

March 19, 2025

UPDATE - MEN'S SHELTER: 1904 BARTILLON



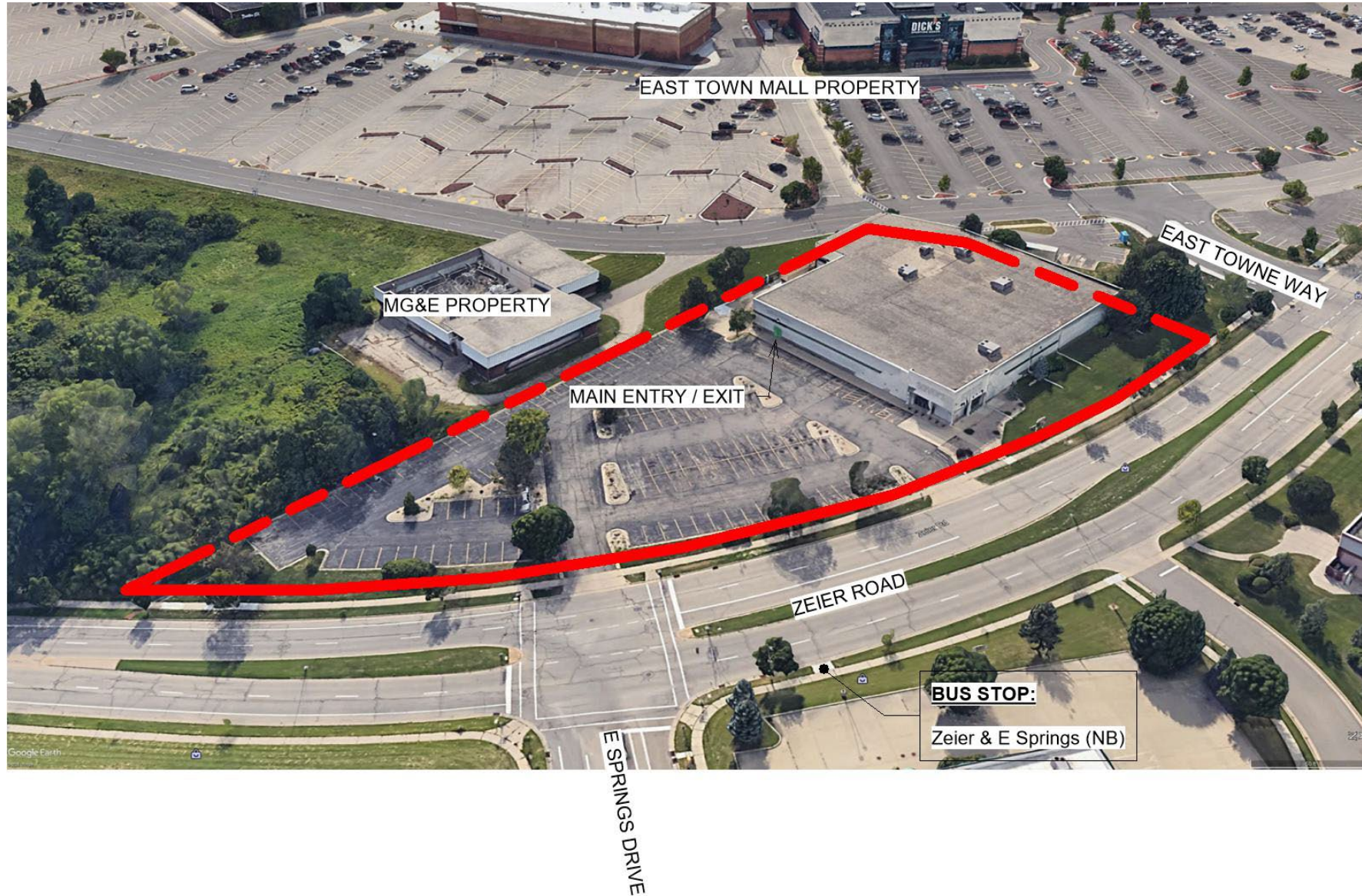
CHURCH BASEMENTS AS MEN'S SHELTER

- For 35 years, shelter operated from basements of downtown churches
- Served, on average, 100 men per night
 - Physically constrained
 - Shelter policies deterred use
 - Seasonal variation – highest recorded count – 170
- \$585K shelter budget received \$225K from County & no City funds
- COVID-19 public health concerns forced closure and succession of 3 temporary sites

