

-----Original Message-----

From: Madison Occupy Build

Sent: Sunday, April 27, 2014 10:34 PM

To: [Plan Commission]; Parks, Timothy

Subject: OM Village Response to Staff Comments with links

In this email you will find the following:

1. Written response to staff comments and conditions
2. Management Plan (documents included in legistar)
3. Fence concept
4. Phasing plan as requested by Urban Design Commission on Wednesday
5. Floor plan for the house

The last four items are links in the document, the last three items are also attached, item 2 is in legistar. If the links don't work or you have trouble with the attachments, please let us know.

Also, we will have a tiny house in front of the City-County Building at 5:00 if you would like to see one before the vote.

Thank you!



To: Plan Commission Members

From: Occupy Madison, Inc.

Re: Conditions for approval of Planned Development for 2046/2050 E. Johnson (304 N. Third St.)

Date: 4/27/14

We are very pleased that the staff has recommended approval of our project and hope that you can find the same. While this is a very small project with relatively little building construction planned, it is a big change for the neighborhood and the land uses proposed. We understand that we are doing something outside of the box and appreciate the work staff has put in to help determine how to best do it to meet our needs and the needs of the neighbors and the city as a whole. We believe they have struck a good balance and are in general agreement with the recommendations and we have made many changes to accommodate the neighborhood.

NEIGHBORHOOD MEETINGS

We held six meetings with the neighborhood. We attended the January (January 8th) and February (February 5th) meetings of the neighborhood association and held larger neighborhood meeting with Alder Larry Palm on January 15th, February 17th and April 21st. We also held a smaller meeting with the alder and the immediate neighbors (February 20th).

CHANGES IN RESPONSE TO NEIGHBORS

As a result of those meetings, we made the following changes:

1. Moved the houses from the front of the lot to the back of the lot.
2. Removed the fence in the front of the project and replaced it with planters and green space.
3. Removed the trash from the front of the lot and moved it closer to the building.
4. Moved the greenhouse to the former location of the trash and propane enclosure.
5. Removed the sitting circle and will be replacing it with a sign or art and additional plantings.
6. Created one additional parking space.
7. Removed the composting toilets from the tiny homes.
8. Reduced the hours of operation on the weekends.
9. Provided a 24/7 phone number for people to contact with issues of concern.

We do have a few issues with the recommendations, some are clarifications, others are concerns that may need modification by the plan commission.

STAFF RECOMMENDATIONS

1. Open Space Waiver

We believe we meet the open space requirements. Our understanding is that after removing the pavement and the building and additions, we still have 50% open space. If staff have calculated this in a different way and come to different conclusions, we would request a waiver for the open space requirement.

2. Tarps

We request that we be allowed to use tarps on the roofs of the tiny houses when we move them out of the shop and put the roof on them. We are not always able to move the house and get the roof placed in one day and we need to protect the homes from rain, snow and other elements. Additionally, we may need to, from time to time, use tarps to protect other materials on a temporary basis. We agree not to use tarps in any permanent or long-term use, but find it prohibitive to not use them for temporary uses. No tarps would be used in the residential area.

3. Spacing of Houses

We need to know how the 10 feet will be measured. The houses on the site plan are 7 feet apart at the closest point, but it is at a point where the houses do not overlap. We believe we can make some minor modifications to fit 9 houses on the property, but would like clarification of how that will be measured.

4. Doors oriented to hitch end of Houses

We understand that many other tiny houses have the hitch on the other end of the houses. We have oriented our houses in this way for the following reasons.

- a. If the houses are parked on the street, we don't want a vehicle to park closely to the home and prevent the door from opening or require our resident to step on the vehicle to get out of their home.
- b. The hitch end of the trailer provides a porch area for the home and allows us to create stairs the match with the porch area that do currently allow for safe exit from the homes.
- c. It is the most efficient use of space.
- d. If we need to move the homes and in order to park them we need the hitches towards the road and that is where the doors are best located. To put the hitches in the back we could not park them because the fence is in the way.

5. Guest Policy

Our guest policy, as submitted, is what is included in most Wisconsin standard leases. It is as follows:

No one other than the Occupant (or Joint Occupants) may live in the Tiny House for a period longer than two weeks without the agreement of OMI. The Occupant of a Tiny House is responsible for the conduct of guests. If an Occupant allows a violation of this condition, it may result in possession of the Tiny House reverting to OMI.

Additionally, Madison has an ordinance that says the following:

32.05(1)(g) **A landlord may regulate guests, but may not prohibit, a tenant from having all guests.** Guest regulations, if any, shall be included in the rental agreement. Guest regulations shall be in conformance with the definition of a Family provided in Chapter 28 of Madison General Ordinances. Guest regulations shall not permit the violation of zoning regulations, including capacity standards, provided in Chapter 28 of Madison General Ordinances. Nothing in these ordinances shall prohibit a landlord from commencing an eviction action against a tenant for permitting a person to reside in the tenant's rental unit in violation of Madison General Ordinances or state law. (Cr. by Ord. 12,932, 12-11-01)

We would agree to modify our guest policy to not allowing a guest for more than 3 nights, but we do not believe that our residents should have fewer rights than other residents (tenants) in the City of Madison.

6. Hours of Operation

The staff report says that the hours of operation for all uses except residential shall be 8AM to 8PM seven days a week. The neighborhood has asked that we not start manufacturing until 10am on Saturdays and Sundays and we agree with that further restriction. However, we ask that after 8pm we be allowed to use the building for non-noise producing activities. (Board, shop manager and other meetings, bookkeeping, cleaning, security duties, stocking shelves, painting,

etc.) Other areas of the report indicate that from 10pm to 8am only residential uses shall be allowed on the property and we are in agreement with that condition.

7. **Management Plan**

We believe we have submitted all the documents necessary for a management plan. We are unclear what is missing from the submitted documents or what needs to be changed. The management plan includes the following documents that are attached, available on-line at occupymadisoninc.com under documents and in legistar.

- [Mission and Vision](#)
 - [By-laws](#)
 - [Become a Member of Occupy Madison](#)
 - [How to get a tiny home](#)
 - [Questionnaire to get a tiny home](#)
 - [Conduct Policy](#)
 - [Tiny Home Contract](#)
 - [Shop Rules](#)
 - [Appeal Form](#)*
 - FAQs
- [Environmental and Flooding
Management and Accountability
Miscellaneous
Police, Safety, Security & Quality of Life
Who will live here?](#)

* Not formerly included in the documents.

