION:

[HTTPS://MEDIA.CITYOFMADISON.COM/MEDIASITE/PLAY/DDE288392CF049BFAC753E48621FE8BF1D](https://media.cityofmadison.com/mediasite/play/DDE288392CF049BFAC753E48621FE8BF1D)

Introduction & Policy Context

CITY OF MADISON

Comprehensive Plan



Imagine Madison
People Powered Planning

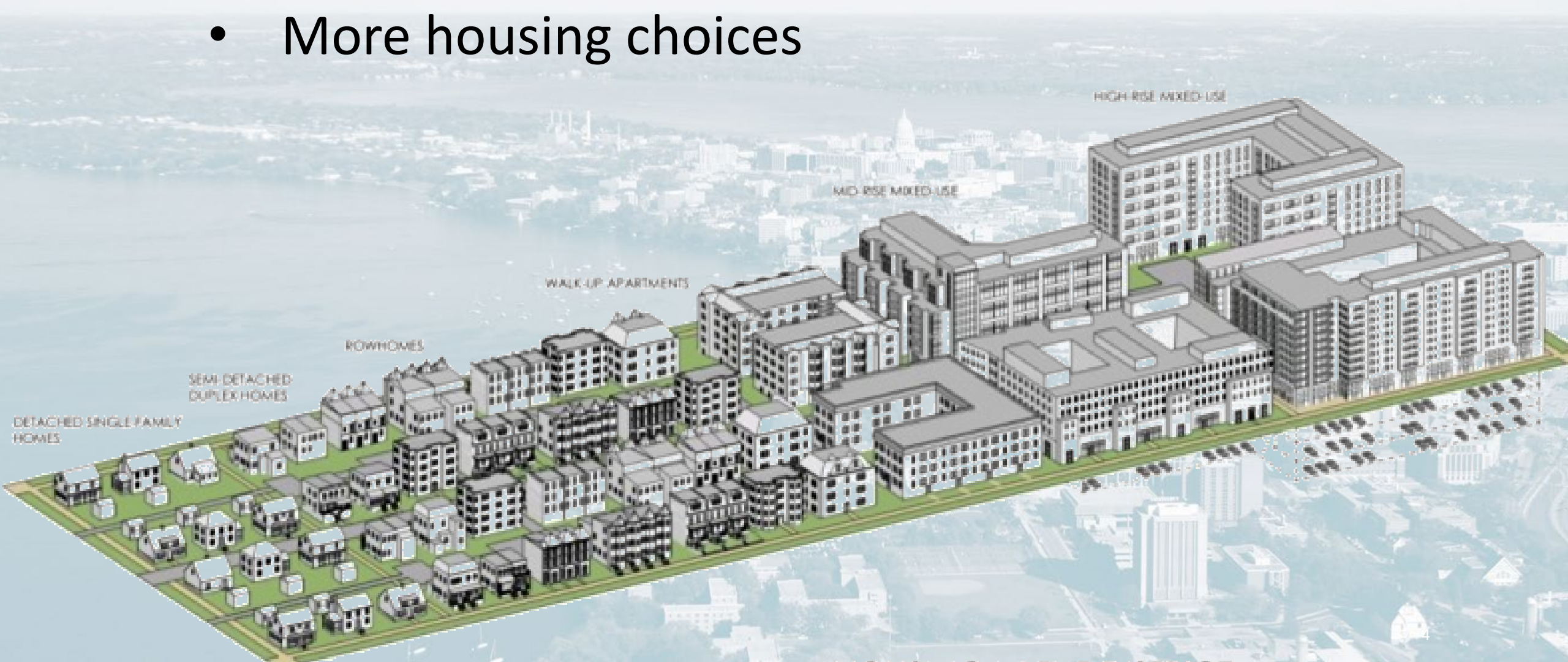


<https://plan.imaginemadisonwi.com/>

WHAT WE HEARD

-NEIGHBORHOODS & HOUSING-

