

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
May 9, 2006

ZONING MAP AMENDMENT, I.D. 03425 LOCATED IN THE 1100 BLOCK OF ERIN STREET:

1. Requested Action: The applicant wishes to rezone property from R3, One and Two-Family Residential District to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District to demolish six existing residential buildings for the development of a new 2-unit, 14-unit and 16-unit residential buildings in conjunction with seven existing residential buildings, which will result in a 41-unit cohousing development with individual units to be sold as condominiums.
2. Applicable Regulations: Section 28.07(6) provides the framework and guidelines for the Planned Unit Development District. Section 28.12(10) provides the process for zoning map amendments. Section 28.04(22) provides the guidelines and standards for the approval of demolition permits.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: St. Mary's Hospital, 707 South Mills Street, Madison, WI 53715; and John Merrill, President, Arboretum Cohousing, Inc., P.O. Box 259323, Madison, WI 53725.
2. Status of Applicants: Property owner (seller) and developer (purchaser).
3. Development Schedule: The applicant proposes to commence demolition and new construction in October 2006. The applicant hopes to have new units ready for occupancy by August 2007.
4. Parcel Location: South side of Erin Street and east side of South Orchard Street adjacent to the St. Mary's Hospital parking structure located approximately one block east of Vilas Park and one block north of Lake Wingra, Aldermanic District 13, Madison Metropolitan School District.
5. Parcel Size: 92,084 square feet (2.11 acres).
6. Existing Zoning: R3 One and Two-Family Residence District.
7. Existing Land Use: This development site currently consists of ten single-family homes, two 2-unit dwellings and one 3-unit dwelling. In addition, there is one vacant lot and an unimproved public alleyway included within the development boundaries.

8. **Proposed Use:** The applicant proposes to remove four single-family homes and the two 2-unit dwellings. Six single-family homes and the 3-unit dwelling will be retained. In addition, the applicant proposes to construct one 2-unit dwelling, a 14-unit building and a 16-unit building, for a total of 41 dwelling units within this project.
9. **Surrounding Land Use and Zoning (See map):** The subject property is located at the southerly end of the generally low density Vilas and Greenbush Neighborhoods, which are zoned R3 One and Two-Family Residence District. The subject property is adjacent to the St. Mary's Hospital campus to the south and southeast, which is zoned PUD(SIP). Henry Vilas Park and Zoo is located approximately one block west of the subject property and is zoned C (Conservancy).
10. **Adopted Land Use Plan:** The recently adopted Comprehensive Plan recommends this area as LDR-Low Density Residential (up to 15 units per acre). This property is also included within the boundaries of the Brittingham-Vilas Neighborhood Plan adopted in April 1989. This plan, however, did not make specific land use recommendations for parcels within the neighborhood boundary.
11. **Environmental Corridor Status:** This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the Planned Unit Development District and demolition standards.

ANALYSIS AND EVALUATION:

Please Note: The applicant has moved one unit from the 3-unit building at 1129 Erin Street to the 13-unit building along Erin Street. These buildings are now 2-units and 14-units, respectively. This report reflects the change, but other agency reports do not.

Existing Site Characteristics

The property encompassed by this development proposal consists of fourteen existing parcels, which include ten single-family homes, two 2-unit dwellings, one 3-unit dwelling, one vacant lot and an unimproved public alleyway. The development site contains a total of 92,084 square feet or 2.11 acres. Twelve of the thirteen existing residential buildings were constructed between 1890 and 1934, with the majority constructed in the 1920s. The 3-unit building was constructed in 1975. The subject property is relatively level east to west with a high point along Erin Street, however, the topography falls sharply to the southwest and south dropping approximately 30-feet along the South Orchard Street right-of-way to the most southerly property line.

This development site includes a public alleyway adjacent to the southerly property line of the seven lots which front along Erin Street. This right-of-way is 15-feet in width. The applicant proposes to vacate this right-of-way, however, the vacation process has yet to be formally initiated with the Office of the City Engineer. The City Engineering Office may wish to retain this alleyway for emergency vehicle access. The applicant will be discussing this issue with Engineering staff. Failure to vacate the alley will not have a negative impact on this development proposal.

Development Proposal

This development proposal will result in the removal of four existing single-unit buildings in the center portion of this site, and two 2-unit dwellings along the South Orchard Street right-of-way. The six buildings containing a total of 8 dwelling units will be replaced by a 16-unit building along South Orchard Street, a 14-unit building along Erin Street, and a 2-unit building replacing the existing house at 1129 Erin Street. These 32 new units, along with 9 units within the seven existing buildings being retained will provide a total of 41 dwelling units within the development boundaries. This will result in a mix of structures including one 16-unit building, one 14-unit building, one 2-unit building, one 3-unit building and six original single-unit buildings. Existing buildings which will remain will provide three 2-bedroom units in the 3-unit building, two houses with 2-bedrooms each, two houses with 3-bedrooms each, one 4-bedroom house and one 5-bedroom house. New construction will provide seven 1-bedroom units, twenty 2-bedroom units and five 3-bedroom units. The final overall unit mix for this project will include seven 1-bedroom units, twenty-five 2-bedroom units, seven 3-bedroom units, one 4-bedroom house and one 5-bedroom house. These 41 dwelling units will yield an overall residential density of 19.4 dwelling units per acre on this 2.114 acre site.

The existing buildings to remain on this site include 6 one and two-bedroom houses and a two-story, 3-unit townhouse style building. The six houses will be sold "as is" and the 3-unit building will be remodeled to be sold as affordable units under the inclusionary zoning provisions. New construction will include a two-story, 2-unit building to replace the existing house at 1129 Erin Street, a two-story, 14-unit building along the Erin Street frontage, and a three-story, 16-unit building along the South Orchard Street frontage. Due to the significant slope of this site, all three new buildings will have full lower level exposure along their southern façades. The 16-unit building, which will be three-stories in height, will utilize the sharp slope of this site to help minimize the impact of its height by being partially built into the hillside (see attached elevation and perspective drawings). Planning Unit staff feels that although these two buildings are larger than any other residential buildings in the immediate neighborhood, they should blend in reasonably well with the height and architectural style of other residential buildings nearby.

All existing buildings on this site currently have driveways from the adjacent street rights-of-way accessing surface parking areas. Two houses have built-in garages and five have detached garages. This development proposal will eliminate approximately half of the existing driveway approaches and reduce surface parking on this site. Most of the existing detached garages will be removed. The proposed 14-unit and 16-unit multi-family buildings will include lower level parking garages connected by an underground tunnel and accessed from a single point along South Orchard Street (see attached plans). These underground garages will provide forty off-street parking stalls which will be available not only to residents of those two buildings, but also

other dwelling units included within the proposed development. An additional 16 parking stalls will be provided on the surface within existing and rebuilt driveways adjacent to the existing buildings. Five of these stalls will be in a tandem (front-to-back) arrangement and will not comply with the Zoning Code requirements. The 56 total off-street parking stalls will provide a ratio of 1.37 parking stalls per dwelling unit for this development. Staff considers this ratio adequate for this urban location. The lower level parking garage will also include 33 bicycle parking spaces. Additional bicycle parking will be provided within surface bicycle racks and can be accommodated within the existing and proposed housing units.

Some of the existing landscaping within this site will require removal in conjunction with existing building removal and to accommodate the two larger proposed multi-family buildings. Much of the landscaping, including existing mature trees, however, will be retained. Additional canopy shade trees and evergreen trees and shrubs will be included with the new construction and should provide an attractive setting for this development proposal (see attached landscape plan). The Urban Design Commission has reviewed the proposed development, including the site plan, landscape plan and building plans and elevations and, at their April 19, 2006 meeting, recommended initial approval for this proposal (see attached report). This application will return to the Urban Design Commission for final approval in the near future.

Cohousing Concept

This development is being proposed as a cohousing project. The cohousing concept is similar to a condominium wherein the residents share costs, expenses and maintenance of the common areas and have individual dwelling units for their living quarters. Each dwelling unit will include a kitchen, living room and private bathrooms, in addition to the sleeping areas and private balconies or porches. The concept of cohousing also provides shared guest rooms, large group kitchens and living facilities, common recreational space and other amenities such as a common library, playroom, craft shop, exercise room and woodworking shop. These shared amenities encourage a more communal sharing and living atmosphere. All 41-units within this development will have access to and share these amenities. Please see attached documents submitted by the applicant for additional information.

