

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

2/17/21
8:00 a.m.

RECEIVED

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner Brenda K. Konkel Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150
(per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500
(per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100
(per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Letter of Intent
Occupy Madison, Inc. Tiny House Village 2
Planned Development at 1901 Aberg Ave. Madison, WI 53704

Proposal Description:

This project is Occupy Madison, Inc.'s second tiny house village called a "portable shelter community". This village was started through temporary zoning in response to the pandemic, to create emergency shelter for those experiencing homelessness. We have temporary zoning through June 1, 2021 and are seeking permanent zoning to transition our "conestoga huts" to "tiny houses". Both unit types are considered "portable shelter units". Our goal is to transition the "conestoga huts" to another village at some point and replace the temporary and cheaper huts with larger and more permanent houses. The interior work was done during the temporary zoning phase (showers, laundry, resident kitchen) along with the fence and electricity for the houses. The permanent zoning finishes the exterior work and significantly greens the site and improves stormwater runoff. There will be no digging on the site, all improvements will be built on top of existing pavement similar to the first village at 304 N 3rd St. The permanent zoning also creates uses to generate income so the village can become self-sustaining.

Temporary Zoning: See attached for temporary zoning acquired on 10/20/20 by City Council Resolution file # 62645. Temporary zoning remains in effect until June 1, 2021.

Temporary Zoning allowed us to:

- Build a laundry room (4 washers, 4 dryers)
- Build two shower rooms with 4 showers each (8 total), including ADA accessible shower in each shower room
- Build a kitchen for residential use (preserving commercial kitchen for future use)
- Place 28 conestoga style portable shelter units (see definition below) on the property
- Other temporary zoning requirements can be found in attached file #62645

Permanent Zoning: This zoning application is to allow for the construction of a portable shelter community, general retail/restaurant and gardens/ greenhouse with farm stand. See below for full uses list.

- **Portable Shelter.** Any movable living quarters, no more than 150 square feet in area, used as an individual's permanent place of habitation. For purposes of this definition, a permanent place of habitation is established when an individual lives in a portable shelter for four (4) consecutive months.
- **Portable Shelter Community.** Any site, lot, parcel, or tract of land designed maintained, intended or used for the purpose of supplying a location or accommodations for more than three (3) portable shelters and shall include all buildings included or intended for use as part of the Portable Shelter Community. A "portable shelter community" shall not include a "portable shelter mission."

Permanent zoning will require us to:

- Reduce the current village from 28 conestoga style huts (60 sq. ft.) to 22 wooden house portable shelter units (99 sq. ft.) as seen in photos attached.
- Complete all landscaping as shown in submittals.
- Remove current signage.

- Add Food Cart as shown on submittals.

Site Conditions: This property was a former bar/restaurant with a large surface parking lot.

Project Schedule:

Temporary Zoning

- Oct. 20, 2020 – Obtain temporary zoning
- Nov. 6, 2020 – Purchase property
- Nov. 1, 2020 – Jan. 8, 2021 – Construct 34 Conestoga Style Huts
- Nov. 9, 2020 – Jan. 15, 2021 – Renovations of interior
- Nov. 20 & 21 – Construct Fence

Permanent Zoning Process

- February 17 – Submit UDC initial and final approval and Land Use Applications
- March 17 – Neighborhood Meeting
- April 14 – Urban Design Commission
- April 24 – Plan Commission
- May 4 – Common Council Approval

Once approved and sign-offs completed

- Summer 2021
 - Landscaping and improvements in areas outside the fence
 - Food cart area
 - Move fence and gate on the west side of the property
 - Install pedestrian gates
- Summer 2021 – Fall 2023
 - Continue constructing up to 22 wooden houses and complete landscaping as the houses are installed on their wooden pads
 - Complete greenhouse
 - Install shed
 - Complete other landscaping within the fenced in area.

Phasing Plan:

Phasing from Temporary Zoning to Permanent zoning will take place as soon as possible through October 31, 2023, however we anticipate much of the work will be done during spring – fall 2021 and then as we complete the permanent houses for the village which will be phased in as they are built.

Proposed Uses:

The following uses shall be **Permitted Uses** within this Planned Development District:

- General office, professional offices, residential services
- Community garden, Market garden, Farm Stand
- General retail, garden center
- Service business, including small goods repair
- Counseling, community services organization
- Portable shelter community/ living space for 22 portable shelter units as shown on the approved site plans
- Mission house/Daytime Shelter/Storage Locker (personal)
- Coffee shop/tea house, bakery or food and related goods sales

- Restaurant

The following uses shall be **accessory to the permitted uses** within this Planned Development District:

- Bicycle sharing facility
- Food cart, free-standing vending
- Catering
- Short-term parking for a mobile grocery store
- Solar or wind energy systems
- Outdoor storage located entirely within a fenced enclosure and not visible from an abutting street
- Keeping of chickens and/or honeybees pursuant to the Supplemental Regulations in Section 28.151 of the Zoning Code
- Agriculture, Animal Husbandry (potential fish farm)
- Art Center
- Artist, Photographer Studio
- Artisan workshop
- Outdoor eating area, outdoor cooking operation, outdoor vending machine, outdoor display or sales events
- Health Clinic
- Health/Sports Club, Fitness Center or Studio
- Composting
- Greenhouse, nursery
- Limited Production and Processing
- Massage Therapy
- Service Business
- Recreational, community, and neighborhood centers

Hours of Operation:

That the hours of operation for all activities other than the portable shelter community/living space and food cart/restaurant shall be 8:00 AM to 10:00 PM Sunday through Thursday and 8:00 AM to 12:00 PM Friday and Saturday unless approved as an alteration by the Plan Commission or by the Director of the Planning Division following a recommendation by the district alder. Food Cart and restaurant uses would be from 5:00 AM to 2:00 PM.

Number of Employees: 0

Gross Square Footage: 27,660 sq. ft.

Number of Units/Bedrooms: 22

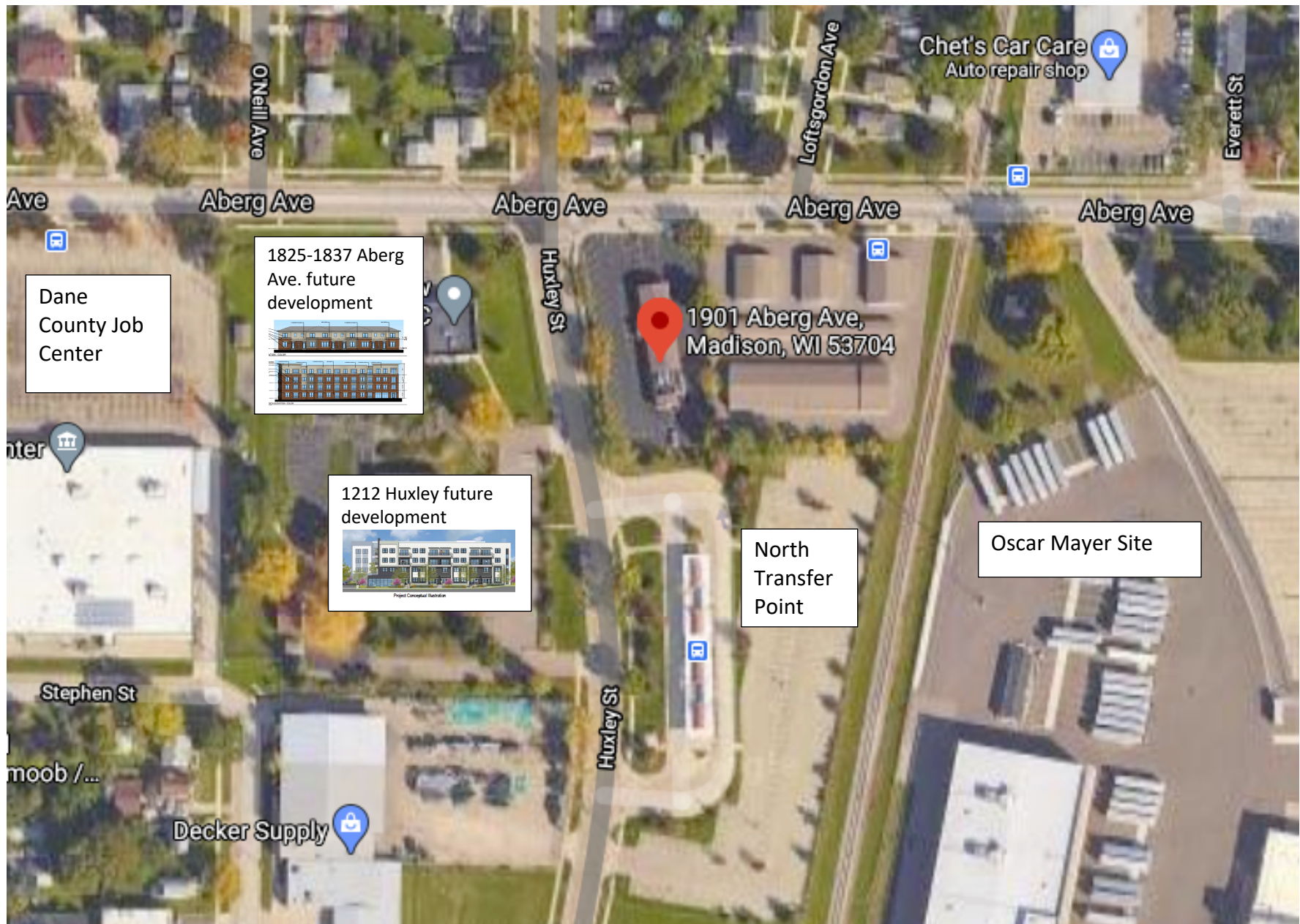
Public Subsidy Requested: None at this time for this project.

Organizational Documents: Can be found at <https://occupymadisoninc.com/about/documents/>

Project Team:

Brenda K. Konkell, developer, Co-President Occupy Madison
Ed Kuharski, Green Design Studio, Architect

Locator Map and Context



1901 Aberg Ave prior to Temporary Zoning



Current 1901 Aberg Ave



Construction Photos





Additional Context Photos



Legal Description
Occupy Madison, Inc. Tiny House Village 2
1901 Aberg Ave. Madison, WI 53704

Lot One (1) of Certified Survey Map No. 5208, recorded in Volume 23 of Certified Survey Maps, page 295, as Document No. 2009466, in the City of Madison, Dane County, Wisconsin.

Details	Reports		
File #:	62645	Version: 1	Name: Allowing for the creation and establishing rules and regulations for a temporary tiny house village at 1901 Aberg Avenue
Type:	Resolution	Status:	Passed
File created:	10/14/2020	In control:	Attorney's Office
On agenda:	10/20/2020	Final action:	10/20/2020
Enactment date:	10/26/2020	Enactment #:	RES-20-00712
Title:	Allowing for the temporary establishment and regulation of a tiny house village at 1901 Aberg Avenue, in order to provide additional shelter to the increasing number of Madison residents experiencing homelessness during the COVID-19 pandemic and the coldest and most dangerous months of the year.		
Sponsors:	Satya V. Rhodes-Conway, Syed Abbas, Grant Foster, Tag Evers, Christian A. Albouras, Sheri Carter, Barbara Harrington-McKinney, Marsha A. Rummel, Michael E. Verveer		
History (2)	Text		

Fiscal Note
No City appropriation required.

