

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # 03106

DATE SUBMITTED: OCTOBER 11, 2006

Action Requested

- Informational Presentation
 Initial Approval and/or Recommendation*
 Final Approval and/or Recommendation

UDC MEETING DATE: OCT. 18, 2006

PROJECT ADDRESS: 1135 ERIN ST.

* = REVISION
TO
PREVIOUS
INITIAL
APPROVAL

ALDERMANIC DISTRICT: 13 ISADORA END

OWNER/DEVELOPER (Partners and/or Principals)
ARBORETUM CO HOUSING, INC.

ARCHITECT/DESIGNER/OR AGENT:
GLUECK ARCHITECTS

PO Box 259323

116 N. FEW ST.

MADISON, WI 53725

MADISON, WI 53703

CONTACT PERSON: JIM GLUECK

Address: 116 N. FEW ST.

MADISON, WI 53703

Phone: 251-2551

Fax: 251-2550

E-mail address: glueckarch@sbcglobal.net

NOTE: ONLY NEW
BUILDING
FOOTPRINTS
AND ELEVATIONS
HAVE CHANGED

12:07 p.m.



TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Community Development (PCD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Residential Development (PRD)
 New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 School, Public Building or Space (Fee may be required)
 New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

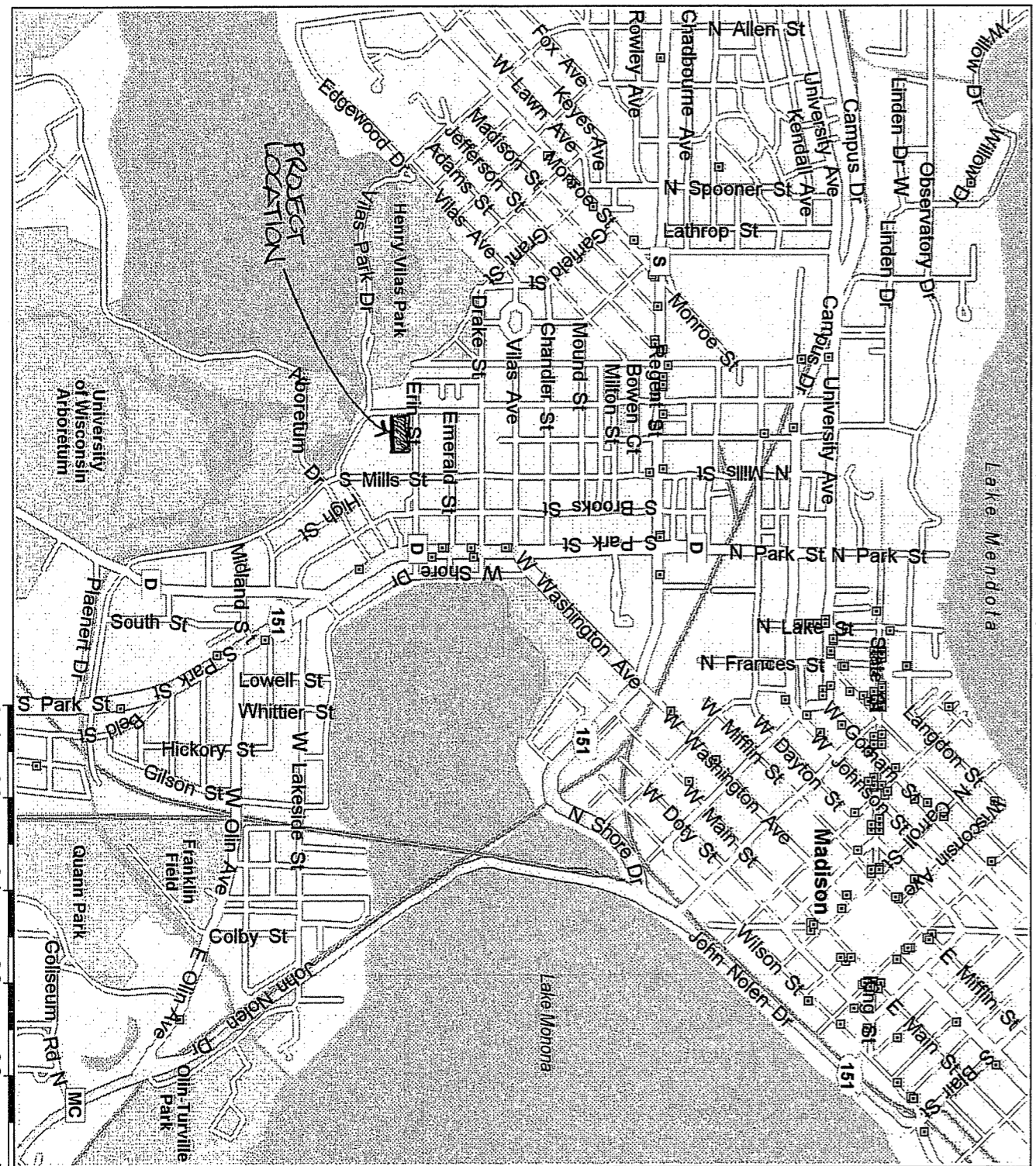
(See Section D for:)

- Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Madison, Wisconsin, United States



LOCATOR MAP - 1135 ERIN STREET

**PUD-SIP Zoning Text
Arboretum Cohousing**

22 March 2006

Statement of purpose: The Planned Unit Development District is established to provide a framework for a multifamily residential development consistent with its location. The district is intended to promote a suitable environment for a cohousing project.

