

City of Madison_Growth Policy for Residential Development

The Madison City Council and Mayor supports the following policies pertaining to residential growth. 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 (1) the property is approximately three acres or less in size, or (2) the property 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.