

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: _____	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

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PROJECT ADDRESS: 2046 / 2050 E Johnson St,

ALDERMANIC DISTRICT: 12 - Palm

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
OCCUPY MADISON INC ED KUHARSKI
c/o BRENDA KONKEL

CONTACT PERSON: Brenda Konkkel
Address: 30 N Henrode St
Madison WI 53703
Phone: 608-345-8720
Fax:
E-mail address: brenda.konkel@gmail.com

- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

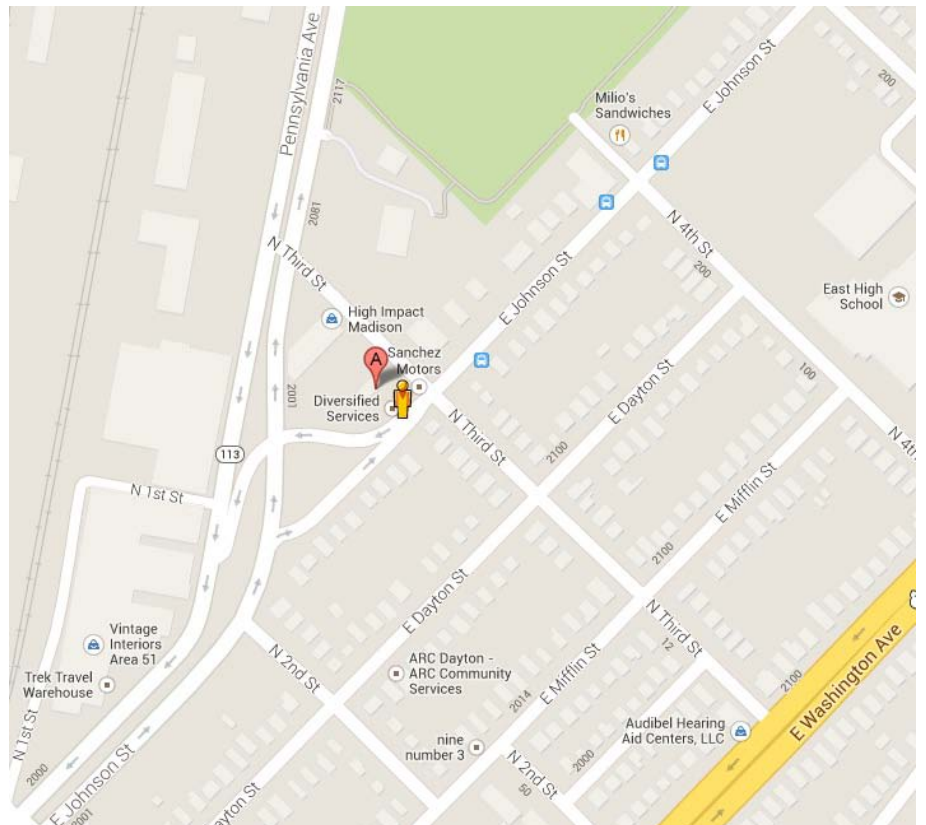
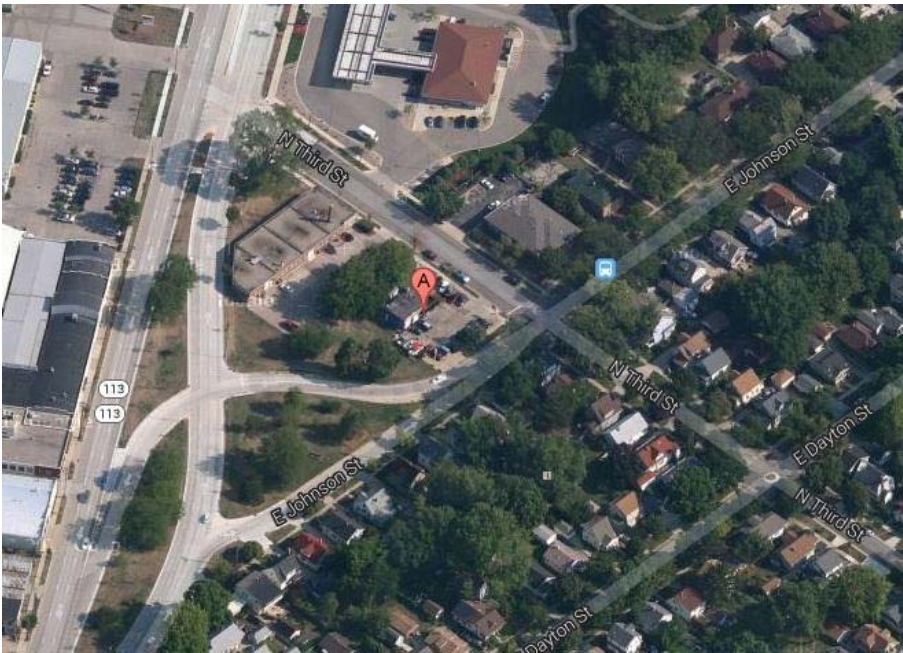
(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

