

The Housing Element of the *Comprehensive Plan* contains information, goals, objectives and policies regarding the provision of an adequate housing supply that meets existing and forecasted housing demand in the City of Middleton.

Inventory and Analysis

Existing Housing Stock (Profile & Characteristics)

Chapter 2 (Issues and Opportunities) contains census information related to housing age, structural information, value, occupancy, and other characteristics. The Workforce Housing Program section in Chapter 8 (Economic Development) has additional information on housing needs and challenges.

Recent Accommodation of Housing Demand

Since the adoption of the 2006 Comprehensive Plan, a majority of the City's single-family development has been in Hidden Oaks subdivision (116 single-family lots) and in Misty Valley subdivision (281 units of single-family and multi-family housing). In 2011, the City worked with developer Tom Goff, on the Amherst Road residential redevelopment project, whereby 10 blighted duplexes were redeveloped into 10 single-family homes. In exchange for the City writing down the cost of the land, the developer was required to sell 9 of the units at prices affordable to families earning less than 80% of the county median income (CMI) and donate 1 of the lots to Habitat for Humanity of Dane County. Other smaller single-family infill projects have occurred since the 2006 Comprehensive Plan.



Before (left) and after (right) the Amherst Road residential redevelopment project.

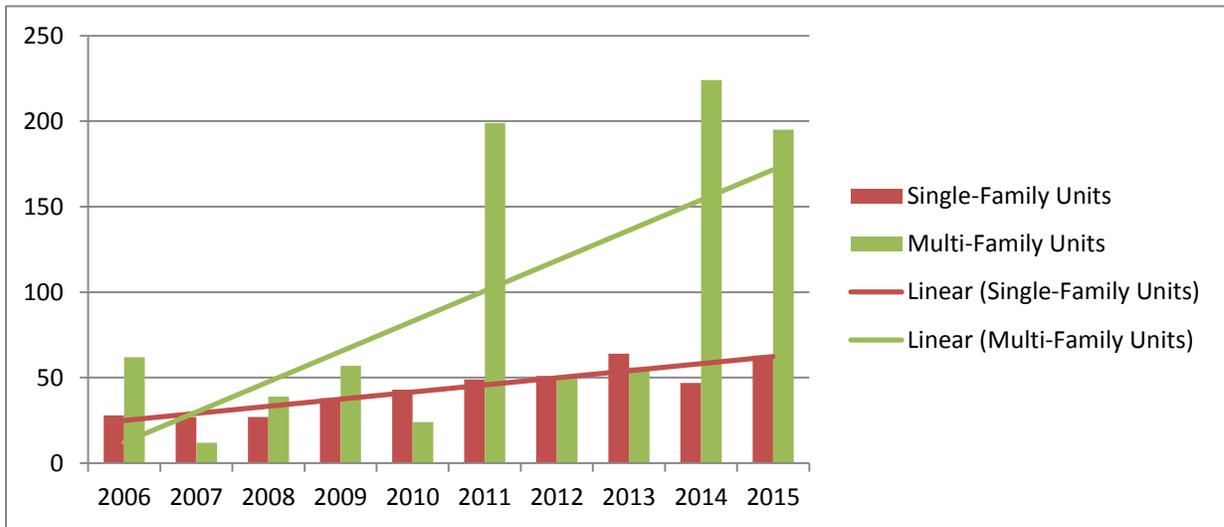
Several multi-family housing projects have been approved and completed since the adoption of the 2006 Comprehensive Plan. These include: Parmenter Circle Phase I (a low-income housing tax credit project with a total of 50 units), Parmenter Circle Phase II (74 units), Whispering Pines Condominiums (36 units completed at this time), Heritage Middleton Senior Housing (a low-income housing tax credit project with a total of 144 units of independent living, assisted living, and memory care), Tribeca Apartments Phase I (64 units), Tribeca Apartments Phase II (51 units), Tribeca Apartments Phase III (75 units), Paragon Place at Bishops Bay (105 units), Middleton Station Apartments (39 units), and The Foundry (82 units). Other multi-family developments are in various stages of the development process at this time, including Market



Heritage Middleton Senior Housing

West Apartments (240 units with 23 units affordable to families earning 60% or less than the county median income (CMI), Cardinal Row Apartments (16 units with 1 unit affordable to a family earning 50% or less than the county median income), and Meadow Ridge Apartments (a low-income housing tax credit project with a total of 95 units).

