

BUILDING A BETTER WORLD
FOR ALL OF US®



“It Takes A Village”

HOMELESS VETERANS TINY HOME VILLAGE - MILWAUKEE





Amy Turim

**Real Estate Development Services
Manager**

Department of City Development



Jeff Gustin

Co-Founder / Executive Director
Veterans Outreach of Wisconsin



BUILDING A BETTER WORLD
FOR ALL OF US®

Gary Randle – Urban Design Group Manager

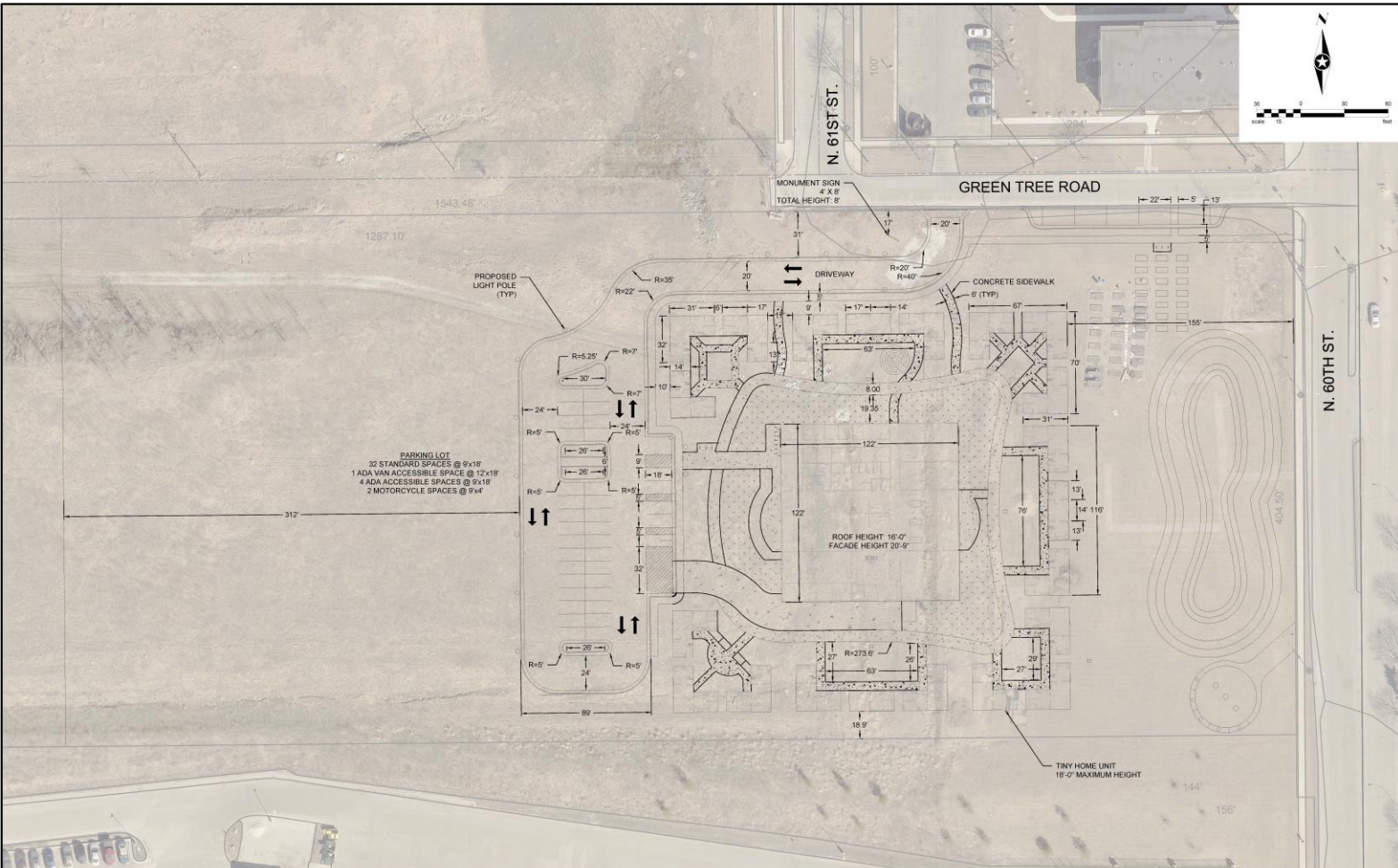
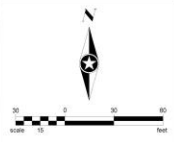
SITE DESIGN





View from 60th Street

SITE FEATURES - GENERAL



PARKING LOT
 32 STANDARD SPACES @ 9'x18'
 1 ADA VAN ACCESSIBLE SPACE @ 12'x18'
 4 ADA ACCESSIBLE SPACES @ 9'x18'
 2 MOTORCYCLE SPACES @ 9'x4'

TINY HOME UNIT
 18'-0" MAXIMUM HEIGHT

MONUMENT SIGN
 4' x 6'
 TOTAL HEIGHT: 8'

GREEN TREE ROAD

N 61ST ST.

N 60TH ST.

Date: 10/4/2018 3:58 AM Modified: 10/22/2018 3:51 PM C:\221\WORK\18102615-666-499\18-00000018-Cad\sheet\18102615.dwg

DRAWN BY: HMS
 DESIGNER: HMS
 CHECKED BY:

DESIGN TEAM	NO.	DT.	DATE

REVISIONS	
NO.	DATE

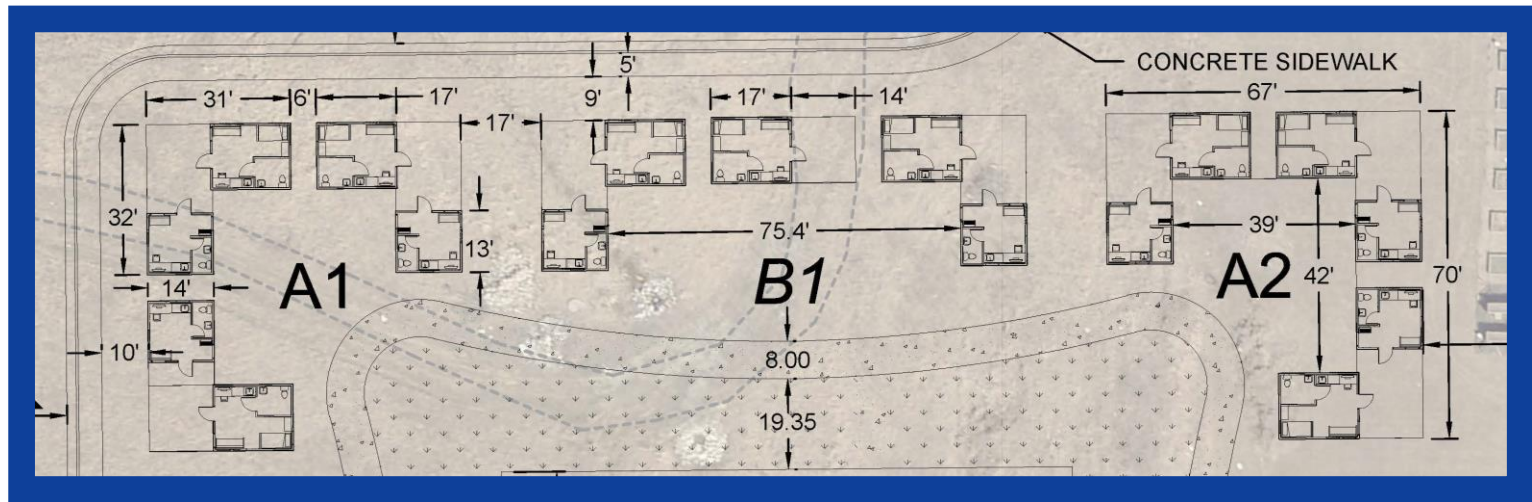
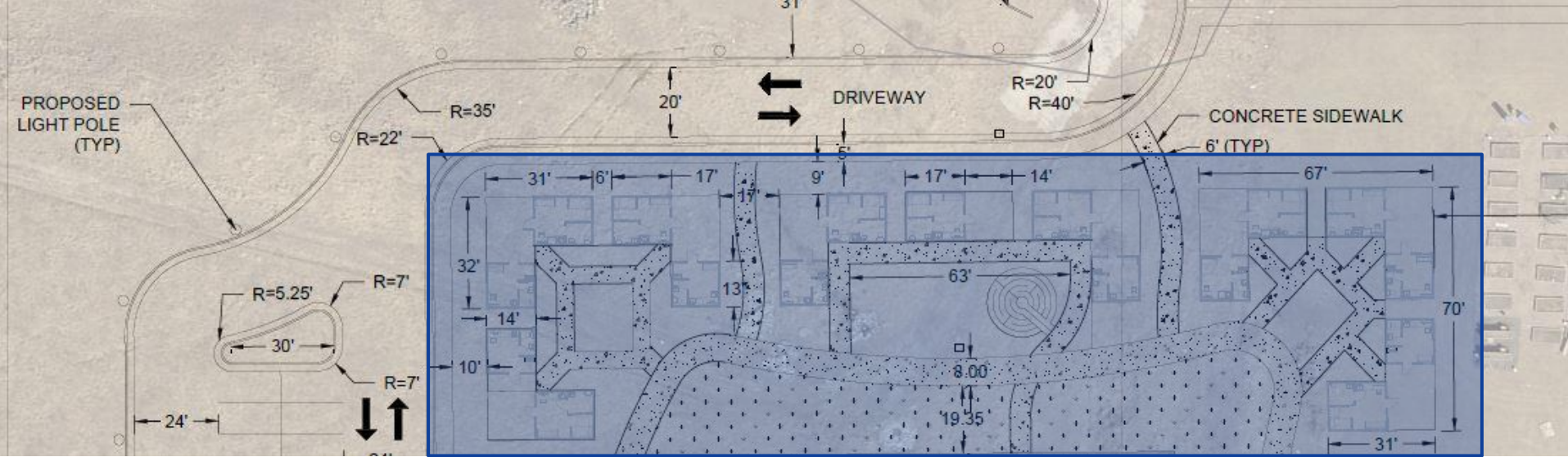


