

Dane County Comprehensive Planning  
Housing & Economic Development Work Group  
Housing Goal, Objectives and Policies  
November 30, 2005

**Goal 1: Provide a full range and adequate supply of housing choices throughout the county that meets the needs of persons of all income levels, age groups, household sizes, and persons with special needs**

**Objectives**

**A. Promote the development of housing to meet forecasted needs**

- Monitor demographic changes and their implications on housing needs 1.23
- Monitor changes in the housing market for their implications in planning – added 11/30/05

**B. Promote an adequate supply of accessible and special needs owner and rental housing at a range of all income levels**

- Encourage the development of additional housing units for the elderly who require supportive services 1.28
- Promote the supply of assisted living housing 1.30
- Develop programs to transition the elderly into appropriate housing within their communities 1.27
- Support and promote the development of housing to enhance the lives of those with special needs, or who re looking for additional supports
- Create a mix of housing options such as SRO and transitional, and supportive programs
- Provide an adequate supply of single room occupancy (SRO) housing for single people making less than 30% of the median family income 1.25
- Promote co-location in the development of housing and health care services – op
- Promote the development of mixing traditional housing with senior housing to accommodate for the aging demographic trend – op

### **C. Encourage the leveraging of housing monies to maximize the private sector use of those funds**

- Encourage non-traditional and minority populations to access private funding **added 11/30/05**
- Prioritize county funding for land banking of existing structures **added 11/30/05**
- Give preference to funding projects that use private sector money **added 11/30/05**
- Explore financial tools to leverage money for private sector funded projects **added 11/30/05**
- Support and encourage private/public partnerships in order to maximize a range of housing options – **op moved from “other” under goal 1**

### **D. Promote the development and preservation of long-term, affordable housing for low- and moderate-income residents throughout Dane County**

- Develop affordable sing-family housing and new rental housing for very-low, low-, and moderate income households in response to housing demand 1.12
- Create a housing development fund to stimulate the creation of affordable housing 1.13
- Form a “housing opportunities education team” to help provide materials to aid in the siting of affordable housing 1.18
- Work with existing affordable developers to maximize funding and resources for affordable housing development in the county 1.16
- Increase options for low-income renters 1.26
- Promote the development of an adequate portion of rural homes to be affordable to moderate-income households 1.33
- Continue, maintain, and improve fair housing efforts throughout Dane County 1.34
- Encourage urban service areas to have zoning ordinances that promote affordable housing 1.41
- Work with governmental units to identify and develop recommendations to remove barriers to affordable accessible housing for renters and owners 1.38
- Routinely conduct an impact analysis of regulations and policies to identify the impacts of housing and its affordability 1.37
- Involve employers in affordable housing efforts, supporting rental and owner options 1.17
- Use county CDBG funds to rehab X number of units of lower-income rental housing 1.10
- Promote the use of TIF for providing affordable housing, and to help developers offset the cost of providing affordable units – op
- Promote the community land trust model to increase affordable housing - gr
- Reduce zoning lot size requirements as appropriate for urban, suburban, and rural housing settings in order to reduce housing costs 2.4
- Promote the preservation of affordable housing aging out of affordable tax/credit status
- Encourage programs to assist low-income households to take advantage of changes in market cycles
- Encourage and promote apartment to condominium conversion to create affordable home-ownership
- Maintain housing affordability after initial homeownership
- Ensure that affordable housing is located next to transit opportunities – cp
- Affordable housing should be located next to job centers – es
- Look at re-structuring the current taxation and tax structure for providers of housing (i.e. developers and builders) to enable more affordable housing at all income levels 1.2
- Implement a low- and moderate-income homebuyer program that does not require the buyer to have lender approval 1.3
- Increase education about green building, its affordability and long term savings – **ne moved from goal 2 obj. A**

## **E. Improve opportunities for homeownership, targeting specific groups including minorities, immigrants, low-income people, and people with disabilities**

