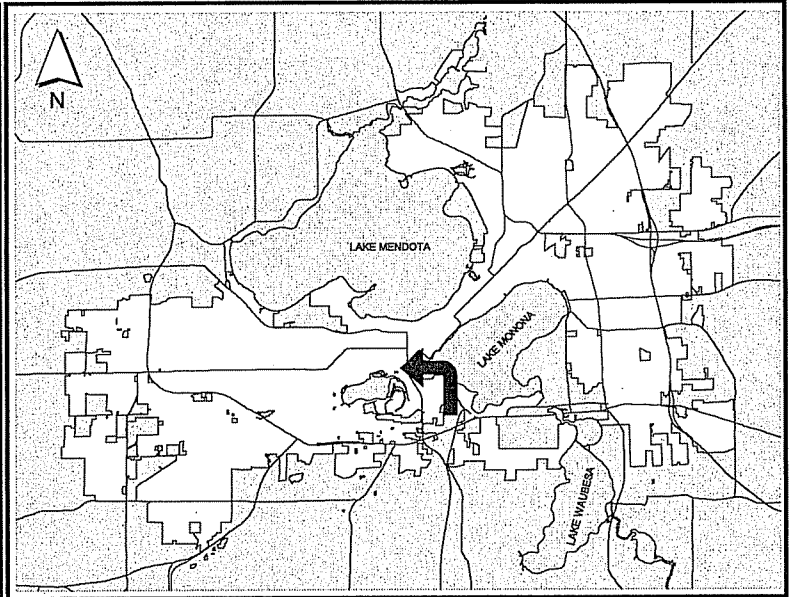


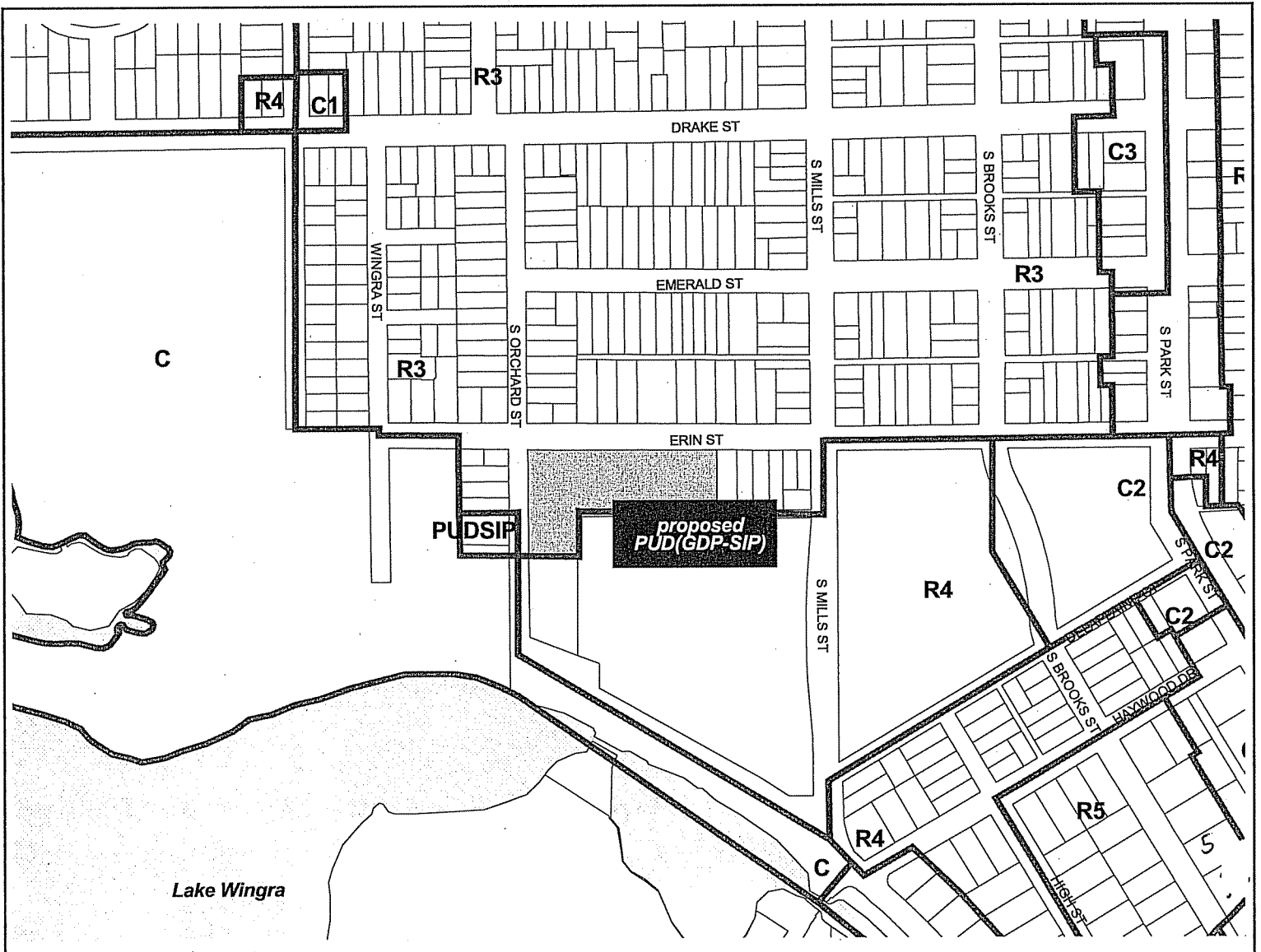
CITY OF MADISON

Proposed Rezoning

Location: 1135 Erin Street
 Applicant: John Merrill - Arboretum Co-Housing/
 Miles Schwartz - C&M Construction Services
 From R3 District(s)
 To PUD(GDP-SIP) District(s)
 Existing Use: 13 Lots w/15 Rental Dwelling Units
 Proposed Use: Demolish 6 Houses & Build New 3-Unit,
 13-Unit & 16-Unit Residential Buildings
 in Addition to Remaining 3-Unit Building
 and 6 Single Family Homes - 41 Total
 Units in Co-Housing Development
 File No. _____
 Public Hearing Dates: _____
 Plan Commission 15 May 2006
 Common Council 06 June 2006



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

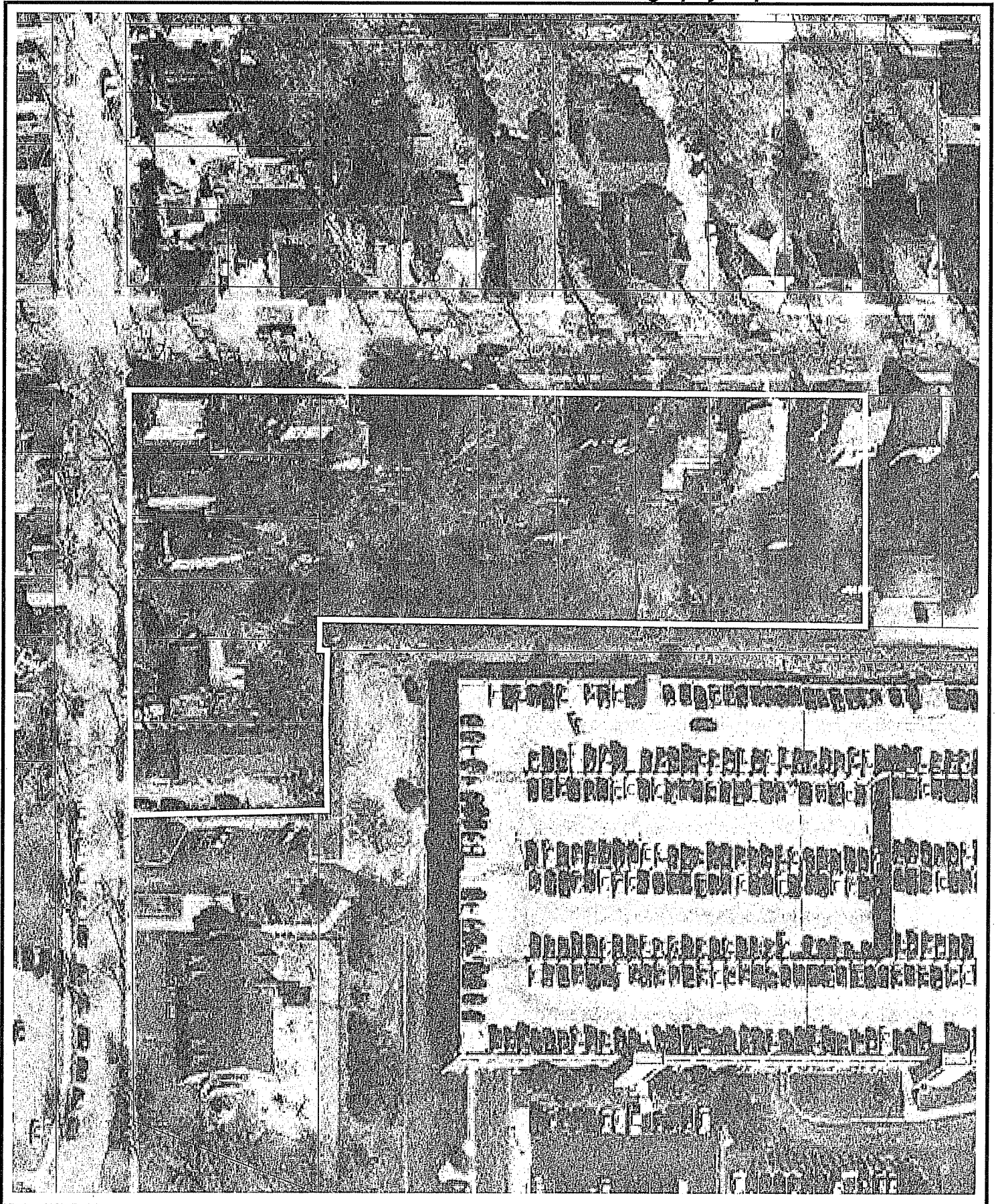


1135 Erin Street

100 0 100 Feet



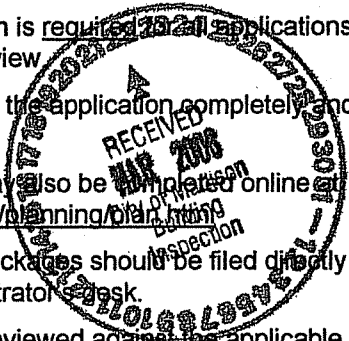
Date of Aerial Photography - April 2000



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan_making
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.



1200
400
1600
150
1650

FOR OFFICE USE ONLY:

Amt. Paid \$16,500 Receipt No. 69235
 Date Received 3-22-06
 Received By KAV
 Parcel No. 0709-271-0112-4
 Aldermanic District 13-Isadore Knox
 GQ ok
 Zoning District R-3

For Complete Submittal

Application	<input checked="" type="checkbox"/>	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	<input checked="" type="checkbox"/>	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/>	Zoning Text	<input checked="" type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/>	Waiver	<input type="checkbox"/>
Ngrbrd. Assn Not.	<input checked="" type="checkbox"/>	Waiver	<input type="checkbox"/>
Date Sign Issued			

1. **Project Address:** 1135 Erin St. **Project Area in Acres:** 2.03
Project Title (if any): Arboretum Cohousing 41 units

2. **This is an application for:** (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>R3</u> to PUD/ PCD -SIP ^(GDP-SIP)
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: John Merrill, President Company: Arboretum Cohousing, Inc
 Street Address: PO Box 259323 City/State: Madison, WI Zip: 53725
 Telephone: (608) 229-7906 Fax: () Email: info@arboretumcohousing.org

Project Contact Person: Miles Schwartz Company: C & M Construction Services
 Street Address: 615 W. Main St City/State: Madison WI Zip: 53703
 Telephone: (608) 222-1735 Fax: (608) 441-9777 Email: mgschwartz@tds.net

Property Owner (if not applicant): St. Marys Hospital
 Street Address: 707 South Mills St City/State: Madison, WI Zip: 53715

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: The project will be a ⁴¹ 41 unit condominium development consisting of 9 units in existing structures; a new 3-plex and 29 in 2 new multifamily structures

Development Schedule: Commencement October 2006 Completion August 2007

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee: \$1700** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - *The site is located within the limits of* There is an approved but not adopted Greenbush Plan *Plan, which recommends:*
 - It states that the 1100 block of Erin may be developed @ 25 du's/acre for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
 - Isadore Knox 1/14/06 Greenbush N.A. (Amy Roundtree 1/14/06)
 - If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 - Planner Brad Murphy Date 1/10/06 | Zoning Staff Kathy Voeck Date 1/10/06
Bill Roberts

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name John Merrill, President Date 3/2/06
 Signature [Handwritten Signature] Relation to Property Owner Buyer
 Authorizing Signature of Property Owner [Handwritten Signature] Date Mar 22 '06
Vice Pres St Upways Hosp



LETTER OF INTENT

To: Madison Plan Commission
Date: March 22, 2006

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

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

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

Architect	Design Coalition
Development Consultant	C&M Construction Services
Landscape Architect	Kelly Design Group LLC

The current plans for construction are as follows:

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

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

Arboretum Cohousing Land Use Application Letter of Intent

Orchard Street and will contain 16 units. The remaining new construction will be a 3 unit structure which we are working with Habitat for Humanity of Dane County to develop. In keeping with neighborhood desires the new buildings will be no more than two and a half stories facing the streets so that they remain in scale with the existing homes. We are planning that the facades will be articulated in such a way as to blend as much as possible with the scale of the existing architecture.

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

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

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

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

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

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

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

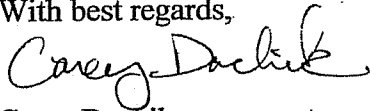
From the outset of our planning in 2004 we have had close contact with the Greenbush Neighborhood St. Marys Advisory Committee. We have met with members of that

Arboretum Cohousing Land Use Application Letter of Intent

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

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

With best regards,



Carey Dachik

Vice President of Arboretum Cohousing, Inc.

707 South Mills Street
Madison, WI 53715-1893
608 251 6100

St. Marys

Hospital Medical Center

December 30, 2005

Dear Neighbor,

I'm pleased to inform you that St. Marys will be selling property on Erin and Orchard Streets to Arboretum Cohousing, Inc., a local organization that will rework the area into a cohousing community. It will consist of approximately 40 privately owned units and other shared spaces such as a common house, play area and guest rooms.

This means more owner-occupied housing will be coming to our neighborhood soon!

- *Where will the cohousing community be developed?*
On the south side of the 1100 block of Erin Street (the first block west of Mills). The cohousing community will begin in the middle of the block and wrap around the corner of Erin and Orchard, ending at the St. Marys Child Care Center. All property backs up to the hospital parking ramp.
- *When will we begin seeing changes?*
We anticipate the project will be announced publicly on January 5, 2006. Arboretum Cohousing, Inc. will be seeking interested buyers – they will help shape the final plans for the cohousing community development. Some of the 13 buildings in the area will be refurbished and others replaced with new structures. It's likely to be 9-12 months before construction gets underway and it may be 2007 before residents move in.
- *How can I get more information?*
Would you like more information about cohousing? Or, perhaps you (or someone you know) are interested in buying a home in this new development. For more information, please contact Arboretum Cohousing, Inc. at 229-7906 for details and dates/times of informational meetings or visit www.arboretumcohousing.org.

