

PLANNING DIVISION STAFF REPORT

June 10, 2024



PREPARED FOR THE PLAN COMMISSION

Project Address: 201-205 South Stoughton Road (District 3, Alder Field)
Application Type: Zoning Map Amendment
Legistar File ID #: [83478](#)
Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Tim Parks, Planning Division
Kevin Firchow, AICP, Principal Planner
Bill Fruhling, AICP, Interim Planning Division Director

Summary

Applicant & Owner: Brenda Konkel; Occupy Madison, Inc.; 304 North Third Street, Madison, WI 53704

Requested Action: 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.

Proposal Summary: The applicant is requesting approval of a zoning map amendment to allow a Tiny House Village with a common building containing common space for residents, office, retail, tenant space for a counseling/community services organization, and tiny house manufacturing. A Tiny House Village is any site, lot, parcel, or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for more than three (3) Tiny Houses and may include all buildings included or intended for use as part of the Tiny House Village, per the Zoning Code.

Applicable Regulations & Standards: Standards for zoning map amendments are found in MGO Section 28.182(6).

Review Required By: Plan Commission and Common Council

Summary Recommendation: If the Plan Commission can find the standards for zoning map amendments met, then the Planning Division recommends the Commission forward Zoning Map Amendment Section 28.022-00674 to change the zoning of properties located at 201-205 South Stoughton Road from IL (Industrial-Limited) District to THV (Tiny House Village) District to the Common Council with a recommendation of approval, subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 45,604 square-foot (1.05-acre) parcel is located at the northeast corner of the South Stoughton Road (Service Road) and Robertson Road. It is located within District 3 (Alder Field) and the Madison Metropolitan School District.

Existing Conditions and Land Use: One-story, 7,638 square-foot commercial building, zoned IL (Industrial-Limited) District.

Surrounding Land Use and Zoning:

North: Two-story office and warehouse building occupied by a trailer repair business, zoned IL (Industrial-Limited) District; one-story rehabilitation center/nursing home, zoned SR-V2 (Suburban Residential-Varied 2) District; single

family residential (Rolling Meadows Neighborhood), zoned SR-C3 (Suburban Residential-Consistent 3) District and SR-C1 (Suburban Residential-Consistent 1) District; and

East: One-story manufacturing and warehouse buildings occupied by a variety of businesses including manufacturers, warehouses, contractors, and the Dane County Parks Operations office, zoned IL District; and

South: Across Robertson Road, one-story manufacturing and warehouse buildings occupied by a variety of businesses including manufacturers, warehouses, a gas supplier, and offices, zoned IL District; and

West: South Stoughton Road (Service Road) and US Highway 51.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) recommends Industrial (I) development for the subject site and adjacent sites. Properties to the south are also recommended for Industrial development. Properties to the north are recommended for General Commercial (GC), Low-Medium Residential (LMR) and Low Residential (LR) development.

The [Stoughton Road Revitalization Project Plan](#) (2008, Amended 2023) recommends Industrial development for the subject site and adjacent sites. Properties to the south are also recommended for Industrial development. Properties to the north are recommended for General Commercial and Low Density Residential development.

In 2023 a plan amendment to the [Stoughton Road Revitalization Project Plan](#) was introduced by the previous district alder and approved with the following note to the "Proposed Land Use Classifications" Map in the general location of the subject site, ""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 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." (Legistar ID [75856](#))

Zoning Summary: The property is zoned IL (Industrial-Limited) District. If the zoning map amendment to THV (Tiny House Village) District is approved the following requirements would apply:

Requirements	Required
Lot Area (sq. ft.)	15,000
Lot Width	50 ft
Front Yard Setback	15 ft or the setback of the adjacent district, whichever is greater
Side Yard Setback	6 ft or the setback of the adjacent district, whichever is greater
Rear Yard Setback	20 ft or the setback of the adjacent district, whichever is greater
Maximum Lot Coverage	85%
Maximum Building Height	25 ft

Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services. Metro Transit operates daily all-day transit service within 1/3 mile of the property.

