

Municipality	Comments on Multi-Family Housing
Cottage Grove	<p>Goal Most of the future multi-family development in the Village is indicated as part of a ‘Planned Neighborhood’ designation under our current comp plan. Under this designation, no more than 20% of the units in the neighborhood may be multi-family (3 units or more) and no more than 15% may be duplex units. A description of Planned Neighborhoods can be found in the Land Use Chapter of the Comprehensive Plan.</p> <p>Plan Two Family Residential policy is to “Generally limit two-family residential zoning (TR-8) to no more than three consecutive, adjacent lots and not more than 1 lot out of 12 in most neighborhoods. However, this may increase when intended as a buffer to higher intensity uses such as a highway or commercial properties.” Pg. 60</p> <p>Multi-family Residential policies include “Discouraging multi-family development projects exceeding 5 acres in size,” “Discouraging distances of ½ mile or less between multi-family developments,” and to “Encourage projects comprised of 4–24 units.” Pgs. 61-62</p> <p>Planned Neighborhood Policies (already detailed above). Pgs. 63-65</p> <p>Other Information According to Planning Director Erin Ruth, “There is nothing that restricts the number of multi-family housing units in terms of number of permits per year.”</p> <p>There is a future land use map on page 55 of the Comprehensive Plan</p> <p>Source: Comprehensive Plan</p>
DeForest	<p>Goal “Achieve a Housing Mix that Emphasizes Single Family Housing”</p> <p>Plan “The Village’s goal is that, by 2035 at the latest, at least 65% of housing units will be single family, up from 60% in 2010. To accomplish this goal, the Village requires that single family homes make up a minimum percentage of new housing units in each new neighborhood,” and “Require that single family units comprise a minimum of 75% of all new housing units within each “Planned Neighborhood” area... except where reduced by the Village Board.”</p> <p>Other Information “Planned Neighborhoods support predominately single family housing mixed with duplexes, multi-family housing, institutional uses, parks, and neighborhood office and retail uses. Planned Neighborhoods provide attractive places to live, play and take care of day-to-day service needs.”</p> <p>Source: Village Comprehensive Plan pg. 5-1 to 5-2, 5-6</p>
Fitchburg	<p>Goals</p> <ul style="list-style-type: none"> • Promote a variety of housing options within neighborhoods. • Promote the development and preservation of long-term entry level housing for low-moderate income residents. <ul style="list-style-type: none"> ○ Provide smaller lots to assist in the provision of affordable housing for low income persons. • Encourage compact neighborhood and development patterns. <p>Current Zoning Ordinances:</p>

	<p>R-L (Low Density) Only single family detached R-LM (Low to Medium Density) Only single family detached R-M (Medium Density) Two family attached with zero lot line [duplexes] R-H (High Density) Three to eight dwelling unit structures; no SF or duplexes R-HA (Former R-4 district) Older dwelling units that were within previous R-4 standards but that would not be allowed under current R-H zoning</p> <p>Source: Comprehensive plan pgs. 2-18 to 2-19</p>
Maple Bluff	<p>Current Policies Multi-family residences, including duplexes and condominiums, are a conditional use of the “A” Business District and are not allowed in either the “A” or “B” Single Family Residential Districts.</p> <p>Planned Unit Development (PUD) Districts are a mechanism for multi-family development in Maple Bluff and are mentioned in the Village’s ordinances (225-43.1). Maple Bluff has entertained several proposals for multi-family housing from developers that requested to be considered under the PUD section of their ordinance but they were either not passed or were withdrawn for other reasons.</p> <p>Other Information Maple Bluff has no outright restrictions on multi-family housing but zoning restrictions, such as height restrictions, may limit multi-family housing.</p> <p>Source: Email conversation with Tim Krueger.</p>
Middleton	<p>Goal To promote “the development of high-quality housing that meets the needs of persons of all income levels and all age groups and persons with special needs.”</p> <p>Plan</p> <ul style="list-style-type: none"> • Encourage the use of Planned Development Districts (PDD) and other planning mechanisms to accommodate a range and mixture of housing options in each neighborhood. The use of PDD zoning can facilitate a mix of housing types within a single neighborhood. • Assure that new growth is inclusive, and encourage the development of both rental and ownership housing for a range of incomes, for people with different life situations and cultural and ethnic backgrounds, for people with disabilities, for individuals with very low incomes, and for the homeless. • Work with developers to provide support for affordable housing projects (including recommendations for available land, financing sources, and letters of support). <p>Other Information Middleton has no caps on multi-family housing.</p> <p>Source: Comprehensive Plan Housing Update</p>
Shorewood Hills	<p>Current Policies Single family zoning only allows detached single family homes. All other residential should happen under R-4 or PUDs. R-4, which was instituted c. 1980, does not get used because of the large setback requirements.</p> <p>PUD allows zoning to be changed for individual projects and can help multi-family housing projects get around the setback requirements of R-4 zoning.</p> <p>The Village also used TIF to provide the same subsidy as Section 42 since there is a long waitlist for</p>

	<p>those funds. This subsidy is not administered by HUD but has the same requirements. WHEDA has entered a compliance monitoring agreement with the developers to monitor their affordable housing agreements.</p> <p>Other Information Shorewood Hills has no formal restrictions on multi-family housing, though the appetite for new multi-family housing has been slowing after five large multi-family developments (approximately 400 units) in recent years. Before these developments, essentially 0% of the housing stock was multi-family ten years ago.</p> <p>Source: Conversation with Administrator</p>
Sun Prairie	<p>Goal “Strive to achieve a detached single-family housing rate of 65%,” meaning that 35% of housing should be multi-family.</p> <p>Plan “Detached, single-family housing within planned neighborhoods is recommended to comprise at least 65% of the total number of residential units, exclusive of [infill] redevelopment sites.”</p> <p>Other Information From an email with Scott Kugler: “We are currently updating our plan and I think this policy is going to be replaced with a new policy that removes the percentage and just makes reference to providing a variety of housing options, but the plan has not been finalized yet.”</p> <p>Source: Comprehensive Plan Vol. 2, Chapter 7, page 7-6, #5; page 7-8, #12; and Chapter 9, page 9-18</p>
Verona	<p>Goal “That most subdivisions include a mix of housing types, including single family detached buildings, duplex buildings, single-family attached buildings (commonly referred to as townhouse buildings), and multi-family buildings.”</p> <p>Plan “For newly-proposed residential subdivisions that include a mix of single-family, duplex, and multi-family parcels, the City establishes a target ratio to include, at least 75% single-family and duplex units and no more than 25% multi-family units.”</p> <p><i>And</i></p> <p>Verona has a target limit of 125 new single-family and a target range of 25-50 new multi-family housing units to be constructed each year; they should be roughly proportional (i.e. if fewer single-family homes are built, multi-family units should be further down in the range).</p> <p>Source: Page 1 of Housing Policy (Policy can be emailed)</p>