

From: [Steph Robey](#)
To: [Plan Commission Comments](#)
Subject: Agenda item 8
Date: Monday, June 10, 2024 7:30:29 PM

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I must have missed the Plan Commission discussing agenda item 8 about Stoughton Road since you are already discussing items 11-15. Can you please give me information on 83478 that was presented during the meeting?

I very much oppose creating Section 28.022-00674 of the Madison General Ordinances to change the zoning of property located at 201-205 South Stoughton Road from IL (Industrial-Limited) District to THV (Tiny House Village) District. (District 3).

Thank you,
Stephanie Robey

From: [Abby Grossen](#)
To: [Plan Commission Comments](#)
Subject: project 205 S Stoughton Rd
Date: Monday, June 10, 2024 12:07:16 PM

You don't often get email from agrossen84@gmail.com. [Learn why this is important](#)

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Dear Planning Commission,

I am writing to you concerning the Occupy Madison project for 205 S Stoughton Rd. We are a family of 4 with 2 young kids ages 10 and 7. We live just around the corner on Belmont rd.

We love our neighborhood and have for 11 years now. However, we are deeply concerned about the future safety of our neighborhood given the history of other Madison locations that Occupy Madison has established. Their track record is not a good one. The kind of individuals that end up hanging around and the number of police calls that end up happening to their current location. We don't want this type of project going in at 205 S. Stoughton rd. Too much safety and security to risk; not to mention the strain this will put on our police dept.

Please seriously reconsider another location. Don't jeopardize our safe and secure neighborhood.

Thank you!

Abby Grossen
125 Belmont Rd
Madison

From: [Dorothy](#)
To: [Plan Commission Comments](#)
Subject: Agenda Item # 8
Date: Monday, June 10, 2024 9:34:45 AM

You don't often get email from dborchardt1@charter.net. [Learn why this is important](#)

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From: Dorothy <dborchardt1@charter.net>
To: Madison Plan Commission
Subject: Occupy Madison Stoughton Road Project - Agenda Item # 8

I supported the tiny homes and the opportunity they give the residents to have a private space, and the stability of a home they can be proud of. Occupy Madison has not kept up their end of the agreement. They have not installed the 22 permanent tiny homes per the agreement.

In 2020 Occupy Madison promised that in the summer of 2021 they would start constructing 22 permanent tiny homes that would be completed by the fall of 2023. To date there are no wooden homes, only damaged huts. Building inspection department has extended the agreement and doesn't seem to care if the property looks like a junk yard with the broken down Conestoga huts.

I suggest you stop over and see Occupy Madison's site at 1901 Aberg Ave. The Conestoga huts are falling apart and were unfit for people to live in this past winter. If you want a birds eye view check with the Madisonion apartments across the street.

Occupy Madison has a habit of making promises they don't keep and not responding to emails or phone calls. There have been problems with the first tiny homes on 304 N. Third Street until Occupy Madison was pushed to do what was agreed upon to get approval for the Aberg Ave. project. I believe they still have one more home to build on Third St.

Occupy Madison did not meet the terms of their agreement and the city doesn't seem to care.

Thanks for your time and consideration.

Dorothy Borchardt

From: [Field, Derek](#)
To: [Plan Commission Comments](#)
Subject: Fwd: [All Alders] Tiny homes village
Date: Monday, June 10, 2024 7:30:09 AM

Sent from my iPhone

Begin forwarded message:

From: noreply <noreply@cityofmadison.com>
Date: June 10, 2024 at 7:17:07 AM CDT
To: All Alders <allalders@cityofmadison.com>
Subject: [All Alders] Tiny homes village
Reply-To: libbey05@gmail.com

Recipient: All Alders:

Monday, June 10, 2024 – 7:14am

Libbey Meister
She/her
1622 S Thompson Dr

Madison , Wisconsin. 53716 Yes, by email. libbey05@gmail.com All Alders Tiny homes village As a Social Worker for over 30 years, I can attest to the challenges that face our community members on a daily basis. The current housing market for people of modest means is beyond a crisis level. People with full time jobs are unable to afford the rising costs of rent, pushing more and more people into unstable and unsafe housing. I fully support the Tiny Homes Village proposal for 201-205 S Stoughton Road. This model has shown to be effective and creates a supported structure for people to find housing that helps maintain dignity and humanity for those trying to survive challenging situation. It is far better than building a bigger and bigger system to address homelessness. Offering affordable housing options decreases homelessness. Tiny Homes Village is affordable housing. I urge you to support this proposal.

From: [Kevin Walske](#)
To: [Plan Commission Comments](#)
Subject: 205 S. Stoughton Road Opposition
Date: Sunday, June 9, 2024 10:14:53 PM
Attachments: [205 S. Stoughton Road Opposition 06-09-24.pdf](#)

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Attached is a letter of opposition regarding the 205 S. Stoughton Road Occupy Madison.

If you have any questions, I can be reached at 608-445-2665.

