

Letter of Intent
Occupy Madison - Village 3
205 S. Stoughton Rd.
Madison, WI 53714

Description: This project is Occupy Madison third Tiny House Village. The project will include 22 tiny houses (portable shelter units) for people who are experiencing homelessness, community gardens, a farm stand, a woodshop/fabrication area for building tiny houses, a free store for people experiencing homelessness, a retail store to sell products made by our residents, office space for a nonprofit serving people experiencing homelessness, and common area space for the residents. The indoor common area space will include a kitchen, craft room, community space, laundry, bathrooms and showers. For more information about our organization, see occupymadisoninc.com.

Site Conditions: See plans

Project Schedule:

June - Council Approval

July - Sell building to county for 10 years, to be purchased back for \$100

- Begin exterior landscaping and work that can be done as we seek final sign off
- Begin building tiny houses

August - Start interior renovation

December - Finish interior renovations

2025 - residents begin moving into conestoga huts once interior completed, finish exterior work

2026, 2027 - start replacing conestoga huts with wooden houses

2028 or 2029 - finish building 46 wooden houses for all three villages

Phasing Plan: There is no phasing in this project, see timeline above

Proposed Uses:

- Tiny House Village
- Food and related goods sales
- Garden Center
- Light manufacturing
- Free standing vending
- Counseling, community services organization
- Community Garden
- Market Garden
- Keeping of chickens
- Keeping of honeybees
- Mission box
- Solar energy system

Hours of Operation: The hours of operation for all activities other than the portable shelter community/living space and are 8:00 AM to 10:00 PM Sunday through Thursday and 8:00 AM to 12:00 PM Friday and Saturday.

Number of Employees: 0 paid employees

Gross Square Footage: 49,408, site is 45,604 sq ft, 1.05 acres.

Number of Units: 22

Public Subsidy Requested: None from the City of Madison at this time. County is spending capital and operating dollars.

Project Team:

Owner/Developer: Brenda K. Konkel, President Occupy Madison and many Occupy Madison volunteers and residents

Architect: Roger Smith and Lou Host-Jablonski, Design Coalition

Landscape Architect: Richard Slayton

General Contractor: Bachman Construction

Subcontractors: Hill Electric, Harker Heating and Cooling, Pertzborn Plumbing

SITE INFORMATION
205 S STOUGHTON ROAD

Site acreage: 1.03 Acres 45,060 sqft
 Existing single story building and single story addition
 Building Height: 17'-6" to roof peak extng
 18'-6" (21'-2") from same grade for new addition
 Building Type: VB for existing building and addition
 Total Square Footage of Building: 7638 sqft 1st Floor (footprint)
 832 sq ft Addition = 8470 sqft
 total building footpr
 3668 sqft existing basement

Lot Coverage: Building: 8470 sqft
 Paving: 2,1676 sqft Extng.
 - 15,494 sqft removed
 + 1140 sqft added