This is an exciting period of growth in our area. We appreciate the feedback you've provided during the hospital's expansion process and are proud to support this very attractive home-ownership opportunity for our neighborhood.

Sincerely,

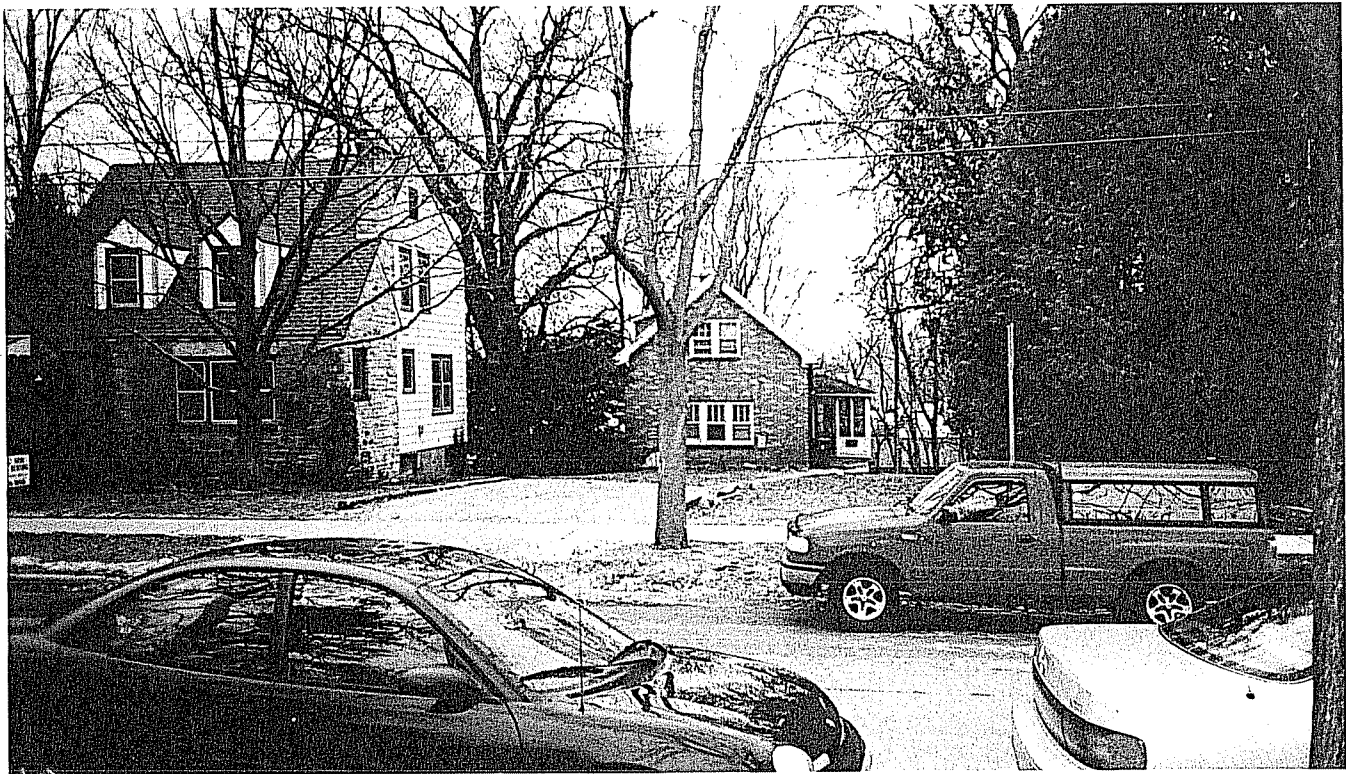


Frank D. Byrne, M.D.
President

BUILDINGS TO BE DEMOLISHED OR MOVED —



1129 ERIN ST.



1135 ERIN ST.



1139 ERIN ST.



1143 ERIN ST.



709 S. ORCHARD ST.



717 S. ORCHARD ST.

Arboretum Cohousing Timeline

First Quarter 2006:

Sign Offer to Purchase with St. Marys	Submit Application to CDBG
Begin marketing membership	Submit GDP/SIP to City
Complete Schematic Design Work	Set Unit Prices
Complete Condominium Documents	

Second Quarter 2006:

- Begin Pre-selling units
- Obtain Construction Financing Commitment
- Obtain Additional Predevelopment Financing
- Select a General Contractor
- Obtain City Approval of Development

Third Quarter 2006:

- Complete presale of two-thirds of units
- Begin work on Construction Documents
- Close on Property with St. Marys
- Complete Sale of Existing Homes
- Complete Construction Documents

Fourth Quarter 2006:

Begin Construction	Security Fencing
Site Work	Demolition of Existing Houses
Concrete Work, including Underground Garage	

First Quarter 2007:

Wood Frame Construction	Window / Doors Enclosure
Exterior Masonry Roofing	Mechanical Trades

Second Quarter 2007:

Begin Landscaping	Complete Erosion Control
Elevator Installation	Complete Exterior Utility Plan
Complete Storm-water Plans	

Third Quarter 2007:

- Complete Mechanical Trades
- Complete all Interior Work
- Complete / Approve all work including Landscaping
- Certificates of Occupancy, Begin Occupying New Units



C & M CONSTRUCTION SERVICES

Principals

C&M Construction Services
Catherine Joy - CPA, affordable housing specialist
Miles Schwartz - 50 years construction experience
615 W Main St, Suite 109
Madison WI 53703
608-222-1735

Financing

Ed Kinney - Lender for construction
AnchorBank
25 W Main St
Madison WI 53703
608-252-8827

Glenn Miller - Tax & financial consultant
Wegner LLP
2110 Luann Ln
Madison WI 53713
274-4020

Building and Landscape Design

Roger Smith & Lou Host-Jablonski - Architects
Design Coalition
2088 Atwood Ave
Madison WI 53704
608-246-8846

Shawn Kelly - Landscape Architect
Kelly Design Group Llc
Heritage Square
Williams Bay WI 53191
262-245-1111

Condominium Documents

Pharis Horton - Lawyer
222 N Midvale Blvd
Madison WI 53705
608-231-3220

Arboretum Cohousing Board of Directors

John Merrill - President
5001 Marathon Dr
Madison WI 53705
608-233-8961

Carey Dachik - Vice President
1101 Erin St
Madison WI 53715
608-259-9655

Russ Pope - Treasurer
Susan Herr-Hoyman - Secretary
Dianne Greenley - member at large
Jen & Craig Hadley - members at large
Danielle Hartman-Semtry - member at large



25 West Main Street P.O. Box 7933 Madison, WI 53707 Phone: 608/252-8700

March 14, 2006

Mr. John Merrill
Arboretum Cohousing, Inc
c/o C&M Construction Services
615 W Main St, #109
Madison, WI 53703

Dear Mr. Merrill:

Thank you for inquiring with Anchor regarding financing for your proposed purchase and redevelopment of the lands to be known as Arboretum Cohousing on Erin and Orchard Streets in Madison.

Anchor is comfortable with the financing arrangement that has been discussed and will move forward with the loan application process upon receipt of your preliminary construction budget. Please understand that Anchor has not committed to financing the project, and this letter should not be construed as a commitment to lend. Any commitment to lend would be subject to approval of Anchor's Senior Loan Committee and Board of Directors. It is likely that any such commitment would be further contingent upon appraisal, as well as Anchor's review of pre-sale contracts, which must be acceptable to Anchor with respect to structure and number of contracts.

If there are any questions regarding this matter, do not hesitate to contact the undersigned.

Sincerely,

AnchorBank, fsb

A handwritten signature in black ink, appearing to read "Edward W. Kinney", written over a large, stylized flourish.

Edward W. Kinney
Vice President - Business Banking
(608) 252-1803

EWK:ewk

Arboretum Cohousing Economic Impact

The residential opportunity proposed by Arboretum Cohousing Inc. fits well with both the expansion of St Mary's Hospital Medical Center (SMHMC) and the general development plan for the South Side neighborhoods and will have a positive economic impact on the South Side of Madison.

Arboretum Cohousing Inc. has worked closely with both SMHMC and neighborhood organizations to assure that the memorandum of understanding entered into by SMHMC and the neighborhood will be actualized. The development replaces very tired rental housing with revitalized owner-occupied housing. Density will be increased moderately by about two-thirds and the streetscape will be maintained with buildings that present two stories to the street-front.

This fits into the revitalization plan for the neighborhood by addressing housing stabilization and improvement. It also complements the health center developments in the neighborhood by increasing density slightly while stabilizing overall property values with owner-occupied housing. As an added benefit, the project, with the cooperation of SMHMC has the opportunity to take the lead on walk-to-work initiatives for all staff at St. Mary's.

Additionally, because cohousing emphasizes common spaces, including a community kitchen, parlor, workshops, child care areas, etc. the development provides meeting and community space opportunities for the neighborhood.

**Arboretum Cohousing Executive
Summary**

DRAFT 04 December 2005

Arboretum Cohousing Condominium Executive Summary

Pursuant to Section 703.33(1)(h) of the Wisconsin Statutes, provided below is the Executive Summary setting forth the following information:

Condominium Identification. The name of the condominium is the Arboretum Cohousing Condominium.

Expansion Plans. Arboretum Cohousing has an option to purchase six additional properties on the east end of the 1100 block of Erin Street should the owners association wish to expand in the future.

Governance. The name and address of the condominium association is the Arboretum Cohousing Condominium Association, Inc., PO Box 259323, Madison, WI 53725, (the "Unit Owners' Association"). The Unit Owner's Association shall be self-managed. The name, address and telephone number of the individual who may be contacted regarding the Condominium, in general:

John L. Merrill, President, Board of Directors
Arboretum Cohousing Condominium Association, Inc.
PO Box 259323
Madison, WI 53725
Phone Number: 608-229-7906

Special Amenities. The Condominium has the following special amenities:

- a. Large Community Room
- b. Kitchen for community room
- c. Four (4) Guest Rooms with Baths
- d. Small meeting room (Library)
- e. Play room
- f. Wood working shop
- g. Craft shop
- f. Exercise Room
- f. Sun Room

(NOTE: This list is not inclusive and is subject to change. Approximately 6,000 feet of common facilities are planned.)

Each Unit Owner shall be responsible for a share of the maintenance, repair and upkeep of common facilities, based upon each Unit Owner's percentage interest of ownership in the Common Elements of the Condominium.

Maintenance and Repair of Units. Each Unit Owner shall be responsible for the maintenance and repair of the Units owned by the Unit Owner, as described in Section A.I of the Declaration, and all equipment, fixtures and appurtenances to such Units.

Maintenance, Repair and Replacement of Common Elements. The Unit Owners' Association shall be responsible for the maintenance, repair and replacement of the Common Elements, as described in Section A.2 of the Declaration. The cost and expense of such repairs and replacements will be funded from a combination of Unit Owner assessments and reserve funds, as determined by the Unit Owner's Association from time to time. With the exception of that portion of the Limited Common Elements that are part of the exterior structure comprising the Condominium or otherwise visible to the Unit Owners or the general public (including (i) all exterior doors and doors leading to common hallways; (ii) all water repelling membranes and pavers on an terrace located in the Condominium and the pavers on any balconies and decks located in the Condominium; (iii) windows and skylights serving each Unit, (iv) the mailbox serving and reserved for the exclusive use of each Unit), each Unit Owner shall be responsible for the decoration, furnishing, housekeeping, maintenance, repair, replacement, general cleanliness and preventability of the Limited Common Element which is use is reserved to the Unit.

Rental of Units. Unit Owners may lease their Units provided such Unit Owners comply with all of the terms and conditions set forth in Section A.3 of the Declaration and any rules and regulations regarding the leasing of Units adopted by the Unit Owner's Association from time to time. The Unit Owner's Association has the power and authority to make rules and regulations limiting the total number of Units in the Condominium that may be leased.

Alterations. A Residential Unit Owner may make improvements or alterations within his or her Unit, provided such improvements and alterations comply with all the terms and conditions set forth in the Declaration, including the terms and conditions set forth in Section A.4 of the Declaration. Alterations to and enclosures of the Limited Common Elements are prohibited, except as expressly permitted by the Declaration.

Parking. Parking is available in the underground parking garage and surface parking on the property. Each parking Unit is a separated Condominium Unit. One parking unit is provided with each residential unit. Owners may purchase additional units as they are available. One handicapped guest parking stall is provided and an on-street two car loading zone is provided on Erin Street. The ownership and use of the Parking Units is restricted by the terms and conditions of the Declaration, including the provisions contained in Section A.5 of the Declaration, which provides that no Parking Unit shall be owned or occupied by anyone other than the Declarant, a Unit Owner or the Unit Owners' Association. In addition, Section A.6 of the Declaration provides for restrictions on the leasing of the Parking Units. The cost and expense for the maintenance, repair or replacement is a Common Expense, is included in the annual operating budget.

Pets Pursuant to Section A.7 of the Declaration, pets are permitted, but strictly subject to rules and regulations adopted by the Board of Directors of the Unit Owners' Association from time to time, in the use of the Board of Director's sole discretion.

Reserves. As reflected in the annual budget, which is made a part of the Disclosure Materials provided herein, there is a reserve account established for in repair and replacement of Common Elements and Limited Common Elements. ;the reserve account is not a statutory reserve account under Section A.8 of the Wisconsin Statutes; rather, it is managed pursuant to the provisions set forth in this Declaration and the By-laws of the Unit Owners' Association.

Fees on New Units. The Declarant is not exempt from the payment of Common Expenses, as set forth and described in Section A.9 of the Declaration.

Amendments.

Amendments to the Declaration. The Declaration may be amended as set forth in Article A. 10 of the Declaration, by a consensus process as set forth in Section A.11 of the Declaration, together with the approval, in writing, of the first mortgagee of such Unit, or the holder of an equivalent security interest. In addition, the Declarant has reserved the right to amend the Declaration, in the use of the Declarant's sole discretion, without the consent of any Unit Owner or mortgagee, for the sole purpose of documenting any changes in the Units, Common Elements or Limited Common Elements as actually constructed, from that described in the Declaration and in the Condominium Plat.

Amendments to the By-laws. Pursuant to Article A.12 of the By-laws of the Unit Owner's Association, the By-laws may be amended by the affirmative vote of 67% of the votes entitled to cast by the Members.

THIS EXECUTIVE SUMMARY IS INTENDED TO BRIEFLY SUMMARIZE THE PERTINENT PROVISIONS OF THE DISCLOSURE MATERIALS AND CANNOT BE RELIED UPON AS CORRECT OR BINDING. FOR AN UNDERSTANDING OF THE EXECUTIVE SUMMARY, PLEASE REVIEW THE PARTICULAR PROVISIONS OF THE DISCLOSURE MATERIALS REFERENCED IN THE EXECUTIVE SUMMARY.