- Support multi-lingual, real estate services and housing programs 1.7
- Provide free homebuyers' assistance to lower income households to purchase single-family homes 1.4
- Provide homeownership education, training, and counseling to homebuyers to increase their capacity to become successful homeowners 1.6
- Provide needed services to the homeless, including case management, credit counseling and mobility counseling 1.24
- Support efforts to improve fair housing and eliminate fair housing discrimination
- Develop a Dane County housing website to provide information and resources – op
- Use first time homebuyer programs to attract young professionals to Dane County – op
- Support the option of the elderly to age in place 1.29 – moved from "Other" p. 3 - 11/30/05

## **F. Promote the availability of land for the development or redevelopment of low-income and moderate-income housing**

- Explore programs that can take advantage of infill "land" development - added 11/30/05
- Promote the availability of land for mixed-income housing – added 11/30/05
- Study the impacts of current escalating land costs upon the housing market .39 - moved from "other " under goal 1

## **G. Promote the maintenance and rehabilitation of existing housing stock in Dane County**

- Create a revolving loan fund to upgrade property for low-income households 1.15
- Provide assistance through property tax credits to homeowners to re-habilitate aging-declining homes 1.1
- Encourage the re-habilitation of low-income, single-family owner occupied housing and low-income rental housing 1.11
- Emphasize financial benefits to restoration and enhancement of existing structures (98% of all housing in a year is existing) 1.19
- Implement a low-income loan program for remodeling and updating existing housing stock 1.14
- Continue county CDBG programming to maintain housing stock and healthy neighborhoods 1.9

## **H. Encourage coordination and cooperation among nearby units of government**

- Create housingshed councils to assess the impacts of local and regional housing choices and legislation 1.22 (moved from 1 A)
- Coordinate housing classification study to assess current and future housing – added 11/30/05
- Use Stoughton as a model to promote coordination between local governments and school districts – added 11/30/05
- Use education to help promote cooperation, hold educational forum – added 11/30/05

## Other:

- Examine Com 83 (Septic Siting Rules) and its impacts on the development of condominiums and/or small multi-family structures in rural areas 1.2 **Needs Work**
- Keep housing policies market based to encourage an adequate supply at affordable costs 1.21 **Needs Work**
- ~~Develop a county-wide housing plan 1.40 (that would be this document)~~

## **Goal 2: Promote the efficient use of land for housing**

### **Objectives**

#### **A. Encourage compact communities and neighborhoods**

- Designate areas for phased development, such areas should be located in urban service areas, near transit corridors, retail businesses, schools, and jobs and then map those areas 2.13
- Develop an educational campaign and development approval process to demonstrate the community benefits of high quality compact development 2.14
- Developers of housing shall provide funding to the city or township for updating the infrastructure to accommodate the increased number of residents using local resources 2.18
- Plan for rural non-farm development so that: (1) A lesser amount of development in towns occurs than at present; (2) development is clustered based on historical patterns (existing hamlets, subdivisions, etc.) and environmental factors (soils, slopes, viewsheds, etc.); (3) smaller lots are consistent with health and environmental concerns; and (4) development is channeled to locations with a relatively high level of urban services 2.25
- Promote the use of continuous/contiguous building site development to avoid inefficient use of land
- Promote energy efficient green building and housing that is Wisconsin Energy Star certified green built homes **3.21 + 3.22 combined**
- Provide incentives for builders and developers incorporating green building into their projects - ne
- Green existing county buildings and infrastructure - ne

#### **B. Promote the location of higher density residential development close to infrastructure and services**

- Encourage compact development by decreasing the amount of land consumed per unit of new housing in urban service areas in order to increase efficient service provision, including transit, and minimize the conversion of agricultural land to residential uses 2.3
- Encourage new construction to take mass transit opportunities into account during the planning process while also directing mass transit towards new development 2.12

- Consider a countywide impact fee ordinance and assist towns, villages, and cities in utilizing impact fees 2.29
- Allow for increased density along routes for alternative transportation such as bike paths, bus lines, and future light rail – ph
- Provide preferential treatment in review and approval of new developments (housing and commercial) that are sited on existing transportation arterials 2.28