Title
Allowing for the temporary establishment and regulation of a tiny house village at 1901 Aberg Avenue, in order to provide additional shelter to the increasing number of Madison residents experiencing homelessness during the COVID-19 pandemic and the coldest and most dangerous months of the year.

Body
WHEREAS, on March 17, 2020, Public Health Madison & Dane County announced that community spread of COVID-19 was occurring in Dane County, with the first confirmed community death being reported on March 25, 2020; and,

WHEREAS, since that time, the city, state, country and the world have continued to battle the spread of COVID-19 and its many impacts; and,

WHEREAS, as of October 14, 2020, there have been 11,803 confirmed cases of COVID-19 and 46 related deaths in Dane County; and,

WHEREAS, the well-documented recent surge in COVID-19 cases in Wisconsin and Dane County is alarming, with Dane County now seeing an average of 139 people a day test positive for COVID-19; and

WHEREAS, COVID-19 has come with unprecedented challenges to Madison, including to its residents, economy, and the provision of city services; and

WHEREAS, Madison residents experiencing homelessness have been hit particularly hard by the COVID-19 pandemic, and the number of residents, particularly men, needing emergency shelter is expected to continue to rise due, in part, to:

- The loss of the use of so-called “vulnerable population” hotels, paid for with federal funds, that are currently sheltering about 130 men, many of whom would continue to require shelter services when funding to support them in the hotels is no longer available;
- The onset of colder weather which will make unsheltered homelessness less feasible. At present an estimated 200 people are camping or sleeping in cars, the vast majority of which are men;
- The depletion of rental assistance resources, and the scheduled end-of-year expiration of the federal moratorium on evictions; and,

WHEREAS, this shelter shortage is expected to continue throughout winter, leaving many individuals currently experiencing homelessness without shelter during the most extreme weather and dangerous time of the year; and,

WHEREAS, while it is difficult to make precise predictions, at least one source predicts a possible 45% rise in homelessness and those needing shelter as a result of the COVID-19 pandemic; and,

WHEREAS, Madison does not currently have enough shelter space to accommodate this growing need, and this shortage is expected to continue unless and until the city is able to identify strategies and resources for providing it; and,

WHEREAS, pursuant to M.G.O. § 3.19(1), the Common Council is empowered to declare, by ordinance or resolution, an emergency existing within the city whenever conditions arise by reason of war, conflagration, flood, heavy snow storm, blizzard, catastrophe, disaster, riot or civil commotion, acts of God, and including conditions, without limitation because of enumeration, which impair transportation, food or fuel supplies, medical care, fire, health or police protection or other vital services of the City; and,

WHEREAS, pursuant to M.G.O. § 3.19(2), the emergency power of the Common Council includes the general authority to order, by ordinance or resolution, whatever is necessary and expedient for the health, safety, welfare and good order of the city in the emergency; and,

WHEREAS, pursuant to M.G.O. § 3.19(1) and M.G.O. § 3.20(7), the Common Council may promulgate and serve such orders, rules and regulations related to the conduct of persons and the use of property as shall be necessary to protect the public’s health and safety and protect lives and property...”; and,

WHEREAS, the Common Council has taken numerous actions pursuant to the above authority throughout the COVID-19 pandemic to combat the impacts of COVID-19 on the community, including recently passing a resolution extending the City’s Sreatery Program to allow restaurants and bars the ability to continue seating customers outside while indoor capacities remain limited by Public Health Madison Dane County (PHMDC) Order; and,

WHEREAS, the City’s Zoning Code currently prohibits camping citywide and only allows Portable Shelter Missions and other similar shelter uses in certain districts and under certain conditions; and,

WHEREAS, Occupy Madison, Inc. operates a tiny house village located at 304 N. 3rd Street (hereinafter referred to as “OM1”) which was approved as a Planned Development under the City’s Zoning Code on May 6, 2014 and has operated consistent and in compliance with its approval since that date; and,

WHEREAS, Occupy Madison, Inc. is interested in temporarily operating a similar tiny house village at 1901 Aberg Avenue (hereinafter referred to as “OM2”) in order to address the impending challenges associated with homelessness in the COVID-19 pandemic; and,

WHEREAS, Occupy Madison, Inc. anticipates that OM2 will be able to provide up to thirty (30) camping style Conestoga shelters that will, among other things, include electric heat and provide shelter during the COVID-19 pandemic; and,

WHEREAS, the current zoning of 1901 Aberg Avenue does not allow the property to be used for a tiny house village and there is not enough time for Occupy Madison, Inc. or any other operator to apply for and receive Planned Development zoning for this property prior to the onset of winter; and,

WHEREAS, temporarily allowing a tiny house village at 1901 Aberg Avenue without a lengthy approval process and with reasonable regulations will aid the City’s efforts to provide shelter to the increasing number of Madison residents likely to experience homelessness this winter.

NOW THEREFORE BE IT RESOLVED that the combination of COVID-19, homelessness, and the impending winter months have created an emergency that will potentially leave many Madison residents experiencing homelessness without shelter during the coldest and most dangerous months of the year; and,

NOW THEREFORE BE IT FURTHER RESOLVED that this Resolution orders and temporarily allows the establishment of a tiny house village at 1901 Aberg Avenue for purposes of providing additional shelter to Madison residents experiencing homelessness during the coldest and most dangerous months of the year; and,

NOW THEREFORE BE IT FURTHER RESOLVED that this Resolution also establishes the following rules and regulations that will apply to the temporary tiny house village at 1901 Aberg Avenue:

- Occupy Madison, Inc. must provide a 20-foot wide fire lane located in accordance with the fire code as approved by the Madison Fire Department.
- Occupy Madison, Inc. must provide and locate fire extinguishers as approved by the Madison Fire Department.
- Occupy Madison, Inc. shall ensure that each sleeping unit must contain a working smoke alarm.
- If the sleeping units are heated with electric heat, no Carbon Monoxide (CO) detectors are required. If the sleeping units are heated with any other heat source, Occupy Madison, Inc. shall ensure that CO detectors are provided in each sleeping unit.
- If the property is secured by a perimeter fence, the operator must provide the Madison Fire Department with an approved key vault to allow 24/7 access.
- If the property contains a fire ring, the fire ring must be located fifteen (15) feet from all combustibles, buildings, and property lines, and must be covered with a spark arrestor.
- Occupy Madison, Inc. shall provide and regularly empty dumpsters for solid waste disposal, trash and recycling.
- Occupy Madison, Inc. shall ensure that city water is provided from inside the existing principal structure on the property in compliance with building codes.
- Occupy Madison, Inc. shall ensure that the existing principal structure on the property provides at least three (3) women’s toilets (3 stools) and three (3) men’s toilets (2 stools and 1 urinal). There shall be no on-site compostable or camping toilets. If necessary, porta-potties may be used to satisfy this requirement while permanent facilities are under construction but must be removed as soon as permanent facilities are available. Occupy Madison, Inc. must ensure that construction begins as soon as possible.
- Occupy Madison, Inc. shall ensure that the existing principal structure on the property includes functioning handwashing sinks.
- Occupy Madison, Inc. shall ensure that the existing principal structure on the property includes at least one (1) shower for every ten (10) occupants of the tiny house village.
- Occupy Madison, Inc. shall ensure a minimum of ten (10) feet between tiny houses.
- Occupy Madison, Inc. shall ensure there is an emergency telephone accessible at all times for all occupants of the tiny house village.
- Occupy Madison, Inc. shall ensure there is an appropriate registration process for on-site occupants.
- Occupy Madison, Inc. shall ensure that no alcohol or drugs are consumed or possessed on the premises of 1901 Aberg Avenue during its temporary use as a tiny house village.
- Occupy Madison, Inc. shall submit a site plan and operational plan to the Zoning Administrator showing compliance with all of the above requirements. The site plan and operational plan must be approved prior to placing any sleeping units on the property.
- Occupy Madison, Inc. shall ensure that the site complies with all other relevant and applicable ordinances and statutory requirements, including applicable building code, health code, and fire code regulations.

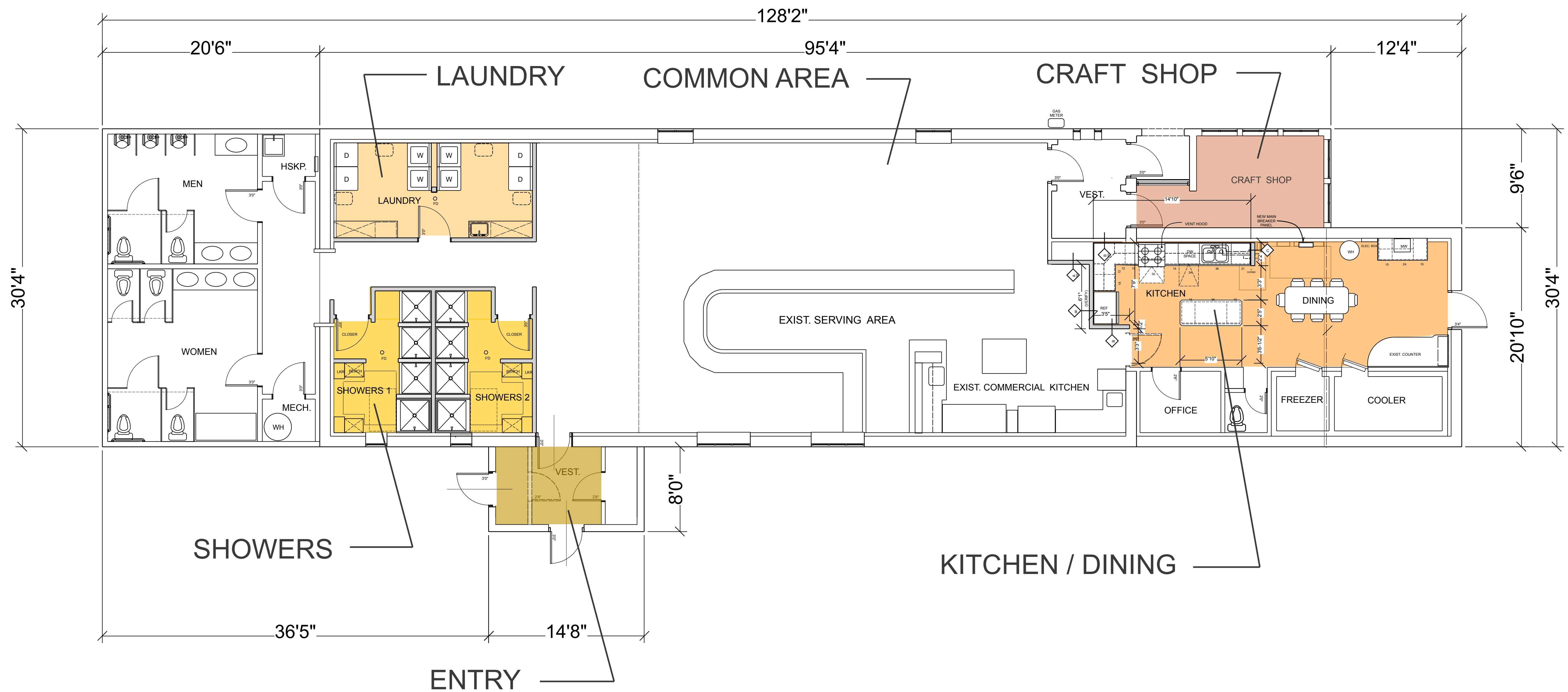
NOW THEREFORE BE IT FURTHER RESOLVED, that if Occupy Madison, Inc. establishes a temporary use on the property at 1901 Aberg Avenue pursuant to this Resolution, then the Madison Fire Department, Public Health Madison Dane County, and the Building Inspection Department shall be allowed to inspect the property in order to ensure initial and continued compliance with the above regulations; and,

NOW THEREFORE BE IT FURTHER RESOLVED, that the Madison Fire Department, Public Health Madison Dane County, and the Building Inspection Department may as necessary modify the above rules and regulations; and,

NOW THEREFORE BE IT FURTHER RESOLVED, that the above rules and regulations are enforceable by the Madison Fire Department, Public Health Madison Dane County, and Building Inspection Department and citations may be issued, if necessary to achieve compliance with the above regulations, utilizing bail deposits established in M.G.O. § 1.08(3)(b); and,

NOW THEREFORE BE IT FURTHER RESOLVED, that failure to follow the rules and regulations of this temporary approval could result in the Common Council ending this temporary approval at any time by passing a subsequent Resolution; and,

NOW THEREFORE BE IT FINALLY RESOLVED, that this Resolution and any approvals allowed pursuant to it will expire on June 1, 2021, and any further use of the property at 1901 Aberg Avenue as a tiny house village will require permanent zoning approval using all of the regular city processes and procedures.