**PUD-SIP Zoning Text
Arboretum Cohousing**

22 March 2006

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

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

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

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

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

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

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

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

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

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

Identification Signs: As permitted by City of Madison General Ordinances

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

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

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

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

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



17 Mar 06

Scott Strassburg, Fire Code Enforcement Officer
Madison Fire Department
325 West Johnson Street
Madison, WI 53703

**RE: Arboretum Cohousing Project
Erin & Orchard Streets**

Mr. Strassburg,

The proposed Arboretum Cohousing project is located on an existing city block at Erin and Orchard Streets, and comprises 6 to 7 existing single-family houses, an existing 3-unit building, and two newly constructed 2-1/2 story multifamily buildings over shared under-building parking. The new construction use (Group R-2) floor areas & volume comply with the IBC Code as a Type VA structure, with no automatic sprinkler system required for the residential portions. An automatic fire sprinkler system (NFPA-13) is required for the parking deck (Group S-2) and for the common use areas (ground floor) at the Erin Street Building (Group A-3).

Our goal is to provide both high quality urban design and good site utilization. To best retain the character of the existing blockface as preferred by neighborhood association, directed by the neighborhood plan and required by the provisions of the recent zoning approvals for St. Marys hospital expansion, we propose to provide fire apparatus access via the existing city streets, as shown in the accompanying fire access plan.

Erin Street building: Due to the location of the street fire access lane, and anticipating that parking will remain on both sides of Erin Street, hose lengths exceed 150', and the building does not lie within 30 feet of the fire access lane. Resultant fire access lane width between 2 rows of parked cars is approximately 16 feet, which does not comply with the Code.



Orchard Street building: Distance from fire access lane to the building complies with the Code. Hose lengths exceed 150'. Resultant fire access lane width between 1 row of intermittently parked cars and the curb is 22 feet, which does not comply with the Code for aerial access.

As equivalency measures, we propose to provide the following upgrades:

- Orchard Street building: Automatic fire sprinkler system, NFPA-13 throughout;
- Erin Street Building: Automatic fire sprinkler system, NFPA-13 throughout;
- Orchard Street fire lane: New 26 foot-wide driveway at garage door, with driveway paving, apron and sidewalk capable of supporting fire apparatus;
- Removal of overhead wiring at Orchard and Erin Streets fire access lanes, and;
- Full fire alarm and monitored smoke detection system throughout Erin and Orchard Street buildings.

Sincerely,

Carey Daclink, Vice-President
for Arboretum Cohousing



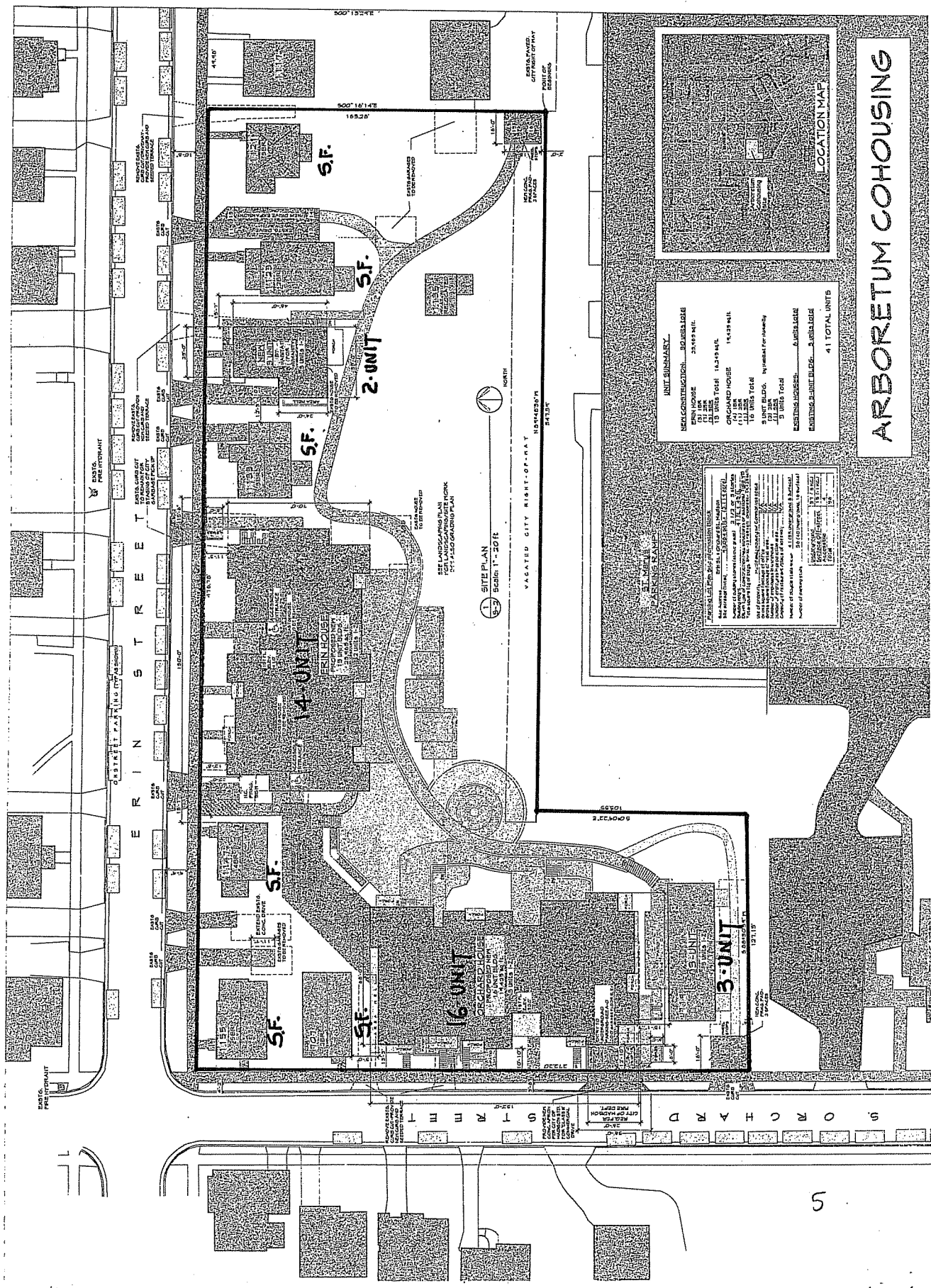
#2 - 3-20-06

PRELIMINARY
 NOT FOR CONSTRUCTION

DATE: 9/23/06
 SHEET NO: S-1
 PROJECT: Arboretum Cohousing
 6100 S. Orchard St.
 Madison, MI

PROJECT NO: 09/23/06
 SHEET TITLE: Site Plan

PROJECT NO: 0902
 SHEET NO: S-1
 OF 1



Kelly Design Group, Inc.
 1000 W. Main Street
 Madison, WI 53703
 Phone: 608-263-8888
 Fax: 608-263-8889
 Website: www.kellydesign.com

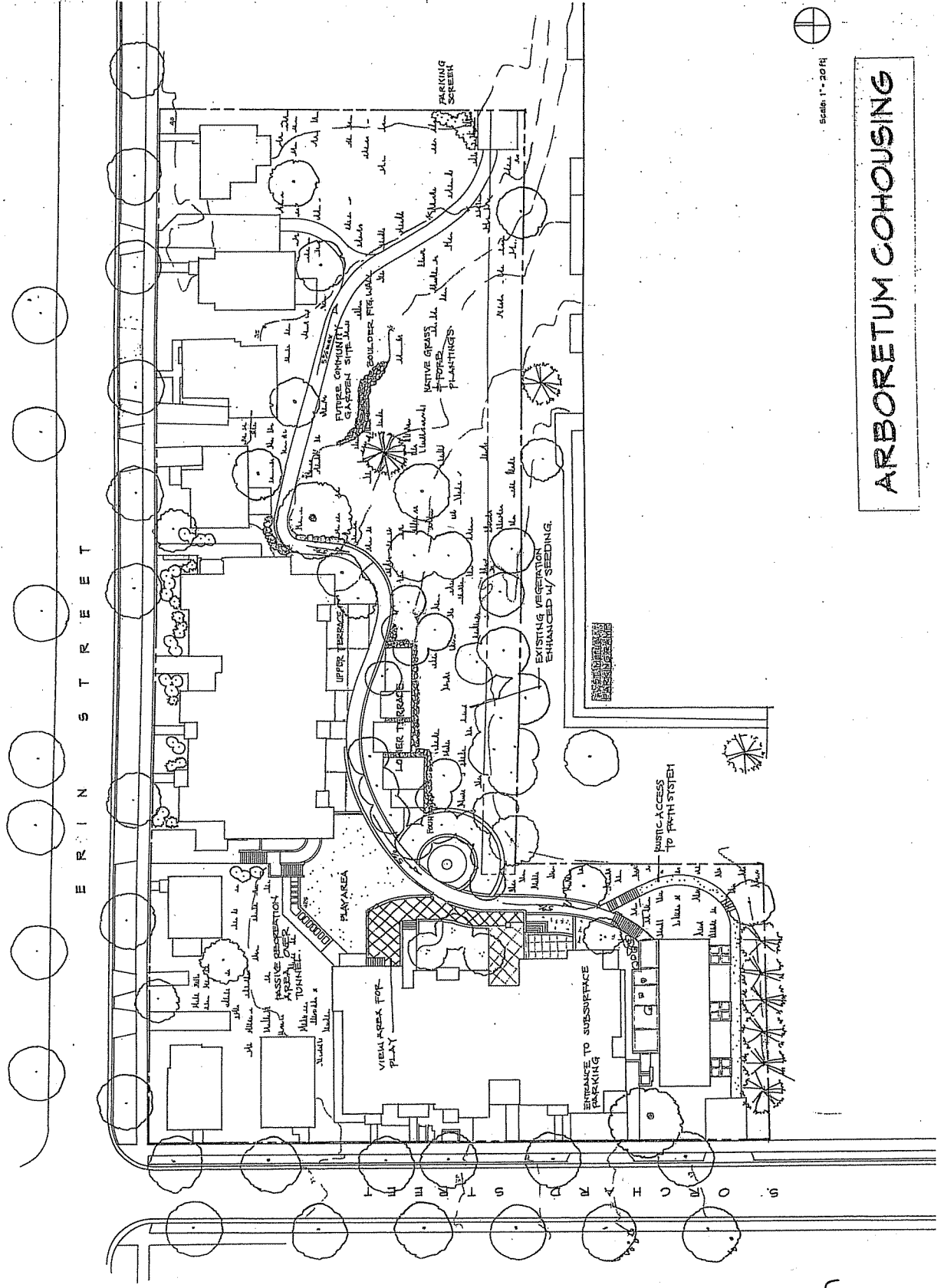
Kelly Design Group, Inc.
 1000 W. Main Street
 Madison, WI 53703
 Phone: 608-263-8888
 Fax: 608-263-8889
 Website: www.kellydesign.com

**PRELIMINARY -
 NOT FOR CONSTRUCTION**

DATE	DESCRIPTION
03/09/06	ARBORETUM COHOUSING

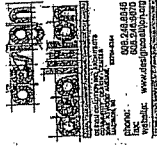
ARBORETUM COHOUSING
 MADISON, WI
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 03/09/06

LANDSCAPE PLAN
 PROJECT NUMBER: 0802
 PROJECT NAME: ARBORETUM COHOUSING



Scale: 1" = 20' 0"

ARBORETUM COHOUSING



KELLY DESIGN GROUP, INC.
 1400 W. WASHINGTON STREET
 ANN ARBOR, MI 48106
 TEL: 734.769.8888
 FAX: 734.769.8889
 WWW.KELLYDESIGNGROUP.COM

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DATE: 05/08/06
 PROJECT: Arboretum Cohousing

PROJECT NO: 0502
 SHEET NO: L-2

DESIGNED BY: Kelly Design Group, Inc.
 DRAWN BY: Kelly Design Group, Inc.

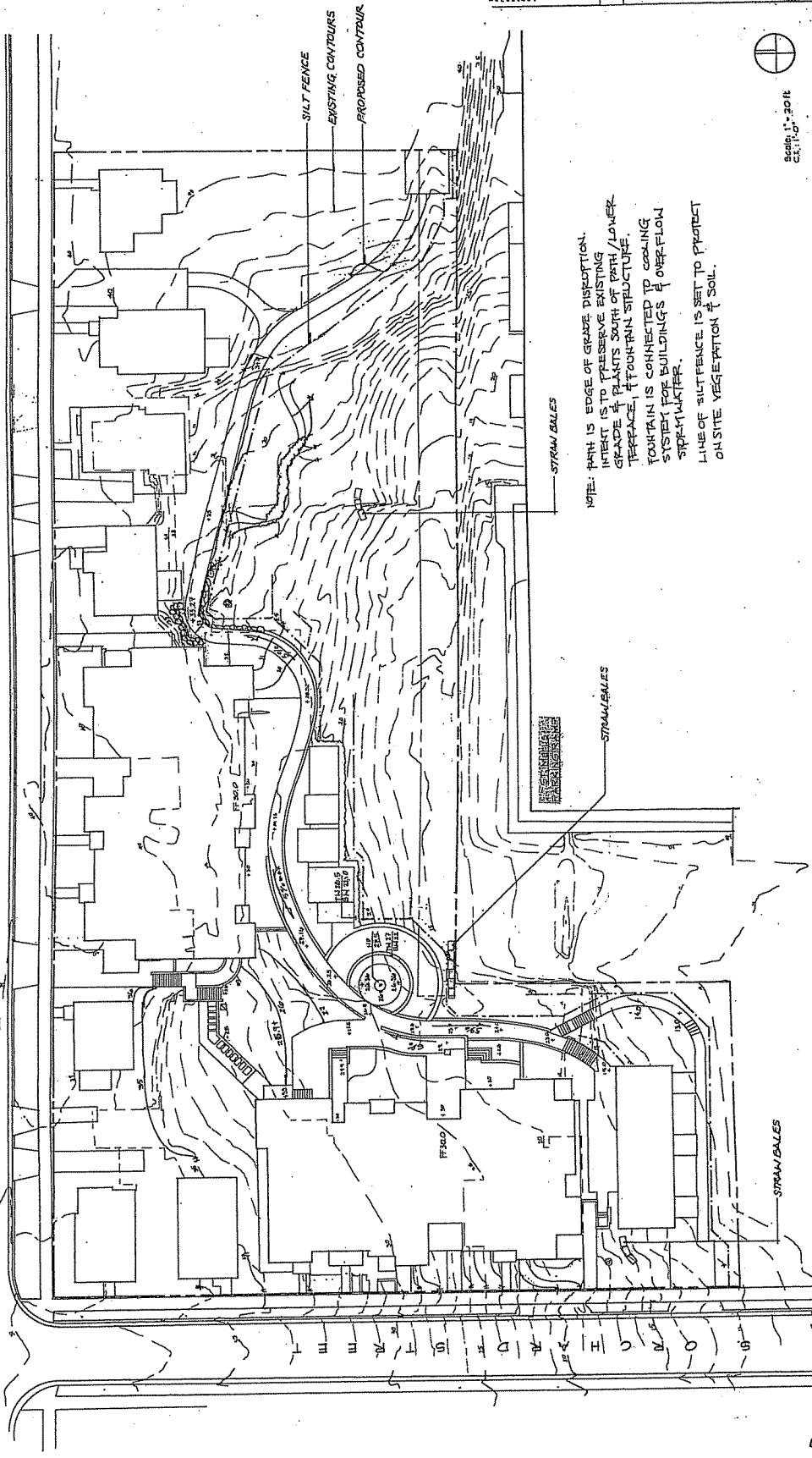
DATE: 05/08/06
 PROJECT: Arboretum Cohousing

PROJECT NO: 0502
 SHEET NO: L-2

PROJECT NO: 0502
 SHEET NO: L-2

PROJECT NO: 0502
 SHEET NO: L-2

ERIN STREET



NOTE: PATH IS EDGE OF GRADE DISRUPTION. IMPACT IS TO PRESERVE EXISTING GRADE & PLANTS SOUTH OF PATH/LOWER TERRACE, & FOUNTAIN STRUCTURE. FOUNTAIN IS CONNECTED TO COILING SYSTEM FOR BUILDINGS & OVERFLOW STRAW/WATER. LINE OF SILTFENCE IS SET TO PROTECT ON-SITE VEGETATION & SOIL.



