



PREPARED FOR THE PLAN COMMISSION

Request: Proposed Plan Amendment – Stoughton Road Revitalization Project Plan
Legistar File ID #: [75856](#)
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At the February 13, 2023 meeting, the Plan Commission will be considering a proposed amendment to the [Stoughton Road Revitalization Project Plan \(SRRPP\)](#), sponsored by Ald. Erik Paulson (District 3). While a future land use application may be submitted related to this plan amendment, there is no related request before the Commission at this time.

Background Information

The SRRPP was adopted as a supplement to the City of Madison Comprehensive Plan on June 3, 2008 (Legislative File ID [09550](#)). That plan includes recommendations for a variety of topics including land use and urban design along Stoughton Road between STH 30 and the Beltline Highway (USH 12 & 18). The Plan encourages growth in this corridor recognizing that such growth will deliver housing, employment, retail, and commercial services for residents and visitors to the East Side.

Staff and the District Alder have been approached by representatives from the Occupy Madison organization indicating their desire to establish a new “Tiny Home” facility that would include both manufacturing activities and an on-site residential community, similar to their two other communities in the City. The possible new site is located along Robertson Road, generally indicated by the yellow arrow to the right.

That site and surrounding properties are currently zoned IL- Industrial limited and recommended for industrial uses in the SRRPP and the more contemporary Comprehensive Plan.



While the manufacturing aspect of this facility would likely be allowed in the existing zoning district, zoning changes would be necessary to allow the on-site residential components. As a reference, the other similar facilities in the City are zoned PD-Planned Development. Based on the current plan recommendations, Planning staff have advised that they do not believe such zoning changes would be consistent with the adopted Comprehensive Plan or the SRRPP. If approved, the proposed amendment would provide additional policy guidance that could support future land use approvals related to this request.

Summary of Proposed Amendment

The proposed amendment is limited to adding a new note (Note 5) to the land use recommendations on page 38. The [proposed amendment](#) specifically states the following:

“Limited Inclusion of Residential and Institutional Uses: Due to the relative proximity to a small number of existing residential and commercial properties, the establishment of limited Medium Residential, institutional, or similar uses may be considered in the area recommended for industrial located along the Stoughton frontage Road, generally south of Milwaukee Street and north of Robertson Road. Any such non-industrial uses would need to be identified in a detailed land use proposal and would be subject to all applicable land use approvals.”

The proposed language is intended to indicate that not all industrial areas in the Stoughton Road area may be suitable for similar residential or institutional uses. The amendment acknowledges that areas closer to Milwaukee Street may be found to be appropriate for the limited establishment of such uses. Further, it does not guarantee that if submitted, a more detailed proposal and land use application will be approved.

On balance, staff do not oppose this plan amendment, but again emphasize that amending the plan does not establish any sort of land use, zoning, or permitting approvals. Staff anticipate that more detailed information will be provided in future submittals in order to determine whether a specific proposal could be found consistent with all applicable standards.