

# Dane County Housing Summit

May 11, 2016



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**Planner**

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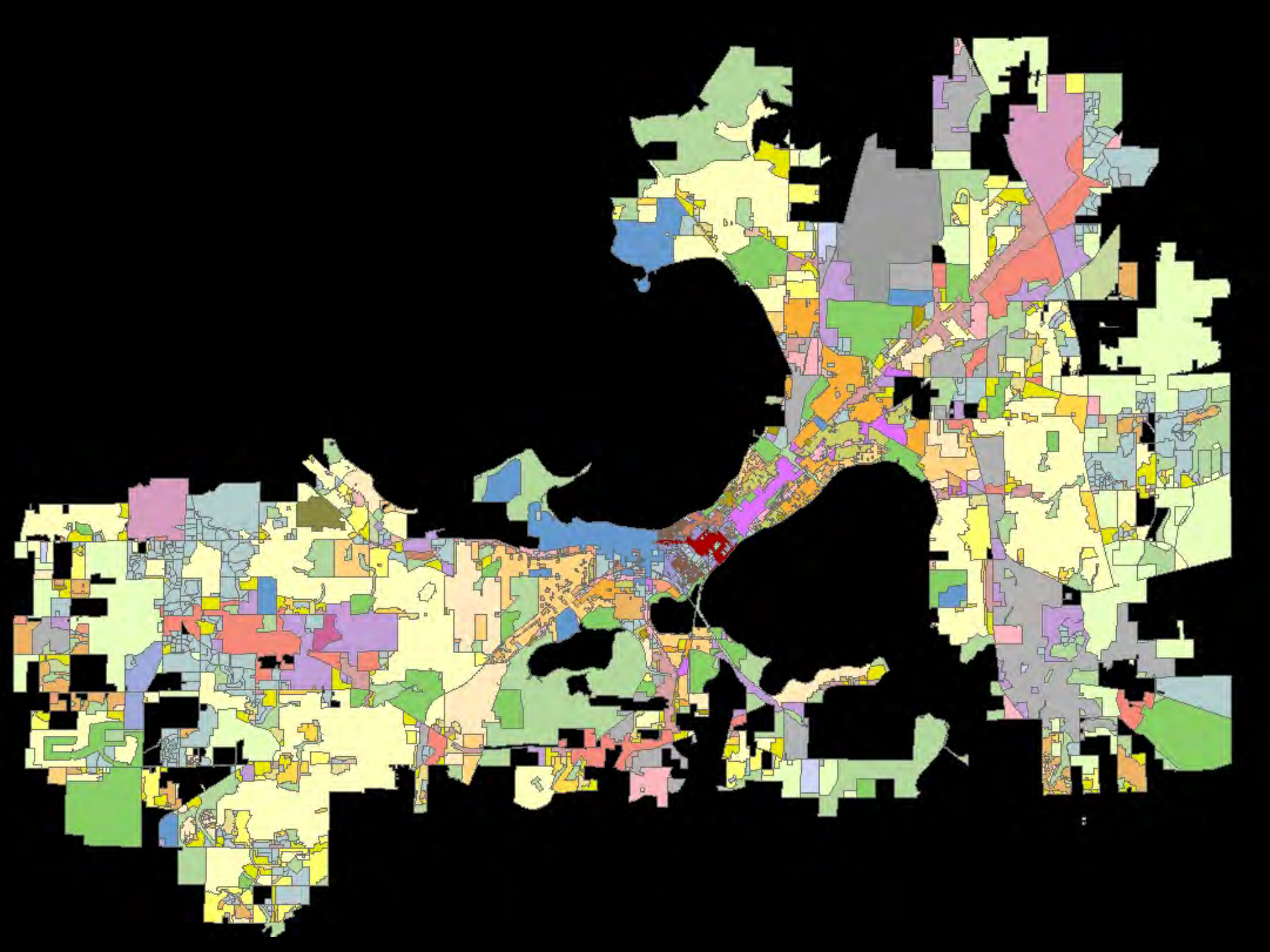
**[mwachter@cityofmadison.com](mailto:mwachter@cityofmadison.com)**

