

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 houselessness, community gardens, a farm stand, a woodshop/fabrication area for building tiny houses, a free store for people experiencing houselessness, 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 exstg
 18'-6" (2'1"-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 footprint
 3668 sqft existing basement

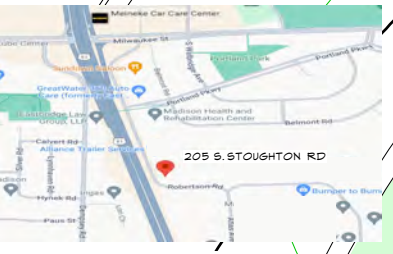
Lot Coverage: Building: 8470 sqft
 Paving: 21,676 sqft Exstg
 -13,494 sqft removed
 + 11140 sqft added
 = 17,192 sqft = 39%

Number of Employees: Occupy Madison: 4
 Tenant: 2
 Number of Residents: 2
 Day Guests: 8
 Mercantile Use: 11

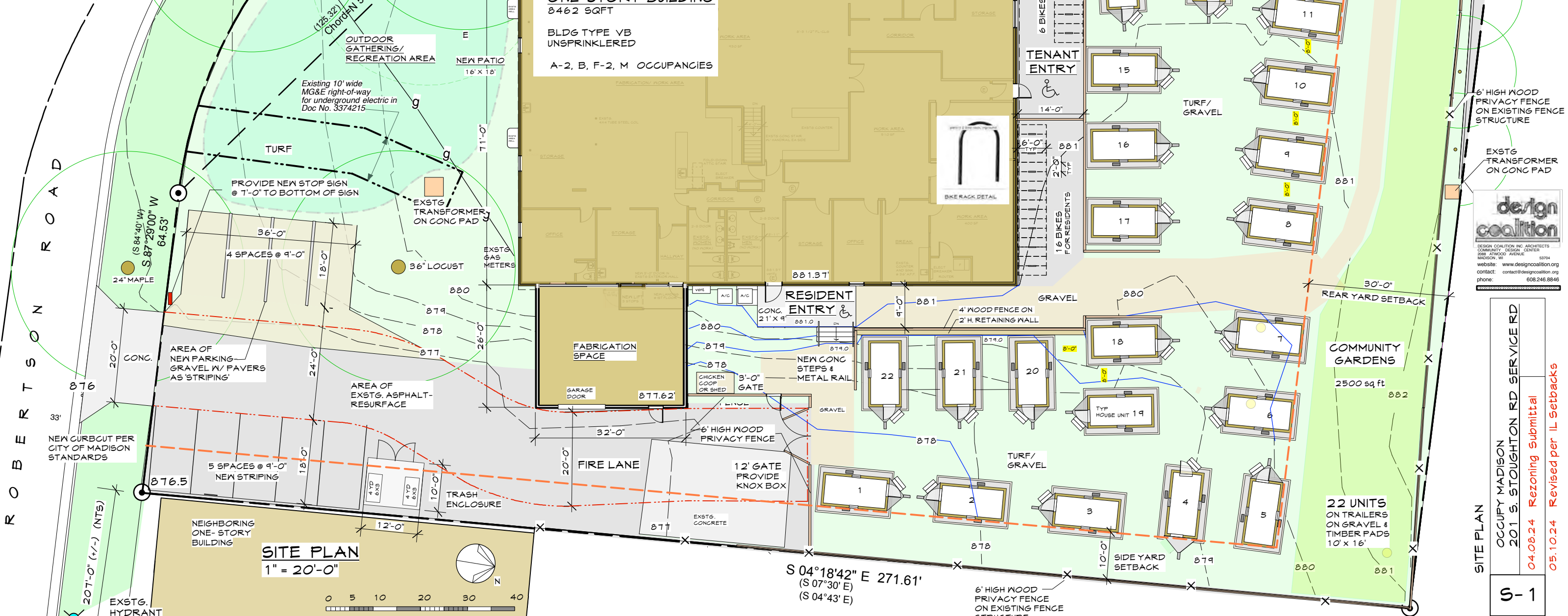
On-site parking stalls: 15 (incl/1 accessible)
 Street parking spaces: 4

Bike Parking: 6 stalls PUBLIC
 16 stalls RESIDENTS

-REMOVE EXISTING ASPHALT THROUGHOUT ENCLOSED/FENCED AREA OF HOUSES AND PROVIDE NEW SURFACES AS NOTED IN DRAWING
 -8'-0" MIN. SPACING OF HOUSE UNITS AS NOTED +/- 9'-0" TYP SPACING (NOT INCL TRAILER)
 -ELECTRICAL SERVICE FOR HOUSE UNITS LOCATED ON WOOD PRIVACY FENCES AND TRENCHED TO UNITS NOT ADJACENT TO FENCES