Project Description

The applicant, Occupy Madison, Inc., is requesting approval 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 to

allow a Tiny House Village with 22 Tiny Houses and a common building. A Tiny House Village is defined as, “any site, lot, parcel, or tract of land designed maintained, intended or used for the purpose of supplying a location or accommodations for more than three (3) Tiny Houses and may include all buildings included or intended for use as part of the Tiny House Village” in the Zoning Code. Certain commercial uses are allowed in the THV District that are intended to complement the tiny houses and provide opportunities for revenue generation. A Tiny House is defined as “any movable sleeping or living quarters used as an individual's place of habitation” in the Zoning Code.

Residents would live in “Conestoga huts” on a temporary basis until wooden tiny house structures can be manufactured to replace them. A Conestoga hut typically has a wood floor, two wood walls, and a curved metal wire roof that is connected to the floors and covered in a plastic vinyl material. Per the project plans, the exterior building materials for the wooden tiny houses include medium density overlay panels, re-purposed pallet siding, cedar trim and a metal roof. The Conestoga huts and wooden tiny house structures would be placed on trailers because they are required to be movable. Both structures are considered Tiny Houses per the Zoning Code.

The applicant plans to use the property for the following uses. Per the Zoning Code, in the Tiny House Village District the Tiny House Village is the principal use of the property and all additional uses allowed in the district shall be incidental.

- Tiny House Village
- Food and related goods sales
- Garden Center
- Light manufacturing
- Free standing vending
- Counseling, community services organization
- Community Garden
- Market Garden
- Keeping of chickens
- Keeping of honeybees
- Mission box
- Solar energy system

The site is bounded by South Stoughton Road (Service Road) to the west, Robertson Road to the south and industrial properties to the north and east. It is occupied by a one-story, 7,638 square-foot commercial building. A one-story, 832 square-foot addition is under construction. The parking lot is accessed from South Stoughton Road. It is located at the rear of the site and wraps around the eastern edge towards Robertson Road.

At this time, the applicant is only requesting approval of THV zoning for the site. However, the applicant has included a site plan that shows how they intend to use the site if the THV zoning is approved. Per the site plan, there would be a parking area with five (5) stalls along South Stoughton Road. This parking area provides access to the public entry that faces South Stoughton Road and the tenant entry on the north side of the building. A new driveway entrance would be installed along Robertson Road and provide access to 10 parking stalls and the trash enclosure. Staff note that the trash enclosure would need to be relocated outside of the 10-foot side setback. There are six (6) bike stalls for visitors and 16 bike stalls for residents.

The 22 tiny houses would be located in the northeast corner of the site. As required by the THV District, the Tiny Houses are setback 30 feet from the rear (north) property line and 10 feet from the side (east) property line. A community garden would be located along the north property line. The tiny houses and community gardens would be enclosed by a six-foot privacy fence, with two gates providing access to the parking lots. There is a resident-only building entrance within the enclosed area.

The existing commercial building is currently being remodeled as a production facility for tiny houses for the subject site and for Occupy Madison’s two other tiny house villages at 304 North Third Street and 1901 Aberg Avenue. This is allowed by the existing zoning. As part of the development of the subject site, the building

would also be remodeled to include a kitchen, laundry, bathroom, community space for residents, retail, and office. The retail space would need to be limited to food and related good sales in order to comply with the allowed uses in the THV district. The floor plan also shows a tenant space, which is intended to be used by a community services organization. The site plan shows a farm stand, which is not a permitted use in the THV District and will need to be removed from the plans before permits may be issued for the Tiny House Village. The hours of operation for the non-residential uses are expected to be 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to 12:00 p.m. Friday and Saturday.

The applicant expects to renovate the existing building to include the resident amenities from August to December 2024. In 2025 the first tiny house residents would move into Conestoga huts. The Conestoga huts are intended to be used as temporary structures. In 2026 and 2027 they expect to replace the Conestoga huts with wooden houses.

The two other Occupy Madison tiny house villages in the city were established through the approval of Planned Development (PD) zoning districts, as no other zoning district allowed the proposed combination of uses at the time of their respective approvals. In 2014 a nine (9)-unit tiny house village was approved at 304 North Third Street, while the PD zoning for the 22-unit tiny house village at 1901 Aberg Avenue was approved in May 2021 following initial establishment of the village by temporary emergency authorization of the Common Council in October 2020 to provide housing for persons experiencing homelessness during the Covid-19 pandemic in up to 30 temporary "Conestoga" trailers located around the property.

