

LEGISTAR – FILE NO. 66790 – SUBSTITUTE BODY

DRAFTER'S ANALYSIS: This ordinance creates a new special zoning district, the Mission Camp (“MC”) District. The Common Council may establish MC Districts through the enactment of a zoning map amendment as provided in MGO Sec. 28.182.

Under this ordinance, a Mission Camp is a facility owned, operated, or funded by a non-profit organization, religious institution, or governmental entity that provides a campground area where individuals may live temporarily or permanently in tents or other portable shelter units. Mission Camps would be permitted uses in the MC District if owned, operated, or funded by the City of Madison and conditional uses if owned, operated or funded by any other non-profit, religious, or governmental entity.

This ordinance also creates density and area requirements and supplemental regulations for Mission Camps, including that each Mission Camp have a management plan, contain no more than thirty (30) tents or portable shelter units, follow certain regulations related to open fires and cooking, and obtain a campground license pursuant to Wis. Admin Code Chapter ATCP 79, if applicable.

The proposed substitution ~~changes subsection (c) to allow for 30 occupants instead of~~ removes the provision limiting the site to 30 tents in response to feedback that many individuals use multiple tents. Subsection (f) is changed to remove the annual Management Plan renewal in response to non-profit’s feedback that it is burdensome but instead require an updated plan to be on file.

The Common Council of the City of Madison do hereby ordain as follows:

1. Section 28.101 entitled “Mission Camp District (MC)” of the Madison General Ordinances is created as follows:

“28.101 - MISSION CAMP DISTRICT (MC).

(1) Statement of Purpose.

The Common Council finds that a core component of the public health, safety, and welfare is ensuring that its residents have access to a legal place to sleep. The Mission Camp District establishes a regulatory framework for the establishment of campgrounds within the City, thereby allowing for greater freedom and flexibility in providing legal places for residents to sleep.

(2) General Requirements.

Mission Camp District is a specific type of zoning classification established pursuant to the procedures contained in MGO Sec. 28.182 for a map amendment where the principal use of the property is a Mission Camp.

(3) Permitted and Conditional Uses.

See Table 28G-1 for a complete list of allowable uses in the Mission Camp District.

Table 28G-1.

	A	UA	CN	PR	AP	MC	Supplemental Regulations
Residential - Group Living							
<u>Mission Camp</u>						<u>P/C</u>	<u>Y</u>

(4) Density and Area Requirements.

A Mission District shall meet the following requirements:

Mission Camp District	
Lot area sq. ft.	15,000
Lot width	50
Front yard setback (structures)	15 or the setback of the adjacent district, whichever is greater
Side yard setback (structures)	6 or the setback of the adjacent district, whichever is greater
Rear yard setback (structures)	20 or the setback of the adjacent district, whichever is greater
Maximum height	25
Maximum lot coverage (buildings and paved areas)	85%

2. Subsection (1) of 28.091 entitled "Special District Uses" is amended as follows:

- "(1) Table 28G-1 lists all permitted and conditional uses in the Special Districts, except that uses allowed within the Campus Institutional District are listed separately in Sec. 28.096.
- (a) "P" means permitted in the districts where designated.
 - (b) "C" means allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
 - (c) "P/C" means permitted or conditional, depending on specific requirements in Supplemental Regulations, Subchapter 28J.
 - (d) "Y" means that there are specific requirements in Subchapter 28J associated with a use.
 - (e) "A" means Agricultural District.
 - (f) "UA" means Urban Agriculture District.
 - (g) "CN" means Conservancy District.
 - (h) "PR" means Parks and Recreation District.
 - (i) "AP" means Airport District.
 - (j) "MC" means Mission Camp District"

3. Section 28.211 entitled "Definitions" of the Madison General Ordinances is amended as follows:

"Mission Camp. A facility owned, operated, or funded by a non-profit organization, religious institution, or governmental entity that provides a campground area where individuals may live temporarily or permanently in tents or other portable shelter units. The use may also include the provision of meals, worship services, or other supportive services."

4. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended as follows:

"Mission Camp.

- (a) The use shall be operated by a religious institution, nonprofit organization, or a governmental entity.
- (b) The Mission Camp use shall be permitted if owned, operated, or funded by the City of Madison. Conditional use approval is required for Mission Camp uses owned, operated, or funded by entities other than the City of Madison.
- (c) A Mission Camp may contain no more than 30 tents or portable shelter units occupants.
- (d)(c) An appropriate transition area between the use and adjacent property may be required.

- ~~(e)(d)~~ The owner or operator shall submit a Management Plan to the Zoning Administrator for the facility prior to issuance of a zoning certificate:
 1. Required management plan contents: contact information for the owner or operator of the campground, site plan showing tent or portable shelter unit locations, roads and/or paths, accessory buildings, parking, bicycle parking, storage of belongings, trash storage/removal, transportation support, and a severe weather plan.
 2. Recommended management plan contents: contact information for individuals living at the campground.
- ~~(f)(e)~~ The owner or operator shall renew the Management Plan annually. Any changes to the Management Plan must be filed with the Zoning Administrator.
- ~~(g)(f)~~ Open, recreational and warming fires are prohibited. Cooking fires contained in manufactured cooking devices, such as a grill or hibachi, are permitted
- ~~(h)(g)~~ The owner or operator shall obtain a campground permit pursuant to Wis. Admin Code Chapter ATCP 79, if applicable.