LOCATION MAP

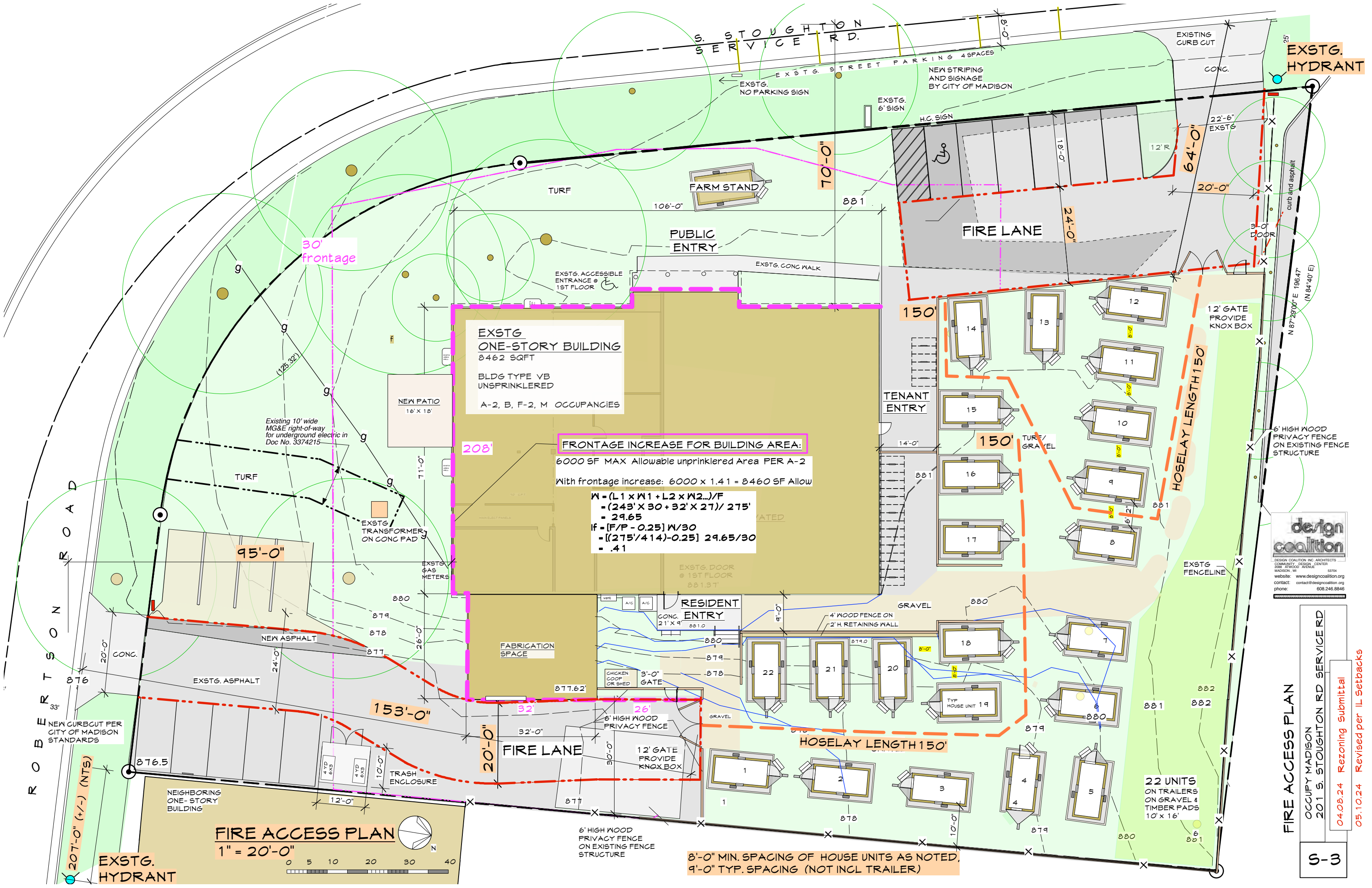


SITE PLAN
 OCCUPY MADISON
 201 S. STOUGHTON RD SERVICE RD
 04.08.24 Rezoning Submittal
 05.10.24 Revised per IL Setbacks



design coalition
 DESIGN COALITION INC. ARCHITECTS
 COMMUNITY DESIGN CENTER
 2088 ATWOOD AVENUE
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 website: www.designcoalition.org
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LARGE SCALE CONTEXT **SITE PLAN**
 OCCUPY MADISON
 201 S. STOUGHTON RD SERVICE RD
04.08.24 Rezoning Submittal
S-2



EXSTG ONE-STORY BUILDING
 8462 SQFT
 BLDG TYPE VB
 UNSPRINKLERED
 A-2, B, F-2, M OCCUPANCIES

FRONTAGE INCREASE FOR BUILDING AREA:
 6000 SF MAX Allowable unprinklered Area PER A-2
 With frontage increase: 6000 x 1.41 = 8460 SF Allow

$$W = (L1 \times W1 + L2 \times W2...) / F$$

$$= (243' \times 30' + 32' \times 27') / 275'$$

$$= 29.65$$

$$I_f = [F/P - 0.25] W/30$$

$$= [(275/414) - 0.25] 29.65/30$$

$$= .41$$

FIRE ACCESS PLAN
 1" = 20'-0"

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FIRE ACCESS PLAN
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 S-3

8'-0" MIN. SPACING OF HOUSE UNITS AS NOTED,
 9'-0" TYP. SPACING (NOT INCL TRAILER)

Existing Conditions Survey

Legal Description of Record: Document No. 5880041

Part of the Southwest 1/4 of Section 4, Township 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest corner of said Southwest 1/4 of the Southeast 1/4; thence East 403.9 feet along the North line of said Southwest 1/4 to the Southeast 1/4 of the way line of South Stoughton Road (U.S.H. 51); thence South 17°51' East, along said right of way line, 335.1 feet; thence North 84°40' East, 51.2 feet to the point of beginning and on the East right of way line of a 50 foot service road; thence North 84°40' East, 266.45 feet to the East line of lands described in Volume 599 of Deeds, Page 3, as Document No. 858742; thence South 7°30' East, along said East line, 272.2 feet to the North right of way line of Robertson Road; thence South 84°40' West, along said right of way line, 133.6 feet to a point of curve; thence on a curve to the right, convex to the Southwest, having a radius of 100 feet, and a long chord that measures 125.32 feet to a point that is 50 feet Northeast of measured at right angles to, the East right of way line of South Stoughton Road; thence North 17°51' West, along the East right of way line of 50 feet service road, 197.5 feet to the point of beginning, EXCEPT that part conveyed in Instrument recorded on November 16, 1992, in Volume 20913 of Records, Page 9, as Document No. 2413782.

