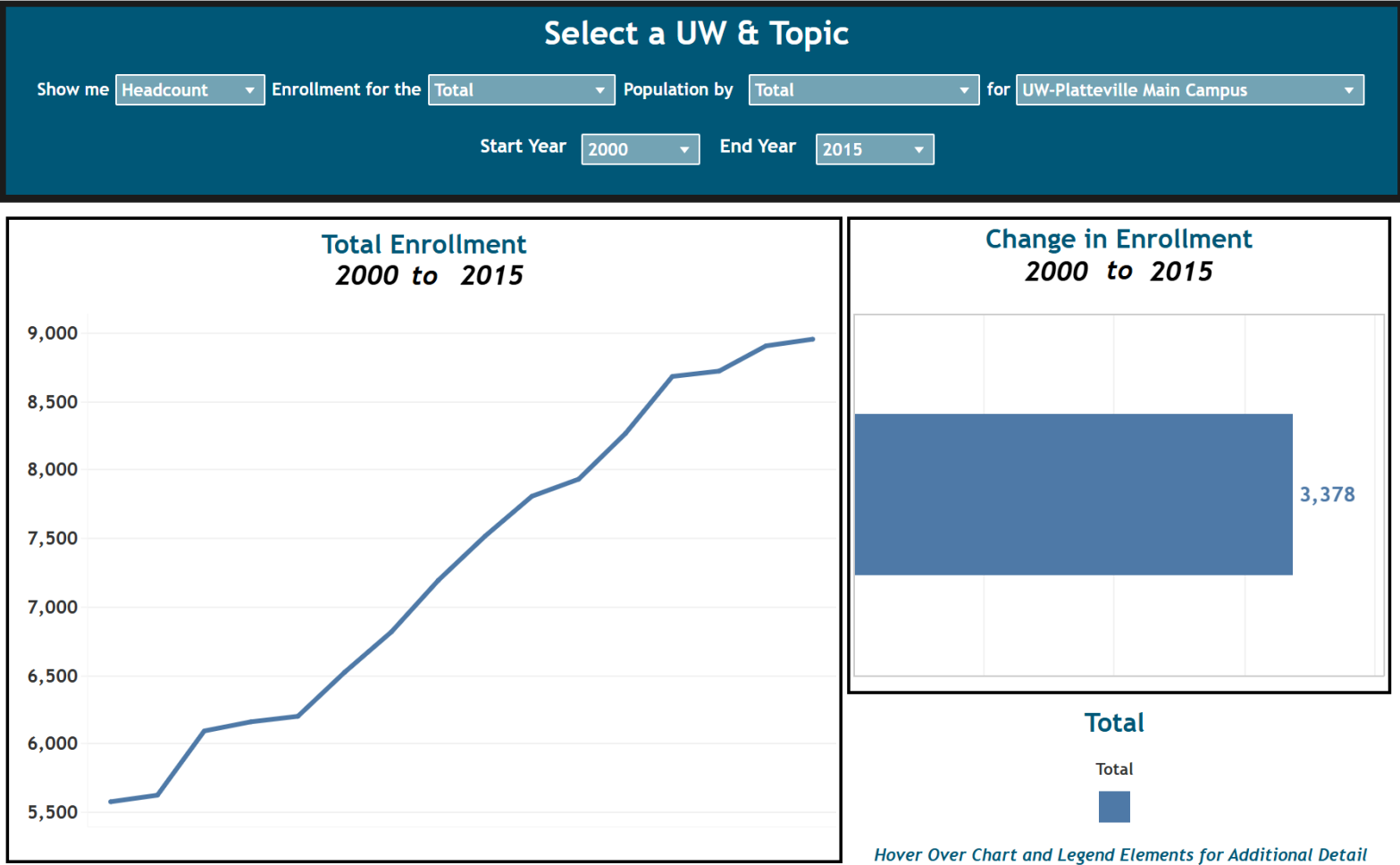


# Planning for Housing



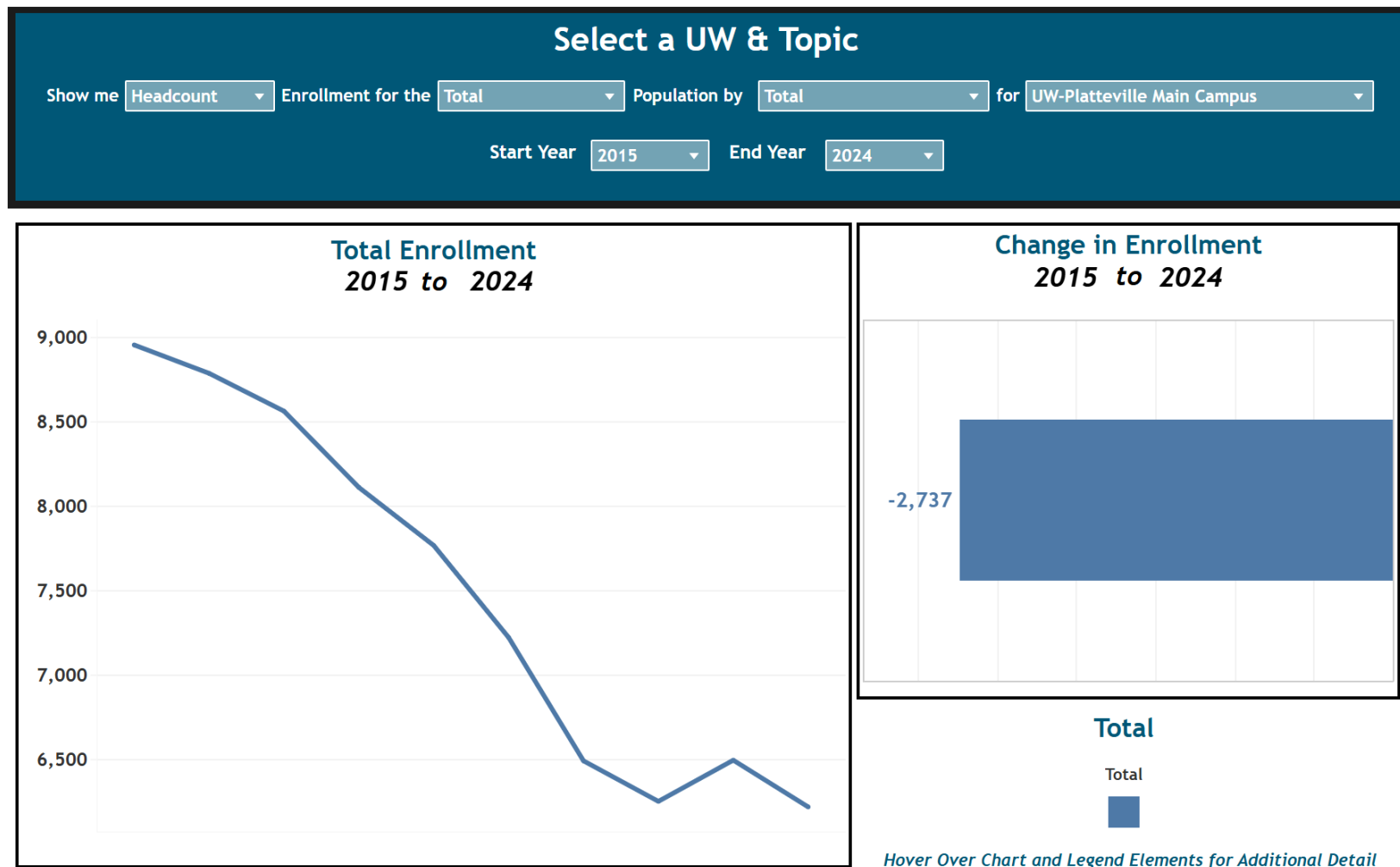
# Change to UWP Enrollment 2000 to 2015



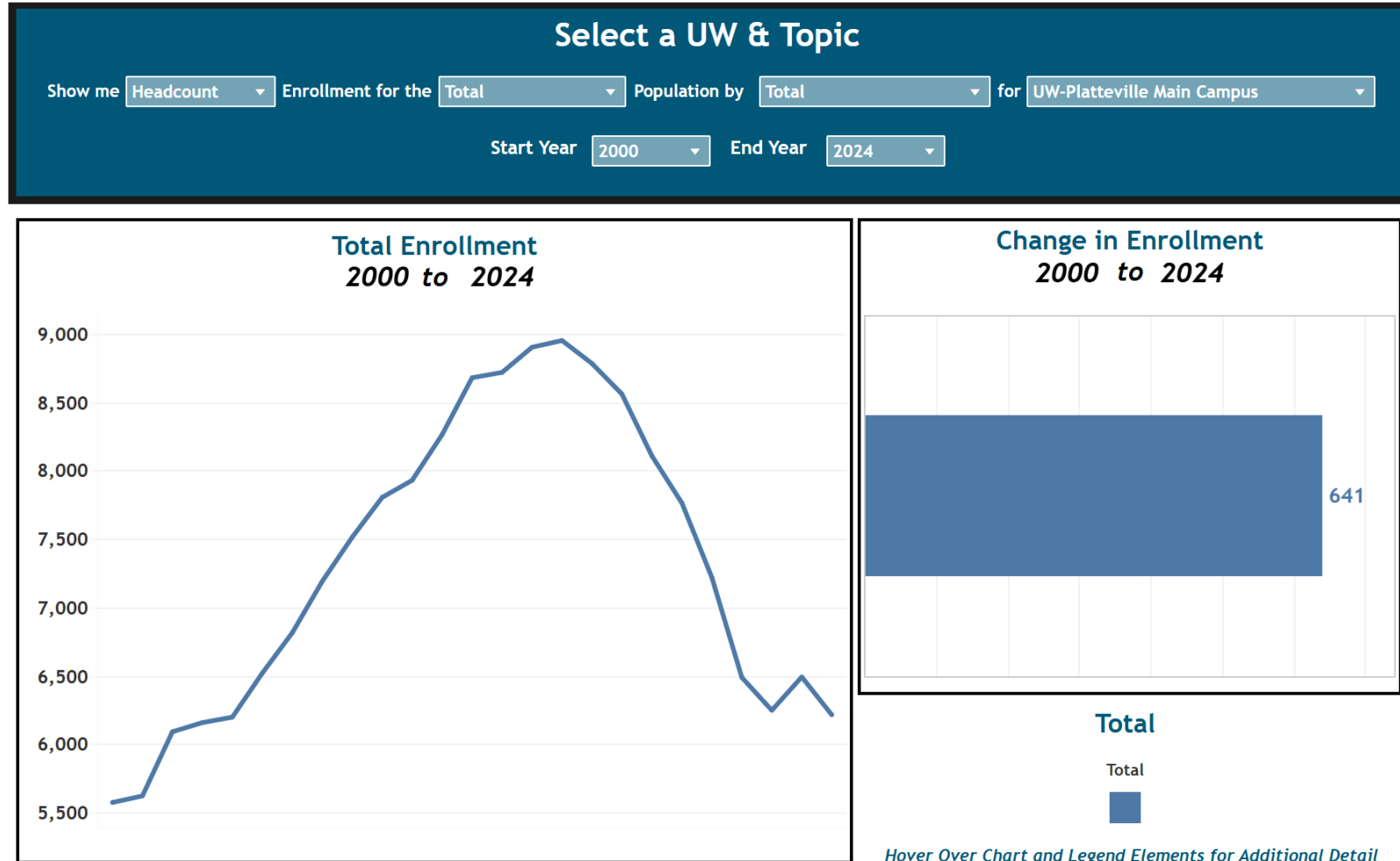
# Housing-Related Programs and Ordinances

- Increase in Property Maintenance Inspections
- Housing Development Incentive Program
  - City paid 25% of infrastructure cost for new subdivisions
- Rental Inspection and Licensing Program (2004 to 2018)
- Permit Parking Program in vicinity of Rountree Commons
- R-LO Overlay District

# Change in UWP Enrollment 2015 to 2024



# Change in UWP Enrollment 2000 to 2024



# City Housing Study



## Housing Study and Needs Assessment

City of Platteville  
January 2019



vierbicher  
planners | engineers | advisors



# Ordinance Changes 2020 to 2022

- Reduced Minimum Lot Size
- Reduced Minimum Lot Width
- Allow Zero Lot Line Dwellings in Some Districts
- Allow Multiple Multi-Family Structures on a Lot Without PUD
- Allow Residential In Business District
- Changes to Yard Definitions and Setbacks
- Subdivision Code Changes to Allow Conservation Subdivisions
- Subdivision Code Changes to Remove Parkland Dedication Req.

# Other Housing Studies



## Workforce Housing: Framing the Issues and Opportunities

Our Instructors:



Department of Planning  
and Landscape Architecture  
UNIVERSITY OF WISCONSIN-MADISON



A program of:



Our Partner Associations:











**ENABLING BETTER PLACES:  
A USER'S GUIDE TO WISCONSIN  
NEIGHBORHOOD AFFORDABILITY**



DECEMBER 2022



BY NOAH DIEKEMPER, KYLE KOENEN & WILL FLANDERS, PH.D.

