

## Stakeholder Interview Summary

On Monday, July 26<sup>th</sup> three different stakeholder focus group interview sessions were held to kickoff the City's Zoning Ordinance rewrite process. The three different groups included local developers and builders, City Department heads, and City committee members and elected officials. As a follow-up to the sessions, a written participation option was also provided to all invited. In total, 16 people participated in the various sessions and written follow-up opportunity. Below is a summary of those responses:

### Working Well

- Middleton staff is easy to work with and has a positive relationship with developers (Good Neighbor City)
- Proximity to Madison helping grow Middleton into what it is today
- City's diverse tax base helps keep tax rates low for residents
- Continue to not allow signs in the right-of-way outside of sandwich board signs in certain areas
- Have created a mixed use, livable, and walkable community in portions of the City, would like to see that expand and grow

### City Needs

- Land for future development – business park, employment centers, housing
- Increased density drives down costs for developers and future users
- Understand relationship between building code and zoning code
- Flexibility in code to fit market needs now and in the future
- One point of contact person for developers to go to
- Clear predictability
- Incorporate sustainable best practices into code as incentives and not mandates (building materials, energy production, etc.)
- Make the ordinance more visible to the public through summary graphics and documents
- Protect employment center districts for those types of uses
- Existing housing shortage – need more opportunities for diverse housing options
- Clear intent and purpose behind each portion of the code to help in interpretation long-term
- Accommodate split ownership options (condos)

### Existing Issues

- Zoning has worked to separate uses with prescribed land uses, but we need a mix of uses and flexibility to adapt to change
- Need to avoid having to take everything to a public hearing
- Don't over complicate processes to create additional hurdles
- Providing workforce housing to people who work in the City
- Better definitions for Environmental Corridors and using FEMA floodplains vs. 2018 flood maps
- Address billboard and off-premise signs
- Boat, RV, and trailer parking in residential areas in the front yard or backyard
- Should chickens, bee keeping, pets, etc. be in the Zoning Code or other code (same for natural prairie yards)
- Reduce the number of variances and planned developments needed

- Rules for ground mounted solar in residential yards
- Lot coverage, impervious surface definitions, and building overhang rules need to be more consistent and easier to interpret/apply
- Building material or design guidelines for sheds
- Smaller residential lot sizes for historic neighborhoods
- Increased residential densities through ADUs, in-family suites, conversion to two-family, definition of family, etc. (some differing opinions on this)
- Covenants in some residential neighborhoods that are different than the Zoning Code
- Address nonconforming structures, lots, and sites
- Some residential homes are not properly zoned to what their existing use is today
- Townhomes and small-scale multi-family aren't allowed many places in the community and that needs to be changed to meet the housing yield analysis