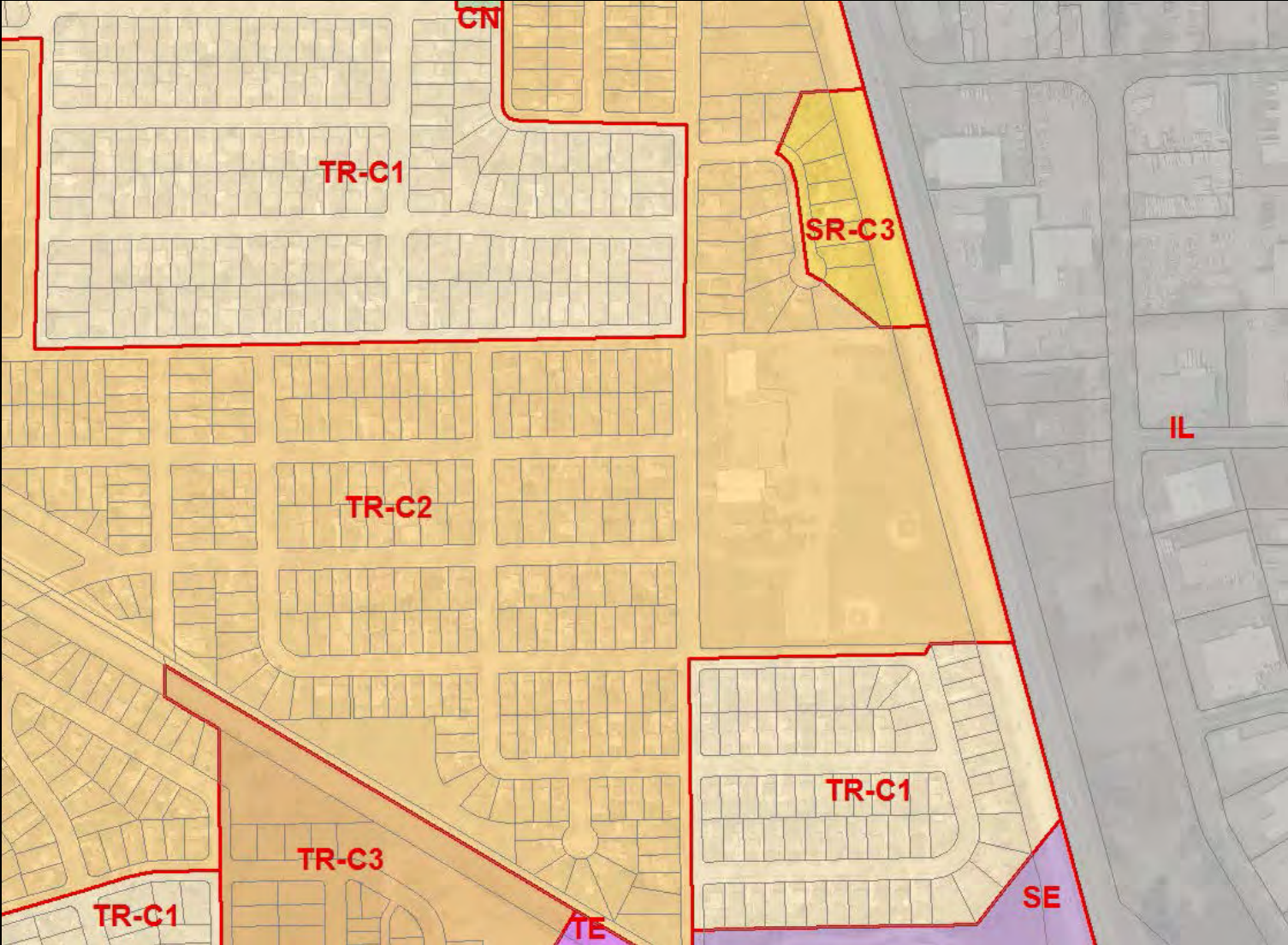


# Rules



# Map





**Table 28C-1**

Residential Districts																
	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Supplemental Regulations
<b>Residential – Family Living</b>																
Addition of dwelling unit to single family home									C							
Multi-family dwelling (4 dwelling units)				P	P					P	P	P	P		P	
Multi-family dwelling (5-8 dwelling units)				C	P						C	P	P		P	
Multi-family dwelling (> 8 dwelling units)					C						C	C	C		P	
Residential building complex					C						C	C	C		C	Y
Single-family attached dwelling (3-8 dwelling units)				C	P						C	P	P		P	
Single-family attached dwelling (> 8 dwelling units)					C							C	C		P	
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	
Three-family dwelling - three-unit				P	P				P	P	P	P	P		P	
Two-family dwelling - twin			P	P	P				P	P	C	P	C		P	Y
Two-family dwelling – two unit			P	P	P				P	P	C	P	C		P	

TR-U1 District: Conditional and Nonresidential Uses			
	Single-family attached (> 8 units)	Multi-family (> 8 units)	Nonresidential
Lot Area (sq. ft.)	1,000/d.u.	1,000/d.u. + 300 per bedroom >2	6,000
Lot Width	20/d.u.	50	50
Front Yard Setback	15 or avg.	15 or avg.	15 or avg.
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	8 (end units)	10	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	12	12	15
Rear Yard	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Equal to building height but at least 30
Maximum height	3 stories/40 See (c) below	5 stories/65 See (c) below	40
Maximum lot coverage	75%	75%	70%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	320 See (d) below	320 See (d) below	n/a See (d) below