These documents cover the items requested in the staff report including steward selection procedures (How to get a tiny home), conflict resolution procedures (conduct policy), loss of a home (Tiny House Contract), emergency contact information is provided below and the guest policy is discussed above.

8. **Emergency Contact Information**

Neighbors and others may call (608) 305-4707 as an emergency contact number. You must dial the 608 in order for this to work. This number can ring to multiple phone numbers and will send us an email and text with the message as well.

9. **When homes can be moved to the site**

We want to be clear that we can move homes to the site after the restrooms and showers are installed in the first phase and we have gotten an occupancy permit and met the other conditions in the report. Some of the language in the staff report appears to say that we cannot move the homes there until the kitchen/lounge and all 4 restrooms have been completed. (See final sentence in staff condition #7.)

10. **Fence**

We want to be clear that we are creating a 6 foot fence, but it will have ornamental elements that are taller than 6 feet. The ornamental pieces will not exceed 9 feet. See attached for a concept for our fence and the ornamental features.

PHASING PLAN

Finally, the Urban Design Commission required us to submit current site plans with phasing information to the Plan Commission as a condition of initial approval. Please find that information attached.

TINY HOUSE FLOOR PLAN

The 98 square foot tiny house conceptual plan is attached for those who will not be able to tour a home.

Attachment Table of Contents

MANAGEMENT PLAN

[Mission and Vision](#)

[By-laws](#)

[Become a Member of Occupy Madison](#)

[How to get a tiny home](#)

[Questionnaire to get a tiny home](#)

[Conduct Policy](#)

[Tiny Home Contract](#)

[Shop Rules](#)

[Appeal Form](#)

FAQs

[Environmental and Flooding](#)

[Management and Accountability](#)

[Miscellaneous](#)

[Police, Safety, Security & Quality of Life](#)

[Who will live here?](#)

[FENCE](#)

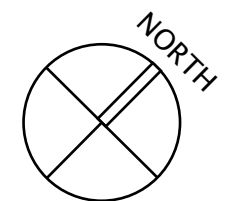
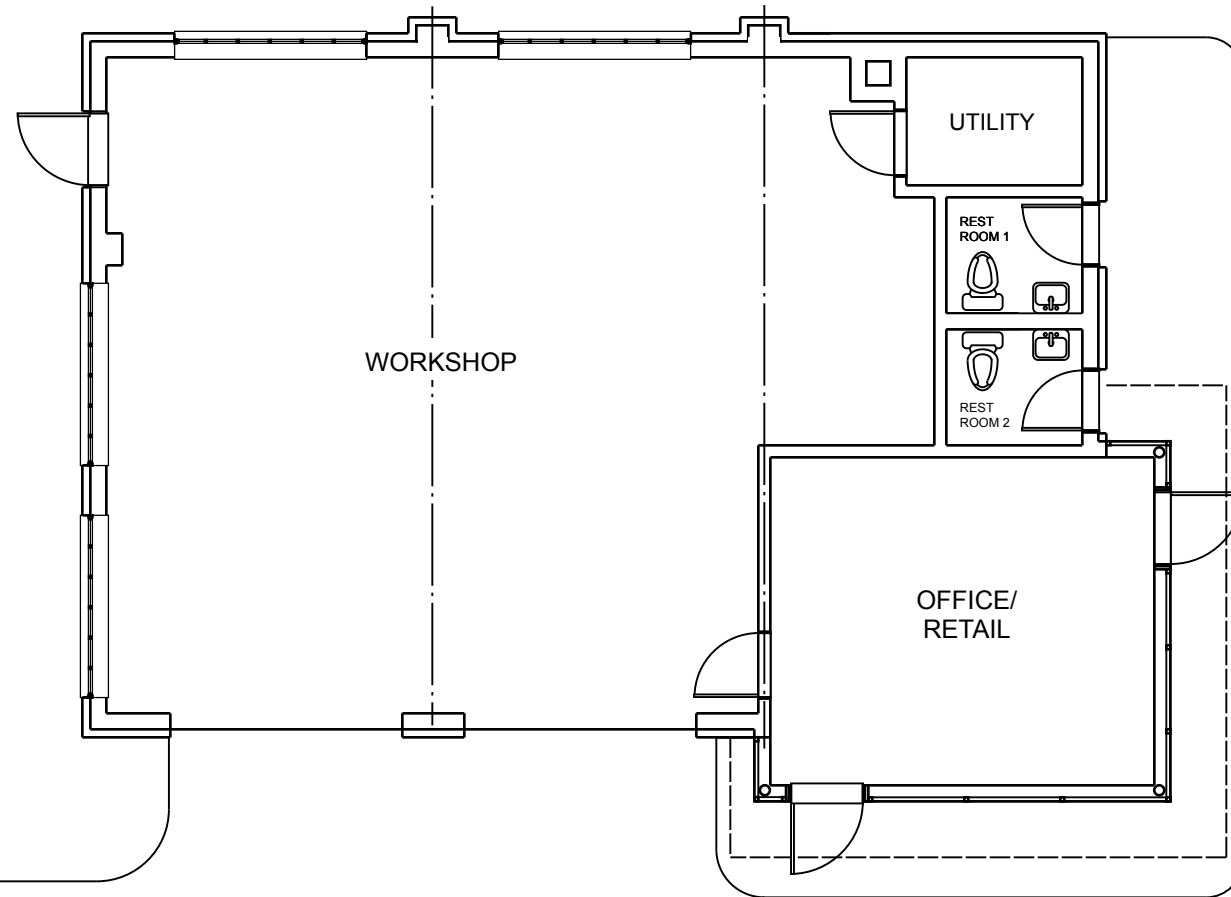
PHASING PLAN

[Phase I](#)

[Phase II](#)

[Phase III](#)

[TYPICAL TINY HOUSE FLOOR PLAN](#)



