

**File No. 190782**

**Veterans Outreach of Wisconsin (VOW) - Homeless Veterans Tiny Home Village  
Detailed Planned Development Project Description and Owner's Statement of Intent**

**Project Overview**

The VOW – Homeless Veterans Tiny Home Village will be a phased development on the eastern 7 acres of 6767 North 60<sup>th</sup> Street, and the initial phase (and subject of this file) will consist of up to 48 single family dwelling units (tiny homes) attached by a front porch as well as a Community Center building for programmatic and nourishment activities. There may be an opportunity to expand to the west of this initial buildout in the future, and an amendment to the DPD will be necessary in order to do so. The Village will be situated along the corner of Green Tree and 60<sup>th</sup> Street (the front of the old Bacher Farms area. The development will separate a 7 acre parcel from the rest of the former Bacher Homes property and also improve the existing community gardens and surrounding appurtenances. The project is being constructed to provide housing, programmatic care and counseling for homeless veterans to help them return to being productive members of society. As stated, this is a programmatic approach to solving the Veterans Homelessness challenges within the city and suburbs of Milwaukee. A more detailed plan of operation is included after the site statistics below.

The up to 48 unit project will be constructed in a two phase approach within the initial build on the site. Phase I will include the community center and the 24 homes listed as “A” on the attached site plan, as well as permeable pavers, landscaping features, relocation of the community gardens, additional accessible parking along Green Tree Road to allow for community parking for the gardens, sidewalk surrounding the 7 acre parcel, utilities, and walkways. Phase II will be the secondary build of 24 residences on the site noted as “B” homes on the attached overall plan, as well as a memorial section on the southeast corner of the parcel. Details of the memorial area will be submitted to DCD staff for review prior to construction to ensure compliance with the DPD. The site plan in the drawing set currently shows a build-out of 40 homes, though the site statistics reflect up to 48 homes being constructed. A revised site plan with a total unit count greater than 40 (if applicable) will be submitted to DCD staff for review against the site statistics in advance of construction.

It is the intent of VOW to incorporate several sustainable elements and features into the development, including installation of a solar panel array on the Community center to be dispersed throughout the village, green infrastructure elements will be included, sustainable design materials will be used throughout the community center and tiny homes.

The residential units will be constructed as one of two unit options as noted below:

Unit A

Residential Feel

Dimensions: 13' x 14'.

Unit mix: 1 Bedroom and 1/2 bath (toilet and sink)

Exterior Materials: LP Smart Siding,

Combination of Lap Siding and Vertical Panel Siding.

LP Smart Siding Trim

Utilizing a variety of colors.

Windows are Casements - could be from a number of manufactures - Pella, Anderson, etc.  
Window Sizes - 36" x 24" and 36" x 48".  
Building height is 18'-8" determined by Code.

Unit B - ADA accessible

Residential Feel

Dimensions: 17' x 14'

Unit mix: 1 Bedroom and 1/2 bath (toilet and sink)

Exterior Materials: LP Smart Siding,

Combination of Lap Siding and Vertical Panel Siding.

LP Smart Siding Trim

Utilizing a variety of colors.

Windows are Casements - could be from a number of manufactures - Pella, Anderson, etc.

Window Sizes - 36" x 24" and 36" x 48".

Building height is 18'-8".

Community Center - ADA accessible

Mixed Commercial / Residential Feel

Dimensions: 75.5' x 116' - 8,758 SF

Uses: Residential coordinator offices, Director office, 6 private counsel offices, 25 person board room style room, rec area sized for pool table if possible, TV area,

Showers, Restrooms, Dining Facility, Commercial Kitchen, Laundry Area,

Exterior Materials: Architectural Metal Panels, LP Smart Siding, Brick Accent at base.

Utilizing a variety of colors.

Windows are Storefront aluminum frame, etc.

Building height 16 feet

### **DPD – Site Statistics (approximate)**

1. Gross land area: 304,920 SF (7.0 AC)
2. Maximum amount of land covered by principle buildings: 28,753 SF; 9.43%
3. Maximum amount of land devoted to parking and drives: 30,827 SF; 10.11%
4. Minimum amount of land devoted to landscaped open space: 103,673 SF; 34%
5. Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:
  - a. # of dwelling units: up to 48
  - b. Square footage of community center: approx. 8,800 SF
6. Proposed number of buildings: 48 residential structures; 1 non-residential (community building)
7. Maximum number of dwelling units per building: There will be 2 tiny homes per connected porch and shared roof. These will be single occupancy and do not share walls.
8. Automobile parking spaces provided and ratio per unit:
  - a. 48 total surface parking spaces for VOW personnel, residents, visiting counseling agencies, and other visitors

Bicycle parking:

1. Will be in strategic locations around the Community Center as depicted on the plans.

District Standards:

1. Uses:

Permitted Uses:

- a. Single-Family Dwellings
- b. Solar energy collection panels and associated facilities and equipment
- c. Television transmission towers
- d. Supportive services
- e. Community center and uses accessory and ancillary to a community center and the mission of VOW.
- f. Community gardens
- g. surface Parking Lot