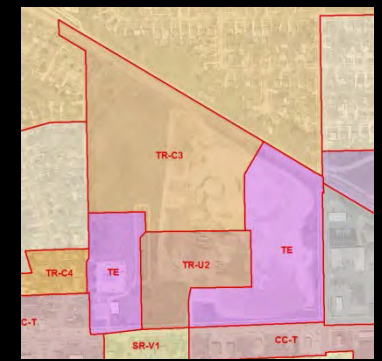
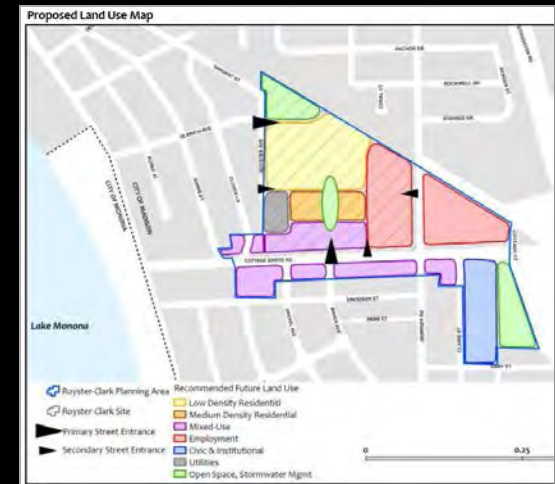
# Comprehensive Plan