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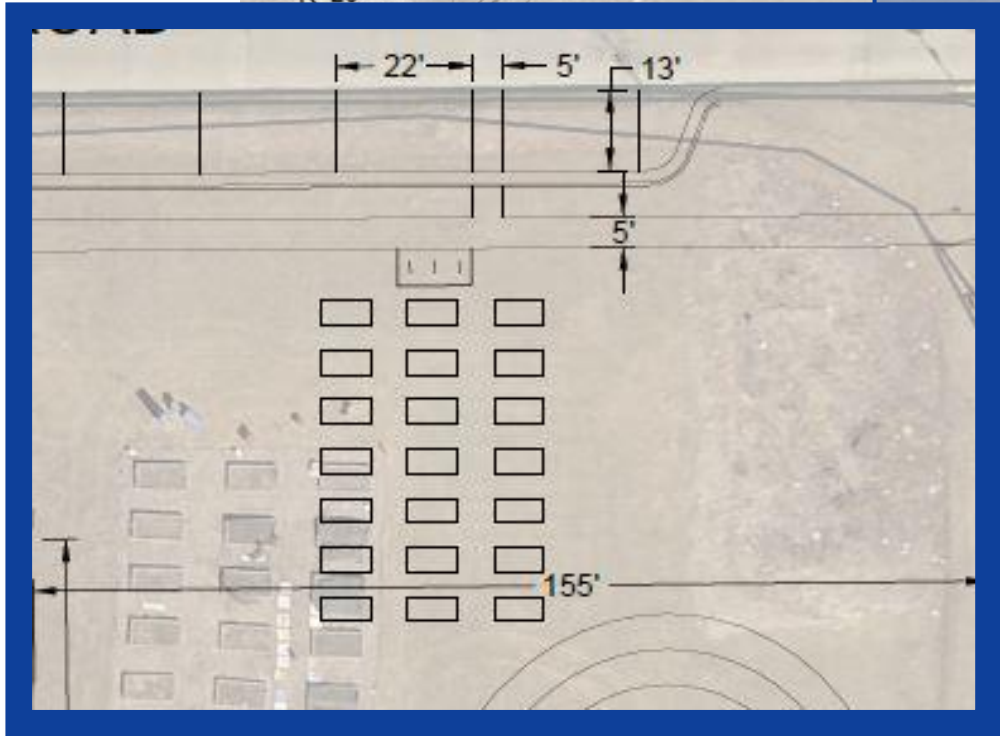
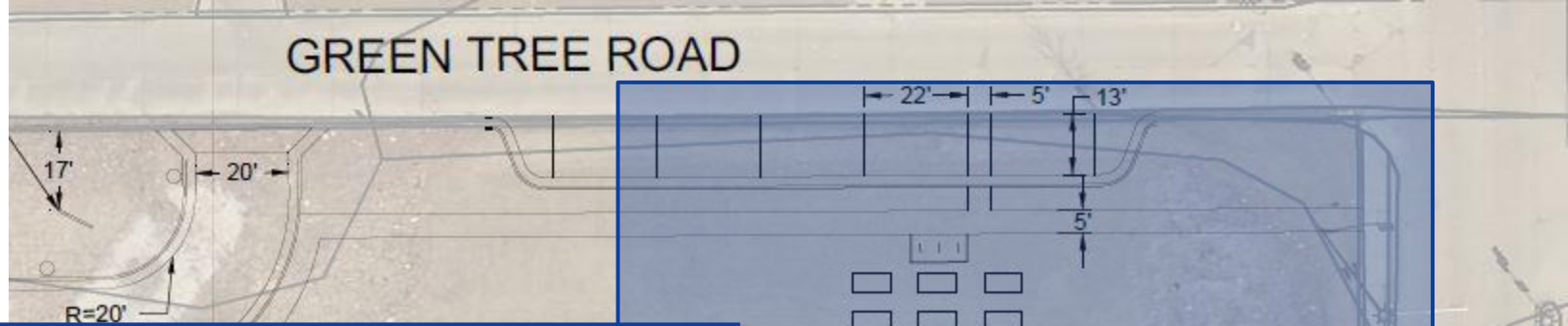
MILWAUKEE,
 WISCONSIN

VETERANS TINY HOME VILLAGE
 VETERANS OUTREACH OF WISCONSIN

FILE NO. _____



GREEN TREE ROAD



GREEN TREE ROAD

MONUMENT SIGN
4' X 8'
TOTAL HEIGHT: 8'

22' 5' 13'

PROPOSED LIGHT POLE (TYP)

DRIVEWAY

CONCRETE SIDEWALK
8' (TYP)

R=35'

R=20'

R=40'

R=22'

20'

31'

17'

20'

155'

31'

8'

17'

32'

14'

13'

10'

14'

9'

17'

14'

67'

83'

19.35'

8.00'

R=5.25'

R=7'

30'

10'

R=7'

R=5'

24'

24'

6'

26'

26'

6'

R=5'

R=5'

9'

18'

5'

32'

9'x18'
FACE @ 12'x18'
ES @ 9'x18'
S @ 9'x4'

R=5'

R=5'

24'

24'

6'

26'

26'

6'

R=5'

R=5'

24'

24'

6'

26'

26'

6'

80'

122'

122'

122'

122'

ROOF HEIGHT: 16'-0"

FACADE HEIGHT 20'-9"

122'

122'

ROOF HEIGHT: 16'-0"
FACADE HEIGHT 20'-9"

27'

R=273.8'

26'

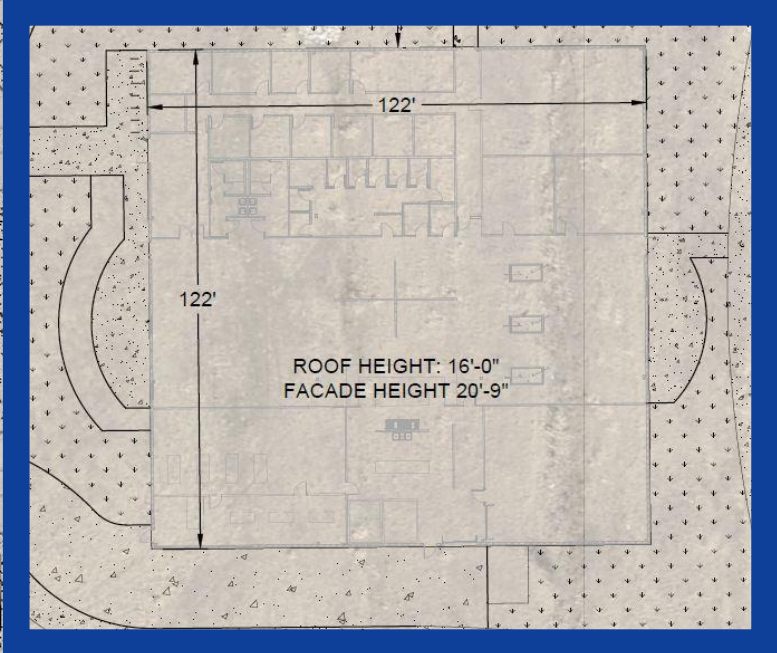
83'

29'

27'

18.9'

3.48'



PROPOSED
LIGHT
POLE
(TYP)

@ 9'x18'
CE @ 12'x18'
ES @ 9'x18'
S @ 9'x4'

MONUMENT SIGN
4' X 8'
TOTAL HEIGHT: 8'

4' X 8'

TOTAL HEIGHT: 8'

DRIVEWAY

ROOF HEIGHT: 16'-0"
FACADE HEIGHT 20'-9"

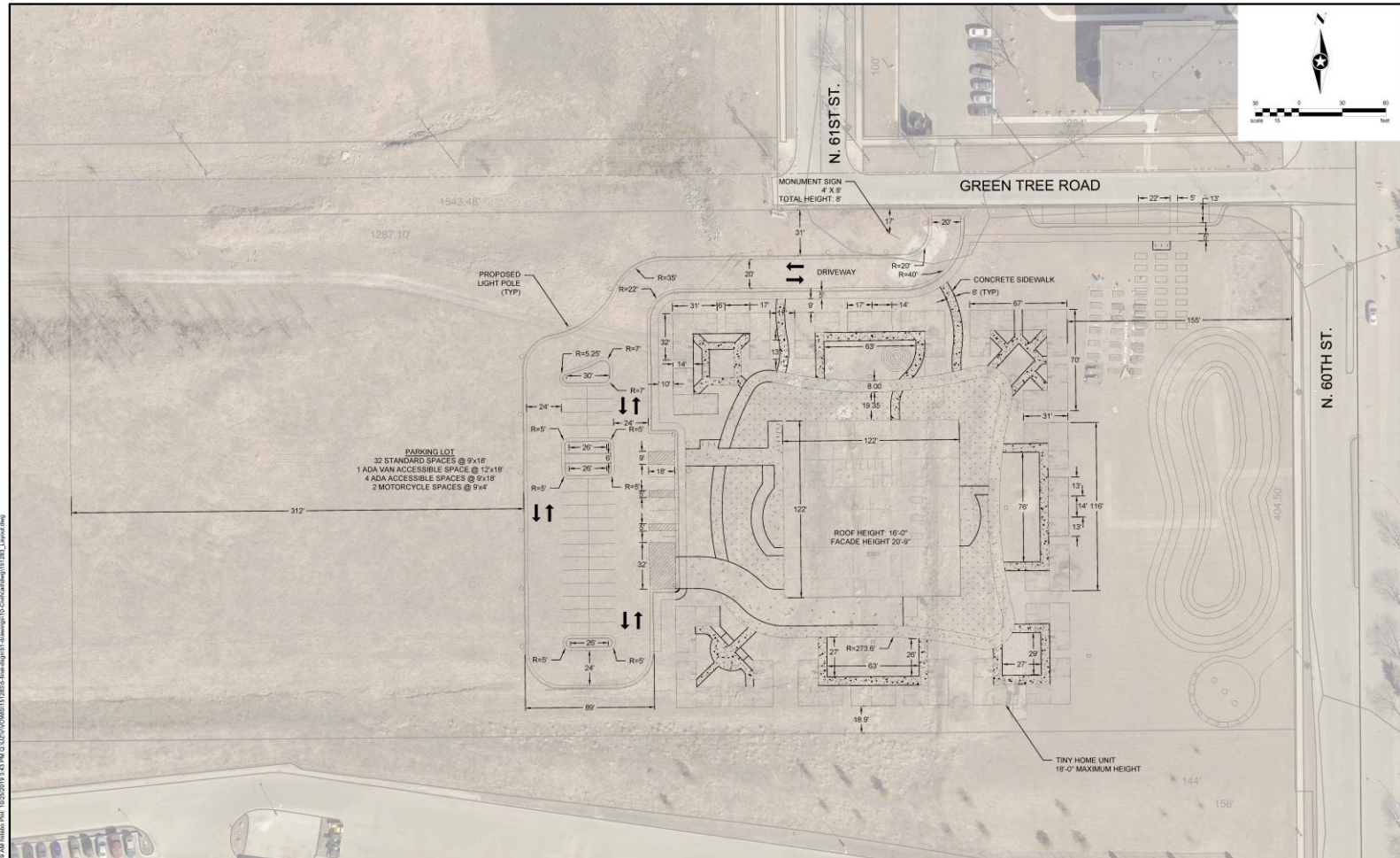
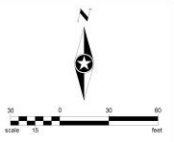
PARKING LOT

