

## Affordable Housing Trust Fund Application

Applications should be submitted electronically to the City of Madison Community Development Division by **4:00 p.m. ON FRIDAY, AUGUST 10, 2012.**

### ORGANIZATION INFORMATION

Project Title	OM House		Amount Requested	\$275,000
Name of Organization	Occupy Madison, Inc. fiscal agent Tenant Resource Center but transferring to Center for Community Stewardship			
Mailing Address	30 N Hancock St, Madison WI 53703			
Telephone	608-345-8720			
FAX	608-286-0804			
Admin Contact	Brenda K. Konkel/ Craig Spaulding	email address	brendakonkel@gmail.com, spauldingcraig@gmail.com	
Project Contact	Brenda K. Konkel/Ed Kuharski	email address	brendakonkel@gmail.com, ekuharski@aol.com	
Financial Contact	Brenda K. Konkel/Bruce Wallbaum	email address	brendakonkel@gmail.com, bwallbaum@sandcastle.ca	
Website	in progress			
Legal Status	<input type="checkbox"/> Private <input checked="" type="checkbox"/> Non-Profit			
Federal EIN	applied for			
DUNS #	currently don't have			

Does your organization meet the definition of a Small Business Enterprise which includes small businesses, women owned business or minority owned business?  Yes     No

### AFFIRMATIVE ACTION

If funded, applicant hereby agrees to comply with the City of Madison Ordinance 39.02 and file either an exemption or an affirmative action plan with the Department of Civil Rights. A Model Affirmative Action Plan and instructions are available at <http://www.cityofmadison.com/dcr/aaplans.cfm>.

### LIVING WAGE ORDINANCE

If funded, applicant hereby agrees to comply with City of Madison Ordinance 4.20. The Madison Living Wage for 2013 will be \$12.19 hourly.

### LOBBYING REGULATED

Notice regarding lobbying ordinance: If you are seeking approval of a development that has over 40,000 gross square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of over \$10,000 (this includes grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance, sec. 2.40, MGO. You are required to register and report your lobbying. Please consult the City Clerk for more information. Failure to comply with the lobbying ordinance may result in fines of \$1,000 to \$5,000.

### CITY OF MADISON CONTRACTS

If funded, applicant agrees to comply with all applicable local, State and Federal provisions. A sample contract that includes standard provisions may be obtained by contacting the Community Development Division at (608) 266-6520.

If funded, the City of Madison reserves the right to negotiate the final terms of a contract with the selected agency.

### SIGNATURE

Enter Name: Brenda K. Konkel

By entering your initials in the box **bkk** you are electronically signing your name as the submitter of the application and agree to the terms listed above

Date: 12/7/12

APPLICANT

Please describe applicant's mission, program and years in existence. Including your organizations staffing and budget:

Occupy Madison, Inc. is an independent, volunteer-driven non-profit currently being formed. The group has been providing services to unhoused individuals in Madison since October, 2011. The nonprofit was started to work on advocacy around homelessness issues, to seek out creative and sustainable solutions to homelessness, and to provide supportive services to those who are currently or have recently been unhoused, as well as other activities. Most recently and relevantly, the group helped support about 70 individuals camping in Dane County campgrounds during the summer of 2012. Of the 50 individuals who stayed more than one week between May and October 2012, 17 individuals moved on to housing and many obtained, and were able to maintain, jobs. Several others entered AODA treatment, applied for SSI, wrote resumes and engaged in other activities to move their lives forward. There is currently no staff for the organization, it is entirely run by volunteers and governed cooperatively by its members through weekly general assembly meetings and daily camp meetings. Program decisions are made entirely by the people served by the program. The budget for the group is evolving. It has been less than \$10,000 annually in various in-kind donations and cash donations. This summer the group received donations in the amount of approximately \$5,000 for the campground project. The estimated budget for this project, OM House, is \$35,000 for the first 6 months including necessary work to the building prior to occupancy and rent. We propose to buy the building after the initial lease period.

## PROJECT DESCRIPTION

Please provide an overview of the project, including whether project is acquisition, rehab and/or new construction, type, size of unit created and the impact of your project.