Permitted Uses: The following uses are permitted within the P.U.D. District.

1. Single-family and multifamily residential buildings.
2. Any use permitted in the R4 district
3. Common-use facilities for shared use by the residents of the cohousing project and their guests, including but not limited to: a common house building attached to or detached from dwelling units, and other shared uses within the new and existing buildings such as home workshops, laundry rooms, children's rooms, guest rooms, storage, enclosed parking, accessory buildings up to 800 square feet in size, and exterior site improvements.
4. Parking areas for residents and guests, including covered parking.

Conditional Uses: The following conditional uses may be allowed within the P.U.D. District, subject to the provisions of Section 28.12 (10).

1. Any use allowed as a conditional use in the R4 district, unless permitted above.

Lot Area: There shall be provided a lot area of not less than 1,500 sq. ft. per dwelling unit in the P.U.D. District.

Height Regulations: No building shall exceed three stories or 55' in height as measured from the lowest required exit grade to the roof peak.

Yard Requirements: The following are the required yards for the P.U.D. District: A 5' yard will be required along all perimeter property lines. Permitted obstructions in the setbacks shall be as set forth in 28.04(6)(e).

Usable Open Space Requirements: Usable open space of not less than 500 sq. ft. per unit including balconies shall be provided for each dwelling unit.

Off-street Parking: Off-street vehicle parking shall be provided at a rate of not less than 1.0 space per dwelling unit. Off-street parking shall be allowed in any of the required yards, including, but not limited to the front yards. Tandem parking will be allowed to accommodate the required parking spaces. Bicycle parking shall be provided at a rate of not less than 1.0 bicycle per dwelling unit.

Identification Signs: As permitted by City of Madison General Ordinances

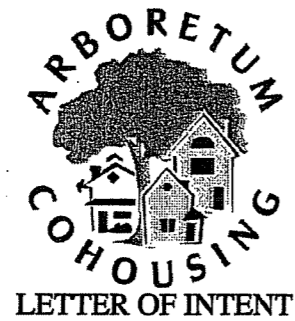
Alterations and Revisions: No alternation or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission. However, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept

stated in the underlying General Development Plan approved by the City Plan Commission.

Legal Description: Boundary Including 15' Alley Right-of-way.
March 17, 2006

A parcel of land located in the Northeast quarter of the Northeast quarter of Section 27, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, being Lots 5 through 11 of the plat of Wingra Heights Addition, Block 301 of the Original Plat of the City of Madison, and other lands, described as follows:

Commencing at the Northeast corner of Section 27; thence South 00 degrees 41 minutes 05 seconds East 411.31 feet along the East line of said Section 27; thence South 89 degrees 18 minutes 55 seconds West 34.91 feet to the Northeast corner of Lot 1 of that Certified Survey Map recorded in Volume 68, pages 233 through 236 as document number 4017356; thence North 89 degrees 48 minutes 36 seconds West 237.37 feet along the North line of said CSM; thence North 00 degrees 18 minutes 49 seconds West 5.00 feet to the Point of Beginning; thence North 89 degrees 48 minutes 36 seconds West 347.39 feet along the North line of the previously mentioned CSM; thence South 00 degrees 09 minutes 22 seconds East 103.35 feet along the West line of said CSM; thence South 88 degrees 30 minutes 59 seconds West 127.15 feet to the East line of South Orchard Street; thence North 00 degrees 42 minutes 16 seconds West 272.20 along said East line to the South line of Erin Street; thence South 89 degrees 49 minutes 51 seconds East 476.78 feet along said South line; thence South 00 degrees 16 minutes 14 seconds East 165.28 feet to the Point of Beginning, containing 92,084 square feet (2.114 acres) more or less, and being subject to all easements, restrictions and covenants of record.



To: Madison Plan Commission
 Date: March 22, 2006

Arboretum Cohousing, Inc. proposes a cohousing development in the Greenbush Neighborhood. The property involved backs on the current St. Marys parking structure and runs from 1121 Erin west to Orchard Street and south on Orchard Street to the St. Marys day care center.