# Neighborhood Plan



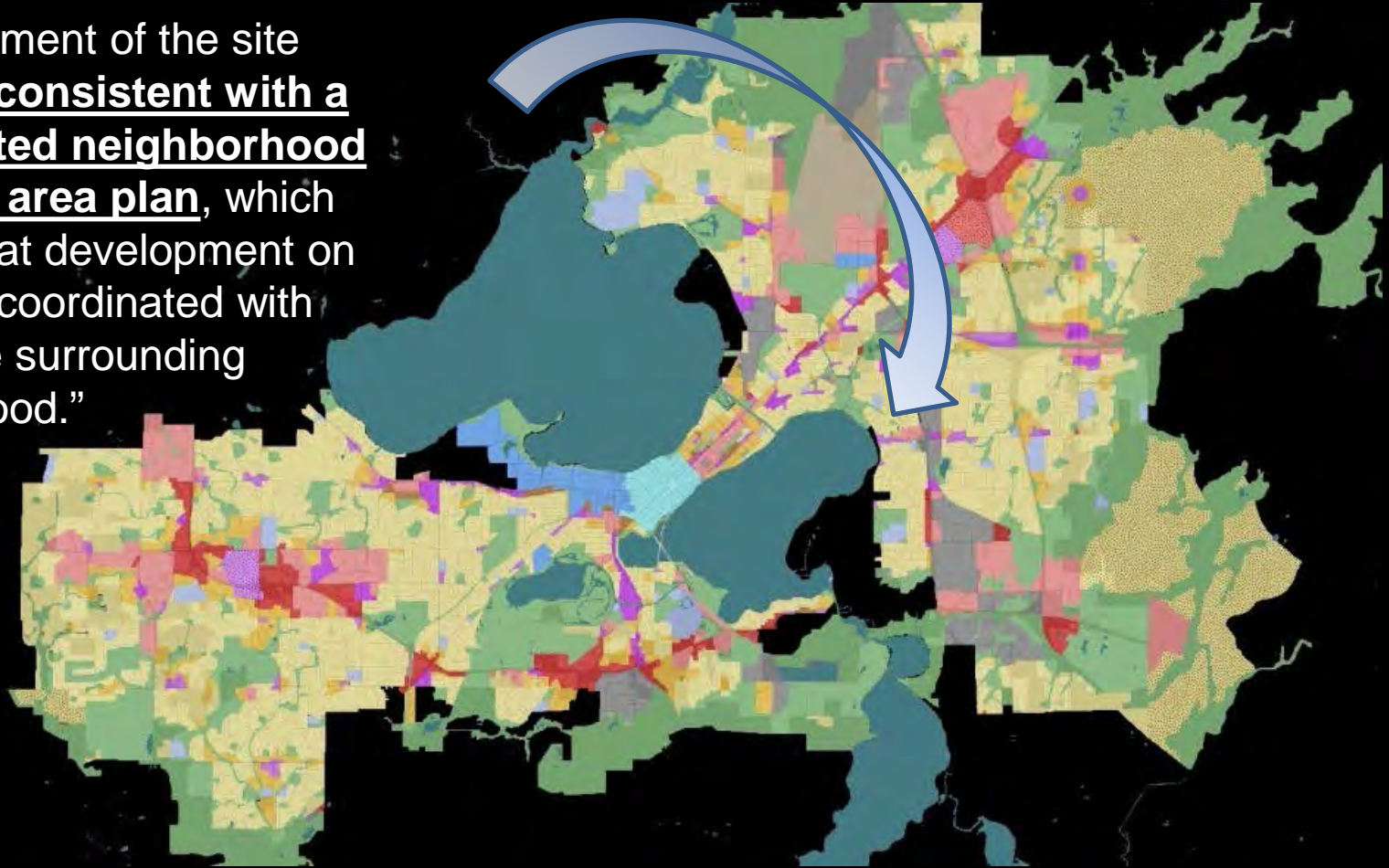
# Plat & Zoning



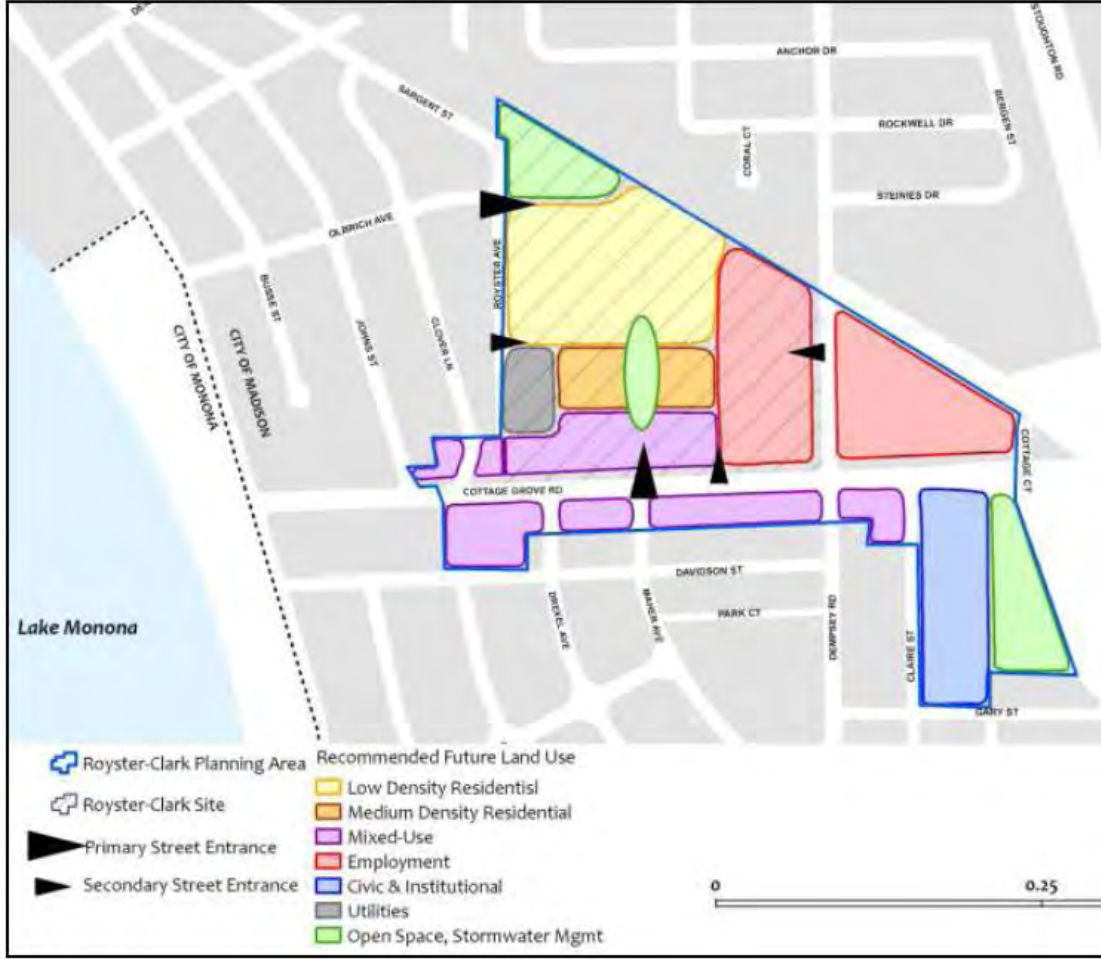
## Comprehensive Plan Map Note:

“If in the future, the current industrial use no longer operates on this site, alternative residential and mixed-use developments are recommended as more appropriate uses for the property than another industrial use.

Redevelopment of the site should be **consistent with a City-adopted neighborhood or special area plan**, which ensures that development on this site is coordinated with uses in the surrounding neighborhood.”