## PRICED OUT OF HOUSE AND HOME

How Laws and Regulation Add to Housing Prices in Wisconsin



# Other Ordinance Changes Considered

## **CODE ISSUE: Adjust lot and yard standards**

- Lot widths and areas should be realigned to match historic patterns favoring narrower lots.
- Setbacks should be reduced to historic distances to allow greater use of the existing lots.
- Increase permitted lot coverages to match historic patterns.

## **CODE ISSUE: Historic Multi-Family**

- Allow multi-unit housing as permitted uses in single-family zoning districts which have historically included two-family and multi-family. Ensure multi-unit housing is held to the height and frontage dimensions of existing single-family or historic housing. The number of units is determined by the size of the building, not by density calculations.

## **CODE ISSUE: Accessory Dwelling Units (ADUs)**

- Accessory dwellings should be allowed by right for all single-family zoning districts.
- Additional parking spaces should not be required for an accessory dwelling.

## **CODE ISSUE: Remove Unnecessary Regulations and Restrictions**

- Permit residential uses within downtown and Main Street zoning districts.
- Permit residential uses, including multi-family, in commercial districts.

## **CODE ISSUE: Adjust Parking Requirements**

- Reduce or eliminate parking minimums.
- Allow shared parking to count toward parking minimums.
- Allow on-street parking and allow it to count toward parking minimums.

## **CODE ISSUE: Evaluate Processes**

- Adopt a Traditional Neighborhood Development ordinance.
- Consider replacing existing PDDs with TND standards.
- Assess and streamline the subdivision process.
- Assure workforce housing applications will be prioritized and response time limited to 90 days, max.

# “Recent” Housing Subdivisions

- Oak Creek Woods/Waite Lane – 2011
- Keystone Estates – 2008
- Prairie View – 2006
- Fox Ridge – 2006
- Oakhaven/Knollwood - 2004

# Land Auction

pany.com/listings/land-auction-commercial-grant-county-wisconsin-272-acres-listing-number-17430#documents

Internal GIS Edit Map Parcel Explorer Grant County Web... Google Maps Wisconsin.Gov Age... miPayOnline Office 365 Login Wisconsin Statutes... accurateassessor.co... Historic Preservation

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 Land Agent  
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[Adam.Crist@PeoplesCompany.com](mailto:Adam.Crist@PeoplesCompany.com)

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# Property Purchased



# Proposed State Housing Legislation

## **AB 449 / Senate Bill (SB) 473: Local Regulation of Accessory Dwelling Units**

This bill allows a single-family property to have a permitted use of an accessory dwelling unit (ADU). In other words, local governments may not ban ADUs. Amendment 1 clarifies that an ADU may only be created by converting an existing structure that is within, attached to, or detached from a single-family dwelling. In other words, a by-right ADU may not be a new structure.

## **AB 451 / SB 480: Workforce Housing Tax Incremental Districts**

This bill creates a new TIF structure for residential developments. These “Workforce Housing TIDs” would not be subject to the 12% limit and instead would have a new 3% limit of the municipality’s equalized value.

## **AB 452 / SB 479: Subdivision Plat Approvals and Requirements**

This bill makes changes to the process for submitting and approving plats.

## **AB 453 / SB 472: Comprehensive Plans, Rezoning Requests, and Affordable Housing TID Extensions**

This bill has four components: 1) revising the comprehensive planning statutes to require the land use element to identify densities of areas intended for residential development; 2) making those densities regulatory if a rezoning request is submitted for those areas; 3) defining newly platted residential for the purposes of tax incremental financing (TIF); and 4) increasing the affordable housing TIF extension to two-years.