Supplemental Regulations

Supplemental regulations are established to address the unique characteristics of certain land uses. A Tiny House Village is subject to the following Supplemental Regulations per MGO Section 28.151:

- a) The Tiny House Village shall be owned or operated by a non-profit institution, religious institution, or government entity.
- b) Each Tiny House shall have a smoke detector, carbon monoxide detector and fire extinguisher.
- c) Only listed vented gas (liquid propane or natural) heaters or electric heat shall be permitted in Tiny Houses.
- d) Tents and canopies are not permitted on the site except for temporary construction purposes.
- e) Outdoor fires shall comply with all Madison Fire Department outdoor fireplace regulations. The burning of garbage or waste is prohibited. Grills may be used for cooking.
- f) Open flame cooking devices or heating elements shall not be used within Tiny Houses.
- g) The owner or operator shall allow any City of Madison public official presenting proper identification to conduct lawful inspections of the Tiny House Village.
- h) The maximum occupancy of any portable shelter unit located on the site shall not exceed 2 persons.
- i) The owner or operator shall submit a Management Plan to the Zoning Administrator for the facility prior to issuance of a certificate of occupancy:
 1. Required management plan contents: contact information for the owner or operator of the Tiny House Village, site plan showing tiny house locations, roads, accessory buildings, parking, bicycle parking, storage of belongings, trash storage/removal, composting toilet waste plan, transportation support, and a severe weather plan.
 2. Recommended management plan contents: contact information for individuals living in the Tiny House Village.

Analysis

Conformance with Adopted Plans

The Comprehensive Plan (2023) recommends Industrial (I) development for the subject site and adjacent sites. Properties to the south are also recommended for Industrial development. Properties to the north are recommended for General Commercial (GC), Low-Medium Residential (LMR) and Low Residential (LR) development. Industrial areas accommodate manufacturing, wholesale, storage, distribution, transportation, repair/maintenance, and utility uses. Industrial areas can include “nuisance” uses that should not be located in proximity to residential, mixed-use, or some other types of non-residential uses due to noise, odor, appearance, traffic, or other impacts. The I designation is not intended for retail or office uses not related to an industrial use, except for limited retail goods and services provided primarily to employees and users of businesses within the area.

The Stoughton Road Revitalization Project Plan (2008, Amended 2023) recommends Industrial development for the subject site and adjacent sites. Properties to the south are also recommended for Industrial development. Properties to the north are recommended for General Commercial and Low Density Residential development. In 2023 a plan amendment to the Stoughton Road Revitalization Project Plan (SRRPP) was introduced by the previous district alder and was approved. This amendment added the following note to the "Proposed Land Use Classifications" Map in the general location of the subject site, “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 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.” (Legistar ID [75856](#))

Per the Planning Division Staff Report prepared for the proposed Plan amendment, Planning staff and the District Alder at the time were 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. At that time, Planning staff had advised that they did not believe such zoning changes would be consistent with the adopted plans at the time. The aforementioned SRRPP amendment was intended to provide additional policy guidance that could support future land use approvals related to this request. The amendment acknowledges that areas closer to Milwaukee Street may be found to be appropriate for the limited establishment of such uses.

Staff believe that the non-residential uses permitted in the THV District, including but not limited to tiny house manufacturing, garden centers, and market gardens, are generally consistent with the Industrial land use recommendation. The 2023 amendment to the SRRPP recommends that limited Medium Residential, Institutional, or similar uses may be considered in this area recommended for Industrial development. The use of the tenant space by a counseling/community services organization is consistent with the recommendation for limited institutional or similar uses. The Medium Residential land use category may include a variety of relatively intense housing types ranging from rowhouses to large multi-family buildings. The Comprehensive Plan does not address tiny houses specifically in the recommended building forms for any of the land use categories. While tiny houses are not a conventional building form staff believe they can be appropriate in Medium Residential areas. The proposed density of 20.9 units per acre is consistent with the recommended density range of 20-90 unit per acre.

