

To: Madison Plan Commission
 Date: March 22, 2006

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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 Glueck Architects
Development Consultant	C&M Construction Services Housing Resource Group
Landscape Architect	Kelly Design Group LLC

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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

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www.arboretumcohousing.org * 608.229.7906 * info@arboretumcohousing.org

**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

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.

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.

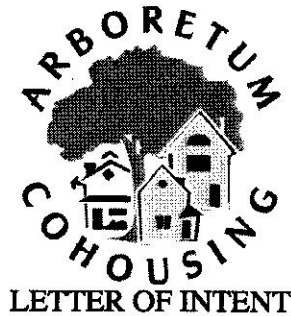
We are planning 40 parking spaces under the two buildings with a tunnel connecting the two parking areas. There will be additional off street parking spaces allowing off street parking adjacent to all of the existing dwelling units.

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 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



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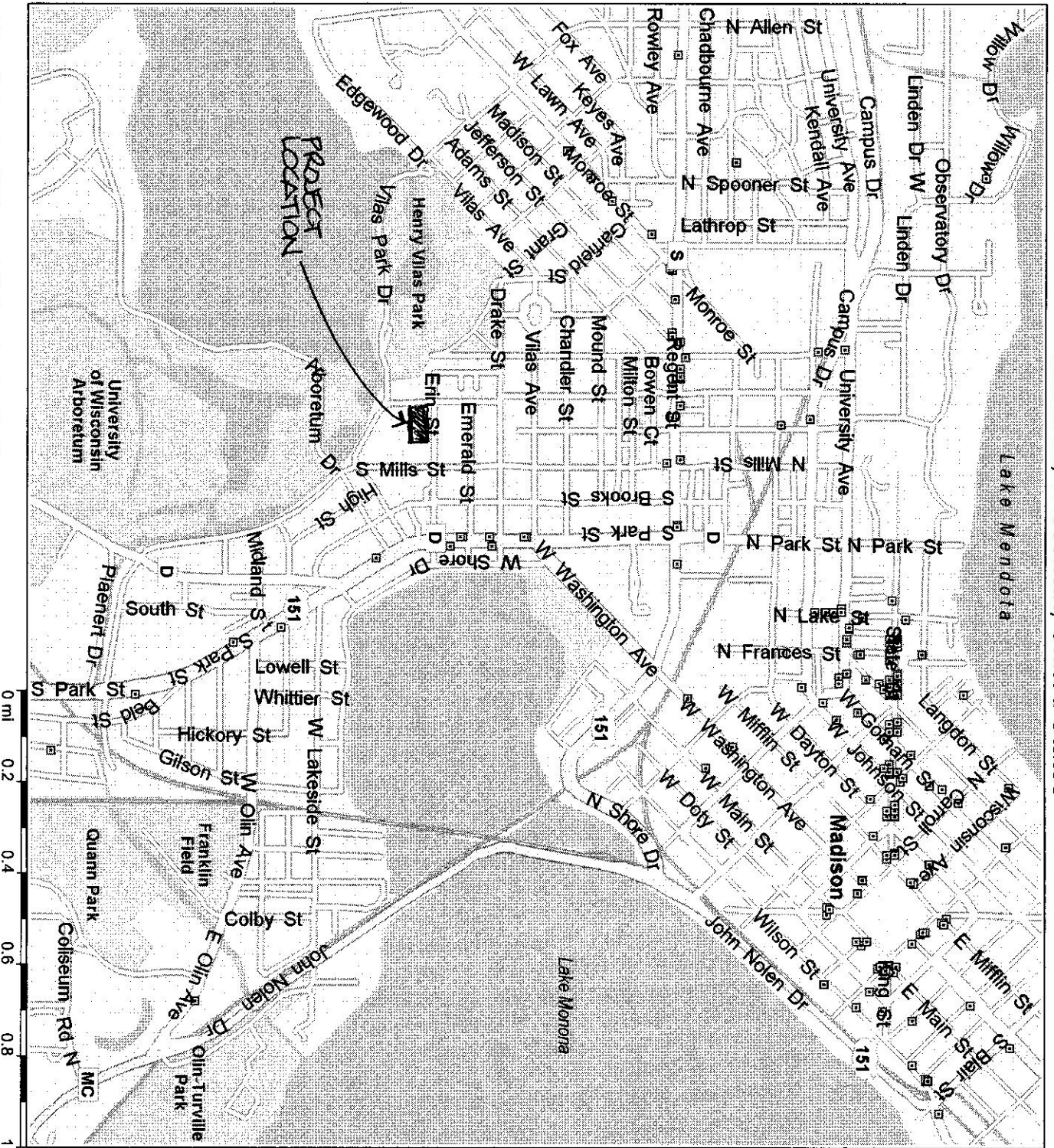
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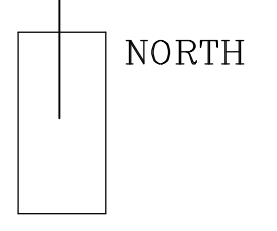
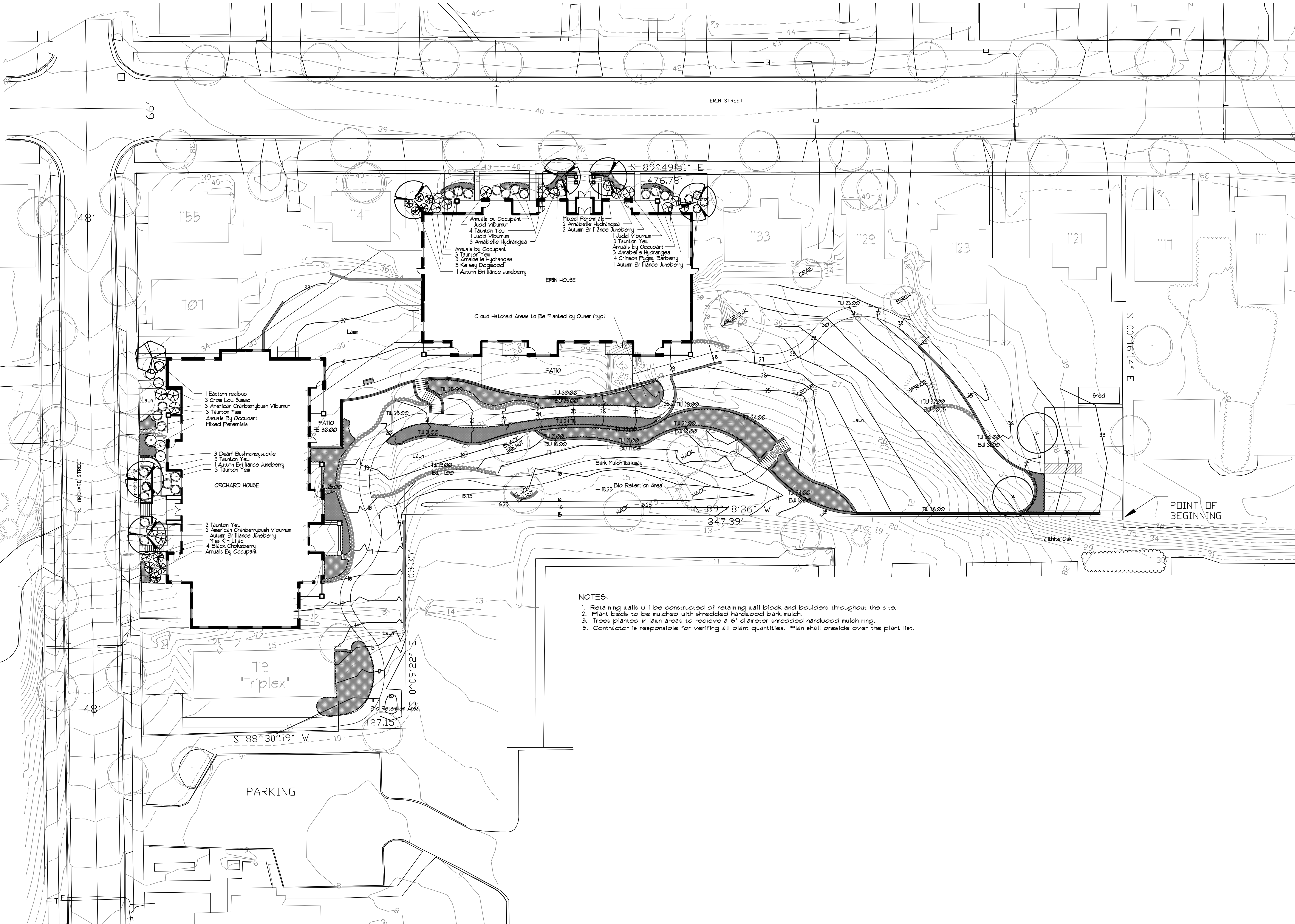
Madison, Wisconsin, United States



LOCATOR MAP - 1135 ERIN STREET

LANDSCAPE PLAN

ARBCO
 ORCHARD AND ERIN STREETS
 MADISON, WISCONSIN



SCALE	1" = 20' - 0"
DATE	5.10.01
DESIGN	Jch
REVISION	5.16.01
PLAN #	ARBCO



 NORTH ELEVATION
1/16" = 1'-0"



 EAST ELEVATION
1/16" = 1'-0"



 SOUTH ELEVATION
1/16" = 1'-0"



 WEST ELEVATION
1/16" = 1'-0"

ARBORETUM COHOUSING - ORCHARD ST. BUILDING



EAST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"

ARBORETUM COHOUSING - ERIN ST. BUILDING

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.