Thank you,

Kevin Walske

From: [Steven Fabick](#)
To: [Plan Commission Comments](#)
Subject: 205 South Stoughton Rezoning Opposition
Date: Sunday, June 9, 2024 9:32:57 PM

You don't often get email from steven@fabick.com. [Learn why this is important](#)

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Dear Members of the City Planning Commission,

I am writing to express my strong opposition to the proposed zoning change that would rezone an industrial limited property within an industrial park to a type of residential, allowing the development of 22 tiny homes in what seems is an unlicensed campground. I regret that I will be unable to attend the upcoming meeting to voice my concerns virtually, as I will be out of town without internet access. Therefore, I am submitting my oral remarks in this letter.

I manage the operations of a small family business located next to the site proposed for rezoning. We have been operating in Madison for over thirty years, with more than twenty years at this location. When considering such a drastic change from industrial to residential, it is important to thoroughly consider what that change means. Madison needs more housing, but Madison also needs industrial zoning.

In light of the rapid advancements in artificial intelligence and other emerging technologies, it is very shortsighted to give up industrial zoning. The future will likely see an increased need for industrial spaces to support manufacturing and related industries, which will not immediately be replaced by AI, like so many other businesses potentially will be. Maintaining industrial zoning is crucial for fostering innovation and economic growth in our community.

Businesses need consistency from the city, especially when manufacturing is capital-intensive and often requires long-term loans to buy equipment and maintain facilities. When businesses questioned the rezoning, the local alder, during an informational meeting on this project, essentially told us to move. I am not sure that is the type of message you want the business community to hear. If the city is willing to drastically rezone a neighboring property to residential with the alder telling us to move if we don't like it, it sets a very scary precedent for the community and will cause businesses to question whether they want to invest in the city, especially when the city is intentionally directing organizations to put these types of developments in industrial zones.

I understand that the comprehensive plan does allow for some housing, but no developer would consider that site any time soon, let alone residents who would want to live there, surrounded by manufacturers and busy Stoughton Road. Even the alder admitted that he would not want to live at that location.

This is an active industrial park with heavy traffic throughout the day. I used to ride my bike to and from work, and my daily commute from the pedestrian bridge to my office was the most dangerous part of my ride, even compared to downtown traffic. Accidents will happen, and people will be hurt when you increase the pedestrian and bike traffic from the residents and the many other uses the developer plans for this property.

I am sure supporters will explain the great things the organization does and that they are good

people. However, it is important to look at this from a development standpoint. It is possible to be both for housing and opposed to this particular development. They will talk about the success of their 3rd Street location while completely passing over the failures to complete their commitments at their Aberg location. They will continue to make excuses and blame things like supply chain issues. I am well aware of dealing with the supply chain struggles as part of our business' livelihood, but that excuse has no longer been valid for almost two years.

In conclusion, I urge the City Planning Commission to reject the proposed zoning change. It is essential to preserve the integrity and functionality of our industrial park and to ensure that any future developments are thoughtfully planned and compatible with the existing community fabric. The proposed rezoning is not in the best interest of the community and poses significant risks to both current and future community members.

Thank you for your attention to this matter. I trust that you will make a decision that prioritizes the long-term interests and welfare of our community.

Sincerely,

Steven Fabick

From: [chet hermansen](#)
To: [Plan Commission Comments](#)
Subject: New application by Occupy Madison.
Date: Sunday, June 9, 2024 3:31:45 PM

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Madison Planning Commission members.

I am a business man on Aberg Ave in Madison.

I have watched and listened to the promises of the leadership of the Occupy Madison location on Aberg Ave

For almost three years.

No openings in the floor to allow contamination into the building. The first thing they did.

No openings in the parking lot and they have now done that.

Full removal of all Wagon stile tents replaced by June 2023. Not a unit has been changed.

A coffee Shop operational by June 2023. Has not opened yet.

Many Many Police calls and fire calls.

They don't mow their lawn. They don't take care of their junk and they don't shovel their snow.

They do scatter their garbage all over our neighborhood.

I was told the reason for some of this is they don't have funds to do any of these promised events.

BUT ! They do have money to open another facility that will place people among Madison businesses that will have more police calls and more thefts and more garbage brought into their property. Please talk to the people like me who have been affected by these Occupy Madison locations and Homeless people you are trying to place in neighborhoods that are stable. When you call the Police too often to control what is happening in your business you are labeled a nuisance business. Is that what these local tax paying businesses deserve after their long time good records? I don't think so. I had a business on

E. Wash. For 46 years and because of the park that was opened
Against the city ordinance's we were unable to maintain our ownership. The
homeless brought there friends and fires and drugs and lifestyle.
And we were labeled one of the cities nuisance businesses
The owners of those Businesses are owed respect for what they bring to our
Homes and City. The people you place in their neighborhoods are not just the
occupants but their friends and there enemies along with their suppliers and
dealers. I ask you to keep them out of this location and come and make the
location on Aberg Ave what you promised us it would be. Doing the same
wishful thinking over and over expecting different outcome with the leadership
Occupy Madison has and expecting them to hold good on their promises is NOT
VERY SMART

I would recommend management of Occupy Madison have a turn over. Get a
new way of thinking and learn how to manage their money and to follow
through on their promises.

I have lived this with the Aberg Ave Unit. The Sherman Neighborhood has lived
it. Please don't do it to another neighborhood within Madison.