 = 17,792 sqft = 39%

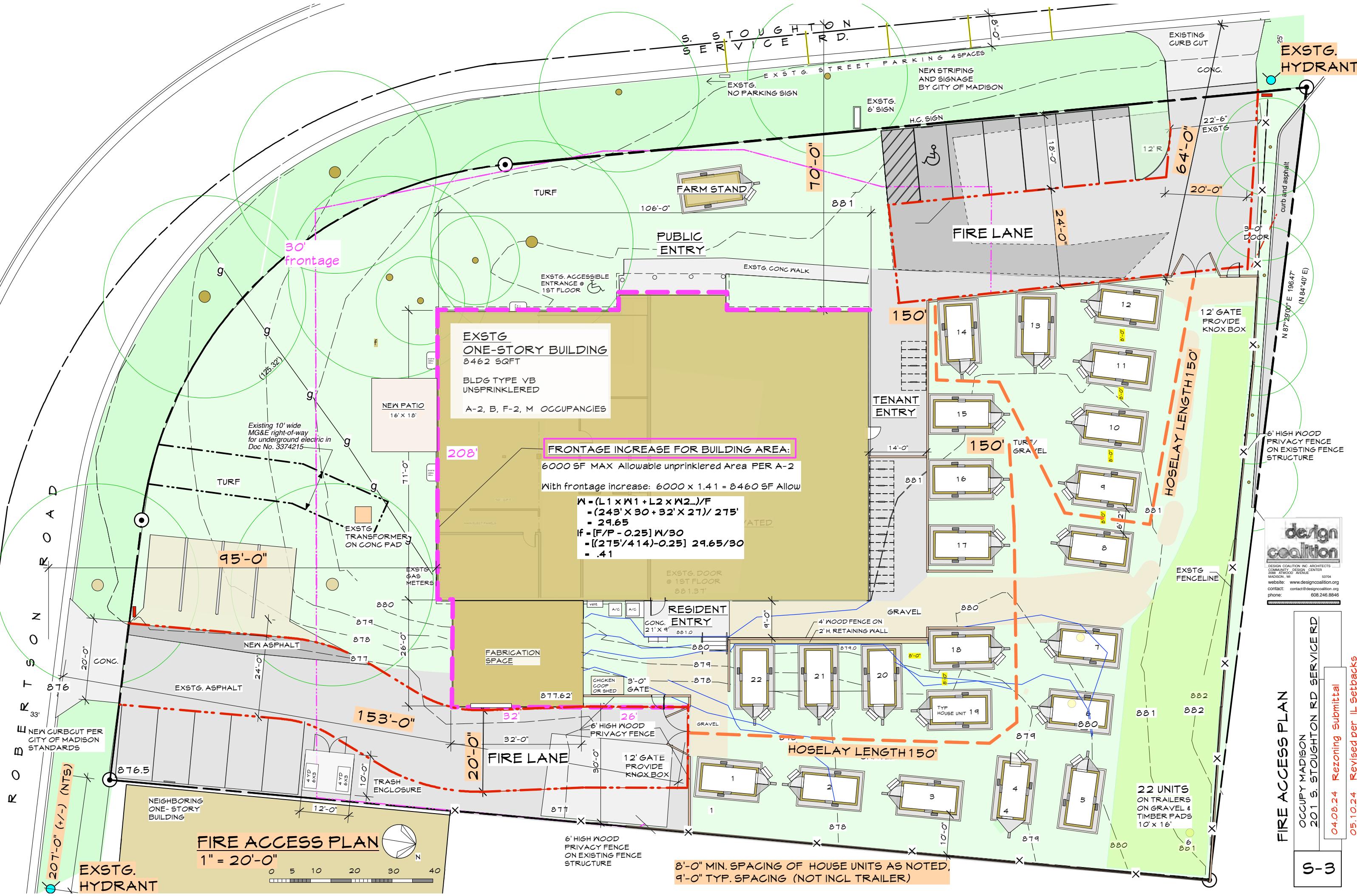
Number of Employees: Occupy Madison: 4
 Tenant: 8