### OVERVIEW

The building is located at 2132 Fordem Avenue. It is currently an office building. We have submitted site plans and floor plans to the City of Madison for it to be approved as a "mission house" under the current zoning code (the code changes in January 2013). It is currently zoned C1 and a mission house is a permitted use. However, the change in use triggers an administrative review and approval. We attended a DAT (Development Assistance Team) meeting on Thursday, December 6th for plan review by various city departments and it was determined that we need to make the following changes to the property: add a handicap accessible parking spot, add a bike rack, add a hard wired smoke detector system, add a sprinkler system (and appropriate plumbing to support the sprinkler system) for the sleeping areas, designate a fire lane, expand two restrooms to make them handicap accessible with showers, and blow cellulose insulation into the walls and ceiling of the sleeping areas. There may be some other minor changes that are also required. The current budget for this is \$20,000 - \$25,000. There is a possibility we would get some of the fire department requirements waived or delayed through the Fire Code, Building Code, Conveyance Code and Licensing Appeals Board to delay about \$10,000 of expenses. These changes need to be made to rent the building for 5 - 6 months for the winter of 2012-2013.

The money we are applying for is for the acquisition of the building to create SRO housing for 20 - 25 individuals. Under the new code the building is zoned neighborhood mixed use and to move from a mission house to SRO units there are likely very few additional changes that would need to be made to the property. The move to SRO housing would require a zoning use change that would require more than an administrative review. The new code goes into effect January 2, 2013, therefore, the staff have not yet reviewed the project for the proposed changes to SROs. It would be easiest to remain a mission house, but we are unclear if that would qualify for AHTF funds. However, it is clear that if the AHTF funds or conventional lending is not acquired, continuing to rent is not a viable option due to the expense.

The building would be partially office, partially sleeping and living areas. In order to meet zoning approval, the sleeping areas have to be accessory to a non-profit use. There are 8 sleeping rooms. We estimate that 5 rooms would have 2 occupants, 2 rooms would have 3 occupants and 1 room would have 4 occupants. There are 3 restroom areas, a kitchen area and other shared common space. Several options are currently being explored for potential use of the basement area. (See attached drawings for further details.)

### IMPACT

This building would provide permanent SRO housing for 20-25 currently unhoused persons. The office spaces would be used for Occupy Madison, Inc. services and advocacy programs as well as potentially providing office space for related organizations such as Feeding the State St. Family, Operation Welcome Home and the Madison Homelessness Initiative. OM House may also provide a computer lab, laundry facility, showers and additional other services deemed necessary and possible.

## AHTF PRIORITIES

Please check which of the following objectives outlined in the Request for Proposals your proposal meets:

- Reduce the number of foreclosures or foreclosed properties
- Assist or create housing in areas with poor quality housing, high cost housing or negative neighborhood image
- Assist or create workforce housing
- Reduce the number of individuals who are homeless

## AFFORDABLE HOUSING NEEDS

Please describe your knowledge of and experience in identifying the affordable housing needs of the City and the impact on the community.

Occupy Madison has been working with the homeless community for approximately one year. Our work has been conducted closely with other grassroots programs such as Feeding the State St. Family (Tami Miller), Madison Homelessness Initiative (Donna Asif) and Bethel Homeless Ministry/Project Homeless Hope (Mark Wilson). These programs focus primarily on those folks who do not have their needs fulfilled by Porchlight services for various reasons. We estimate there are approximately 400 individuals throughout the city that we serve because their needs are not otherwise being met. Additionally, our group works closely with members of the Affordable Housing Action Alliance, Operation Welcome Home, the temporary Winter Warming Shelter (Sarah Gillmore and Z! Haukeness), Madison Urban Ministry and other housing and homelessness advocates the work at various additional agencies, but do not officially represent, Community Action Coalition, Legal Action of Wisconsin, Tenant Resource Center, Dane County Housing Authority, YWCA, The Road Home, Madison Community Cooperative. We also work very closely with various members of the Homeless Services Consortium, though again, they may not be acting in their official capacity, but they bring that experience with them to their advocacy.

