



City of Middleton Zoning Code Re-Write

Daphne Xu, AICP
Associate Planner

Outline

Context

- Growth
- Issues with previous code

Foundation & Process

- Comprehensive Plan
- Timeline

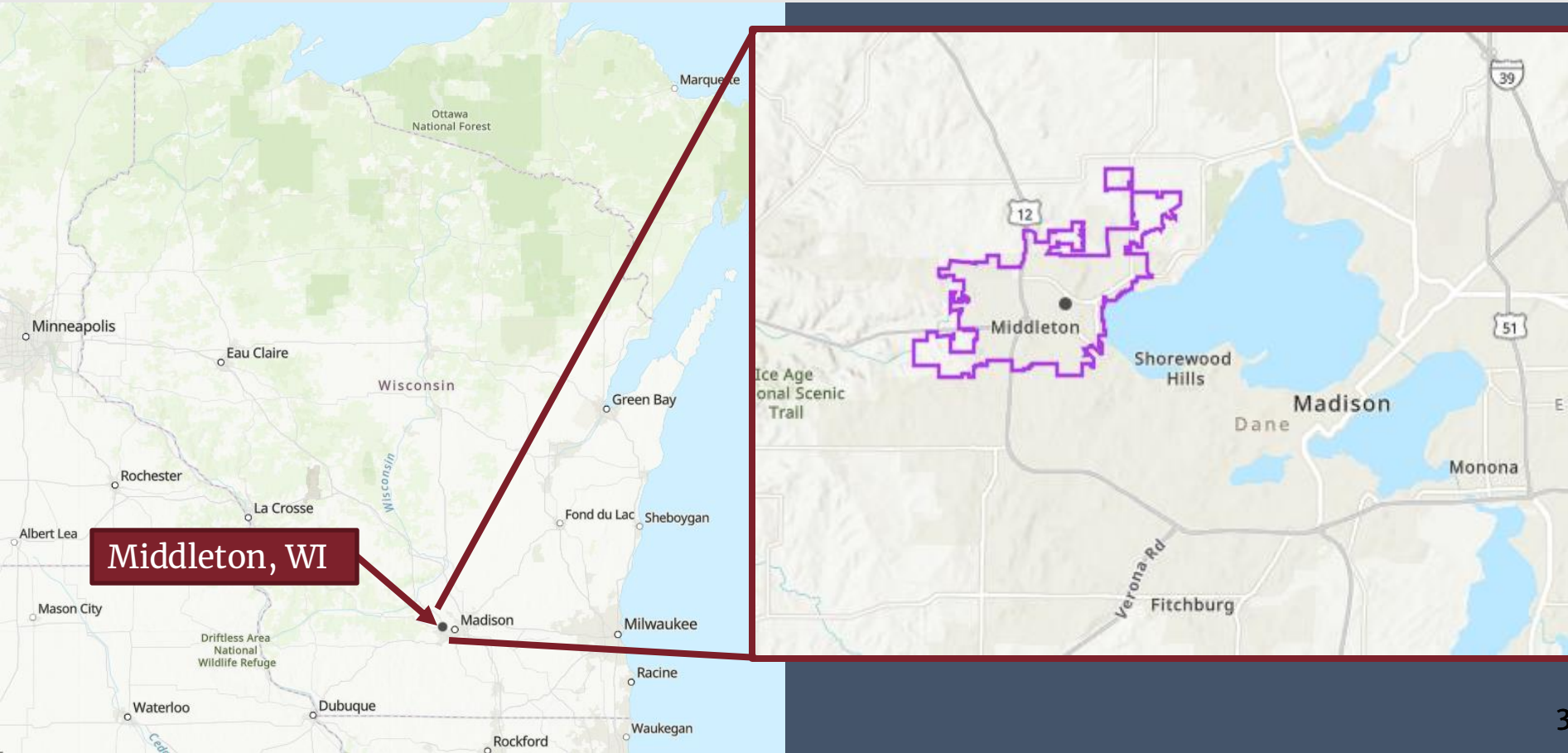
Old vs. New Ordinance

- Single-Family, Multi-Family, Mixed-Use

Considerations & Future Work

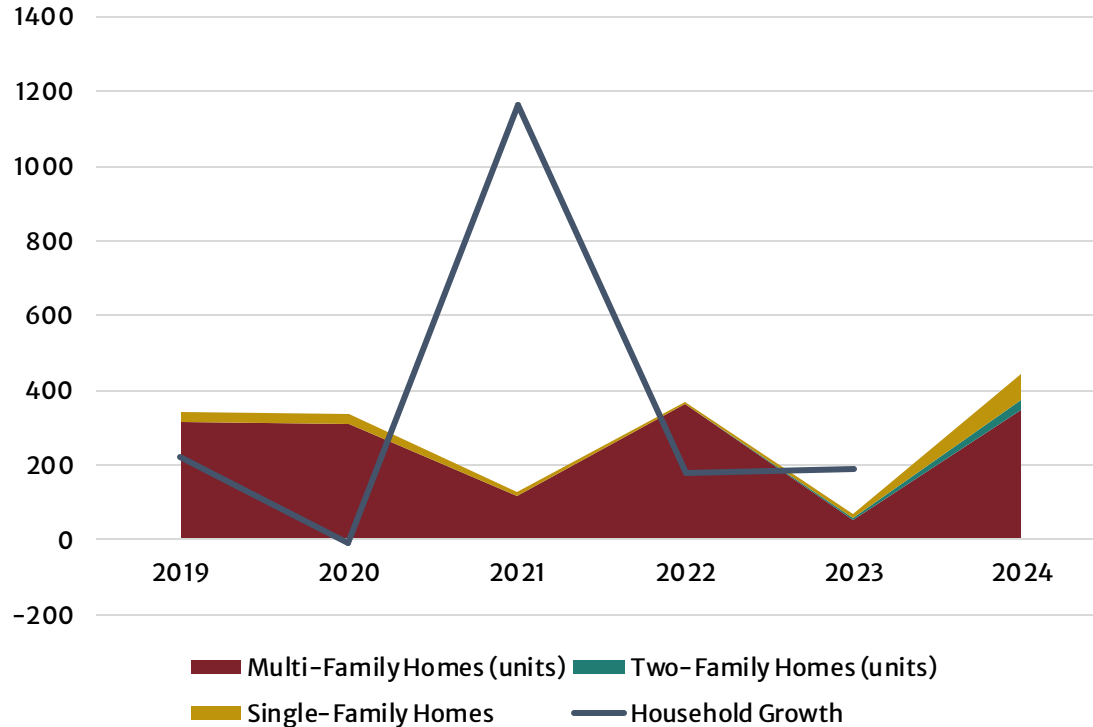


The Good Neighbor City



Housing and Growth

Units permitted vs Household Growth



Median Home Value 2023 \$457,400

Median Rent 2023 \$1,357

Middleton Population 2024 23,868

DOA Projection 2030 26,101

DOA Projection 2040 30,731

DOA Projection 2050 35,295

Previous Zoning Code

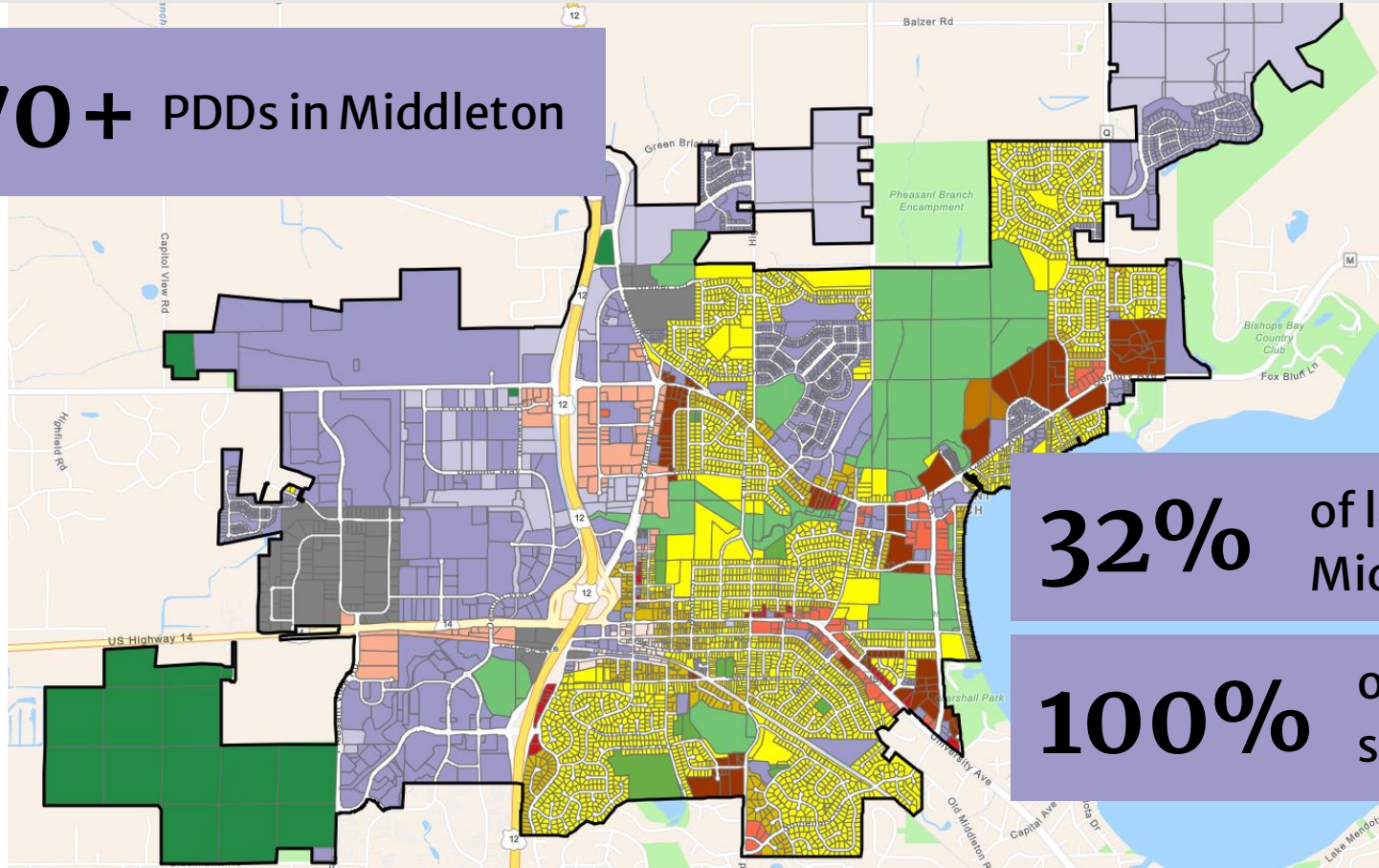
- Old Middleton Zoning Code:
 - Last major update in 1984; numerous mostly minor revisions since then