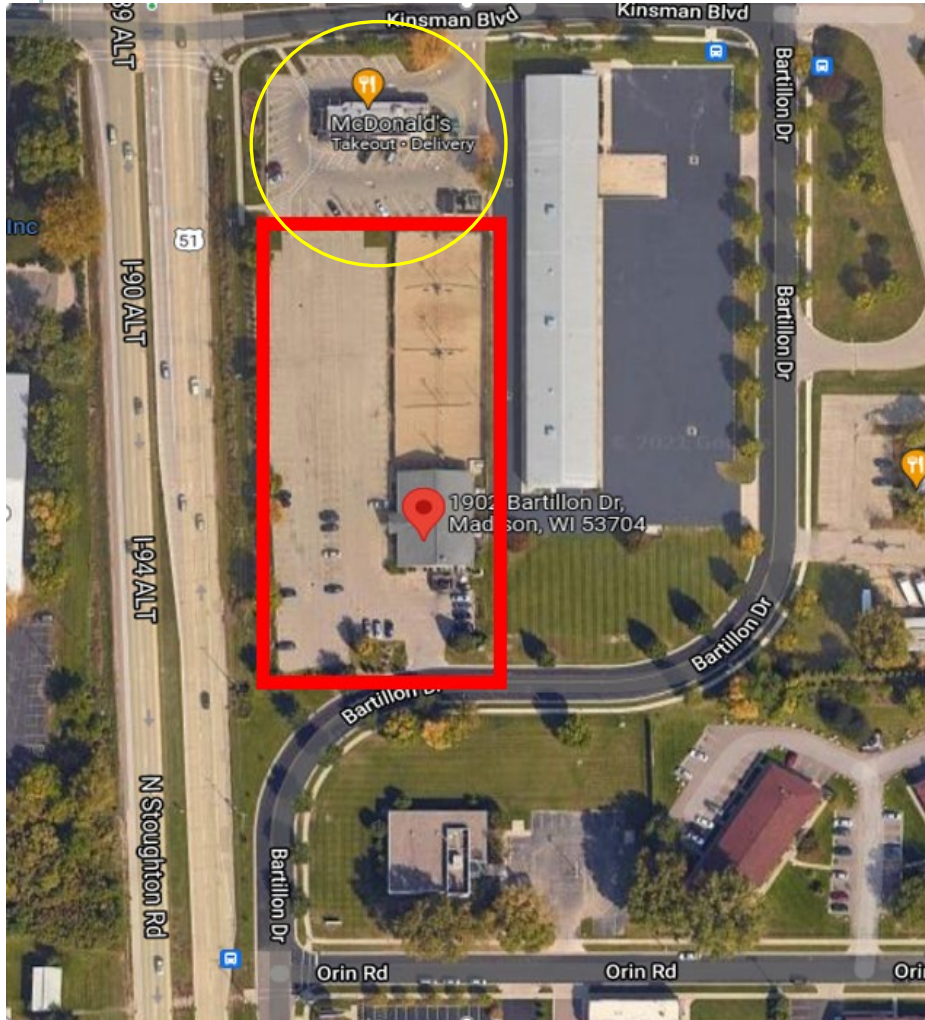


Photo by Michelle Stocker, The Cap Times

2002 ZEIER ROAD — CURRENT TEMPORARY SITE



NEW SHELTER SITE



- 1902 Bartillon Dr - purchased in October 2021
- Adjacent McDonald's property acquired later for improved site access
- Approved as site for new shelter in April 2022
- Located in a Transit Overlay District (TOD)
 - Requires at least 2 stories and affects set-backs
- Sustainability is a Priority
 - Focus on reducing operating costs