- 32 STANDARD SPACES @ 9'x18'
- 1 ADA VAN ACCESSIBLE SPACE @ 12'x18'
- 4 ADA ACCESSIBLE SPACES @ 9'x18'
- 2 MOTORCYCLE SPACES @ 9'x4'

PROPOSED
LIGHT POLE
(TYP)

PROPOSED LIGHT POLE (TYP)

SITE FEATURES - MATERIALS



1543.98
1287.10

N. 61ST ST.

GREEN TREE ROAD

N. 60TH ST.

PROPOSED LIGHT POLE (TYP)

MONUMENT SIGN 4' X 8'
TOTAL HEIGHT 8'

DRIVEWAY

CONCRETE SIDEWALK 5' (TYP)

PARKING LOT
32 STANDARD SPACES @ 9'x18'
1 ADA VAN ACCESSIBLE SPACE @ 12'x18'
4 ADA ACCESSIBLE SPACES @ 9'x18'
2 MOTORCYCLE SPACES @ 9'x4'

ROOF HEIGHT 16'-0"
FACADE HEIGHT 20'-9"

TINY HOME UNIT
18'-0" MAXIMUM HEIGHT

Date: 10/14/2019 3:38 AM lshah.ppl 1:25:20/19 3:34 PM G:\J2\WORK\10128215-19-00\1011\1011.dwg

DESIGNER:	HAS						
CHECKED BY:	HAS						
DESIGN TEAM:							
NO.	BY	DATE	REVISIONS				

PHONE: 414.485.1233
518 N. MILWAUKEE ST.
SUITE 303
MILWAUKEE, WI 53202
www.sehinc.com

Date: _____ (to fill)

(to fill)

MILWAUKEE, WISCONSIN

VETERANS TINY HOME VILLAGE
VETERANS OUTREACH OF WISCONSIN

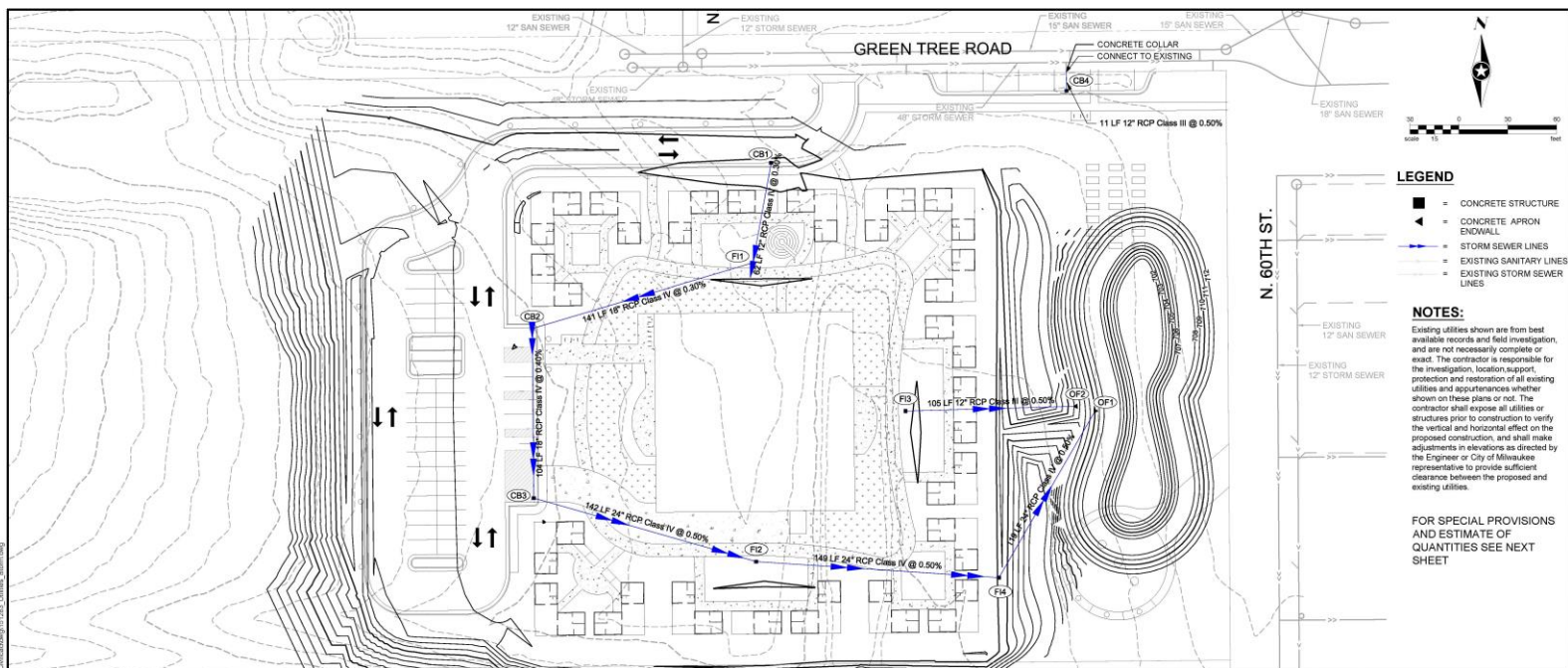
FILE NO.

Green Infrastructure Opportunities

- Permeable pavement options with underdrain
- Rain garden and stormwater trees
- Stormwater collection via rain barrels between tiny home structures
- * Solar Panel arrays can be positioned on top of the community center for feeding the property



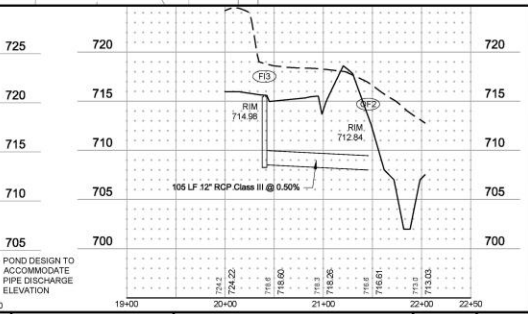
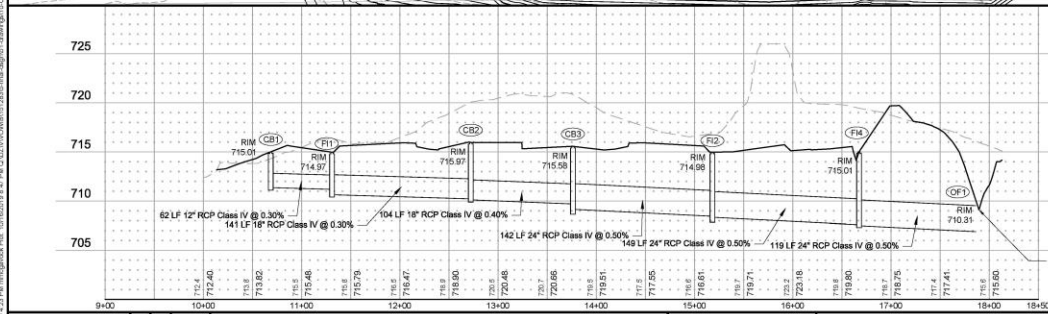
SITE FEATURES - UTILITIES



- LEGEND**
- = CONCRETE STRUCTURE
 - ◀ = CONCRETE APRON ENDWALL
 - = STORM SEWER LINES
 - - - - - = EXISTING SANITARY LINES
 - - - - - = EXISTING STORM SEWER LINES

NOTES:
 Existing utilities shown are from best available records and field investigation, and are not necessarily complete or exact. The contractor is responsible for the investigation, location, support, protection and restoration of all existing utilities and appurtenances whether shown on these plans or not. The contractor shall expose all utilities or structures prior to construction to verify the vertical and horizontal effect on the proposed construction, and shall make adjustments in elevations as directed by the Engineer or City of Milwaukee representative to provide sufficient clearance between the proposed and existing utilities.

FOR SPECIAL PROVISIONS AND ESTIMATE OF QUANTITIES SEE NEXT SHEET



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DRAWN BY:	X	X	X	X	X	
DESIGNER:	X	X	X	X	X	
CHECKED BY:	X	X	X	X	X	
DESIGN TEAM:	ND	DT	DATE:			

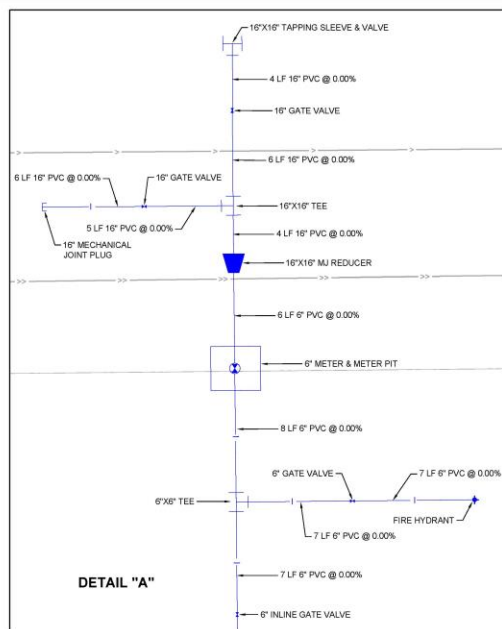
SEH
 PHONE: 800.380.3000
 425 WEST WATER STREET, SUITE 500
 APPLETON, WI 54911-6008
 www.seh.com

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.
 Date: 10/26/2024 Scale: 1"=30' Name: JXX Name: JXX