### **C. Encourage the infilling of housing in urban areas that make more efficient use of existing infrastructure**

- Offer planning, other technical assistance, and support to cities and villages to facilitate sensible, efficient growth and direct county resources towards that end 2.8 [change to](#)
- [Make sure the Planning and Development Department maintains the ability to provide planning, other technical assistance, and support to cities and villages to facilitate more efficient growth 2.8 change op 12/07/05](#)
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- Dane County should partner with local communities to facilitate a spectrum of housing redevelopment activities - from visioning to actual infill and redevelopment 2.20
- Foster discussions between neighboring communities to plan areas for development 2.11
- Work with the financial community to explore the implementation of a targeted Location Efficient Mortgage (LEM) program in Dane County 2.16
- Provide incentives for development and/or infill in established transportation corridors to promote workforce accessibility between residential and commercial centers; and provide disincentives for development in areas where transportation corridors are not, nor are expected to be, established 2.19
- Promote the redevelopment of underutilized or unused parcels within urban service areas and promote compact development within these areas in order to reduce the pace of expansion into undeveloped open space or agricultural areas 2.21
- Expand the BUILD program to offer additional assistance for high priority locations in high-need areas (Town of Madison, Fitchburg, city border areas) 1.8
- The County should create a fund to invest in sensible growth that would provide low-interest revolving loan funds to help cities and villages take advantage of redevelopment opportunities 2.7
- Direct multi-family residential development and large scale commercial and industrial development away from rural areas 3.9

### **D. Provide housing development alternatives to minimize the conversion of agricultural land, reduce scattered site non-farm development, and provide more housing options**

- Promote group land ownership opportunities, including opportunities for mobile homes/manufactured housing owners, condominium owners, cooperatives, and co-housing 1.35

- Direct new dwelling units to the Outlying Urban Service Areas (OUSAs) and to the Central Urban Service Areas (CUSAs) as appropriate in order to ensure that development occurs in locations with a full range of urban services, and where those services can be provided most efficiently 2.2
- Develop rural development design and siting guidelines and regulations to minimize the impact of rural non-farm development on agricultural operations 2.27
- Encourage the use of accessory dwelling units in residential neighborhoods – cp

## **E. Promote an adequate supply of land to meet existing and future needs for housing**

- Promote use of land conservation principles and planning to meet existing and future needs for housing 2.30
- Cities and villages will cooperate with townships to consider the appropriate placement of homes near farmland in order to promote siting solutions that are beneficial to all parties 2.5
- Support the higher end of appropriate densities
- Evaluate the impact of new policies on supply of land to minimize restrictions of land supply
- Locate major highways for twenty years 2.6 moved from "Other"
- Study the reasons why land use plans can cause inefficient land use (i.e. septic field requirements, minimum lot sizes...) 2.10 moved from "Other"
- Designate "rural development areas" by planning for eventual residential development as appropriate (on private well and septic systems) 2.26 moved from "Other"

### Other

- ~~Provide assistance to complete infrastructure and other improvements in the approved NSRA area in the Town of Madison 2.1~~ DONE
- The county should sponsor forums for developers, planning staff and county land conservation to foster positive alliances 2.9 **Needs work**
- ~~Study the reasons why land use plans can cause inefficient land use (i.e. septic field requirements, minimum lot sizes...) 2.10~~ moved to E.
- Create educational forums to highlight successful public/private sector development initiatives in communities outside Dane County 2.15
- Calculate the effects of government policies on housing prices (e.g. urban boundaries) 2.17
- ~~Designate "rural development areas" by planning for eventual residential development as appropriate (on private well and septic systems) 2.26~~ moved to E

## **Goal 3: Promote housing that maintains and improves the quality of life for all**

### **Objectives**

#### **A. Encourage mixed-use communities and neighborhoods**

- Develop appropriately scaled, neighborhood-scaled commercial development within or at the edges of residential neighborhoods to provide community focal points as well as convenient access to goods and services 3.3
- Support the creation of live/work units 3.5
- Within urban residential areas and mixed-use settings, locate community-scaled development along major transportation corridors which are, or will be, served by transit and concentrate the largest and most intensive developments at transit stops and other inter-modal transportation 3.12