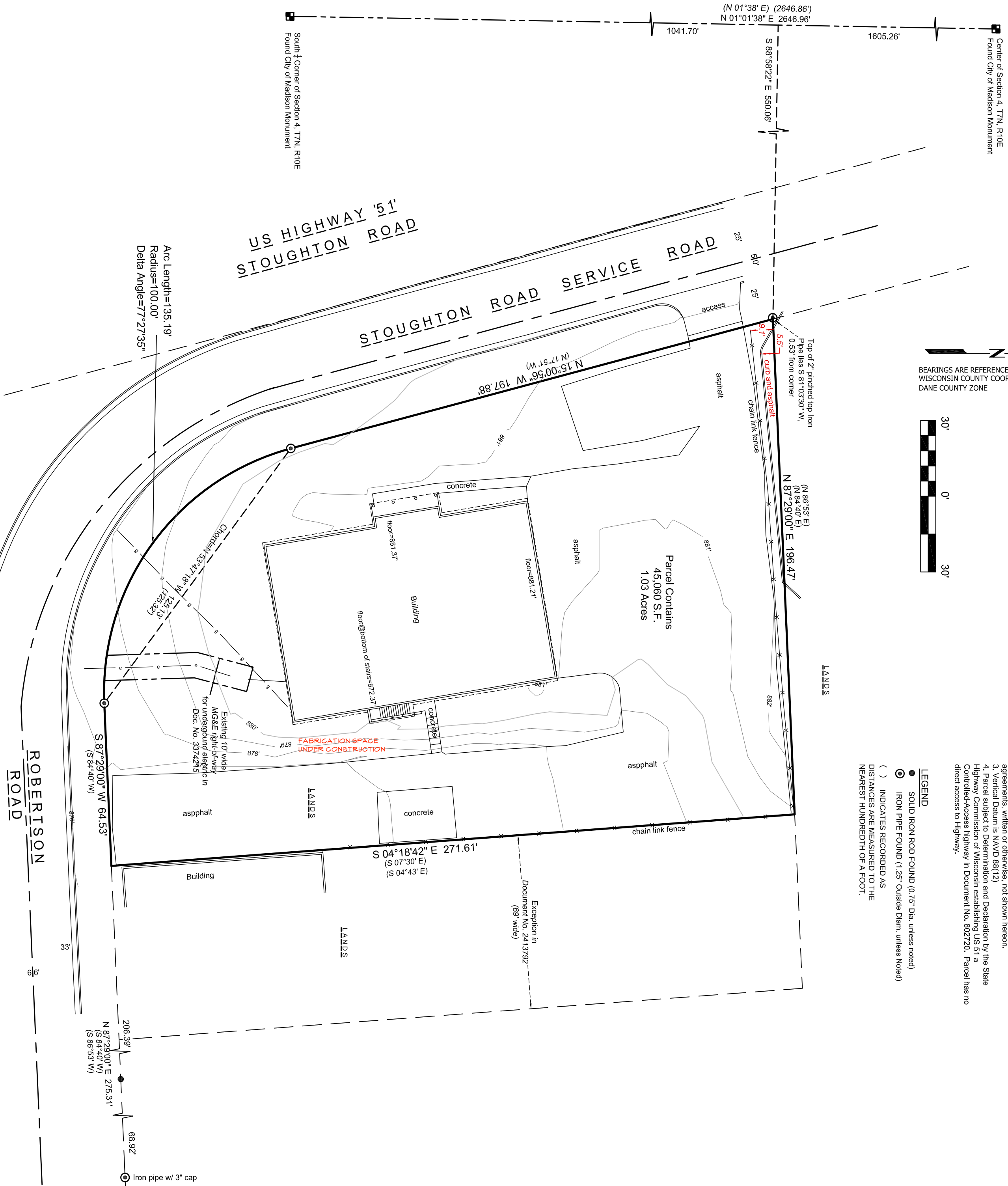
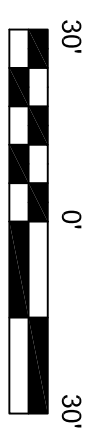
Notes:

1. Building dimensions and associated offset distances were measured along the outside of the brick siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
3. Vertical Datum is NAVD 88(12)
4. Parcel subject to Determination and Declaration by the State Highway Commission of Wisconsin establishing US 51 a Highway Controller-Access Highway in Document No. 802720. Parcel has no direct access to Highway.

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia, unless noted)
- IRON PIPE FOUND (1.25" Outside Diam, unless noted)
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

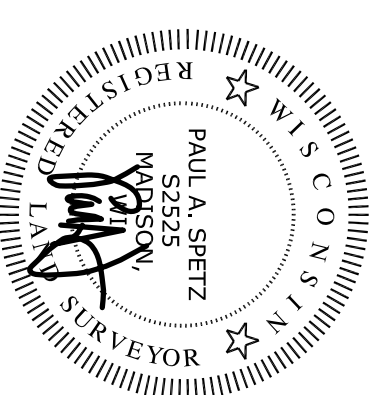
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE COUNTY ZONE



SURVEYOR'S CERTIFICATE

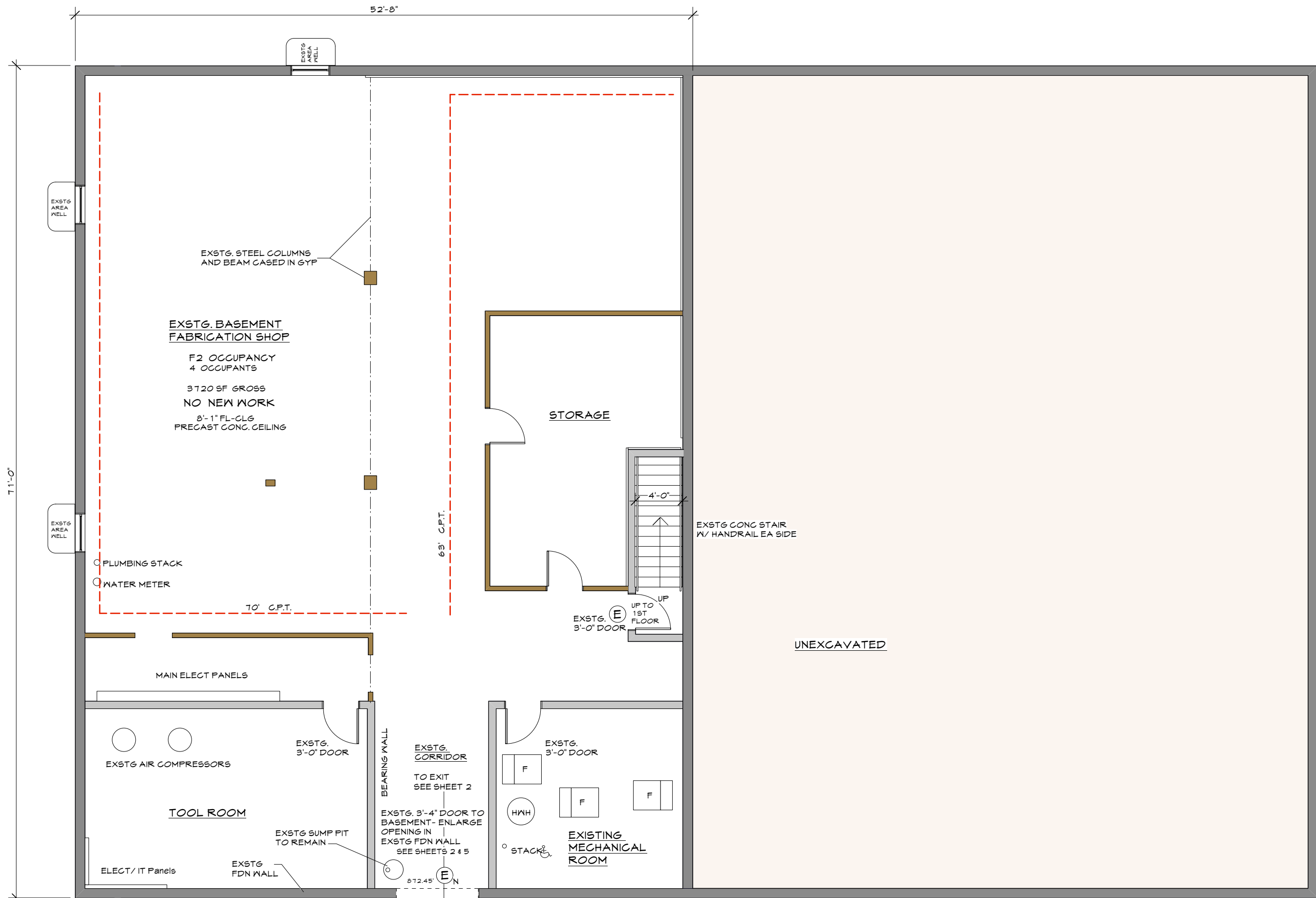
I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, visible improvements, potential encroachments and its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 26th Day of January, 2023; Paul A. Spetz, S 2525