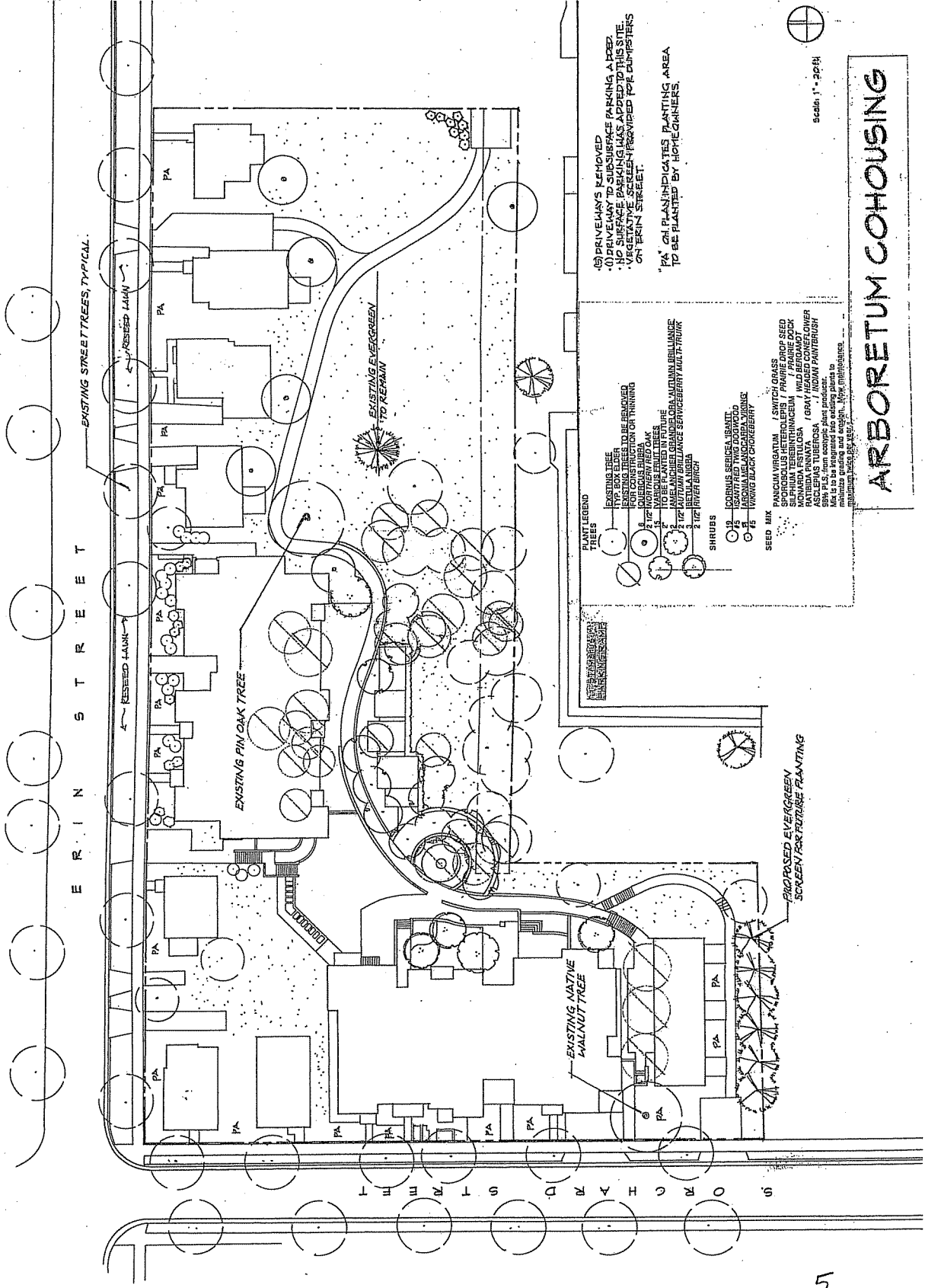
Scale: 1" = 20ft
 1/4" = 10'

ARBORETUM COHOUSING

KELLY DESIGN GROUP, INC.
 LANDSCAPE ARCHITECTURE
 3000 W. WISCONSIN AVENUE, SUITE 100
 MADISON, WISCONSIN 53706
 TEL: 608.261.0000
 FAX: 608.261.0001
 WWW.KELLYDESIGNGROUP.COM

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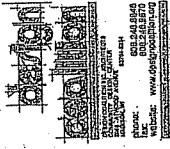
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 Title: **ARBORETUM COHOUSING**
 Date: **02/28/06**
 Scale: **1" = 30'-0"**
 Project File: **ARBORETUM COHOUSING**
 Project Title: **ARBORETUM COHOUSING**
 Location: **MADISON, WI**
 Client: **ARBORETUM COHOUSING**
 Design: **J. L. & J. L. LANDSCAPE ARCHITECTS**



(S) DRIVEWAYS REMOVED
 (O) DRIVEWAY TO SURFACE PARKING AREA
 (X) NO SURFACE PARKING WAS ADDED TO THIS SITE.
 (V) VEGETATIVE SCREEN PROVIDED FOR DUMPSTERS ON ERWIN STREET.
 'PA' ON PLAN INDICATES PLANTING AREA TO BE PLANTED BY HOMEOWNERS.

- PLANT LEGEND**
- TREES**
 ○ EXISTING TREE
 ○ (TP) BOX ELDER
 ○ (S) SPANISH BAY
 ○ (R) ROYAL HOLLAND
 ○ (S) SOUTHERN SIBYRIAN
 ○ (M) MARYLAND PRINCE
 ○ (T) TO BE PLANTED IN FUTURE
 ○ (P) PINK OAK
 ○ (W) WILLOW
 ○ (B) BETHLA BIRCH
 ○ (T) TIP RIVER BIRCH
- SHRUBS**
 ○ (C) CORNUS SERICEA (SMITTI)
 ○ (S) ISOMITID TWO BROWNWOOD
 ○ (B) BURNING BUSH
 ○ (C) CANYON BLACK CHOKERBERRY
- SEED MIX**
 ○ PANICUM VIRGATUM / SWITCH GRASS
 ○ SPOROBOLUS HETEROLEPIS / PRAIRIE DROP SEED
 ○ SPODOPODIUM PUNCTIGERUM / WILD BERGMONY
 ○ MONARDRA FISTULOSA / WILD BERGMONY
 ○ RATIBIDA PINNATA / GRAY HEADED CONEFLOWER
 ○ SIDA PULCHRA / GRAY HEADED CONEFLOWER
 ○ SIDA PULCHRA / GRAY HEADED CONEFLOWER
 Note: Mix to be integrated into existing plants to maintain existing vegetation. *Sp. multiflorus*

ARBORETUM COHOUSING



KIRBY DESIGN GROUP, INC.
 ARCHITECTURAL ARCHITECTURE
 10000 W. GRAND AVENUE
 SUITE 100
 GRAND RAPIDS, MI 49508
 PHONE: (616) 941-1100
 FAX: (616) 941-1101
 WEBSITE: www.kirbydesign.com

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DATE: 11/24/04
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT TITLE: Arboretum Cohousing
 PROJECT NO: [Number]

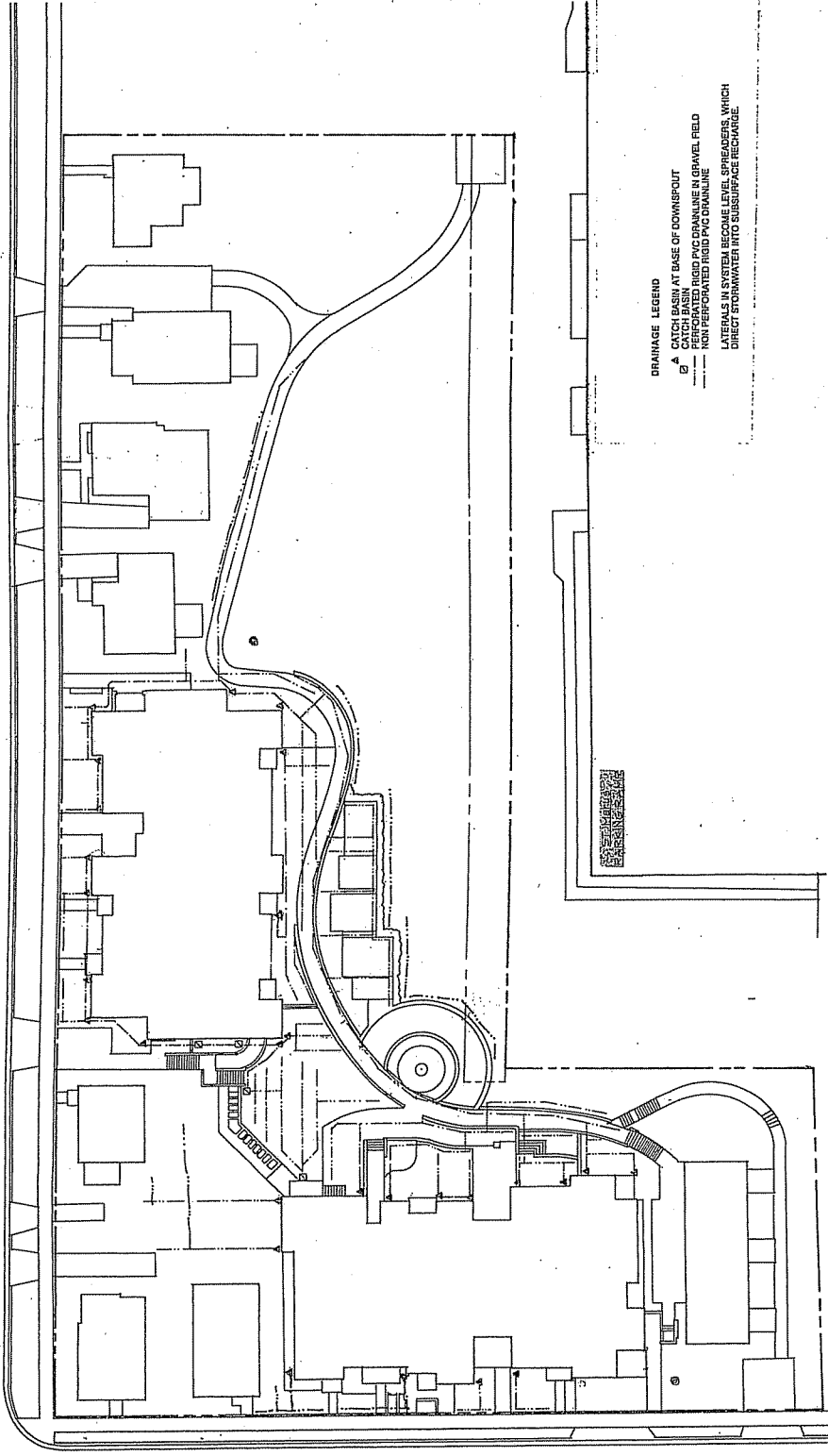
MADISON, MI
 FROM: [Name]
 TO: [Name]

DATE: 08/08/06
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT NO: 0902
 SHEET NO: L-4

E R I N S T R E E T

S O M E R S E T S T R E E T



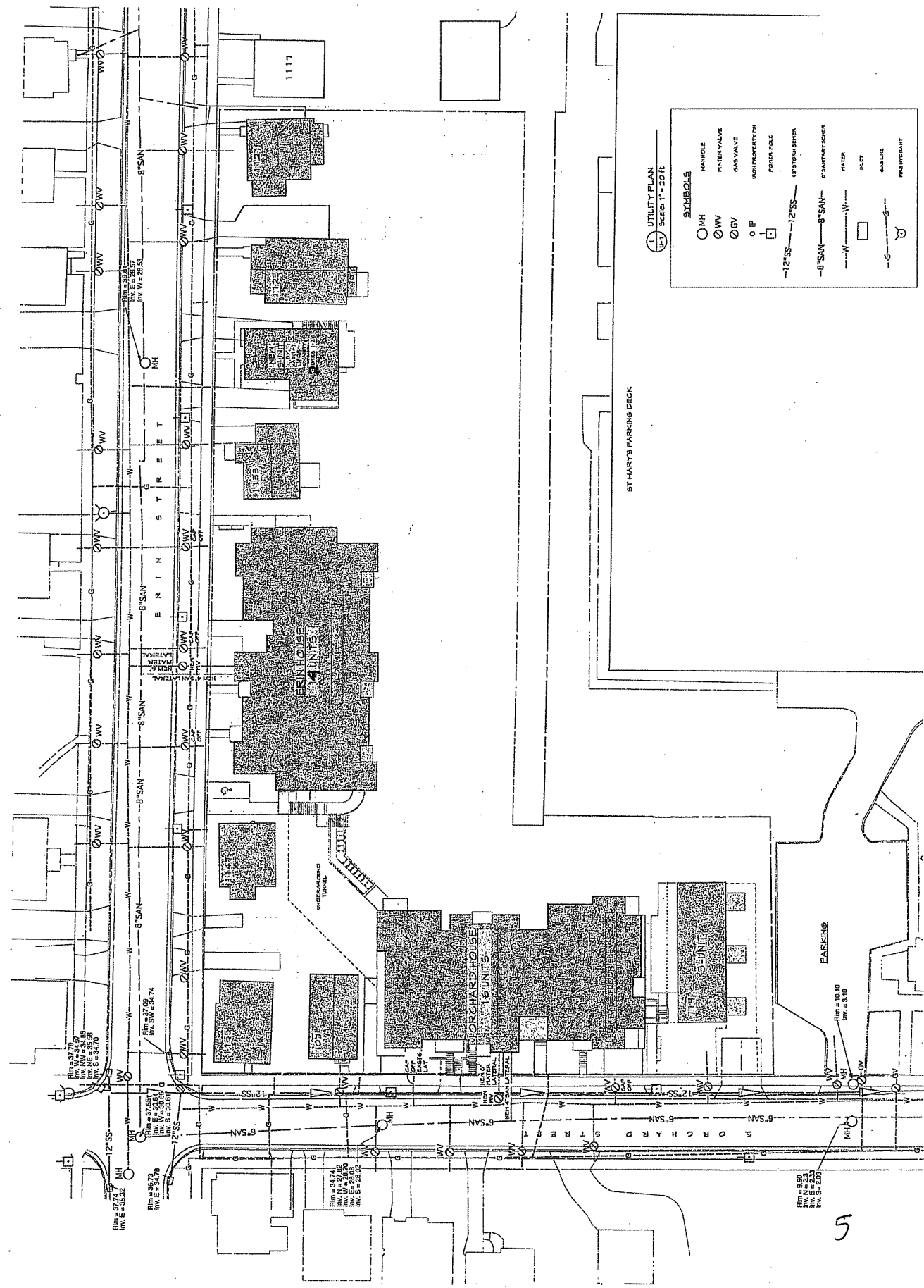
DRAINAGE LEGEND
 A CATCH BASIN AT BASE OF DOWNSPOUT
 B CATCH BASIN WITH PIG DRAINAGE IN GRAVEL FIELD
 C NON PERFORATED PIG DRAINAGE
 LATERALS IN SYSTEM BECOME LEVEL SPREADERS WHICH DIRECT STORMWATER INTO SUBSURFACE RECHARGE