Thank you. Chet Hermansen !745 Boyd Ave. Madison Wi. 53704

From: garveyroger@charter.net
To: [Plan Commission Comments](#)
Subject: 201-205 S Stoughton Rd.
Date: Sunday, June 9, 2024 3:06:26 PM

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I'm concerned about the number of homeless and low income sites within a five mile radius of the Rolling Meadows neighborhood. To list a few, Karmenta, Dairy Drive, Meadowlands, Tiny House Villages on N. Third Avenue and Aberg Avenue, Rethke Terrace and the Day Shelter planned for the site that was previously occupied by Sports Pub on Stoughton Rd. The behavior of some residents living in these sites does affect the safety of the neighborhood. The many police calls for battery, death investigations, disturbances by unwanted persons, noise complaints, trouble between neighbors, thefts, trespassing on private property and weapons offences over tax the police and fire departments. Does it make sense to put more housing in an area already stretched for emergency services?

Will residents with drug and alcohol addictions be tempted by the bar within a couple blocks and the nursing facility which most likely has medications on site that may be enticing to someone with an addiction.

What guarantee do the home owners and other residents have that the parks in the area of the tiny village will remain safe and free from harassment/panhandling.

The two other tiny houses sites do not look like the photos on Occupy Madison's website. The sites are not as well kept and tidy as the website leads you to believe. Looking in from the outside some of the tiny houses do not have siding or paint and the styrofoam insulation is visible. I am concerned that these sites are not regularly visited to ensure they are kept up to code and the continued safety of the residents is being maintained. Are these sites visited by city officials to be sure they are maintained properly and visited in the decision making process to determine if these sites are what they are proposed to be.

This property is costing Dane County \$1,000,000 plus \$500,000 for renovations. Is this cost effective to house 22 people?

As a lifelong resident of the east side and a homeowner in this neighborhood for 38 years, I am concerned that property values in my neighborhood will be affected by putting too many of these needy developments in a small area. I'm not against temporary and/or permanent housing for the homeless, but there are already too many in this five mile radius. The money may be better spent in programs and support to help them overcome their struggles.

Roger Garvey

138 Belmont Rd.

From: [RMNA Madison](#)
To: [Plan Commission Comments](#); [Field, Derek](#)
Subject: RMNA Support for Item # 83478
Date: Sunday, June 9, 2024 9:56:37 AM

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Dear Madison Plan Commission,

On behalf of the Rolling Meadows Neighborhood Association (RMNA), we are writing to express our support for the proposed zoning change at 205 South Stoughton Rd., Madison, WI 53714, for the establishment of a Tiny Home Village by Occupy Madison.

As a neighborhood association, we understand the importance of community development projects that aim to address homelessness and provide sustainable housing solutions for marginalized individuals. The Tiny Home Village proposed by Occupy Madison aligns with our values of compassion, inclusivity, and community support.

We acknowledge that this initiative may raise questions and concerns among some residents of our neighborhood. However, we want to emphasize that the support expressed in this letter comes from the RMNA board and may not necessarily reflect the views of all residents in our community. We encourage open dialogue and constructive engagement to address any apprehensions and ensure that all voices are heard in the decision-making process.

Furthermore, we appreciate the efforts made by Occupy Madison to engage with our community through two Q&A events hosted in collaboration with RMNA this year. These events provided valuable opportunities for residents to learn more about the proposed Tiny Home Village, ask questions, and express their concerns directly to the organizers. We believe that transparent communication and community involvement are essential for fostering understanding and building consensus around such initiatives.

In conclusion, we believe that the establishment of a Tiny Home Village at 205 South Stoughton Rd. has the potential to positively impact our neighborhood by offering a safe and supportive environment for individuals experiencing homelessness. We hope that the zoning change will be approved, and we remain committed to working collaboratively with all stakeholders to ensure the success of this project.

Thank you for considering our input.

Kind Regards,

Mark Sannito

President

Rolling Meadows Neighborhood Association

From: [Nicholas Davies](#)
To: [Plan Commission Comments](#)
Cc: [Martinez-Rutherford, Dina Nina](#); jillian@stonehousedevlopment.com
Subject: Yes to it all! (esp 78911 & 83478)
Date: Saturday, June 8, 2024 12:33:41 AM

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Dear Plan Commissioners,

You have a lot of exciting items on your June 10 agenda. In particular, I want to express support for both the Tiny Home Village and the Starkweather Plat. I live near/between both these locations, and I look forward to how both of these projects will bring more neighbors into the neighborhood, particularly those who are struggling the most with finding housing. I wish my neighborhood were doing even more, and I believe we could, if we had more zoning flexibility--not the contiguous swathes of single-unit-only we have today.

Recognizing the housing crisis we're in, I'm also very supportive of the proposed added housing on Wilson St, Braxton Pl, Whitney Way, and Old Sauk Rd.

It's a shame that neighbors have already bullied the owner of the Old Sauk Rd property into scaling down their plans. We really can't afford to let an entire neighborhood just opt out of addressing this crisis, and if this doesn't get approved, I don't see how else that neighborhood could conceivably create 138 additional housing units. I hope that you'll consider the 138+ future residents, whose voices are not included in this process.