EXISTING FLOOR PLAN

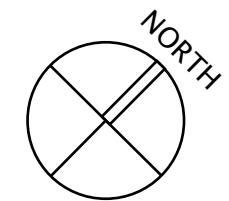
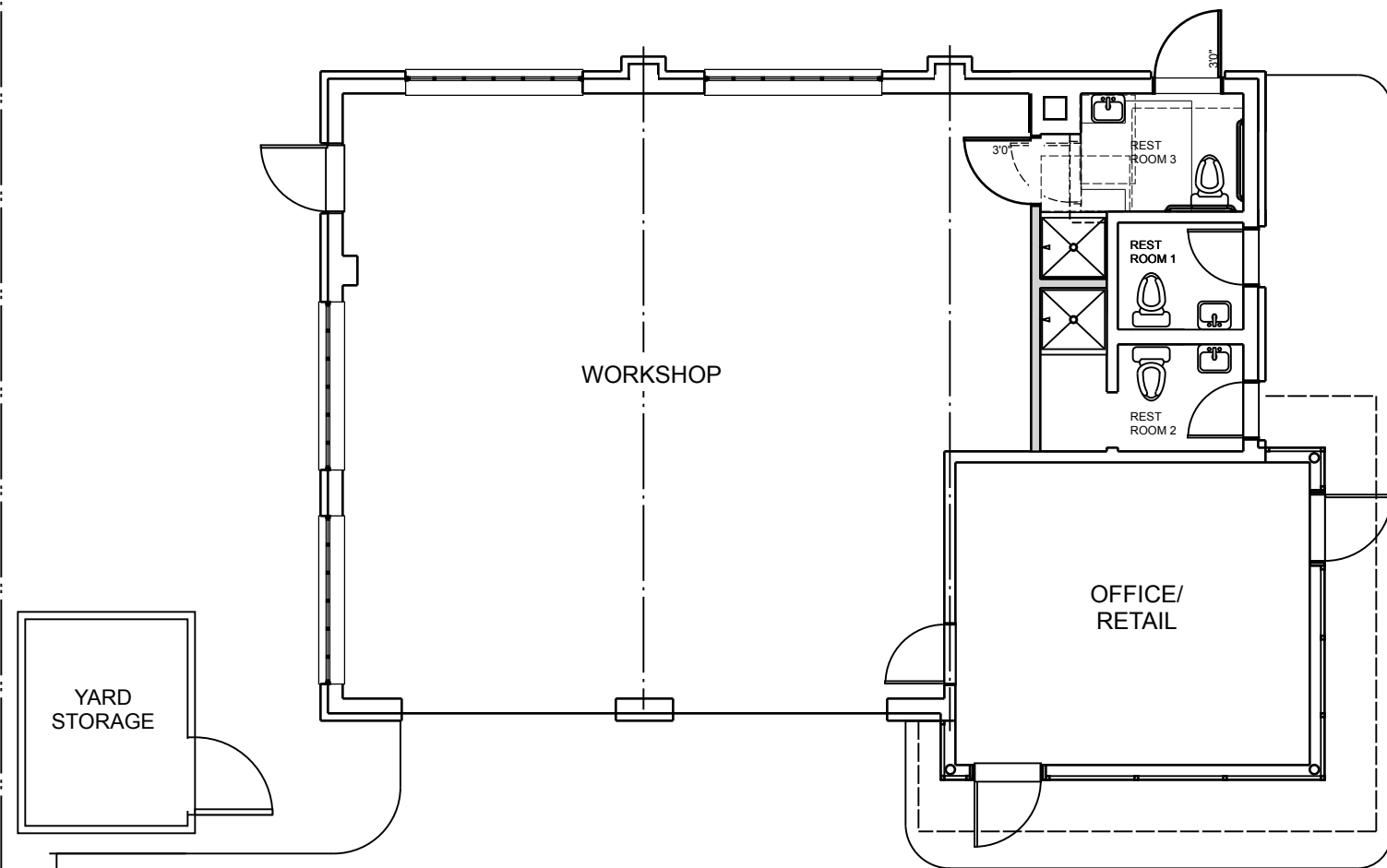
Phasing Plans: 04-28-14
 Planning Dept. Submittal: 02-19-14
 Draft Schematic Design: 01-29-14



A1

PROPOSED TINY HOME VILLAGE DEVELOPMENT AT:
2046 EAST JOHNSON STREET
 OWNERS: OM BUILD | 4235-B ARGOSY COURT | MADISON, WI 53704

GREEN DESIGN STUDIO
 EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
 ekuharski@aol.com



PHASE I FLOOR PLAN

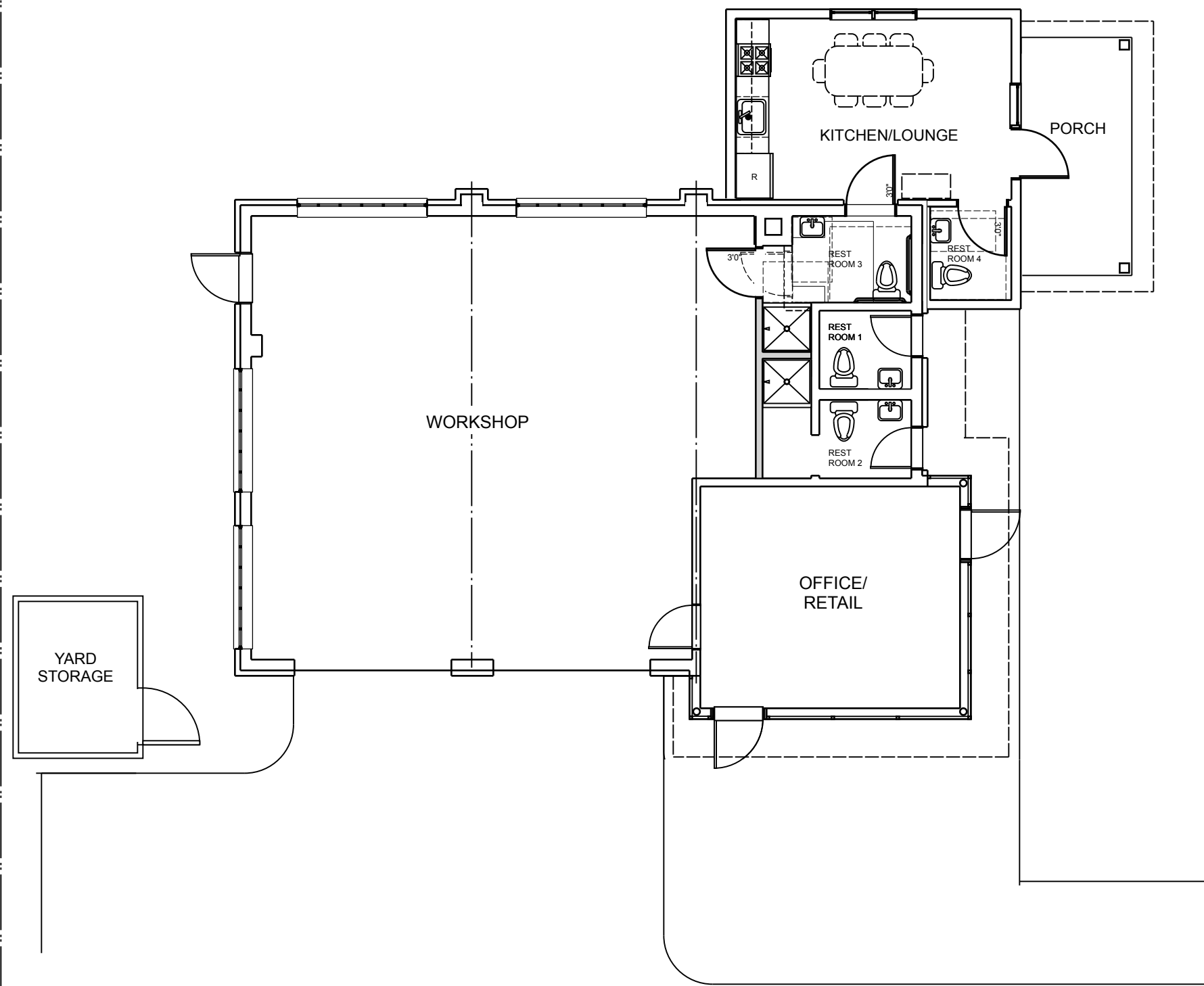
Phasing Plans: 04-28-14
 Planning Dept. Submittal: 02-19-14
 Draft Schematic Design: 01-29-14