2. DESIGN STANDARDS:

- a. The residential buildings will maintain a residential feel.
- b. The residences will be constructed in pods with two units being connected by a covered porch. They will be placed around the community building.
- c. Residential buildings will be constructed using quality exterior materials as indicated on the submitted drawings. Vinyl or aluminum siding will not be allowed. Materials will be of a residential nature as noted on the submitted elevations and will include dimensional asphalt shingles or corrugated metal roofing, composite siding (James Hardi, LP Smart side or similar), composite trim, vinyl windows. A variety of exterior colors will be utilized across the project.
- d. The community center will be constructed of similar exterior materials as the residential pods. It will feature a variety of textures and colors to provide interest and to assist in identifying entrances, back of house functions and common spaces. The majority of glazing will be located along the façade that corresponds with the spaces that are to invite the residents to communal use. All glazing is to be storefront style with thermally broken aluminum framing and insulated glass. The roof is to be flat or on an inverted pitch to accommodate the elevations of the building and provide the possibility for future solar panels to be installed to support the community center.
- e. Windows will be maintained at the sizes indicated on the submitted elevations or larger.
- f. Maximum Tiny Home building height will be 18'-8". Maximum community center height will be 21'-0".

3. DENSITY:

48 total units and 1 Community Building with a total density of 6352 SF of lot area/du

4. SPACE BETWEEN STRUCTURES:

8'-0" min. (approx.)

5. SETBACKS (approx.):

- a. North Property Line (Green Tree Road): 31'
- b. South Property Line: 19'
- c. West Property Line: 312' (to BOC) 416' (to Structure)
- d. East Property Line (N. 60<sup>th</sup> Street): 155'

6. SCREENING:

Parking lot, dumpster, and any required utilities will be screened with landscaping as prescribed in city ordinances.

- The dumpster will be stored off of the food pantry side of the community center (south side facing the Wisconsin Job Corp). Because the Job Center is zoned Planned Development, the dumpster will be screened by wood fencing and will be gated.
- Utilities will be masked by aesthetic treatments on the Community Center such as the roof design masking any solar panel arrays.

7. OPEN SPACES:

- a. Project will be constructed in existing open green space.
- b. Turf areas will be maintained and restored in terrace areas and around the homes.
- c. Existing tree line will be maintained wherever possible.
- d. Additional plantings will be provided along the retention pond and parking areas per the landscape plan.
- e. Landscaping will be added between the community gardens and the residences and may include a low berm.

8. CIRCULATION, PARKING AND LOADING:

- a. Green Tree Road will be extended to the west to the proposed entry way for the Village and an access drive will be located off of Green Tree as shown on the site plan. It will be utilized to access the proposed parking lot. Light poles will provide lighting for the parking area and trash enclosure
- b. A new pedestrian walkway will be adjacent to the access drive and connect to North 60<sup>th</sup> Street. It will also surround the lot as depicted in the site plan submitted with this package. There will be ADA accessible pedestrian paths that will promote resident health and accessibility to the community center.
- c. 48 surface parking spaces will be provided within the development in the surface parking lot to the west of the community center.
- d. A centrally located dumpster and enclosure will be provided within the development and is located midway along the south side of the community building.
- e. Exterior bicycle racks will be provided within the Village and will be located strategically around the Community Center as shown on the plans.
- f. It is anticipated that few residents will have automobiles on the site. The bus route is located along North 60<sup>th</sup> Street and residents will be able to use the walkways to get to the bus stop.

9. LANDSCAPING:

- a. In general, the parking area and adjacent yard area has a combination of turf, ornamental trees, shrubs, perennials and ornamental grasses.

Required per the landscape section of the zoning code:

One tree and 100 SF landscaped area for every 4 spaces.

- 48 stalls provided at parking lot
- 12 trees required
- 1200 sf landscaped area
- Parking lot landscaping to be located within 50' of parking lot

Four shrubs or eight perennials per 100 SF landscaped area

- 1,200 sf landscaped area; 48 shrubs or 96 perennials required

Provided:

- 13 trees
  - 2,137 sf of landscaped area
  - 43 shrubs
  - 178 perennials
- b. Areas around the homes and central path will be turf. Foundation plantings will be provided at each dwelling unit.
  - c. All vegetation will be of a quality consistent with the American Association of Nurserymen.
  - d. The existing site or interim condition must be maintained in an orderly fashion consistent with zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy from DPD.
  - e. Please refer to landscaping plan submitted with this package for more information and locations of proposed plantings
  - f. Pod landscaping and amenities (i.e. horseshoe pits, concrete paved labyrinth, etc. are shown in concept, specifics are yet to be determined.)
  - g. Long term bicycle parking providing shelter from the elements and a minimum of 14 spaces is provided and called out in this plan.
  - h. Short term bicycle parking providing for a minimum of 4 spaces is provided and called out in this plan.