- More housing choices



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

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

CITY OF MADISON

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING
CHOICE

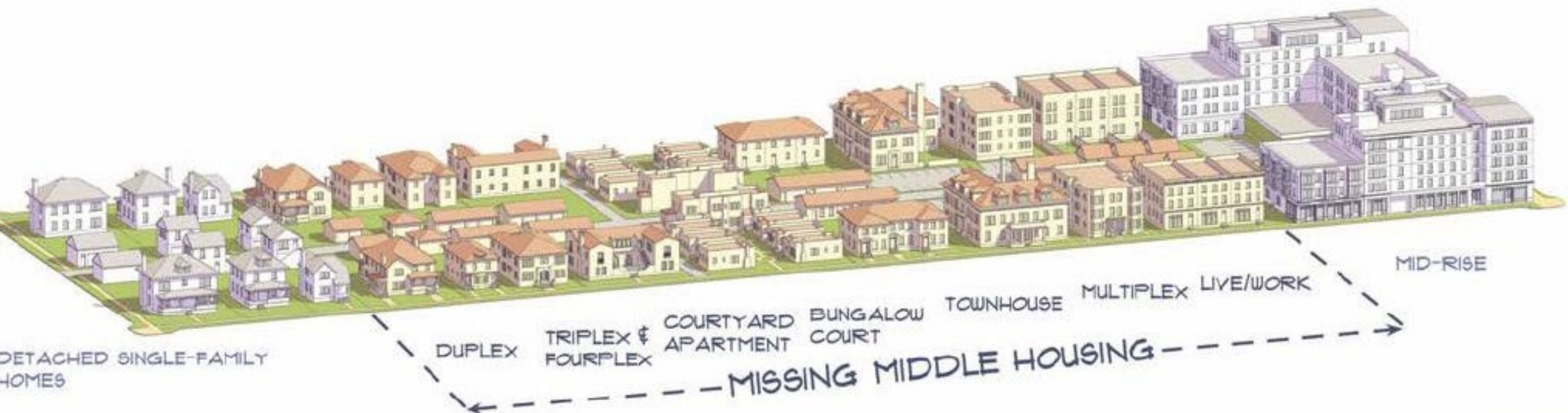
ADOPTED OCTOBER 1, 2019

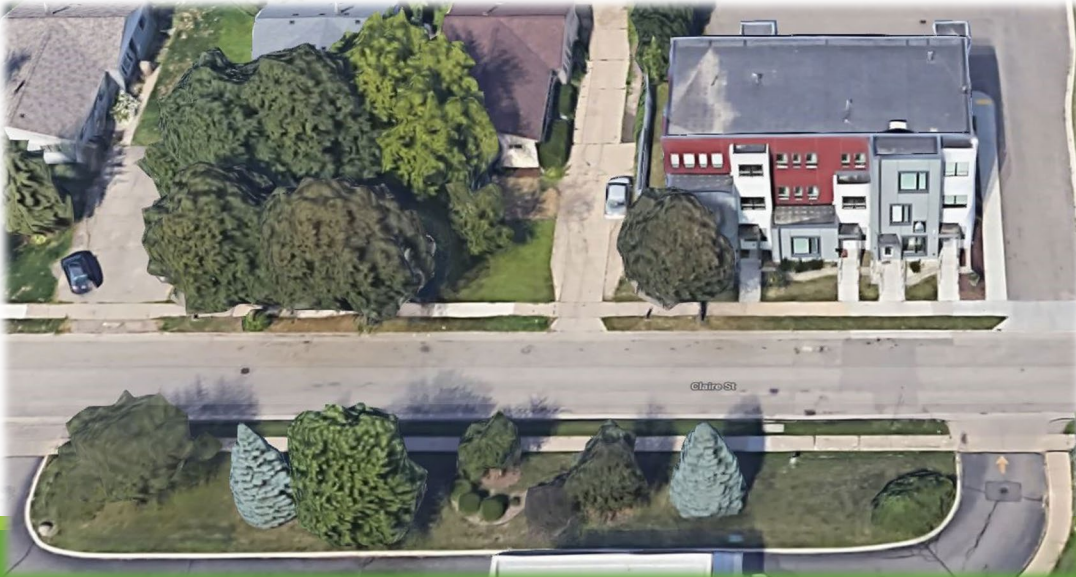
- Adopted October, 2019
- Prepared by Community Development Division

