

**From:** [Tim Jones](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Public comment to the Plan Commission an agenda items 20 and 22 combined  
**Date:** Monday, August 23, 2021 5:00:22 PM

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Public comment;

Agenda items 20 and 22; In this city and state proud of its leadership in cooperative development, I would like to encourage the laying of any groundwork now for potential transition of Mission Camps to single- or multi-stakeholder cooperative ownership. Or at least the minimization of any foreseeable barriers thereto. Or if there is any practical or theoretical objection to such a transition for it to be discussed openly in these earliest steps in the process.

In fact I'm interested in learning, if it wasn't an oversight, what is the reasoning behind cooperative entities being excluded in both from the outset.

Thank you,  
Tim Jones

**From:** [Konkel, Brenda](#)  
**To:** [Plan Commission Comments](#); [All Alders](#); [Mayor](#)  
**Subject:** Mission Camps, Tiny House Villages, Portable Mission Shelters  
**Date:** Monday, August 23, 2021 7:02:16 PM

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Sorry I didn't realize until this morning that these items were before the Plan Commission this evening. I thought I understood they weren't up until September. Here are my comments for the Plan Commission in writing and I will speak (briefly) as well. I would like to start by thanking the sponsors for these ordinances and appreciating the staff work that went into these. I'm generally in support but here are a few comments to consider.

### **Item 20 - Mission Camp**

1. The language in (b) seems confusing to me. If a project is funded by multiple funding sources, is it permitted or conditional? Put another way, is \$1 of City funding sufficient to make the use permitted if it's primarily funded by the county or other entity?
2. Why is it limited to 30 tents?
  - a. Can there be more than one tent on a site? (People often sleep in one, store items in a second one.)
  - b. We recently looked at a site that would have allowed 38 units under the state camping laws (20 sites per acre). Perhaps a number of units per acre should be used instead to allow more sites or tents on larger parcels of land.
3. What will the process be for the annual renewal of the Management Plan? I support the flexibility - our management plans in our Planned Development are slightly out of date after 6 years, but I don't want to be in non-compliance for failing to submit a plan because we forgot - which happens in all volunteer organizations.

### **Item 21 - Tiny House Villages**

The conditions we agreed to for our first village shouldn't be the road map. At the time, tiny houses villages were not popular and we agreed to many restrictive items in order to get approval, and we feel our properties should be treated like other residential properties. Here are some of the conditions I'd like you to consider.

1. (d) We frequently use tarps for uses that are temporary, but not for construction purposes (ex. delivery of mulch, covering supplies that have been delivered, etc.). Can you delete, "for construction purposes"?
2. (e) Recreational fires should be allowed as they are in MGOs for all other residential uses. Why is a tiny house village treated differently than other residential uses. I suggest they should follow the same rules as any other residential property. Also, we should be able to build an outside pizza oven or a commercial outdoor fire feature device like other commercial properties. (Particularly given COVID and outdoor uses being preferred by many.)
3. (g) One of the biggest questions we get asked by people who tour our properties and are

considering building their own village is why composting toilets are not allowed? I honestly have no answer for them. I'm not sure how many residents would want one, but I think with some of our older residents, it would be a quality of life enhancement for them.

4. (i) Overnight guests should be allowed in the houses as long as it doesn't exceed 2 people. Our residents date, have partners, have kids that visit, etc.

5. (k) I would make the operating hours part of the management plan. The hours set at the original village were set based on operating a wood shop and store. Our new site is going to be selling coffee by the north transfer point and not being able to open until 8 am or 10 am is detrimental to that business. Future villages may have other reasons to be open prior to 8am M - F or 10am on weekends or to be open after 8pm.

#### **Item 22 - Portable Mission Shelter**

1. Many of the religious organizations we talked to had properties they were willing to consider putting tiny houses on, but often they did not meet the "accessory" condition - because the properties were not contiguous to the parcel they operated their religious organization on. It was often a parking lot or parcel across the street or near by to the religious organization.

2. Why is it a "shall" provide worship services or supportive services for a Portable Mission Shelter, but the "Mission Camp" say "may" provide meals, worship services or other supportive services?

Thank you for considering my comments.

Brenda Konkel  
President, Occupy Madison, Inc.

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Yes, be kind. AND assume good intentions.

Questions are not criticisms, they are simply requests for information in a world where information is in short supply and often incorrect.