Cohousing is a relatively new form of condominium development in which members act as their own developers. Unit owners own their homes but also own a share of substantial common space. Guest rooms, play rooms, shops and a large community room and kitchen are some of the common facilities we have in mind. Members have been involved in decisions regarding design and which common spaces will be included and members will be involved in managing the property once it is completed. It is not a commune and it is not a cooperative. However, one of its purposes is to encourage neighboring among residents and with neighbors outside the development.

This project has assembled a team experienced in cohousing having earlier been involved with the Village Cohousing project.

Architect	Design Coalition <i>Glueck Architects</i>
Development Consultant	C&M Construction Services <i>Housing Resource Group</i>
Landscape Architect	Kelly Design Group LLC

The current plans for construction are as follows:

The existing units will be occupied over the Fall 2006 period with any renovation being the individual's responsibility. The construction schedule for the Erin and Orchard buildings runs roughly from September 2006 to July 2007. The Habitat for Humanity unit at 1129 Erin be constructed between March 2007 to December 2007.

The site currently consists of 13 individual lots with 15 rental dwelling units. We propose to retain 7 of the existing residential structures and remove 6 to make way for 3 multifamily structures. One structure will face Erin Street and will contain 13 units plus approximately 6,000 square feet of community space. The second structure will face Orchard Street and will contain 16 units. The remaining new construction will be a 3 unit

Arboretum Cohousing Land Use Application Letter of Intent

structure which we are working with Habitat for Humanity of Dane County to develop. In keeping with neighborhood desires the new buildings will be no more than two and a half stories facing the streets so that they remain in scale with the existing homes. We are planning that the facades will be articulated in such a way as to blend as much as possible with the scale of the existing architecture.

The total number of dwelling units proposed is 41 including the 9 existing structures. A breakdown of units by building and the bedroom count follows:

	# Bedrooms	
Existing	9	25
Orchard	16	31
Erin	13	25
Habitat	3	7
Total	41	88

We estimate 110 total occupants with 30 school-aged children living at Arboretum Cohousing.

We are planning 40 parking spaces under the two buildings with a tunnel connecting the two parking areas. There will be additional off street parking spaces allowing off street parking adjacent to all of the existing dwelling units.

Trash will be picked up by the standard Madison trash removal. For the Erin/Orchard buildings, there will be trash storage within the building structure. Snow and maintenance equipment that is shared by the community members will be stored in the underground garage beneath the Erin/Orchard buildings.

Arboretum Cohousing members are committed to making the community as inclusive as possible. All units in the two new multifamily structures will be visitable. This means that they will have entrances that are wheel chair accessible and otherwise allow wheelchair bound visitors to use the main level of the unit. We are also committed to economic diversity. Our Inclusionary Dwelling Unit Plan proposes to exceed the requirements of Inclusionary Zoning by providing 10 units of affordable housing. We are applying for subsidies through the Community Development Block Grant Office to help us meet this goal.

Arboretum Cohousing is committed to green building practices ~~and is pursuing LEED Certification on the project.~~ The site design includes special storm water management systems, and the new structure will employ high efficiency heating and other sustainable design practices.

From the outset of our planning in 2004 we have had close contact with the Greenbush Neighborhood St. Marys Advisory Committee. We have met with members of that

Arboretum Cohousing Land Use Application Letter of Intent

group several times and they have advocated for this development with St. Marys from whom we are purchasing the property. We have also attended 3 Greenbush Neighborhood Association Meetings and made presentations of the project at various preliminary stages. The most recent of these was on March 8th at which we made a formal presentation of the site plan and facades.

Arboretum Cohousing is delighted to have an opportunity to build in an urban infill setting in the great city of Madison. On behalf of the members, please accept our Land Use Application for rezoning our community.

With best regards,

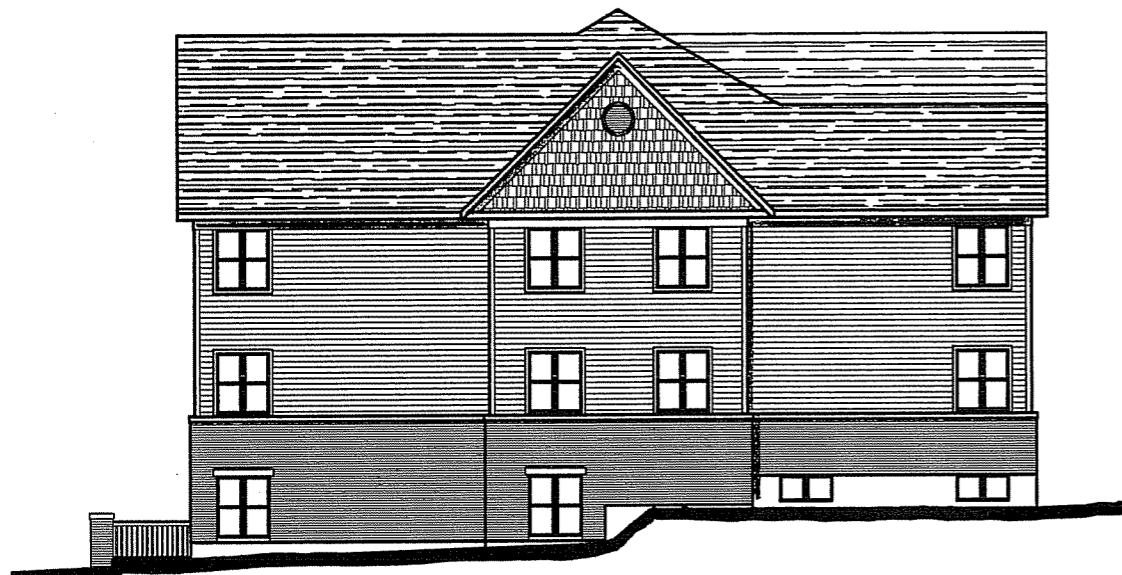
Carey Dachik
Vice President of Arboretum Cohousing, Inc.