PREPARED BY: CITY OF MADISON'S COMMUNITY DEVELOPMENT DIVISION





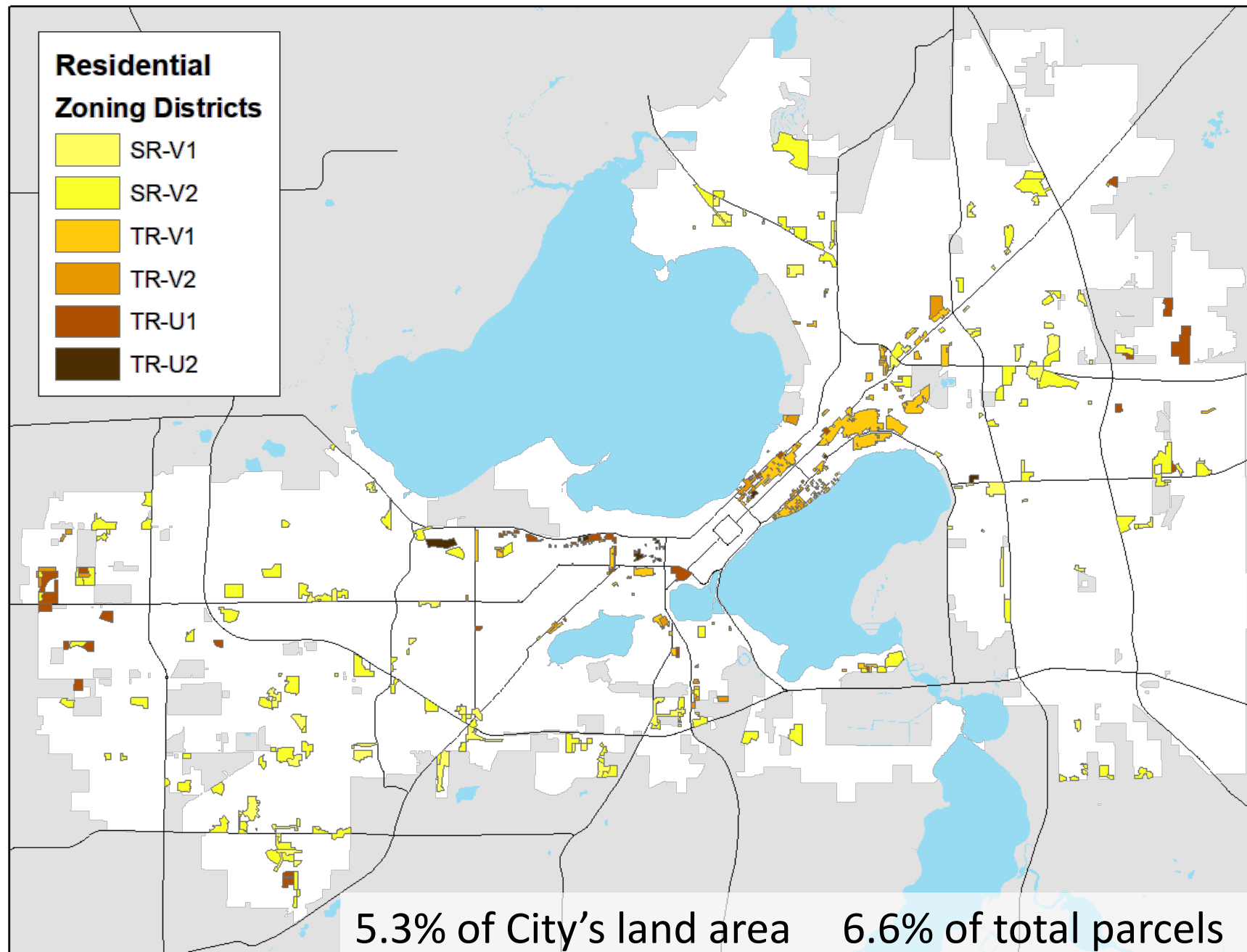