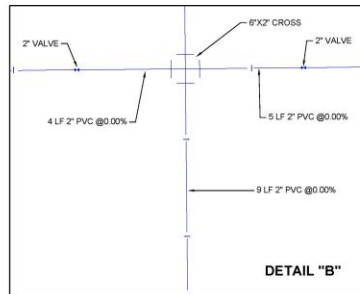
MILWAUKEE, WISCONSIN

VETERANS TINY HOME VILLAGE
 VETERANS OUTREACH OF WISCONSIN

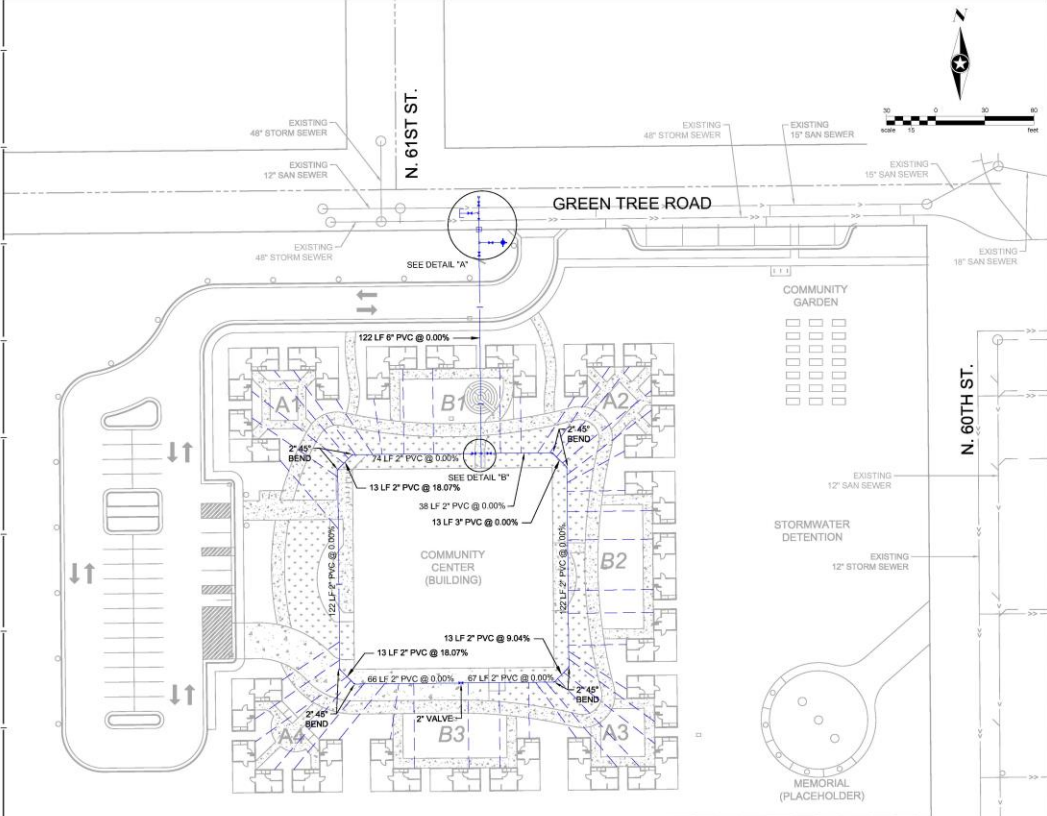
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XXX



DETAIL "A"



DETAIL "B"



LEGEND:

- 1/2" SERVICE
- WATERMAIN
- EXISTING SANITARY LINES
- EXISTING STORM SEWER LINES

NOTES:

Existing utilities shown are from best available records and field investigation, and are not necessarily complete or exact. The contractor is responsible for the investigation, location, support, protection and restoration of all existing utilities and appurtenances whether shown on these plans or not. The contractor shall expose all utilities or structures prior to construction to verify the vertical and horizontal effect on the proposed construction, and shall make adjustments in elevations as directed by the Engineer or City of Milwaukee representative to provide sufficient clearance between the proposed and existing utilities.

FOR SPECIAL PROVISIONS AND ESTIMATE OF QUANTITIES SEE NEXT SHEET

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 Designer: HAS
 Checked by:
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 Path: \\sawyer\cadd\151020208-001.dwg
 User: jhas
 Title: Utilities - Water.dwg

DESIGN TEAM	NO	ST	DATE


 PROJECT: 414 AMB 0300
 SITE: N. MILWAUKEE ST
 GATE 302
 MILWAUKEE, WI 53202
 www.sehinc.com

Date:	

MILWAUKEE, WISCONSIN

VETERANS TINY HOME VILLAGE
VETERANS OUTREACH OF WISCONSIN

FILE NO.	

SITE FEATURES - LANDSCAPE





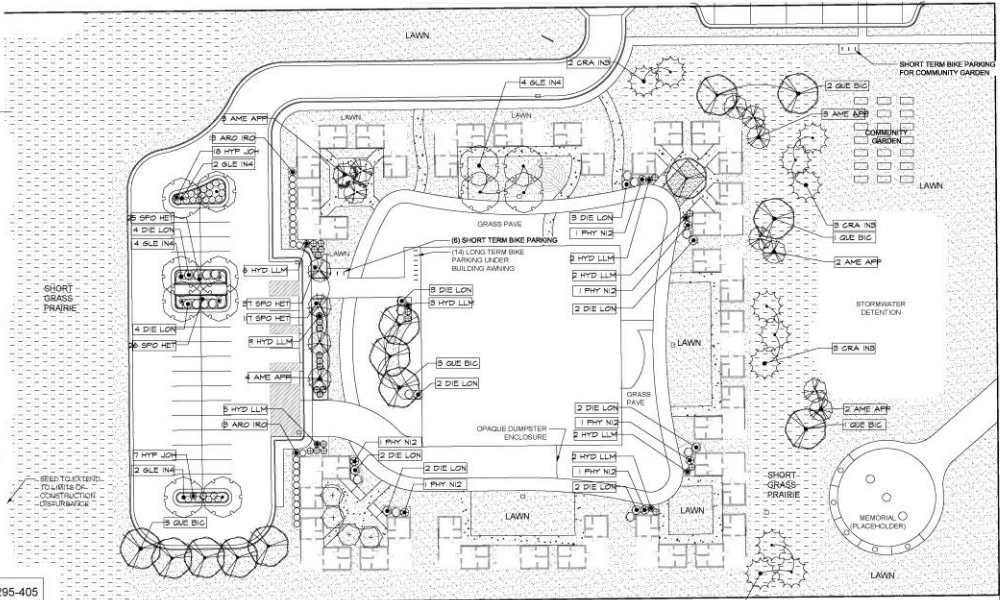
N. 61ST ST.

GREEN TREE ROAD

N. 60TH ST.

PLANT SCHEDULE

DECIDUOUS TREES				
CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
AME APP	Ameihercher x grandiflora / Apple Serviceberry	2" CAL	14	
CAR AME	Carpinus caroliniana / American Hornbeam	2" CAL	4	
CRA IN3	Crataegus crus-galli 'nana' / Thornless Hawthorn	2" CAL	11	
GLE IN4	Gladiolus trichostachyus var. / Thornless Common Honeylocust Thornless version of Honeylocust	2" CAL	12	
QUE BIC	Quercus bicolor / Swamp White Oak	2.5" CAL	13	
SHRUBS				
CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
ARO ROC	Aronia melanocarpa 'Inocence Beauty' TM / Black Chokeberry	5 gal	26	
DIE LCN	Dianella ionisera / Dwarf Bush Honeyuckle	5 gal	26	
HYD LLM	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal	31	
HYP JOH	Hypericum kalmianum / Kalm St. Johnswort	5 gal	26	
PHY N2	Physocarpus opulifolius / Korean Spindle Tree	36" BAB	6	
GROUND COVERS				
CODE	BOTANICAL / COMMON NAME	COVT	SPACING	QTY
SPO HET	Sporobolus heteropus / Prairie Dropseed	1 gal	24" x 6"	205
	SEEDED LAWN			
	SHORT GRASS PRAIRIE			



LANDSCAPING & SCREENING CALCULATIONS PER MILWAUKEE ORDINANCE 295-405 LANDSCAPING AND SCREENING

Required	Provided
Parking Lot Landscaping Requirements	
1 canopy tree and 100 square feet of landscaped area is required within 50 ft of new parking area for every 4 parking spaces	
48 proposed spaces=12 canopy trees required	13 canopy trees provided
48 spaces/4 x 100= 1,200 square feet of landscaped area required	2,137 square feet of landscape area provided
Minimum of 4 low shrubs or 8 perennials/ornamental grasses per 100 square feet of landscaped area	
1,200 square feet of landscaped area/100 x 4= 48 shrubs or 96 gal. or larger perennials	79 shrub and 205 1 gal. perennials provided

DRAWN BY: HSB
 DESIGNER: HSB
 CHECKED BY:

