

GREEN DESIGN STUDIO

EARTH FRIENDLY ARCHITECTURE

EDWARD KUHARSKI, ARCHITECT, AIA, LEED AP

405 SIDNEY STREET | MADISON, WI 53703

608.469.5963 MOBILE | EKUHARSKI@AOL.COM

APRIL 12, 2021

TO: KEVIN FIRCHOW, CITY OF MADISON PLANNER

KEVIN, JANINE GLAESER SUGGESTED THAT I PROVIDE THIS CLARIFYING INFORMATION TO YOU IN A LETTER REGARDING THE PLANNED DEVELOPMENT FOR OCCUPY MADISON'S SECOND TINY HOUSE VILLAGE AT 1901 ABERG AVENUE, WITH THE IDEA THAT THIS MIGHT BE ADDED AS AN ADDED ITEM IN LEGISTAR PRIOR TO THE VIRTUAL UDC MEETING THIS WEDNESDAY AT 4:30:

Essential to the operation of the existing emergency shelter village was alteration of the existing former Wiggie's Bar building to add two shower rooms with 4 showers each, a laundry room with 4 washers and 4 dryers, kitchen and dining areas, and a new entry door into the existing vestibule to control public access separately from residents' access from their huts to the shared facilities. Existing rest rooms are in excess of code requirements for the 28 occupants + visitors, as it will be for the proposed 22 occupants of PSU's. This work was done under permits issued in November and is fully approved and complete per the Building Inspection Division.

It is important to note that the improvements to site and building anticipated the needs of a permanent village as well as those of the emergency shelter use. So only minor alterations are needed to the site elements currently in place in order to properly serve the permanent village and to satisfy certain requirements imposed by City of Madison departments. Example: Closing of one of two existing curb cuts on the Aberg Ave. frontage to meet current Traffic Engineering standards. The improvements to the existing building are appropriate to support the permanent development of 22 tiny homes, and no further exterior alterations are planned for the building.

The emergency temporary zoning expires on June 1, 2021, thus the urgency of putting in place a Planned Development for the orderly transition from the current 28-person village on a minimally improved site to a permanent village with 22 of the typical Occupy Madison Tiny Home PSU's, comparable to those in place at the Village at 304 North 3rd Street, on a substantially improved site. Due to the larger footprint of the Tiny Home PSU's, the site can only accommodate 22 units while maintaining the required separation of units of 10' clear along with proper fire department access, etc.

The Land Use Application details the proposed transition from existing conditions to Tiny Home PSU's over a period of 28 months. This will allow for the longer time required for building the Tiny Homes and for rehousing current residents who wish to remain without interruption. In the absence of the approval of this Planned Development, the current residents face imminent loss of housing as of June 1st.

THANKS YOU FOR YOUR TIME AND ATTENTION.

WARM REGARDS, ED

REGISTERED ARCHITECT ~ LEED ACCREDITED PROFESSIONAL