1 SOUTH ELEVATION
AS-O 1/8" = 1'-0"



3 EAST ELEVATION
AS-O 1/8" = 1'-0"



2 NORTH ELEVATION
AS-O 1/8" = 1'-0"



4 WEST ELEVATION
AS-O 1/8" = 1'-0"

◦ ORCHARD HOUSE ◦

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

DATE
8-2-06

glueck architects
118 North Pew Street, Madison, WI 53703 (608)251-2551

ARBORETUM COHOUSING
ERIN & ORCHARD STREETS
MADISON, WISCONSIN

A3-O



1 EAST ELEVATION
AS-E 1/8" = 1'-0"



3 SOUTH ELEVATION
AS-E 1/8" = 1'-0"



2 WEST ELEVATION
AS-E 1/8" = 1'-0"



4 NORTH ELEVATION
AS-E 1/8" = 1'-0"

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

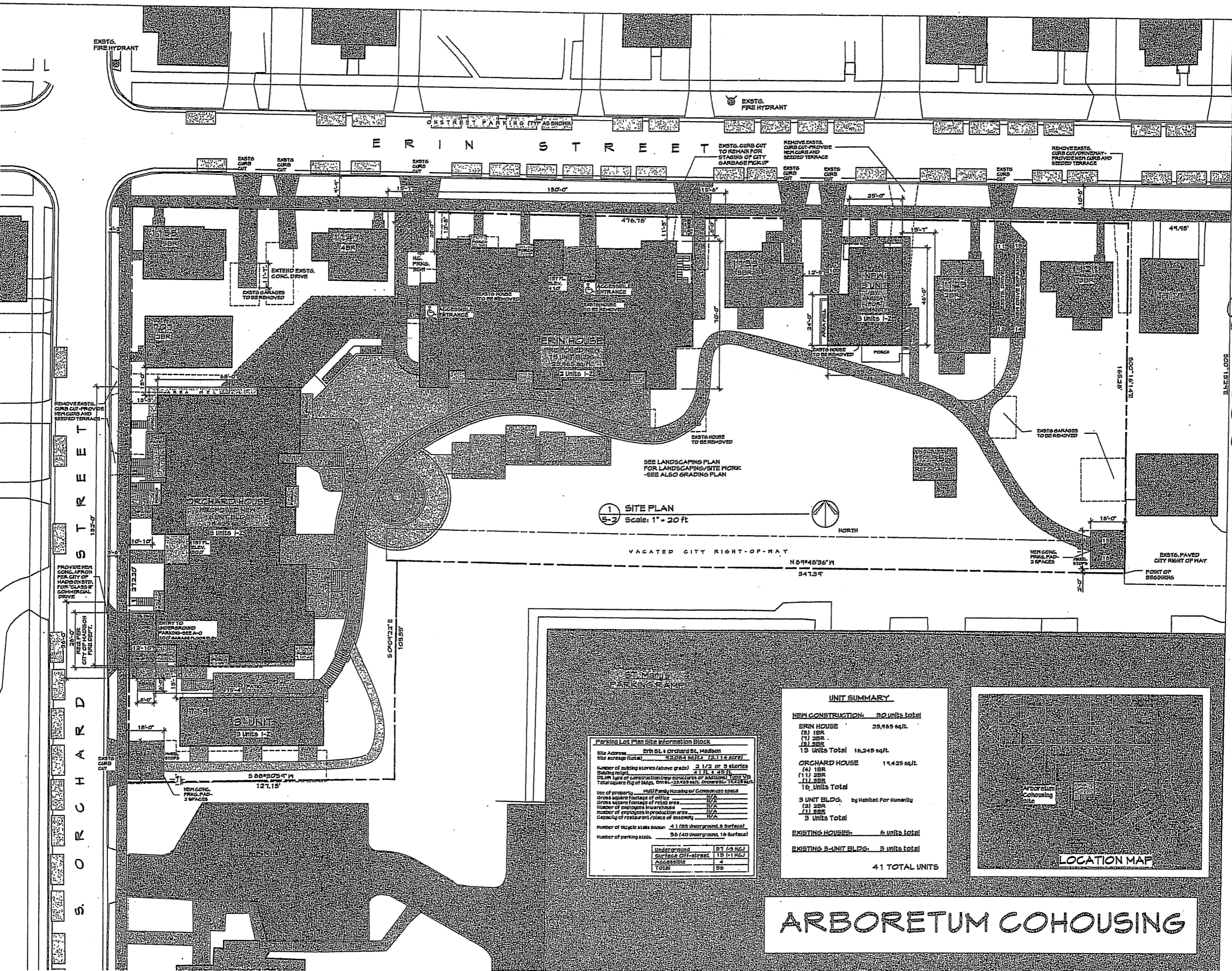
DATE
8-2-06

glueck architects
116 North Paw Street, Madison, WI 53703 (608)251-2551

ARBORETUM COHOUSING
ERIN & ORCHARD STREETS
MADISON, WISCONSIN

A3-E

o ERIN HOUSE o



SHOWS ORIGINAL BUILDING FOOTPRINTS OF NEW BUILDINGS- SEE REVISED SHEET FOR NEW FOOTPRINTS

PRELIMINARY- NOT FOR CONSTRUCTION

1 SITE PLAN
 Scale: 1" = 20 ft

Parking Lot Plan Site Information Block

Site Address: Erin St & Orchard St, Madison
 Site Acreage (total): 2.024 ACRES (2,114,247 sq ft)
 Number of building stories (above grade): 2 1/2 or 3 stories
 Staging height: 41 ft ± ± 25 ft
 DLR type of construction (new structures or additions): Type III
 Total square ft of bldg. 271,111 ± ± 25,238 sq ft. Occupancy: 14,234 sq ft

Use of property: Multi-Family Housing w/ Communal space

Gross square footage of office: 1/2 A
 Gross square footage of retail area: 1/2 A
 Number of employee warehouse: 1/2 A
 Number of employees in production area: 1/2 A
 Capacity of restaurant/office of assembly: 1/2 A

Number of people at site known: 41 (185 underground, 8 surface)
 Number of parking stalls: 56 (40 underground, 16 surface)

Underground	47 (118 RCJ)
Surface Off-street	19 (118 RCJ)
Accessible	4
Total	96

UNIT SUMMARY

NEW CONSTRUCTION: 30 units total

ERIN HOUSE 29,465 sq.ft.
 (2) 1BR
 (1) 2BR
 (1) 3BR
 13 Units Total 16,245 sq.ft.

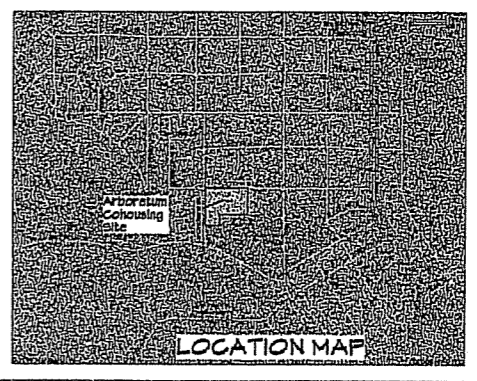
ORCHARD HOUSE 11,429 sq.ft.
 (4) 1BR
 (1) 2BR
 (1) 3BR
 16 Units Total