A2

PROPOSED TINY HOME VILLAGE DEVELOPMENT AT:
2046 EAST JOHNSON STREET
 OWNERS: OM BUILD | 4235-B ARGOSY COURT | MADISON, WI 53704

GREEN DESIGN STUDIO
 EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
 ekuharski@aol.com



PHASE II FLOOR PLAN

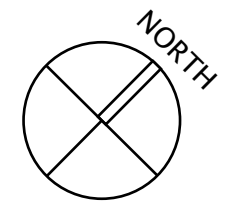
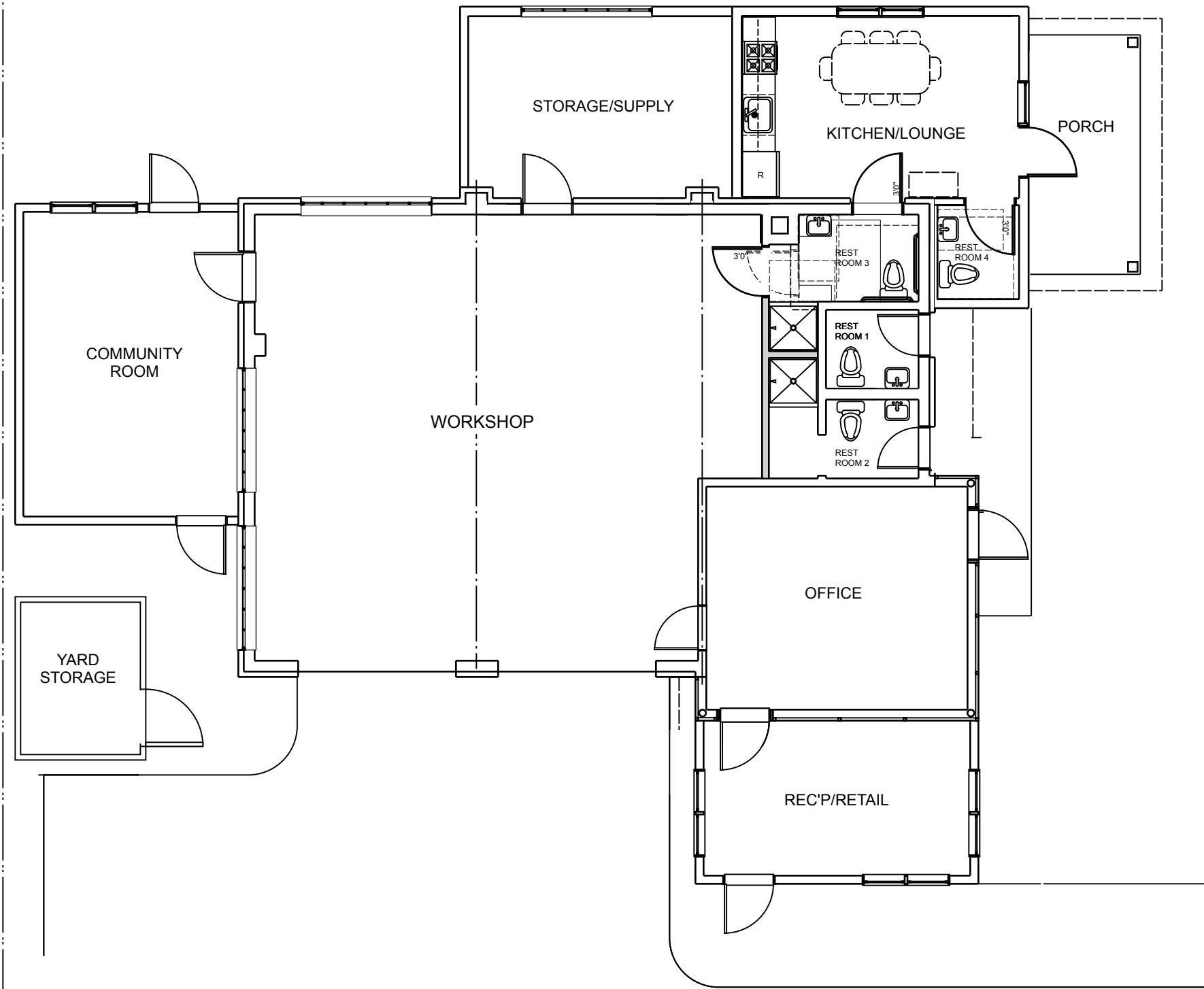
Phasing Plans: 04-28-14
 Planning Dept. Submittal: 02-19-14
 Draft Schematic Design: 01-29-14



