

Housing & Economic Development Work Group
Step 3 Reference Materials:
Housing Related Policy & Performance Statements from Existing
Countywide Plans

Dane County 2004 to 2008 Consolidated Plan for Housing & Community Development (“Priority Needs” on p. 66):

- “Provide homebuyer assistance to enable to prospective low and very-low income homeowners to purchase single-family homes.”
- “Develop 40 affordable single-family housing units that will be occupied by low and very-low income households.”
- “Encourage the rehabilitation of low-income single-family owner occupied housing.”
- “Encourage the rehabilitation of low-income rental housing.”
- “Encourage the construction of new rental housing for low and moderate-income persons.”
- “Provided needed services to the homeless, including case management, credit counseling and mobility counseling.”
- “Encourage the development of additional housing units for elderly requiring supportive services.”
- “Provide assistance to complete infrastructure and other improvements in the approved NRSA area in the Town of Madison.”

Dane County Land Use & Transportation Plan: Vision 2020(Adopted June 26, 1997):

- “Directing 34% of the new dwelling units to the Outlying Urban Service Areas (OUSAs), planning for rural non-farm development as described on page 36 and directing the balance of new dwelling units to the Central Urban Service Area (CUSA).” (p. 24)
- “Plan for rural non-farm development is:
 1. A lesser amount of development in towns than at present;
 2. Clustering of rural development based on historical patterns (existing hamlets, subdivisions, etc.) and environmental factors (soils, slopes, view, etc.);
 3. Smaller lots which are consistent with health and environmental concerns;
 4. Channel town development to areas with substantial clustered development with a relatively high level of urban services.” (p. 36)
- “Provide a broad range of housing opportunities throughout the county with a slight shift in the location of single-family and multi-family housing. Trends suggest a need for more duplex and multi-family housing in the county.” (p. 24)
- “Provide a slightly greater share of the County’s duplex and multi-family units in the outlying USAs to achieve a more balanced regional distribution

of housing types, as well as a wider range of housing opportunities in the outlying communities. (p. 25)

- “Promote the redevelopment of underutilized or unused parcels within urban service areas to reduce the pace of expansion into undeveloped open space or agricultural lands.” (p. 25)
- “Locate new urban development in communities where a full range of urban services are provided and at locations within the community where these services can be provided most efficiently.” (p. 27)
- “Identify and preserve in agricultural or other open space uses those lands which can provide a permanent visual and physical separation between urban communities.” (p. 27)
- “Designate as Urban Transitional Areas lands at the fringes of urban areas planned for eventual urban development with a full range of urban services. Premature development, or development with less than a full range of urban services, should be restricted to allow for development at urban densities with full services at the appropriate time.” (p. 27)
- “Develop compact urban communities by seeking opportunities to develop or redevelop vacant or underutilized properties within the community before converting undeveloped land at the edges of the community to urban uses.” (p. 27)
- “Within urban areas, locate community-scale development along major transportation corridors which are, or will be, served by transit. Within these corridors, concentrate the largest and most intensive developments primarily at transit stops and other intermodal transportation transfer points.” (p. 27)
- “Increase the opportunities for pedestrian and bicycle transportation within urban communities by developing a comprehensive system of walkways and bikeways (on-street and off-street) that provide direct, convenient connections to most destinations.” (p. 27)
- “Seek the preparation and adoption of detailed neighborhood development plans for all developing areas before extending public infrastructure or granting development approvals.” (p. 30)
- “Within larger urban communities, develop compact, walkable neighborhoods as a means to provide structure, variety, and individual identity to sub-areas within the larger whole.” (p. 30)
- “When feasible, provide a variety of land uses and a range of residential densities and housing types at appropriate locations within each neighborhood.” (p. 30)
- “Develop appropriately-located, neighborhood-scale commercial development within or at the edges of residential neighborhoods to provide neighborhood focal points and locations where convenience goods and services may be obtained within a short distance of most residents’ homes.” (p. 30)
- “Provide all urban neighborhoods with a system of roadways, walkways, and bikeways (not necessarily separate facilities) that facilitate easy movement by a variety of routes and transportation modes between