PREPARED FOR:
OCCUPY MADISON
304 N 3RD STREET
MADISON, WI 53704

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 783-1400
www.isthmussurveying.com



EXISTG. BASEMENT FABRICATION SHOP
 F2 OCCUPANCY
 4 OCCUPANTS
 3720 SF GROSS
 NO NEW WORK
 8'-1" FL-CLG
 PRECAST CONC. CEILING

STORAGE

MAIN ELECT PANELS

TOOL ROOM

EXISTING MECHANICAL ROOM

SCOPE OF NEW WORK:
NEW ADDITION
 SEE SHEET 2
 3 OCCUPANTS

NEW LIFT
 3 STOPS

FLOOR PLAN @ BASEMENT
 1/8" = 1'-0"



OCCUPY MADISON
 201 S. STOUGHTON SERVICE ROAD
 MADISON, WI

A-O

04.08.24 Rezoning Submittal

- EXSTG WOOD FRAME WALL
- EXSTG. CMU WALL
- EXSTG. CONC. FDN. WALL
- EXSTG EXIT SIGN
- NEW EXIT SIGN

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KITCHEN

71'-0"

52'-8"

EXSTG AREA WELL

EXSTG AREA WELL

EXSTG AREA WELL

EXSTG. STEEL COLUMNS AND BEAM CASED IN GYP

PLUMBING STACK
 WATER METER

70' C.P.T.

63' C.P.T.

4'-0"

EXSTG CONC STAIR W/ HANDRAIL EA SIDE

UNEXCAVATED

EXSTG. 3'-0" DOOR

EXSTG. CORRIDOR

TO EXIT SEE SHEET 2

BEARING WALL

EXSTG. 3'-4" DOOR TO BASEMENT- ENLARGE OPENING IN EXSTG FDN WALL SEE SHEETS 2 & 5

EXSTG. 3'-0" DOOR

F

F

F

HWH

STACK

EXSTG SUMP PIT TO REMAIN

EXSTG FDN WALL

ELECT/IT Panels

EXSTG AIR COMPRESSORS

8'72.45"

8'72.45"

4'-1 3/8"

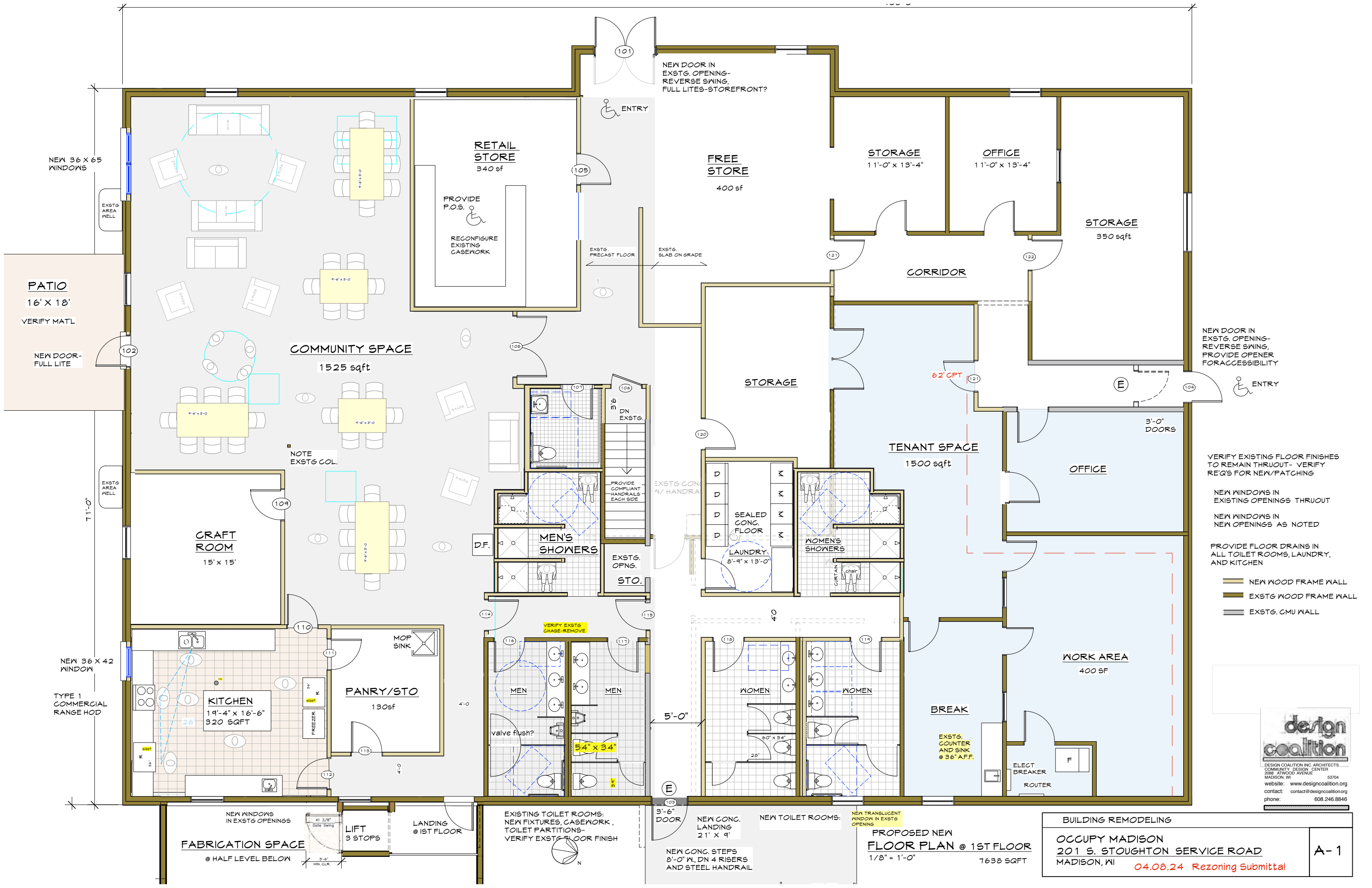
4'-0"

