



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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****BY E-MAIL ONLY****

June 24, 2024

Brenda Konkel
Occupy Madison, Inc.
304 North Third Street
Madison, WI 53704

RE: Consideration of a zoning map amendment to change the zoning for 201-205 South Stoughton Road from IL (Industrial-Limited) District to THV (Tiny House Village) District. (ID [83478](#), LNDUSE-2024-00026)

Brenda Konkel:

On June 18, 2024, the Common Council found the standards met and **approved** the zoning map amendment for 201-205 South Stoughton Road to allow existing uses as permitted uses. As part of their review, agencies submitted the following comments, which should be addressed when you submit for site plan review upon proposing any physical changes to the site.

If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 243-0554 or lmcnabola@cityofmadison.com.

Please contact Brenda Stanley of the Engineering Division at (608) 261-9127 if you have any questions regarding the following three (3) items:

1. Enter Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
2. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
3. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following six (6) items:

4. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
5. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
6. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
7. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
8. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
9. Note: Traffic Engineering Staff recommend the applicant work with Traffic Engineering on providing a pedestrian connection to the public sidewalk network.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following nine (9) items:

10. A permitted use site plan review will be required prior to the construction of the tiny house village.

Please contact Adam Kaniewski of the Parks Division at (608) 261-4281 if you have any questions regarding the following three (3) items:

11. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-

Infrastructure Impact Fee district. Please reference ID# 24030 when contacting Parks about this project.

12. Pursuant to the authority established under Wis. Stat. § 66.0617(7), and in the interests of promoting the development of low-cost housing in the City, low-cost housing is exempt from the park impact fees beginning January 1, 2017. This exemption only applies to those dwelling units or bedrooms within a development that are determined to be low-cost housing. This exemption does not extend to the land dedication requirements set forth under Sec. 16.23(8)(f), MGO, nor any other impact fees that may apply to a development.
13. The park impact fee will be exempt for developments that meet the “low-cost housing” requirements, as defined as rental or owner-occupied housing units that are affordable, as that term is defined in Sec. 4.22(2), MGO, and which meet the deed restriction requirements of Sec. 4.22(7). The determination whether a proposed development will create low-cost housing, and how much low-cost housing it will create, shall be made by the Community Development Division.

Please contact Jeffrey Heinecke of the Forestry Section at (608) 266-4890 if you have any questions regarding the following one (1) item:

14. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the site plan.

Please contact Timothy Sobota of Metro Transit at (608) 261-4289 if you have any questions regarding the following two (2) items:

15. Metro Transit operates daily all-day transit service along Milwaukee Street approximately 1/3 mile north of this property - with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays). Metro Transit operates additional daily, all-day service along Dempsey Road approximately 1/3 mile west of this property (including distance up and down the pedestrian bridge ramps over Highway 51) - with trips at least every 30 minutes.
16. While Metro Transit stops on Milwaukee Street and Dempsey Road would not be eligible towards US Green Building Council/LEED Quality Access to Transit points (their distance from site exceeds 1/4 mile) the following counts of trips are available: 69 Weekday & 53 Weekend (average).

Please contact Jeffrey Quamme of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following seven (7) items:

17. The street name is S Stoughton Rd. Since it is a service road alongside of S Stoughton Rd, the service road identifier should be shown in parenthesis: S Stoughton Rd (Service Rd) or shown as S Stoughton Rd Service Rd.

18. Remove the private 6' sign from the public right of way adjacent to the west side of this site. Private signs

are not permitted in a public right of way by statute.

19. Provide a recorded copy of an agreement granting the adjacent property to the north a right for the encroaching parking and use of land north of the existing fence.
20. Remove landscaping required for the site from the public right of way.
21. The address of the property is 201 S Stoughton Rd. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
22. Submit a site plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) for the development of an addressing plan for the tiny houses.
23. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning.

Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Sincerely,



Lisa McNabola
Planner

cc: Jenny Kirchgatter, Zoning
Tim Sobota, Metro Transit
Adam Kaniewski, Parks Division
Jeffrey Quamme, Engineering Mapping
Jeffrey Heinecke, Forestry Division
Sean Malloy, Traffic Engineering
Brenda Stanley, Engineering Division

LNDUSE-2024-00026			
For Official Use Only, Re: Final Plan Routing			
<input type="checkbox"/>	Planning Div.	<input type="checkbox"/>	Engineering Mapping Sec.
<input type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: Forestry