TRAUMA INFORMED DESIGN ENGAGEMENT

Led by Shopworks Architecture

Interviews, Focus Groups, Surveys

- People with lived experience – past and current shelter users, and those who have not used shelter
- Service providers – at Zeier Road, Dairy Drive, Beacon Salvation Army, and other stakeholders
- Property and business owners in vicinity of Bartillon site

Nearly 200 people participated

- service providers
- people accessing services
- people from neighborhood

[Trauma Informed Design Report](#)



WHAT WE HEARD

Most mentioned concerns

- Threats to personal **safety** especially from guests who have been **drinking or using drugs** or are dealing with **untreated mental health issues**
- Fear **loss of belongings** from theft
- Ability to access services

Requested features

- A clean, safe space with some degree of privacy
- Adequate **on-site security**
- Space for **secure storage** for personal items
- Flexible space for services to meet **housing** and **behavioral health needs**



DESIGN FEATURES

- 5 smaller (30-50 bed) sleeping pods replace single congregate space
 - Smaller sleeping areas reduce interpersonal conflict
- Secure storage spaces
- Flexible, private rooms for **housing** and **behavioral health** services
- Isolation and Medical Respite Rooms for special needs guests
- Attention to lighting, lines of sight enhances safety
- Sustainability – reduce operating costs
- Commercial kitchen
 - Allows on-site meal prep as alternative to catering