The amendment states that the uses would need to be identified in a detailed land use proposal and subject to applicable land use approvals. The THV District was created in August 2021 to facilitate the establishment of future tiny house villages in the city. The THV District establishes specific land use regulations including setbacks, building

heights, and permitted and conditional uses. A tiny house village is also subject to the Supplemental Regulations listed above.

A tiny house village is a permitted use in the THV District. As such, if approved, the final development plans will go through the City's permitting process, including site plan approval review pursuant to Section 28.186 of the Zoning Code and the necessary permits to construct and occupy the tiny house village, without obtaining further approvals from Plan Commission or Common Council. Project plans would be subject to review by City agencies for compliance with all applicable ordinances and policies prior to issuance of any necessary permits. In their application materials, the applicant provided a letter of intent, conceptual site plan, and floor plan that depicted how the proposed tiny house village would be designed and operated as a supplement to the zoning map amendment request. Staff believe that the materials provided by the applicant constitutes a complete land use application per the City's established criteria and would be consistent with the intent with the level of detail referenced in the in the SRRPP amendment referencing a "detailed land use proposal." Staff emphasize that the THV District establishes land use regulations for tiny house villages and other permitted and conditional uses in the district.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), M.G.O. state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010, be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furtheres or does not contradict the objectives, goals, and policies contained in the comprehensive plan."

The request before Plan Commission is for a zoning map amendment to the THV District. The District's statement of purpose reads, "The Common Council finds that a core component of the public health, safety, and welfare is ensuring that all residents have access to safe, stable, affordable, and legal places to sleep. The Common Council also finds that meeting this need in today's economy requires creativity and flexibility with respect to the type of housing allowed in the City's Zoning Code. The Tiny House Village (THV) District recognizes the success of previous tiny house village communities in meeting this critical need for Madison's residents and therefore establishes a regulatory framework for the establishment of Tiny House Villages within the City."

The SRRPP was adopted as a supplement to the City of Madison Comprehensive Plan on June 3, 2008. The 2023 amendment to the SRRPP provides additional policy guidance regarding the recommended land use and opens up consideration of residential and institutional uses on the subject site. As discussed in the above section, staff believe the proposed development could be found to be generally consistent with the adopted land use recommendations for this site.

However, staff acknowledge that the site is located next to South Stoughton Road/US Highway 51 and at the northern edge of a large industrial area. South Stoughton Road, which is classified as a primary arterial is less than 100 feet from the site. The industrial properties are zoned Industrial-Limited (IL) District and contain a variety of uses, including manufacturing, warehousing, and distribution facilities. Per the Comprehensive Plan, Industrial areas can include "nuisance" uses that should not be located in proximity to residential, mixed-use, or some other types of non-residential uses due to noise, odor, appearance, traffic, or other impacts.

During initial pre-application meetings with the applicant staff expressed concerns about the location of the site due primarily to noise and traffic associated with the industrial uses and South Stoughton Road/US Highway 51.

However, the subject site is located at the edge of the industrial area, which transitions to low-density residential uses that continue north to Milwaukee Street. Staff notes that on the IL-zoned properties, any permitted use could be legally established without further Plan Commission review and therefore, properties in the area could be subject to different impacts. As it relates to proximity, other residential uses are located a short distance to north and east and many also directly abut industrial zoned properties. Staff believes that the subject property could be subject to similar impacts related to industrial development impacts. As this neighborhood shows, there are areas throughout the city where industrial and residential uses are located in close proximity to one another. In some cases, this land use relationship occurred over time, but it has also happened on a site-by-site basis in recent years. For reference, the Plan Commission has approved residential and mixed-use project located next to industrial uses, including a 161-unit mixed-use building at 130 South Fair Oaks Street in 2017 and a 303-unit building at 905 Huxley Street in 2022.

The SRRPP amendment refers to nearby commercial and residential uses as a reason for considering limited residential and institutional uses in this area. A nursing home/rehabilitation center is located north of the site along Portland Parkway. The Rolling Meadows Neighborhood surrounds the industrial park to the north and east, with the nearest home located approximately a quarter of a mile from the site. The site is located near commercial uses heading north along South Stoughton Road (Service Road) towards Milwaukee Street, and the pedestrian bridge at Portland Parkway provides access across S Stoughton Road to the Woodman's grocery store along Milwaukee Street. Metro Transit also provides bus service approximately a third of a mile from the site at Dempsey Road and Milwaukee Street.