I just wish Stone House Development would include commercial space! This part of Old Sauk Rd is short on this kind of amenity, and while it could be that adding density will spur the creation of commercial space nearby in future, including commercial space as part of this project could also help win over the neighbors, by making the neighborhood more self-sufficient and walkable.

Thank you,

Nick Davies
3717 Richard St

From: [Kim I. Richman](#)
To: [Plan Commission Comments](#)
Subject: Rezoning of 205 S. Stoughton rd.
Date: Friday, June 7, 2024 8:16:28 PM

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Dear Plan Commission,

For the June 10, 2024 Plan Commission meeting, I'm writing **in opposition** to Agenda Item #8/Legistar File ID 83478, the Rezoning of 205 S Stoughton Road.

My opposition (and many other's) to this project is coming from a public and neighborhood safety concern because of the past, and more than likely future, excessive use of Eastside community safety resources, as well as lack of transparency & accountability by Occupy Madison, including delinquency of filing annual reports.

It's disturbing that prospective village residents WILL NOT be vetted, WILL NOT have background checks including sexual offender check requirements. Residents don't need to have a job nor look for one. Shockingly drug use, including illegal narcotics, is allowed. We don't understand how this can be possible.

The proposed tiny home village at 205 S. Stoughton Road (currently owned by Occupy Madison – president and co-treasurer Brenda Konkel), is in the same MPD East District as the Dairy Drive homeless village.

At the Dairy Drive village (owned and operated by MACH OneHealth - Brenda Konkel executive director), between November 2021 and December 2023 there were 233 MPD calls for service that included arson, battery, burglary, checks on people or property, death investigations, disturbances by unwanted persons, domestic disturbances, fights, noise complaints, strong armed robbery, theft, threats, and weapons offenses.

During that same time period, there were 151 Madison Fire Department calls for service.

While not necessarily homeless facilities, BUT ALSO in the MPD East District, are the recurring serious problems at the Harmony Apartments (2 miles away **and more than 1300 police calls for service** for 3 years ending in October 2023) AND the Meadowlands Apartments (3 miles away). BOTH properties have been declared chronic nuisance properties multiple times for their number of police calls. I put in a public request for police calls for service at the Meadowlands, but have not received a reply.

With MPD already stretched thin, the rezoning of this property will more than likely add more calls (similar to the Dairy Drive and Aberg Avenue villages) to the already excessive East District police calls, which will seriously impact response times for all emergencies.

Further away at the Aberg Avenue Tiny House location (again owned and operated by Occupy Madison - President and co-treasurer Brenda Konkel), in a 2 year span from January 1, 2021 through December 23, 2023, there were 197 police calls for

service which included battery, checks on people or property, civil disputes, death investigations, disturbances of unwanted people, domestic disturbances, noise complaints, neighbor trouble, theft, threats, trespassing and weapons offenses. During that same time period, there were 33 fire department.

Inside the villages, there seems to be a pattern of lack of accountability, transparency, and safety with Occupy Madison AND MACH OneHealth that CANNOT be ignored.

And then there's the lack of filing annual reports with the State of Wisconsin.

- Occupy Madison's corporate status was listed as "Delinquent" 3 times over 10 years. Most recently was in 2021, they had not filed an annual report since 2019.
- In October 2022 they were notified by the State that they were going to administratively dissolve the corporation due to a failure to file its annual report. They apparently complied and were restored to good standing in December 2022 after that warning.
- On October 19th 2021 their charitable license was revoked for failure to submit an annual financial report to the state since 2019. They were ordered to immediately cease any activities for which a charitable organization registration is necessary. Their license was revoked for almost two years until reinstated just 9 months ago on September 1, 2023.

How can these organizations be trusted to fulfill their guidelines and promises on this location with their lack of accountability and transparency?

Kim I. Richman
Madison
June 5, 2024

#

Sent with [Proton Mail](#) secure email.

June 9, 2024

To the City of Madison Plan Commission:

I am a commercial building owner and business owner in the City of Madison and I oppose this project.

One of my commercial buildings that I own is located in the industrial park near 205 South Stoughton Road in Madison. The City of Madison did not notify surrounding residents and businesses equally of the intent to rezone industrial land to residential or that Occupy Madison intended to establish a tiny house village on the premise. I did not receive a postcard from the City of Madison regarding the meetings that were publicly held for the rezoning of 201-205 South Stoughton Road. The businesses that lease from us did not receive notification either. Before this project advances any further, all residents, tenants, businesses and property owners in Alder Districts 3, 15, 16 and 17 must be included in the mailings and notifications.

I was at the meeting on March 13th, 2024 and had found out about it a few hours prior to the meeting. I publicly announced to Alderperson Derek Field that another meeting needs to be held and everyone in his district along with neighboring districts need to be notified. Alderperson Derek Field chose not to respond and looked at the floor. I expect better of an Alderperson to be engaged in public forum and if it is too much work please consider resigning from the position held. An Alderperson's job is to handle both sides of this situation, he clearly has not done that.