BUILDING AREAS

REST ROOMS	400 SF
LAUNDRY	175 SF
SHOWERS	260 SF
KITCHEN/DINING	370 SF
CRAFT SHOP	136 SF
COMMON AREA	1100 SF
COMM. KITCHEN	210 SF
STOR./MECH.	230 SF

NET AREA TOTAL 2881 SF

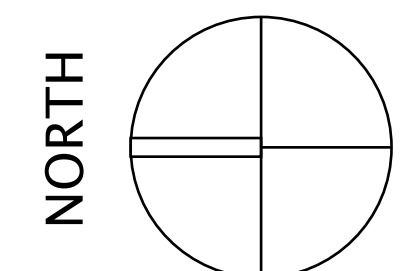
CIRCULATION (34%) 984 SF

GROSS BUILDING = 3865 SF

PROPOSED 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 | REGISTERED ARCHITECT • WI #5587

SITE & BUILDING IMPROVEMENTS AT
1901 ABERG AVENUE
 OCCUPY MADISON, INC, OWNER | MADISON, WI

DATE
 02-03-21 Draft Site Ph2
 02-10-21 Site Ph2 - Rev. per DAT
 02-15-21 UDC Prelim. Review

SHEET NO.

A2

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

BUILDING ELEVATIONS

GABLE & MANSARD ROOFS -
LAMINATED ASPHALT (WEATHERED WOOD COLOR)

EIFS PANEL
1-1/2" PROJECTION

ANODIZED ALUM. WINDOWS
W/REFLECTIVE INSUL. GLASS
(TYPICAL)
DIMENSIONAL EIFS CASING

PAINTED WOOD TRIM
LEATHER BROWN
(TYPICAL)

6' WOOD DOG-EAR FENCE
PRESSURE TREATED
(TYPICAL)

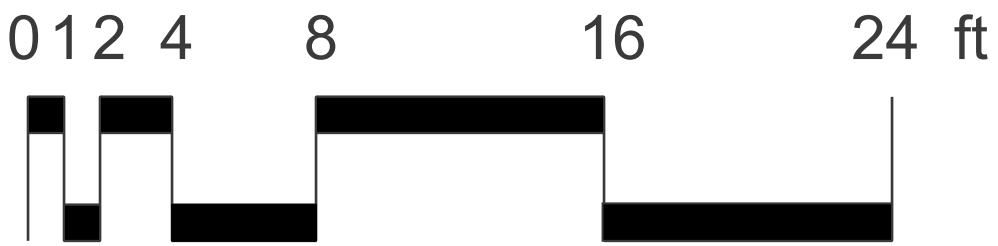
NEW ALUM. ENTRY DOOR
(NOTE: THIS IS THE ONLY
EXTERIOR ALTERATION TO THE BUILDING)

RECESSED
ENTRY

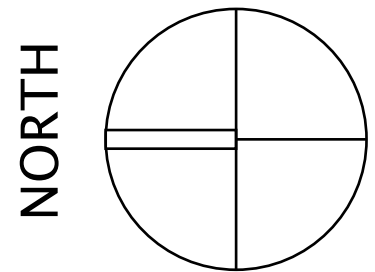
EIFS QUOINS
1-1/2" PROJECTION
LEATHER BROWN
(TYPICAL)

EIFS (1'1/2") OVER
CMU OR WOOD FRAME BASE WALL
(TYPICAL)

PAINTED STEEL FLUSH DOOR
3'4" x 7'0"



Scale: 3/16" = 1'-0"



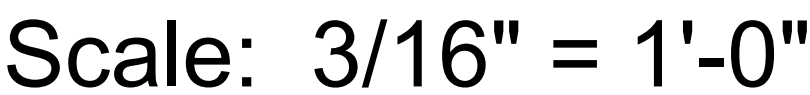
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SITE & BUILDING IMPROVEMENTS AT
1901 ABERG AVENUE
OCCUPY MADISON, INC, OWNER | MADISON, WI

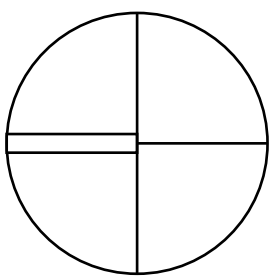
DATE
02-03-21 Draft Site Ph2
02-10-21 Site Ph2 - Rev. per DAT
02-15-21 UDC Prelim. Review

SHEET NO.

A8



NORTH



**SITE & BUILDING IMPROVEMENTS AT
1901 ABERG AVENUE
OCCUPY MADISON, INC, OWNER | MADISON, WI**

OCCUPY MADISON, INC, OWNER | MADISON, WI

DATE _____

02-03-21 Draft Site Ph2
02-10-21 Site Ph2 - Rev. per DAT
02-15-21 UDC Prelim. Review

SHEET NO.

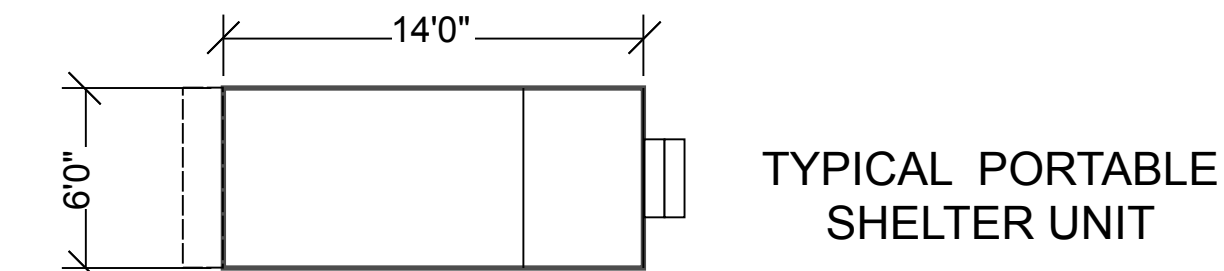
A9

GREEN DESIGN STUDIO

EDWARD KUHARSKI, ARCHITECT

405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
EKEUHARSKI@AOL.COM | REGISTERED ARCHITECT • WI #5587

EKUHARSKI@AOL.COM | REGISTERED ARCHITECT • WI #5587



28 CONESTOGA UNITS

EXISTING SITE PLAN | PROJECT INFORMATION

PROJECT NARRATIVE

PROJECT SCOPE: PRIOR RENOVATIONS OF EXISTING BUILDING TO SUPPORT A "VILLAGE" OF PORTABLE SHELTER UNITS (PSU) FOR TEMPORARY SHELTER OF FORMERLY HOMELESS PERSONS TO REMAIN IN SUPPORT OF PROPOSED PERMANENT "VILLAGE" WITH 21 PSUs. EXISTING TRASH ENCLOSURE AT NE CORNER TO REMAIN.

AREAS TO BE DEVELOPED: SUBSTANTIAL AREAS OF EXISTING ASPHALT PAVED SITE TO RECEIVE 8" H. RAISED BED PLANTING AREAS WITH GRAVEL PADS FOR PSUs. ADDITIONAL RAISED BED PLANTING AREAS IN FRONT YARD ABUTTING ABERG AVE, ALONG WITH DRIVE AISLES FOR VEHICLE & FD ACCESS & (7) PARKING STALLS. EXISTING 6' PRIVACY FENCE & GATE TO BE MODIFIED TO ALLOW FD & SERVICE ACCESS VIA A SINGLE CURB CUT.

ADDING A PAVED AREA AND GRAVEL PAD FOR PROPOSED VENDING CART ADJACENT TO STREET INTERSECTION. PROPOSED ACCESSORY STORAGE SHED AND OPTIONAL GREENHOUSE OR CHICKEN HOUSE/RUN AT SOUTH END OF PROPERTY.

PROPERTY INFORMATION

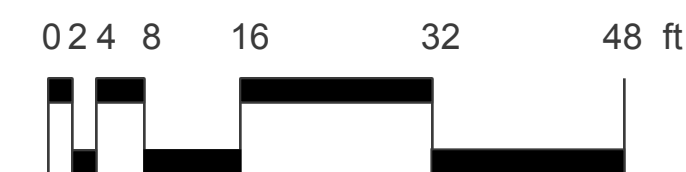
ADDRESS: 1901 ABERG AVENUE
PARCEL #: 081031304017
LOT AREA: 27,654 sf - 0.63 ACRE
ZONING: IL
EXISTING BUILDING: 3856 sf
CONSTRUCTION TYPE: IIIB (IBC)

PROJECT CONTACT INFORMATION

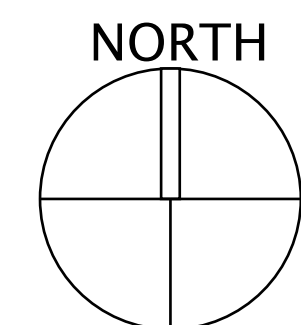
OWNER:
OCCUPY MADISON, INC.
304 N. 3RD STREET
MADISON, WI 53704
CONTACT: BRENDA KONKEL
608-345-8720 | brendakonkel@gmail.com

ARCHITECT:
EDWARD KUHARSKI, AIA
GREEN DESIGN STUDIO
405 SIDNEY STREET
MADISON, WI 53603
608-469-5963 | ekuharski@aol.com

GENERAL CONTRACTOR:
BACHMANN CONSTRUCTION
1201 S. STOUGHTON ROAD
MADISON, WI 53716
CONTACT: CHRIS QUANDT
608-576-5910 | cquandt@bachmannconstruction.net



Scale: 1" = 16'-0"



GREEN DESIGN STUDIO
EDWARD KUHARSKI, ARCHITECT
405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
EKUHARSKI@AOL.COM | REGISTERED ARCHITECT • WI #5587

SITE & BUILDING IMPROVEMENTS AT
1901 ABERG AVENUE
OCCUPY MADISON, INC, OWNER | MADISON, WI

DATE
02-03-21 Draft Site Ph2
02-10-21 Site Ph2 - Rev. per DAT
02-15-21 UDC Prelim. Review

SHEET NO.