DESIGN TEAM: NO BY DATE

REVISIONS



Date: _____ Lic. No: _____

MILWAUKEE, WISCONSIN

VETERANS TINY HOME VILLAGE
 VETERANS OUTREACH OF WISCONSIN

FILE NO
 190782

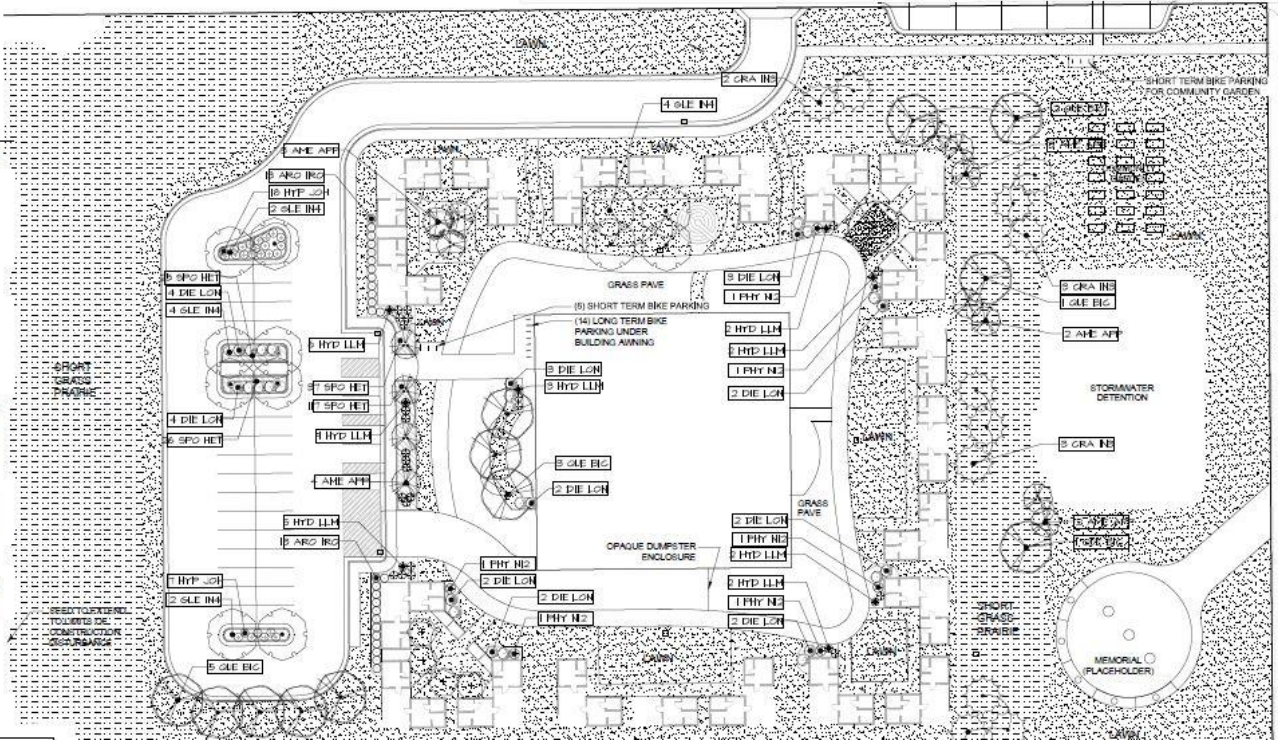
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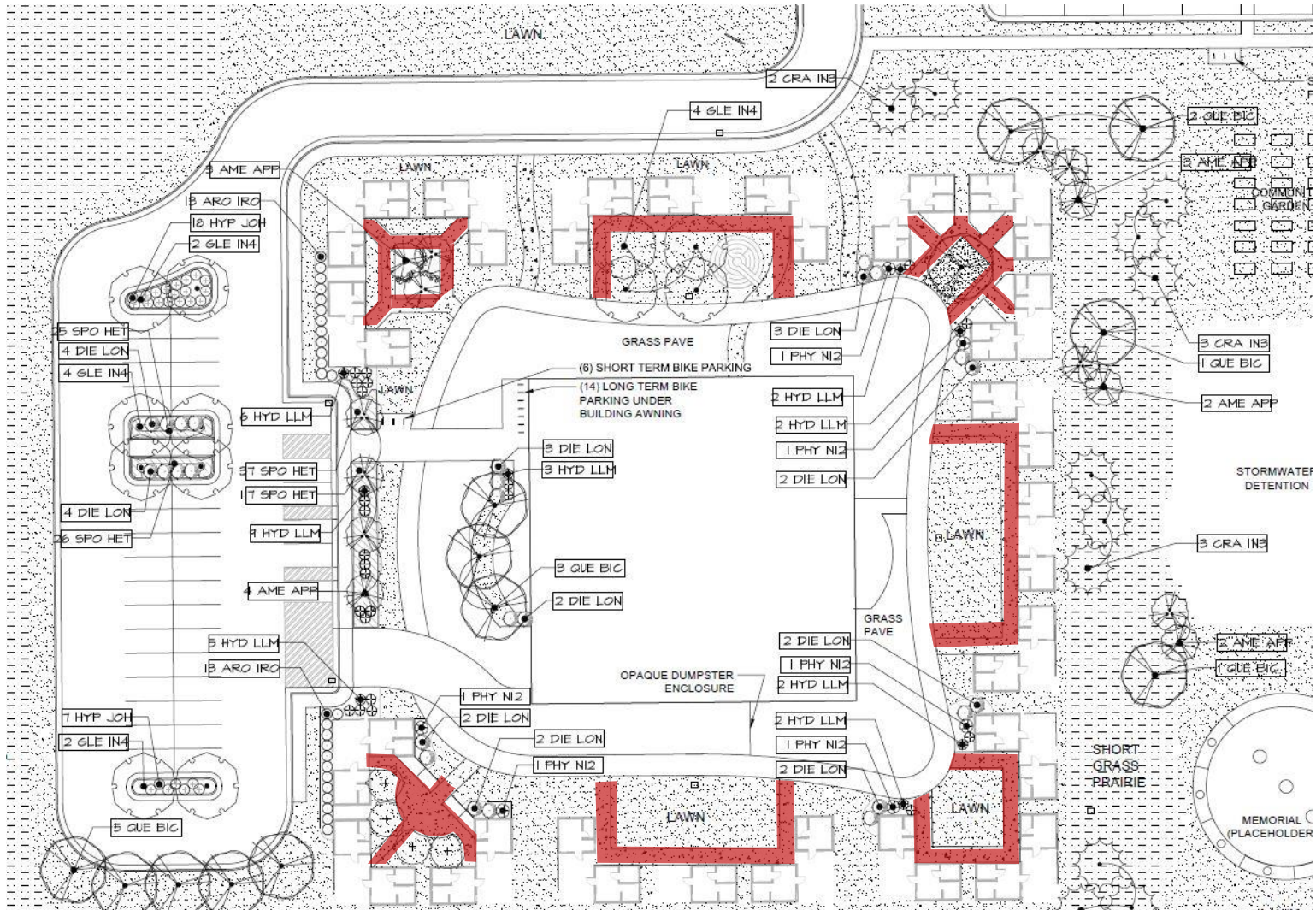
GREEN TREE ROAD

N. 60TH ST.

PLANT SCHEDULE

DECIDUOUS TREES				
CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
AME APP	Ameilanchier x grandiflora / Apple Serviceberry	2.5' CAL	14	
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CRA IN3	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	2' CAL	11	
GLE IN4	Gleditsia thurcuthos 'Inermis' / Thornless Common Honeylocust thornless version of Honeylocust.	2' CAL	12	
QUE BIC	Quercus bicolor / Swamp White Oak	2.5' CAL	13	
SHRUBS				
CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
ARO IRO	Aronia melanocarpa 'Iniquis Beauty' TM / Black Chokeberry	5 gal	26	
DIE LON	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal	26	
HYD LLM	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangeas	5 gal	31	
HYP JOH	Hypericum kalmianum / Kalm St. Johnswort	5 gal	25	
PHY NI2	Physocarpus opulifolius / Ninebark	36" B&B	6	
GROUND COVERS				
CODE	BOTANICAL / COMMON NAME	QOBT	SPACING	QTY
SPO HET	Sporobolus heterolepis / Prairie Droseed	1 Gal	24" o.c.	205
	SEEDED LAWN			
	SHORT GRASS PRAIRIE			