Placing people to live in an industrial park is not acceptable. Part of living, or trying to live a healthy and productive lifestyle is a good nights rest, eight hours of sleep. Living less than one hundred feet from a major highway that is loud, living in a small poorly insulated and poorly soundproofed portable enclosure is merely a tent alongside a road. For those who have Post Traumatic Stress Disorder will continue to spiral downward with the loud noises from the industrial park, the frontage road and Highway 51. The people residing in Occupy Madison deserve better housing. They pride themselves on their own skills, therefore, purchasing an existing four, six, or eight unit apartment building and giving each individual their own bedroom with a lock on the door would be a more cost effective solution than to build Conestoga Huts at \$5,000 a piece only to be put in a landfill down the road when they are rotted or structurally failing.

This is not a good property investment for the City of Madison. I recommend an audit of city, county and federal tax dollars expended by Occupy Madison at this location. To have 201-205 South Stoughton Road purchased for \$800,000 was too much. I realize real estate in Madison is expensive, but overpriced buildings do not sell and at that price it should not have sold. In addition, a \$500,000 grant is available for improvements bringing the cost to \$1,300,000 to house people in Conestoga huts in an industrial park. There wasn't any government oversight on the remodeling and garage addition. Higher priced contractors have been doing the work. I'm not opposed to higher priced contractors, but that should not be what subsidized housing is getting charged for, there should have been a request for bidding on the project.

It is not clear what will happen to the tax payer funding property once the property is given back to Occupy Madison in ten years. If Occupy Madison is defunct after the building is under Occupy Madison ownership, does the City of Madison, Dane County or the Federal Government get the building back? Seems to me, that is not the case, it will be for Brenda Konkel to keep or sell. If this project moves

forward (which I oppose) this property along with any others from Occupy Madison should be owned by the City of Madison, Dane County or the Federal Government.


There are no social services on site to support residents. Use of drugs or alcohol is allowed. The residents of housing projects such as these are in a state of need and using those substances are not improving their quality of life with addictions. Which brings up the problem of not having any social services available to the residents. How does anyone expect anything good to evolve from this if they aren't getting the help they need?

Taxpayers are being asked to support a housing project that has no income limits for a resident. It is possible for anyone to apply to live on site. After the meeting with Occupy Madison on March 13th, one of the residents had said that they make \$16.00 an hour working. How is that fair to the taxpayers or individuals who make about the same amount of income or less who try to make ends meet? An income level needs to be in place.

Our police and fire departments are strained, adding a facility such as this will only add more of a burden to our resources.

Lastly, I have lost tenants due to the increased costs of keeping a business in the City of Madison. They have moved their business to other municipalities and I worry what may happen when I cannot find new tenants. I along with my tenants worry of what will happen if Occupy Madison houses people down the street from my building.

Thank you,



Kevin Walske
P.O. Box 7574
Madison, WI 53707

From: [Karen Stroede](#)
To: [Plan Commission Comments](#)
Subject: Project for tiny house village at 205 S Stoughton rd
Date: Friday, June 7, 2024 1:45:01 PM

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I am a resident of this neighborhood and strongly oppose having a village of people who self regulate themselves just a block away. I am concerned about the lawless behavior that historically infiltrates these villages and negative impact on our safety. Our property values will be negatively impacted as well. Our community resources are already overextended by nearby existing tiny villages. I wonder why there are already several of these villages on the east side of Madison and we have to put up with increased crime in what has always been a peaceful neighborhood. AGAIN I AM SERIOUSLY OPPOSED TO THIS DEVELOPMENT. We are Karen and Duane Leighton at 213 Belmont Rd.

From: [Theresa Walske](#)
To: [Plan Commission Comments](#)
Subject: Opposed to Rezoning 205 South Stoughton Road
Date: Friday, June 7, 2024 11:40:32 AM

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To the City of Madison Plan Commission:

I am a commercial building owner near South Stoughton Road. I am writing in opposition of rezoning 205 South Stoughton Road to a limited inclusion of residential and institutional uses to allow Occupy Madison to establish a tiny home residential site.

I am opposed to rezoning land dedicated to industrial use to residential. The infrastructure is not in place to support residential sites and surrounding business schedules have been developed to accommodate business not consideration for individuals living onsite.

205 South Stoughton Road is currently zoned industrial limited and recommended for industrial uses. The surrounding infrastructure **is** supportive of industrial use. The area **is not** established for residential and currently a safety hazard to add a residential site. There are no sidewalks and the street lighting is poor. Traffic drives faster than the speed limit. The bends and curves in South Stoughton Road do not allow drivers for line of vision of pedestrians walking on the street. The closest bus stop is a significant walk, which is unacceptable during inclement weather.

The road infrastructure and traffic pattern does not support anticipated increased traffic entering and exiting Occupy Madison's proposed retail space that will be used to fund the site. The Letter of Intent Occupy Madison – Village 3 <https://madison.legistar.com/View.ashx?M=F&ID=12981408&GUID=F82AC646-5C54-412F-BE19-828542C48AE1>, includes proposed uses as tiny house village, food and related goods sales, garden center, and free standing vending. The access point from South Stoughton Road to Milwaukee Street does not have a stop light. Today, it is a challenge for vehicles to access South Stoughton Road to/and from Milwaukee Street. The parking lot of 205 South Stoughton Road is on a curve and does not allow line of site for work vehicles, semitrucks, and individuals heading to and from work to see vehicles entering and exiting. The addition of a retail site would delay current business within the industrial park for vehicles to stop and wait for shoppers to turn into the parking lot and exit.