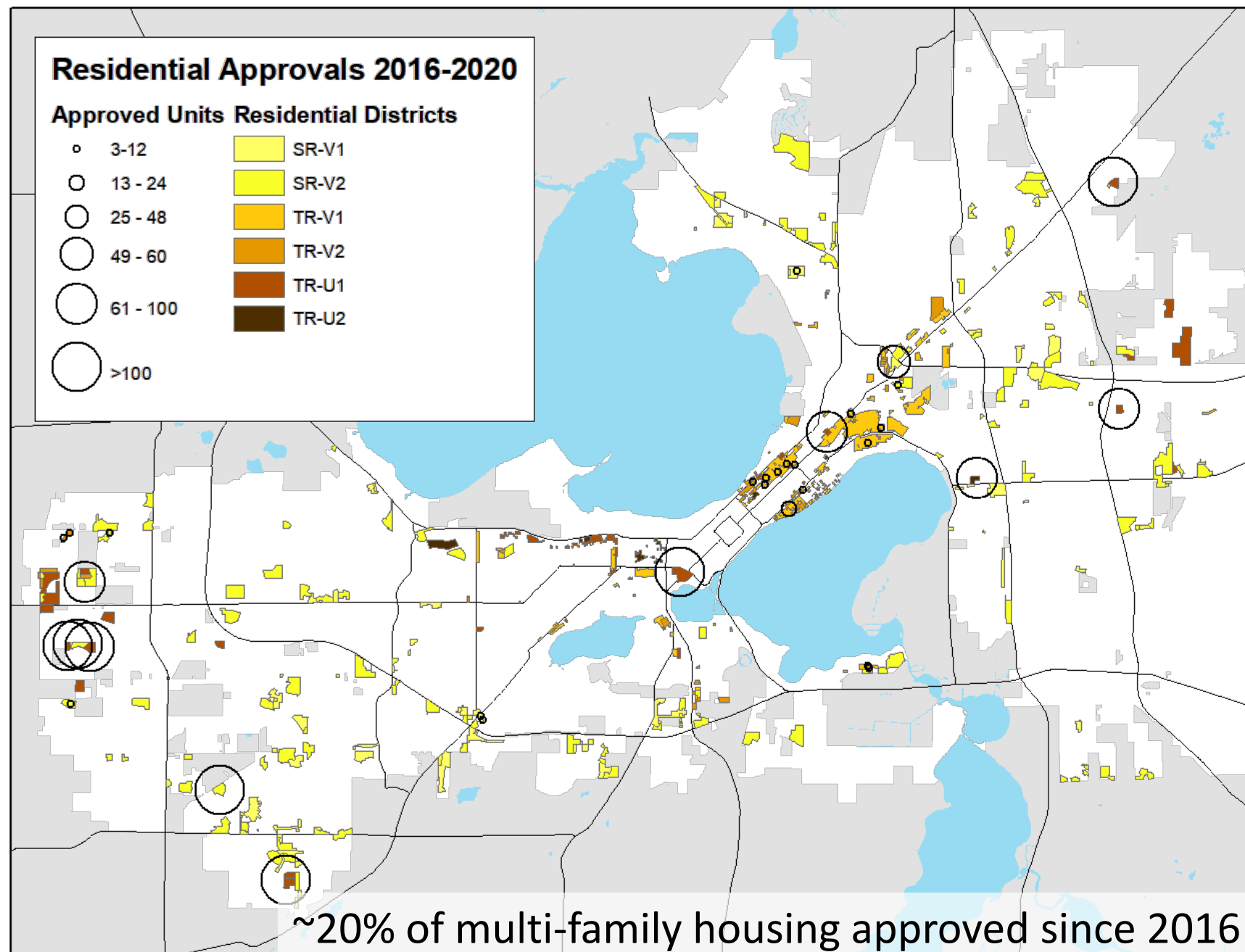


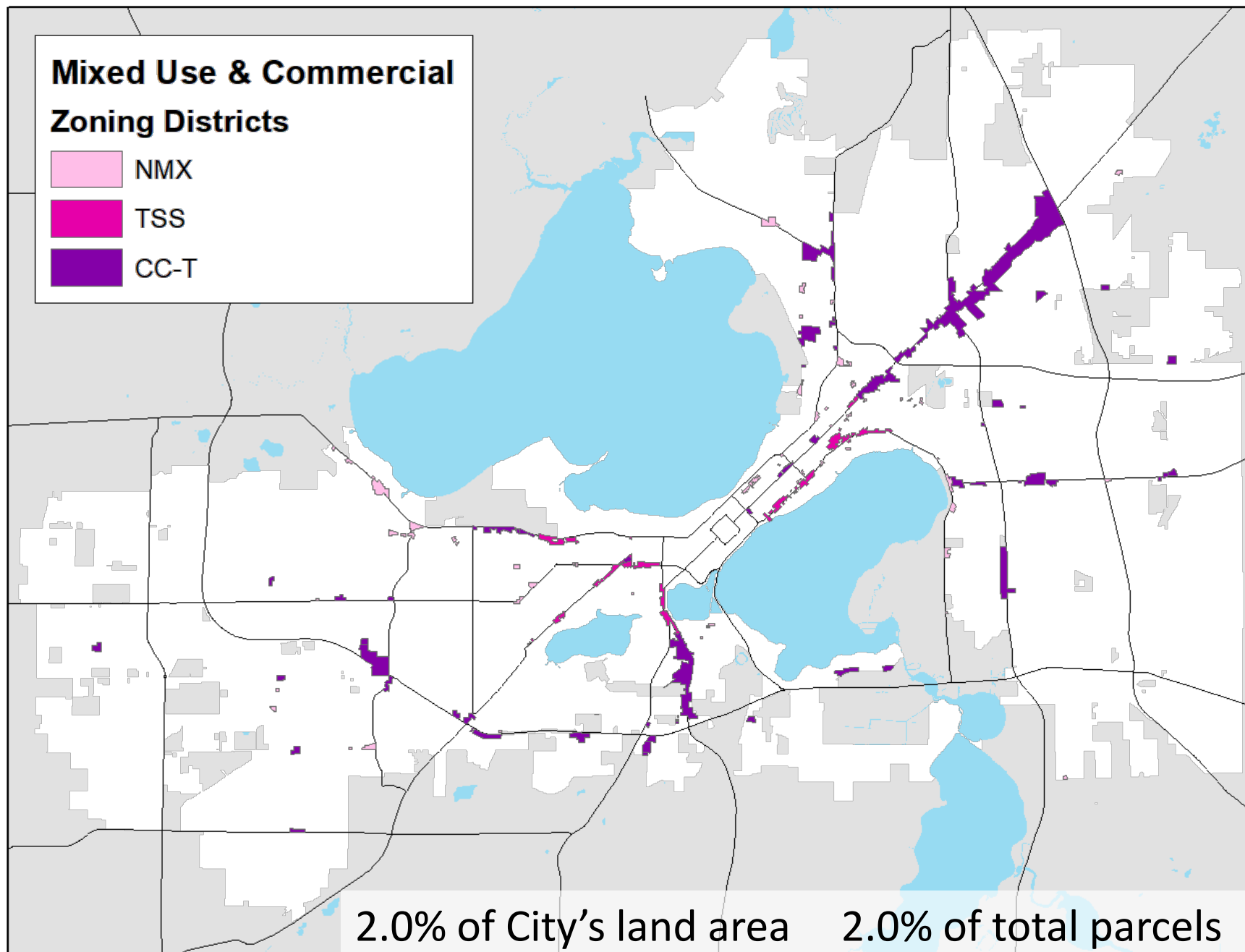
Summary of Changes & Zoning District Locations