S1

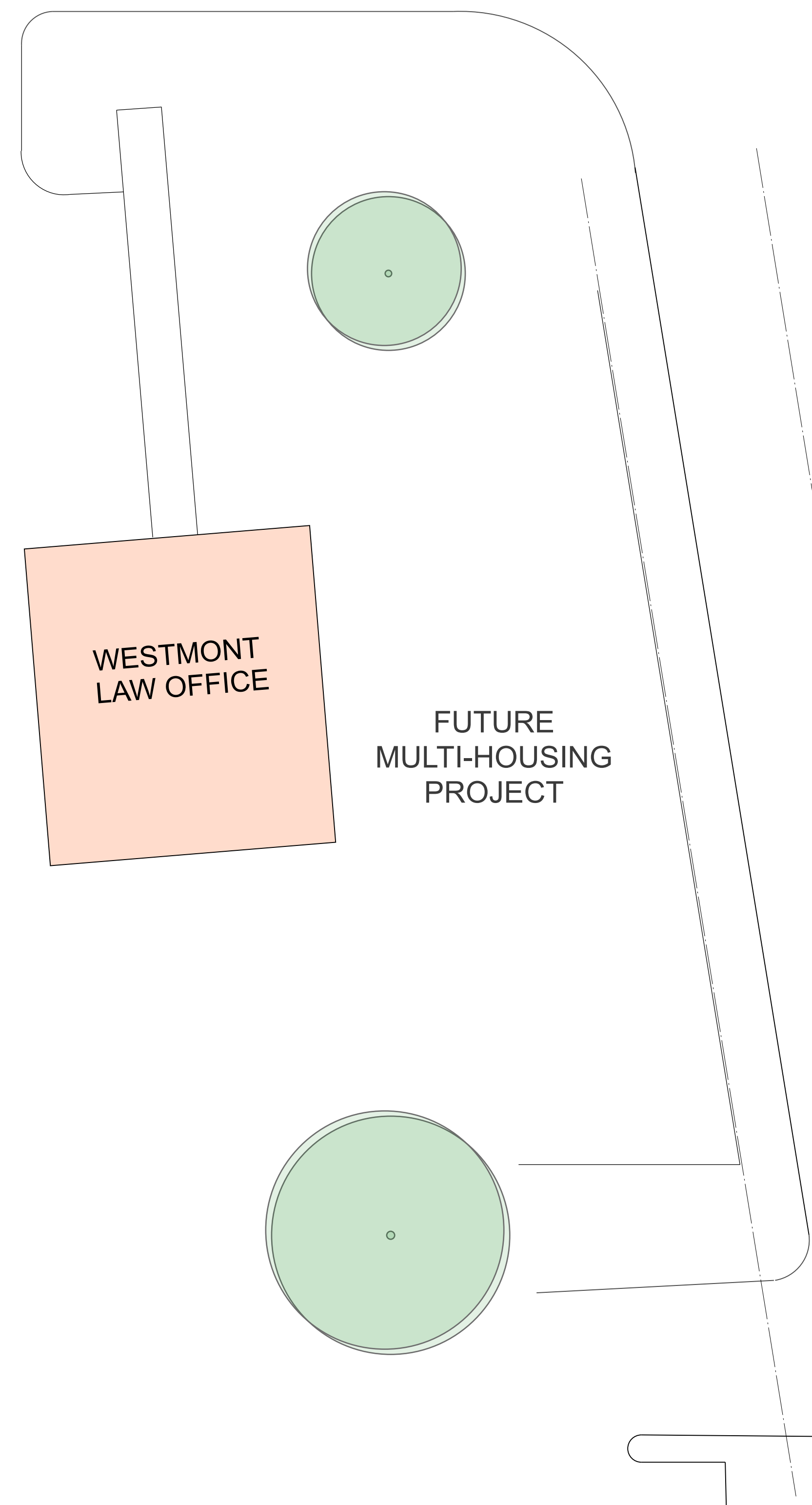


FIRE
HYDRANT
@ NW CORNER

ABERG AVENUE

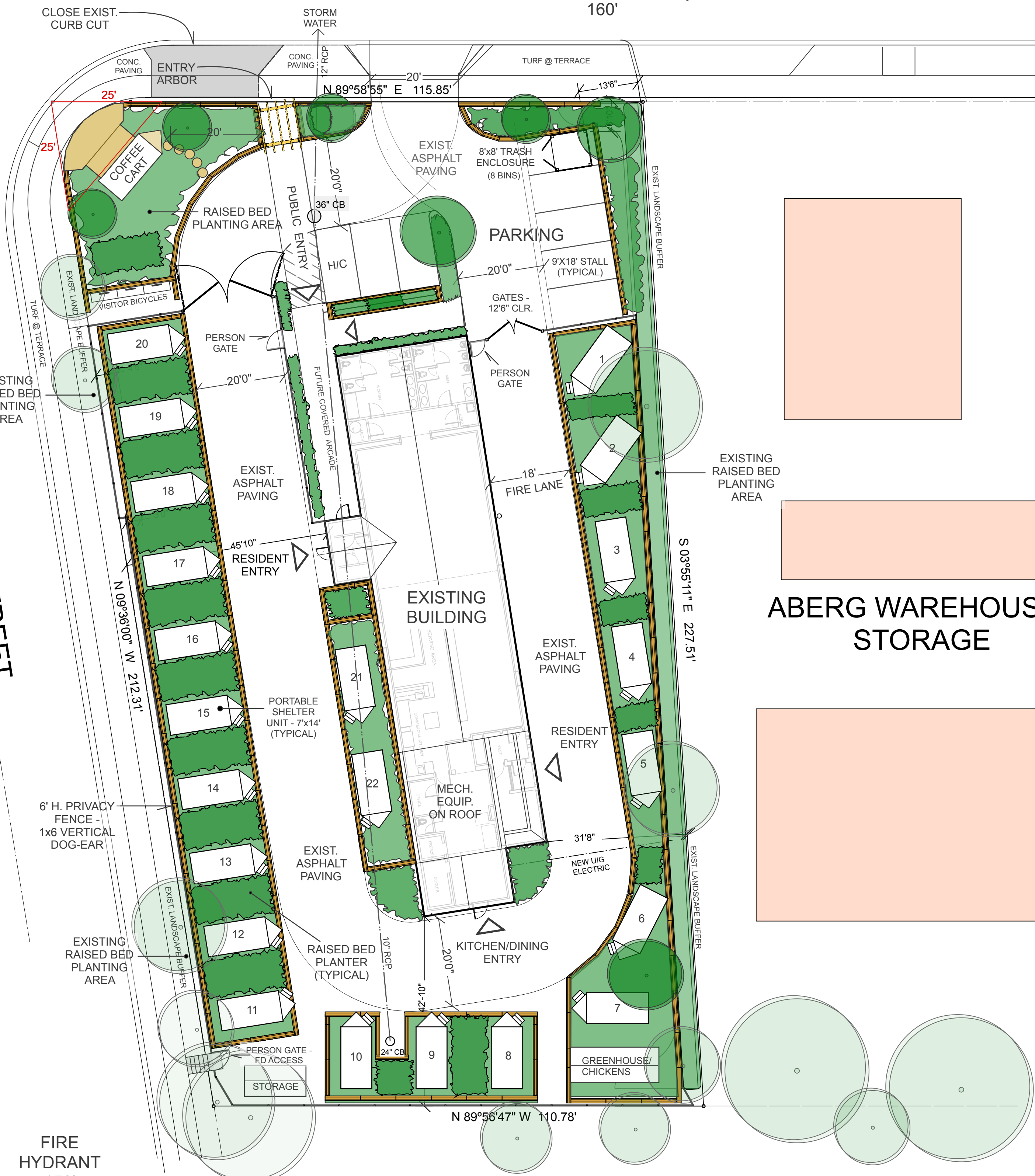
SINGLE FAMILY HOMES

FIRE
HYDRANT
160'



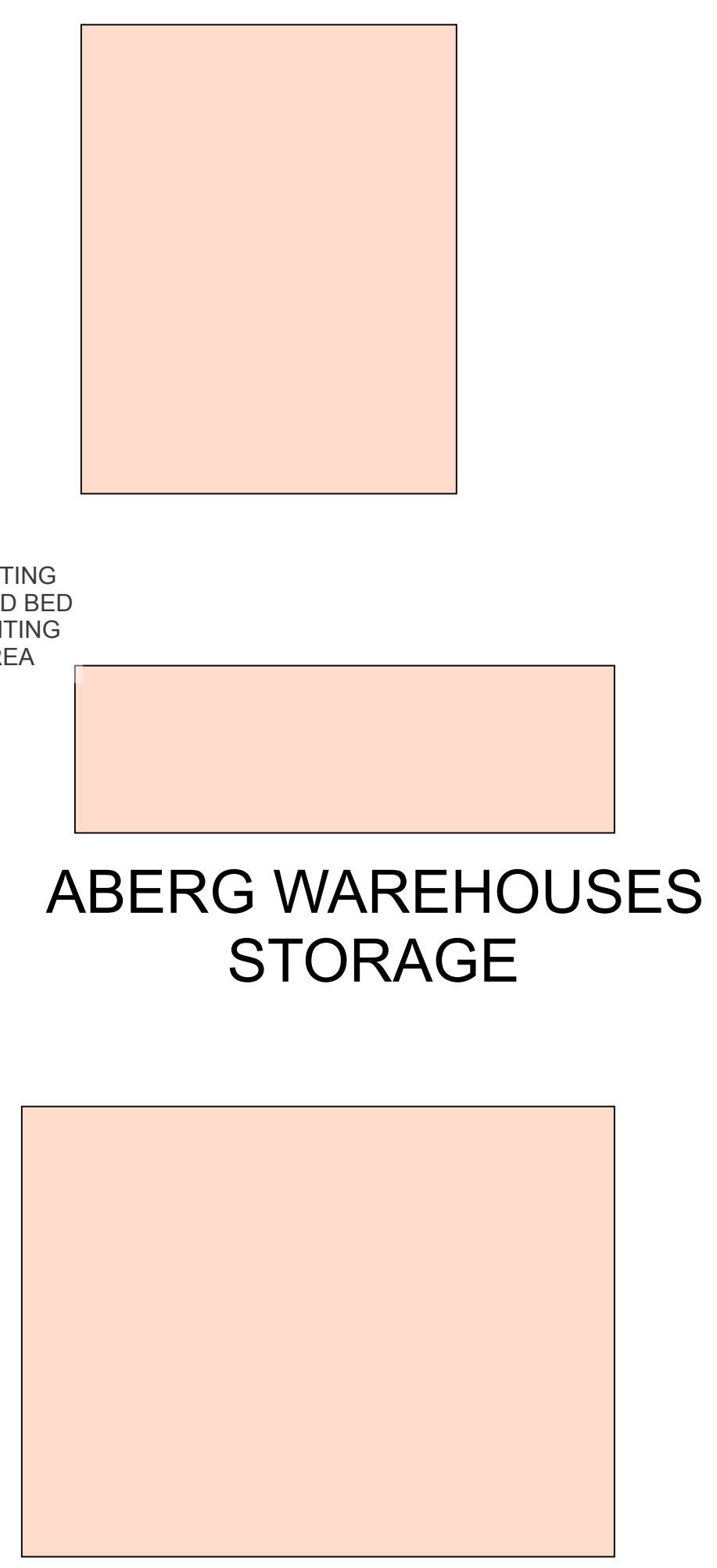
MULTI-HOUSING
PROJECT
(UNDER CONSTRUCTION)

HUXLEY STREET



FIRE
HYDRANT
150'

MADISON METRO - NORTH TRANSFER POINT

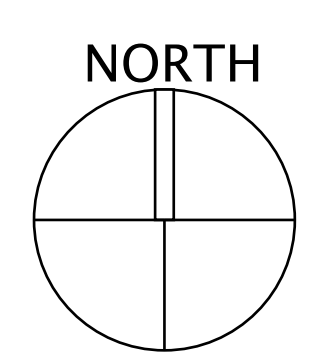


ABERG WAREHOUSES
STORAGE

Phase 2 - Permanent Village PROPOSED SITE PLAN



Scale: 1/16" = 1'-0"



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SITE & BUILDING IMPROVEMENTS AT
1901 ABERG AVENUE
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DATE	
02-03-21	Draft Site Ph2
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02-15-21	UDC Prelim. Review

SHEET NO.