3 UNIT BLDG. by Habitat For Humanity
 (2) 2BR
 (1) 3BR
 3 Units Total

EXISTING HOUSES: 6 units total

EXISTING 3-UNIT BLDG.: 3 units total

41 TOTAL UNITS



ARBORETUM COHOUSING

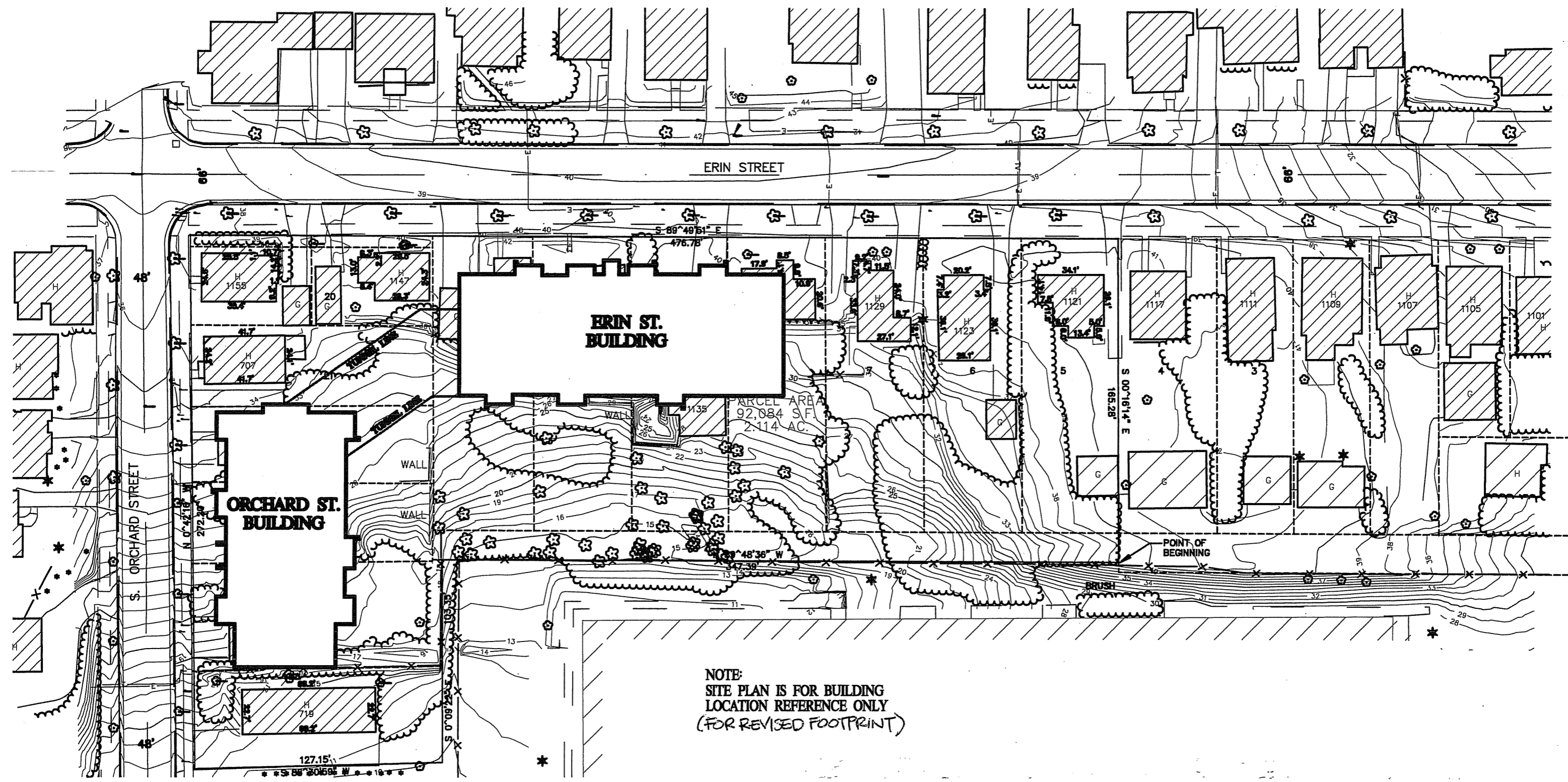
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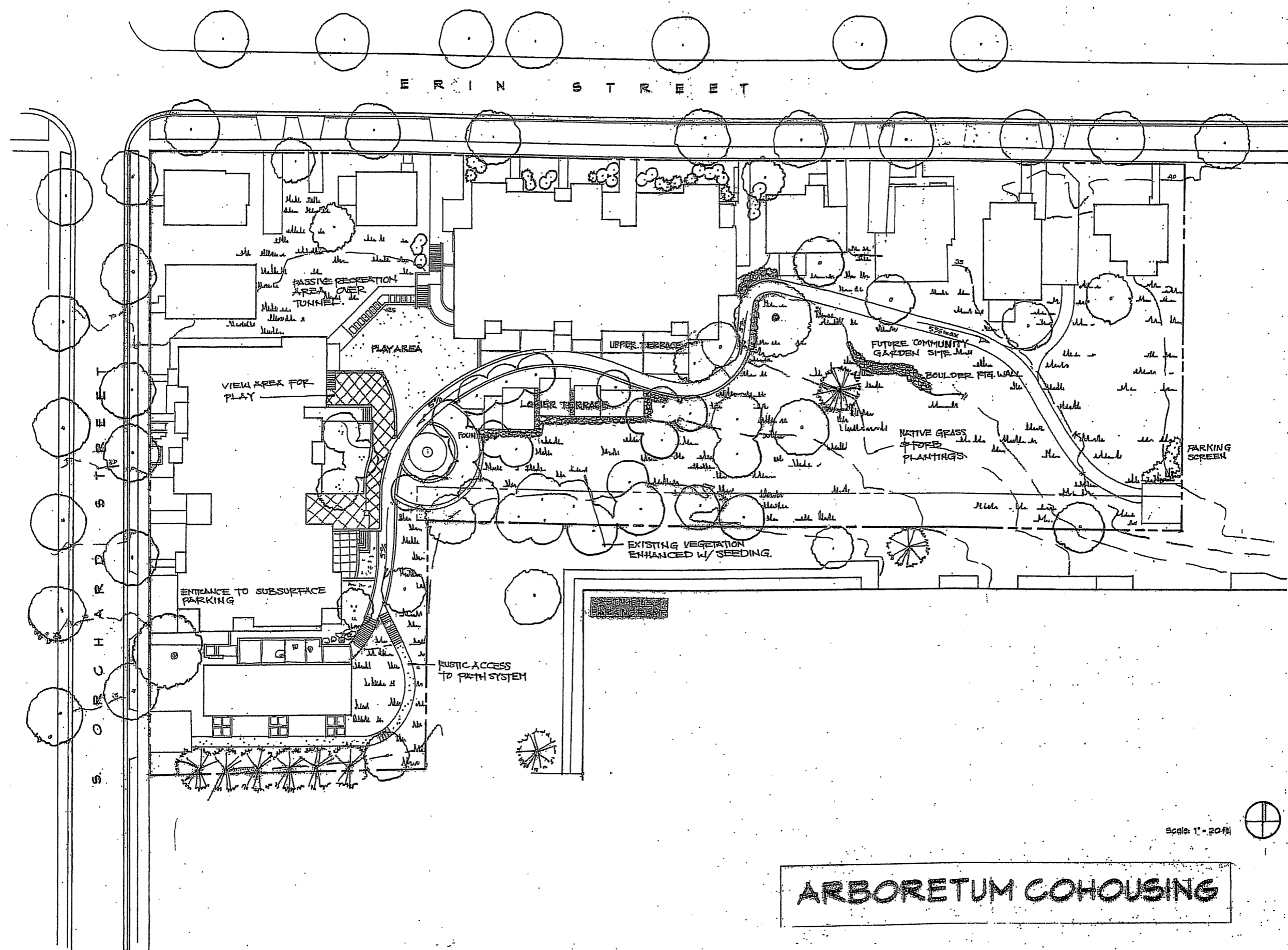
9/22/06 SP Submittal