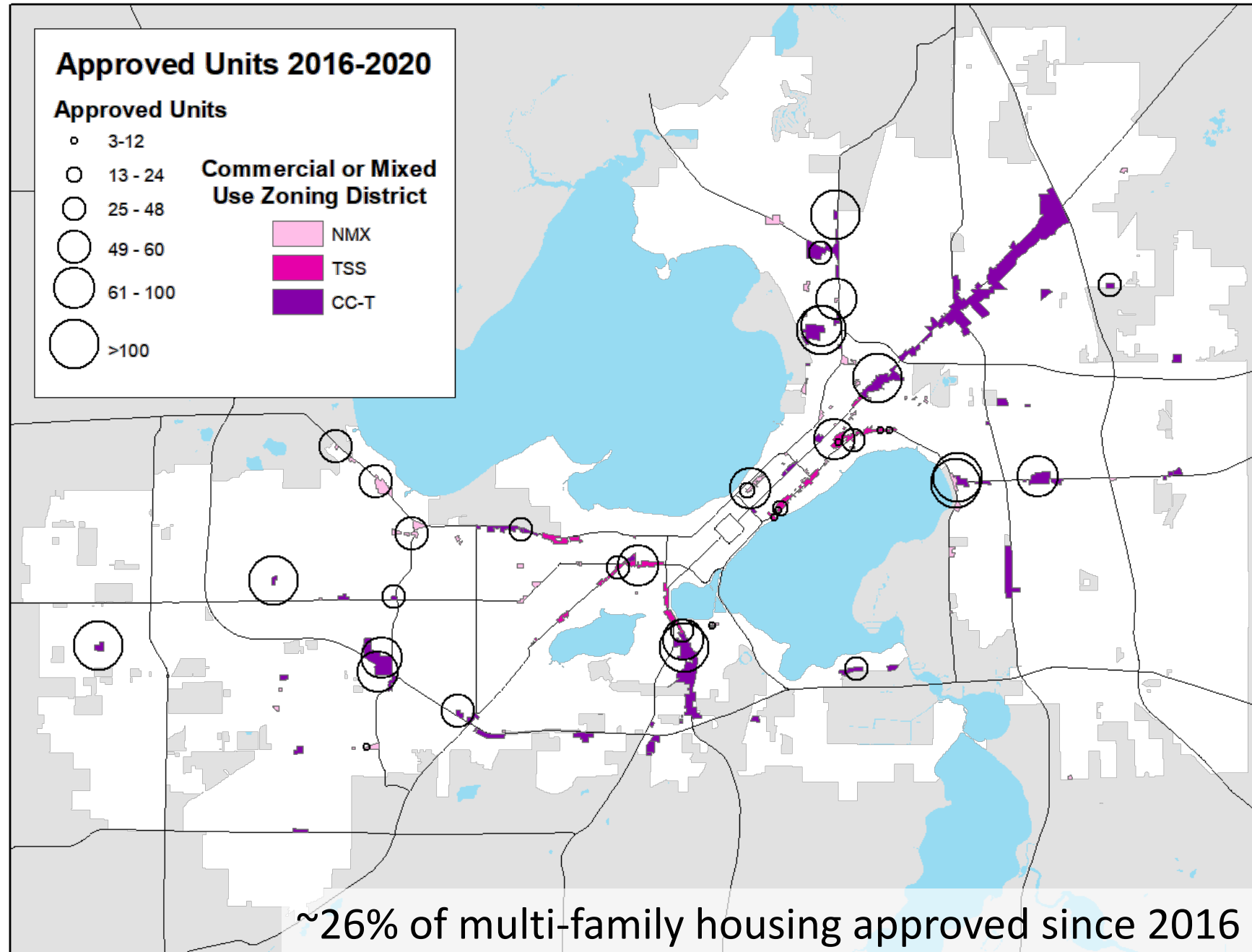
In Multi-family Residential and Mixed-Use zoning districts (7.3% of City's land area):

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









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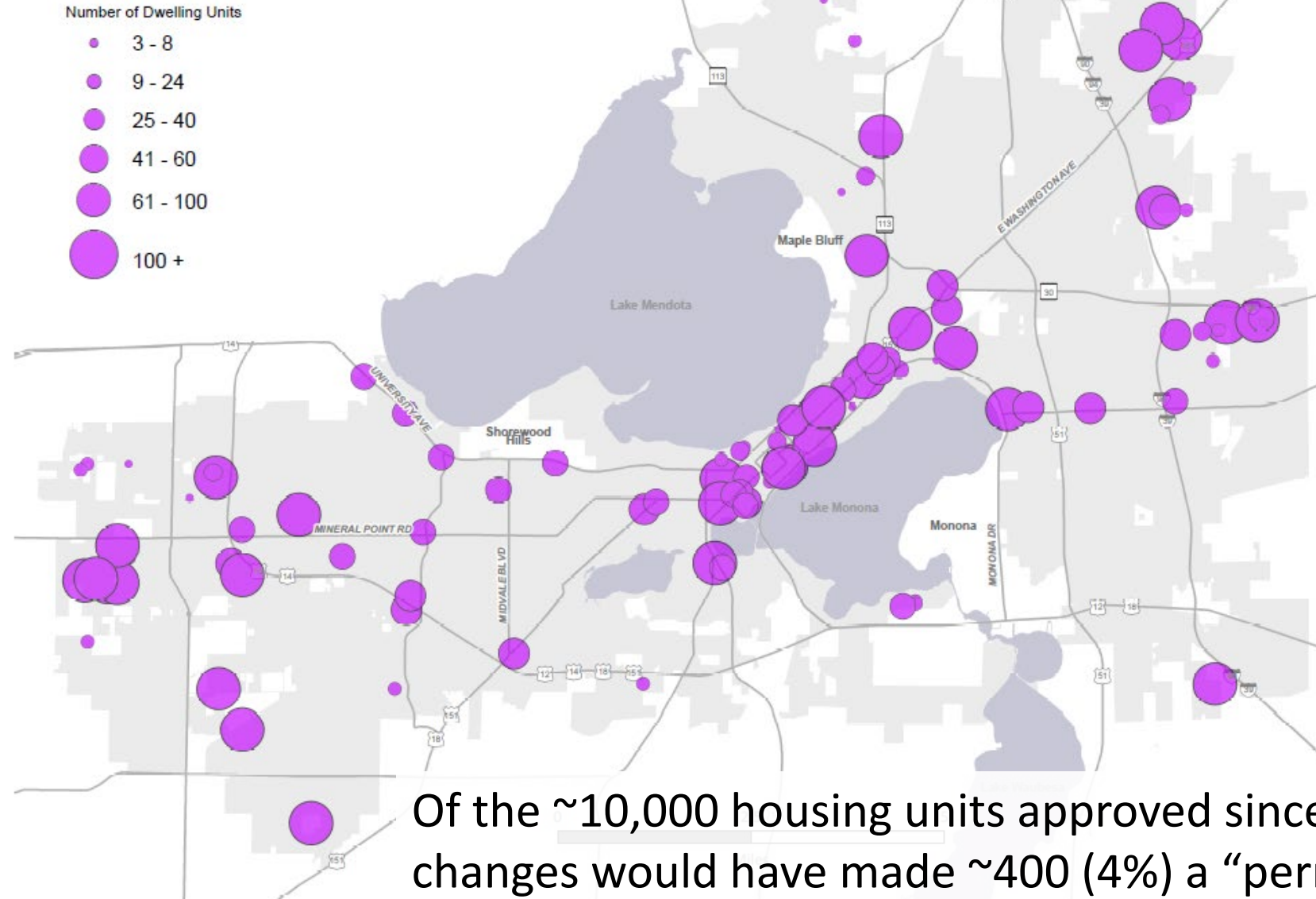
Permitted Uses