Neighborhood Review

This particular project has had a long and thorough involvement with interested neighborhood parties. Over a long period of years, St. Mary's Hospital has been acquiring residential properties as they have become available in the 1000 and 1100 Blocks of Erin Street and the 700 Block of South Orchard Street for long-range planning for future hospital campus expansion purposes. In 2002, the hospital applied to construct an addition onto the existing southwest hospital wing. During the neighborhood discussion process, prior to making an application for this expansion, concerns regarding future hospital expansion into the neighborhood from the then existing hospital campus boundaries was an issue of significant concern. The neighborhood identified those houses owned by the hospital and rented to others along South Orchard Street and the 1100 Block of Erin Street as an area of primary concern. From the series of meetings regularly held by the hospital and interested neighborhood residents came the suggestion to sell those homes owned by the hospital along South Orchard Street and the 1100 Block of Erin Street. Hospital officials expressed a willingness to explore the sale of the houses included within this development proposal. After some time, the Arboretum Cohousing Group was formed with the

express purpose of purchasing these properties from the hospital under certain conditions, which included approval of a condominium style development proposal. The result of these negotiations is the application which has been submitted for City review at this time. This development proposal is a result of many years of discussions between interested neighborhood residents, St. Mary's Hospital officials and, later on, Arboretum Cohousing proponents. Staff acknowledges that under most circumstances, two rather large multi-family buildings would not be acceptable within the southern Vilas or Greenbush Neighborhoods, however, this specific proposal is the result of a long series of neighborhood meetings and staff understands that there is a very high level of acceptance and support for this project, as proposed.

Adopted Plans

The recently adopted Comprehensive Plan for the City of Madison recommends the residential areas north and northwest from the St. Mary's Hospital campus for low density residential uses (up to 15 dwelling units per acre). The proposed development, which yields 19.4 dwelling units per acre, is above this recommended range. While this specific area is not part of a current special area or neighborhood redevelopment plan, the Greenbush Neighborhood (which does include the subject property) has been participating in a neighborhood planning process. The Draft Greenbush Neighborhood Plan does recommend, in part, that St. Mary's Hospital sell residential properties that are not needed for their own development purposes. The recently approved St. Mary's General Development Plan has set the northeasterly boundary of the St. Mary's campus to be the southerly property line of those homes located along the south side of the 1100 Block of Erin Street and along the easterly lot lines of those properties along the east side of South Orchard Street. The Greenbush Neighborhood Plan further recommends that a variety of housing choices, specifically including affordable housing and community housing such as cohousing, be included within the neighborhood (see attached excerpt). Once the Greenbush Neighborhood Plan is finalized and ready for City approval, accommodation for this specific development proposal will be made.

Inclusionary Zoning Requirements

The applicant has submitted an Inclusionary Dwelling Unit Plan in accordance with the requirements of Section 28.04(25) of the Zoning Code. The proposed 41 total dwelling units will require the provision of seven affordable housing units for this development. The applicant proposes to provide ten affordable housing units in their development plan. The Inclusionary Dwelling Unit Plan has been evaluated by the Community Development Block Grant staff in their report dated May 4, 2006 (see attached report). The limitation for dwelling units for the subject property under the existing R3 One and Two-Family zoning district would be a maximum of 23 dwelling units on this 2.114 acre site. The approval of 41 dwelling units over the maximum 23 units allowed under the existing R3 zoning district would result in a density bonus of approximately 78.3%. It should be noted that the applicant is offering to provide three more inclusionary dwelling units than is required by the zoning ordinance. The applicant has requested a density bonus of 100% above the existing zoning and also has requested a cash subsidy. The applicant will be using the four bonus points earned by this development proposal as a basis for these requests as is noted in the attached report. Even though the density bonus is higher than the bonus suggested by the points, staff support it. CDBG staff has concluded that this proposal will comply with the inclusionary zoning requirements, subject to the condition noted to request an

exemption from dispersion for the existing single-family homes, if the ordinance is amended to allow the exemption.

Until the Inclusionary Zoning Ordinance is amended, staff notes that the six single-family homes which will remain as part of this development proposal will be sold in a "as is" condition, which will allow much lower sale prices on these homes than would be necessary if they were completely rehabbed as part of this project. Although these six houses are included within the project development boundaries and will be part of the cohousing and condominium documents, these six homes are existing dwelling units and will not otherwise be altered by this development proposal. Staff have interpreted existing ordinance provisions to apply to new development (i.e.: new construction or building activity). The required inclusionary dwelling units will be provided within the three new buildings and within the remodeled 3-unit building along South Orchard Street. The quantity of inclusionary dwelling units required is still based upon the total number of dwelling units (41) contained within the development boundaries. Staff feel that this proposal meets the requirements of the ordinance. The seven required inclusionary dwelling units will be located thus: one unit in the remodeled 3-unit building located at 719 South Orchard Street, three units within the new 16-unit building located along South Orchard Street, two units within the new 14-unit building to be constructed along Erin Street, and one unit in the 2-unit dwelling to be constructed to replace the existing home at 1129 Erin Street (see attached site plan and IZ plan). The three additional affordable units will be located in the remodeled 3-unit and the new 2-unit buildings. Information showing the location of all ten proposed affordable units is included on the attached table supplied by the applicant and on the included project plans.

CONCLUSION:

The applicant is requesting approval for the removal of six existing one and two-family homes from a 2.114 acre site located at the intersection of South Orchard and Erin Streets to allow for the construction of a new 16-unit, 14-unit, and 2-unit residential buildings, in conjunction with six preserved single-family homes and one 3-unit dwelling to provide a total of 41 dwelling units in a cohousing project to be sold to owner-occupants. This development proposal, while including two large residential buildings, will be designed to be as compatible as possible with the existing neighborhood housing stock and development pattern. This project does generally comply with the recommendations contained within the Draft Greenbush Neighborhood Development Plan (yet to be approved by the City of Madison). This proposal is the result of numerous meetings and discussions between St. Mary's Hospital officials and interested neighborhood residents regarding the disposition of a number of residential properties which had been acquired by the hospital for future expansion purposes. Negotiations which have resulted in the approval of a new hospital campus master plan and expansion of the hospital to the east toward the Park Street corridor have resulted in the hospital's willingness to dispose of some of the acquired properties which had been held for future expansion. The Arboretum Cohousing organization has been formed specifically to redevelop the subject property. Although the density is almost twice that allowed under the existing R3 zoning district, there has been broad acceptance for this development proposal, including the incorporation of six existing single-family homes and one existing townhouse style 3-unit building within the proposed development. The Urban Design Commission has reviewed this development proposal and recommended initial approval. The applicant has submitted an Inclusionary Dwelling Unit Plan which complies with the requirements of Section 28.04(25) Madison General Ordinances and exceeds the minimum number of inclusionary dwelling units to be provided within this project.

The applicant qualifies for a density bonus and cash subsidy as are outlined in the report of the Community Development Block Grant Office. Planning Unit staff also supports this development proposal.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward Ordinance, I.D. 03425, rezoning property in the 1100 Block of Erin Street and 700 Block of South Orchard Street from R3 One and Two-Family Residence District to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District to allow for the removal of six existing one and two-family residential buildings and the construction of a new 16-unit, 14-unit and 2-unit residential building located on this site as a cohousing/condominium development, subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. The applicant shall secure final approval of the Urban Design Commission for the proposed development prior to requesting staff sign-off on the Planned Unit Development District documents.
3. Final approval of IDUP and LURA documents by CDBG staff and recording by City Zoning staff.

HOUSING

GOALS

| Recommendations | Rationale | Lead Implementation | Initial Neighborhood Steps | Priority |
|--|---|---|---|---------------|
| <ol style="list-style-type: none"> Promote owner-occupied and long-term rental housing opportunities. Increase affordable housing. Provide a variety of housing choices including affordable housing and community housing such as co-housing and cooperative housing. Provide housing opportunities for a diverse population including, students, families, and the elderly. Increase the number of housing units for families and the elderly. Protect the character of residential areas, particularly historic properties. Provide high-quality housing choices including rehabilitation of existing housing stock and new construction in general scale and historic character with the neighborhood. | | | | |
| <ol style="list-style-type: none"> Meriter and St. Mary's hospitals sell all of the residential properties they own that are not needed for development for owner-occupancy and housing for special populations, including people with disabilities and seniors. If the hospitals cannot sell the properties, residential properties should be affordable and marketed to a variety of different demographics, including hospital employees and people holding section eight vouchers. | <p>Encouraging hospital employees to live in the neighborhood could reduce the overall traffic in the neighborhood and provide a good benefit for hospital employees. There is a significantly lower population of the elderly in the neighborhood, and this area provides excellent services for the elderly and others with special needs, with the proximity to bus lines, to the hospitals, easy walking access to stores, and to the Neighborhood House.</p> | <p>GNA, Meriter and St. Marys Hospitals, potentially other non-profit organizations providing assistance to individuals and families in need.</p> | <p>Representatives from GNA meet with representatives from each hospital to communicate the neighborhood's needs.</p> | <p>High</p> |
| <ol style="list-style-type: none"> Inform landlords of the allowed number of residents in their properties according to the certificate of occupancy on a regular basis. | <p>Landlords may be unaware of the number of people listed on the certificate of occupancy for their property.</p> | <p>GNA</p> | | <p>medium</p> |
| <ol style="list-style-type: none"> Develop two informational packets – one targeted toward landlords and one targeted towards renters – which outline the neighborhood association's expectations for property maintenance and tenant behavior. | <p>One of the largest areas of concern voiced by neighborhood residents was that of poorly-maintained properties, loose trash, and noise caused by residents who are not aware of their rights and responsibilities. (summary, p. 27-29)</p> | <p>GNA</p> | | <p>high</p> |
| <ol style="list-style-type: none"> Create a historic conservation district running roughly from Mound Street south to Erin Street to protect the existing character of residential areas. | <p>The neighborhood is too architecturally eclectic to develop a historic district, but the general qualities of neighborhoods developed largely from 1880-1930 (e.g. front porches oriented to the public sidewalk, alleys, wide terraces, garages that are sited behind homes) are important to neighborhood residents, lend a sense of place, and should be preserved.</p> | <p>COM, Planning Unit</p> | | <p>medium</p> |
| <ol style="list-style-type: none"> Work with historic preservation organizations | <p>A few designated historic buildings and a few</p> | <p>GNA, COM Landmark</p> | | |

Arboretum Co-Housing
Staff Review of the Inclusionary Development Unit Plan:
(May 4, 2006)

| | |
|---------------------|---------------------------|
| Name of Development | Arboretum Co-Housing |
| Address | Erin St/Orchard St. |
| Developer/owner | Arboretum Co-Housing, Inc |
| Contact Person | Dirk Herr-Hoyman |
| Contact Phone | 250-0559 |
| Fax | |
| Contact-mail | |

SYNOPSIS:

Arboretum Co-housing is a non-profit housing development group organized for the purpose of developing this project. This project includes a total of 6 single-family units, 1 two-flat unit, 1 three flat unit, and 2 multi-family condos for a total of 41 units. The IDUP as submitted will conform to IZ.