A3

PROPOSED TINY HOME VILLAGE DEVELOPMENT AT:
2046 EAST JOHNSON STREET
 OWNERS: OM BUILD | 4235-B ARGOSY COURT | MADISON, WI 53704

GREEN DESIGN STUDIO
 EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
 ekuharski@aol.com



PHASE III FLOOR PLAN

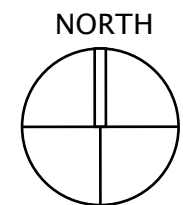
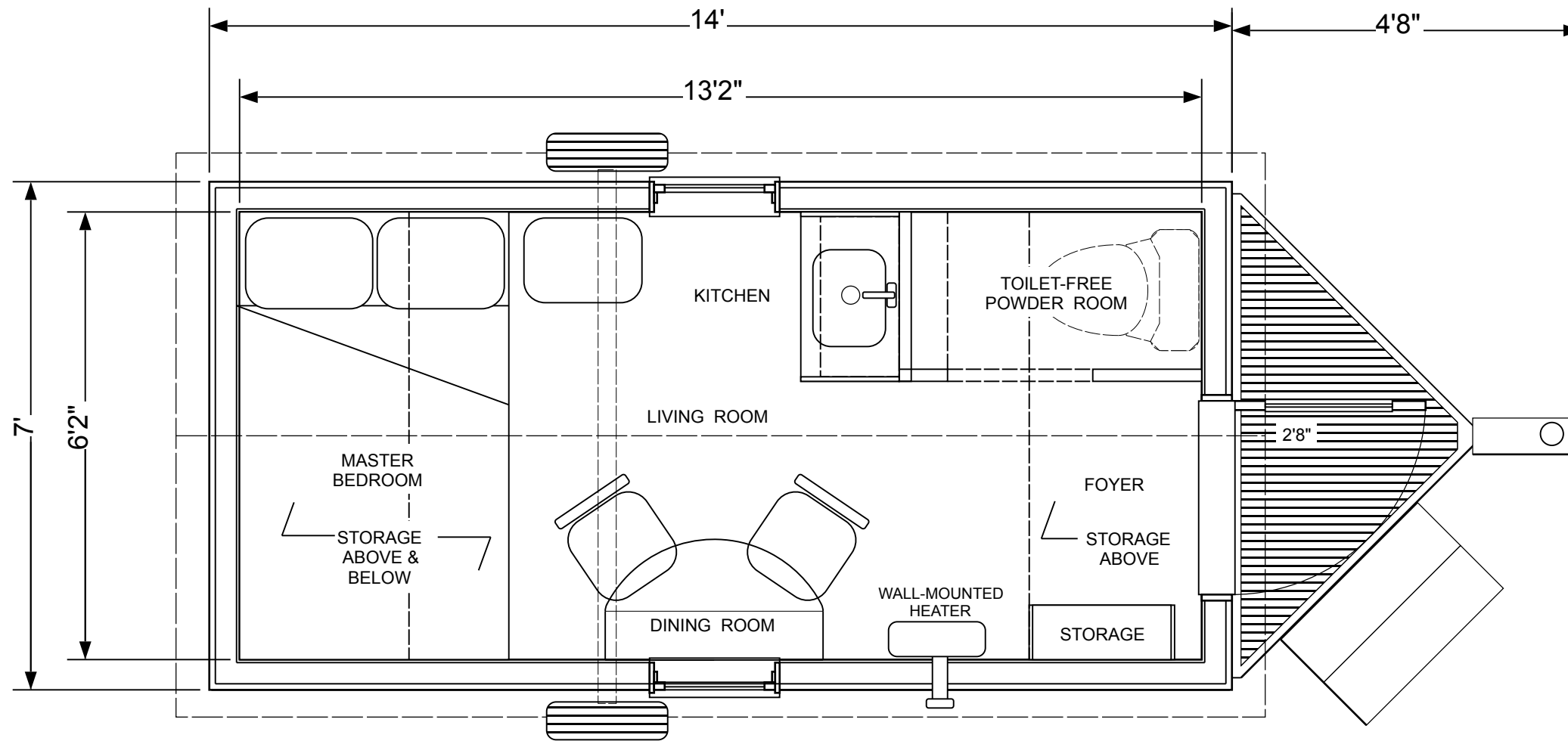
Phasing Plans: 04-28-14
 Planning Dept. Submittal: 02-19-14
 Draft Schematic Design: 01-29-14



A4

PROPOSED TINY HOME VILLAGE DEVELOPMENT AT:
2046 EAST JOHNSON STREET
 OWNERS: OM BUILD | 4235-B ARGOSY COURT | MADISON, WI 53704

GREEN DESIGN STUDIO
 EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
 ekuharski@aol.com