- neighborhood locations, and particularly between commercial nodes or activity centers, parks, and recreational facilities, schools, community institutions, higher-density developments, and transit stops or transportation transfer points.” (p. 30)
- “Promote new development which complements and reinforces existing neighborhoods and development, rather than having an undesirable impact on existing neighborhoods and existing urban facilities and services.” (p. 30)
 - “To the extent feasible and consistent with community objectives, utilize traditional neighborhood design guidelines in planning for new development and redevelopment areas within urban communities.” (p. 30)
 - “Develop a county-wide housing plan.” (p. 31)
 - “Decrease the amount of land consumed per unit of new urban housing development in Dane County to provide more compact, walkable neighborhoods, to increase opportunities for efficient transit service, and to reduce the amount of agricultural land converted to residential uses.” (p. 31)
 - “Locate the relatively higher-density residential development in a community within walking distance of potential high-capacity transit routes, within mixed use settings where appropriate.” (p. 31)
 - “Provide a full range of housing types and price opportunities in all Dane County urban service areas so that households of all sizes and income levels have a choice of residential locations, both among and within communities.”
 - “Recognize the value of existing housing and established neighborhoods, and to support improvement and rehabilitation efforts, both public and private.” (p. 32)
 - “Support efforts to provide housing for low- and moderate-income residents in a variety of communities experiencing growth or increased employment opportunities.” (p. 32)
 - “Designate as Rural Development Areas lands away from Agricultural Preservation Areas and beyond Urban Transitional Areas. Rural Development Areas would be planned for eventual residential development on private well and septic systems.” (p. 36)
 - “Develop rural development design and siting guidelines and regulations to (a) minimize the impact of rural development on agricultural operations, (b) preserve scenic views and community separation areas, and (c) facilitate access and provision of public services.” (p. 36)
 - “Encourage cluster design for new rural housing developments, reduce the lot sizes in rural areas, and promote the location of such clusters adjacent to existing hamlets or subdivisions, where additional development is appropriate.” (p. 37)
 - “Promote maximum lot sizes in Agricultural Preservation Areas to reduce the number of acres of farmland converted to non-agricultural use.” (p. 37)

- “Promote development of an adequate portion of rural homes to be affordable to moderate income households.” (p. 38)
- “Direct multi-family residential development and large scale commercial and industrial development away from rural areas.” (p. 38)

Design Dane (1997):

- “The County should create the \$1 million ‘Partners for Dane Fund’ to invest in sensible growth.” (p.12) A low-interest revolving loan fund to help cities and villages take advantage of redevelopment opportunities. (Eligible projects could include redevelopment of obsolete facilities, brown fields restoration, downtown or neighborhood revitalization projects and developments with a mix of housing and transportation options.)
- “Work with local communities to pursue community block grant monies and other funds to promote sensible, efficient growth.” (p. 14)
- “Offer planning, grant and other technical assistance to cities and villages to facilitate sensible growth.” (p. 14)
- “Work with the financial community to explore the implementation of a targeted Location Efficient Mortgage (LEM) program in Dane County.” (p. 22)
- “Use the county’s economic and housing development resources (e.g. BUILD, CDBG, & HOME) to promote sensible growth.” (p. 25)
- “Work with local communities to adopt a ‘Community Impact Planning Approach’ – a new broader-based approach to local planning.” (pp.28-29) This approach could involve developing standards for assessing existing conditions and projected growth phasing scenarios, a fiscal assessment, ensure consistency, a method for natural resource protection, and a process for public participation.
- “Offer incentives to local communities to use the community impact planning approach and streamline the decision-making process on local matters.” (p. 29)
- “Encourage and offer assistance to cities, villages and towns to develop annexation policies that promote sensible growth.” (p. 31)
- “Consider a countywide impact fee ordinance – assist towns, cities, and villages to utilize impact fees.” (p. 33) (Note: The law does not allow the county to use impact fees to the same extent as cities, villages or towns.)
- “Promote multi-county planning discussions to address growth issues beyond Dane County’s borders.” (p. 34)

Farms & Neighborhoods (2000):

- ‘Establish guidelines and criteria for local transfer of development (TDR) programs.’ (p. 22)
- “Expand BUILD: engaging builders and neighbors in planning great neighborhoods.” (p. 27)
- ‘Dane county should partner with local communities to facilitate a spectrum of redevelopment activities, from visioning to actual infill and redevelopment.’ (p. 27)

- “Develop an educational campaign and development approval process to demonstrate the community benefits of high quality compact development.” (p. 28)
- ‘To overcome the hurdles to infill development and obstacles to green development, the county should work with builders, realtors, and developers to identify potential sites, create linkages with potential investors, assist with rezones, promote traditional developments, compact development and green building.’ (p. 28)
- “Create a Housing Development Fund to stimulate the creation of 95 new units of affordable housing.” (p. 30)
- “Initiate revolving loan funds to provide assistance to 275 low and moderate-income homebuyers to purchase new homes and to repair and maintain existing housing.” (p. 30)
- “Provide housing education, training and counseling to 1,400 eligible homebuyers to increase their capacity to become successful homeowners to increase their ability to utilize home repair contractors.” (p. 30)
- “Work with existing affordable developers to increase other funding sources, such as HOME, for affordable housing development in the county.” (p. 30)