THE IDUP as submitted indicates that they are planning to provide 10 affordable housing units, 4 more than are required by the IZ ordinance.

Proposal is to price the units at less than the required IZ Price levels through the support of the City CD Office. The CD Commission has recommended \$472,00 of CD Office funds to assist in reducing the prices of the IZ units, create 4 more units than are required under IZ and promote longer term affordability for the units (the co-housing group is offering 99 year affordability restrictions for the assisted units.

The Co-housing group will partner with Habitat for Humanity who will construct a two flat as part of the development, both units will be sold to families at less than 60% AMI.

Bonuses requested:

Requesting a density bonus of 100%. Double the described density for the area.

The IZ units are dispersed throughout the development with the exception of the existing single-family homes. The plan is to sell these units as is – with extensive sweat equity renovation needed – at full market value. Their 14% reservation request is within 20% of total developable unit limit as outlined in proposed changes to the ordinance and would use up 2 bonus points if the proposed changes were adopted.

Request is for a cash subsidy funds for the IZ units. They would appear to qualify for \$32,500 of cash subsidy. \$5,000 each for the 3 units for families at 60% AMI or less and \$2500 for each of the 5 units in the 4 story buildings with parking underground but this would use up more IZ points than they have to spend.

CONCLUSION:

| | | |
|--|--|--|
| The project as proposed based upon the available information furnished by the developer. | | |
| | Will comply with MGO 28.04 (25) | |
| X | Will comply with MGO 28.04 (25) if the following conditions or changes are met: Proposes to meet IZ but requests exemption from dispersion for single-family homes. | Changes regarding dispersion and location of the IZ units would need to be adopted to allow this to conform to the ordinance or a waiver would need to be granted. |
| | Does not comply for the following reasons: | |
| | | |
| | | |

| | |
|-------------|--|
| Reviewed by | Barb Constans, CD Grants Administrator Hickory R. Hurie, CD Grants Supervisor |
| | Date: May 4, 2006 |

1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

| Number of units | At Market | At 80% | At 70% | At 60% | At 50% |
|-----------------|-----------|--------|--------|--------|--------|
| for-sale units | 31 | 4 | 3 | 3 | |
| rental units | | | | | |

| Number of units | Efficiency | 1-bedroom | 2-bedroom | 3-bedroom | 4-bedroom |
|---------------------------------|------------|-----------|-----------|-----------|-----------|
| For-sale: Market-rate | | | | | |
| For-sale: Inclusionary units | | 3 | 5 | 2 | |

2. TABLE TO CALCULATE POINTS

THIS PROJECT:

| | At Market | At 80% of AMI | 70% | 60% | 50% |
|-------------------|-----------|---------------|-----|-----|-----|
| 5% | | | 1 | 2 | |
| 10% | | 1 | | | |
| 15% | | | | | |
| 20% | | | | | |
| TOTAL for project | | | | | 4 |

Per Ordinance

| For-sale: Per cent of dwelling units | At Market | At 80% of AMI | 70% | 60% | 50% |
|---|-----------|---------------|-----|-----|-----|
| Ord. points | | | | | |
| 5% | | 0 | 1 | 2 | 3 |
| 10% | | 1 | 2 | 3 | 4 |
| 15% | | 2 | 3 | 4 | 5 |
| 20% | | 3 | 4 | 5 | 6 |

| Rental: Per cent of dwelling units | At Market | At 60% of AMI | 50% | 40% | 30% |
|---------------------------------------|-----------|---------------|-----|-----|-----|
| Ord. points | | | | | |
| 5% | | 0 | 1 | 2 | 3 |
| 10% | | 1 | 2 | 3 | 4 |
| 15% | | 2 | 3 | 4 | 5 |
| 20% | | 3 | 4 | 5 | 6 |

3. ISSUES RELATED TO DESIGN, PRICING, OR TERMS OF IZ UNITS

| Standards for Inclusionary dwelling units (IDUs) | Complies | Does not comply | Additional comments |
|--|-----------------|-----------------|--|
| Exterior Appearance of IDUs are similar to Market rate | TBD | | Developer will need to review again with City staff as plans are developed. |
| Proportion of attached and detached IDU units is similar to Market rate. | Yes | | Assume this is correct although no detail is provided on layout of market unit types |
| Mix of IDUs by bedroom size is similar to market rate | Yes | | Will need to be detailed as project proceeds. |
| IDUs are dispersed throughout the project | Yes with notes: | | Requests exemption for single family homes, at 14% the reservation request is within 20% of total developable land limit as outlined in proposed changes to the ordinance and would use up their 2 bonus points. |
| IDUs are to be built in phasing similar to market rate | Yes | | |
| Pricing fits within Ordinance standards | Yes | | Units will be priced at below IZ |

| | | | |
|--|------|--|--|
| | | | standards through the assistance of CD Office funds |
| Developer offers security during construction phase in form of deed restriction | Yes | | |
| Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction | Yes | | Standard terms of option will apply but developer offer 99 year LURA |
| Developer describes marketing plan for IDUs | Yes | | Standard terms will apply. |
| Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification | Yes | | |
| Terms of sale or rent | Sale | | |
| Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations | No | | no arrangements made; developer will handle marketing. |
| Developer has requested waiver for off-site or cash payment | No | | No request for waiver |
| Developer has requested waiver for reduction of number of units | No | | No request for waiver |

4. INCENTIVES REQUESTED

A) Density bonus of 10% (except developments of 4 or more stories and >75% of parking is underground, or has 30 or fewer detached units, then density of 20% per point) (limited to 3 points)
Developer is requesting density bonus of 100%.

B) Reduction in Park development fees (limit of 1 point)

C) Reduction in Park Dedication requirements (limit of 1 point)

D) 25% reduction in parking requirements (limit of 1 point)

E) Non-city provision of street tree landscaping

F) Cash subsidy from IZ fund, \$5,000/IZ unit for units designated for families at 60% AMI or less (for owner occupied units) and 40% AMI or less for rental units (Limit of 2 points)

G) Cash subsidy from IZ fund, \$2,500/IZ unit for projects with 49 or fewer detached dwelling units or developments with 4 or more stories and at least 75% of parking is underground. (Limit of 2 points)

H) One additional story in downtown design zones, not to exceed certain height requirements

I) Eligibility for residential parking permits equal to number of IZ units in PUD

J) Assistance in obtaining other funds related to housing

K) Preparation of a neighborhood development plan from non-city sources (if development located in Central Services Area, is contiguous to existing development and no such plan exists.

L) Other: Release of single-family homes from dispersion requirements

5. ISSUES OF PROCESS

Are there issues in any of the following steps that should be identified now for closer attention?

| Step | Standard Step Activity | Special Issues |
|---|---|-----------------|
| Pre-conference with City Planning Staff | January 2006 | None identified |
| Presentation of <u>Concept</u> to City's Development Review Staff Team | March 9, 2006 | |
| Submission of Zoning Application and <u>IZ Dwelling Unit Plan</u> | March 22, 2006 | |
| <u>Formal Review</u> by City's Development Review Staff Team | May 4, 2006, 2006 | |
| <u>Formal Review</u> by <u>Plan Commission</u> | May 15, 2006 | |
| <u>Appeal</u> Plan Commission Decision to Common Council (optional) | | |
| <u>Compliance</u> with Approved Inclusionary Dwelling Unit Plan | Deed restriction will be recorded for construction phase on both the single family and multi family lots <u>Marketing Plan</u> implemented | |
| <u>Construction</u> of development according to Inclusionary Dwelling Unit Plan | Will be done in phases as market units are completed. Multi family units will happen at a later date | |

| | | |
|---|--|--|
| Comply with any continuing requirements | Sample 5% of IDU annually for compliance review. | |
|---|--|--|



DATE: May 10, 2006

TO: Peter Olson, City Planner
Dept of Planning and Development
City of Madison

FROM: John Merrill, President, Arboretum Cohousing, Inc.