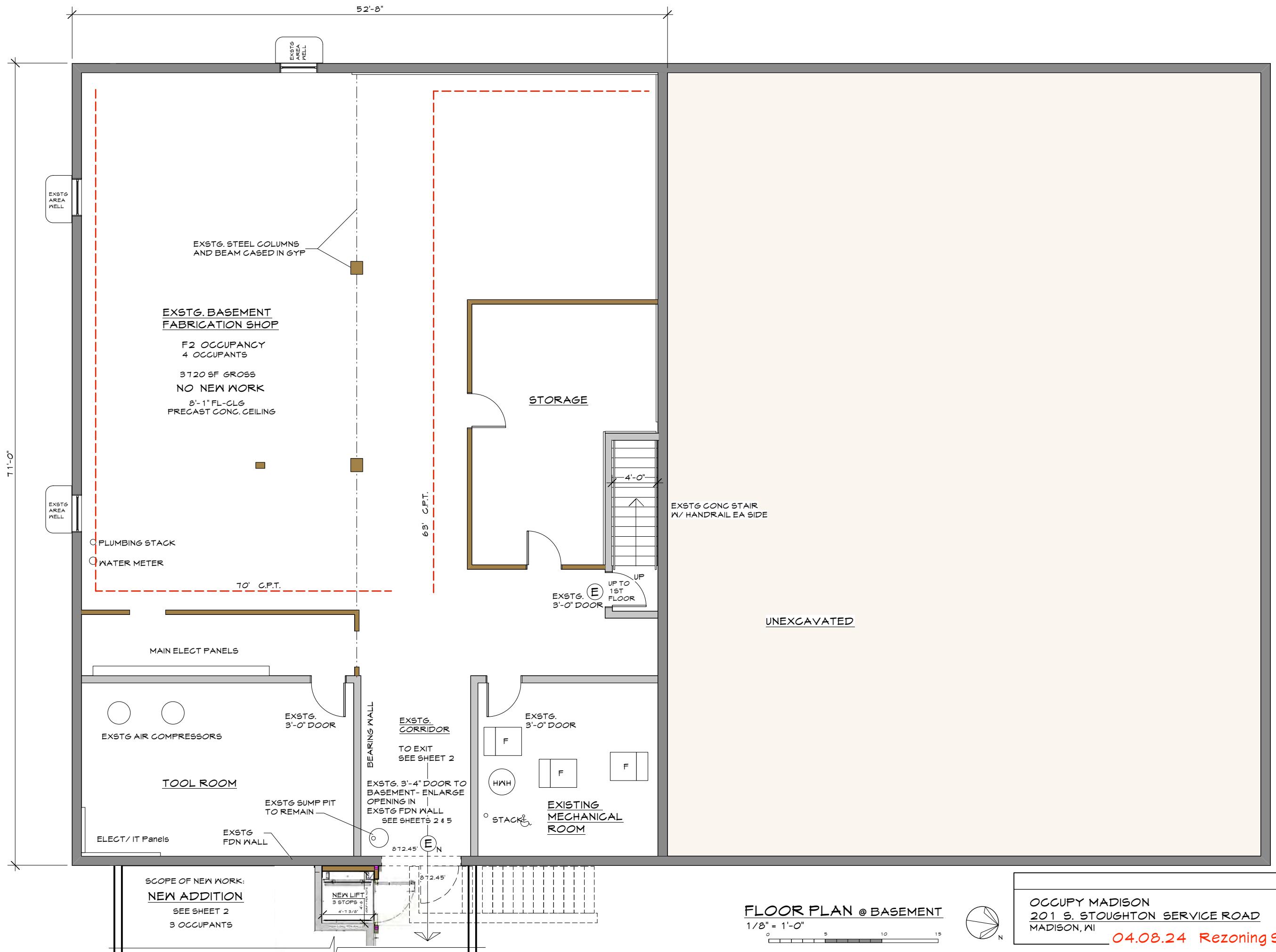
Number of Residents: 22
 Day Guests 8
 Mercantile Use 11

