

From: [bette.g](#)
To: [Plan Commission Comments](#)
Cc: [Foster, Grant](#); [Lemmer, Lindsay](#)
Subject: Plan Commission Legistar 62436/Agenda Item 7
Date: Monday, November 9, 2020 4:21:25 PM

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Re Plan Commission Agenda Item 7 November 9 2020

I am opposed to amending portions of Madison General Ordinance 28.061 to allow a Mission House with city funding as a Permitted Use in the CC and CC-T Districts.

From the Planning Department website: Each zoning district, as defined in Madison's Zoning Code, has two types of uses. The first type of use is a permitted use. These do not require additional review other than the zoning review for issuance of a building permit. The second type of use is a conditional use. These are uses not permitted outright but may be allowed if certain standards and conditions are met and the Plan Commission grants approval. Conditional uses assure you and your neighbors that uses of adjacent properties will be as compatible as possible with property uses established in your neighborhood ([Madison General Ordinance 28.182](#)). <https://www.cityofmadison.com/development-services-center/land-development/private-property/conditional-use>

From the Planning Staff report re Legistar 62436: This amendment allows Mission House as a Permitted Use when the City is a funding partner and has an executed contract for service delivery. The City carefully selects its non-profit partners when funding a mission house use, and the requirement for a contract for service assures the property is being managed correctly and has an acceptable plan for service delivery.

Substituting an executed service contract, rather than vetting a

proposed Mission House siting against the Conditional Use standards, eliminates the ability of neighborhood residents to have a voice. While a well-managed shelter is critical to its success, there are land use issues in siting that can only be addressed by following a planning process. Mission House should continue to be a Conditional Use in properties zoned CC and CC-T regardless of the funding sources.

Regards,
Elizabeth Godfrey