vs.

Conditional Uses

Multi-family Development 2016-2020

City of Madison



Of the ~10,000 housing units approved since 2016, proposed changes would have made ~400 (4%) a “permitted use”

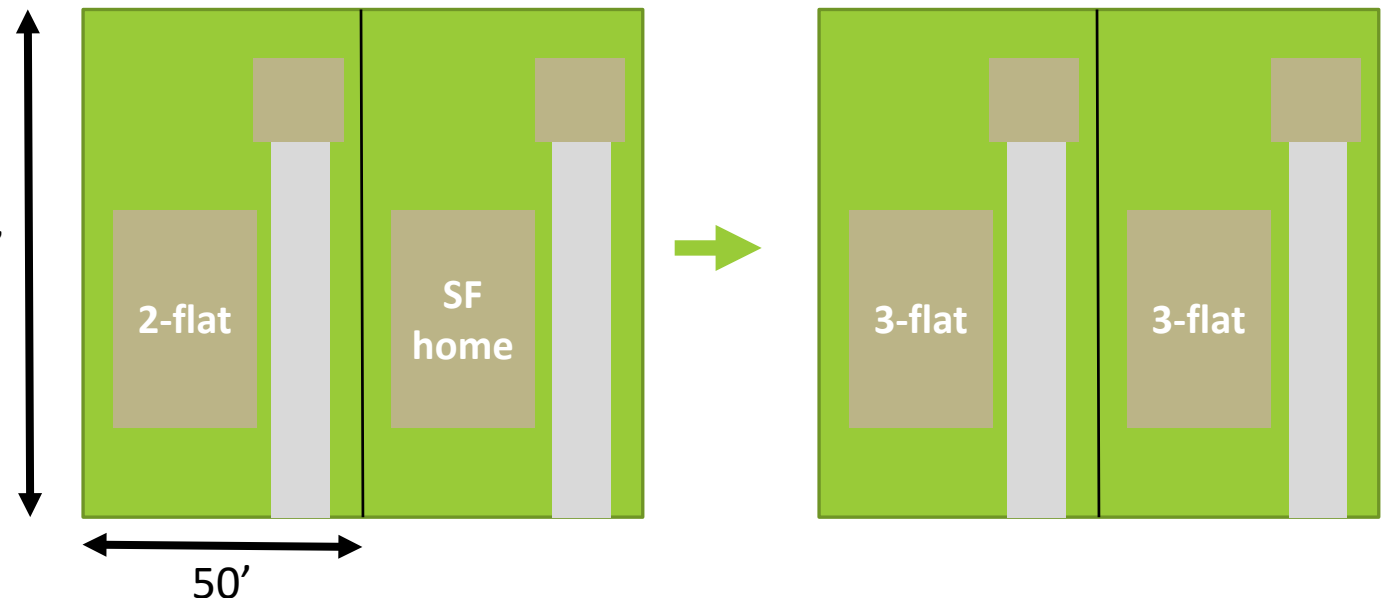
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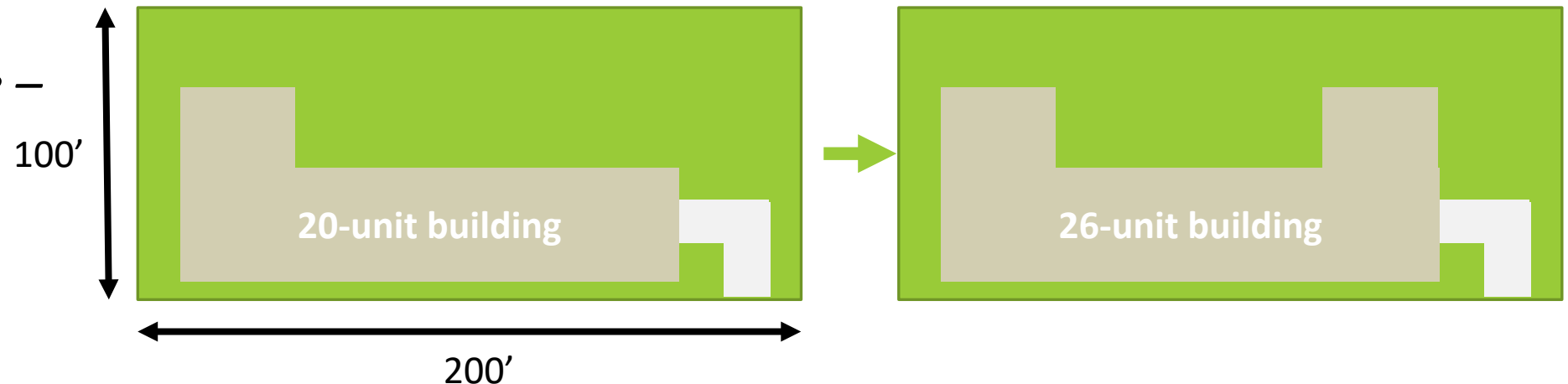
Hypothetical Example – TR-V1 District