 - Homogenous, single-family development pattern
 - Single-use commercial districts

Former Residential Zoning Districts	
R-1	Single-Family Residential
R-2	Two-Family Residential
R-3	3-8 unit Residential
R-3A	8-14 unit Residential

- 100% of new housing units since 2016 constructed in Planned Development Districts (PDDs)
- 100% of new platted subdivisions since 2007 were in PDDs

Previous code: Too Many PDDs!

70+ PDDs in Middleton



32% of land area in
Middleton

100% of new housing
since 2016

**Previous Code:
Minimum of 8
city meetings
required for
developers
proposing a
PDD**

1. Neighborhood Informational Meeting
2. Plan Commission Public Hearing to Rezone
3. Common Council Rezoning 1st Reading
4. Common Council Rezoning 2nd Reading and Approval
5. Public Works Commission Traffic Impact Analysis
6. Water Resources Management Commission
Stormwater Management Plan
7. Plan Commission Specific Implementation Plan
8. Common Council Specific Implementation Plan

Middleton Comprehensive Plan

- Outlines City's vision for 20 years into the future
- Adopted in 2021; annual updates since then
- Over 20 actions in Comp Plan referred to updating the zoning ordinance



CITY OF MIDDLETON
COMPREHENSIVE PLAN 2021

www.cityofmiddleton.us/comprehensiveplan

Zoning Re-write Timeline

2021

Project Kickoff

- Stakeholder Meetings
- **Public Workshop**
- Work Group Established



2022

Codes Drafted

- Key policy questions discussed and reviewed by Work Group
- Updates to Plan Commission and Common Council