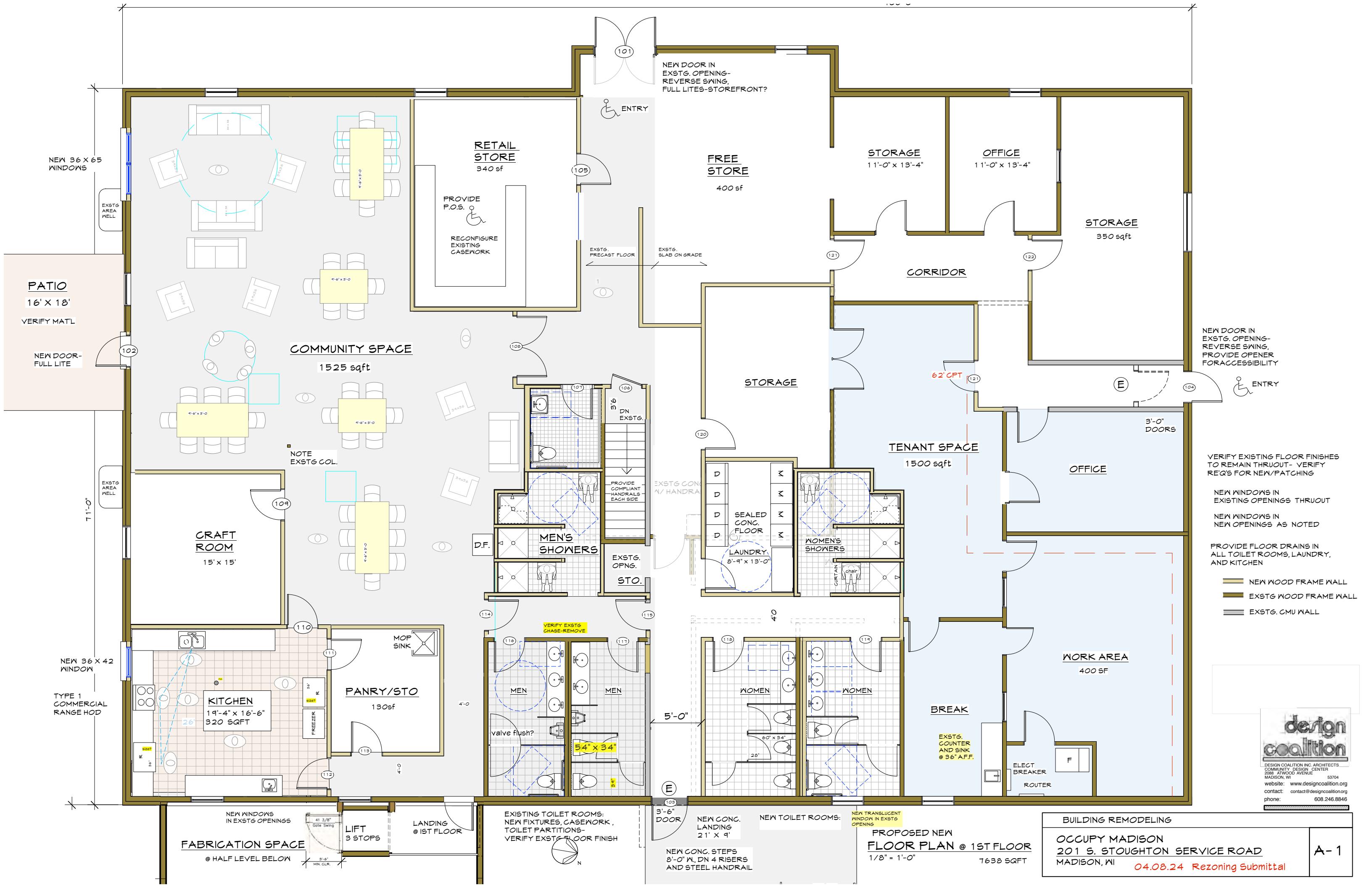
On-site parking stalls: 15 (incl/ 1 accessible)
Street parking spaces: 4