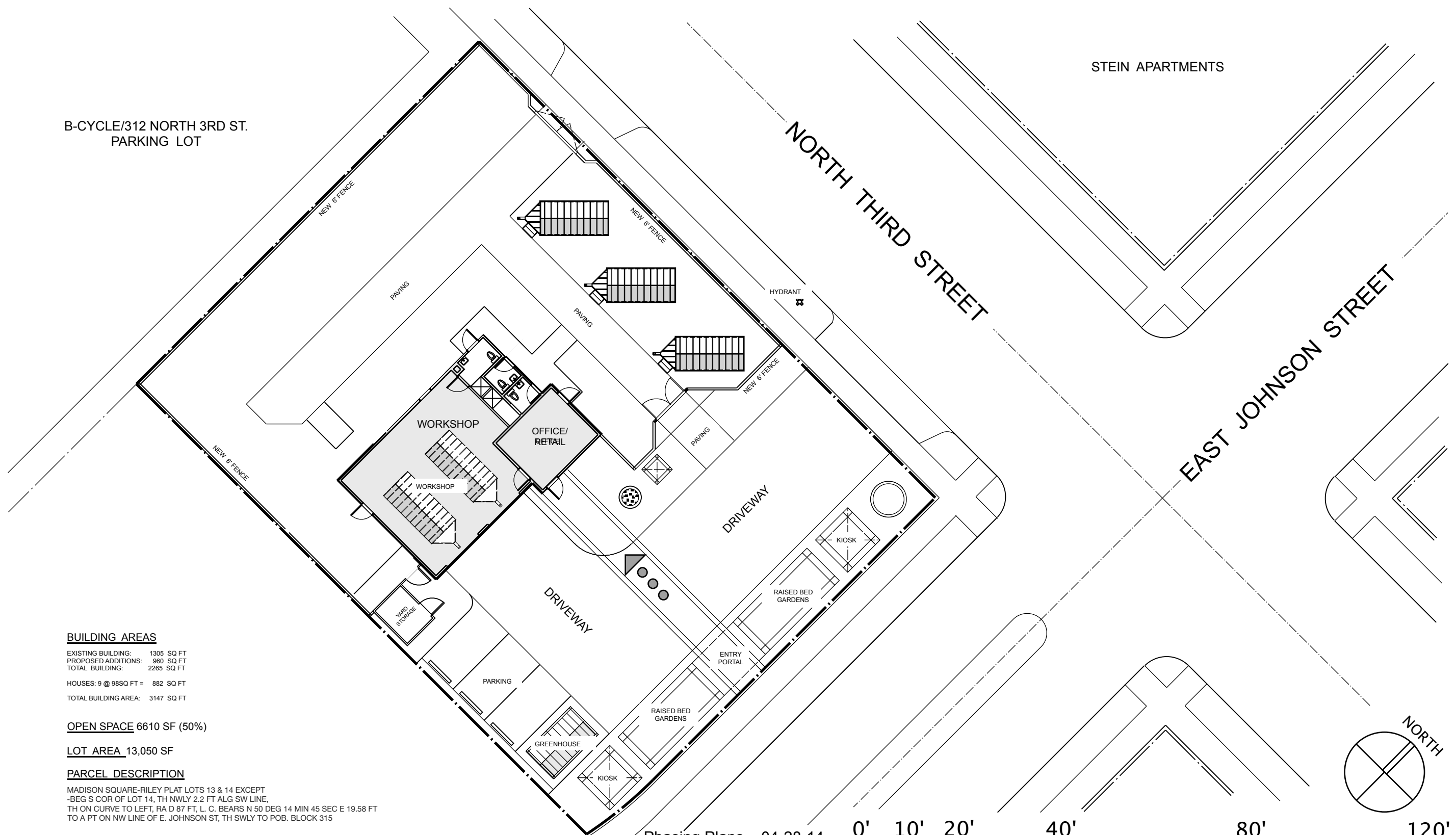
TINY HOUSE FLOOR PLAN

Phasing Plans 04-28-14
 Planning Dept. Submittal: 02-19-14
 Draft Schematic Design: 01-29-14

A5

PROPOSED TINY HOME VILLAGE DEVELOPMENT AT:
2046 EAST JOHNSON STREET
 OWNERS: OM BUILD | 4235-B ARGOSY COURT | MADISON, WI 53704

GREEN DESIGN STUDIO
 EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
 ekuharski@aol.com



B-CYCLE/312 NORTH 3RD ST.
PARKING LOT

STEIN APARTMENTS

NORTH THIRD STREET

EAST JOHNSON STREET

BUILDING AREAS

EXISTING BUILDING: 1305 SQ FT
 PROPOSED ADDITIONS: 960 SQ FT
 TOTAL BUILDING: 2265 SQ FT
 HOUSES: 9 @ 98SQ FT = 882 SQ FT
 TOTAL BUILDING AREA: 3147 SQ FT

OPEN SPACE 6610 SF (50%)

LOT AREA 13,050 SF

PARCEL DESCRIPTION

MADISON SQUARE-RILEY PLAT LOTS 13 & 14 EXCEPT
 -BEG S COR OF LOT 14, TH NWLY 2.2 FT ALG SW LINE,
 TH ON CURVE TO LEFT, RA D 87 FT, L. C. BEARS N 50 DEG 14 MIN 45 SEC E 19.58 FT
 TO A PT ON NW LINE OF E. JOHNSON ST, TH SWLY TO POB. BLOCK 315

SITE PLAN - PHASE 1

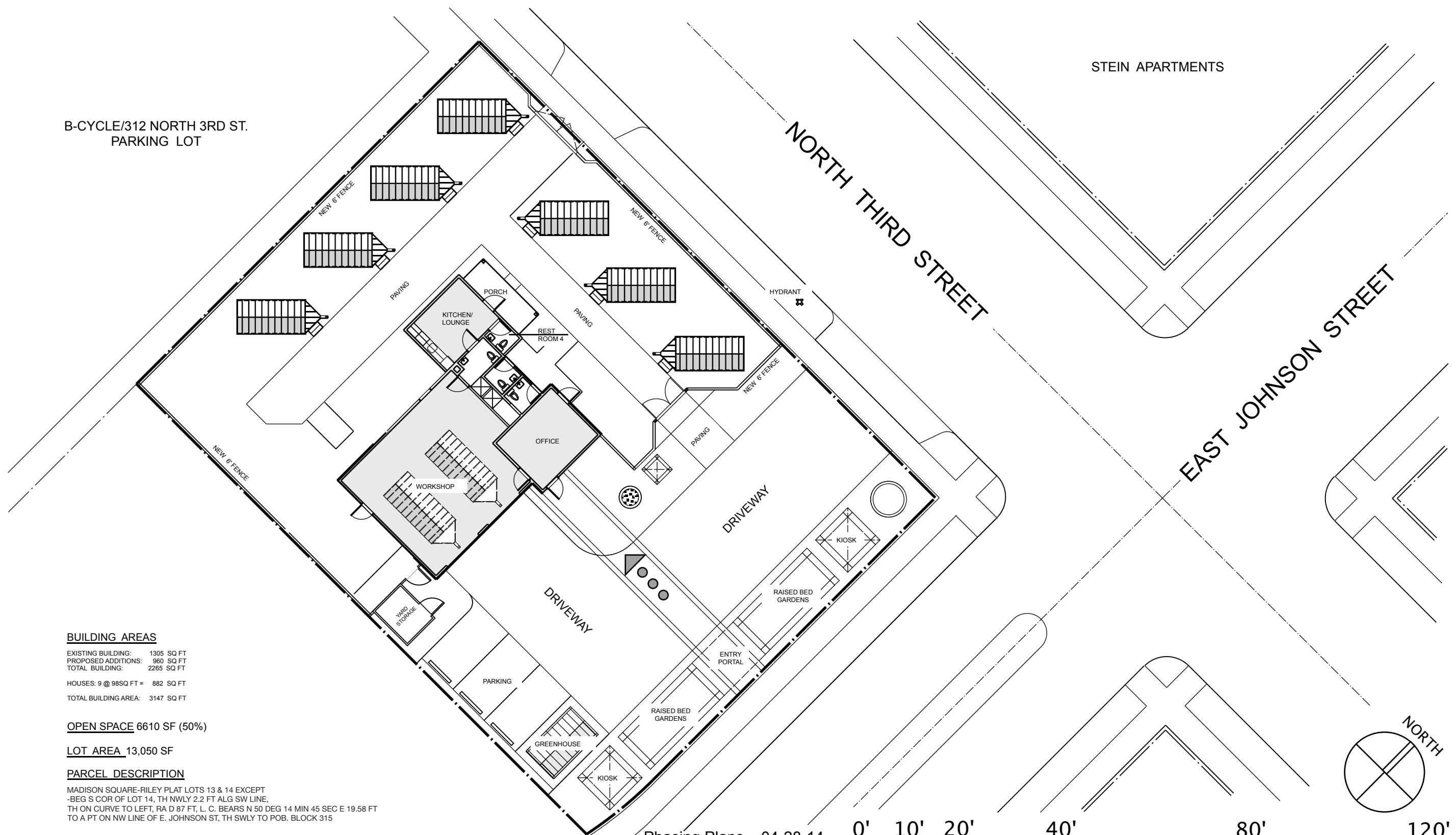
Phasing Plans 04-28-14
 Planning Dept. Submittal: 02-19-14
 Draft Schematic Design: 01-29-14