SUBJ: Location of affordable units in Arboretum Cohousing Proposal

Thank you for asking for a clarification on why our proposal does not designate any of the existing houses as affordable units.

Our group is eager to retain as many of the existing structures as feasible. Our architects and a construction specialist inspected the 6 single family homes we are retaining as part of our cohousing development. It was their opinion that substantial rehabilitation was needed. After considerable discussion we determined that the most prudent path was to sell these units as is. The primary reason for this decision was that if the group were to do the rehab we believe the costs would be substantially higher than allowing members to set their own rehab standards and reduce costs by using sweat equity and doing the rehab over time. Selling the units as is also substantially reduces our need for construction financing and should simplify the process of acquiring it.

We did not designate any of these six homes as affordable for Inclusionary Zoning purposes because it would have required us to rehab them before sale or placed a burden on the low income buyer who would have to face the costs of the rehab as well as the purchase.

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat: Arboretum Cohousing
 Project Address: 1135 Erin Street Project Area (in acres): 2.03
 Developer: Arboretum Cohousing, Inc. Representative: John Merrill
 Street Address: 5001 Marathon Dr City/State: Madison WI Zip: 53705
 Telephone: (608) 233-8961 Fax: () Email: jlmerrill@wisc.edu
 Agent, If Any: Miles Schwartz Company: C & M Construction Services
 Street Address: 615 W. Main Street City/State: Madison WI Zip: 53703
 Telephone: (608) 222-1735 Fax: (608) 441-9777 Email: mgschwartz@tds.net

PART 2 - PROJECT CONTENTS:

Complete the following table as it pertains to this project:

| Residential Use | MARKET-RATE UNITS | | INCLUSIONARY UNITS | | Total Units | Acres |
|-----------------|----------------------|-----------------------|----------------------|-----------------------|-------------|-------------|
| | Owner-Occupied Units | Renter-Occupied Units | Owner-Occupied Units | Renter-Occupied Units | | |
| Single-Family | 5 | | | | 5 | |
| Duplexes | | | | | | |
| Multi-Family | 26 | | 10 | | 36 | |
| TOTAL | 31 | | 10 | | 41 | 2.03 |

PART 3 - AFFORDABLE HOUSING DATA:

| Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price | | | | | | | |
|--|----------------|-----|-----|-----|-----|-----|-------|
| Owner-Occupied Units | 30% | 40% | 50% | 60% | 70% | 80% | Total |
| Number at Percent of AMI | | | | 3 | 3 | 4 | 10 |
| Anticipated Sale Price | SEE ATTACHMENT | | | | | | |
| Rental Units | 30% | 40% | 50% | 60% | 70% | 80% | Total |
| Number at Percent of AMI | | | | | | | |
| Maximum Monthly Rent Price | | | | | | | |

PART 4 - DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

| | MARKET-RATE UNITS | | | | | INCLUSIONARY UNITS | | | | |
|----------------------------|-------------------|--------|---------|---------|--------------|--------------------|--------|---------|---------|--------------|
| | Studio / Effic | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More Bdrms | Studio / Effic | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More Bdrms |
| Owner-Occupied Units with: | 0 | 4 | 18 | 7 | 2 | | 3 | 6 | 1 | 0 |
| Minimum Floor Area: | | 645 | 840 | 1230 | 1368 | | 645 | 810 | 1200 | |
| Rental Units With: | | | | | | | | | | |
| Minimum Floor Area: | | | | | | | | | | |

CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

| Incentive | MAP | Incentive | MAP |
|--|-----|---|-----|
| <input checked="" type="checkbox"/> Density Bonus (varies by project) | 3 | <input checked="" type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided. | 2 |
| <input checked="" type="checkbox"/> Parkland Development Fee Reduction | 1 | <input checked="" type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site affordable units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground. | 2 |
| <input type="checkbox"/> Parkland Dedication Reduction | 1 | <input type="checkbox"/> Neighborhood Plan preparation assistance | 1 |
| <input type="checkbox"/> Off-street Parking Reduction up to 25% | 1 | <input type="checkbox"/> Assistance obtaining housing funding information | 1 |
| <input type="checkbox"/> Non-City provision of street tree planting | 1 | | |
| <input type="checkbox"/> One addl. story in Downtown Design Zones | 1 | | |
| <input checked="" type="checkbox"/> Residential parking permits in a PUD/PCD | 1 | | |
| <input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____ | | | |

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting

| Standards for Inclusionary Dwelling Units (IDUs) | Will Comply | Will not comply | Additional comments |
|--|-------------------------------------|-------------------------------------|---|
| Exterior Appearance of IDUs are similar to Market rate. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Proportion of attached and detached IDU units is similar to Market rate. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Detached homes are existing & being sold as with major rehab needed |
| Mix of IDUs by bedroom size is similar to market rate. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

CONTINUE →

5

| Standards for Inclusionary Dwelling Units (IDUs) [continued] | Will Comply | Will not comply | Additional comments |
|---|-------------|-----------------|--|
| IDUs are dispersed throughout the project. | X | | |
| IDUs are to be built in phasing similar to market rate. | X | | |
| Pricing fits within Ordinance standards | X | | |
| Developer offers security during construction phase in form of deed restriction. | X | | |
| Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction. | X | | |
| Developer describes marketing plan for IDUs. | X | | |
| Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification. | X | | |
| Terms of sale or rent. | X | | |
| | Yes | No | Additional comments |
| Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations. | X | | Habitat for Humanity will develop 3 IDUs. Arboretum G housing is a non profit. |
| Developer has requested waiver for off-site or cash payment. | | X | |
| Developer has requested waiver for reduction of number of units. | | X | |
| Other: | | | |

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → January 10, 2006
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → March 9, 2006
- The applicant notified Alderperson Isadore Knox of District 12 of this development proposal in writing on: → January 14, 2006
- The applicant also notified Amy Roundtree of the Greenbush neighborhood in writing on: January 14, 2006
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature

John L. Merrill, President

Date

Mar 1, 2006

Printed Name

John L. Merrill

Phone

(605) 233-8961

INCLUSIONARY DWELLING UNIT PLAN APPLICATION

Arboretum Cohousing

Attachment

Part 3 Anticipated Sale Prices

Arboretum Cohousing is a not-for-profit corporation and plans to keep the price of all units as low as possible. It plans to sell the IDUs at market rate but to provide buyer assistance to bring the effective purchase price down to IZ set prices. St. Marys is providing some funds for this assistance and Arboretum Cohousing will be applying to the City CDBG Office for additional funding in the form of second mortgages for buyers of the affordable units. We propose to have the affordable units deed restricted to assure long term affordability.

Addendum to the Arboretum Cohousing IZ Plan
 10-May-2006
 Dirk Herr-Hoyman

INFORMATION CONCERNING PROPOSALS INVOLVING REAL PROPERTY

| ADDRESS | ACTIVITY (Circle Each Applicable Phase) | NUMBER OF UNITS | | Number of Units Currently Occupied | Number of Tenants To Be Displaced? | APPRAISED VALUE: | | PURCHASE PRICE (if Applicable) | ACCESSIBLE TO INDIVIDUALS WITH PHYSICAL HANDICAPS? | | PRIOR USE OF FUNDS IN BUILDING ? ? |
|-------------------|--|----------------------|---------------|---|---|------------------|------------------------------|---|--|---------------|---|
| | | Prior to Purchase | After Project | | | Current | After Rehab/ Construction | | Currentity? | Post-project? | |
| 719 South Orchard | Purchase Rehab Construct | 3 | 3 | 0 | 0 | 363,783 | 600,000 | 335,000 | no | no | no |
| New Orchard St | Purchase Rehab Construct | 0 | 3 | 0 | 0 | 0 | 580,000 | 314,000 | NA | Yes | no |
| New Erin St | Purchase Rehab Construct | 0 | 2 | 0 | 0 | 0 | 445,000 | 274,900 | NA | Yes | no |

The table below shows a breakdown of actual costs, price to the owner, Target AMI level, and the subsidy needed for all of the Arboretum Cohousing project. 5 units will be fully accessible as noted in the Acc column.

| Address | BR | Acc | Cost | Price | Target AMI | Subsidy |
|--------------------|----|-----|------------------|----------------|---------------|----------------|
| 1129 Erin | 3 | | 98,700 | 40,000 | 60% | 58,700 |
| 1129 Erin | 2 | | 93,400 | 40,000 | 60% | 53,400 |
| 719 Orchard | 2 | | 200,000 | 125,000 | 80% | 75,000 |
| 719 Orchard | 2 | | 200,000 | 105,000 | 70% | 95,000 |
| 719 Orchard | 2 | | 200,000 | 105,000 | 70% | 95,000 |
| Orchard House #206 | 1 | * | 185,000 | 115,000 | 80% | 70,000 |
| Orchard House #106 | 1 | * | 180,000 | 95,000 | 70% | 85,000 |
| Orchard House #101 | 2 | * | 215,000 | 104,000 | 60% | 111,000 |
| Erin House #102 | 1 | * | 180,000 | 110,000 | 80% | 70,000 |
| Erin House #208 | 3 | * | 265,000 | 164,900 | 80% | 100,100 |
| Total | | | 1,817,100 | 994,500 | | 813,200 |