Bike Parking: 6 stalls PUBLIC
 16 stalls RESIDENTS









EXST GONG. FDN WALL 872.45

SEE SHEET 0
AND SHEET SITE FOR
EXSTG. BASEMENT

EXSTG.
CORRIDOR

EXISTING MECHANICAL ROOM

UNEXCAVATED

TOOL ROOM

Architectural floor plan showing a room with dimensions 26'-0" by 18'-0". A dashed line labeled "HIGHER FDN WALL" indicates a higher foundation wall on the right side.

FABRICATION SPACE

Architectural drawing showing a platform lift area. The platform is labeled "NEW PLATFORM LIFT". The lift has a height of "4'-7 3/8"". The platform has a width of "5'-1"". The lift is labeled "LIFT". The platform has a "MIN. CLR." of "3'-6"". A "Gate Swing" is indicated. A "41 3/4" door is shown. A "MAX" dimension of "8"" is indicated. A "VERIFY LPER NOTE" box is present. A "ALL BUTTON" label is at the bottom. A "C" dimension of "3' 3 1/2"" is also shown.

WORKBENCH BY OWNER

WOOD STAIRS W/
STEEL GUARDRAILS
HANDRAILS PER CO

877'6?

GRADE
877.17'
4'-3 3/4"
3'-4"
R.O.
OOR

E_N

FLOOR PLAN FABRICATION SPACE

1-0 ALL DIMENSIONS ARE TO FRAMING
UNLESS OTHERWISE NOTED

NEW WORKSHOP ADDITION

OCCUPY MADISON
201 S. STOUGHTON SERVICE ROAD
MADISON, WI 040824 Rezoning Submittal