S2



ABERG AVENUE



WESTMONT
LAW OFFICE

HUXLEY STREET

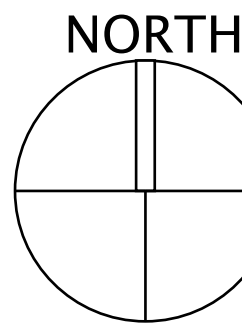
EXISTING
BUILDING

ABERG WAREHOUSES
STORAGE

MADISON METRO - NORTH TRANSFER POINT

Phase 2 - Permanent Village DIMENSIONED SITE PLAN

Scale: 1/16" = 1'-0"



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EDWARD KUHARSKI, ARCHITECT
405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
EKUHARSKI@AOL.COM | REGISTERED ARCHITECT • WI #5587

SITE & BUILDING IMPROVEMENTS AT
1901 ABERG AVENUE
OCCUPY MADISON, INC, OWNER | MADISON, WI

DATE
02-03-21 Draft Site Ph2
02-10-21 Site Ph2 - Rev. per DAT
02-15-21 UDC Prelim. Review

SHEET NO.

S3



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EDWARD KUHARSKI, ARCHITECT
405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
EKUHARSKI@AOL.COM | REGISTERED ARCHITECT WI #5587

405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
EKUHARSKI@AOL.COM | REGISTERED ARCHITECT • WI #5587

**SITE & BUILDING IMPROVEMENTS AT
1901 ABERG AVENUE
OCCUPY MADISON, INC, OWNER | MADISON, WI**

OCCUPY MADISON, INC, OWNER | MADISON, WI

DATE	
02-03-21	Draft Site Ph2
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02-15-21	UDC Prelim. Review

SHEET NO.

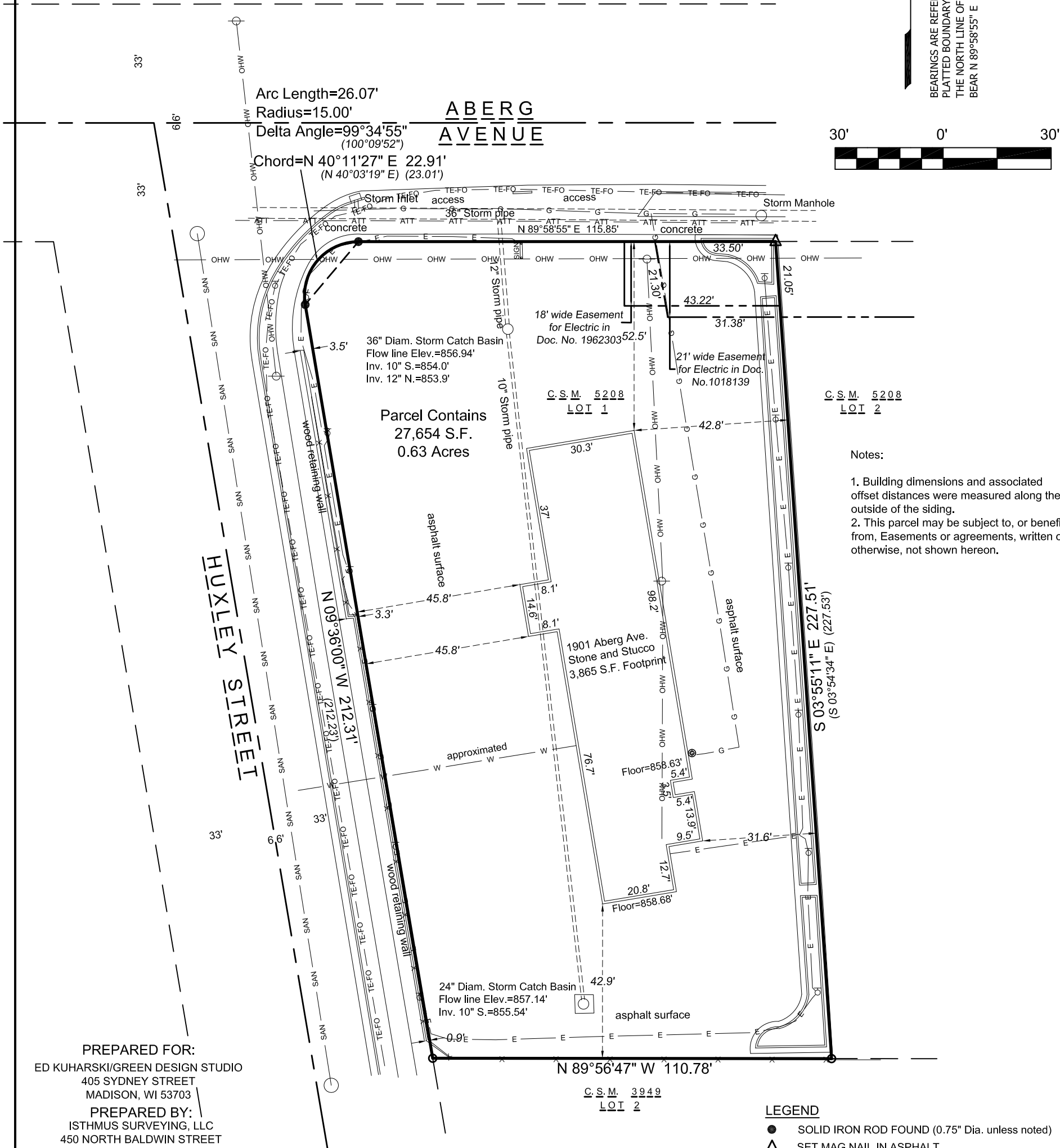
S4

Plat of Survey

Legal Description of Record: Document No. 2014415

All that part of Lot One (1) of Certified Survey Map #3949 recorded in the Dane County Register of Deeds office in Volume 16 of Certified Survey Maps, page 213, as Document No. 1747445, in the City of Madison, Dane County, Wisconsin, which is not a part of Lot Two (2) of Certified Survey Map #5208, recorded in the Dane County Register of Deeds office in Volume 23 of Certified Survey Maps, page 295, as Document No. 200~466, in the City of Madison, Dane County, Wisconsin, Being a part of Parcel A of Certified Survey Map #325 recorded in Volume 2 of Certified Survey Maps, page 77, as Document No. 1256147, in the City of Madison, Dane County, Wisconsin.

BEARINGS ARE REFERENCED TO THE
PLATTED BOUNDARY LINES OF C.S.M. No. 5208
THE NORTH LINE OF LOT 1 ASSUMED TO
BEAR N 89°58'55" E



PREPARED FOR:
ED KUHARSKI/GREEN DESIGN STUDIO
405 SYDNEY STREET
MADISON, WI 53703
PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

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 it's 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 5th Day of November, 2020: Paul A. Spetz, S 2525



LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- △ SET MAG NAIL IN ASPHALT
- 3/4"x18" SOLID IRON ROD SET 1.50lbs./LINEAL FOOT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- Light Pole
- Utility Pole
- ⊗ Gas Meter

- x— Chain link or Steel Fence
- OHW — Overhead wires
- E — Electric underground
- G — Gas
- ATT — AT&T fiber
- TE-FO — Traffic engineering fiber
- Storm Sewer
- SAN — Sanitary Sewer
- W — Water

304 N 3rd St. Design Elements to be repeated at 1901 Aberg Ave.

Raised bed gardens



Gated compound with walkway, raised beds, houses and fence. Walkway will not be included at 1901 Aberg but will have a 20 ft. fire lane.

Entry Arbor Structure from
304 N 3rd Street



Interior photos of tiny houses for permanent zoning, 98 sq. ft.