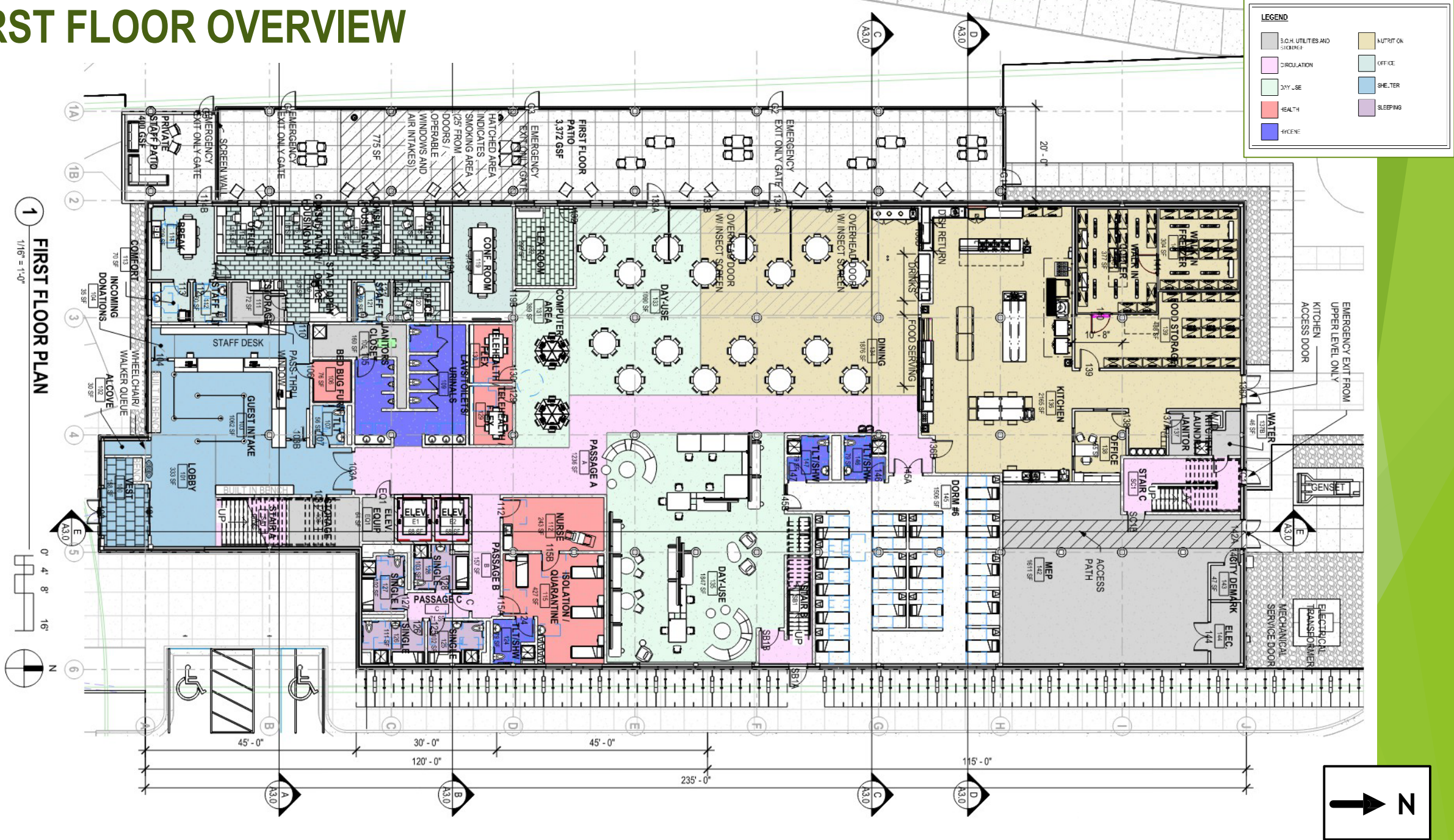
FROM UDC INITIAL APPROVAL 11/8/23

RENDERING – VIEW FROM BARTILLON

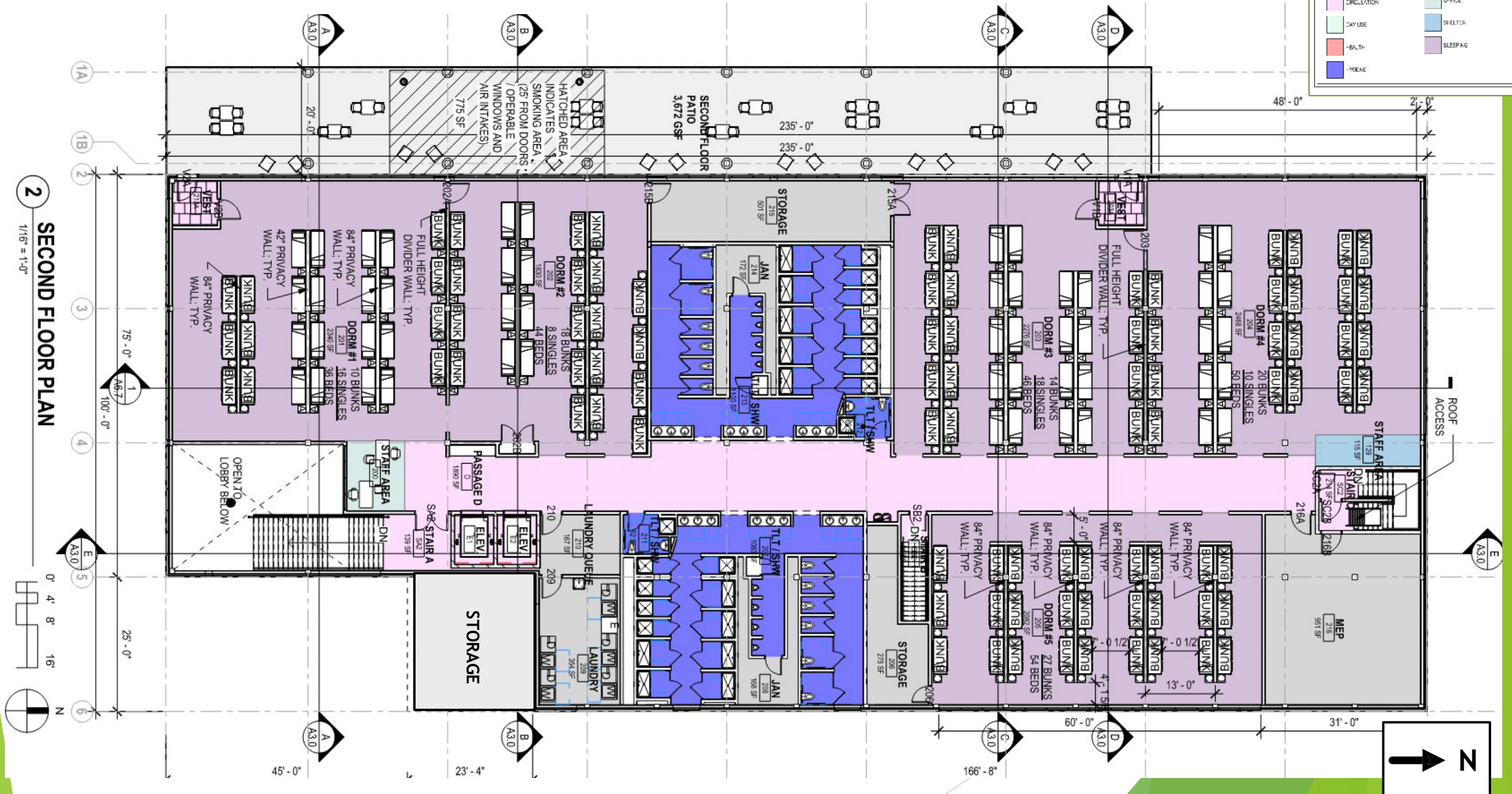


DIMENSION IV
Madison Design Group