4'-0"

4'-0"

4'-0"

4'-0"



NEW 36 X 65 WINDOWS

PATIO
16' X 18'
VERIFY MAT'L

NEW DOOR-FULL LITE

71'-0"

NEW 36 X 42 WINDOW
TYPE 1 COMMERCIAL RANGE HOD

FABRICATION SPACE
@ HALF LEVEL BELOW

LIFT
3 STOPS

LANDING
@ 1ST FLOOR

EXISTING TOILET ROOMS:
NEW FIXTURES, CASEWORK,
TOILET PARTITIONS-
VERIFY EXSTG FLOOR FINISH

NEW CONC. LANDING
21' X 9'
NEW CONC. STEPS
8'-0" W, DN 4 RISERS
AND STEEL HANDRAIL

NEW TOILET ROOMS:

PROPOSED NEW FLOOR PLAN @ 1ST FLOOR
1/8" = 1'-0"
7638 SQFT

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

A-1

NEW DOOR IN EXSTG. OPENING- REVERSE SWING, PROVIDE OPENER FOR ACCESSIBILITY

VERIFY EXISTING FLOOR FINISHES TO REMAIN THRUOUT- VERIFY REQ'S FOR NEW/PATCHING

NEW WINDOWS IN EXISTING OPENINGS THRUOUT

NEW WINDOWS IN NEW OPENINGS AS NOTED

PROVIDE FLOOR DRAINS IN ALL TOILET ROOMS, LAUNDRY, AND KITCHEN

- NEW WOOD FRAME WALL
- EXSTG WOOD FRAME WALL
- EXSTG. CMU WALL



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TOOL ROOM

EXST CONG. FDN WALL

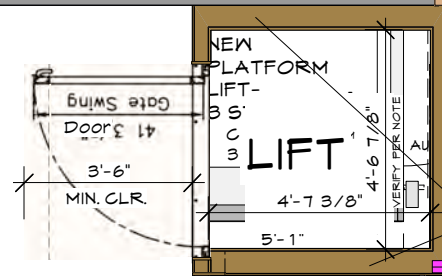
872.45'

SEE SHEET 0
AND SHEET SITE FOR
EXSTG. BASEMENT

EXSTG.
CORRIDOR

EXISTING
MECHANICAL
ROOM

UNEXCAVATED



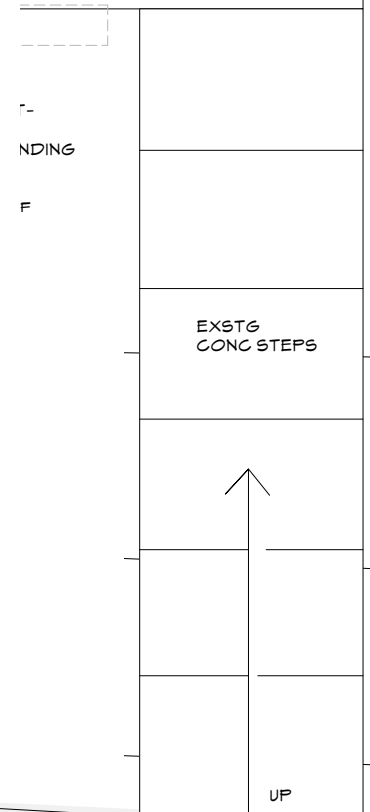
FABRICATION SPACE

WORKBENCH BY OWNER

VERIFY REMOVABLE
RAIL PER OWNER

WOOD STAIRS W/
STEEL GUARDRAILS/
HANDRAILS PER CODE

EXSTG CONG LANDING
@ 1ST FLOOR



880

879

878

877

26'-0"

18'-0"
HIGHER FDN WALL

3'-1"
R.O. VERIFY

877.62

EN

GRADE
877.17'

4'-3 3/4"
3'-4"
R.O.

DOOR

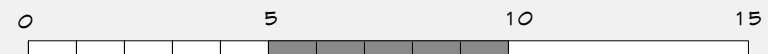
32'-0"

877

FLOOR PLAN FABRICATION SPACE

1/4" = 1'-0"