A residential site is contradictory the use of surrounding properties. This view is consistent with the vision of the City of Madison. It is noted in the *Proposed Plan Amendment – Stoughton Road Revitalization Project Plan* considered at the Plan Commission Meeting February 13, 2023, "Planning staff have advised that they do not believe such zoning changes

[to 205 South Stoughton Road] would be consistent with the adopted Comprehensive Plan.”

While I am proud of the industrial park housed between Milwaukee Street and Cottage Grove Road on what is South Stoughton Road and Atlas Avenue, I would not want to live there. Even if the City of Madison could remedy the traffic pattern, add sidewalks, add sound barriers from traffic on Stoughton Road, add lighting, increase bus transportation, etc., it still remains an industrial park. I do not think Madisonians should have to normalize living in an industrial park. As a Madison community, we can think more humanely and do better.

The property should not be rezoned.

Sincerely,

Theresa Walske

Commercial Building Owner

From: [Field, Derek](#)
To: [Plan Commission Comments](#)
Subject: Fwd: Oppose 205 S. Stoughton Road Tiny Village
Date: Friday, June 7, 2024 8:39:33 AM

Sent from my iPhone

Begin forwarded message:

From: Stephanie Robey <stephr229@gmail.com>
Date: June 7, 2024 at 8:37:27 AM CDT
To: All Alders <allalders@cityofmadison.com>
Subject: **Oppose 205 S. Stoughton Road Tiny Village**

You don't often get email from stephr229@gmail.com. [Learn why this is important](#)

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Stephanie Robey

129 Belmont Road

Madison, WI 53714

June 6, 2024

Dear Plan Commission and Common Council:

I am writing on **June 6** regarding project **205 S. Stoughton Road**. I oppose this Tiny House Village District for many reasons.

The first are reasons of **public health, safety and welfare**. Our neighborhood on Belmont Road has already had incidents of abandoned vehicles and criminal activity associated with them. Most recently, a run-down recreational vehicle was towed after being reported abandoned for several days on our road, and the Tiny House Village would increase this trend due to no parking planned for the facility and parking restrictions on the immediately surrounding Stoughton Road area.

I also oppose for on the grounds of **considerations of existing conditions** regarding both the recent criminal activity and the fact that many females walk alone on our sidewalks and many kids play outdoors in our yards. Of course, people are alone doing yardwork in our yards as well. A healthcare facility is located on the corner of Belmont Road and often elderly or disabled patients are enjoying the outdoor space or being taken for walks on the neighborhood streets as well. It is important to keep the neighborhood safe to protect these populations. A chicken coop, an outdoor recreational space, and a fabrication shop planned for the space will all lead to additional unwanted noise in the neighborhood.

Of course, **lowered property value** is a concern as well. I certainly would not buy a house in this neighborhood knowing the Tiny Village was less than a five-minute walk from my doorstep. I have already considered selling my home now before the tiny village has a chance to destroy property value, and I have spoken to neighbors who have lived here for nearly 40 years who are also considering moving. I am sure the neighboring businesses feel the same way.

The business directly across the street from the proposed village has for years had lots of inventory and other valuable materials sitting just inside a chain link fence. I am concerned that the **current use of property and surrounding property** will suffer, causing this specific business and other industry in the nearby area to vacate, thus creating an “economic desert” and making an active area a ghost town.

If the village residents are expected to govern themselves with their own rules and enforcement, I worry the burden on the police will increase. The **cost of municipal services provided to the property** is also a concern. I have read about the remodeling and the facilities to include shower houses. I am also concerned as this lot currently has no sidewalks. The cost of adding sidewalks or tiny village residents walking in the street are both concerns and reasons to oppose the tiny village. The statistics on increased police calls and fire department calls, including calls related to battery and burglary, in similar areas give data on the likely impact of the tiny village on Stoughton Road. The cost of \$1,000,000 for the property and

\$500,000 for renovations are not good use of tax payer dollars by Dane County.

I have concerns about the **Comprehensive Plan for the area** as well. Since there is no parking planned for the village and no parking allowed on the street directly in front of the property, cars owned by residents will likely be parked further and further from the facility and more and more into the surrounding neighborhoods, possibly increasing the number of “abandoned” cars that are not in working order and/or not moved for several consecutive days. Additional parked cars in this area will make two already blind curves even more dangerous.

Wisconsin laws on parking and zoning and background checks for housing need to be considered. Wisconsin laws on substance use and abuse also are reason for concern if substance use is allowed at the planned village.

I have lived in and worked from home on Belmont Road for nearly 8 years. Please do not proceed with creating a tiny village at 205 S. Stoughton Road!