## PROPOSED PROJECT GOALS

Please provide the total number of units in the project, the number of affordable units in the project and the number of units assisted with requested funds in the project.

Please see attached. We estimate that rooms 3 - 7 would have 2 occupants, rooms 1 & 2 would have 3 occupants and room 8 would have 4 occupants. All units would be assisted with requested funds.

## SERVICES INCLUDED IN PROPOSED PROJECT

Please describe any services (such as housing counseling or senior support) provided to the residents in this project.

The model we have been using is one where the occupants would largely determine what services they need. Depending upon the development of a day center, it may also serve as a computer lab, laundry facility, showers and provide other services to additional unhoused persons as necessary. It may also serve as a "safe house" for unhoused individuals who have missed the deadlines for shelter for the evening. The "safe house" would be people who need shelter in the middle of the night on a temporary basis. Volunteers will continue to serve in a supportive capacity, including mentoring, and providing services including: taking people to AODA meetings; helping individuals apply for legal identification, SSI, food stamps and other benefits; assistance with writing resumes; help with various immediate needs (boots, jackets, blankets, personal grooming items, etc.); and other general support of people in their quest to find housing, jobs or important supportive services.

## POPULATION SERVED

Please describe the population you intend to serve (e.g., families, seniors, individuals with a disability).

Homeless individuals, couples and families (as defined by them).

## LOCATION

Please identify the specific site address or target neighborhood and indicate why this site was chosen. Describe the neighborhood and surrounding community. Attach location map indicating project location. Identify if a market study has been done and if so, summarize the findings.

2132 Fordem Avenue was chosen after several months of attempting to find a building that could serve as a mission house. Our search was happening prior to, and simultaneously with, the search for a winter warming center site. As you know, this is an incredibly difficult endeavor as no neighborhood seems to welcome homeless services. This area is not residential. Webcrafters is directly across the street, there are various other non-profit services nearby, including the new DAIS building and the Family Center. Additionally there are businesses such as a gas station and New Orleans Take-out Restaurant. It is not far from the the formerly named Camelot Apartments, Lakewood Gardens and Sherman Terrace Condos, but the area is more commercial than residential in nature.

What was the response of the alderperson of the district to this project?

We have informed the alder and county board supervisor of the project and they are arranging a neighborhood meeting to discuss it. There has been no formal statement in regard to the project, mostly just questions.

## MARKETING

Please describe your marketing and rent up or home purchase plan.

There is no need for marketing, we have the opposite issue of figuring out how to manage a waiting list.

## PROJECT ACTIVITIES

Please describe activities/benchmarks by timeline to illustrate how your project will be implemented (such as acquisition, finance closing, start of construction, end of construction, available for occupancy, rent-up; etc).

Activity/Benchmark	Estimated Month/Year of Completion
Get the building ready for 5 -6 months of rental as a mission house	December 2012
Fundraising	January - April 2013
Additional building improvements	January 2013
Arranging additional financing if necessary	January/February 2013
Explore rezoning issues	January/February 2013
Application for IRS 501(c)(3) status	January 2013
Work with occupants on cooperative structure, policies and additional services needed	December - April 2013

## PUBLIC PURPOSE AND RISK

Please describe the public purpose of your project and the risks associated with the project.

Purpose: Permanent, sustainable cooperatively run housing for currently unhoused persons that allows for self-determination and community building.

Risk: Zoning changes may fail. Neighbors could object.

## EXPERIENCE AND CAPACITY

Please describe your organizations affordable housing development experience, qualifications of proposed project staff, financial capacity of your organization to secure financing and to complete your proposed project and past performance that will contribute to the success of the proposed program. List how many affordable housing units your organization has created in the past five years. If you have provided property management in the past, please describe your experience including number of years experience, number of units managed and performance record.