WOODSON
 ARCHITECTS
 1000 W. WASHINGTON ST.
 ANN ARBOR, MI 48106
 TEL: 734.769.1000
 FAX: 734.769.1001
 www.woodsonarch.com

PRELIMINARY
 NOT FOR CONSTRUCTION

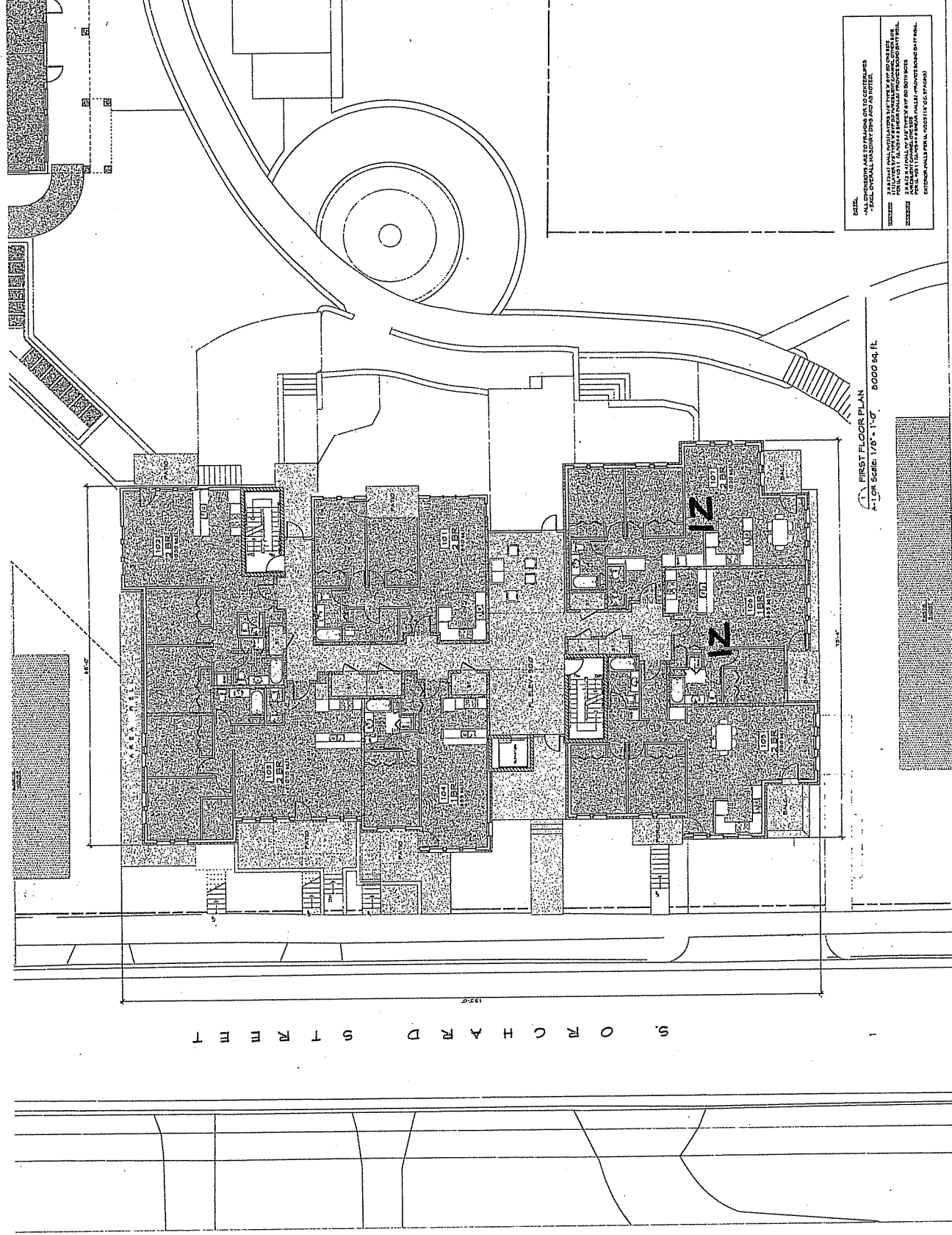
WOODSON ARCHITECTS
 1000 W. WASHINGTON ST.
 ANN ARBOR, MI 48106
 TEL: 734.769.1000
 FAX: 734.769.1001
 www.woodsonarch.com

Project No. 09-0001
 Project Title
 Arborium Cohousing
 Elm St. & Orchard St.
 Madison, MI

Drawn By: JAW/DAE
 Date: 09/22/06
 Sheet Title

Orchard House Bldg.
 1st Floor Plan

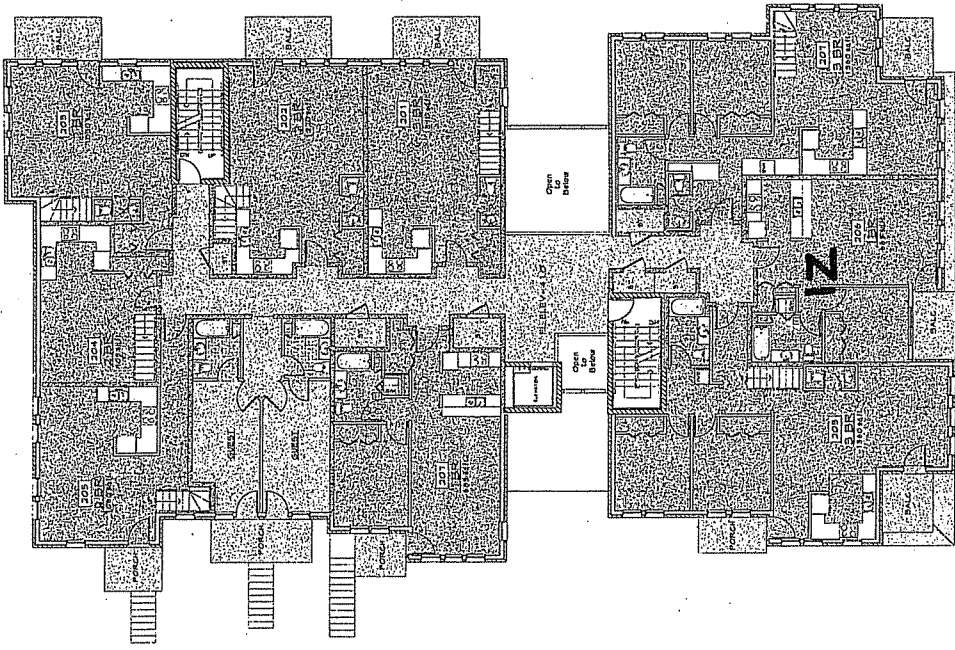
Project ID: 0902A-1 OR
 Drawing No.
 0902A-1 OR
 4/10/06



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

FIRST FLOOR PLAN
 1/8" = 1'-0"
 8000 sq. ft.

ORCHARD ST



1 SECOND FLOOR PLAN
 1/8" = 1'-0" 18'15 sq. ft.

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, NATIONAL MECHANICAL CODE, NATIONAL PLUMBING AND HEATING CODE, NATIONAL SANITARY ENGINEERING CODE, NATIONAL SAFETY CODE, NATIONAL WIRE AND CABLE CODE, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIAL HAZARD GUIDE (NFPA 704), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIAL HAZARD GUIDE (NFPA 704), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIAL HAZARD GUIDE (NFPA 704).

DATE: 9/22/06, 5P SUBMITAL
 DRAWN BY: RKS
 PROJECT: Arboratum Cohousing
 87th St. & Orchard St.
 Madison, WI
 SHEET TITLE: Orchard House Bldg.
 2nd Floor Plan
 PROJECT NO: 0902A-2 OR
 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION

CRACK
 ARCHITECTURAL FIRM
 1000 N. MICHIGAN ST.
 ANN ARBOR, MI 48106
 PHONE: 734.769.8800
 FAX: 734.769.8801
 WWW.CRACKARCHITECTS.COM

E R I N S T R E E T

ARCHITECT
ERIN STRAIT
1000 W. BROADWAY
SUITE 100
ANN ARBOR, MI 48106
PHONE: 734.769.8888
FAX: 734.769.8889
WWW.ERINSTRAIT.COM

NOT FOR CONSTRUCTION
PRELIMINARY

The Architect is not responsible for the accuracy of the information provided in this drawing. The user of this drawing is responsible for the accuracy of the information provided in this drawing. The user of this drawing is responsible for the accuracy of the information provided in this drawing.