A-2



ELEVATION @ NORTH



@ NORTHWEST

EXISTING WALK TO PUBLIC ENTRY



ELEVATION @ SOUTH



ELEVATION @ WEST



SE CORNER @ FABRICATION SPACE

CURRENTLY UNDER CONSTRUCTION



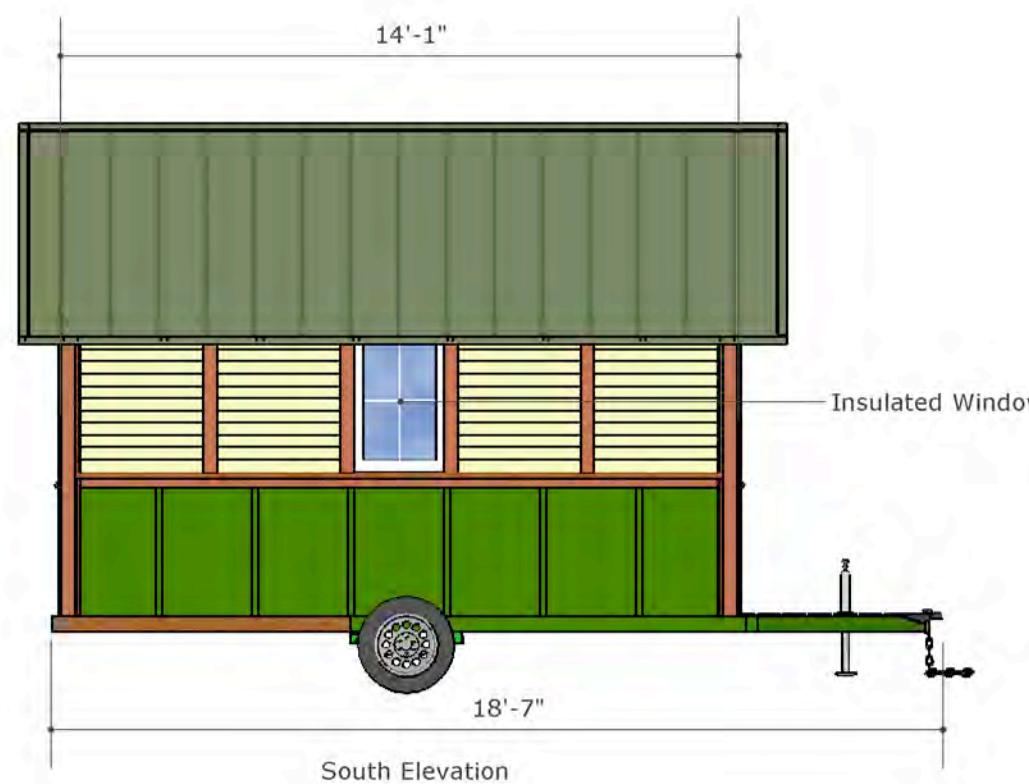
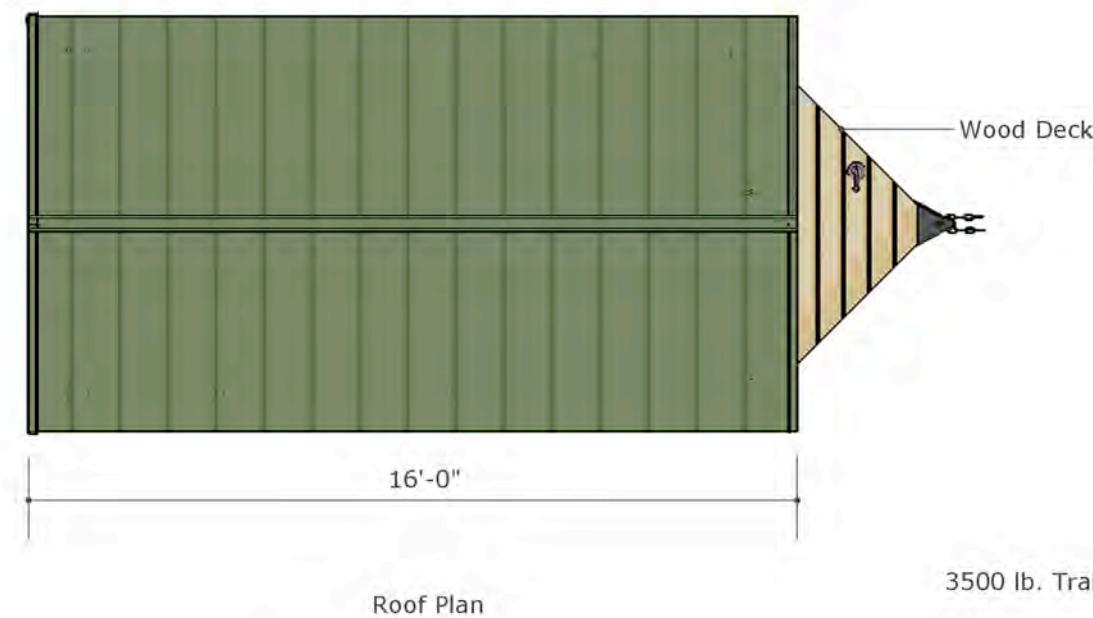
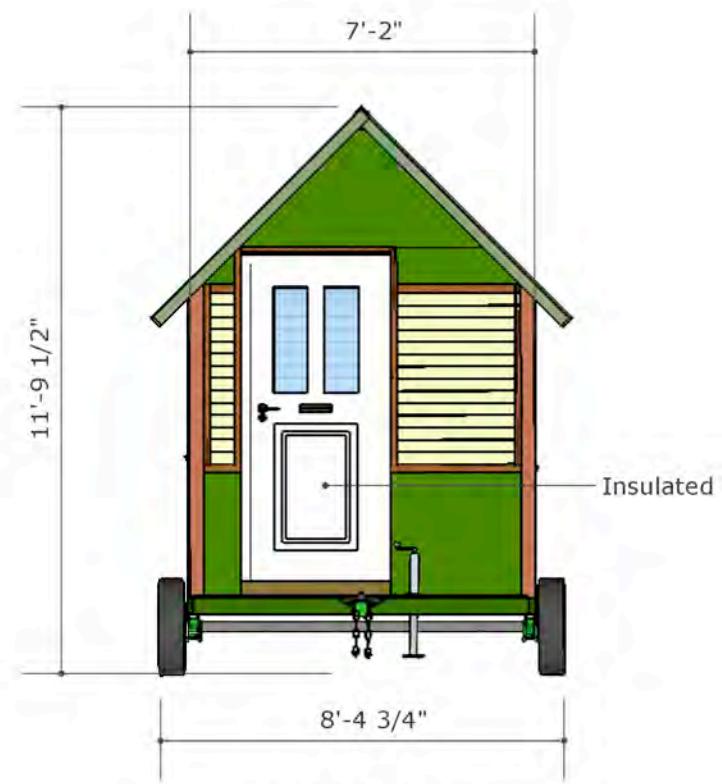
PARTIAL ELEVATION @ EAST