BUILDING A BETTER WORLD
FOR ALL OF US®

Brian Cooley – Senior Architect

ARCHITECTURE



COLOR THEORY

EXCITING

CALMING

STIMULATING

RELAXING



ENERGIZING

BALANCING

CONNECTING THE COMMUNITY

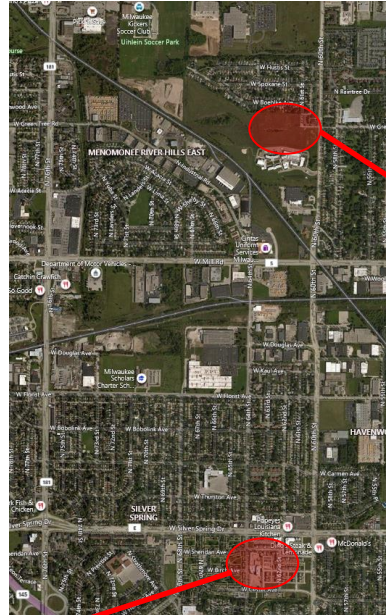
- DEVELOPMENTS NEAR BY

N. 60th / W. SILVER SPRING



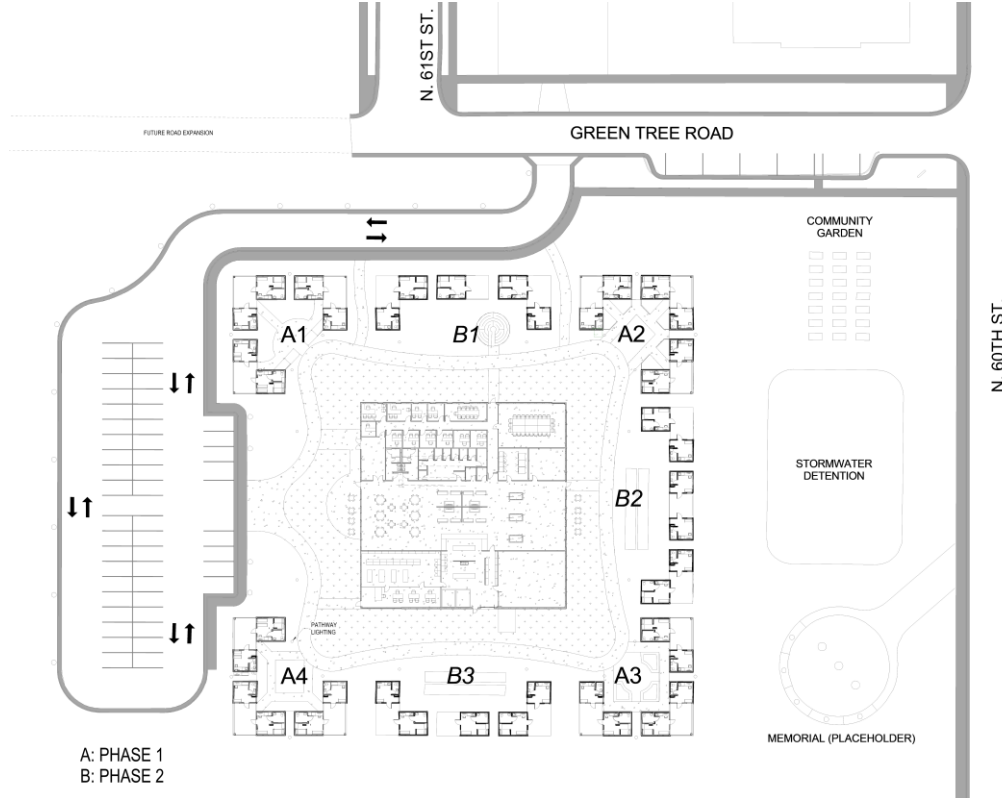
- VISION FOR TINY HOMES

N. 60th / W. GREEN TREE

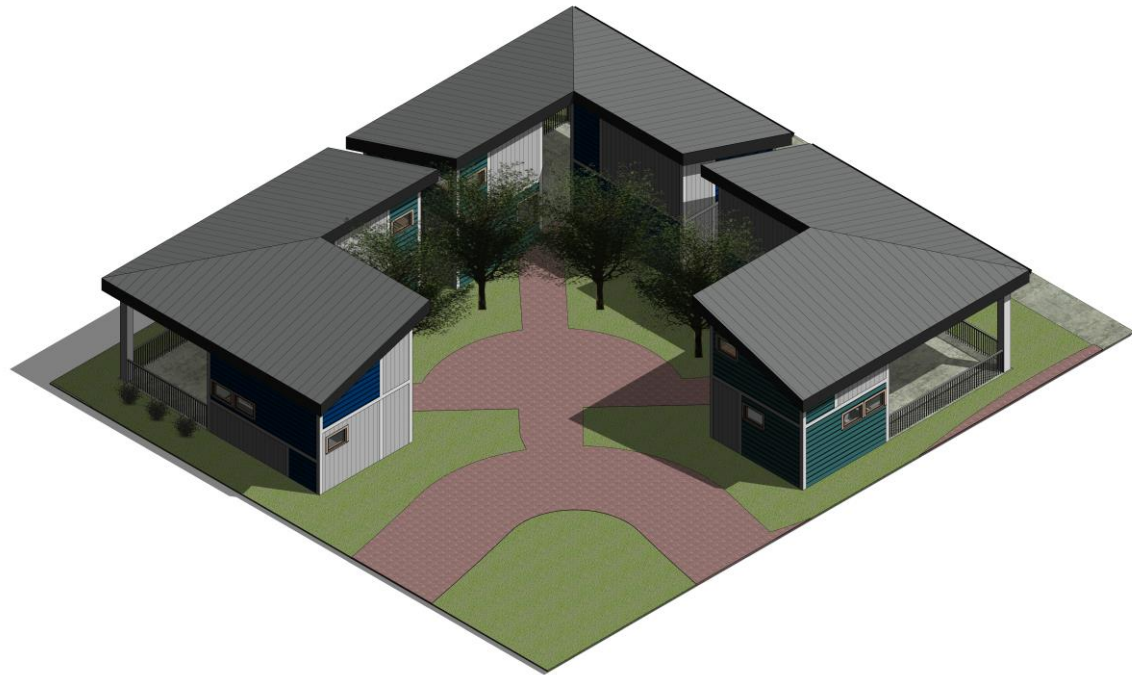
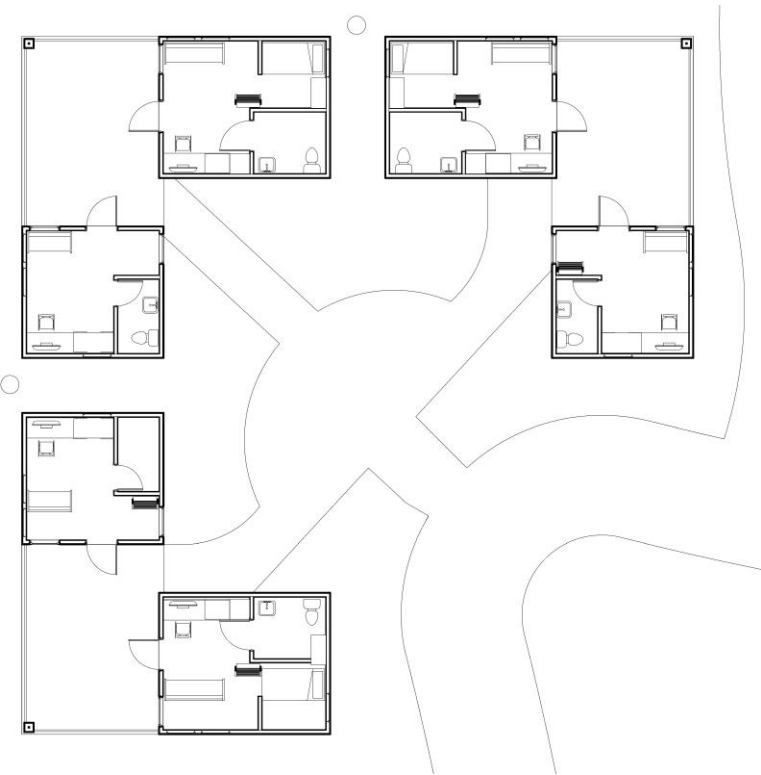


LP Almond	Charcoal	LP Country Red	Dark Chocolate	Dover White
Glen Highlands	Gravity	LP Khaki	Marigold	Midnight Bronze
LP Mist Grey	Nightview	Prairie Foliage	LP Sage	LP Sand
Seaport	Stone Mason Grey	LP Walnut	LP White	Blind Date

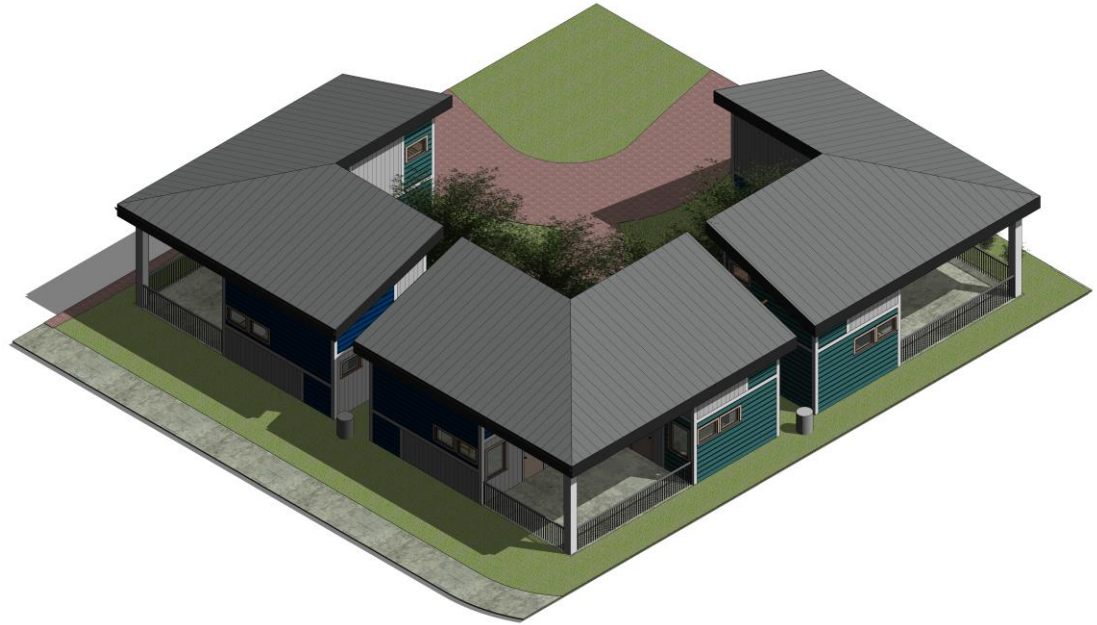
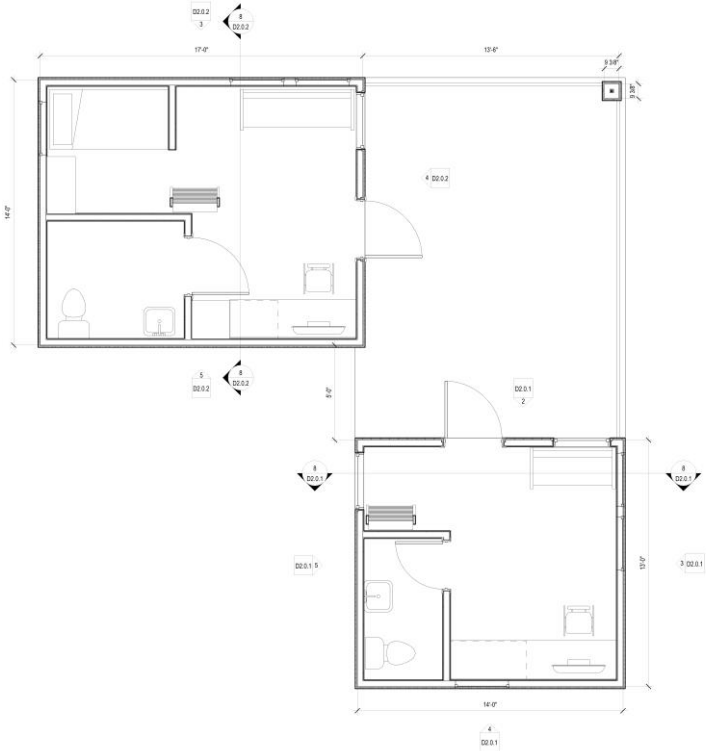
PROPOSED SITE PLAN



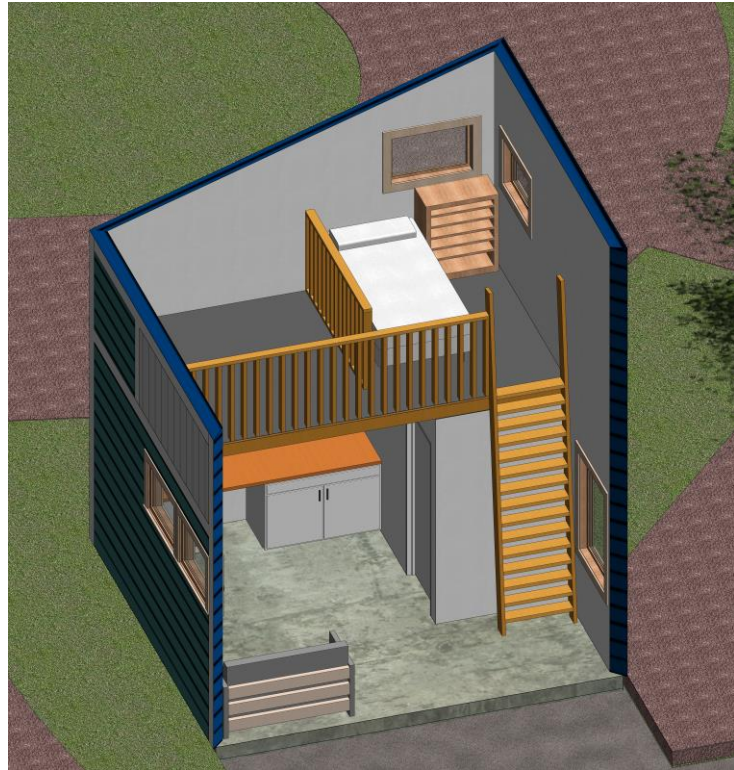
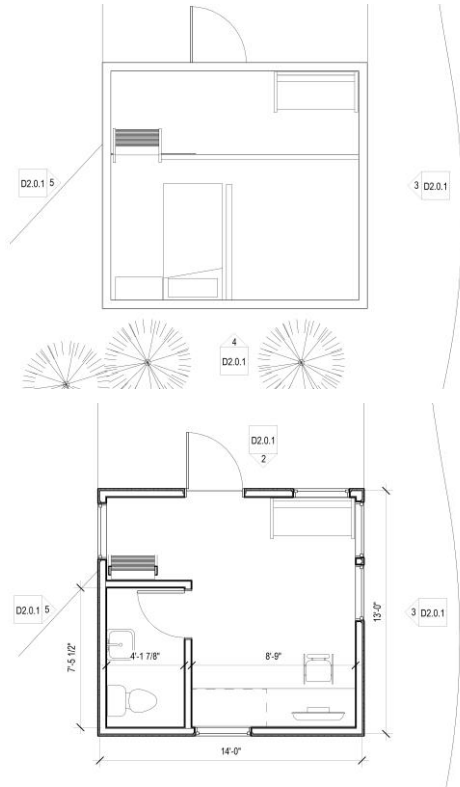
TINY HOME POD