S2

PROPOSED TINY HOME VILLAGE DEVELOPMENT AT:
2046 EAST JOHNSON STREET
 OWNERS: OM BUILD | 4235-B ARGOSY COURT | MADISON, WI 53704

GREEN DESIGN STUDIO
 EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
 ekuharski@aol.com



B-CYCLE/312 NORTH 3RD ST.
PARKING LOT

STEIN APARTMENTS

NORTH THIRD STREET

EAST JOHNSON STREET

BUILDING AREAS

EXISTING BUILDING: 1305 SQ FT
 PROPOSED ADDITIONS: 960 SQ FT
 TOTAL BUILDING: 2265 SQ FT
 HOUSES: 9 @ 98SQ FT = 882 SQ FT
 TOTAL BUILDING AREA: 3147 SQ FT

OPEN SPACE 6610 SF (50%)

LOT AREA 13,050 SF

PARCEL DESCRIPTION

MADISON SQUARE-RILEY PLAT LOTS 13 & 14 EXCEPT
 -BEG S COR OF LOT 14, TH NWLY 2.2 FT ALG SW LINE,
 TH ON CURVE TO LEFT, RA D 87 FT, L. C. BEARS N 50 DEG 14 MIN 45 SEC E 19.58 FT
 TO A PT ON NW LINE OF E. JOHNSON ST, TH SWLY TO POB. BLOCK 315

SITE PLAN - PHASE 2

Phasing Plans 04-28-14
 Planning Dept. Submittal: 02-19-14
 Draft Schematic Design: 01-29-14



S3

PROPOSED TINY HOME VILLAGE DEVELOPMENT AT:
2046 EAST JOHNSON STREET
 OWNERS: OM BUILD | 4235-B ARGOSY COURT | MADISON, WI 53704

GREEN DESIGN STUDIO
 EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
 ekuharski@aol.com

B-CYCLE/312 NORTH 3RD ST.
PARKING LOT

STEIN APARTMENTS

NORTH THIRD STREET

EAST JOHNSON STREET

BUILDING AREAS

EXISTING BUILDING: 1305 SQ FT
 PROPOSED ADDITIONS: 960 SQ FT
 TOTAL BUILDING: 2265 SQ FT
 HOUSES: 9 @ 98SQ FT = 882 SQ FT
 TOTAL BUILDING AREA: 3147 SQ FT

OPEN SPACE 6610 SF (50%)

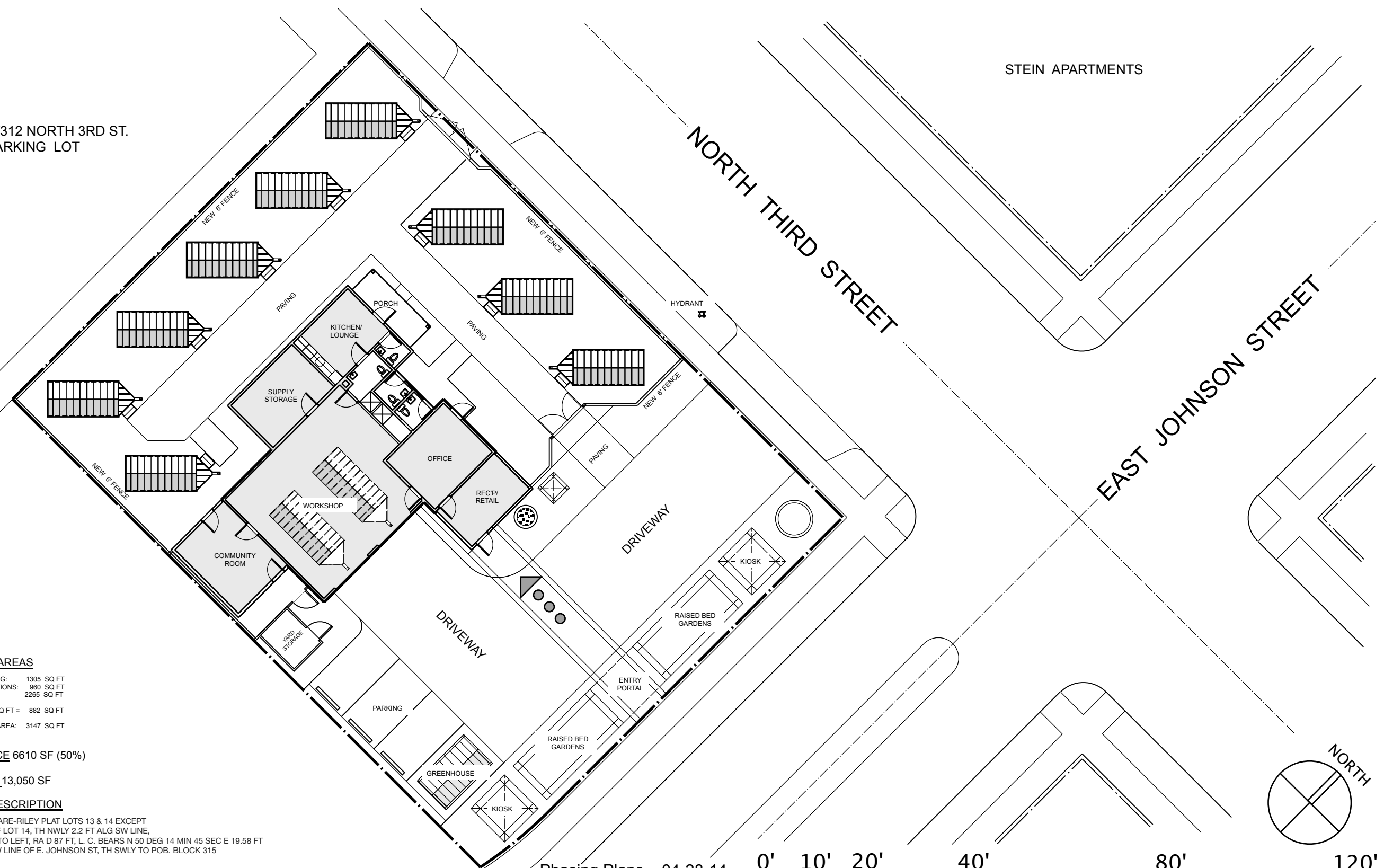
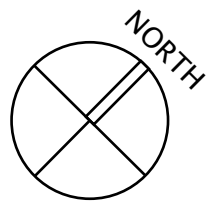
LOT AREA 13,050 SF