### Proposed Land Use Map



### ROYSER-CLARK SPECIAL AREA PLAN

OCTOBER 20, 2009



CITY OF MADISON PLANNING DIVISION



Sargent

700

ROYSER AVENUE

Claverlin

Cottage Grove Rd

UNION

PACIFIC

RAILROAD

Silas Street

Royster Oaks Drive

Royster Oaks Drive

Pinney Road

Grand Oak Trail

COTTAGE GROVE ROAD

3900

Rockwell Dr

Coral Ct

CAPITAL CITY BIKE TRAIL

Dempsey Rd

Dempsey Rd

DEMPSEY ROAD

Cottage Grove

KFC II

Jobeck's Bar

Mike's

Mobil

LOT 50

LOT 51

LOT 52

LOT 53

LOT 16

LOT 17

LOT 15

LOT 18

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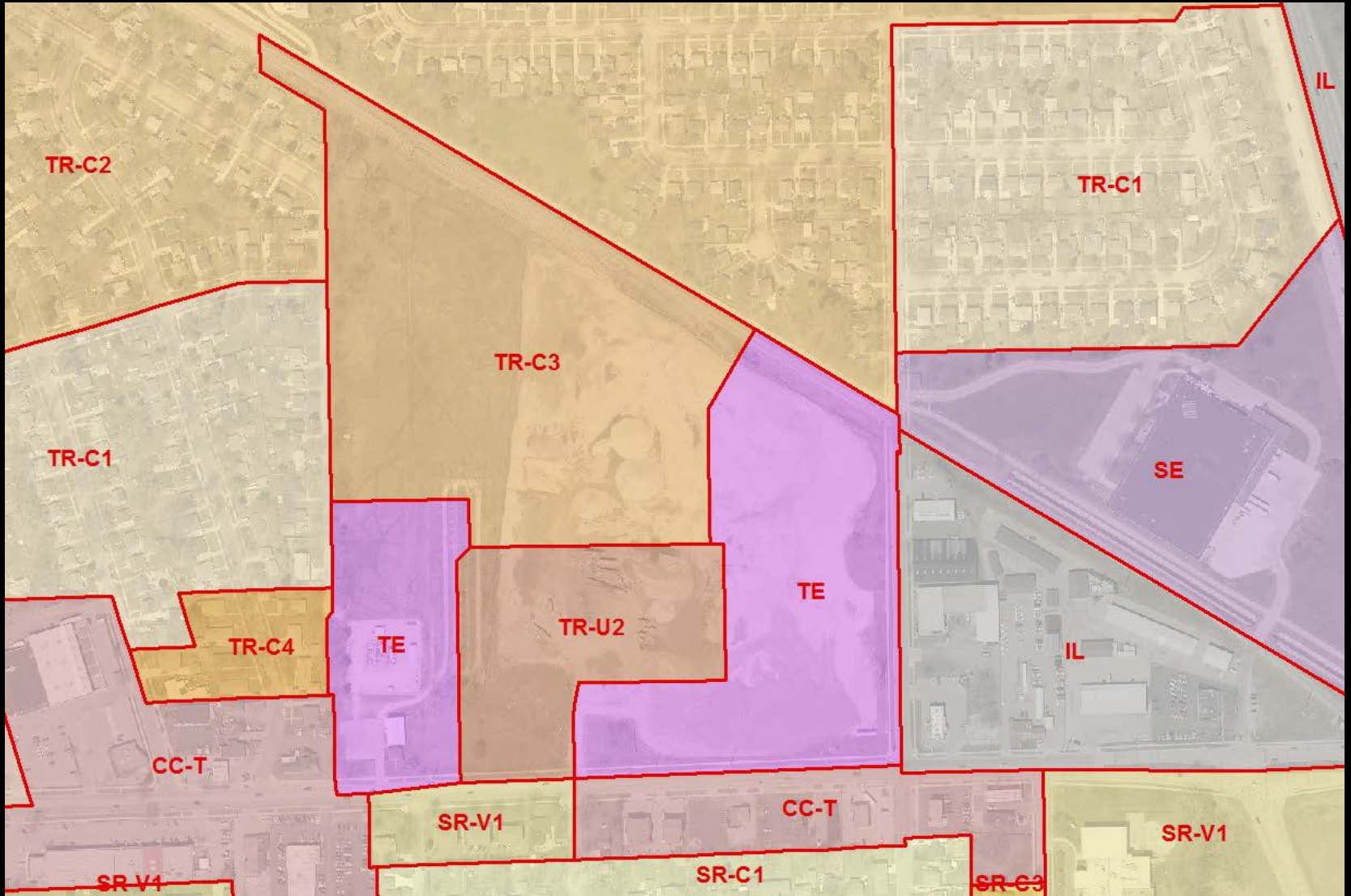
TR-L2

LOT 115

TR-L2

LOT 116

TR-L2





Lake Monona

Olbrich Park & Botanical Gardens

Cottage Grove Road

Capital City Road

YMCA

Stoughton Road Hwy 51

**ROYSTER CLARK DEVELOPMENT**

ASCA 6



1000 W. WASHINGTON STREET, SUITE 200, MILWAUKEE, WI 53233  
TEL: 414.224.1111 FAX: 414.224.1112  
WWW.RUDERBUSCHDC.COM



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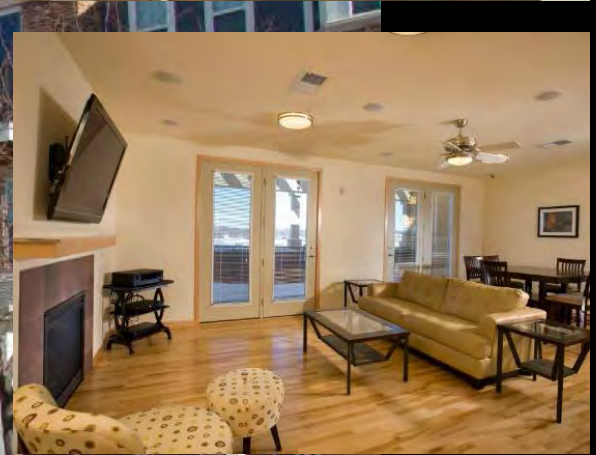