architecture · interior design · planning

FIRST FLOOR OVERVIEW



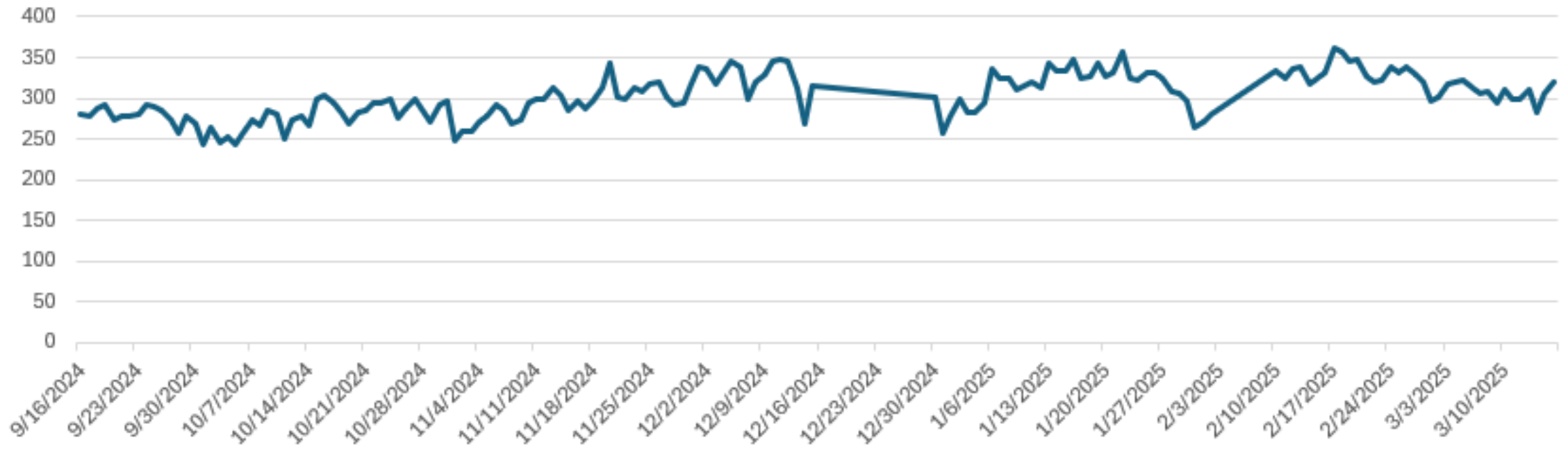
SECOND FLOOR OVERVIEW



Capital Budget Breakout (City, County, Fed)