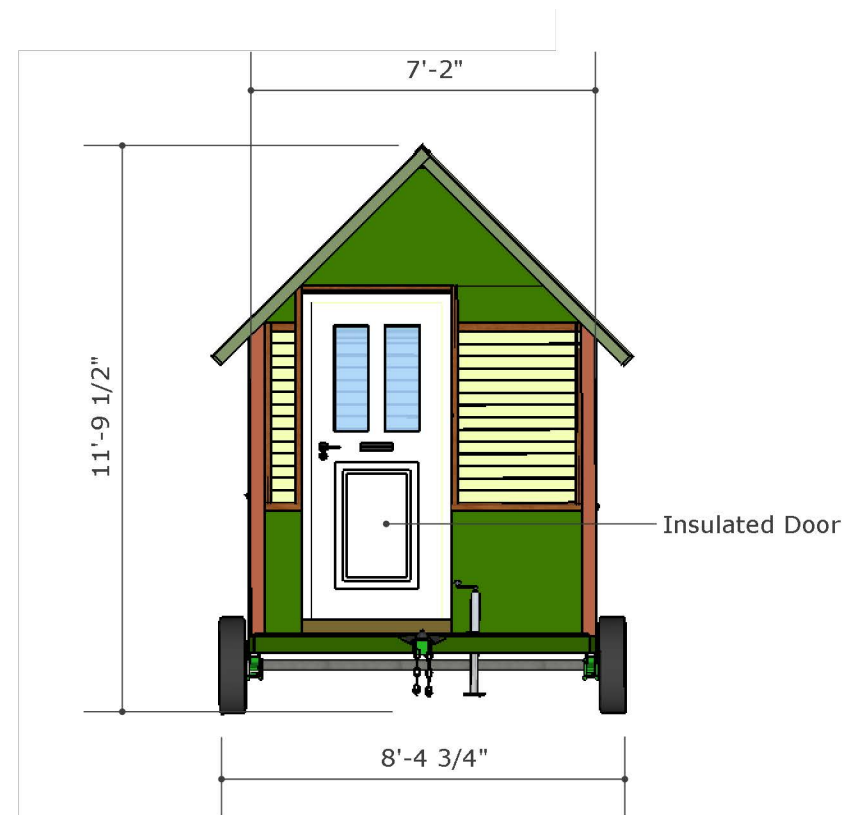


Standard wood frame structure with metal roofs

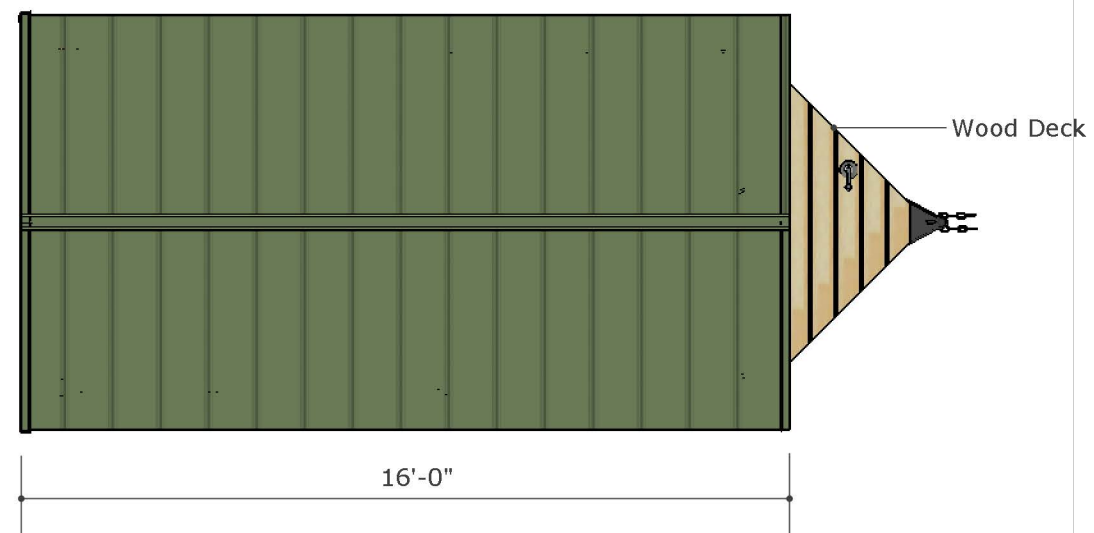


Sample house design

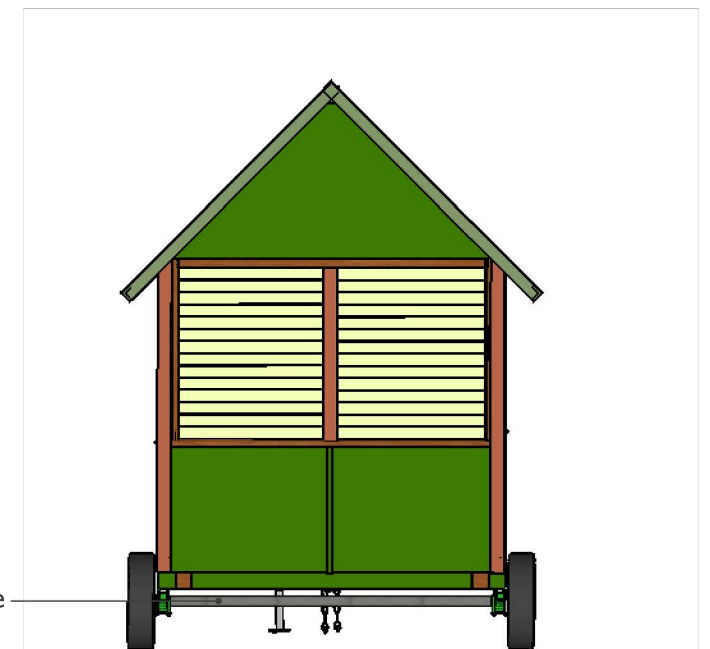




East Elevation



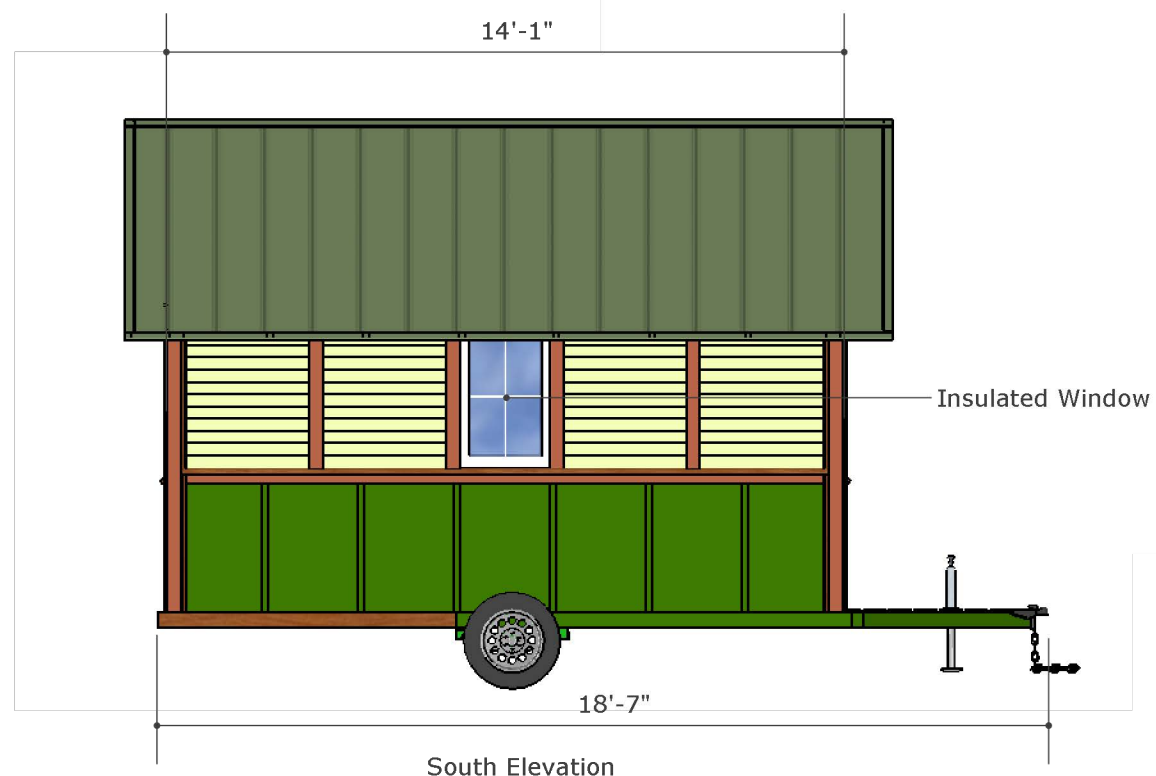
Roof Plan



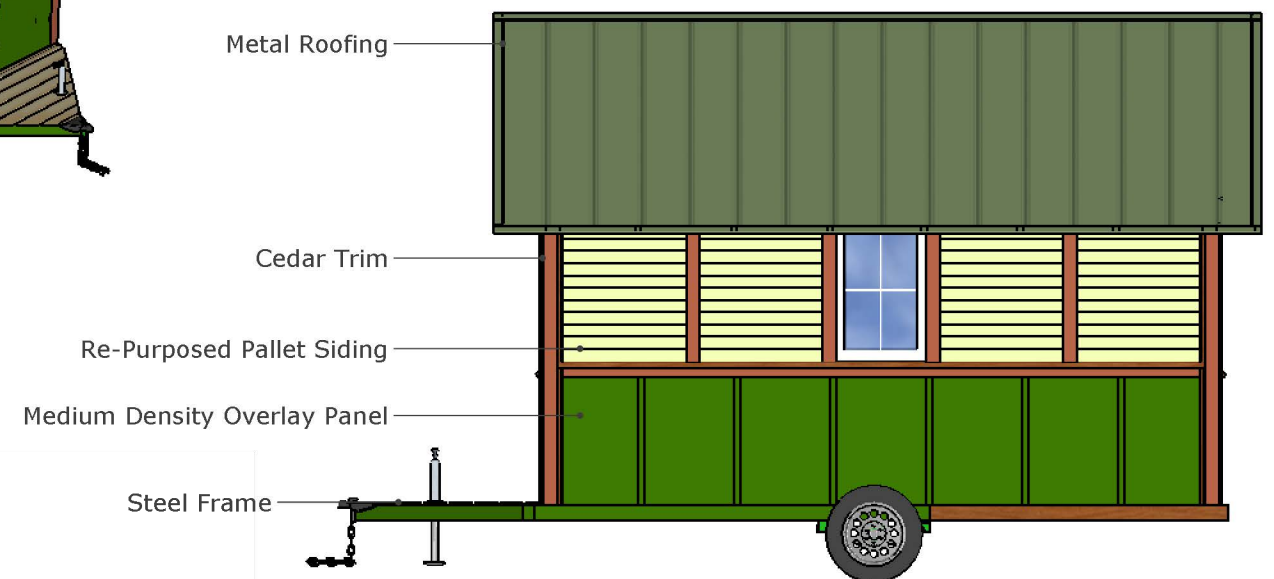
West Elevation



Isometric View

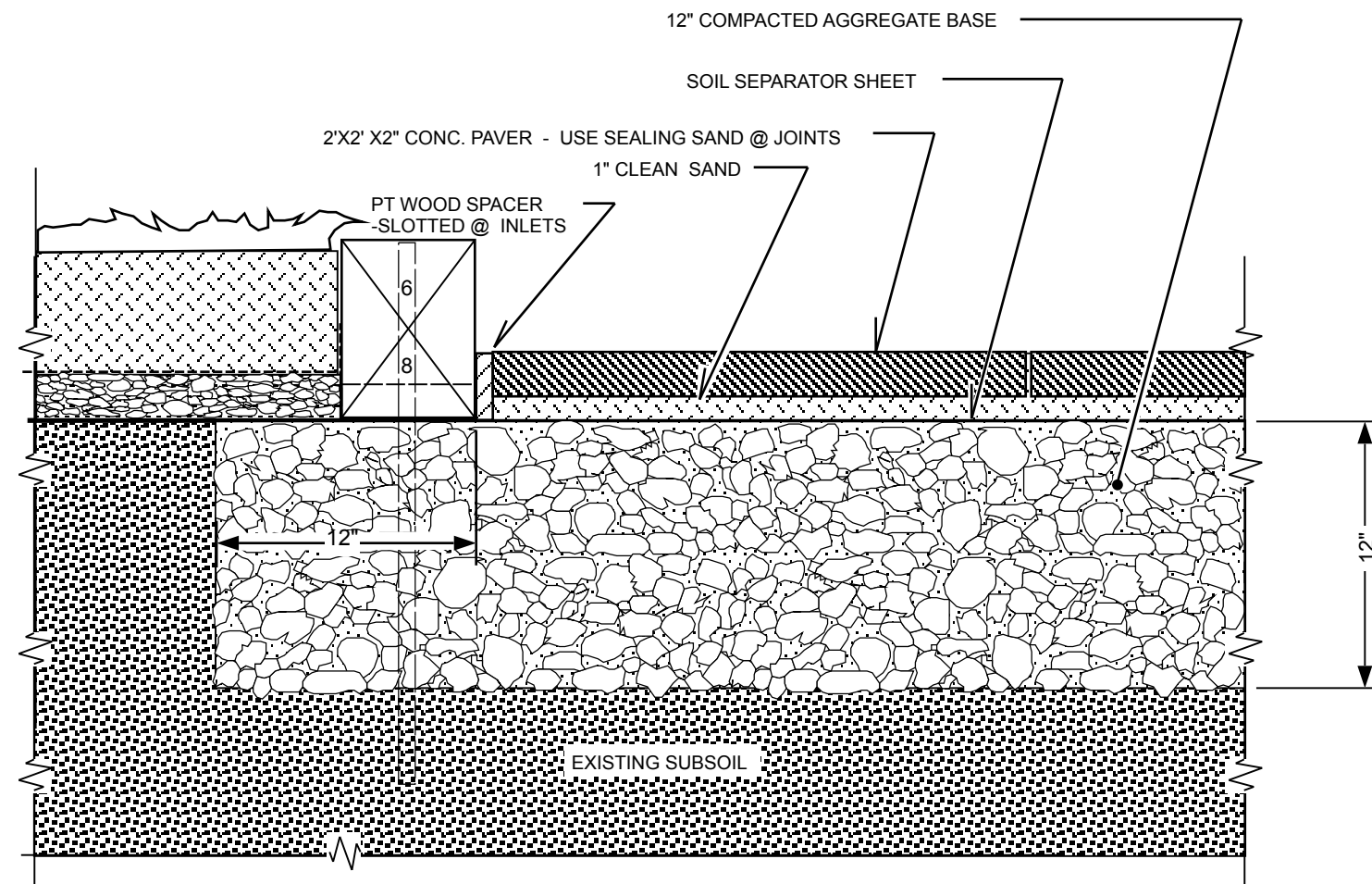


South Elevation



North Elevation

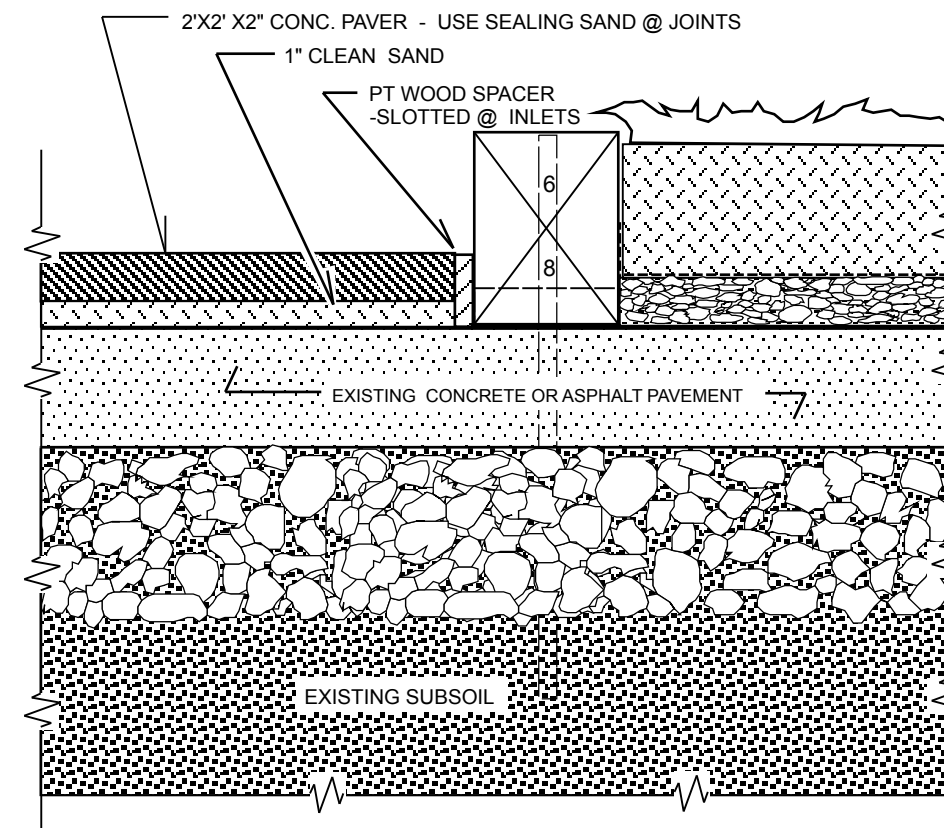
Scale 1/4" = 1'-0"



FIRE LANE W/ NEW COMPACTED BASE

WEIGHT RATING: PAVERS OVER NEW COMPACTED AGGREGATE BASE
ARE CONSERVATIVELY RATED FOR 12,000 LBS (SINGLE TIRE) LOAD.
FOR 4-WHEELED VEHICLE: 12,000 X 4 = 48,000 LB.

NOTE: MFD EMT VEHICLE (AMBULANCE) HAS GROSS WEIGHT UNDER 12,000 LB.



FIRE LANE @ EXISTING PAVEMENT

PAVING DETAILS



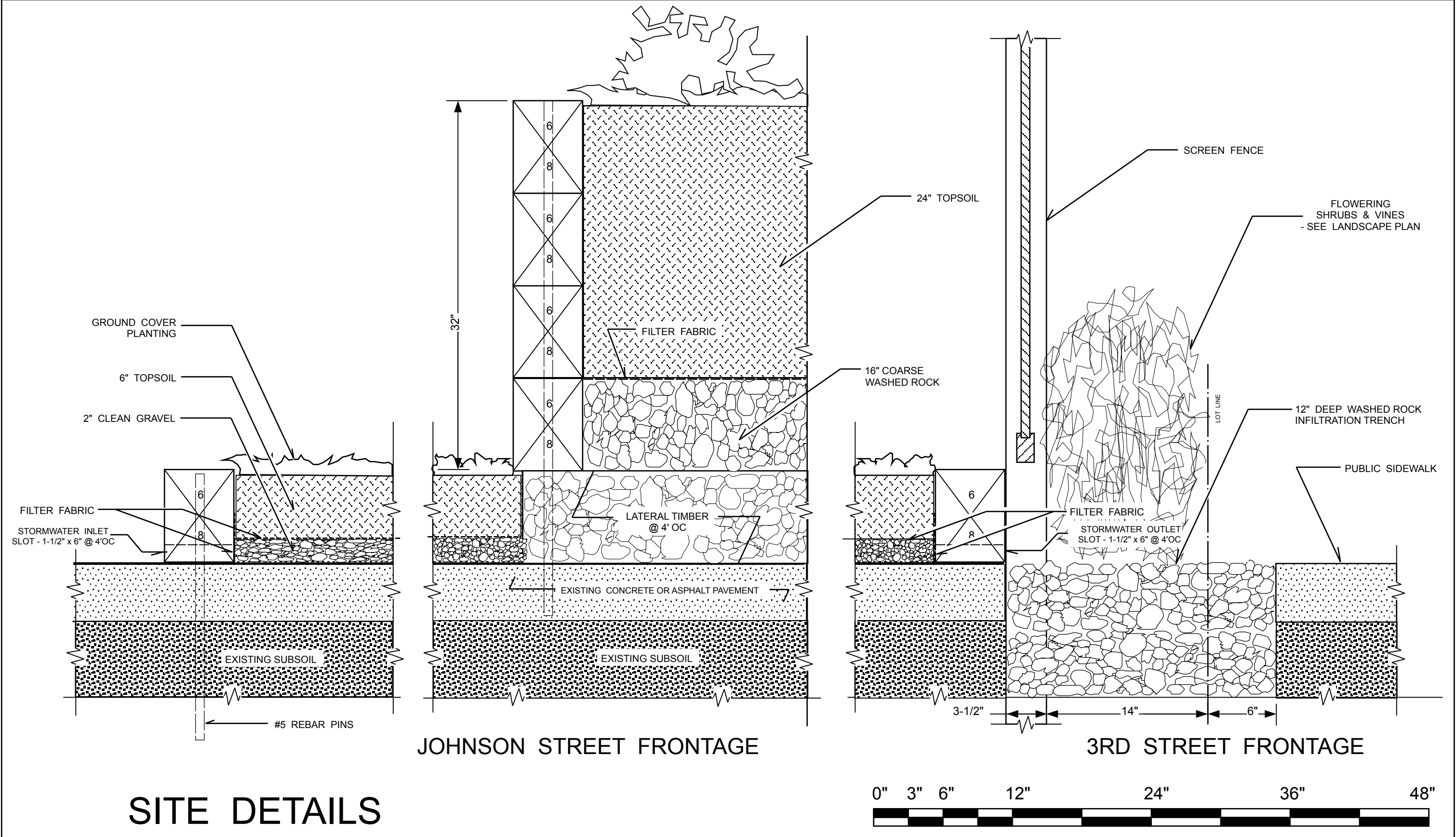
S6a

PROPOSED PORTABLE SHELTER VILLAGE DEVELOPMENT AT:
304 NORTH THIRD STREET
OWNERS: OM BUILD | 4235-B ARGOSY COURT | MADISON, WI 53704

Further Revisions Per Staff: 07-18-14
Revisions Per Staff Comments: 07-10-14
Revisions Per UDC: 06-14-14
City Staff Review: 06-12-14
UDC - Final Design: 06-04-14
Presubmittal Set: 05-31-14
Draft Submittal Set: 05-26-14
Revised Per Survey: 05-20-14
Phasing Plans: 04-28-14
Planning Dept. Submittal: 02-19-14
Draft Schematic Design: 01-29-14

Further Revisions Per Staff: 07-24-14 For Plan Review & Permit: 07-25-14

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



S6

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

Draft Submittal Set: 05-26-14
Revised Per Survey: 05-20-14
Phasing Plans: 04-28-14
Planning Dept. Submittal: 02-19-14
Draft Schematic Design: 01-29-14

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

PLANT SCHEDULE AND LEGEND

Key	Botanical Name	Common Name	Qty	Planting Size	Root Spec	Spacing	Comments
Major Deciduous Trees							
COC	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	1	2 1/2" cal	B&B	As shown	Straight leader
GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	1	2 1/2" cal	B&B	As shown	Straight leader
QRB	Quercus robur x bicolor 'Long'	Regal Prince Oak	4	2 1/2" cal	B&B	As shown	Straight leader, matched
TAS	Tilia americana 'Sentry'	American Sentry Linden	1	2 1/2" cal	B&B	As shown	Straight leader
Minor Deciduous Trees							
AG	Amelanchier x grandiflora 'Autumn Bril.'	Autumn Brilliance Serviceberry	3	5' HT	B&B	As shown	Multi-stem, matched Alternate species: - Hamamelis virginiana - Chionanthus virginicus