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

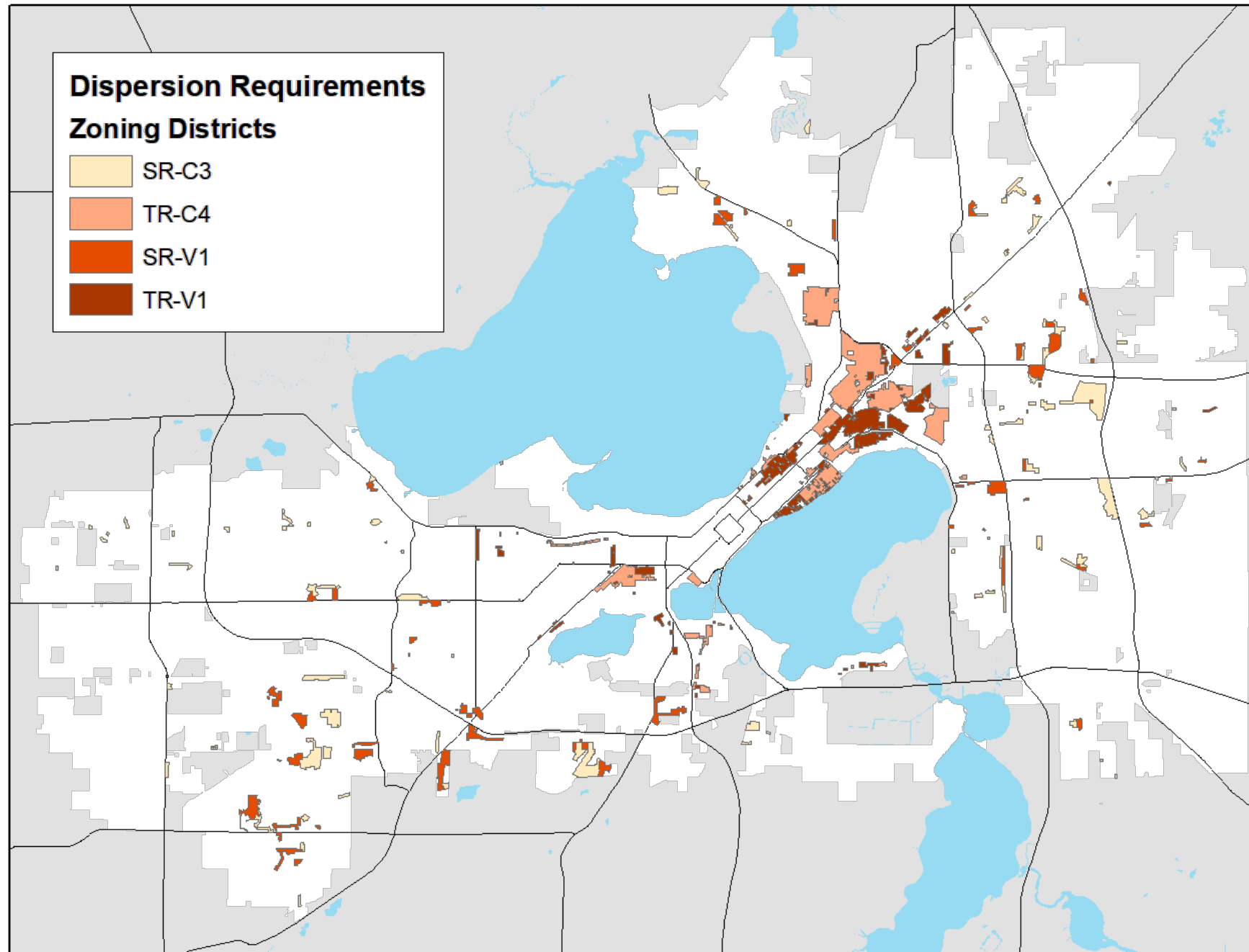
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*Hypothetical Example –
TR-U1 District*



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



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



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 3rd 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 4th story, >24 units, and commercial space



4606 Hammersley Rd.
CC-T District – 53-unit mixed-use building
with minor design changes, would become Permitted 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 4th story and >48 units