2023

Drafts Completed

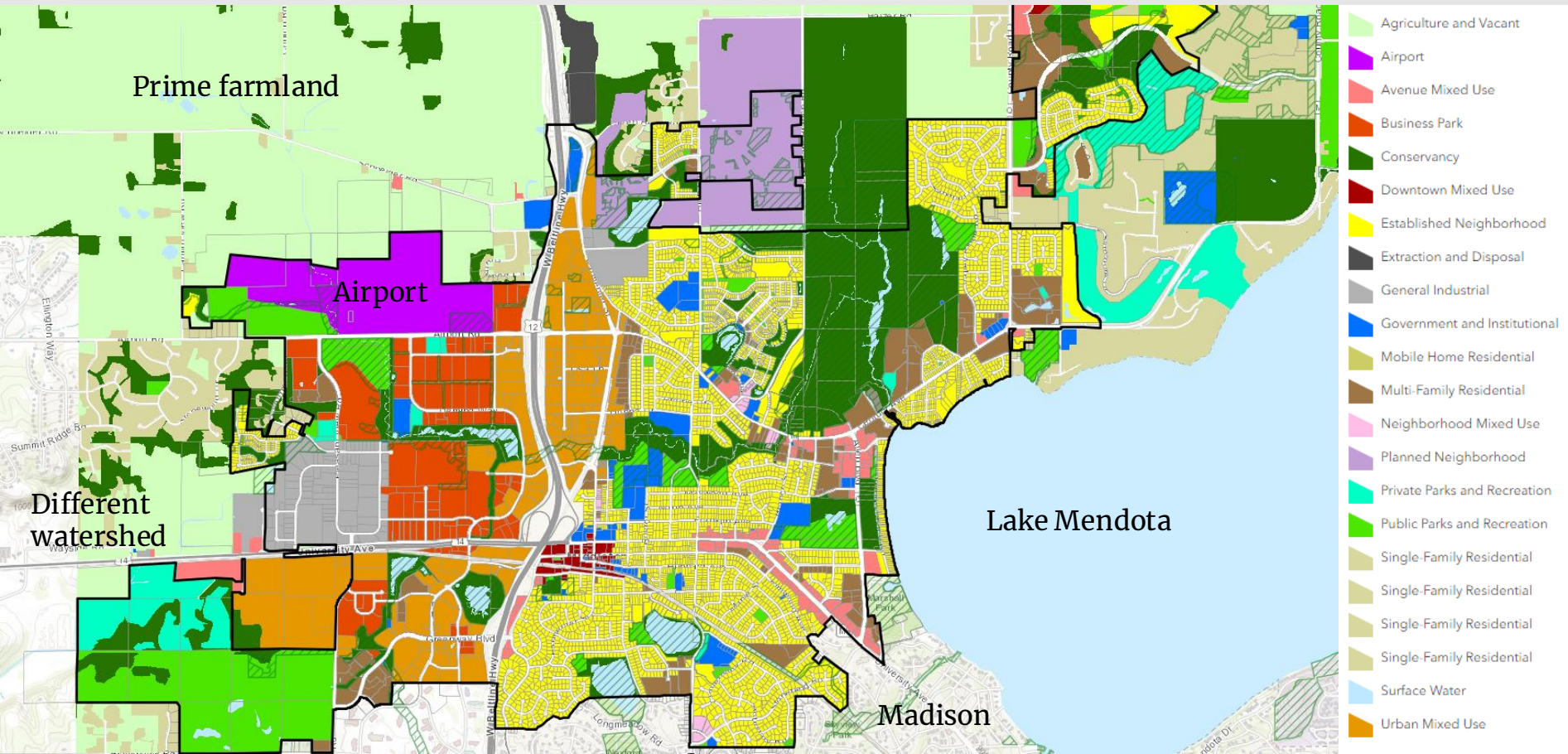
- City Attorney review
- Plan Commission feedback on key policy questions
- Review by pertinent committees and commissions
- **5 Open Houses and first Public Hearing**

2024

Adoption

- Ordinance revisions based on committee and Council feedback
- **Second Public Hearing**
- Adoption by Common Council February 20, 2024
- Took effect March 1

Comp Plan – Future Land Use Map



Desired Outcomes of Zoning Code Project

- Address residential densities and promote **diverse, attainable, and affordable** housing types
- Integrate and incentivize **sustainable best practices** (parking, stormwater, density, energy, etc.)
- Promote **context-sensitive design** (landscaping, building materials, lighting, etc.)
- Address state and federal law changes
- Increase predictability and usability of the code
- Modernize standards and procedures

Key Changes to Middleton Zoning Code

Increased Density

- Reduced setbacks and lot sizes
- ADUs permitted by right
- Form-based code, no limit on density

Building Heights

- Increased building heights
- Added Density Bonuses for Net Zero or Affordable Housing

Missing Middle Housing

- Single Family – High density
- Zero-lot line Multi-Family
- Mixed-Use Neighborhood

Parking

- Lower parking minimums; established maximums
- EV charging & Bicycle parking requirements

Mixed Use Districts

- Established along major travel corridors
- Commercial only required at intersections

Environment

- Native planting requirements
- Maximum impervious surface standards
- Bird-safe design required for buildings > 10,000 sf

New Zoning: Single Family Residential – High Density

	Old R1	New SR-H Zoning
Minimum Lot Area	7,200	3,000
Front setback	24 feet	Min: 15 feet Max: 20 feet
Encroachments	20 feet front setback if difference in alignment with neighbors is not more than 6 feet	6 ft. setback for front porches
Side setback	8 feet	5 feet
Rear setback	30 feet	15 feet or 3 feet for alley-served lots
Building height	35 feet	35 feet
Impervious Surface Ratio	35%	70%

Intent:

- Larger lots can subdivide into 2+ lots
- Reflect “new” subdivision development patterns (i.e. Downtown Middleton, Middleton Hills, Redtail Ridge, etc.)