ALL DIMENSIONS ARE TO FRAMING
UNLESS OTHERWISE NOTED



NEW WORKSHOP ADDITION

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

A-2



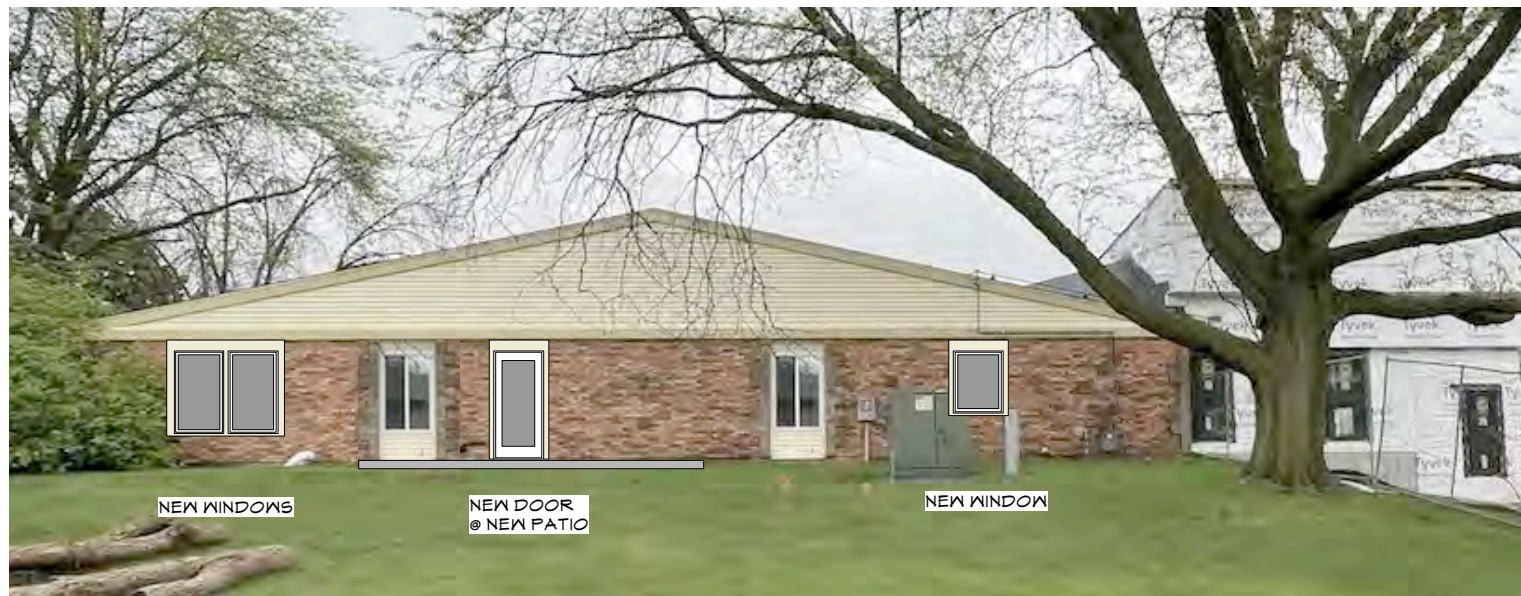
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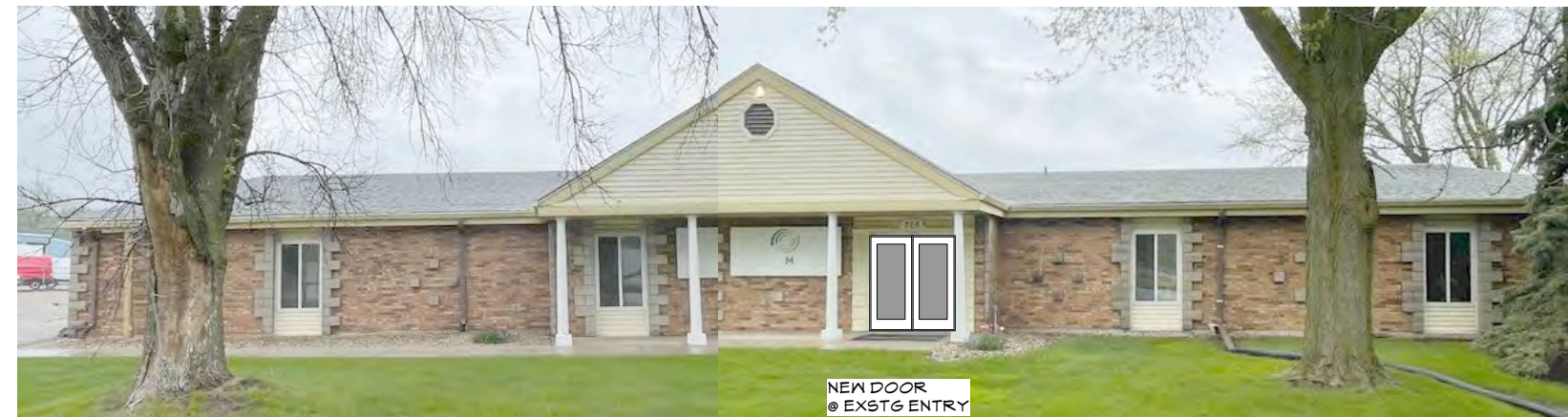
ELEVATION @ NORTH