Start	Date	Description
		Project Title
		Arboretum Cohousing
		Erin St. & Orchard St.
		Madison, WI

Drawn By	Issue Date
RKS	03/22/06
	Sheet Title
	Site Plan

Project ID	Drawing No.
0302	S-1
	of





PRELIMINARY - NOT FOR CONSTRUCTION

This document is an instrument of service and the practice of landscape architecture requires the use of professional judgment, skill, and care. It is not intended to constitute a contract. The client is advised that the design is preliminary and subject to change without notice. The client is advised that the design is preliminary and subject to change without notice. The client is advised that the design is preliminary and subject to change without notice.

1	8/8/06	Revision/Issue Mark
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Sheet	Date	Description
Project Title		Arboretum Cohousing

MADISON, WI

Drawn By	Issue Date
RKS	05/06/06

LANDSCAPE PLAN

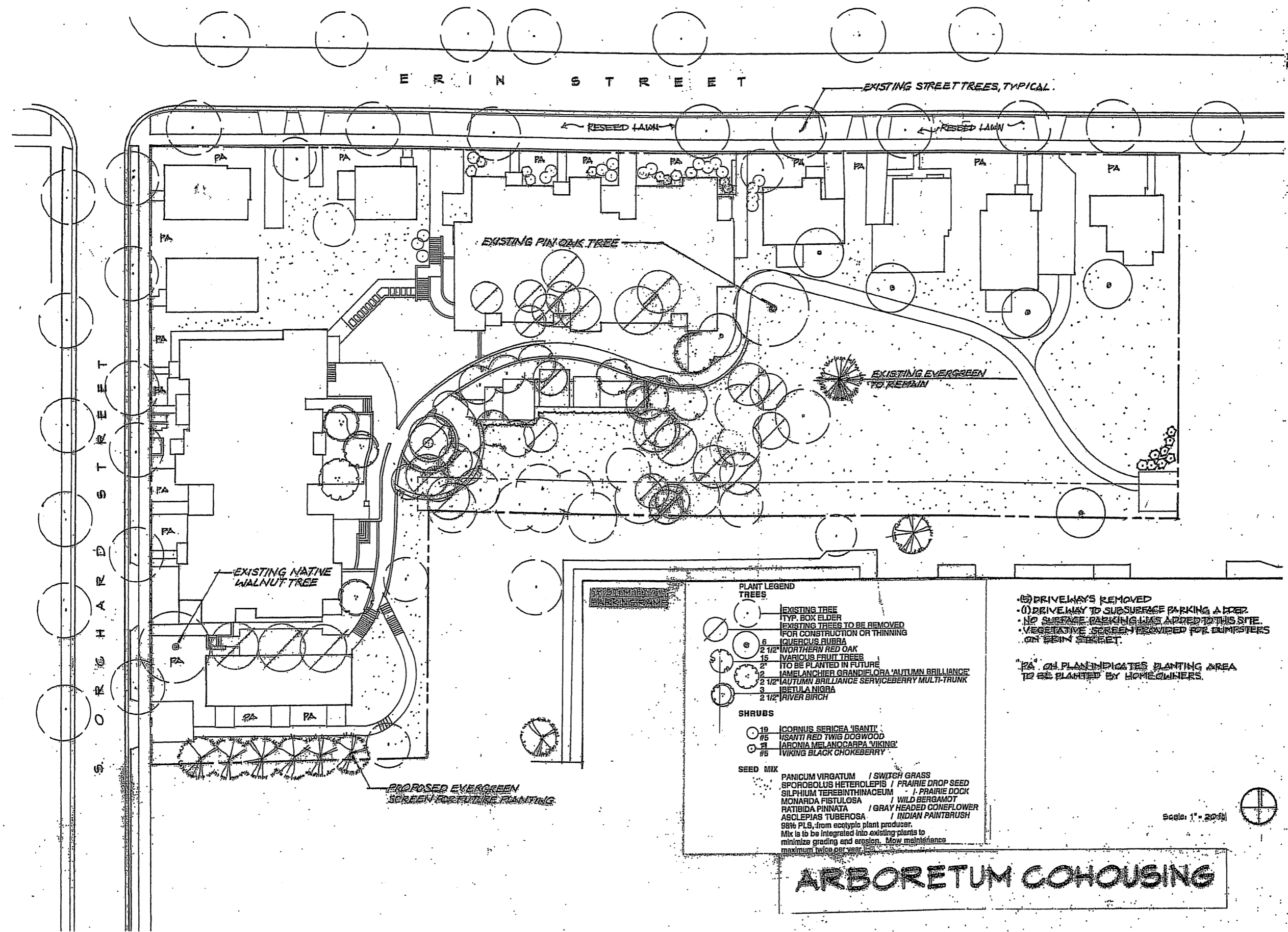
Project ID	Sheet No.
0202	L-1

ARBORETUM COHOUSING

Scale: 1" = 20'±

KELLY DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 - CONCEPT TO CONSTRUCTION DOCUMENTS
 - LANDSCAPE ARCHITECTURE
 - PLANNING
 - DESIGN
 - CONSTRUCTION ADMINISTRATION

PRELIMINARY - NOT FOR CONSTRUCTION



PLANT LEGEND

TREES

- EXISTING TREE
- TYP. BOX ELDER
- EXISTING TREES TO BE REMOVED FOR CONSTRUCTION OR THINNING
- 6 QUERCUS BURRA