New Zoning: Multi Family Residential – High Density

	Old R3	New MR-H Zoning
Minimum Lot Area	Efficiency: 3,000/unit 1 Bed: 3,850/unit 2 Bed: 4,250/unit 3 Bed: 4,750/unit	30,000
Front setback	30 feet	20 feet
Encroachments	0	8 ft. setback for front porches
Side setback	8 feet	8 feet or 0 feet
Rear setback	30 feet	30 feet
Building height	35 feet or 3 stories	60 feet *May exceed up to 84 feet with density bonuses
Impervious Surface Ratio	35%	80%

Intent:

- Taller buildings
- Zero-lot lines allowed

New Zoning: Mixed Use-Avenue “TOD Overlay”

	Old B2 Zoning	New MU-A Zoning
Minimum Lot Area	7,200	10,000
Front setback	20 feet	Min: 15 feet Max: 25 feet
Encroachments	None	Standard
Side setback	8 feet	8 feet or 0 feet
Rear setback	30 feet	20 feet
Building height	35 feet or 3 stories	60 feet *May exceed up to 72 feet with net zero or affordable units
Impervious Surface Ratio	None	80%

Transition to Residential Districts:

Building height at the rear or side yard setback line shall not exceed 36 feet or three (3) stories.

From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line (at a 45-degree angle) up to the maximum allowed height

Density Bonuses: Affordable Housing and Net Zero

- MR-M, MR-H, and all Mixed Use zoning districts
- Affordable Housing:
 - a. Affordable units shall be greater than or equal to 50% of the total interior square footage of all units and common amenity space above the maximum number of stories or height in the base zoning district.
 - b. The affordable units shall be rented to households with an income at or below 60% area median income limits and at or below rent limits for 60% of area median incomes as specified in the LURA.
 - c. The effective period of the LURA must be at least 30 years.
- Net Zero:
 - a. The structure must be certifiable Zero Energy or higher by either the International Living Future Institute (ILFI) or PHIUS+ from the Passive House Institute US.
 - b. The structure must complete an Energy Design Assistance or Energy Design Review with Focus on Energy.
 - c. The structure must receive an ENERGY STAR score benchmarked by an ENERGY STAR Portfolio Manager.

Experience so far

Successes

- ADU application received 3 days after ordinance took effect
- University Ave. mixed-use infill
 - No rezoning req'd, 3 total mtgs.
- Two new subdivisions annexed under new zoning districts

Surprises

- Utility discussions with ADUs
- Clarifying building height definition
- Certain approval procedures (e.g., residential swimming pool)



Consistency and Predictability

— Standardize Metrics To Enable Flexibility, But Creates Predictability

Examples:

- Setbacks, lot size, height, and impervious surface vs. unit caps
- Building separation by Building Code vs. arbitrary uniform setback
- Min + Max parking vs. higher Min only

— Results = Better building design, orientation, and neighborhood context

Other Considerations

- Eliminating Single-Family Residential zoning districts
 - Proposed allowing two-family residential in single-family districts (not pursued)
 - Instead: ADUs up to principal dwelling unit size allowed on all single-family districts
- Eliminating Parking Requirements (not pursued)
 - Instead: Plan Commission can waive parking requirements
- Density Bonus by Conditional Use (not pursued)
 - Bird-safe glass (instead, this was incorporated into performance standards)
 - Exceeding stormwater standards

Up Next

- Rewriting Subdivision Ordinance
 - Same consultant (Vandewalle & Associates)
 - Tie in with zoning code's smaller lot sizes
- Tracking and now proposing minor ordinance amendments
 - Clarification of building height definition
 - Allowance of freestanding solar systems in front yards
 - Clarification of land uses and minor adjustments to dimensional standards
 - Clarification of review/approval procedures for site plans, PUDs, zoning permits
 - Feedback from WI Housing Alliance on manufactured homes

Links/Contacts

1

[Zoning Ordinance Text](#)

[Zoning Map](#)

[Applications, Checklists, & Guides](#)

2

Daphne Xu, AICP – Middleton Associate Planner

dxu@cityofmiddleton.us (608) 821-8377