Scale: 1" = 30 FT

ARBORETUM COHOUSING

PRELIMINARY -
 NOT FOR CONSTRUCTION

DATE	DESCRIPTION
03/22/05	SP. REVISION
PROJECT TITLE	
A-Boorum Cohousing	
PROJECT ADDRESS	
ERIN KORCHARD STREET MADISON, WI	
DESIGNED BY	DATE
RKS	03/02/06
CHECKED BY	DATE
UTILITY PLAN	
PROJECT NO.	DRAWING NO.
0944	U-1

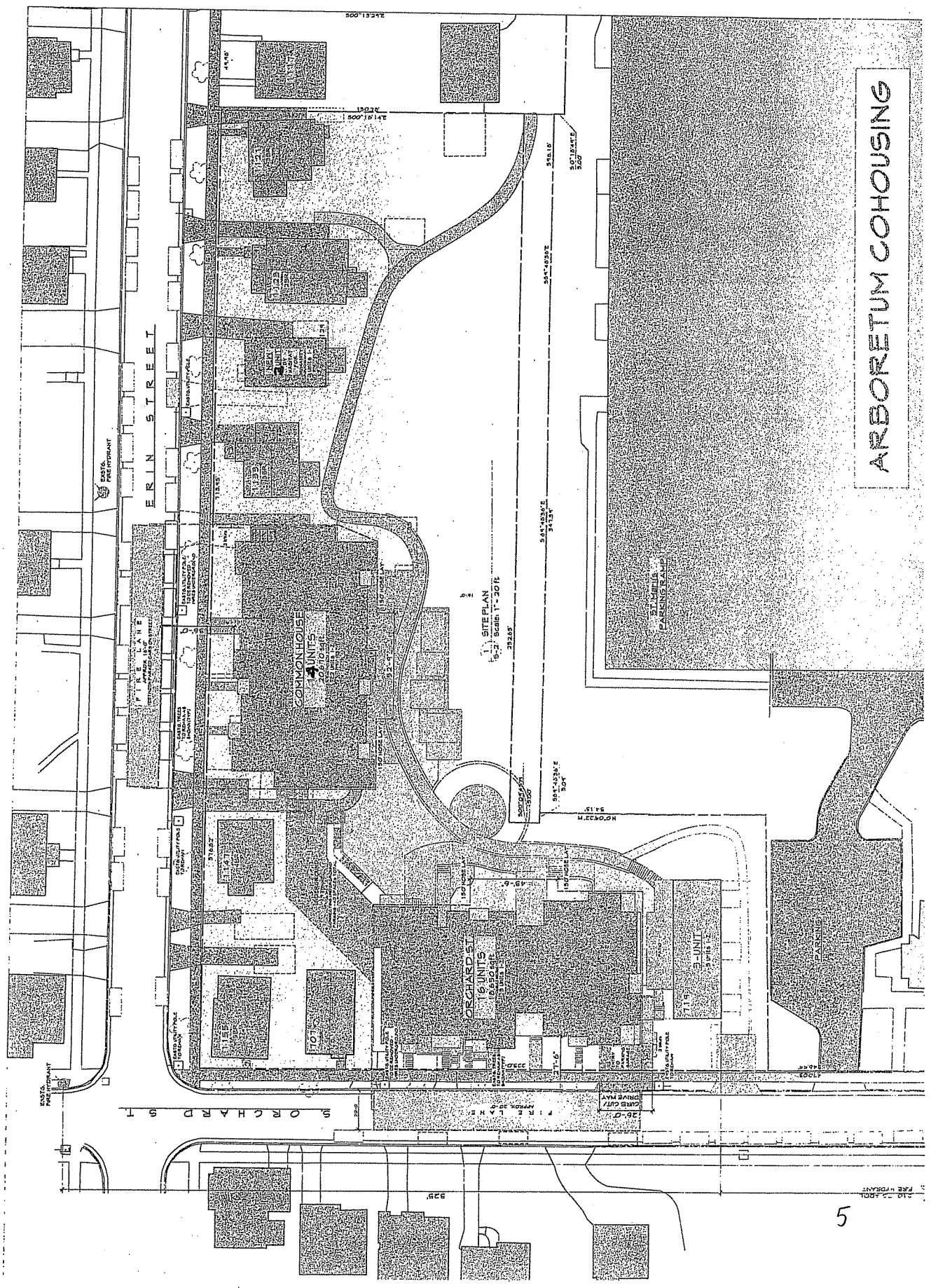


UTILITY PLAN
 Scale: 1" = 20' FE

SYMBOLS	
○ MH	MANHOLE
○ V	VALVE
○ W	WATER VALVE
○ G	GAS VALVE
○ IP	NON-PROPERTY IP
□	POWER POLE
—12" SS—	12" SANITARY SEWER
—8" SAN—	8" SANITARY SEWER
—W—	WATER
—G—	GAS
—	POLE
—	POLE

PRELIMINARY - NOT FOR CONSTRUCTION

Project No.	0802
Project Name	Arboretum Cohousing
Project Address	Erin St. & Orchard St. Madison, WI
Drawn By	David Papp
Check By	RCS
Date	03/22/06
Sheet Title	Fire Plan



ARBORETUM COHOUSING

Design
Evolution
 ARCHITECTURAL FIRM
 1000 N. WISCONSIN ST.
 MILWAUKEE, WI 53233
 TEL: 414.224.1100
 FAX: 414.224.1101
 WWW.DESIGNEVOLUTION.COM

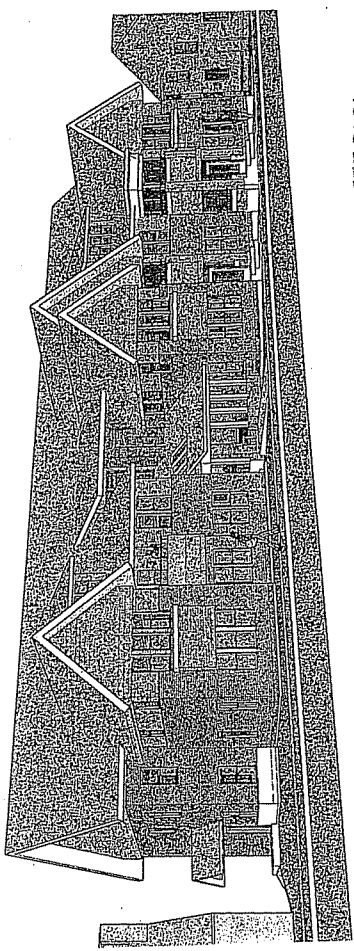
PRELIMINARY -
 NOT FOR CONSTRUCTION

DESIGNED BY: DESIGN EVOLUTION
 PROJECT NO.: 0902
 DATE: 09/22/06
 PROJECT NAME: Arboratum Cohousing
 414 N. Orchard St.
 Madison, WI

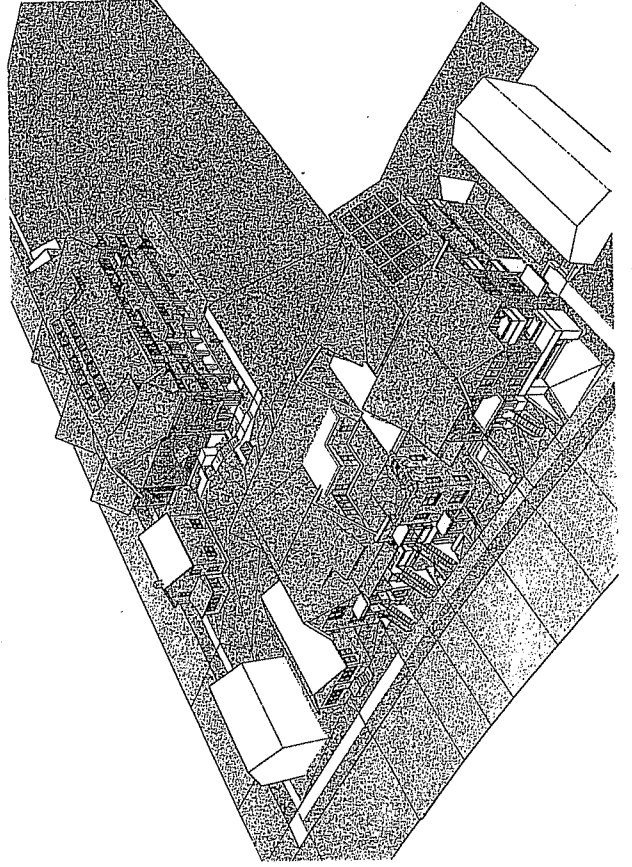
PROJECT NO.: 0902
 DATE: 09/22/06
 PROJECT NAME: Arboratum Cohousing
 414 N. Orchard St.
 Madison, WI

VIEW NO.: 0902
 DATE: 09/22/06
 PROJECT NAME: Arboratum Cohousing
 414 N. Orchard St.
 Madison, WI

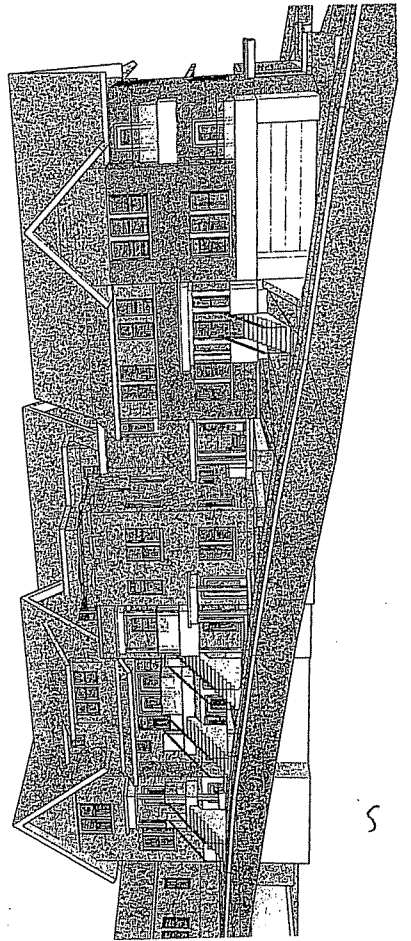
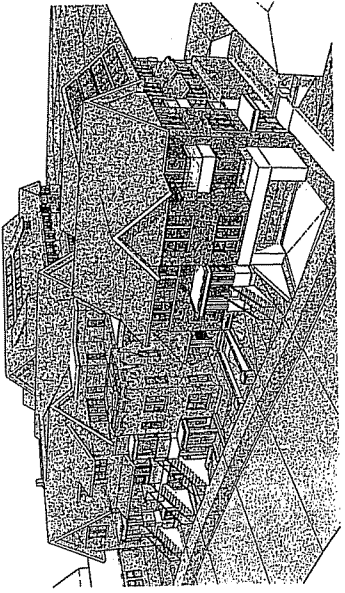
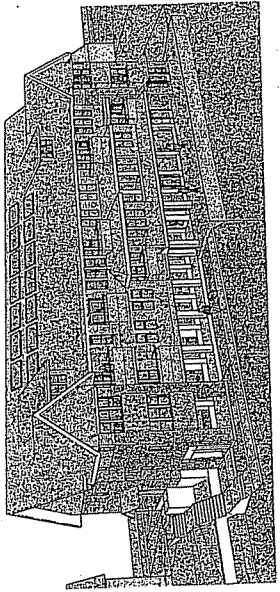
PROJECT NO.: 0902
 DATE: 09/22/06
 PROJECT NAME: Arboratum Cohousing
 414 N. Orchard St.
 Madison, WI



EPIV STREET BLDG.



ORCHARD STREET BLDG.