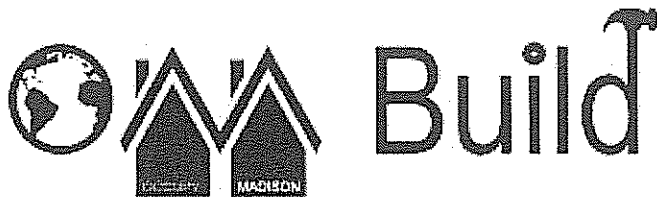
(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

SITE LOCATOR





To: Urban Design Commission and Staff

From: Brenda K. Konkel, Occupy Madison, Inc.

Re: UDC Informational on Rezoning 2046/2050 E Johnson St. from NMX to Planned Development (GDP/SIP)

Date: 1/29/14

Attached please find the following:

- Locator Map
- Contextual site information including photographs and layout of adjacent buildings/structures
- Conceptual Plans

DESCRIPTION OF USES/FEATURES

- Workshop (Artisan Workshop and/or Manufacturing) for building tiny houses, including limited outside manufacturing (roofing tiny houses, finishing interiors)
- Residential living space/Campground (parking of 9 - 11 tiny houses)
- Retail space for selling handmade goods and/or for fundraising
- Raised Bed/community gardens, possible keeping of chickens and bees
- Decorative/Art Fence and landscaping

PHASING

Phase 1: May/June 2014

- Move workshop to the site
- Establish screened lumber area
- Begin fence/art/mural project
- Open retail area
- Create raised bed gardens
- Landscaping/gardening
- 3 or less houses occupied

Phase 2: Late summer/early fall 2014

- Additional bathrooms and showers installed
- Exterior electrical work
- Kitchenette installed (if funds available)
- Campground permit obtained
- Additional houses (more than 3) on property
- Continue phase one activities

Additional phases as funds are available:

- Additional office and retail space
- Greenhouse
- Chicken coop
- Bees
- Purchase 2040 E Johnson for additional gardening, potential community gardens

ADDITIONAL DETAILS

Bike Parking - Will be provided near each tiny home as well as a bike parking area for visitors.

Building Square Footage:

Workshop - 940 sf

Office - 150 sf

Conference - 400 sf

Retail - 180 sf

Kitchen/Lounge - 160 sf

Supply Storage - 230 sf

Rest Rooms>Showers - 200 sf

Corridor - 125 sf

Total - 2385 sf

Existing Total - 1285 sf

Additions Total - 1100 sf

Electricity - 120 volt service with GFI will be provided at each of the camp sites.

Environmental - Underground tanks were removed from the site and the remediation system was removed in 2000 and the site was closed by the DNR. There is some residual contamination and that is why the gardening for food will be raised bed gardens. City Engineering will not require a Phase I or II study.

Fire - The only open fire on the lot will be occasional grilling for food. A separate area for grilling will be established.

Flooding - We are aware of flooding in the area. The storm sewer was upgraded in 1997 and is as big as City Engineering can fit in the area. The area is only 2 feet above the flood state for Lake Monona/Yahara River and the drainage pipe is partially to fully under water at times.

Lighting - Will be on the building or tiny houses and fully shielded.

Management Plan -

-- Resident Agreements/Ownership. Residents are stewards of the tiny houses (neither renters or owners), sign a contract and have the right to stay in perpetuity as long as they follow the rules and participate in the cooperative community. Stewards are allowed to make decisions about the home including painting, interior layout and features, etc. If they don't follow established rules, they can lose their stewardship and right to occupy the tiny house.

-- Security/Safety - The living area will be fully secured by a fence after 10pm in the evening. The remaining portion of the lot will be open but there will be gates installed to secure that area as well if necessary. Residents will be community ambassadors during hours of operation and will provide security, donation management, retail assistance. Residents will also be on-call for any issues that occur between 10pm and 8am.

Open spaces - The area nearest Johnson St. is intended to be raised bed gardens, benches and a social area for congregating and relaxing.

Parking - One of the most important features of this site is the ability to get to the site easily by bus or bike, so car parking will be greatly reduced from volunteers. It is anticipated that home owners would not have more than 5 parking spaces and they will utilize on-street parking. Retail parking is expected to be minimal.

Signage - The sign on the southeast corner of the lot will be removed, minimal signage may be utilized in the retail area.

Tiny House Standards - We have not developed standards for the tiny houses, however we would do so, with your guidance.

Trash - Initially trash will be handled with trash bins provided by the city, as the village grows we will provide a dumpster to be enclosed by a fence.