Evergreen Shrubs							
JC	Juniperus communis 'Blue Stripe'	Blue Stripe Spreading Juniper	6	1' HT	CONT	As shown	Full plants, matched
Deciduous Shrubs							
DL	Diervilla lonicera	Dwarf Bush-Honeysuckle	25	24" HT	Cont	As shown	Full plants, matched
Perennials, Vines and Groundcovers							
bc	Bergenia cordifolia	Pigsqueak	32	6"	Cont	15" o.c.	Full plants
cp	Carex pansylvanica	Pennsylvania Sedge	1130	plugs	Cont	12" o.c.	Full plants
hos	Hosta 'Dancing Queen'	Dancing Queen Hosta	4	1 GAL	Cont	30" o.c.	Full plants, matched
hap	Hydrangea anomala petiolaris	Climbing Hydrangea	3	3 GAL	Cont	As shown	Full plants
ls	Leucanthemum superbum 'Alaska'	Alaska Shasta Daisy	10	6"	Cont	18" o.c.	Full plants
sh	Sporobolus heterolepis	Prairie Dropseed	12	1 GAL	Cont	18" o.c.	Full plants, matched



Quercus



Amelanchier



Diervilla



Juniperus



Bergenia



Hydrangea

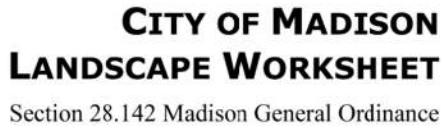


Carex



Leucanthemum

PLANT SCHEDULE - PHASE 1



Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and loading/unloading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.
- | | |
|--|------------------|
| Total square footage of developed area | 21,580 sf |
| Total landscape points required | 360 |
- (b) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.
- (b) is not applicable, site is less than five acres**
- (c) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.
- (c) is not applicable, site is not zoned industrial**

Tabulation of Points and Credits

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			3	105
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	2	70		
Ornamental tree	1 1/2 inch caliper	15			4	60
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10	4	40	4	40
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	3	9	16	48
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			13	52
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2				
Sub Totals				119		305

Total Number of Points Provided 424

As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Development Frontage Landscaping Provided

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping **Exempt; Associated Parking is Less than 20 Stalls (4)**

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

<u>Foundation Plantings</u>	Foundation Plantings Provided
------------------------------------	--------------------------------------

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.