DESIGN SOLUTION
 CONSULTING ARCHITECTS
 603 248 8888
 www.designsolution.com

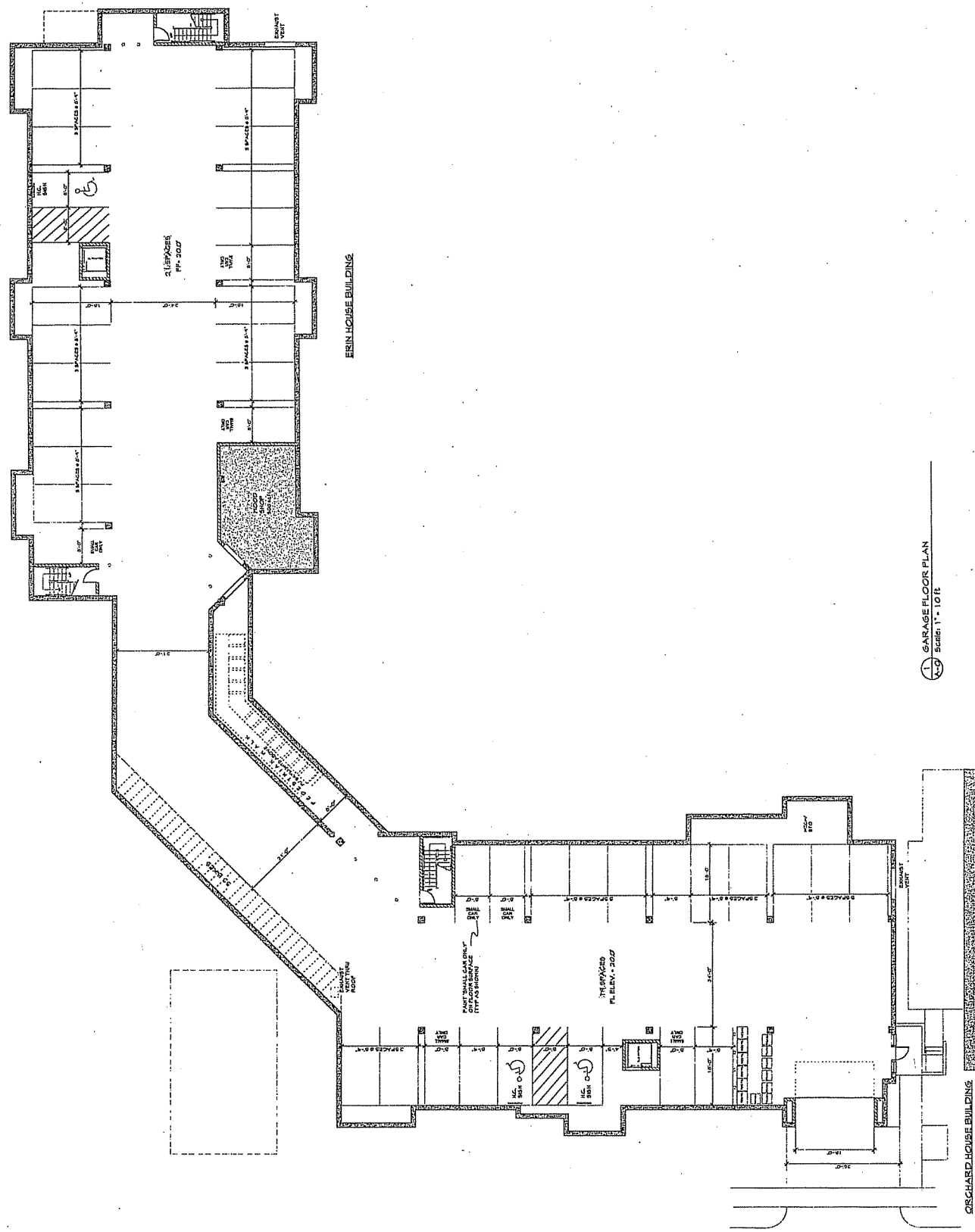
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The information on this drawing is based on the information provided to the architect by the client. The architect does not warrant the accuracy or completeness of the information provided. The architect is not responsible for any errors or omissions on this drawing.

7/23/06, SF 10000
 Date Construction
 Project Title
 Arboretum Colloquial
 Erin St. & Orchard St.
 Madison, WI

Drawn By: RKS
 Issue Date: 03/23/06
 Sheet Title: GARAGE PLAN

Project: 0902
 Drawing No: G-1
 of 1



GARAGE FLOOR PLAN
 Scale: 1" = 10' ft.

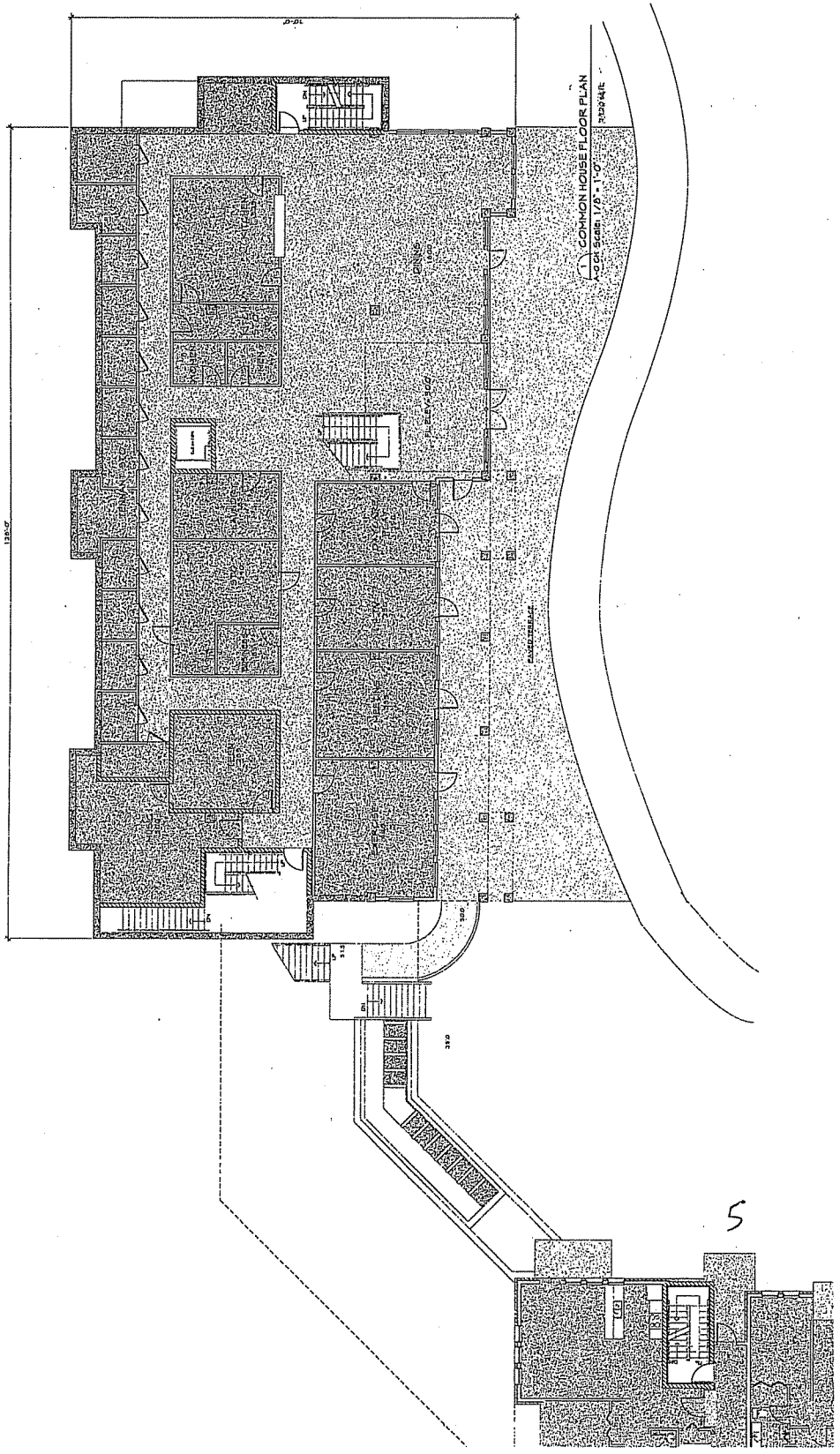
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DATE: 08/22/06
 PROJECT TITLE: Arboretum Conhousing
 ERIN ST. & ORCHARD ST.
 MADISON, MI

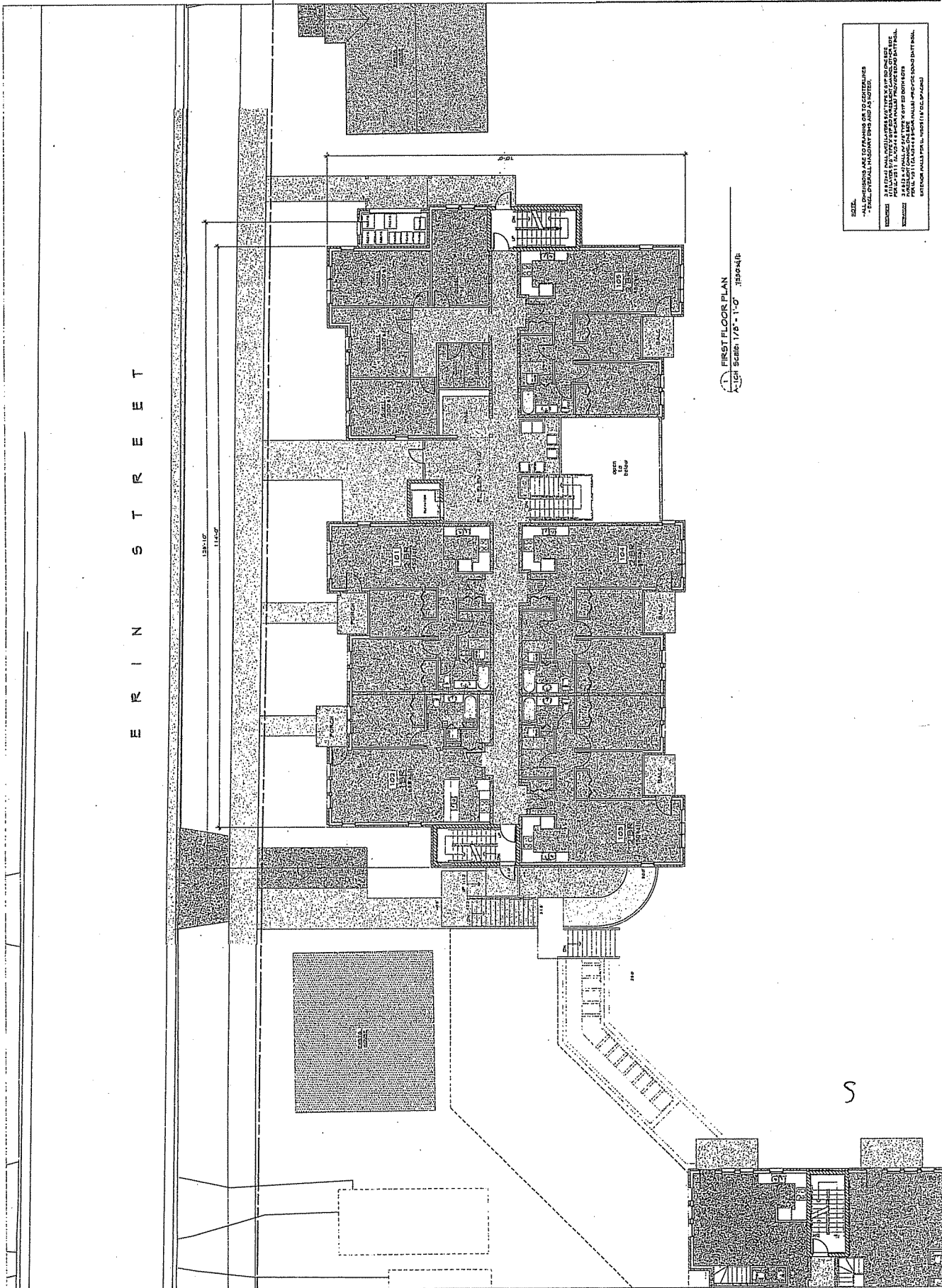
DRAWN BY: ERIN DISE
 RKS 08/22/06
 SHEET TITLE: Erin House Bldg.
 Common House Floor Plan

PROJECT NO: 0800A-0 CH



design
collaboration
 ARCHITECTS
 1000 EAST WASHINGTON STREET
 ANN ARBOR, MI 48106
 PHONE: 734.769.8848
 FAX: 734.769.8849
 WWW: www.designcollaboration.com

E R I N S T R E E T



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 T R E M A R Y

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3/23/06, 09' SUBMITTAL
 Date: 3/23/06
 Project: Erin House
 Location: 1000 East Washington Street, Ann Arbor, MI
 Architect: Design Collaboration Architects

Drawn By: Mike Diaz
 RK5 09/23/06
 Sheet Title: Erin House Bldg.
 First Floor Plan

Project ID: 0902A-TCH
 Drawing No: 01

1 FIRST FLOOR PLAN
 A-101 Scale: 1/8" = 1'-0" 1549-101

NOTE:
 - ALL DIMENSIONS ARE TO FINISH OR TO CENTERLINE UNLESS OTHERWISE NOTED.
 - EXCEPT WHERE SHOWN OTHERWISE.
 - ALL DIMENSIONS ARE TO FINISH OR TO CENTERLINE UNLESS OTHERWISE NOTED.
 - EXCEPT WHERE SHOWN OTHERWISE.
 - ALL DIMENSIONS ARE TO FINISH OR TO CENTERLINE UNLESS OTHERWISE NOTED.
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OSWALD
 ARCHITECTS
 1000 W. WISCONSIN ST.
 MILWAUKEE, WI 53233
 Phone: 414.224.8848
 Fax: 414.224.8870
 Web: www.oswald.com

Project: 0802A-2CH
 Date: 03/22/06
 Sheet Title: 2nd Floor Plan

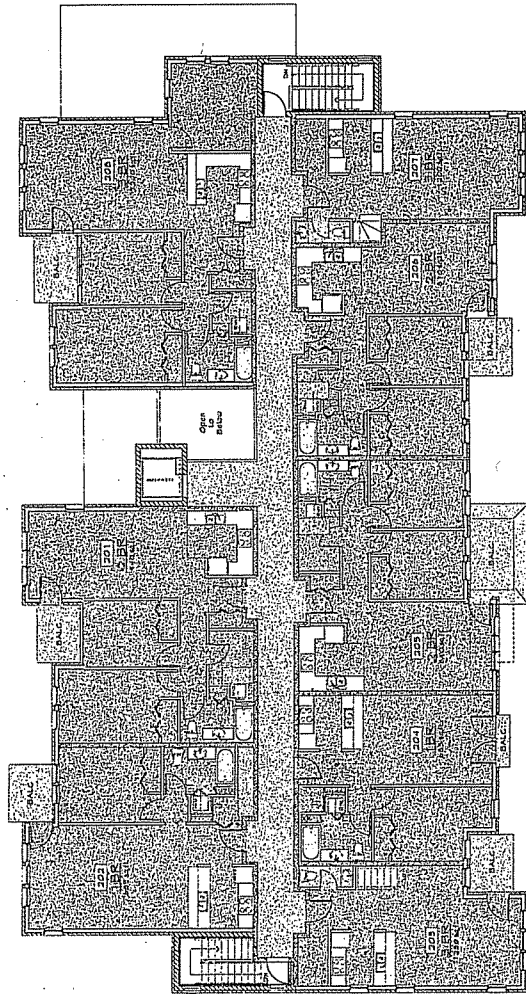
PRELIMINARY
 NOT FOR CONSTRUCTION

Project No. 0802A-2CH
 Date: 03/22/06
 Sheet Title: 2nd Floor Plan

Project Title: Arboretum Cohousing
 Location: Erin St. & Orchard St.
 City: Madison, WI