**Movin' Out**

**ARK DEVELOPMENT**  
MILY NEIGHBORHOOD



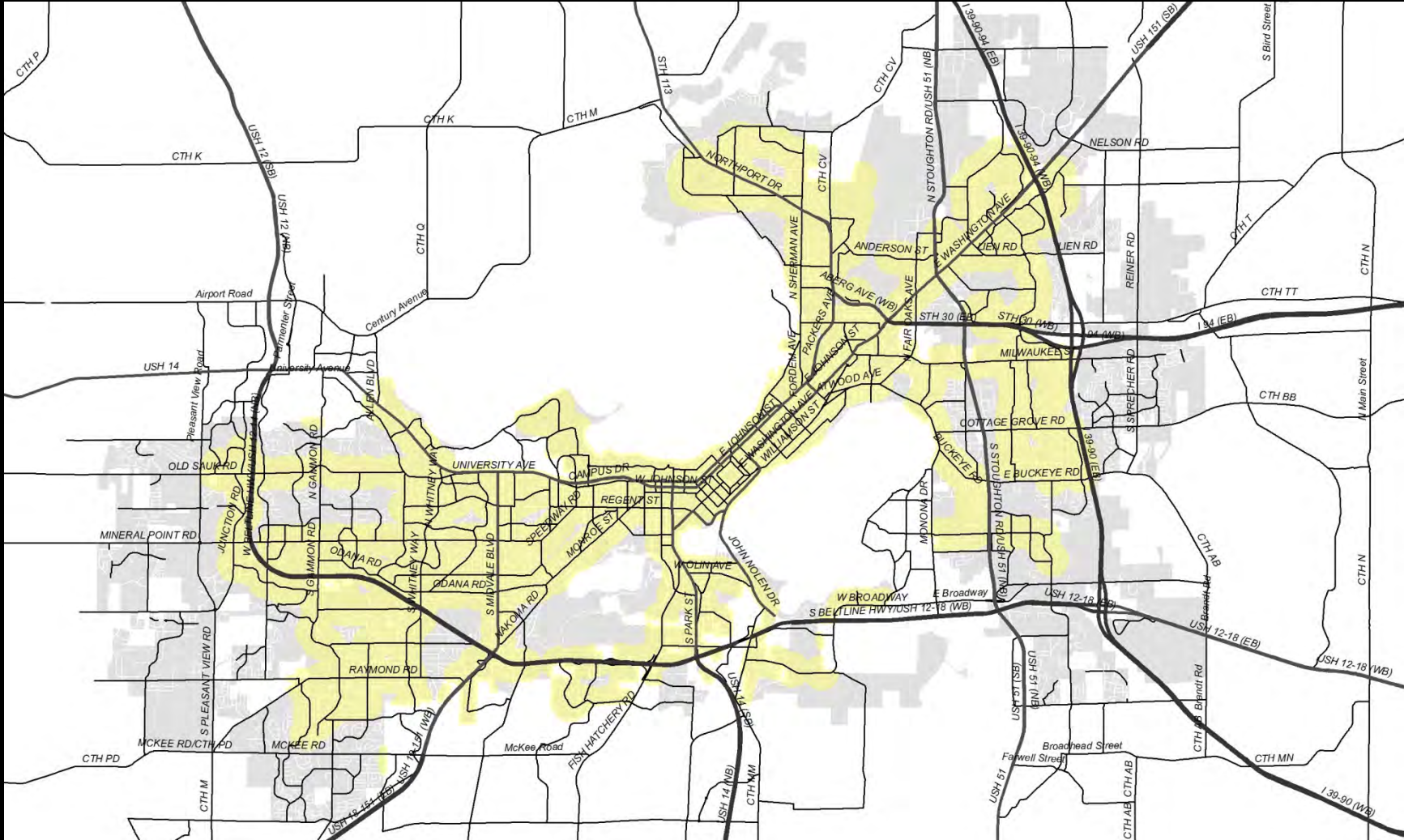






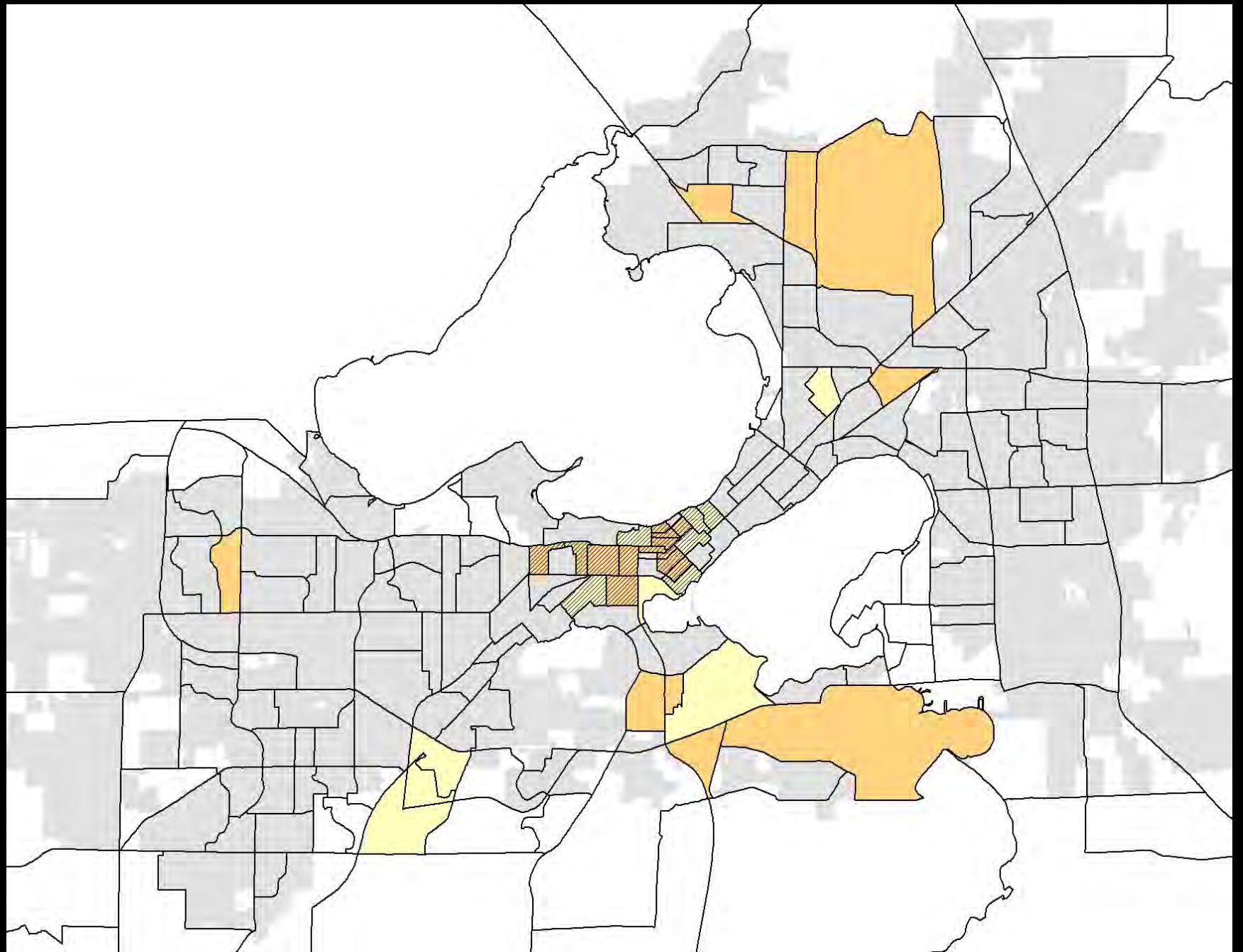