TINY HOME POD



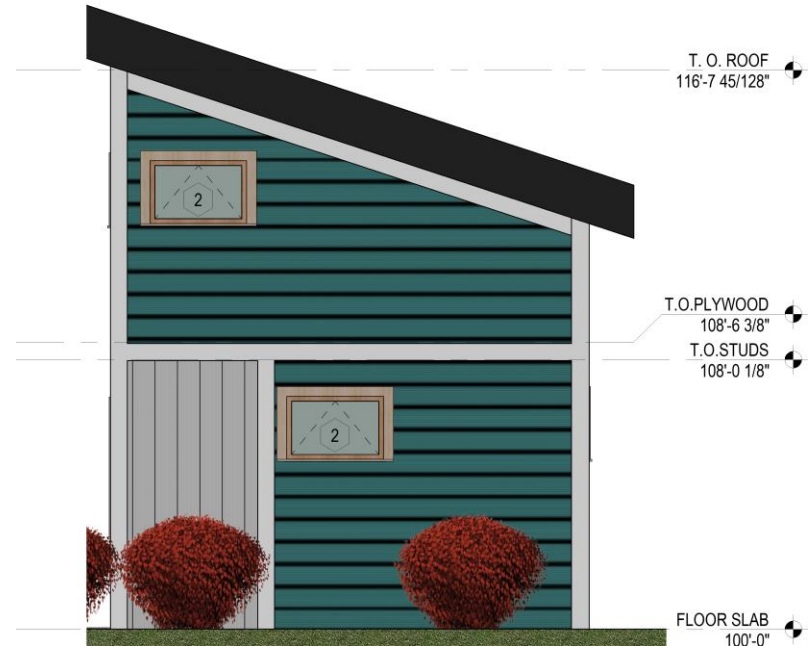
TINY HOME – TYPE A



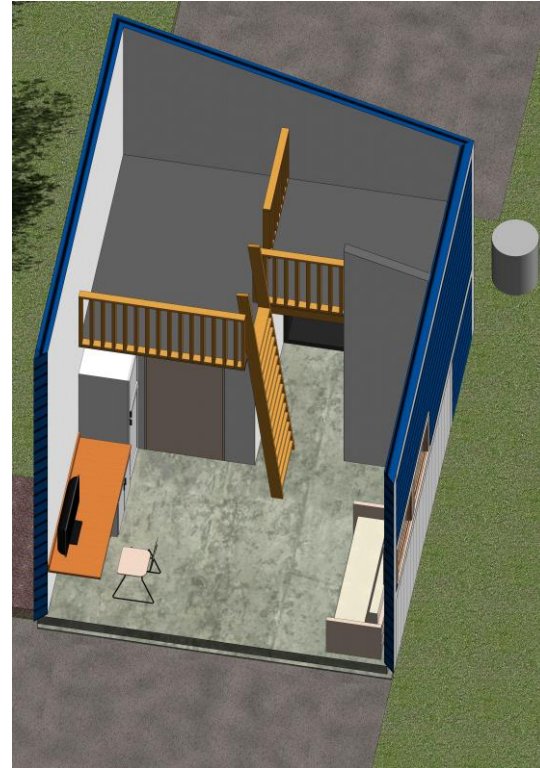
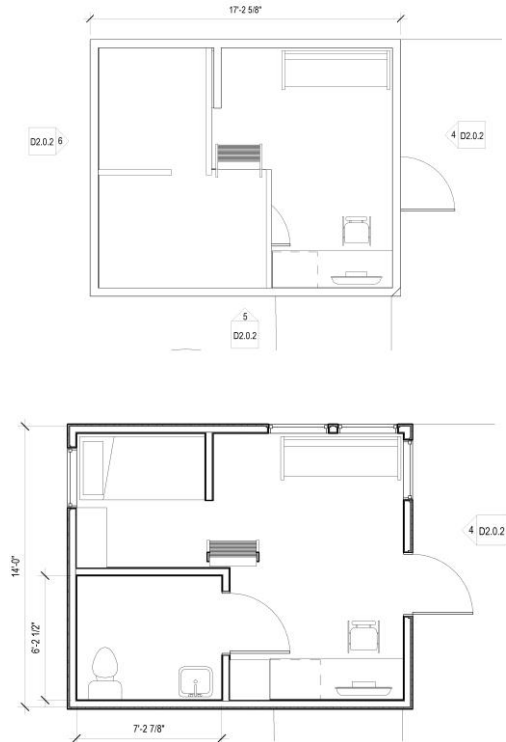
TINY HOME – TYPE A - ELEVATIONS



TINY HOME – TYPE A - ELEVATIONS



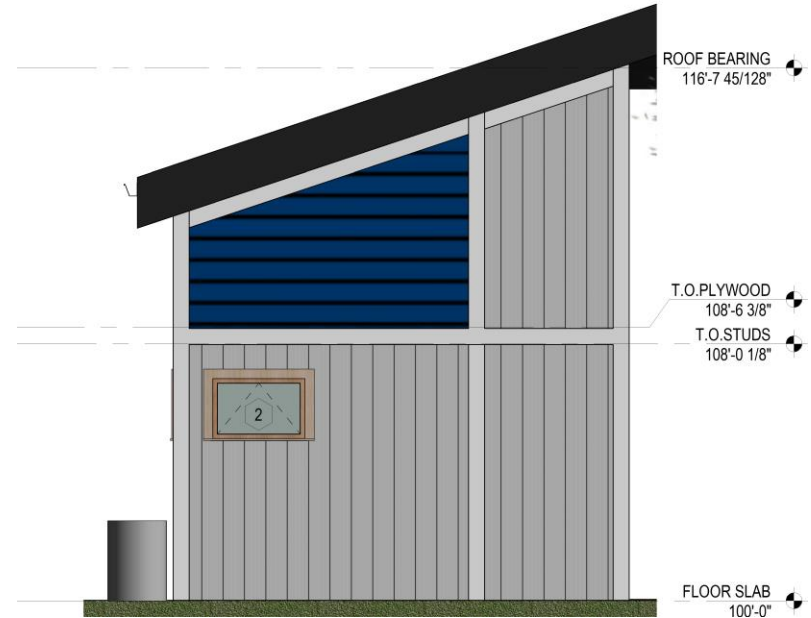
TINY HOME – TYPE B



TINY HOME – TYPE B - ELEVATIONS



TINY HOME – TYPE B - ELEVATIONS



TINY HOMES – EXTERIOR SPACES



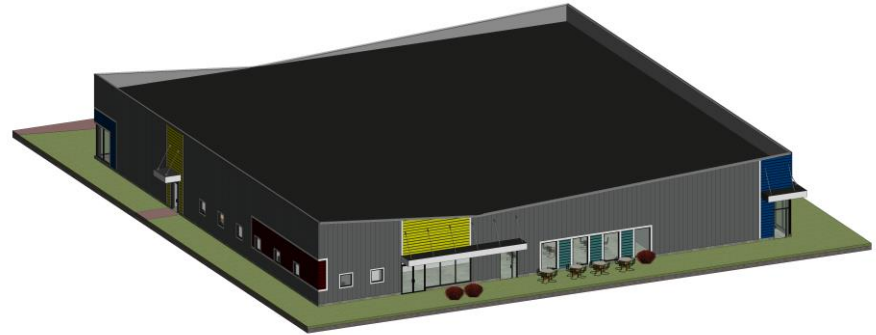
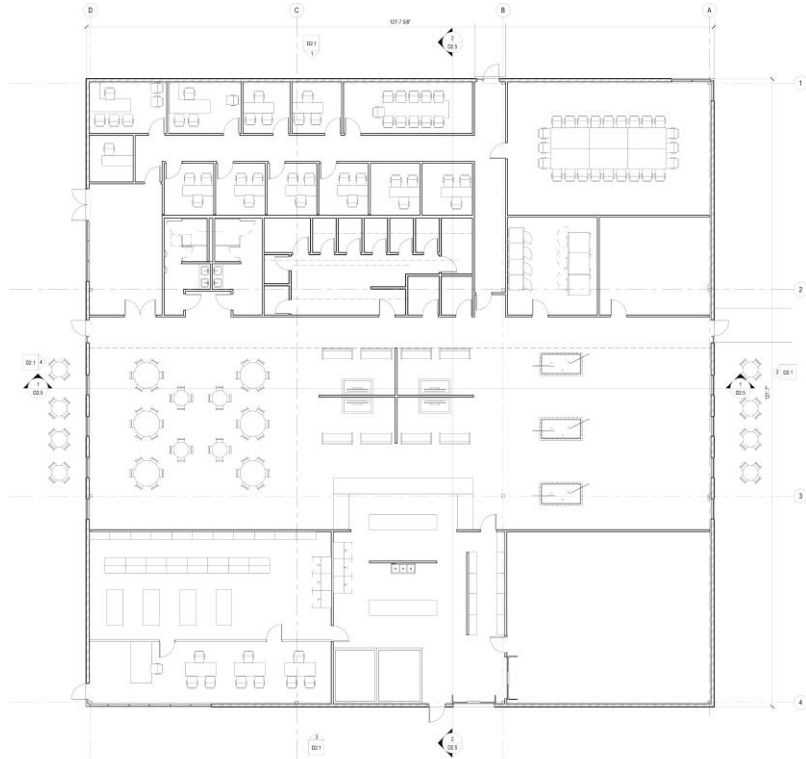
TINY HOMES – EXTERIOR SPACES



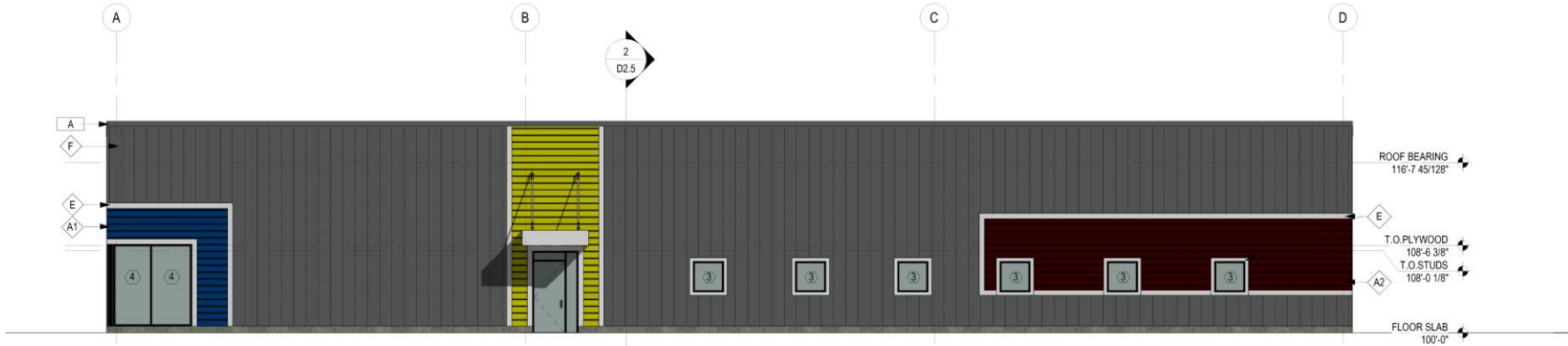
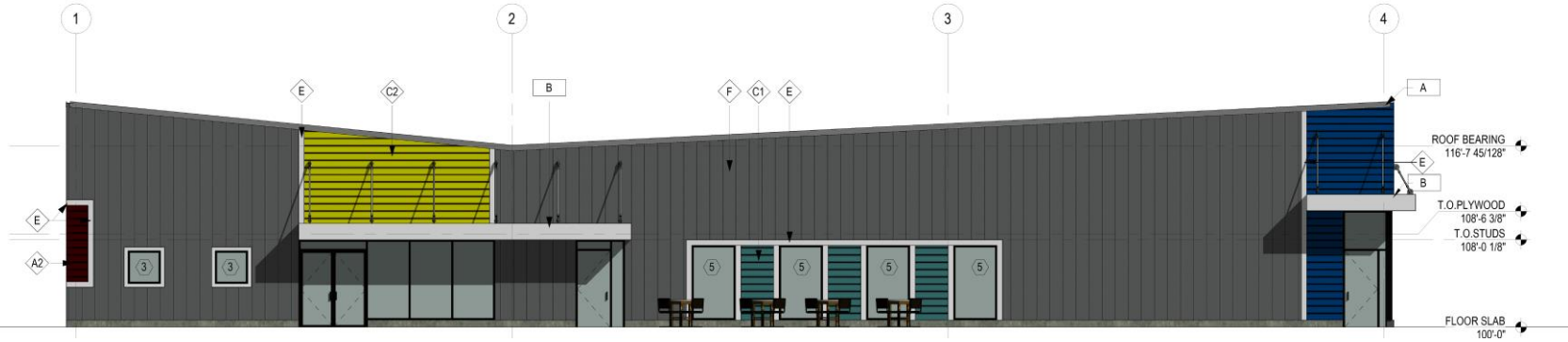
TINY HOMES – EXTERIOR SPACES