Thank you,

Stephanie Robey

From: [william larsen](#)
To: [Plan Commission Comments](#)
Subject: Rezoning 205 South Stoughton Road
Date: Friday, June 7, 2024 7:39:47 AM

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To the Plan Commission And Common
Council,

I am William

Larsen. My family has lived at 109 Belmont Road for 31 years. While my wife and I are retired she worked for the City of Madison and I was a Voice Data Technician for Madison Telecom and IBEW Local 159. Our Daughter is a graduate of Madison Schools. I worked in most of the city schools, University of Wisconsin, and many county and state offices. We know this neighborhood and the city we live in. Occupy Madison provides real affordable housing and the stability to get people on their feet and become productive members of society. Compare this to the impossible chance of living in what the City of Madison calls affordable housing. One person at a time Occupy Madison is working to alleviate homelessness. Please help them by approving their rezoning request. Feel good about what you can do. Remember I live right around the corner and this is what I want in my neighborhood. Thank you, William Larsen 608 242 5663

From: [Stephanie Robey](#)
To: [Plan Commission Comments](#)
Subject: Oppose 205 S. Stoughton Road
Date: Thursday, June 6, 2024 10:26:41 AM

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Stephanie Robey

129 Belmont Road

Madison, WI 53714

June 6, 2024

Dear Plan Commission and Common Council:

I am writing on **June 6** regarding project **205 S. Stoughton Road**. I oppose this Tiny House Village District for many reasons.

The first are reasons of **public health, safety and welfare**. Our neighborhood on Belmont Road has already had incidents of abandoned vehicles and criminal activity associated with them. Most recently, a run-down recreational vehicle was towed after being reported abandoned for several days on our road, and the Tiny House Village would increase this trend due to no parking planned for the facility and parking restrictions on the immediately surrounding Stoughton Road area.

I also oppose for on the grounds of **considerations of existing conditions** regarding both the recent criminal activity and the fact that many females walk alone on our sidewalks and many kids play outdoors in our yards. Of course, people are alone doing yardwork in our yards as well. A healthcare facility is located on the corner of Belmont Road and often elderly or disabled patients are enjoying the outdoor space or being taken for walks on the neighborhood streets as well. It is important to keep the neighborhood safe to protect these populations. A chicken coop, an outdoor recreational space, and a fabrication shop planned for the space will all lead to additional unwanted noise in the neighborhood.

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The business directly across the street from the proposed village has for years had lots of inventory and other valuable materials sitting just inside a chain link fence. I am concerned that the **current use of property and surrounding property** will suffer, causing this specific business and other industry in the nearby area to vacate, thus creating an “economic desert” and making an active area a ghost town.

If the village residents are expected to govern themselves with their own rules and enforcement, I worry the burden on the police will increase. The **cost of municipal services provided to the property** is also a concern. I have read about the remodeling and the facilities to include shower houses. I am also concerned as this lot currently has no sidewalks. The cost of adding sidewalks or tiny village residents walking in the street are both concerns and reasons to oppose the tiny village. The statistics on increased police calls and fire department calls, including calls related to battery and burglary, in similar areas give data on the likely impact of the tiny village on Stoughton Road. The cost of \$1,000,000 for the property and \$500,000 for renovations are not good use of tax payer dollars by Dane County.

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Wisconsin laws on parking and zoning and background checks for housing need to be considered. Wisconsin laws on substance use and abuse also are

reason for concern if substance use is allowed at the planned village.

I have lived in and worked from home on Belmont Road for nearly 8 years.
Please do not proceed with creating a tiny village at 205 S. Stoughton Road!

Thank you,

Stephanie Robey

129 Belmont Road

Madison, WI 53714

From: [sergio bravo](#)
To: [Plan Commission Comments](#)
Subject: 201 Stoughton Rd Project opposition.
Date: Tuesday, June 4, 2024 1:12:27 PM

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To who ever is actually concerned of the problem this project will create in this community.

I would like to mention that by every metric this is a bad deal for my neighborhood and for the east side as now we are faced with yet another homeless "solution", the east side of Madison is not a dumping ground for homeless projects.

I am an immigrant that has worked way to hard for way to long to see the safety of my children put at risk by the decision of individuals who are not impacted by their actions.

Let's look at the facts: Safety, no requirements, no background checks not standards or living, if they are a danger to them selves they are a danger to the community. No program to rehabilitate them to reintegrate to society as a woking member if the same, they pose a direct liability for local businesses who provide jobs for people that have families to support. people specially children utilize the bridge to get to school who now could be in danger of rape, assault, murder and every other possible scenario that you could imagine of an individual who is not held to a standard. yes this could be at any time but you are the ones who are looking at making this more of a reality. if you are not comfortable letting your kids walk to school with the higher potential of those thing happening to them because you just want to ram this project down my throat why are you expecting me to be ok with that.

- 6) Occupy Madison cannot impose an income or sobriety requirement for prospective residents;
- (7) Occupy Madison cannot require residents to address mental health issues or participate in services as a condition of selection for a tiny house; and
- (8) Occupy Madison may sublet parts of the building to an organization with a consistent mission.

The cost to taxpayers.