PARCEL DESCRIPTION

MADISON SQUARE-RILEY PLAT LOTS 13 & 14 EXCEPT
 -BEG S COR OF LOT 14, TH NWLY 2.2 FT ALG SW LINE,
 TH ON CURVE TO LEFT, RA D 87 FT, L. C. BEARS N 50 DEG 14 MIN 45 SEC E 19.58 FT
 TO A PT ON NW LINE OF E. JOHNSON ST, TH SWLY TO POB. BLOCK 315

SITE PLAN - PHASE 3

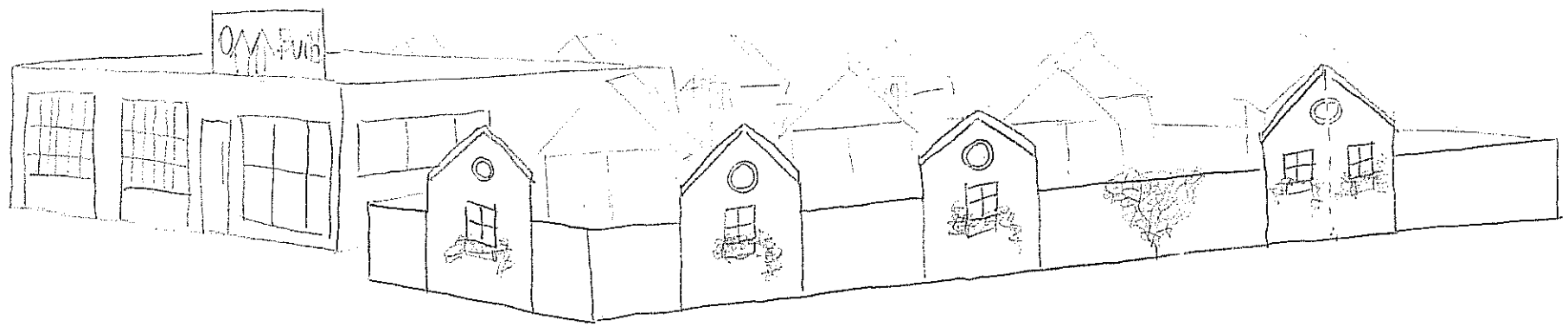
Phasing Plans 04-28-14
 Planning Dept. Submittal: 02-19-14
 Draft Schematic Design: 01-29-14



S4

PROPOSED TINY HOME VILLAGE DEVELOPMENT AT:
2046 EAST JOHNSON STREET
 OWNERS: OM BUILD | 4235-B ARGOSY COURT | MADISON, WI 53704

GREEN DESIGN STUDIO
 EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
 ekuharski@aol.com



Brenda's concept

tiny houses in fence

one or more vines

maybe lower window and "window boxes" are mural drawings

From: Brenda Konkel

Sent: Sunday, April 27, 2014 7:58 PM

To: Mayor; All Alders; Cover, Steven; Cornwell, Katherine; Parks, Timothy; Waidelich, Michael; Tucker, Matthew; Ruckriegel, Ed; Hank, George; Bunnow, Kyle; [Plan Commission members]
O'Keefe, Jim

Subject: Tiny House Tour

Mayor, Alders, Plan Commissioners and City Staff -

We will have a tiny house parked downtown in front of the city-county building tomorrow night by 5:00 and will make it available for a tour during the half hour before the plan commission meeting starts. If you can't make it, but would like to see a tiny house before the council meeting on 5/6, please let us know and we can arrange for a tour at our shop sometime in the next week. I apologize for the last minute nature of this offer. We will make sure that we do not violate quorum in any of the "tours" - which would be near impossible anyways due to the tiny nature of the home. And, if you would like to extend the offer to take the tour to additional staff, feel free.

Please watch for a memo from our group responding to the staff conditions, we feel we can meet all of them with a few tweaks here and there. And thanks to staff for working through this project that is outside of the box in a professional and helpful, but firm, manner!

If I can answer any questions, please let me know.

Brenda

--

Secrecy and a free, democratic government don't mix. - Pres. Harry Truman

We can have democracy in this country, or we can have great wealth concentrated in the hands of a few, but we can't have both. - Louis D. Brandeis

We know through painful experience that freedom is never voluntarily given by the oppressor; it must be demanded by the oppressed. Frankly, I have yet to engage in a direct action campaign that was "well timed" in the view of those who have not suffered unduly from the disease of segregation. For years now I have heard the word "Wait!" It rings in the ear of every Negro with piercing familiarity. This "Wait" has almost always meant "Never." We must come to see, with one of our distinguished jurists, that "justice too long delayed is justice denied." - Letter from a Birmingham Jail, Dr. Martin Luther King.

If life were a thing money could buy, the rich would live and poor would die. - Widespread Panic (Arleen)

Unless someone like you cares a whole awful lot, nothing is going to get better. It's not. - Dr. Seuss