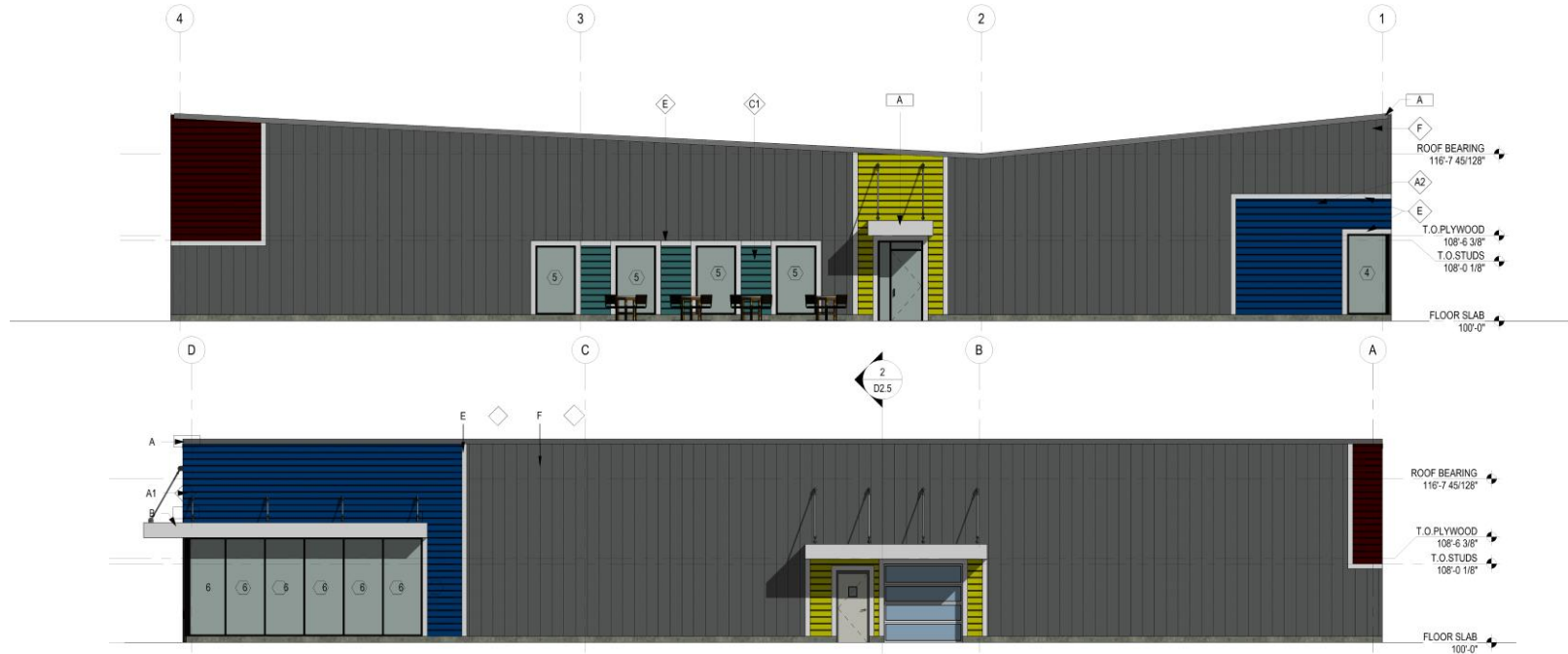
COMMUNITY CENTER – PLAN & AERIALS



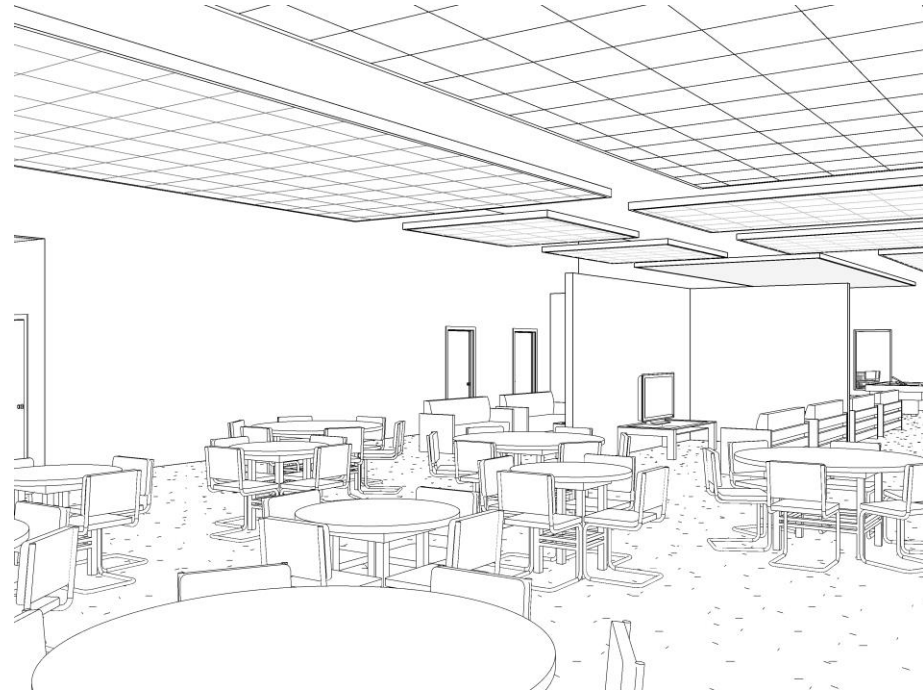
COMMUNITY CENTER - ELEVATIONS



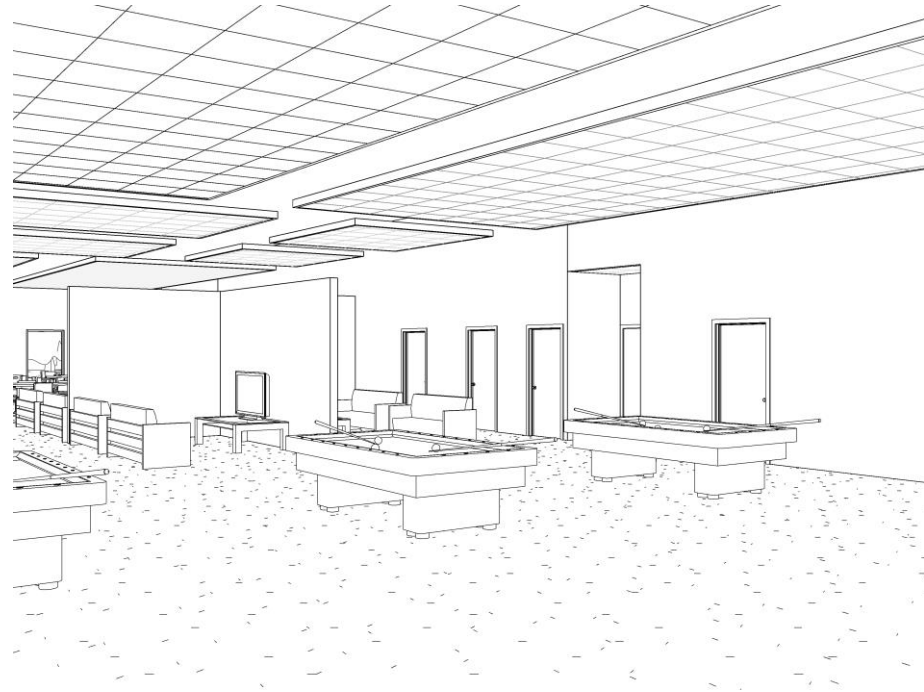
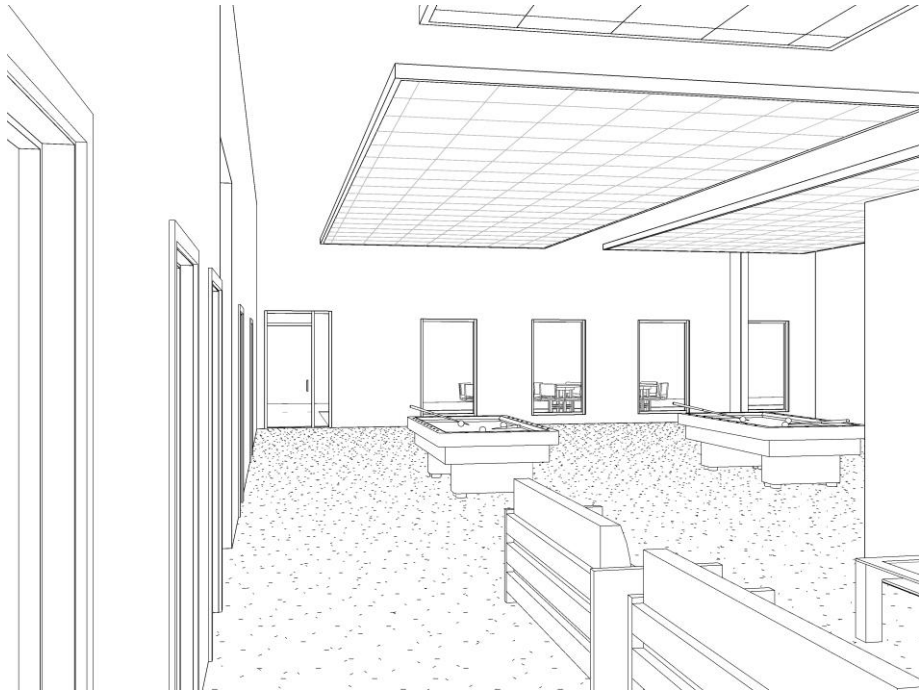
COMMUNITY CENTER - ELEVATIONS



COMMUNITY CENTER – INTERIOR VIEWS



COMMUNITY CENTER – INTERIOR VIEWS







THANK YOU