## **AB 454 / SB 476: Workforce Home Loan Program**

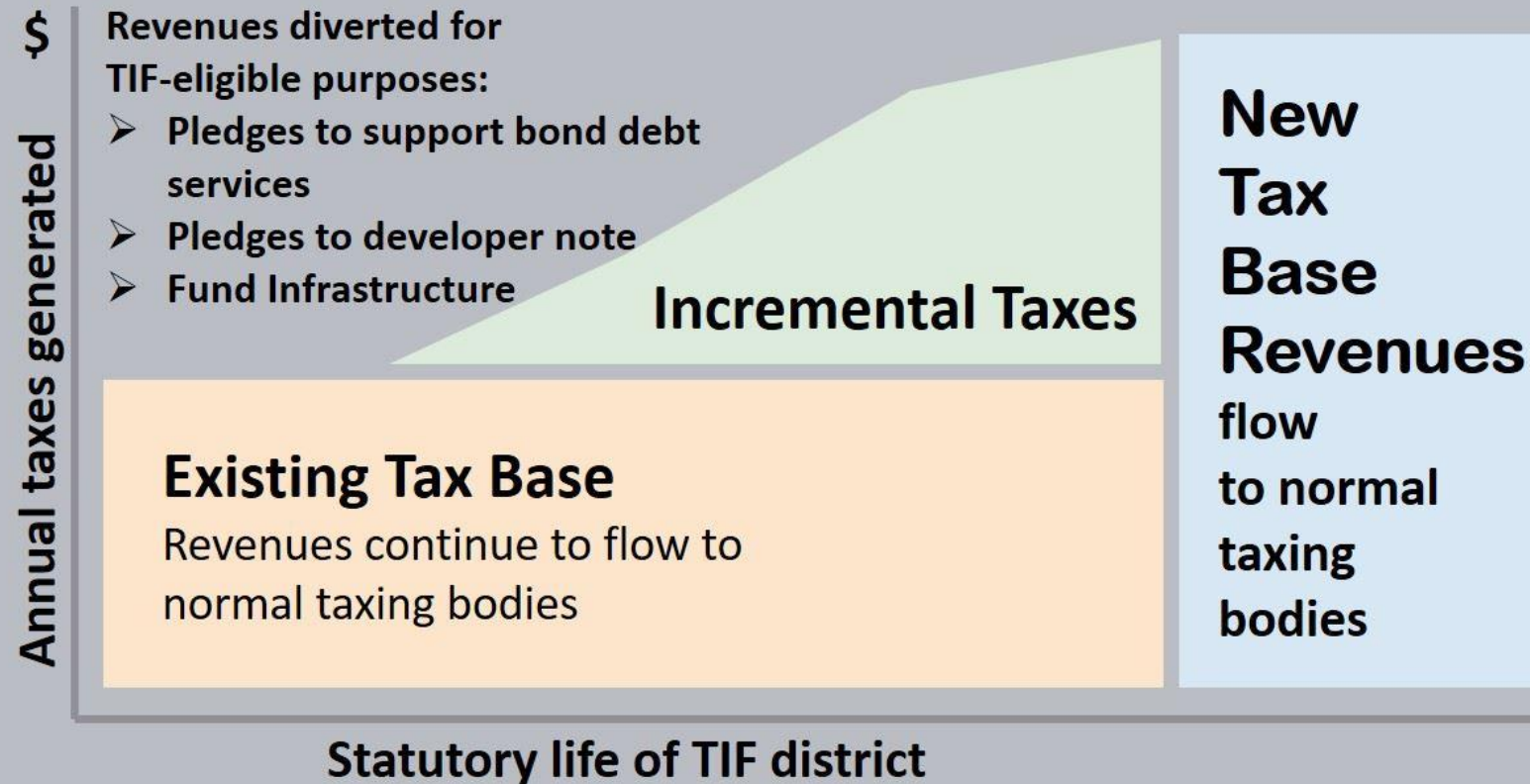
This bill creates a “Workforce Home Loan Program” at WHEDA. These loans would provide gap financing that supplement a conventional mortgage for the purchase of a new or remodeled single-family residence.