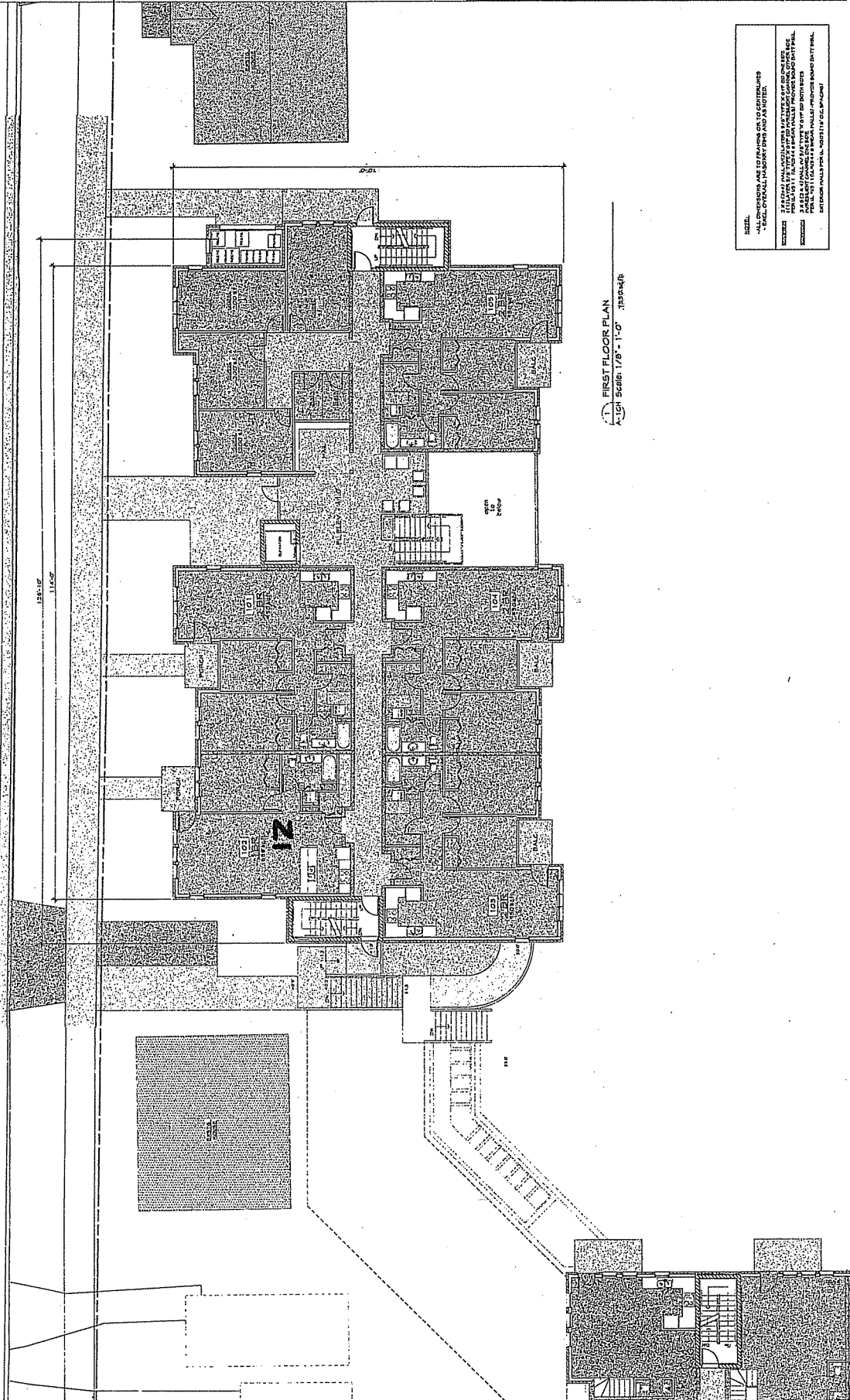
3/22/06, 5th SHEET

Arch. Eric J. Lescarotte
Project Title
A-Borekum Cohousing
Erin St. & Orchard St.
Madison, WI

Drawn By: RKS
Date: 03/22/06
Scale: 1/8" = 1'-0"

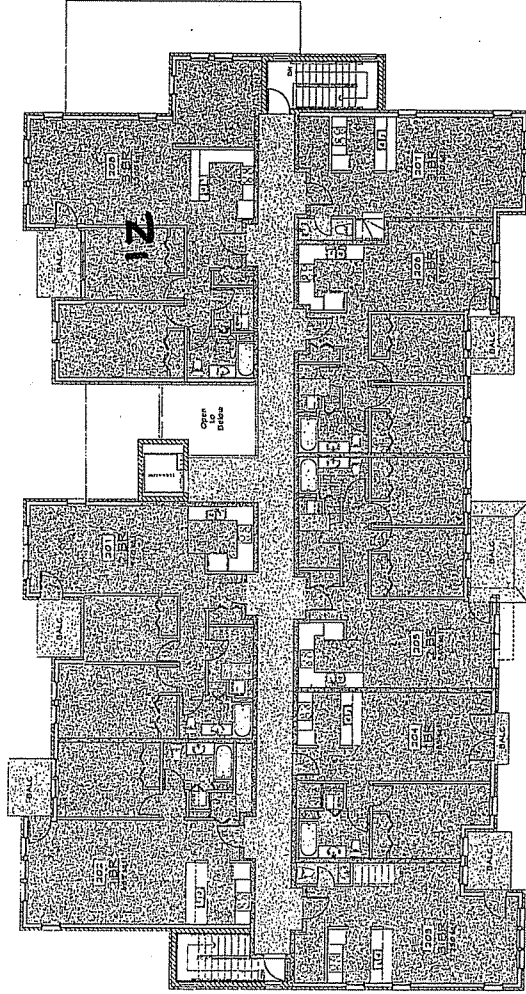
Erin House Bldg.
First Floor Plan

Project No: 0302A-1CH
of 1



FIRST FLOOR PLAN
1/8" = 1'-0" (3/8" x 11")

NOTES:
- ALL DIMENSIONS ARE TO FINISH SURF UNLESS NOTED OTHERWISE.
- EXCEL OVERALL HAZARDOUS WASTE AND AS NOTED.
- ALL DIMENSIONS ARE TO FINISH SURF UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FINISH SURF UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FINISH SURF UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FINISH SURF UNLESS NOTED OTHERWISE.



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 3/19/06

PRELIMINARY
 NOT FOR CONSTRUCTION

The Architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's representatives. The Architect is not responsible for the accuracy of the information provided by the client's representatives.

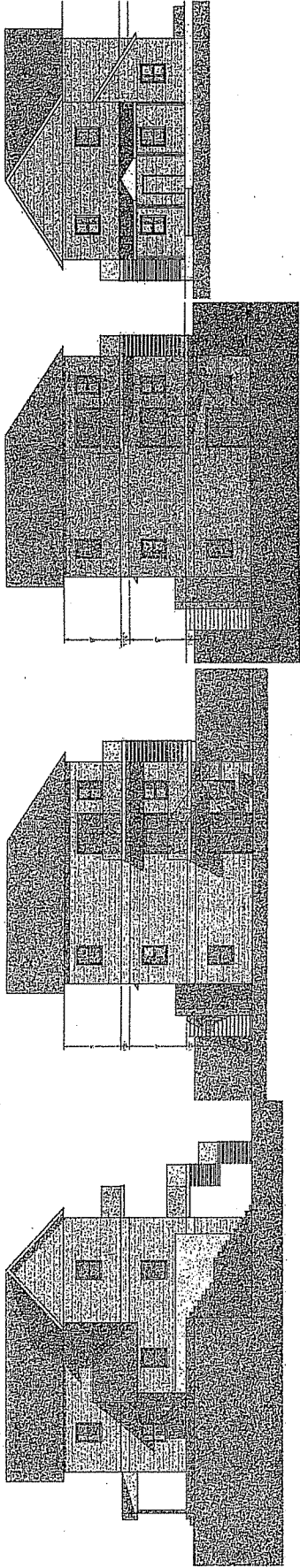
PROJECT NO. 05-00114
 PROJECT NAME
 APARTMENT CONVERSION
 410 S. Orchard St.
 Madison, WI

DESIGNED BY
 DATE 05/22/06
 CHECKED BY
 DATE 05/22/06

PROJECT NO. 05-00114
 PROJECT NAME
 APARTMENT CONVERSION
 410 S. Orchard St.
 Madison, WI

PROJECT NO. 05-00114
 PROJECT NAME
 APARTMENT CONVERSION
 410 S. Orchard St.
 Madison, WI

ARCHITECT
 1234 E. Main St.
 Madison, WI 53703
 PHONE: 608.261.8888
 FAX: 608.261.8889
 WWW: www.foxgroup.com



6 WEST ELEVATION
1/8"=1'-0"

5 EAST ELEVATION
1/8"=1'-0"

2 SOUTH ELEVATION
1/8"=1'-0"

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

ERIN STREET

| Rev | Date | Description of Work | Project Title |
|-----|----------|---------------------|---------------|
| A | 03/22/06 | ZONING SUBMITTAL | |