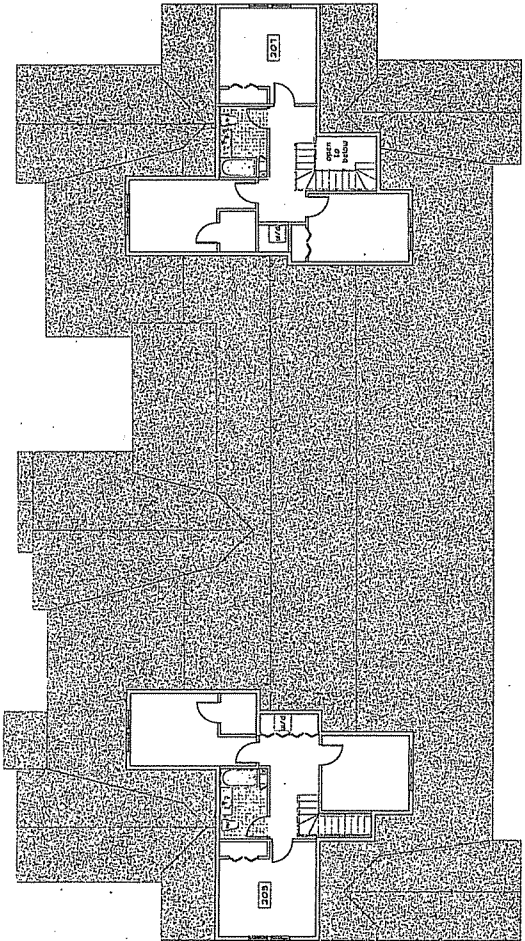
Project No. 0802A-2CH
 Date: 03/22/06
 Sheet Title: 2nd Floor Plan

Project No. 0802A-2CH
 Date: 03/22/06
 Sheet Title: 2nd Floor Plan



1 SECOND FLOOR PLAN
 Scale: 1/8" = 1'-0"
 3/22/06

design resolution
 ARCHITECTURAL FIRM
 1000 EAST WISCONSIN AVENUE
 SUITE 200
 MADISON, WI 53703
 PHONE: 608-261-8846
 FAX: 608-261-8847
 WEBSITE: www.designresolution.com



1. THIRD FLOOR PLAN
 ASH SCALE: 1/8" = 1'-0" 1330.MIL

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3/22/06	SP	SUBMIT
REV	DATE	DESCRIPTION
Project Title Arboretum Conhousing Erln St. & Orchard St. Madison, WI		
DRWING BY	DATE DATE	
RCS	03/22/06	
Sheet Title Erln House Bldg. Third Floor Plan		
PROJECT NO.	DRAWING NO.	
0602A	3CH	of

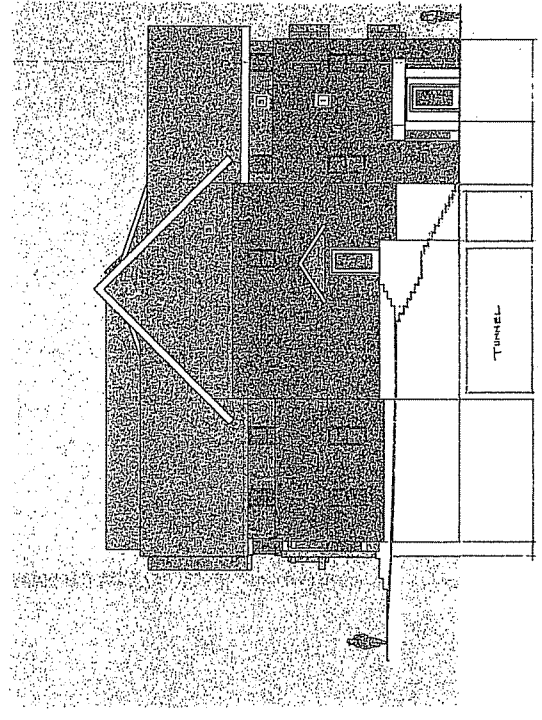
design coalition
 ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 200
 MADISON, WI 53706
 TEL: 608-265-8946
 FAX: 608-265-8970
 WWW: WWW.DESIGNCOALITION.COM
 PROJECT NO: 09-03-006

PRELIMINARY - NOT FOR CONSTRUCTION

Project No: 09-03-006
 Project Title: Apparatus Conjoining
 4th St. & Orchard St.
 Madison, WI

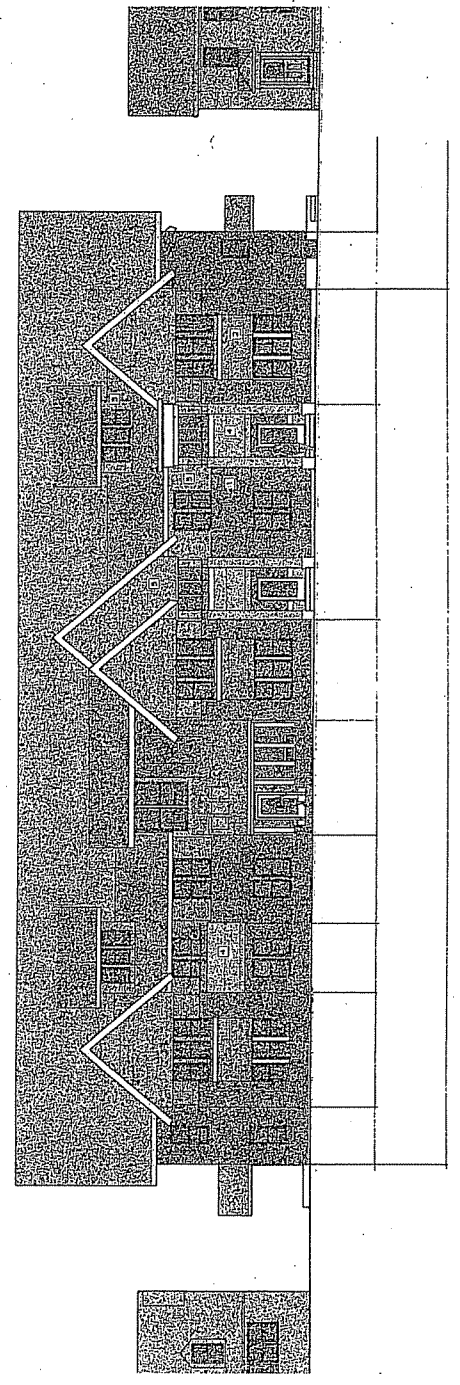
DATE: 09/23/06
 DRAWN BY: RRS
 CHECKED BY: RRS

Project # 0949 A-4 CH
 Project # 0949 A-4 CH



ERIN STREET - WEST ELEVATION
 Scale: 1/8" = 1'-0"

EXTENSIVE MATERIAL LIST
 BRICK
 1/2" LAP SIDING
 1/2" SINGLE SIDING
 1/2" PANEL SIDING



ERIN STREET - NORTH ELEVATION
 Scale: 1/8" = 1'-0"

PRELIMINARY -
NOT FOR CONSTRUCTION

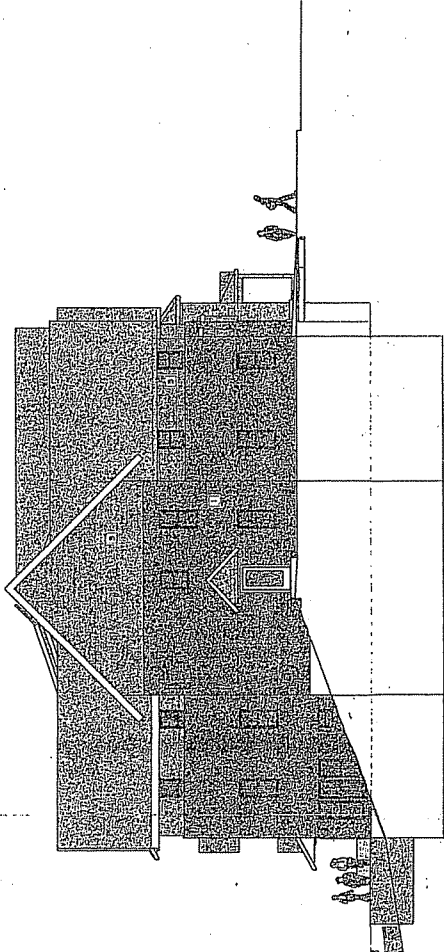
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Drawn By	Scale	Date	Description
RS	1/8" = 1'-0"	03/21/06	South Elevation
RS	1/8" = 1'-0"	03/21/06	East Elevation

Project Title
Agriculture College
Erin St. & Orchard St.
Madison, WI

Drawn By: RS
Scale: 1/8" = 1'-0"
Date: 03/21/06
Description: South Elevation
Erin St. & Orchard St.
Madison, WI

Project #
0344
A 5 CH

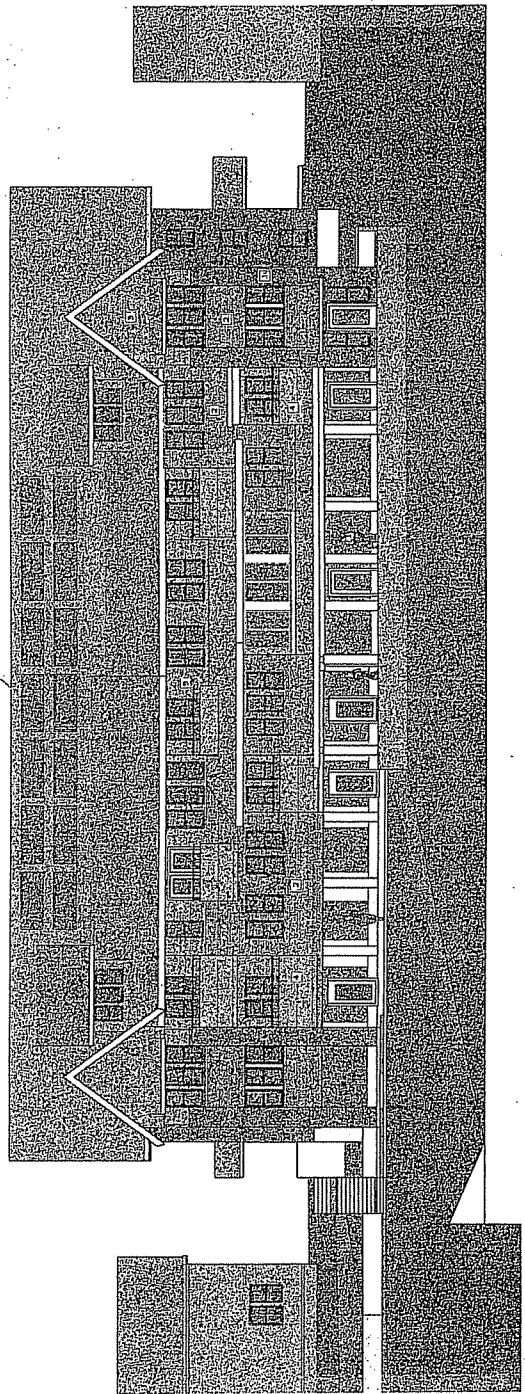


ERIN STREET - EAST ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL KEY

[Symbol]	BRICK
[Symbol]	FULLY SIDING
[Symbol]	1/2" SINGLE SIDING
[Symbol]	1/2" PANEL SIDING

Surface Material: Bricks
Surface Material: Fully Siding



ERIN STREET - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

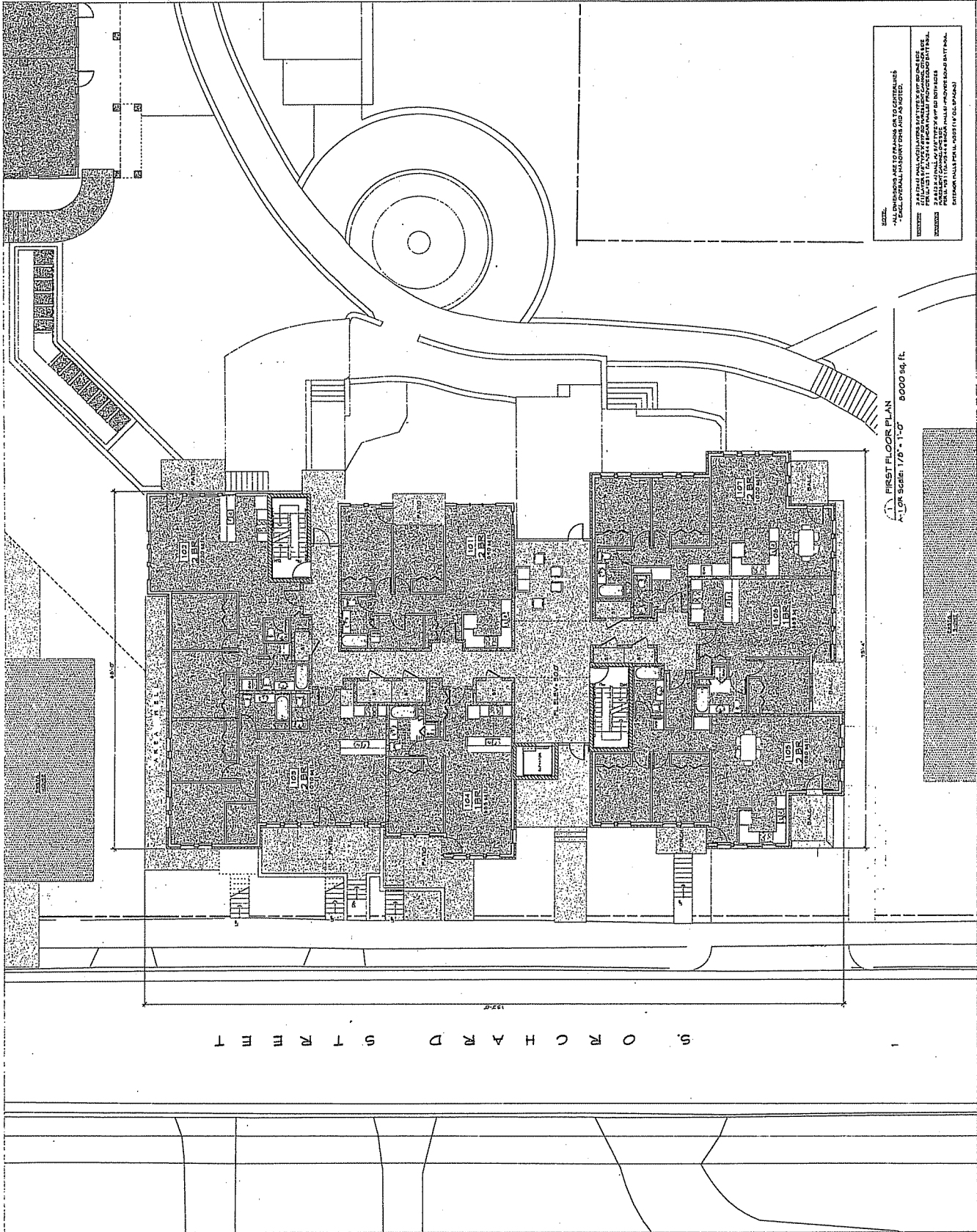
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3/22/06 SP 0000004
 Date: 3/22/06
 Project Title: Arboratum Cohousing
 870 N. Zeeb Rd., Ann Arbor, MI 48106
 Location: 870 N. Zeeb Rd., Ann Arbor, MI 48106

Sheet No: 09/23/06
 Sheet Title: Orchard House Bldg.
 1st Floor Plan

Project No: 0909A-1 OR



NOTES:
 - ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
 - EXCL. OVERALL HEIGHT DIMS. AND AS NOTED.
REVISIONS: 2.08.06 (24) FIN. WALLS, INTERIOR PARTS OF STAIRS, AND ONE LOA.
 2.08.06 (25) FIN. WALLS, INTERIOR PARTS OF STAIRS, AND ONE LOA.
DETAILS: 2.08.06 (26) FIN. WALLS, INTERIOR PARTS OF STAIRS, AND ONE LOA.
 2.08.06 (27) FIN. WALLS, INTERIOR PARTS OF STAIRS, AND ONE LOA.
 2.08.06 (28) FIN. WALLS, INTERIOR PARTS OF STAIRS, AND ONE LOA.
 2.08.06 (29) FIN. WALLS, INTERIOR PARTS OF STAIRS, AND ONE LOA.
 2.08.06 (30) FIN. WALLS, INTERIOR PARTS OF STAIRS, AND ONE LOA.