While there are services and amenities near the site, South Stoughton Road (Service Road) has limited sidewalks heading north towards Milwaukee Street: there are no public sidewalks next to the site, there is a public sidewalk next to the adjacent property, the sidewalk ends next to the nursing home and begins again at the intersection of Portland Parkway and the S Stoughton Road frontage road. A sidewalk next to the nursing home property was approved as a City project through the Safe Streets Madison program (Legistar ID [83043](#)). This would provide a sidewalk connection from the site to the pedestrian bridge. Construction is planned for late 2024 or summer 2025. To reach Milwaukee Street via sidewalk residents would have to cross the pedestrian bridge or go east on Portland Parkway and north on South Walbridge Avenue. A refuge island and other pedestrian crossing improvements at Milwaukee Street and South Walbridge Avenue were also approved as a part of the Safe Streets Madison program and should be constructed by 2025 (Legistar ID [81860](#)). The area also has limited street lighting with the nearest streetlights located at Portland Parkway and Atlas Avenue. As it relates to pedestrian and traffic safety, Traffic Engineering staff have reviewed the location of the proposed driveway on Robertson Road and determined that the location is acceptable.

While staff believe the proposed development could be found to be generally consistent with the adopted land use recommendations for this site, staff ask the Plan Commission to carefully consider whether the standards for zoning map amendment are met as it relates to public health, safety, and welfare.

Public Input

The City has received public comments in support and opposition to the request. Comments in opposition include, but are not limited to, the following topics: the location of the proposed driveway, the number of vehicles and trucks that travel on the adjacent streets, pedestrian safety along South Stoughton Road and Milwaukee Street due to traffic and lack of sidewalks, surrounding industrial uses and compatibility with a tiny house village (nuisance uses, noise, and truck traffic), and existing crime and safety issues in the neighborhood and the perception that a tiny house village will exacerbate them. Comments in support note a general support

for tiny house villages and providing housing options to residents. Please see the public comments posted on Legistar for full details.

Alder Field coordinated a neighborhood meeting held on March 13, 2024 and postcards were sent to 300 addresses. Per the applicant the Rolling Meadows Neighborhood Association held a neighborhood meeting for the proposal in April.

Conclusion

Staff acknowledge that the tiny house villages have been established in the City and the existing tiny house villages helped to inform the creation of the Tiny House Village District regulations in the Zoning Code, which this site would be subject to if the zoning map amendment is approved.

The Comprehensive Plan (2023) and SRRPP (2008, Amended 2023) recommend Industrial development for the site. The 2023 amendment to the SRRPP recommends that limited Medium Residential and Institutional uses may also be considered given the proximity to existing commercial and residential uses. Staff believe the proposed development could be found to be generally consistent with the adopted land use recommendations for this site. While the proposed development may be generally consistent with the adopted land use recommendations, staff have raised concerns about the proximity to S Stoughton Road/US Highway 51 and the industrial uses that surround the site. At the same time, it should be acknowledged that there are many areas in the city where industrial and residential/mixed-use uses are located in close proximity to one another, and that this is a result of both past and current land use policy. Staff ask the Plan Commission to carefully consider whether the standards for map amendment are met as it relates to public health, safety, and welfare.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

If the Plan Commission can find the standards for zoning map amendments met, then the Planning Division recommends the Commission forward Zoning Map Amendment Section 28.022-00674 to change the zoning of properties located at 201-205 South Stoughton Road from IL (Industrial-Limited) District to THV (Tiny House Village) District to the Common Council with a recommendation of approval, subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Engineering Division (Contact Brenda Stanley, 261-9127)

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>

Traffic Engineering (Contact Sean Malloy, 266-5987)

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.

Zoning (Contact Jenny Kirchgatter, 266-4429)

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

Parks Division (Contact Adam Kaniewski, 261-4281)

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.

Forestry Section (Contact Jeffrey Heinecke, 266-4890)

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.

Metro Transit (Contact Tim Sobota, 261-4289)

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).

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, 266-4097)

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.

The following agencies reviewed the request and recommended no conditions of approval: Fire Department, Water Utility, Parking Utility