Our organization has not developed affordable housing in the past. However, several members of our group have development experience and we are bringing in other experts to assist us in the development process. Ed Kuharski is our architect and has worked with other similar projects focusing on holistic and sustainable approaches to projects. He has 33 years experience. He is the Principal Architect/Consultant in Sustainable Design at Green Design Studio, he previously worked at Erdman Company and Marshall Erdman & Associates (28 years) working on Architectural design, consulting and project management services.

Bruce Wallbaum has 25 years of design and construction management as it pertains to HVAC systems and HVAC - Lighting Control System design and installation. General Contractor Experience on smaller projects. General Business skills as it pertains to assembling and analyzing financial statements. 15 years of account management experience.

Brenda Konkel was the lead person working with the developer consultant in the development process for the Social Justice Center (including helping manage the construction budget, meeting daily with construction manager during construction, coordinating volunteers for demolition and painting and other finishing activities) and has served on the building committee in charge of managing the center (maintenance, rentals, major building projects, renovations, leases) for 11 years.

Please provide qualifications and relevant contact information for all members of your development team. Indicate, if any, qualify as a Small Business Enterprise.

Name	Relationship	Email Address	Phone
Ed Kuharski/Green Design Studio	Ed Kuharski	ekuharski@aol.com	469-5953
Brenda K. Konkel	Project Manager	brendakonkel@gmail.com	345-8720
Bruce Wallbaum/Craig Spaulding	Finance/Fundraising	bwallbaum@sandcastle.ca, spauldingcraig@gmail.com	239-6005, 213-3060

## PERIOD OF AFFORDABILITY

Please describe the period of affordability (income and rent restricted) for your project.

Permanent

## REFERENCES

Please list at least three references whom are familiar with your affordable housing work.

Name	Relationship	Email Address	Phone
Tami Miller, Feeding the State St. Family	Community Partner	tamoraamiller@aol.com	215-7441
Mark Wilson, Bethel Homeless Services	Community Partner	projecthomelesshope@gmail.com	214-8533
Donna Asif, Madison Homelessness Initiatives	Community Partner	dcassociated@gmail.com	609-8522

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**PLEASE COMPLETE THIS SECTION IF PROPOSING A RENTAL HOUSING PROJECT (Skip to Page 11 if proposing a ownership project)**

1. Provide the following information for rental housing projects (list each address with unit number separately).

Address/Unit Number	# Bedrooms	Req. Amount of AHTF \$	Projected Income Category* To be Served	Projected Monthly Unit Rent	Includes Utilities?
2132 Fordem Ave	8	\$275,000	,30% AMI	\$200 or less	yes

\*Less than or equal to 30% CMI, 31-50% CMI, 51-60% CMI, 61-80% CMI, >80% CMI.

2. Identify if your project includes any of the following features (Check all that apply):

- Incorporates accessibility features
- Incorporates energy efficiency features
- Involves lead paint removal
- Involves asbestos removal

Please describe the level of accessibility that you plan to provide.

The first floor where the services and housing are is at grade, we are adding a handicap accessible parking space and we are upgrading the restrooms to be handicap accessible.

3. Please describe the energy efficient features you plan to provide and indicate the resulting monthly utility saving to the renter or owner.

Undetermined at the moment, depends on fundraising.

4. For projects that include rehabilitation, have you completed a capital needs plan for this property? Describe.

Working on it. See list we previously described with \$20 - 25,000 in upgrades based on confirmation with the City of Madison DAT.

5. Please describe the proposed terms of the AHTF loan you are requesting.

10 year loan at 2.75%.

6. If your proposal includes new construction, please check one of the following: Housing is located in an area that does not have a high concentration of low-income housing.

Housing is part of a larger neighborhood revitalization effort.

**7. Real Estate Project Data Summary**

Enter the site address (or addresses) for the proposed project and answer the identified questions by column for each address site.

