



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1901 Aberg Avenue

Application Type: Proposed Planned Development Zoning (General Development Plan and Specific Implementation Plan)
Initial/Final Approval is Requested

Legistar File ID # [64300](#)

Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Brenda Konkel, Occupy Madison, Inc.; Ed Kuharski, Green Design Studio

Project Description: The applicant is requesting initial/final approval for permanent zoning to convert a restaurant-tavern into a common building for a shelter community with 28 portable shelter units. Site improvements include landscaping, fencing, and stormwater management improvements. The existing central building exterior will remain the same with the addition of one new entry door in the west elevation vestibule area.

Project Schedule:

- Note that this site did receive temporary zoning last year (that extends through June 1, 2021) to create an emergency shelter for those experiencing homelessness.
- The Plan Commission is scheduled to review this proposal on April 26, 2021.
- The Common Council is scheduled to review the rezoning on May 4, 2021.

Approval Standards: The UDC will be an **advisory body** on the PD request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval. (**PD Standards for Approval.**)

Summary of Design Considerations and Recommendations

Staff recommends that the Commission provide feedback based on the applicable approval standards for a **Planned Development**. Since the existing building exterior will remain as is with some minor renovations, staff recommends that the UDC focus their comments on site design conditions.

- Provide feedback on new landscaping and small outside amenity structures
- Note that many of the “tiny home” mobile shelter structures are already completed and on site as part of the temporary zoning granted last year.
- For reference - the Urban Design Commission approved an earlier Occupy Madison Inc. “Tiny Village” project on June 11, 2014 ([32965](#)).