



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 66791

File ID: 66791

File Type: Ordinance

Status: Passed

Version: 3

Reference:

Controlling Body: PLAN
COMMISSION

Lead Referral: Plan Commission

Cost:

File Created Date : 08/03/2021

File Name: Tiny House Village (THV) District

Final Action: 08/31/2021

Title: AMENDED SUBSTITUTE - Creating Sec. 28.070, Tiny House Village (THV) District, Amending Sec. 28.061, Table 28D-2, to include the THV District and specific uses within that District, Amending Sec. 28.211, Definitions, to create a definition of Tiny House Village and Tiny House, and Amending Sec. 28.151, Supplemental Regulations, to provide regulations for Tiny House Villages.

Notes: 6513tinyhousevillages AMENDED SUB
MAYOR APPROVAL DATE 9/7/2021

Code Sections:

CC Agenda Date: 08/03/2021

Indexes:

Agenda Number:

Sponsors: Patrick W. Heck, Grant Foster, Satya V.
Rhodes-Conway, Yannette Figueroa Cole, Jael Currie,
Lindsay Lemmer and Juliana R. Bennett

Effective Date: 09/14/2021

Attachments: 66791 Body.pdf, Zoning Text Memo 8-23-21
FINAL.pdf, Public_Comment_08-23-21.pdf,
Public_Comments_08-23-21_Post_3PM.pdf, 66791
Substitute Body, 8-30-21 CCHIC Registered Speakers
Public Comment-66791.pdf,
FastTrackRacialEquityAnalysis_ENCAMPMENT
ORDS.pdf, 8-31-21 Written Public Comment
66791.pdf, Foster Amendment .pdf, 66791 Substitute
with Amendment Body.pdf, 66791 version 2
Substitute.pdf, 66791 version 3 Amended
Substitute.pdf, 66791 Amended Substitute Body.pdf

Enactment Number: ORD-21-00061

Author: Kate Smith

Hearing Date:

Entered by: jphelps@cityofmadison.com

Published Date: 09/13/2021

Approval History

Version	Date	Approver	Action
1		Michael Haas	Approved as to Form
1		Ryan Pennington	Approve
2		Michael Haas	Approved as to Form
2		Ryan Pennington	Approve

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	08/03/2021	Referred for Introduction				
	Notes: Plan Commission, City-County Homeless Issues Committee						
1	COMMON COUNCIL	08/03/2021	Refer	PLAN COMMISSION		08/23/2021	Pass
	Notes: Additional Referral to the City-County Homeless Issues Committee						
1	PLAN COMMISSION	08/03/2021	Refer	CITY-COUNTY HOMELESS ISSUES COMMITTEE		08/30/2021	
	Notes:						
1	PLAN COMMISSION	08/23/2021	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Notes: On a motion by Solheim, seconded by Ald. Heck, the Plan Commission found the standards met and recommended adoption of the zoning text amendment to the Common Council by voice vote/ other.						
	In recommending approval of the zoning text amendment, members of the Plan Commission expressed support for the sponsoring alders refining the ordinance to incorporate some of the suggestions provided by members of the public.						
1	CITY-COUNTY HOMELESS ISSUES COMMITTEE	08/30/2021	Return to Lead with the Recommendation for Approval	PLAN COMMISSION			Pass
1	COMMON COUNCIL	08/31/2021	Adopt the following Amendment(s) to the Substitute				Pass
1	COMMON COUNCIL	08/31/2021	Adopt Substitute As Amended				Pass

Text of Legislative File 66791

Fiscal Note

No City appropriation required.

Title

AMENDED SUBSTITUTE - Creating Sec. 28.070, Tiny House Village (THV) District, Amending Sec. 28.061, Table 28D-2, to include the THV District and specific uses within that District, Amending Sec. 28.211, Definitions, to create a definition of Tiny House Village and Tiny House, and Amending Sec. 28.151, Supplemental Regulations, to provide regulations for Tiny House Villages.

Body

DRAFTER'S ANALYSIS: This ordinance creates a new mixed-use and commercial district, the Tiny House Village ("THV") District. The Common Council may establish THV Districts through the enactment of a zoning map amendment as provided in MGO Sec. 28.182.

Under this ordinance, a Tiny House Village a site, lot, parcel, or tract of land designed, maintained, or used for the purpose of supplying a location or accommodations for more than three (3) Tiny Houses, which the ordinance defines as any movable sleeping quarters used as an individual's place of habitation. A Tiny House Village must be owned or operated by a non-profit, religious, or governmental entity. Within the THV District, Tiny House Village is a permitted use. Other uses are also permitted in the THV District, but these uses must be incidental to the THV use.

This ordinance also creates density and area requirements and supplemental regulations for the THV District, including that each THV shall have a management plan, follow certain regulations related to open fires and cooking, use only specified forms of heating, and obtain a campground license pursuant to Wis. Admin Code Chapter ATCP 79, if applicable.

Madison currently has two tiny house villages, which were previously approved by the Common Council as planned developments. The regulations contained in this proposed ordinance are largely based on the regulations contained in those individual planned developments.

The proposed substitution allows tarps in subsection (d) in response to feedback by residents of Tiny House Villages to accommodate their need to use tarps for material covering. Subsection (e) is changed to allow recreational fires, as allowed in all other residential districts. Subsection (f) is changed for better fire safety. Subsection (g) is eliminated to allow for composting toilets but subsection (i) is changed to require management plans to include a composting toilet waste plan.

The amended substitution removes the restriction on overnight visitors.

The Common Council of the City of Madison do hereby ordain as follows:

See Legistar File No. 66791 Amended Substitute - Body in Attachments.