Screening Along District Boundaries **Provided**

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

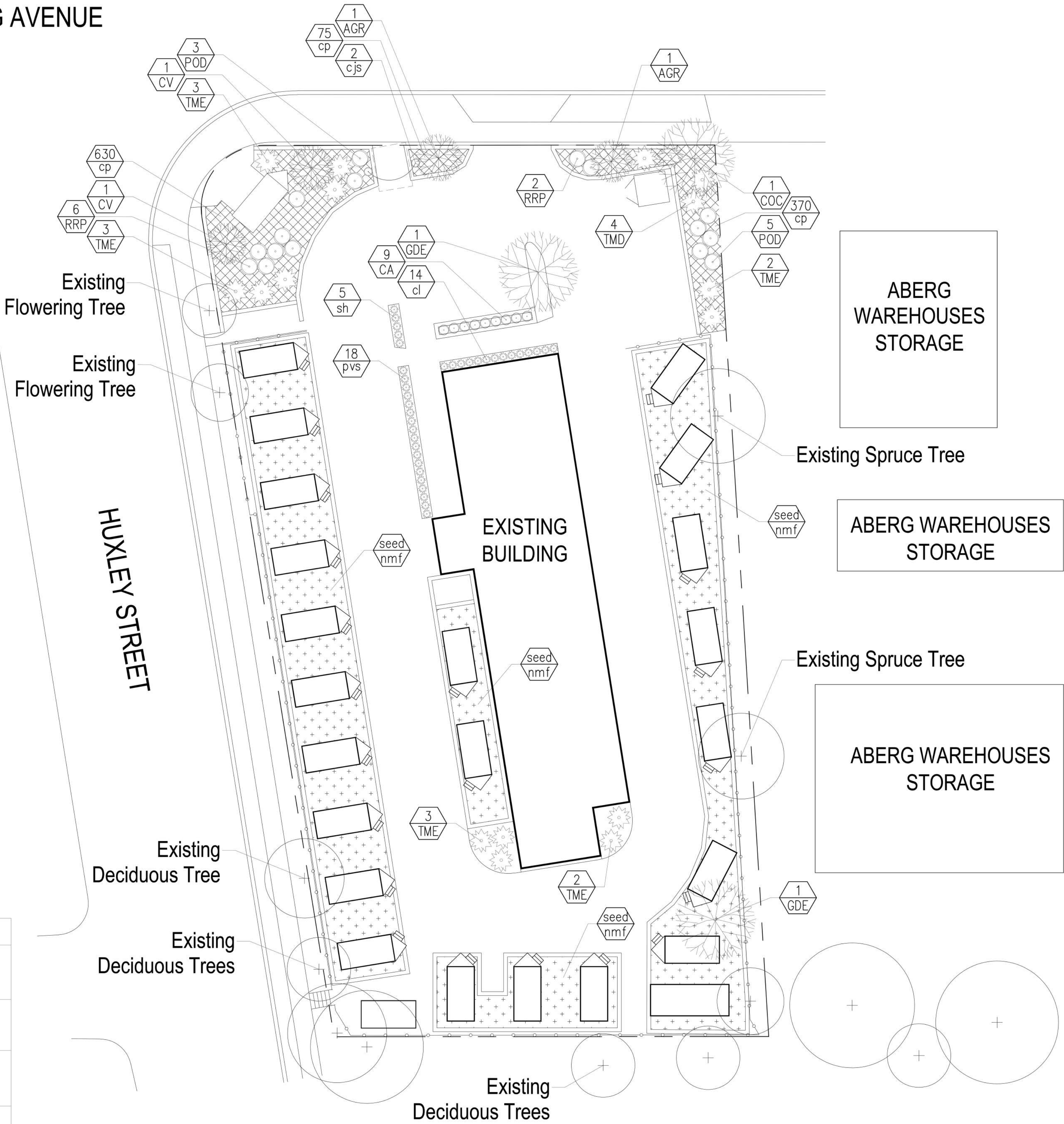
<u>Screening of Other Site Elements</u>	<u>Screening of Refuse Area Provided</u>
---	--

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

PLANTING SCHEDULE

Symbol	Key	Botanical Name	Common Name	Qty	Planting Size	Root Spec	Spacing	Comments
	Major Deciduous Trees							
	COC	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry	1	2 1/2" cal	B&B	As shown	Straight leader
	GDE	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Coffeetree	2	2 1/2" cal	B&B	As shown	Straight leader
	Ornamental Trees							
	AGR	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry	2	1 1/2" cal	Cont	As shown	Full plants, matched
	CV	<i>Chionanthus virginicus</i>	White Fringetree	2	1 1/2" cal	Cont	As shown	Full plants, matched
	Deciduous Shrubs							
	CA	<i>Ceanothus americana</i>	New Jersey Tea	9	18" HT	Cont	As shown	Full plants, matched
	POD	<i>Physocarpus opulifolius</i> 'Donna May'	Donna May Ninebark	8	18" HT	Cont	As shown	Full plants
	RRP	<i>Rosa rugosa</i> 'Purple Pavement'	Purple Pavement Rose	8	18" HT	Cont	As shown	Full plants
	Evergreen Shrubs							
	TMD	<i>Taxus x media</i> 'Densiformis'	Dense Yew	4	42" HT	Cont	As shown	Full plants, matched
	TME	<i>Taxus x media</i> 'Everlow'	Everlow Yew	13	18" HT	Cont	As shown	Full plants, matched
	Grasses							
	pvs	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	18	1 QT	Cont	As shown	Full plants, matched
	sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	5	1 QT	Cont	As shown	Full plants, matched
	cl	<i>Chasmanthium latifolium</i>	Northern Sea Oats	14	1 QT	Cont	As shown	Full plants
	cp	<i>Carex pensylvanica</i>	Pennsylvania Sedge	5	plugs	Flats	12" o.c.	
	nmf	<i>Fescue species mix</i>	No Mow Fescue	5H/ 1000 sf	5	Per	Prairie Nursery, Inc	specs 800-476-9453

ABERG AVENUE

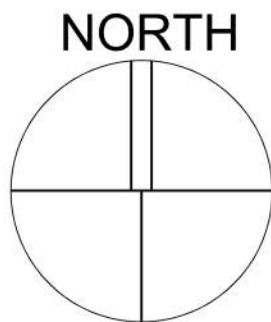


Phase 2 - Permanent Village

PROPOSED PLANTING PLAN



Scale: $1/16" = 1'-0"$



GREEN DESIGN STUDIO
EDWARD KUHARSKI, ARCHITECT

405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5961
EKUHARSKI@AOL.COM | REGISTERED ARCHITECT • WI #5581

405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
EKHARSKI@AOL.COM | REGISTERED ARCHITECT • WI #55877

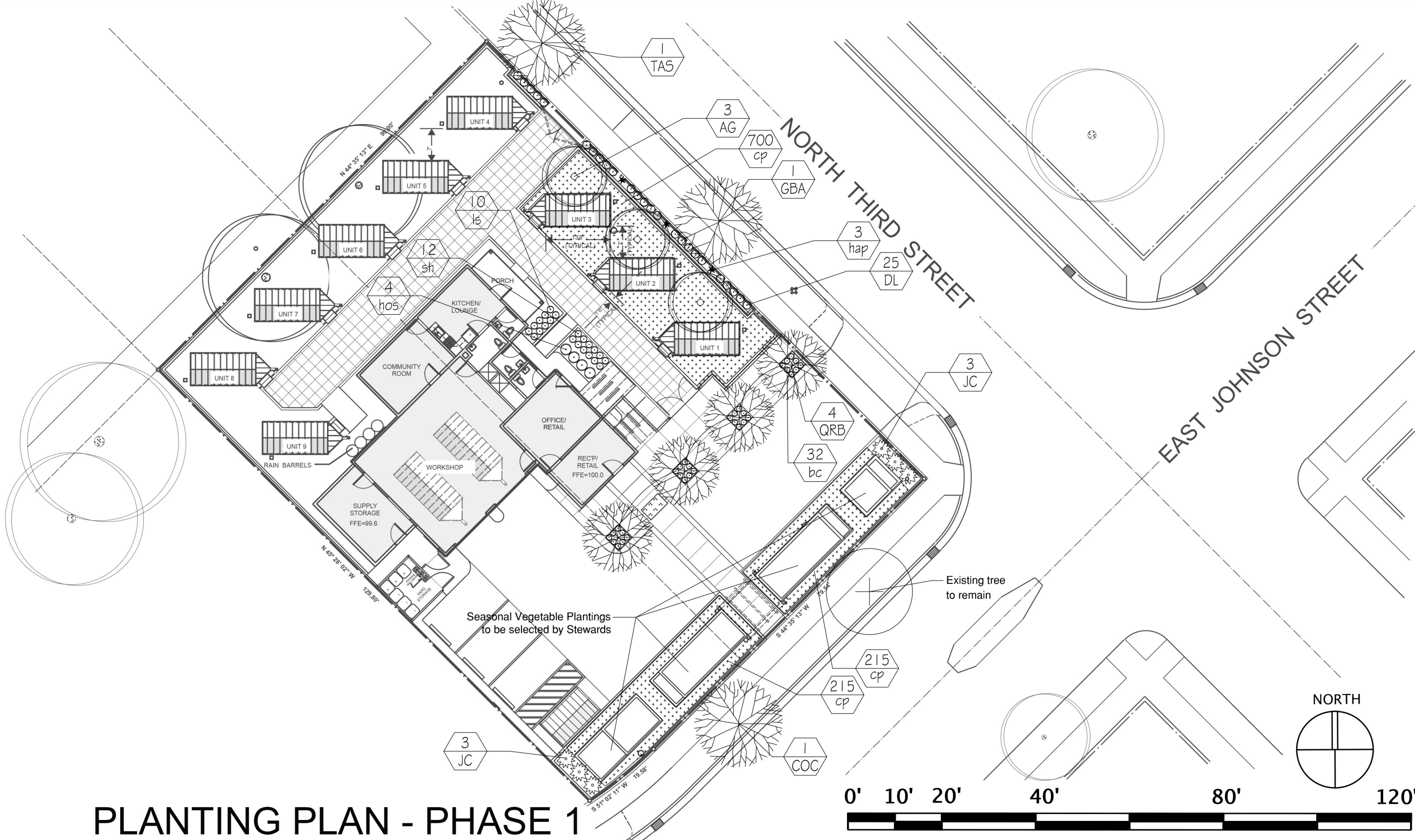
SITE & BUILDING IMPROVEMENTS AT
1901 ABERG AVENUE
OCCUPY MADISON, INC. OWNER | MADISON, WI

OCCUPY MADISON, INC, OWNER | MADISON, WI

DATE _____

SHEET NO.

L1



PLANTING PLAN - PHASE 1

L1

PROPOSED PORTABLE SHELTER VILLAGE DEVELOPMENT AT:
304 NORTH THIRD STREET
OWNERS: OM BUILD | 4235-B ARGOSY COURT | MADISON, WI 53704

Revisions Per Staff Comments:	07-10-14
Revisions Per UDC:	06-14-14
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