@ NORTHWEST
EXISTING WALK TO PUBLIC ENTRY



ELEVATION @ SOUTH



ELEVATION @ WEST



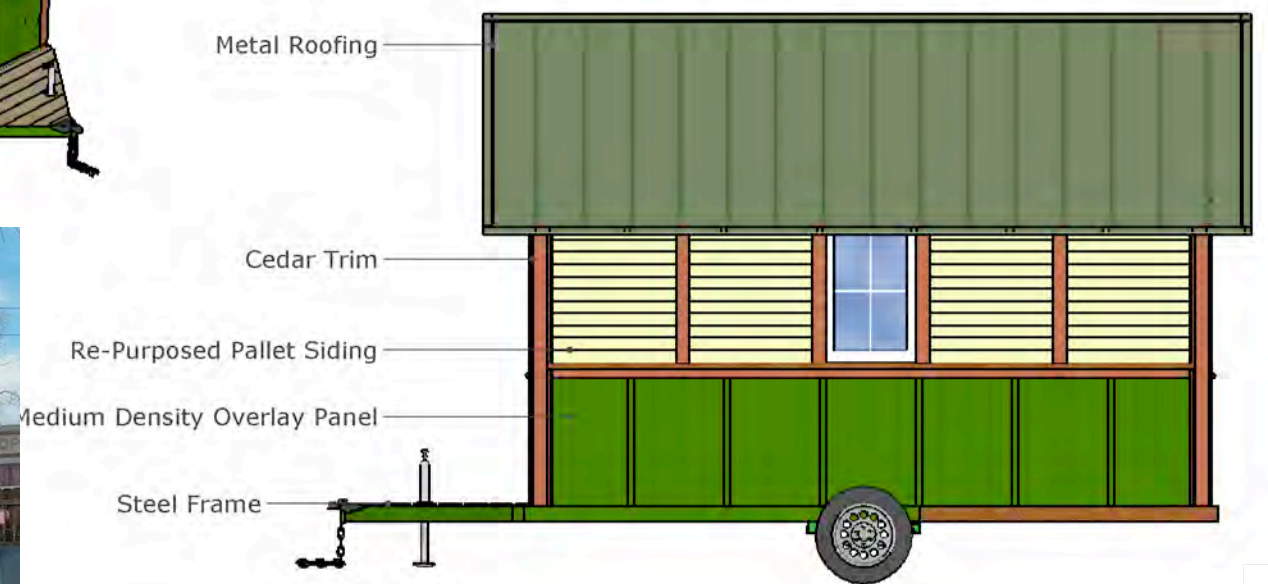
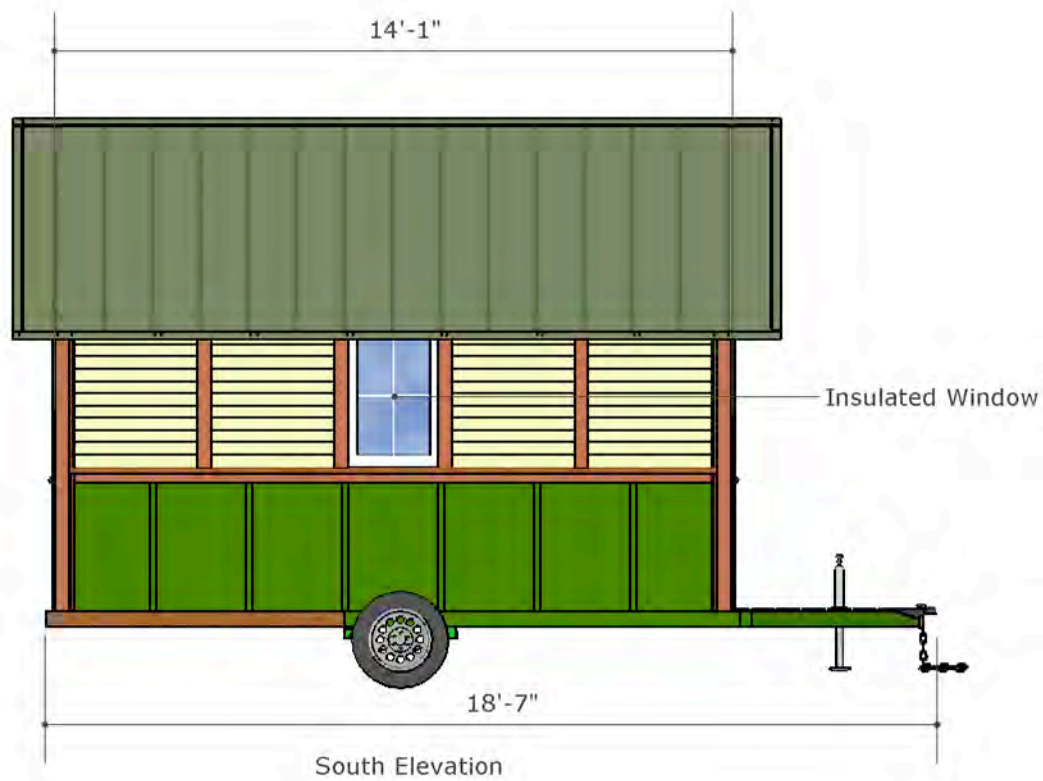
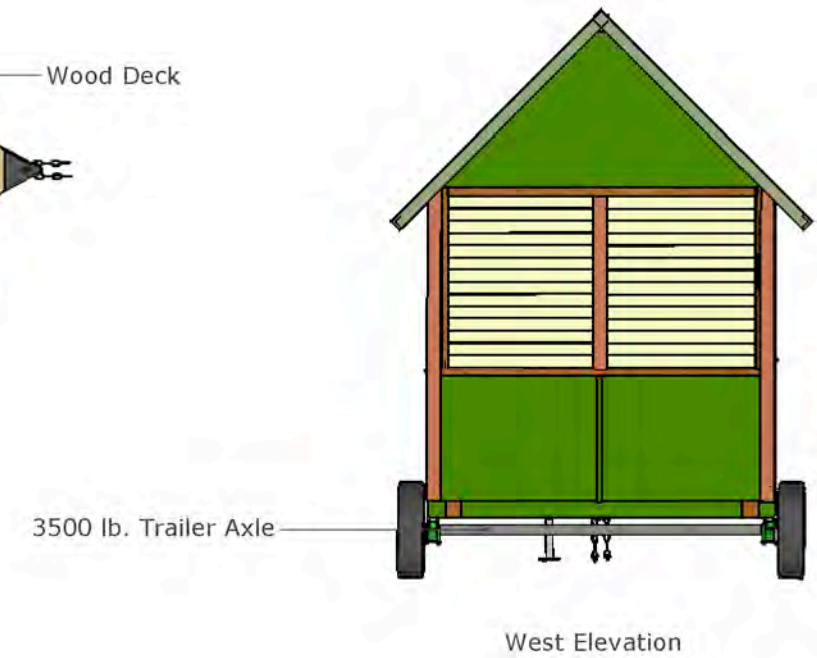
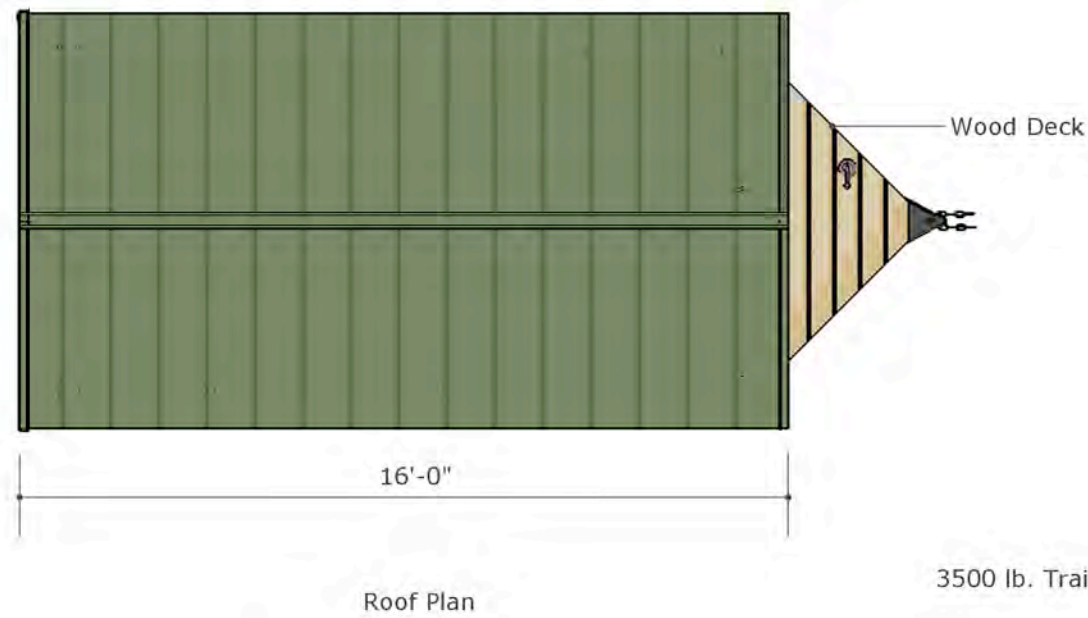
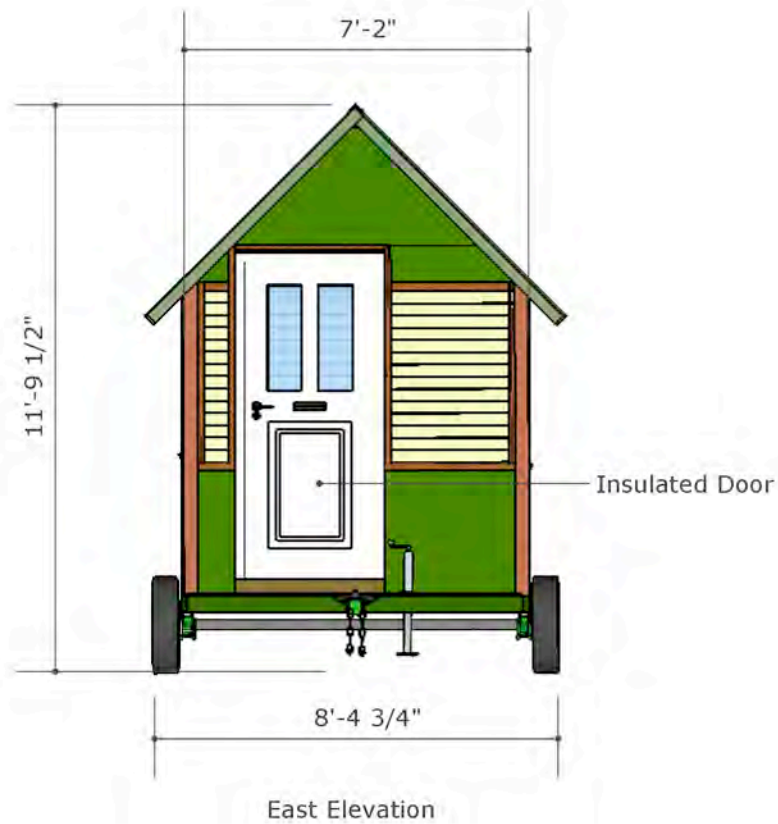
PARTIAL ELEVATION @ EAST