Address:	# of Units Prior to Purchase	# of Units Post-Project	# Units Occupied at Time of Purchase	# Tenants to be Displaced	Appraised Value Current	Appraised Value After Project Completion	Purchase Price or Construction Cost	Accessible Current?	Post-Project Accessible?
2132 Fordem Ave	0	8	8	0	no appraisal yet	tbd	\$300,000	NO	YES

	# of Units Prior to Purchase	# of Units Post-Project	# Units Occupied at Time of Purchase	# Tenants to be Displaced	Appraised Value Current	Appraised Value After Project Completion	Purchase Price or Construction Cost	Accessible Current?	Post-Project Accessible?
Address:									
Address:									
Address:									
Address:									



**CAPITAL BUDGET**

8. Enter the proposed project capital budget. Identify the financing source and terms and whether the funds have been already committed or are proposed. Place a C next to source if funds have already been committed and a P next to source if the fund source is proposed. Ex.: Acquisition: \$300,000 AHTF (P), \$120,000 from Anchor Bank @5% interest/15 years (C).

	TOTAL	Amount	Source/Terms	Amount	Source/Terms	Amount	Source/Terms
<b>Acquisition Costs:</b>							
Acquisition	300000	260000	AHTF	40000	Donation		
Title Insurance and Recording	1000	1000	AHTF				
Appraisal	1500	1500	AHTF				
Predvlpmnt/feasibility/market study	0	0	AHTF				
Survey	2000	2000	AHTF				
Marketing	0						
Relocation	0						
Other (List)							
	0						
<b>Construction:</b>							
Construction Costs	20000	10000	AHTF	10000	Donations		
Soils/Site Preparation	0						
Construction Mgmt	0						
Landscaping, Play Lots, Signage	3000			3000	Donations		
Construction Interest	0						
Permits; Print Plans/Specs	500	500	AHTF				
Other (List)							
	0						
<b>Fees:</b>							
Architect	0						
Engineering	0						
Accounting	0						
Legal	0						
Development Fee	0						
Leasing Fee	0						
Other (List)							
	0						
<b>Project Contingency:</b>							
Furnishings:	10000			10000	Donations		
Reserves Funded from Capital:	0						
Operating Reserve	0						
Replacement Reserve	0						
Maintenance Reserve	0						
Vacancy Reserve	0						
Lease Up Reserve	0						
Other: (List)							
	0						
<b>TOTAL COSTS:</b>	338000	275000		63000		0	

9. Total Project Proforma

Enter total Revenue and Expense information for the proposed project for a 30 year period of affordability.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
<b>Revenue:</b>															
Gross Income	54000	SAME + INFLATION													
Less Vacancy/Bad Debt	0	FOR ALL YEARS													
<b>Income from Non-Residential Use*</b>															
<b>Total Revenue</b>	54000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Expenses:</b>															
Office Expenses and Phone	2000	AND ALL CATEGORIES													
Real Estate Taxes															
Advertising, Accounting, Legal Fees	1500														
Payroll, Payroll Taxes and Benefits															
Property Insurance	1500														
Mtc, Repairs and Mtc Contracts	3000														
Utilities (gas/electric/fuel/water/sewer)	14000														
Property Mgmt															
Operating Reserve Pmt															
Replacement Reserve Pmt															
Support Services															
Other (List)															
<b>Total Expenses</b>	22000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Income</b>	32000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Debt Service:</b>															
First Mortgage	31800														
Second Mortgage															
Other (List)															
<b>Total Debt Service</b>	31800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Annual Cash Expenses</b>	53800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Net Operating Income</b>	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Debt Service Reserve</b>															
<b>Cash Flow</b>	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0

\*Including laundry facilities, vending machines, parking spaces, storage spaces or application fees.

Enter total Revenue and Expense information for the proposed project for a 30 year period of affordability.

	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
<b>Revenue:</b>															
Gross Income															
Less Vacancy/Bad Debt															
<b>Income from Non-Residential Use*</b>															
<b>Total Revenue</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Expenses:</b>															
Office Expenses and Phone															
Real Estate Taxes															
Advertising, Accounting, Legal Fees															
Payroll, Payroll Taxes and Benefits															
Property Insurance															
Mtc, Repairs and Mtc Contracts															
Utilities (gas/electric/fuel/water/sewer)															
Property Mgmt															
Operating Reserve Pmt															
Replacement Reserve Pmt															
Support Services															
Other (List)															
<b>Total Expenses</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Net Operating Income</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Debt Service:</b>															
First Mortgage															
Second Mortgage															
Other (List)															
<b>Total Debt Service</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Annual Cash Expenses</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Net Operating Income</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Debt Service Reserve</b>															
<b>Cash Flow</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Assumptions**

Vacancy Rate	0%
Annual Increase	INFLATION%
Other	

We will keep this rent as cheap as possible because we will not need income to support staff and other programs.