The city currently has a 27 million dollar deficit for the 2025 fiscal year, people might lose their jobs but we are going to pay for labor, materials and other aspects of making this poor plan happen. no wonder we have homeless we keep taking from those who work had to give to people that just don't care to better their situation or blame thing addictions or mental health issues for their recidivism. well there are institutions that can handle mental health and all the other aspects that come with that. they will loose the privilege to consume alcohol or use illegal drugs but they will be taken care of 24hr/7 days a week.

A raw deal.

Some basic information for the \$1,000,000 purchase of the land and building:

- (1) The land/building lease term is for 15 years beginning on July 1, 2024 and ending on July 1, 2039;
- (2) Occupy Madison will pay \$1 for the lease;
- (3) Occupy Madison may encumber its interest in the premises and use it as collateral to obtain financing;
- (4) Occupy Madison must complete improvements and establish the tiny home village by June 30, 2025;
- (5) Occupy Madison shall have the option to purchase the land/building for \$100 at any time between January 1, 2033 and July 1, 2039;
- (6) Occupy Madison cannot impose an income or sobriety requirement for prospective residents;
- (7) Occupy Madison cannot require residents to address mental health issues or participate in services as a condition of selection for a tiny house; and
- (8) Occupy Madison may sublet parts of the building to an organization with a consistent mission

This a joke, back to I have worked hard, so the city government can just give property away for housing a problem in an area that they do not belong in, an industrial area where if one of them decodes to brake in and die/ get high and get killed by a semi, die as a result of getting high/drunk or braking in to private property business/ home now its gonna be on that business or home to deal with that cuz you said fine out of sight out of mind..

You also have to look at the increase of calls for service from MPD/MFD / Parking enforcement who is going to pay for that?they will not, no job requirement, no property taxes, look at the other two villages they we happily crammed down peoples throats. On the contrary they will create more calls as they can do as they want with no checks and balances for their actions while they suck up my tax dollars for the project and cool progressive image.

Bottom line is find the right location for them, require more in terms if rules and regulations of the agency that is attempting to get government funds for their social experiments just cuz they sound amazing well that does not it means its good. Stop ignoring people who work hard, pay their taxes and are productive members of society, just because your political agenda might take a hit. If you would not like this net to your house don't put it next to mine, don't devalue what I have achieved as an immigrant and put my children or the elderly at risk.

R\S

Sergio E Bravo

From: [Patricia Richman](#)
To: [Plan Commission Comments](#)
Subject: Occupy Madison
Date: Tuesday, June 4, 2024 12:06:34 PM

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My understanding is the proposed village will be partially funded by the county. The city, me a tax payer, will pay Occupy Madison one million dollars for this property. The property wasn't worth the 800k it was purchased for let alone an additional 200k more from the city. Add to that \$149,000.00 to put in a sidewalk for a small portion. The city already has a huge deficit, property taxes continue to increase which puts a financial strain on those of us living on social security. It's an area zoned commercial and there's already multiple "villages" on the east side. It makes NO sense at all from a logical standpoint not a financial standpoint.

The Kwik Trip on Milwaukee St sees many issues, there's a nursing home virtually next door. Businesses that could need to be concerned about their property and employees. I beg someone, everyone to reconsider

From: [Patricia Richman](#)
To: [Plan Commission Comments](#)
Subject: Occupy Madison
Date: Tuesday, June 4, 2024 11:58:19 AM

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I have many concerns regarding the proposal for a village being built on Stoughton Rd. My main concern is one of safety. My understanding is they will self govern and dogs are being allowed. If homeless how can one ensure the dogs are vaccinated. What happens if dogs attack each other or another resident? Who ensures the animals are healthy, fed and properly cared for? Will they be allowed to roam freely in the village?

From: [Mary Kelly](#)
To: [Plan Commission Comments](#)
Cc: [All Alders](#)
Subject: Occupy
Date: Tuesday, June 4, 2024 11:14:26 AM

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I would like to let my OPPOSITION
To the s Stoughton rd tiny home project.
I do live very close the the said project.
I know from working a career in law enforcement that this is not suitable to a neighborhood w young families and parks.
There are no bathrooms in the parks , nor needle dispensaries and that is not safe for our neighbors.
There are plenty of areas that are more inviting for the folks who would reside there.
Our neighbors met collectively and not ONE was for the idea.
Most refuse to place input because of our corrupt council.
'It's already a done deal'
So you are not hearing from them due to sheer apathy!
Sad you are a part of this.
Neighbor
Mary Kelly

Sent from my iPhone

From: [Kristen L](#)
To: [Plan Commission Comments](#)
Cc: [Field, Derek](#)
Subject: 205 South Stoughton Road Rezoning Proposal
Date: Saturday, June 1, 2024 4:00:26 PM

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Hello,

I would like to offer my wholehearted support to the proposal to rezone the parcel in order to allow for Occupy Madison's plan to help get unhoused people into homes. I live about 2 miles from the site in question (my address is 210 Windsor Court) and I feel that any concerns about crime and safety have been more than adequately taken care of and I see no downsides to this. It makes me so happy to see people in my community working to help others, and I can't support this enough.

Thank you!

Kristen Lagerstam