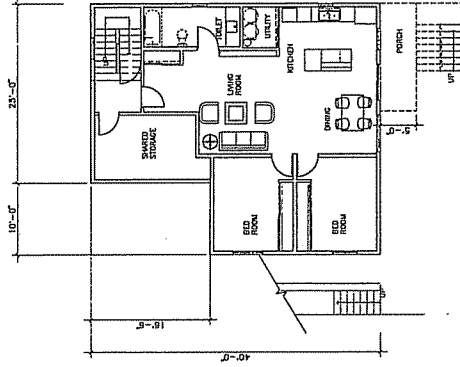


HABITAT FOR HUMANITY
DANE COUNTY
1123 ERIN STREET, JACOBSON, WI 53120

ARBORETUUM
CO-HOUSING

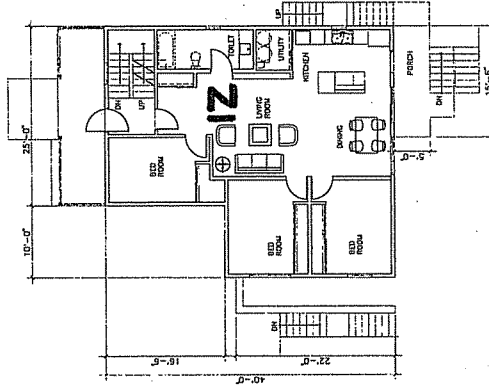
| | |
|-----------------|---------------------|
| Project Name | DD-ZONING SUBMITTAL |
| Drawn | SOJ |
| Date | MARCH 22, 2006 |
| Project Manager | |
| Check | SOJ |
| Scale | SOJ |

1 LOWER LEVEL PLAN
1/8"=1'-0"



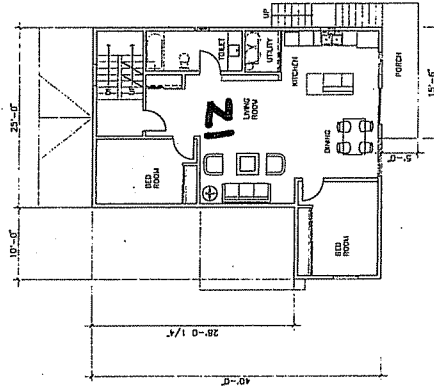
UNIT AREA = 985.00 SQ. FT.
COMMON AREA = 250.00 SQ. FT.
GROSS AREA = 1235.00 SQ. FT.

2 STREET LEVEL PLAN
1/8"=1'-0"



UNIT AREA = 1130.00 SQ. FT.
COMMON AREA = 105.00 SQ. FT.
GROSS AREA = 1235.00 SQ. FT.

3 UPPER LEVEL PLAN
1/8"=1'-0"



UNIT AREA = 1012.50 SQ. FT.
COMMON AREA = 105.00 SQ. FT.
GROSS AREA = 1117.50 SQ. FT.

0

(THIS BUILDING HAS BEEN MODIFIED TO TWO DWELLING UNITS)



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: May 1, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 1135 Erin Street Planned Unit Development

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Plan shows "Vacated City right-of-way" for the un-named public alley west of South Mills Street. This right-of-way is not vacated at the present time. It may be desirable to retain this public right-of-way for emergency fire lane access.
2. Any damage to pavement on Erin Street will require restoration in accordance with City Engineering's Patching Criteria. Restoration will include milling 2-inches of material and repaving a full lane width for a minimum length of 50-feet at each location. City Engineering retains right to require applicant to resurface full street width if number and location of pavement damage resulting from utility work on site improvements warrants it.
3. A method of collecting water from the rooftops and directing it toward the street right-of-way is required. Hard surface shall not be allowed to drain toward the parking ramp.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 1135 Erin Street Planned Unit Development

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions,



demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.

- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations,

5

tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently

within the jurisdictional flood plain.

- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred izenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.

- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

May 4, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **1135 Erin Street – Rezoning – PUD (GDP - SIP) – Build New 3-Unit, 13-Unit and Existing Total of 41 Units in Six (6) Housing Development**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

| |
|---------|
| 1. None |
|---------|

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. The applicant shall modify the 719 S. Orchards St. existing driveway approach that no part of the driveway approaches shall extend in front of the property belonging to a person other than the permittee unless both property owners sign a joint application for a permit or driveway radii waiver letter prior to submittal of plans for approval.
4. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan. The applicant shall remove the abandoned existing curb cut at 1139 Erin St. according to M.G.O.

5. The applicant shall modify the existing curb cut to match the Handicap parking space. The driveway approach shall be 10 ft. in width with 2 – 5 ft. flares.
6. The applicant shall modify the driveway approach to parking spaces 11, 12, 13 & 14 to accommodate the proposed parking space. The driveway approach shall be widening to 18 to 20 ft. with 2 – 5 ft flares.
7. The applicant shall dimension the distance between driveway approaches showing that no two driveway approaches shall be at least ten (10) ft. apart and in no case less than the sum of the approach flare.
8. A "Stop" sign shall be installed at a height of seven (7) feet at the underground driveway approach. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
9. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
10. Per ordinance, the small car stalls shall not exceed 25% of the total number of Medium and Large Vehicles and Small Vehicles stalls for the facility. The site plan shall show small car parking spaces identified and properly controlled with a sign "Small Cars Only" per each space, when plans are submitted for approval.
11. The Applicant shall modify the parking spaces as follows:
 - The applicant shall note types of parking surfaces as bituminous, or Portland Cement concrete in accordance with City of Madison standards and specifications. All off-street facilities shall be paved in accordance to City of Madison General Ordinance Section 10.08(6)(a) 10.
 - Parking spaces 1, 2, 5, 15 & 16 shall be 9 ft. and a min. of 20 ft. in length behind the property line.
 - The Applicant shall modify the parking spaces 3, 4, 9, 10, 11 12, 13 & 14 width, length and backing up, according to special provisions for stacked-parking. The stacked parking shall contain a rectangular area of a minimum width of eight (8) feet-six (6) inches and a minimum width of twenty (20) feet, (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan). The stacked parking spaces shall backing onto the right-of-way shall not exceed four (4) vehicles per proposed driveway. The Applicant shall provide a letter of understanding stating that stacked-parking how the vehicles shall be moved to allow a blocked vehicle access at all times. A contact person & telephone number shall be provided to handle any complaints or problems with the use of stacked-parking operation on the site.
 - 717 S. Orchard St. location shall detail the ramp and garage door locations. The applicant shall submit a detail plan sheets with the ramp down to the underground parking and its percent of slope is questionable and shall be designed to accommodate low-clearance vehicles for a transition. The ramp breakover angle

(limited by vehicle wheel-base and ground clearance) and angles of approach (affected by front overhang of vehicles) and departure (affected by rear overhang) are critical vehicle clearance points. Standards established by the Society of Automotive Engineers limit the ramp breakover angle to no less than 10 degrees; angle of departure, no less than 10 degrees; and angle of approach, no less than 15 degrees. The applicant shall provide a profile of the ramp showing the slopes critical clearance, when plans are submitted for approval. The applicant should explore ramp slopes (grades) less than 10 % that can be blended satisfactorily with an 8-foot transition length. In addition, the applicant shall note the garage door is a minimum of 20 ft. behind the property line.

12. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
13. The applicant shall remove parking spaces on-street or note that "Site approval does not include any improvements in the right-of-way including parking. "
14. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Miles Schwartz

Fax: 608-441-9777

Email: mgschwartz@tds.net

DCD:DJM:dm

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 19, 2006

TITLE: 1135 Erin Street – PUD(GDP-SIP) for 40-
Unit Cohousing Project. 13th Ald. Dist.
(03106)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 19, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Lisa Geer, Robert March, Michael Barrett, Bruce Woods and Cathleen Feland.

SUMMARY:

At its meeting of April 19, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for 40-unit cohousing project located at 1135 Erin Street. Appearing on behalf of the project were Roger Smith, Beth Ann Workmaster, Leslie Fields, Erica Lewis, Judith Strasser, Susan M. Pope and Lenny Kanter. The plans as presented featured the following:

- A breakdown of existing residential units to be maintained and preserved as part of the project, as well as the proposed development of two multi-unit residential facilities, the Orchard House and Erin House featuring 16 and 14-units respectively, in addition to development of a 2-unit building on the site by Habitat for Humanity. Existing houses on the site to be maintained as part of the Arboretum cohousing project consist of 6-units, as well as an existing 3-unit building.
- A detailed review of the perspective renderings and elevational details for both the Orchard House and Erin House were provided, in addition to an overview of the shared open space amenities on the collective sites.
- The redevelopment of the collective sites also entails the relocation of five existing homes.
- In response to the Commission's previous comments on the project, an entry to lower level parking on the Orchard House residential structure has been reduced in width to diminish its prominence.

Following the presentation, the Commission expressed concerns on the following:

- Further consideration of the project requires the firming up of prairie and natural plant areas within the shared rear community open space area.
- Consider providing handicapped access from the street to the shared rear community open space area.
- Provide clarification on the community garden areas for residents.
- On the Erin Street building, pull balconies toward the street.
- On the Orchard House, not sure if flat roof element works. Consider moving living area toward the street with porch to the backside, as well as use of building materials to the street side façade.
- The design elements reference the character of the neighborhood appropriately.