**PLEASE COMPLETE THIS SECTION IF PROPOSING AN OWNER-OCCUPIED HOUSING PROJECT**

1. Real Estate Project Data Summary

	# of Units Prior to Purchase	# of Units Post-Project	# Units Occupied at Time of Purchase	# Tenants to be Displaced	Appraised Value Current	Appraised Value After Project Completed	Purchase Price or Construction Cost	Accessible Current?	Post-Project Accessible?
Address:									
Address:									
Address:									
Address:									
Address:									

2. Provide the following information for owner-occupied properties (list each house or project unit).

Address/Unit Number	# Bedrooms	Req. Amount of AHTF \$	Projected Monthly PITI	Projected Income Category* to be served	Sale Price to Home Owned

\*Less than or equal to 30% CMI, 31-50% CMI, 51-60% CMI, 61-80% CMI, >80% CMI.

3. Identify if your project includes any of the following features (Check all that apply):

- Incorporates accessibility features
- Incorporates energy efficiency features
- Involves lead paint removal
- Involves asbestos removal

Please describe the level of accessibility that you plan to provide.

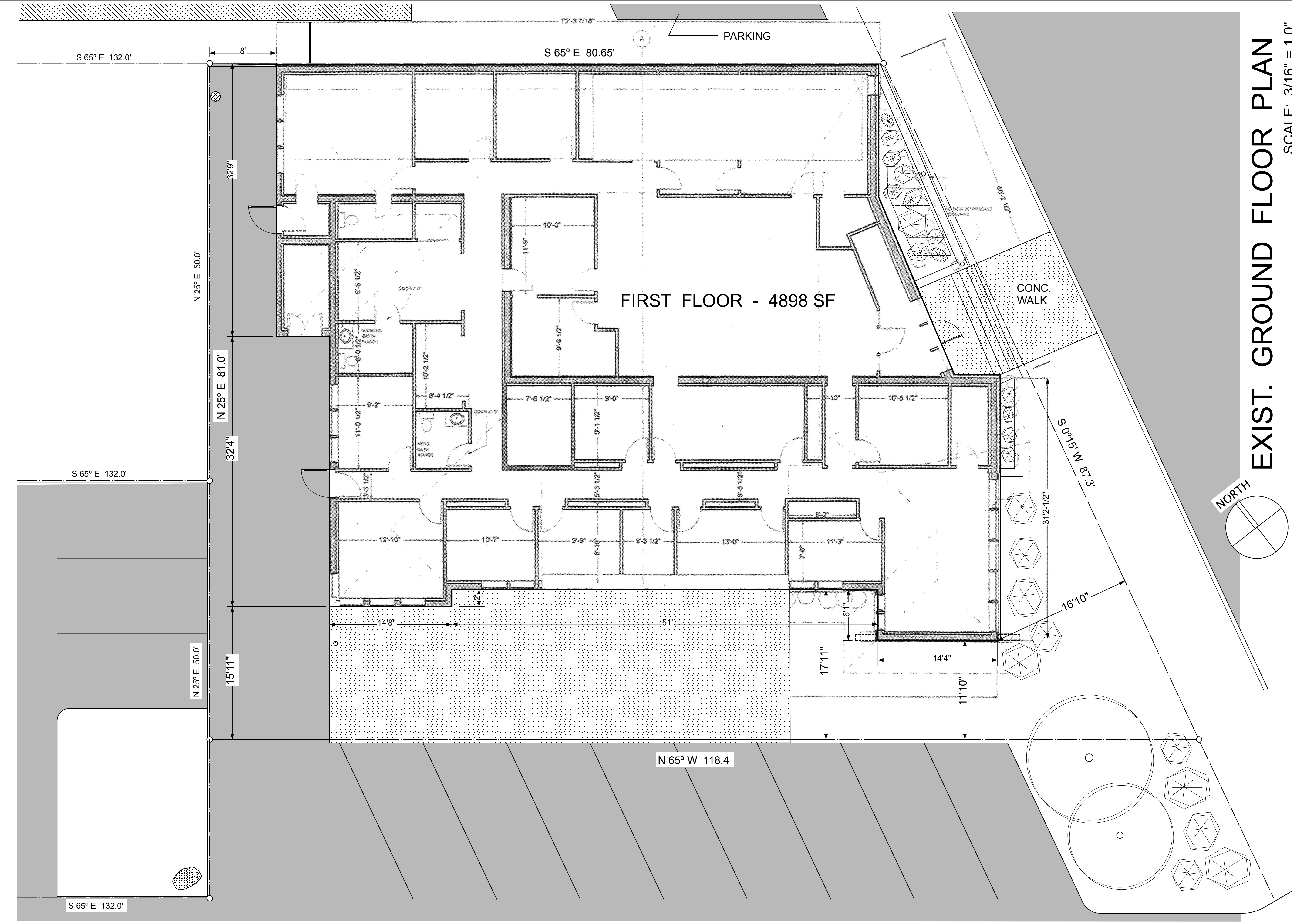
4. Please describe the energy efficient features you plan to provide and indicate the resulting monthly utility savings to the home-owner.