- ▶ **Total Project Budget—\$27 Millon**
 - ▶ City Sources:
 - ▶ \$12M City Capital Budget (2021-2024)
 - ▶ \$1M Land Acquisition Fund (2022)
 - ▶ \$.5M City Energy Improvements (2024)
 - ▶ County Sources:
 - ▶ \$10.5M County Capital Budget (2021-2023)
 - ▶ Federal Sources (pass through to City of Madison):
 - ▶ \$2M Congressional Earmark (2023)
 - ▶ \$1M Inflation Reduction Act (2024)

ZEIER SHELTER UTILIZATION

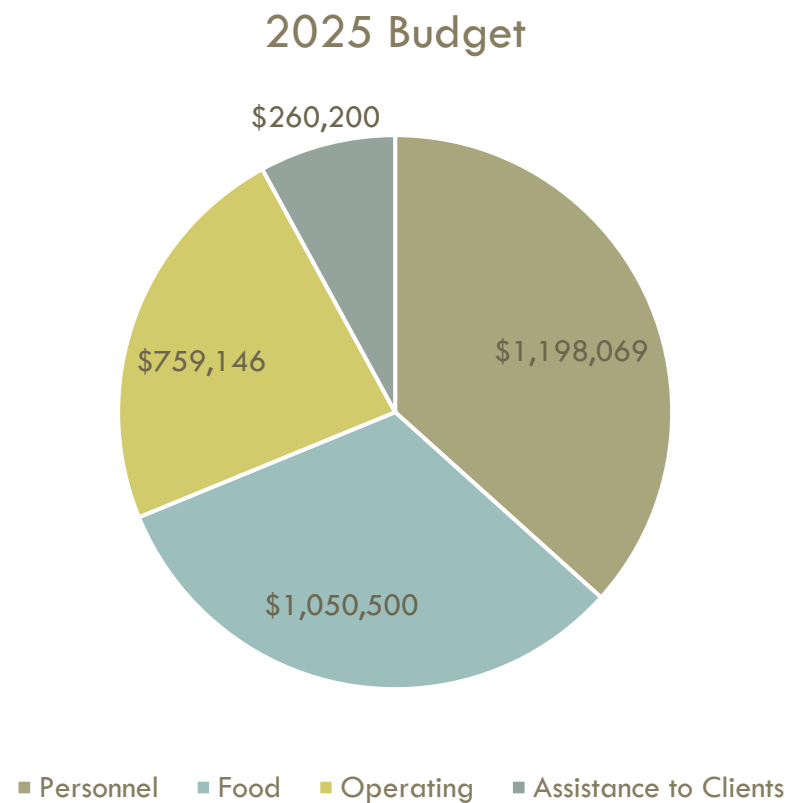


CAPACITY CHALLENGE

- Utilization at Zeier running 25-30% above new shelter capacity
- Combination of higher rates of homelessness, improved facilities, longer lengths of stay and changes to shelter policies
- Goal of 24-hour shelter to connect guests to housing
- Potential impact on Beacon
- Transition period



BUDGET CHALLENGE



Potential 2026 Resources	
Dane County GPR	\$527,088
State Resources	\$160,000
City Resources	300,000
Porchlight	\$200,000

BUDGET CHALLENGE

- Current shelter budget 5X level of pre-COVID Grace setting
- Role of Federal COVID Funds
- Sustainability features help reduce building costs
- Two budget scenarios
- Current funding sources inadequate
- Budget gap independent of new shelter