SE CORNER @ FABRICATION SPACE
CURRENTLY UNDER CONSTRUCTION

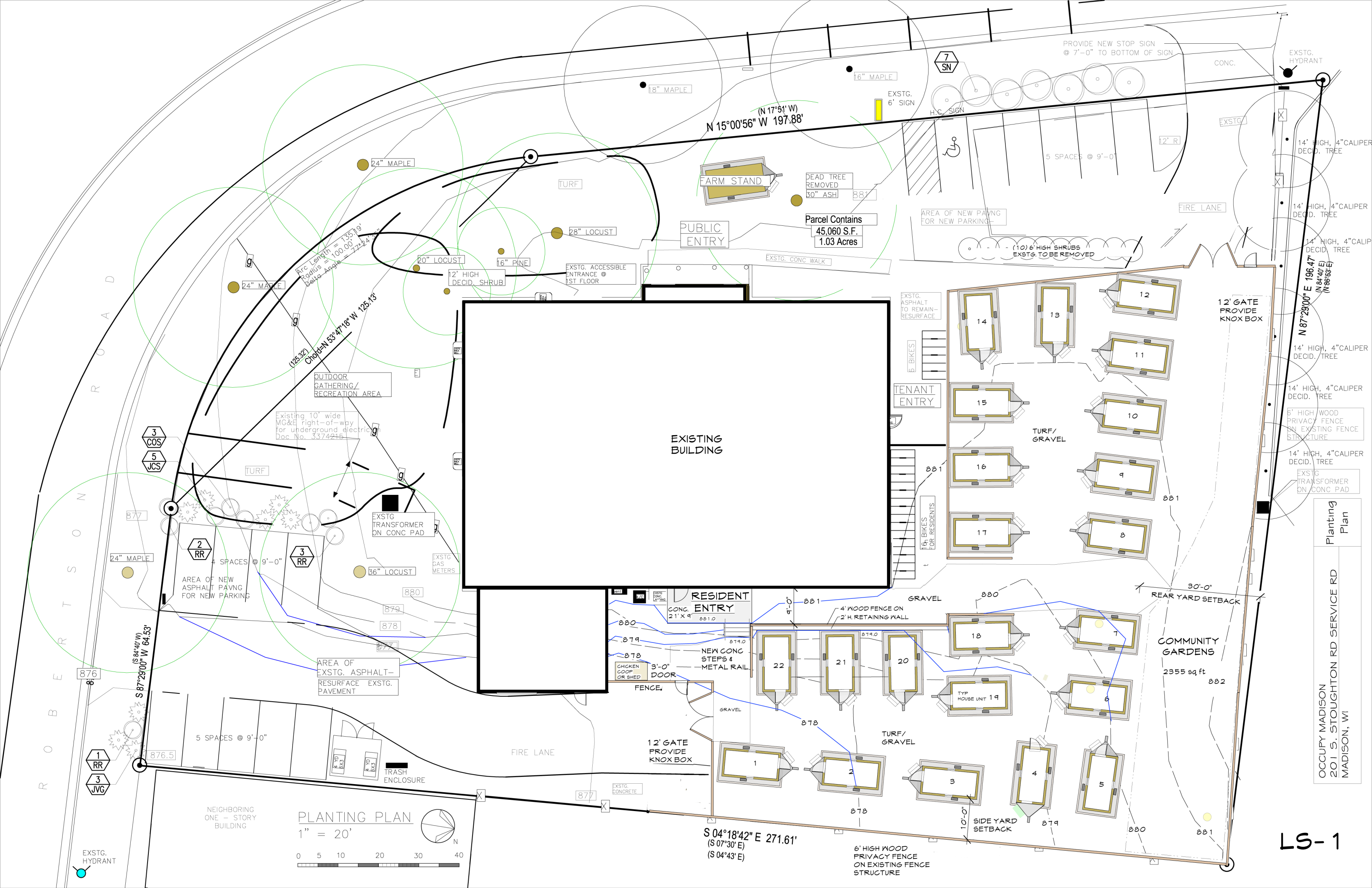
EXTERIOR VIEWS

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



TINY HOUSES

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



PLANTING PLAN
 1" = 20'
 0 5 10 20 30 40



Planting Plan
 OCCUPY MADISON
 201 S. STOUGHTON RD SERVICE RD
 MADISON, WI

LS-1

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