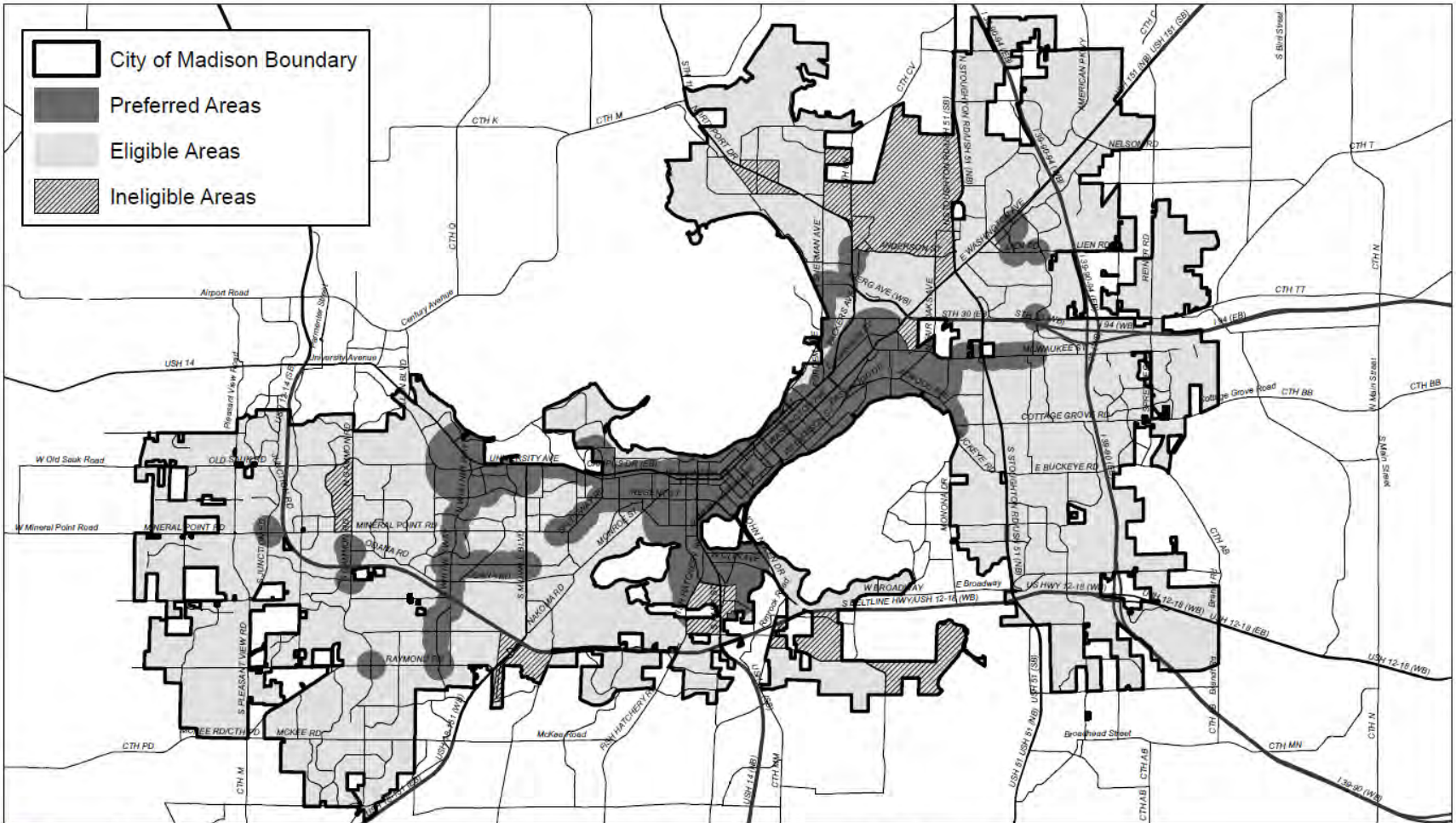




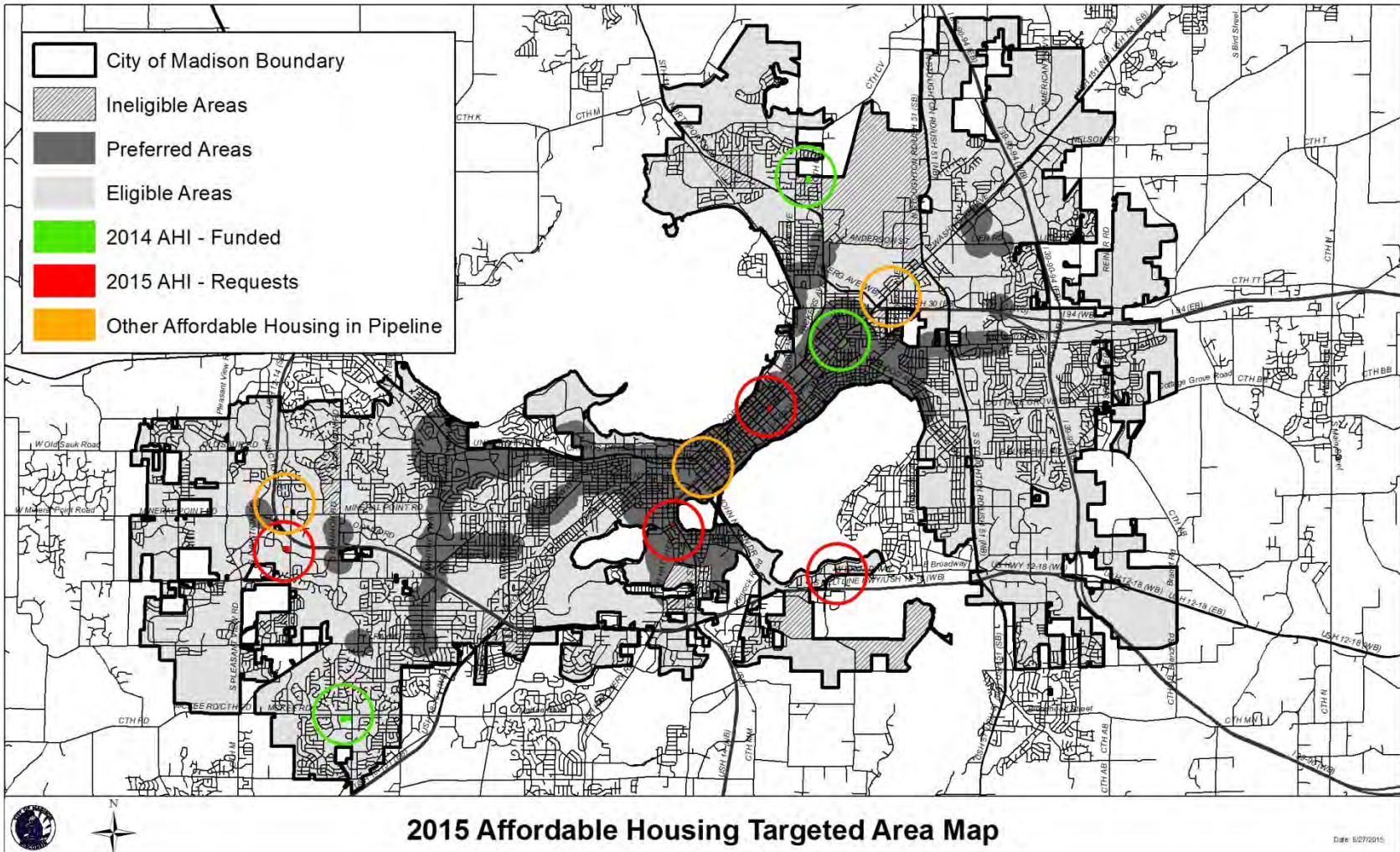




-  City of Madison Boundary
-  Preferred Areas
-  Eligible Areas
-  Ineligible Areas



2015 Affordable Housing Targeted Area Map



# Questions & Discussion



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