#### **B. Encourage communities and neighborhoods close to jobs, mass transit, and pedestrian and bicycle friendly transit options**

- When feasible, provide a variety of land uses and a range of residential densities and housing types at appropriate locations within neighborhoods 3.2
- Provide all urban neighborhoods with a system of roadways, walkways, and bikeways that facilitate easy movement by a variety of routes and offer transportation mode choices between destinations, particularly between activity centers, commercial nodes, transit stops or transportation transfer points 3.13

#### **C. Promote economically and culturally diverse housing in communities and neighborhoods**

- Create neighborhoods with green spaces, activity centers, and grocery stores in appropriate urban areas 3.4
- Identify and preserve agricultural or other open space lands that serve to provide a permanent visual and physical separation between urban communities 3.7
- Map areas in Dane County that should be protected permanently from development 3.10
- Create communities with a range of housing prices to ensure there are adequate tax bases for needed services 1.31
- Promote mixed-income housing development - cp

#### **D. Promote a balance of employment and housing opportunities within communities**

- Establish linkages between housing policies and economic development programs as they relate - added 11/30/05
- Educate about the advantage of having employment and housing within communities and the economic and social advantages – added 11/30/05

#### **E. Promote housing development that protects environmental corridors and promotes open space**

- Use conservation subdivisions to encourage rural density by clustering housing development and reducing lot size in order to preserve the environment and agricultural land 2.22
- Establish a funding system for Purchase of Development rights 2.23
- Establish guidelines and criteria for local transfer of development (TDR) programs 2.24
- Promote maximum lot sizes in Agricultural Preservation Areas to reduce the number of acres of farmland converted to non-agricultural use 3.8

#### **F. Encourage housing development that has the least impact on or enhances existing and local regional facilities**

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#### **G. Support the enhancement and preservation of the character and livability of neighborhoods**

- Promote new development that compliments and reinforces existing neighborhoods and development 3.14
- To the extent feasible and consistent with community objectives, utilize traditional neighborhood design guidelines in planning for new development and redevelopment within urban communities 3.15
- Allow galleries and artist studios as a conditional use in residential areas – ak
- Promote the development of housing and communities that include childcare facilities - op

## H. Support the maintenance and rehabilitation of historic buildings and structures

- Disseminate information about the state and federal tax credits for historic buildings and rehabilitation added 11/130/05
- Create/explore the possibility of an RLF to support maintenance and rehabilitation of historic buildings – added 11/30/05
- Educational program to identify historical sites in Dane County/establish a database – added 11/30/05

## I. Promote and enhance community identity and create a sense of place

- Engage builders and neighbors in planning great neighborhoods 3.11
- Seek the preparation and adoption of detailed neighborhood plans for all developing areas before extending public infrastructure or granting development approvals 3.1 moved 11/30/05

## J. Promote cooperation and reduce competition between communities to provide a balance of employment and housing opportunities among communities

Encourage cooperative development agreements between communities added 11/30/05

Educate communities on the use of multi-jurisdictional TIF added 11/30/05

Dane County should initiate the use of multi-jurisdictional TIF added 11/30/05

## Other

~~– Seek the preparation and adoption of detailed neighborhood plans for all developing areas before extending public infrastructure or granting development approvals 3.1~~

- Decide what a desirable total population of Dane County would be 3.16
- Focus land development policies on preserving the conditions that attract workers, tourists, visitors, residents, business people, etc. to Dane County 3.6
- Develop a system to continuously monitor the performance and make improvements to the plan 3.17 Needs work – move to section on plan management or preamble 11/30/05
- ~~Don't fund anything that is contrary to the goals 3.18~~
- Allow developers to construct developments that meet market demand 3.19 needs work
- Promote multi-county planning discussions to address growth issues beyond Dane County's borders 3.20