Regulations Not Impacted by Proposed Changes

Building Forms
& Placement

Parking
(Auto & Bicycle)

Landscaping

Design
Requirements

Regulations Not Impacted by Proposed Changes

Historic &
Urban Design
Districts

Stormwater
Management

Building and
Fire Codes

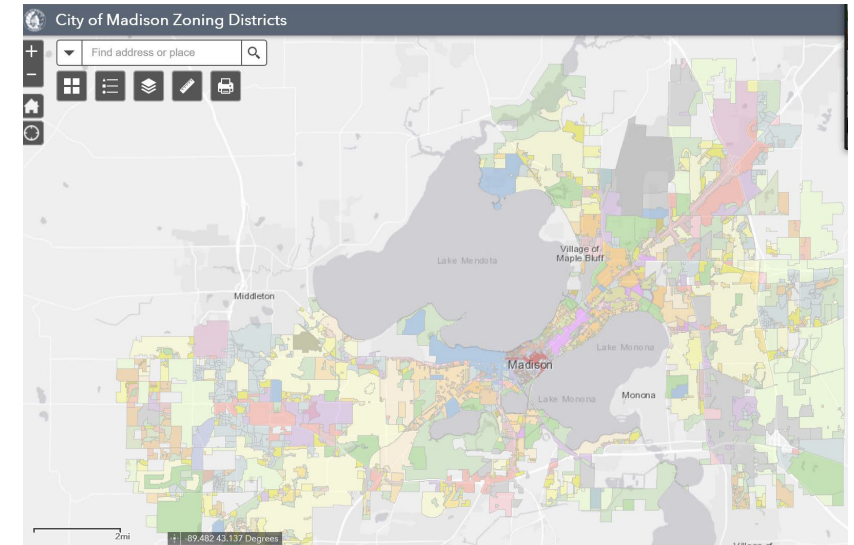
Noise &
Lighting

Additional Resources

- **Interactive Zoning Map –**

Use this tool to explore zoning in and around your neighborhood

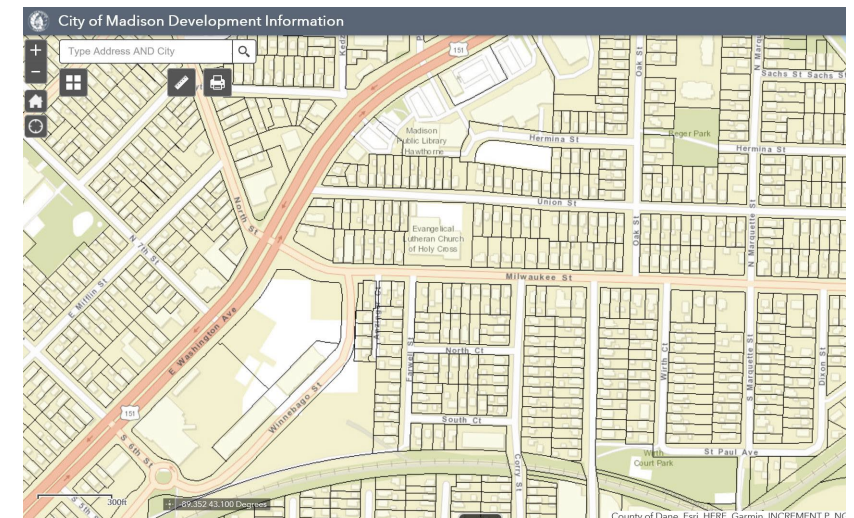
<https://cityofmadison.maps.arcgis.com/apps/webappviewer/index.html?id=89737c066cda41eea5d986dd71291576>



- **Existing Parcel Information Map –**

Use this tool to take a closer look at characteristics of individual parcels

<https://cityofmadison.maps.arcgis.com/apps/webappviewer/index.html?id=33ec22af277843e39b1b3fc26d5aacf7>



Additional Resources

- Staff Memorandum (February 2021) – Includes zoning changes in detail by district

<https://madison.legistar.com/View.ashx?M=F&ID=9202147&GUID=EDE0E7CD-D7EC-4958-8869-E8C75ED7C1C5>

- Plan Commission Work Session Video & Materials (July 2020)

<https://media.cityofmadison.com/Mediasite/Showcase/madison-city-channel/Presentation/421ab75d5830408590614461a4b9256a1d>

<https://madison.legistar.com/LegislationDetail.aspx?ID=4594955&GUID=753194B2-CF39-45DA-9987-1C6EBE786076>

- City of Madison Comprehensive Plan (2018)

<https://www.cityofmadison.com/dpced/planning/plans/440/#Citywide%20Plans>

- Equitable Development in Madison Report (Nov 2019)

<https://www.cityofmadison.com/dpced/planning/documents/Equitable%20Development%20Report%20111919.pdf>

- Analysis of Impediments to Fair Housing Choice (Oct 2019)

<https://www.cityofmadison.com/cdbg/documents/FullReport-ImpedimentstoFairHousingChoiceFINAL.pdf>

Next Steps

- Monday, March 22 Plan Commission (5:30 PM via Zoom)
- Tuesday, March 30 Common Council (6:30 PM via Zoom)

To provide written comments in advance of these meetings,
please send via e-mail to: pccomments@cityofmadison.com

With further questions, please e-mail: planning@cityofmadison.com

Q & A