- 2 1/2" NORTHERN RED OAK
- 15 VARIOUS FRUIT TREES TO BE PLANTED IN FUTURE
- 2 JAMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'
- 2 1/2" AUTUMN BRILLIANCE SERVICEBERRY MULTI-TRUNK
- 3 BETULA NIGRA
- 2 1/2" RIVER BIRCH

SHRUBS

- 19 CORNUS SERICEA 'SANTAL'
- 15 'SANTAL' RED TWIG DOGWOOD
- 15 ARONIA MELANOCARPA 'VIKING'
- 15 VIKING BLACK CHOKEBERRY

SEED MIX

PANICUM VIRGATUM / SWITCH GRASS
 SPOROBOLUS HETEROLEPIS / PRAIRIE DROP SEED
 SILPHIUM TEREBINTHINACEUM / PRAIRIE DOCK
 MONARDA FISTULOSA / WILD BERGAMOT
 RATIBIDA PINNATA / GRAY HEADED CONEFLOWER
 ASCLEPIAS TUBEROSA / INDIAN PAINTBRUSH

98% PLS. from ecotype plant producer.
 Mix is to be integrated into existing plants to minimize grading and erosion. Mow maintenance maximum twice per year.

- DRIVEWAYS REMOVED
- DRIVEWAY TO SUBSURFACE PARKING AREA
- NO SURFACE PARKING LOTS ADDED TO THIS SITE.
- VEGETATIVE SCREEN PROVIDED FOR DUMPSTERS ON MAIN STREET.

PA ON PLAN INDICATES PLANTING AREA TO BE PLANTED BY HOMEOWNERS.

Scale: 1" = 30'-0"

ARBORETUM COHOUSING

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1	1/3/06	Revised/Issue/Mark
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Month	Date	Description
		Project File
		Arboretum Cohousing

MADISON, WI

Project File	Issue/Date
RKS	02/06/06

PLANTING PLAN

Project ID	Drawings
0802	L-3



Orchard



Erin



Orchard