5. Please describe the proposed terms of the AHTF loan you are requesting.

6. Enter the proposed project capital budget. Identify the financing source and terms and whether the funds have been already committed or are proposed. Place a C next to source if funds have already been committed and a P next to source if the fund source is proposed. **Ex.: Acquisition: \$300,000 AHTF (P), \$120,000 from Anchor Bank @5% interest/15 years (C).**

	TOTAL	Amount	Source/Terms	Amount	Source/Terms	Amount	Source/Terms
<b>Acquisition Costs:</b>							
Acquisition	0						
Title Insurance and Recording	0						
Appraisal	0						
Predvlpmnt/feasibility/market study	0						
Survey	0						
Marketing	0						
Relocation	0						
Other (List)							
	0						
<b>Construction:</b>							
Construction Costs	0						
Soils/Site Preparation	0						
Construction Mgmt	0						
Landscaping, Play Lots, Signage	0						
Construction Interest	0						
Permits; Print Plans/Specs	0						
Other (List)							
	0						
<b>Fees:</b>							
Architect	0						
Engineering	0						
Accounting	0						
Legal	0						
Development Fee	0						
Leasing Fee	0						
Other (List)							
	0						
<b>Project Contingency:</b>							
Furnishings:	0						
Reserves Funded from Capital:	0						
Operating Reserve	0						
Replacement Reserve	0						
Maintenance Reserve	0						
Vacancy Reserve	0						
Lease Up Reserve	0						
Other: (List)							
	0						
<b>TOTAL COSTS:</b>	0	0		0		0	





**EXIST. GROUND FLOOR PLAN**

SCALE: 3/16" = 1.0'

**GREEN DESIGN STUDIO**  
**EDWARD KUHARSKI, ARCHITECT**  
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963  
 EKHARSKI@AOL.COM