Over the last 10 years (2006-2015), the City has issued permits for an average of 44 single-family units per year and 92 multi-family units per year.



Housing permits issued from 2006 to 2015

Future Housing Needs

A majority of the population growth in Middleton over the next 20 years will be accommodated in the Community of Bishops Bay and through redevelopment and infill development on existing properties. The City of Middleton and the Town of Westport have been cooperatively planning the Community of Bishops Bay for more than 17 years. The Community of Bishops Bay includes 7 distinct neighborhoods and will not exceed a total of 2,500 units (900 single-family and 1,600 multi-family) in the City of Middleton portion.



The Community of Bishops Bay Master Development Plan

Goals, Objectives & Policies

The following goals, objectives and policies are based in part on language included in previous city plans.

Goal: 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.

Objectives and Policies

1. Encourage 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.
2. Assure that new growth is balanced, 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.
3. Guide private development efforts to provide housing for low to moderate-income persons and to locate this housing in proximity to areas that offer access to transit alternatives, shopping, services, recreation, and employment centers.
4. Explore small lots and flexible design standards to encourage smaller, more affordable, homeownership opportunities.
5. Support efforts to provide housing opportunities for senior citizens, with access to appropriate services including transit alternatives, shopping, medical care and recreation. Housing for senior citizens located near necessary service areas can increase their access to these services, which in turn can help provide flexibility in their housing choices.
6. Continue to use creative financing mechanisms to promote affordable housing, including tax increment financing (TIF), revolving loan funds (RLFs), impact fee waivers, deferral of parkland fees, and other options.
7. Propose ways in which the Community Development Authority (CDA) can invest its available funds to support workforce housing.
8. Work aggressively to seek State and County funding for private affordable development projects and rental rehabilitation projects in Middleton.
9. Work with developers to provide support for affordable housing projects (including recommendations for available land, financing sources, and letters of support).
10. Collaborate with the County and nonprofit agencies like the Wisconsin Partnership for Housing Development, WHEDA and the Dane County Housing Authority that provide home

ownership education, training and counseling to homebuyers to increase their capacity to become successful homeowners, and to improve their ability to maintain their homes.

11. Promote and support the Dane County Housing Authority’s programs and services.
12. Partner with the Dane County Homebuyer’s Roundtable and other organizations to provide accurate public informational materials about affordable options, including a guide to programs available from area financial institutions.
13. Use the data in the Dane County Housing Needs Assessment to determine affordable housing needs in Middleton.

Goal: Encourage the development of sustainable housing options that provide easy access to amenities, make efficient use of land, conserve natural resources, utilize resource efficient design and construction, and incorporate the use of renewable energy generation.

Objectives and Policies

1. Support the use of the Traditional Neighborhood Development (TND) District ordinance and support the design of residential neighborhoods with mixed land use at a scale appropriate to residential development and with convenient access to a neighborhood shopping area or to larger commercial areas. Residential development located near commercial areas or commercial uses in a residential neighborhood helps meet day-to-day needs of residents.

2. Encourage innovative neighborhood design and provision of housing through a variety of tools, including PDD, and clustered residential development. Encourage the infilling of housing in urban areas that make more efficient use of existing infrastructure.

3. Promote infrastructure and amenities that are user friendly and residential development that includes a sense of connectivity in sidewalks, streetscape, and trails. The design should be conducive for public use.



A solar photovoltaic project on a home in Middleton Hills.

4. Provide for appropriate park and open space opportunities for residential areas in accordance with the Park and Open Space Plan.

5. Promote conservation programs and energy-efficient practices and programs that reduce housing operating costs for energy, water, and sewer usage.

6. Reduce impediments to the siting and permitting of renewable energy technology and other sustainable practices.

7. Encourage the use of resource efficient technologies and materials in housing construction that increase the useful life of new and existing housing.

Goal: Encourage a safe and healthy built environment and assist in the preservation of sound existing housing and the improvement of neighborhoods.

Objectives and Policies

1. Encourage the rehabilitation of quality older housing stock. The City desires to strengthen the character of the original residential areas where possible.
2. Encourage the safety of the general public by requiring owners to repair substandard housing or as a last resort, demolish dangerous housing.
3. Develop housing policy that promotes and maintains safe neighborhoods.



Historic homes on Elmwood Avenue in downtown Middleton.