ACTION:

On a motion by March, seconded by Woods, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (7-2) with Radomski and Host-Jablonski abstaining.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 7, 8, 8, 8, 8.5, 8.5, 9 and 9.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1135 Erin Street

| | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|----------------|-----------|--------------|----------------|--------------------------------|-----------------|-------------------------------------|---------------|----------------|
| Member Ratings | 8 | 8 | 8 | 8 | - | 9 | 9 | 8.5 |
| | 9 | 9 | 9 | 9 | - | 6 | 9 | 8 |
| | 9 | 8 | 7 | - | - | 8 | 10 | 9 |
| | 9 | 10 | 10 | - | - | 9 | 10 | 9.5 |
| | 9 | 7.5 | 9 | 9 | 10 (Yeah-none!) | 9 | 10 | 8.5 |
| | 8 | 9 | 8 | 9 | - | 9 | 9 | 8 |
| | 7 | 7 | 6 | - | - | 6 | 8 | 7 |
| | 8 | 7 | 8 | - | - | 8 | 8 | 8 |
| | | | | | | | | |
| | | | | | | | | |

General Comments:

- This captures the spirit of Madison in design – Bravo! One detracting feature: Far in excess of parking compared to the rest of the neighborhood. This one aspect goes against the spirit of cohousing.
- Great start to a wonderful plan to revitalize the neighborhood.
- An inspired use of an interesting and difficult site.
- Extend south Orchard house to south to “rest” over garage. Flat roof is not integrated with overall design.
- Nice community project! Thoughtful well resolved design, improvement to neighborhood.
- See if it is feasible to create an accessible path off Orchard Street with no steps, outside of the buildings.

5



Department of Public Works
Parks Division

Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TDD: 608 267 4980
FAX: 608 267 1162

May 9, 2006

TO: Plan Commission

FROM: Simon Widstrand, Parks Development Manager

SUBJECT: **1135 Erin Street**

- | |
|--|
| <p>1. Total Park Fees for 32 multifamily units replacing 8 single family and duplex units = \$33,914.24, which shall be paid prior to signoff on the SIP.</p> |
|--|

Park Dedication Requirement = (32 @ 700 square feet) minus (8 @ 1100 square feet) = 13,600 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.74 / square foot)= **\$23,664.00**

Park Development Fees = (32 @ \$524.16) – (8 @ 815.36) = \$10,250.24

TOTAL PARK FEES = \$33,914.24

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.





CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 5/3/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **1135 Erin St.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Project shall conform to the conditions agreed upon in the informal variance letter dated March 17, 2006 between the Madison Fire Department and Arboretum Cohousing, Inc.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. No comments.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

Pete Olson

From: Kitty Rankin
Sent: Wednesday, April 19, 2006 1:08 PM
To: Pete Olson
Subject: RE: Erin Street

*
Thanks, none of these have historic interest.

Kitty

From: Pete Olson
Sent: Wednesday, April 19, 2006 12:52 PM
To: Kitty Rankin
Subject: RE: Erin Street

Kitty,
Sorry, I meant to do this sooner....
They are:
1129, 1135, 1139, 1143 Erin St and
709, 717 S Orchard St.
Pete.

From: Kitty Rankin
Sent: Wednesday, April 19, 2006 12:28 PM
To: Pete Olson
Subject: Erin Street

Hi, Pete -

Can you get me the addresses on Erin Street of the buildings proposed for demolition or moving?

Thanks,

Kitty

April 3, 2006

Arboretum Cohousing has working with the Greenbush Neighborhood Association through the course of the development of their plans.

A group of Greenbush Neighbors chosen to work with St. Marys Hospital as it planned the expansion of its facilities requested that St. Marys divest itself of the residential properties that the hospital owns, and this same group also gave input that helped the hospital make the choice to sell the properties to Arboretum Cohousing rather than a competing project.

Our neighborhood has long been concerned with increasing the amount of owner-occupied housing, and the committee working with St. Marys felt that this project would help bring that about.

Throughout the process of developing an initial plan, working to come to an agreement with St. Marys and putting together the GDP for the project, Arboretum Cohousing representatives have been in frequent contact with the St. Marys Liaison group as well as the Greenbush Neighborhood Association in general. There have only been one or two neighborhood association meetings in the past two years where Arboretum Cohousing has **not** made presentations to the neighborhood association.

At our most recent Greenbush Neighborhood Association meeting, members of Arboretum Cohousing presented their plans to neighborhood residents. They were asked to write any comments they had about the project on post-it notes and put them on a board. If neighbors saw a comment they agreed with they were encouraged to put a check mark on the note. To see a transcription of all the comments, see the attached document.

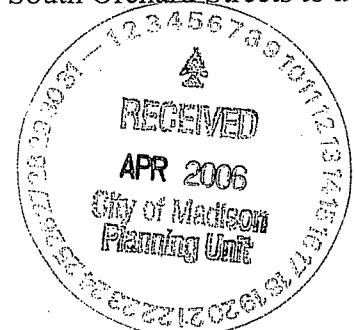
To summarize the comments, those who attended the meeting largely liked the appearance of the buildings. Several also said that they liked the fact that the development would be using "green" building practices and would be attempting LEED certification. A concern about the exterior of the project is that existing homes on the site are being sold "as is" and neighbors are worried that the exteriors will not be kept up properly.

Other concerns about the project largely centered around its parking situation and the amount of traffic it might generate, especially on South Orchard Street. South Orchard Street is a fairly steep hill in the block that will have Arboretum Cohousing, and neighbors are worried that cars entering and exiting the garage will prove dangerous for the cars that are coming down the hill without good visibility.

Neighbors are hopeful that changing the intersection of South Orchard and Erin Streets to a four-way stop might help slow down the traffic coming down the hill, as well as slow down any additional traffic generated by the project.

One related parking concern was the loss of street parking on Erin and South Orchard Streets to a fire lane for the larger buildings in the project.

Amy Rountree
Coordinator, Greenbush Neighborhood Association



Comments on the Arboretum Cohousing Plans presented 3/8/06 at the Greenbush Neighborhood Association Meeting

Meeting attendees were encouraged to put a check mark on others' posted comments if they agreed with them.

Under the heading "Things I like about the project"

Overall good plan *

- enhance and add to stable housing stock
- attractive thoughtful design *
- I think that this project will help to leverage return to owner occupancy in our neighborhood.
- Building design seems good – appropriate scale for our neighborhood
- Like green building plan
- Like the reuse of older buildings, increased owner-occupancy *
- Good concept. If proceeds as projected the idea and scale seem appropriate for the neighborhood.
- Stormwater management (all kept on site) is great
- Nice rear greenspace and trails
- Exterior materials used? Brick/wood on drawings look great
- This project is a great resource for our neighborhood. I'm totally impressed.
- I think this will be a positive addition to the neighborhood.
 - I think the scale of this development can work in this neighborhood
- Arboretum Cohousing – good!
- Going for the LEED certification is great.
- Landscaping looks promising, good potential integration with complete architectural plan.

Concerns about ArbCo

- Cautious about enter/exit to underground parking *
 - Are views of the lake enhanced from units, esp. common house?
 - Concern about the number of cars parked underground with only one entrance
 - Please do not take away any street parking on Orchard St. We have to park!
 - Parking Garage – enough space for guest and access (only one entrance/exit point)
 - Exterior rehab of existing properties?
 - 1. Increased neighborhood traffic (Emerald, Orchard, Erin) Will a traffic study be performed?
- Actions to reduce speed?
- 2. Impacts on parking
 - Should continue to explore traffic calming measures *
 - Please don't take away the street parking
 - Traffic – please add the stop sign at Orchard and Erin
 - New buildings look great – will existing houses have adequate exterior work?



William Roberts

From: Mark Olinger
Sent: Tuesday, May 02, 2006 9:22 AM
To: William Roberts
Subject: FW: project for 1100 block of Erin St and Orchard St.-PARKING

Bill:

For the Arboretum Co-Housing project file.

Thanks.

m.

-----Original Message-----

From: Jane E. Stover [mailto:jestover@stritch.edu]
Sent: Monday, May 01, 2006 6:20 PM
To: Mark Olinger
Subject: project for 1100 block of Erin St and Orchard St.-PARKING

Dear Mark,

I hope you are 1 person I can express my concerns to regarding the projected revamping of 1100 block of Erin St and Orchard St. I have to work late tonight and heard there is a meeting tonight regarding the project for the 1100 block of Erin St and Orchard St. I have lived at 1138 Erin Street for 20+ years. I am VERY concern if the project does not have all off-street parking. Henry Vilas Zoo was there before many of us were around. Any available parking should be there for people to park and enjoy the zoo. With this projected project what guarantee is there that ALL tenants and visitors will park off the streets?

Parking in that area is problematic as it is and adding to the congestion doesn't help the situation.

I think you and other city officials should travel in that area during the day and you will totally understand. Also, you will observe how many vehicles park at different locations at zoo and then go to work. Again, zoo parking is not always being used by zoo visitors. Then you have people who fish on Wingra Creek filling up parking areas. So, I am expressing my concern about the project for the 1100 block of Erin St and Orchard St. (if approved) MUST require ALL off-street. Have it required to eliminate future "Oh I didn't know...".

Thank you for your time.
Jane Stover