

**PROJECTED HOUSING GROWTH 2017-2040
CITY OF MADISON**

Development Category	2017-2025 Growth				2026-2040 Growth				2017-2040 Growth			
	Units	Cumulative Units	Population	Cumulative Population	Units	Cumulative Units	Population	Cumulative Population	Units	Cumulative Units	Population	Cumulative Population
A Approved Residential Lots/Units Not Yet Developed	2,958	21,817	7,559	55,753	51	24,338	130	62,196	3,009	21,868	7,689	55,884
B Estimated Units on Property Already Zoned for Residential	797	22,614	2,037	57,790	1,349	25,687	3,447	65,643	2,146	24,014	5,484	61,368
C Estimated Units on Property Requiring Re-Zoning from Agriculture	602	23,216	1,538	59,328	1,192	26,879	3,046	68,689	1,794	25,808	4,585	65,952
D Estimated Strategic Annexation Units	951	24,167	2,430	61,759	988	27,867	2,525	71,214	1,939	27,747	4,955	70,907
E Estimated Units on Property Requiring Re-Zoning (Non-AG property)		24,167	-	61,759		27,867	-	71,214	-	27,747	-	70,907
F Estimated Non Strategic Annexations	120	24,287	307	62,065	1,405	29,272	3,590	74,805	1,525	29,272	3,897	74,805
Total	5,428		13,871		4,985		12,739		10,413		26,610	

Notes:

- 1 These projections were initially developed in Summer 2017 as part of the Transportation Master Plan Update. The projections were used by the Madison Growth Committee. Staff has since updated some of the projections based on new information and recommendations regarding growth.
- 2 Reality Check on projections: City has been averaging 450 single family permits per year for the last few years. For 2017-2025 this would yield 4,050 single family units. Adding in multi-family units for Town Madison, Sealy project and one other project results in a total of about 5,000 units. The projection of 5,428 is reasonable for this time frame. For the 2026-2040 period, growth would be expected to slow as developable land decreases and the city reaches build out.

Assumptions:

Existing Housing Units = 18,859
Existing Population = 48,194
Average persons per household = 2.69
Vacancy rate = 5%

Draft Growth Policy
for Residential Development

The Madison City Council supports the following policies pertaining to residential growth. Implementation Actions accompany this Policy Statement. The City reserves the right to modify these policies as circumstances warrant.

Property currently in Madison

Policy 1:

The City supports development of new detached, low density, single family residential projects on property currently in the city limits and zoned for residential uses.

Policy 2:

The City supports active adult and senior independent living communities, i.e. age-restricted communities for older adults.

Policy 3:

Requests to re-zone property currently zoned for Agriculture use to R-1, R-1A, R-1B, R1-C (if established) or cluster zoning may be supported provided that protection of tree canopy/natural features and a phasing plan is incorporated into any development plan.

Policy 4:

Requests to re-zone property to RZ, R3, R3-A or R4 zoning, regardless of density, will not be supported for detached single family development unless they are for single lots that are infill to an approved project or a project consistent with Policy 2.

Policy 5:

The City supports limited development of new attached single-family or multi-family residential projects on property currently in the city limits and already zoned for such residential uses.

Policy 6:

Property zoned or recommended for commercial or industrial development should not be supported to be rezoned to residential unless other significant City objectives are achieved.

Property requesting annexation into Madison

Policy 7:

The City supports annexation of property proposed to include residential development if it is three acres or less in size or is part of a strategic annexation, which is defined as an annexation that results in a meaningful increase in commercial land inventory, preserves the City's ability to annex other potential commercial land, or includes property that will be offered and suitable for public facilities such as schools, critical infrastructure, fire stations, etc.

Draft Implementation Actions

Ongoing

1. Development agreements may be recommended for projects consisting of more than 100 units in the layout plan, multi-family units, age-restricted projects, large annexations or those involving public facilities.
2. Staff will track all residential projects and provide an annual report to City Council and Planning Commission on unit count, as well as track this in Planning Commission staff reports for new residential projects.

Recommended Zoning Ordinance Amendments

3. Amend the Zoning Ordinance as follows:
 - a. Evaluate low density Zoning categories and determine if new category needed, or existing categories should be modified to address desire for low density but with reduced setbacks and greater lot coverage.
 - b. Require a minimum 20% useable open space requirement for all new subdivisions requesting R1-A, R-1B, R-2 or similar. Consider an in-lieu fee option.
 - c. Require a mixed use component for any request for multi-family housing. Consideration is to be given for existing, adjacent commercial area that provides for a mixed use environment.
 - d. Establish standards for independent senior housing.
 - e. Establish more up-to-date mixed use standards that reflect current City preferences and updated development standards.
4. Require that all annexation applications requesting residential zoning/development for an annexation area that is greater than three acres include:
 - a. A conceptual plan identifying proposed uses and density
 - b. A fiscal analysis evaluating the budgetary impact to the City the conceptual project may have

Other

5. Evaluate adoption of an impact fee to offset cost of public facilities needed to serve the city's residents and businesses.