EXTERIOR VIEWS

OCCUPY MADISON
201 S. STOUGHTON SERVICE ROAD
MADISON, WI 53704
04.08.24 Rezoning Submittal

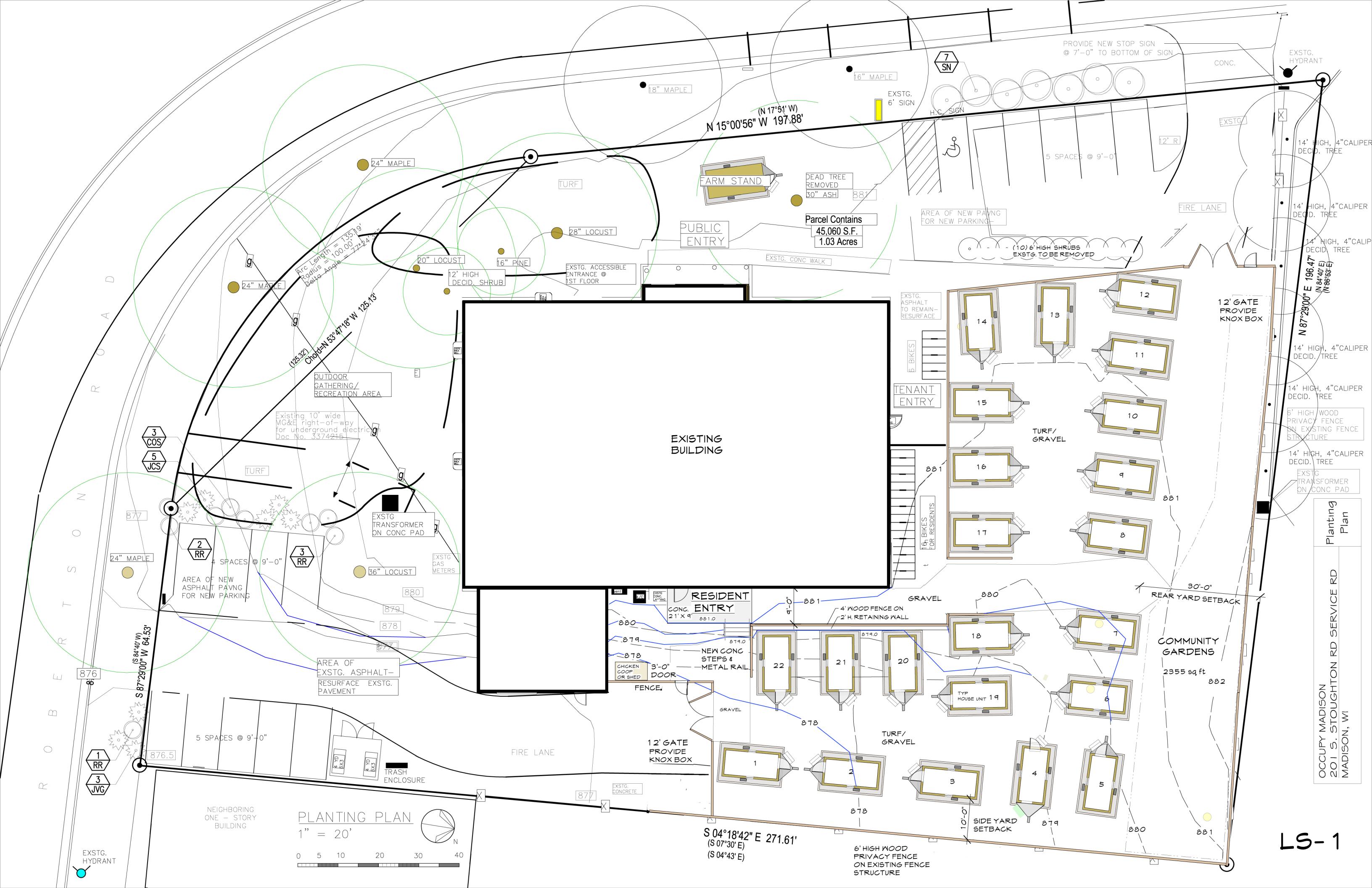


DESIGN COALITION INC. ARCHITECTS
COMMUNITY DESIGN CENTER
2000 MADISON AVENUE
MADISON, WI 53704
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TINY HOUSES

OCCUPY MADISON
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MADISON, WI 53704
04.08.24 Rezoning Submittal

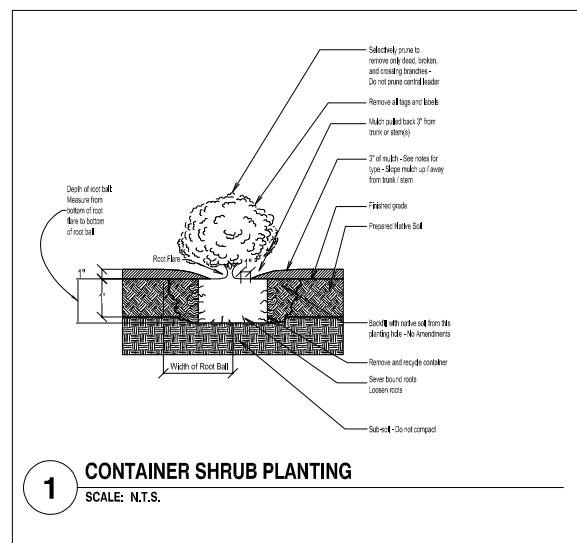


PLANTING NOTES

1. The Contractor shall locate and verify the existence of all utilities prior to starting work.
2. Coordinate landscape work with other contractors and utility locations.
3. Mulch all areas of trees and shrubs with shredded hardwood bark to a 3" depth.
4. Upon completion of the maintenance and approval for final acceptance, the Contractor shall supply the Owner written maintenance instructions.

PLANTING SCHEDULE

Symbol	Key	Botanical Name	Common Name	Qty	Planting Size	Root Spec	Spacing	Comments
Deciduous Shrubs								
	COS	<i>Cephalanthus occidentalis</i> 'Sugar Shack'	Sugar Shack Buttonbush	3	18" HT	Cont	As shown	Full plants
	RRP	<i>Rosa rugosa</i> 'Purple Pavement'	Purple Pavement Rose	6	18" HT	Cont	As shown	Full plants
	SN	<i>Sambucus nigra</i> 'Black Lace'	Black Lace Elderberry	7	18" HT	Cont	As shown	Full plants
Evergreen Shrubs								
	JCS	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	5	18" HT	Cont	As shown	Full plants
	JVG	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	3	18" HT	Cont	As shown	Full plants



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