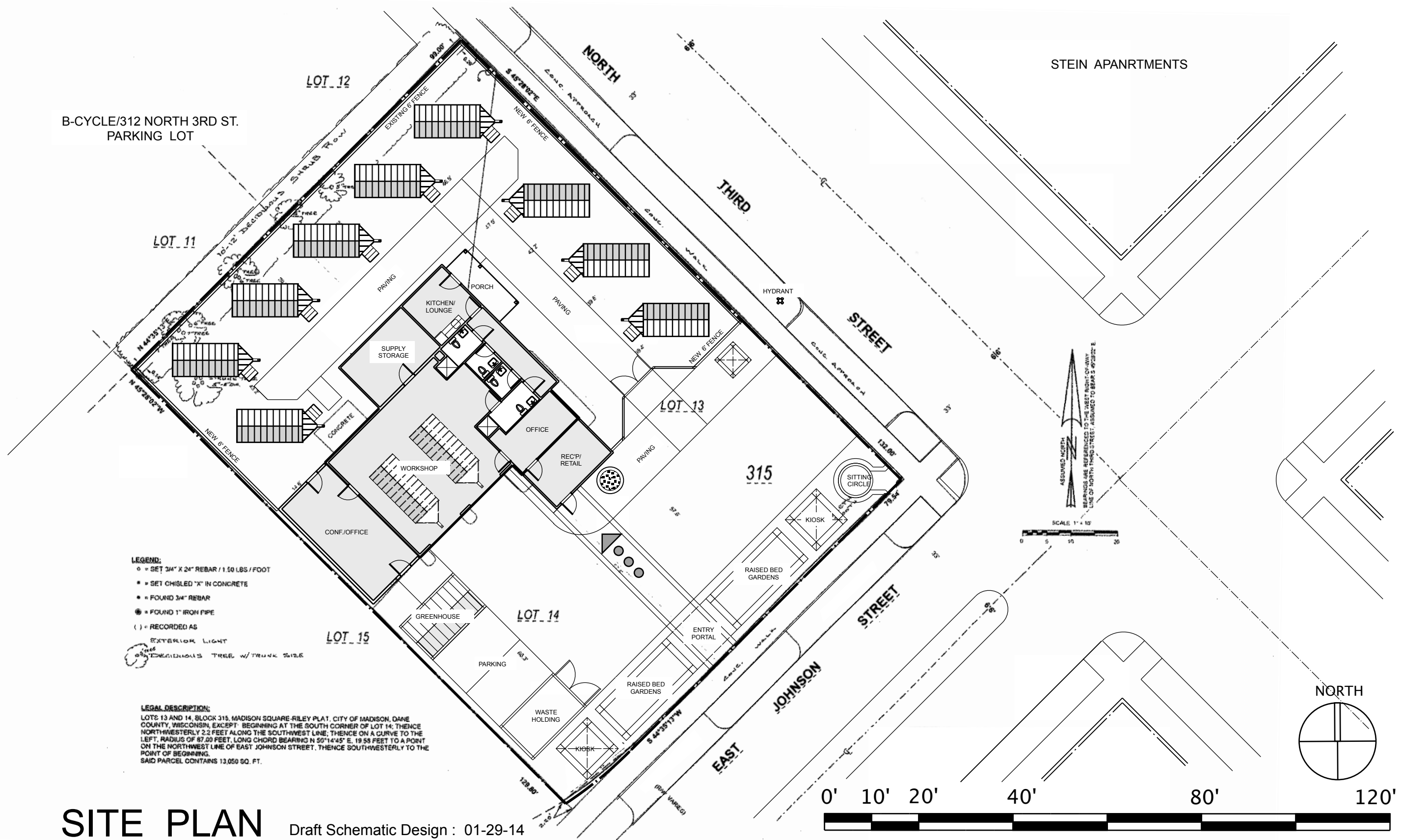
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SITE PLAN

Draft Schematic Design : 01-29-14

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

2046/2050 E Johnson St. - Sanchez Motors



Taken from across Johnson St, looking north on 3rd St. towards Hwy 113/PDQ



Taken from across Johnson St, looking west on Johnson towards Hwy 113



Rear/North Line of the property looking towards 3rd St.



West side of the property, from vacant lot at 2040 E Johnson



Rear of the property from B-cycle/312 N 3rd St, looking towards Johnson

Across the Street - 3rd St.

Across the Street - Johnson St.



Looking north at the rear of the lot, across 3rd St. towards Hwy 113



Looking east across 3rd St. from rear of the lot at Stein Apartments



Looking kitty-corner from the front of the lot at corner of 3rd/Johnson



Looking south on 3rd St. from front corner of lot at Johnson & 3rd



Across Johnson St. looking towards 1st and Hwy 113



<-- B-cycle Property/312 N 3rd St (rear of lot to the north)
 Vacant lot at 2040 E Johnson --> (west of the lot)



CONTEXT PHOTOS

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