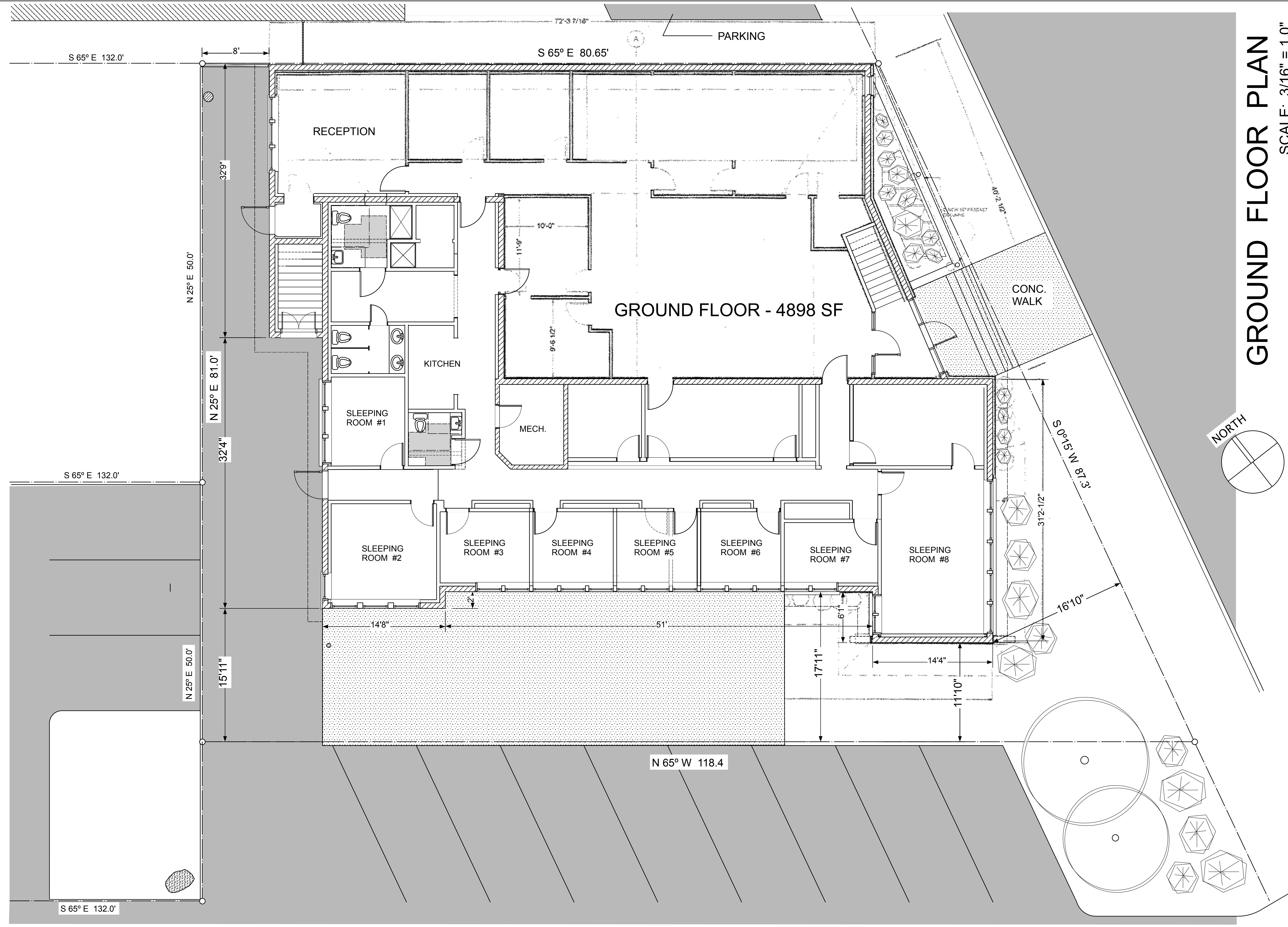
ALTERATIONS OF LEASED SPACE for:  
**OCCUPY MADISON HOUSE**  
 2132 FORDEM AVENUE • MADISON, WI

OWNER: HMONG FAMILY SERVICES, INC.

DATE  
 11-28-12 - Draft Schematic  
 12-06-12 - DAT Review

SHEET NO.  
**A1**





# GROUND FLOOR PLAN

SCALE: 3/16" = 1.0'

**GREEN DESIGN STUDIO**  
**EDWARD KUHARSKI, ARCHITECT**  
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963  
 EKHARSKI@AOL.COM

ALTERATIONS OF LEASED SPACE for:  
**OCCUPY MADISON HOUSE**  
 2132 FORDEM AVENUE • MADISON, WI

OWNER: HMONG FAMILY SERVICES, INC.

DATE  
 11-28-12 - Draft Schematic  
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SHEET NO.

# A1