## **AB 455 / SB 481: Condominium Conversion Reimbursement Grant Program**

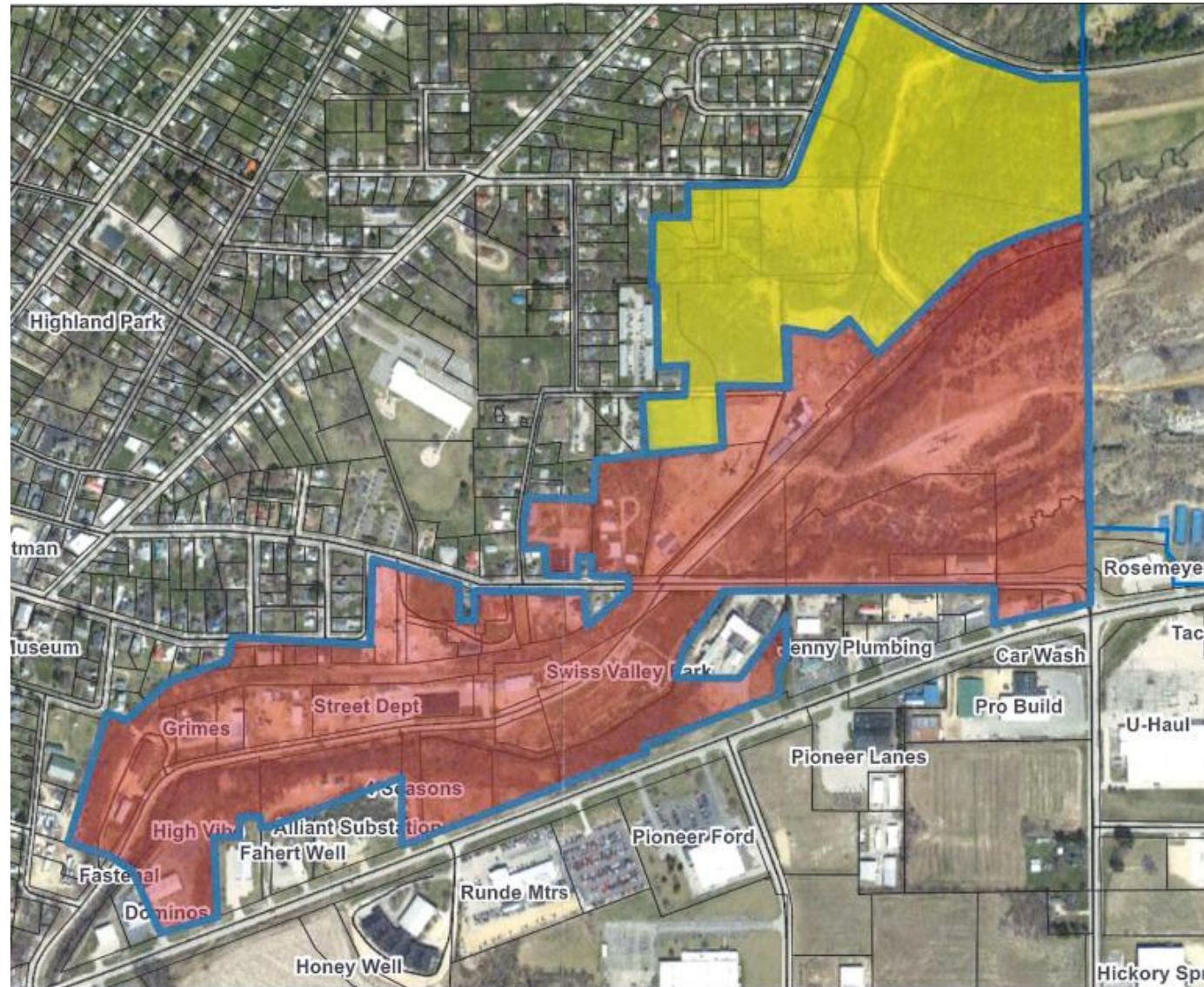
This bill creates the “Condominium Conversion Reimbursement Grant Program” at WHEDA. This program will provide up to \$50,000 in reimbursement for costs to convert multifamily housing to condominiums.

# Tax Increment Financing

## Basic TIF Model



# Proposed Mixed-Use TIF District



# Potential Housing Funding in Budget

|                                                   |                  |
|---------------------------------------------------|------------------|
| Proceeds from Sale of Rountree Apartments         | \$943,367        |
| Proceeds from Sale of 210 Bonson Street           | <u>\$159,000</u> |
|                                                   | \$1,102,367      |
| Trail View Development Land Purchase              | \$424,500        |
| Comprehensive Plan Housing Element                | \$27,500         |
| Affordable Housing Loan/Rental Conversion Grants? | \$100,000        |
| New Revolving Loan/Grant Fund?                    | \$550,367        |

# Current Planning Actions

## Update Comprehensive Plan

- Update Proposed Land Use Maps
- Receive Community Input on Housing Issues
- Neighborhood Plan for the Trail View Development Area
- Recommendations to Encourage Housing Development

# Future Steps

- Adopt Comprehensive Plan Update
- Potential Zoning & Subdivision Ordinance Amendments
- Potential Property Rezoning
- Create TIF District(s)
  - Mixed-Use District for Trail View Area
  - Potential Housing-Only District
- RFP To Find Developer(s) for Trail View Area
  - Sale of Land to Developer(s)
  - Development Agreements and Approvals
- Potential Housing Incentive Programs in Budget