

**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 3<sup>rd</sup> 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. Konkel, developer, Co-President Occupy Madison  
Ed Kuharski, Green Design Studio, Architect