#### 10. LIGHTING:

All interior site lighting will be designed using full cut-off fixtures and will comply with city ordinance for light spill at the property line. Lighting at the interior walk way will be provided from fixtures mounted on the homes. Additional fixtures will be provided in the parking area and northern end of the path as shown on the plans

#### 11. UTILITIES:

- a. Each building has a sewer lateral, which extend to a private sanitary sewer main within the development. The private sanitary sewer main is proposed to connect to the existing public sanitary sewer main at a location to be determined by the City of Milwaukee DPW.
- b. Each building has a water lateral, which extend to a private water main within the development. The private water main is proposed to connect to the existing public water main at a location to be determined by the City of Milwaukee DPW.
- c. The development will drain to a private storm sewer main, which will connect to a new storm water detention area as shown on the submitted site plans.
- d. All utility lines will be installed underground. Transformers and substations will be installed at each building as required.

#### 12. SIGNS:

- a. Temporary signs during construction. The project will utilize printed fence wrap that will be installed over the entire construction safety fencing to identify the project as well as visually screen the construction activities from the adjacent residences. There may also be a temporary project sign, no larger 96 SF identifying key project partners.
- b. Permanent signage. The project may include a type A monument sign at the driveway entrance. The sign will be no larger than 65 SF and will be a type A freestanding sign per city ordinance. Final sign designs will be submitted to DCD for approval. At this time,

signage for the Community Building is not anticipated, but may be submitted for review by DCD should a need arise for signage in the future.

Time Limit on Zoning:

The DPD zoning designation shall be null and void after 5 years from the effective date of the ordinance approving the DPD, and the zoning of the property shall be changed to a GPD zoning at that time, unless the criteria identified in s. 295-907-c-11-a and –b are met. The time period specified pursuant to s. 295-907-2-c-11 of the zoning code may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.



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**Project Summary:**

Veterans Outreach of Wisconsin (VOW) has created a unique homeless recovery program designed around the specific needs of Veterans. As part of our program, we will be constructing forty eight tiny homes each with an approximate square footage of roughly 240. Half of these tiny homes will be ADA-compliant. Along with the tiny homes, there will be a 10,000 square foot community center. Resources and necessary training will take place on site to provide the tools needed for a successful recovery from homelessness. Follow-up and continued services will be implemented as our goal is that no Veteran returns to homelessness. Collaboration and partnerships have been formed with other local Veteran service organizations to maximize the resources needed to recover from homelessness. The tiny home village is a dry (drug and alcohol free) community with random testing to ensure the safety of all. Curfews for residents, logs for their on/off site presence and visitor check in/out will be closely monitored and enforced.



**Operations:**

VOW will be bringing a working Veteran homeless recovery model to Milwaukee that has been in operation in Racine since November of 2017. Each homeless Veteran will be placed in his or her own tiny home which will be fully furnished and have restroom facilities. Each resident will have 24-hour access to a community center on the same grounds which will host laundry facilities, showers, computer labs, gym, recreation area and dining area. An assortment of services will be brought to our location to assist Veterans with their recovery.

**Staffing:**

Staffing will consist of but not be limited to:

Three resident coordinators whose job will consist of the daily supervision of each resident, completing admission background checks, scheduling resources, collaborating with other service organizations, monthly home inspections, as well as biweekly resident progress and evaluation meetings.

One site supervisor who is to oversee all daily operations.

Three kitchen staff to prepare and serve meals for all residents.

Two general office personal.

One Director of Development.

Security personnel on staff 24/7.

Daily volunteers.

**Services Provided:**

VOW will implement, on a larger scale, the same services already in place at the Racine location. These services include resume writing, job search/placement assistance, group financial classes, one on one financial success coaching, Veteran support groups, private counseling, amongst others. Through partner service organizations, we will assist with benefits searches, wellness checks, and permanent housing assistance. Additional services will be added as needed to meet individual Veterans' needs as well to ensure all recovery needs are met.

In addition to our homeless recovery program, VOW will open a food pantry for Veterans and their immediate family members, providing weekly relief from food insecurity. Our food pantry will offer nonperishables, frozen meats, fresh fruits and vegetables, basic hygiene items and household cleaning supplies.

**Need for Veteran Housing:**

In Milwaukee on any given night, as many as 200-300 Veterans are homeless. That number expands up to 4 times that at peak intervals 3-4 times per year. 5,600 veteran men and women are homeless in Wisconsin. 1 of every 5 people experiencing homelessness in Milwaukee is believed to be a Veteran, and over 67,000 Veterans are experiencing homelessness on a national level. 24% of the homeless population are labeled as chronically homeless. In Wisconsin 19% of families that visit food pantries are families with Veterans in the household, and 5,500 are considered to be at-risk Veterans and need assistance maintaining a home.

The Department of Housing and Urban Development reports demonstrate the cost to the public of leaving someone homeless on the street varies from \$20,000-\$30,000 annually, per unsheltered person. Veterans land in the higher range due to their specific needs. According to the United States Interagency Council on Homelessness, the cost of allowing a person to remain chronically homeless is much higher, with an estimated cost of \$30,000 to \$50,000 annually.



**Funding:**

VOW currently does not receive either Federal or State funding. Our programs are currently funded by corporate giving and grant programs, community grants, private donations and fundraisers. It is our intention to continue to fund our Milwaukee program in the same manner. VOW's approach to funding greatly reduces the taxpayer-cost associated with the homeless population.

**Site Photos:**