FIRST FLOOR PLAN
 A-1 OR Scale: 1/8" = 1'-0" 8000 sq. ft.

S O N C H I P N D S 1 N M M 1

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 PRELIMINARY

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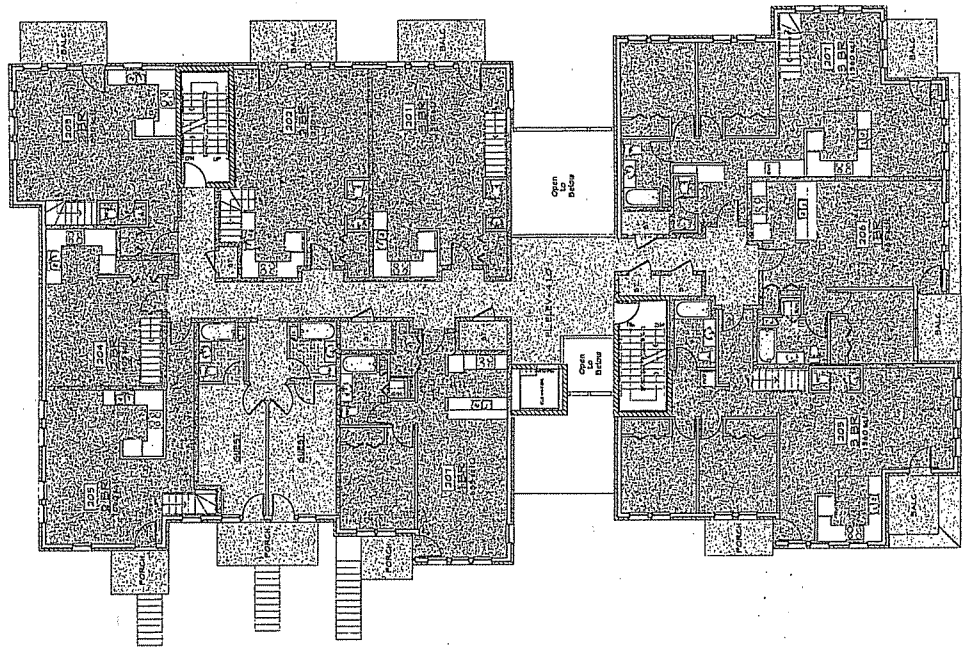
DATE: 8/21/06, 8P 30min

PROJECT NO. 08-248-0048
 PROJECT NAME: Arborium Conhousing
 1000 N. ZEEB ROAD
 ANN ARBOR, MI 48106

DATE: 08/21/06
 DRAWN BY: [Name]
 CHECKED BY: [Name]

ORCHARD HOUSE BLDG.
 2ND FLOOR PLAN

PROJECT NO. 08-248-0048
 DRAWING NO. A-2 OR



NOTE:
 - ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
 - EXCEL OVERALL DIMENSIONS PER AISI 4130.
 - ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.

SECOND FLOOR PLAN
 1/8" = 1'-0" 10'15" sq. ft.

design evolution

1000 WEST WASHINGTON STREET
ANN ARBOR, MI 48106
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PROJECT TITLE
Arboretum Cohousing
Erin St. & Orchard St.
Madison, MI

DRAWN BY
RKS

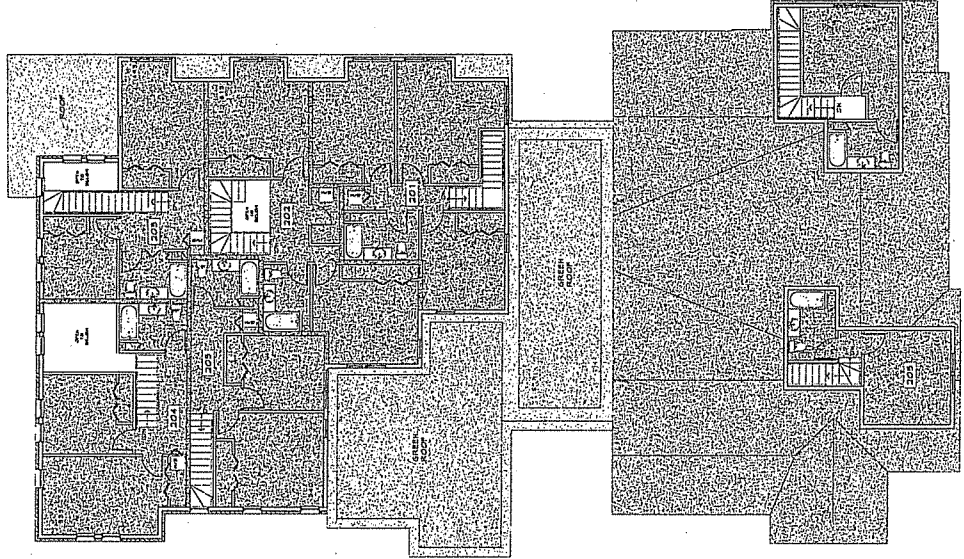
DATE
09/22/06

SHEET TITLE
3rd Floor Plan

PROJECT NO.
0809A-3 OR

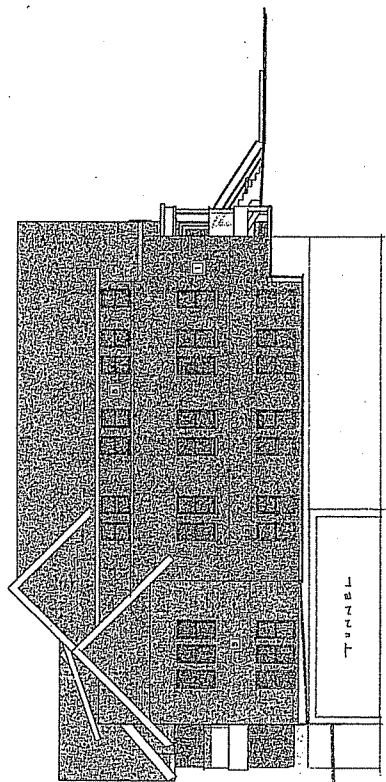
NOTE:
- ALL DIMENSIONS ARE TO FINISH OR TO CENTERLINE UNLESS OTHERWISE NOTED.
- INCLUDE OVERALL HATCHING DIMS AND AS NOTED.

SECTION:
- 3/4" DIA. WALLS AND 1/2" DIA. PARTITION WALLS.
- 2" DIA. WALLS AND 1/2" DIA. PARTITION WALLS.
- 4" DIA. WALLS AND 1/2" DIA. PARTITION WALLS.
- 6" DIA. WALLS AND 1/2" DIA. PARTITION WALLS.
- 8" DIA. WALLS AND 1/2" DIA. PARTITION WALLS.
- 10" DIA. WALLS AND 1/2" DIA. PARTITION WALLS.



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
9950 sq ft

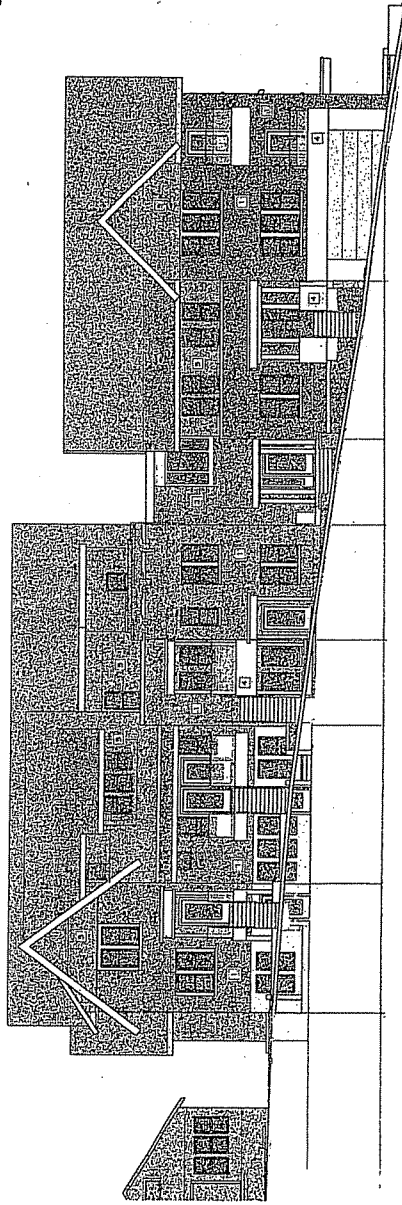
PRELIMINARY - NOT FOR CONSTRUCTION



ORCHARD STREET - NORTH ELEVATION
 Scale: 1/8" = 1'-0"

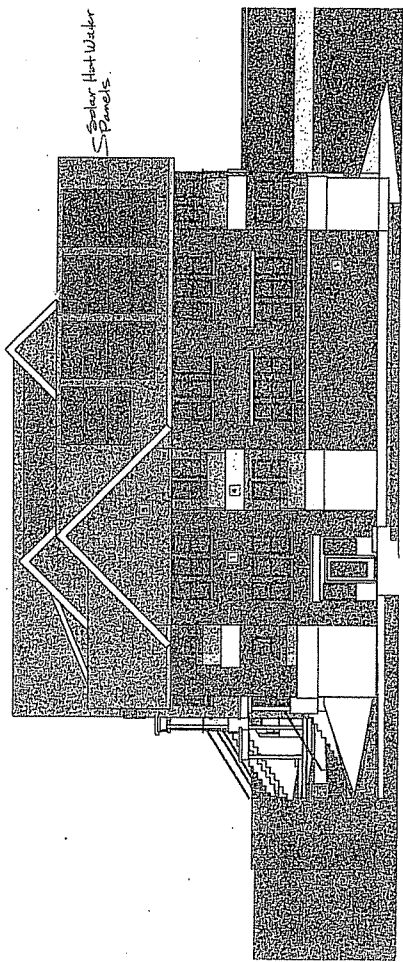
EXTERIOR MATERIAL LEG.

[Symbol]	BRICK
[Symbol]	FLCLAP SIDING
[Symbol]	FLSHINGLE SIDING
[Symbol]	FLPANEL SIDING

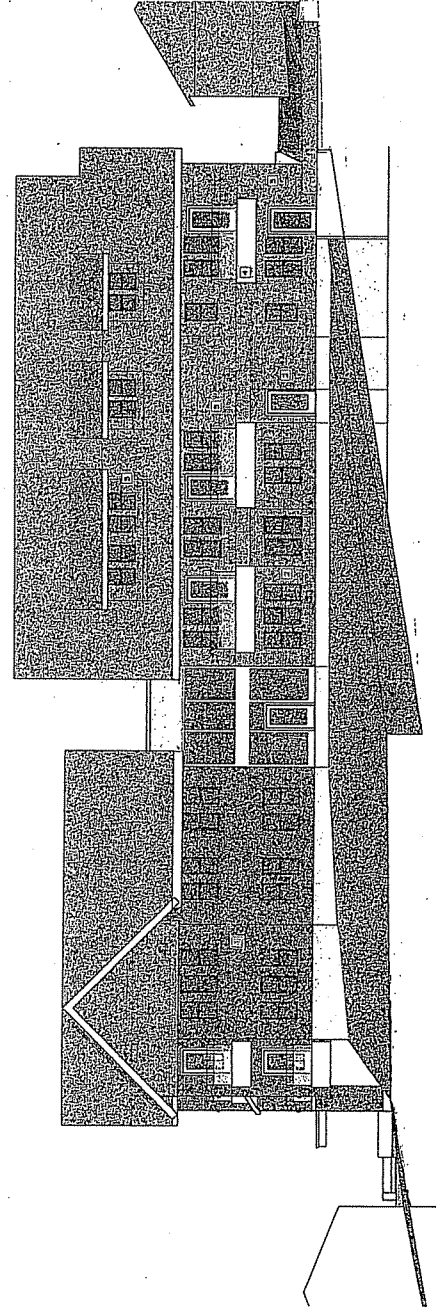


ORCHARD STREET - WEST ELEVATION
 Scale: 1/8" = 1'-0"

PRELIMINARY -
 NOT FOR CONSTRUCTION

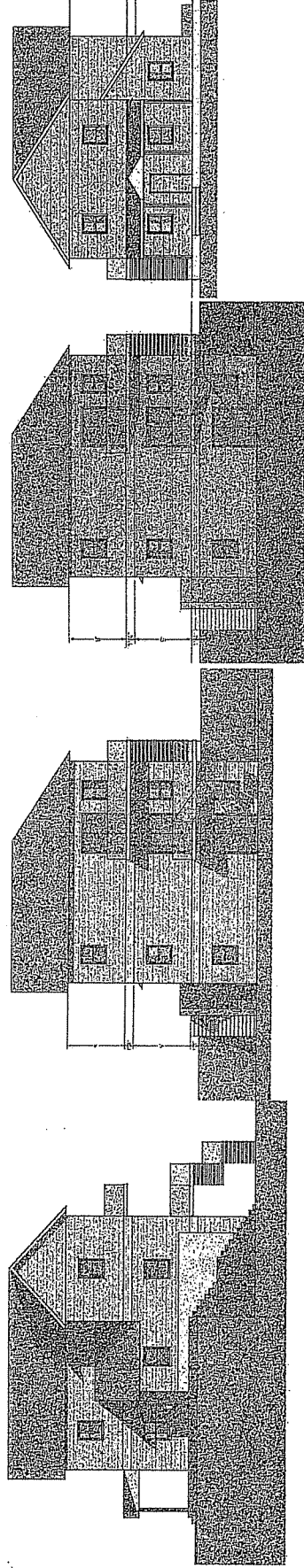


ORCHARD STREET - SOUTH ELEVATION
 Scale: 1/8" = 1'-0"



ORCHARD STREET - EAST ELEVATION
 Scale: 1/8" = 1'-0"

CHRISTOPHER HARR, AIA
 SOANS/KANARKE/BOESE Assoc./AU
 DIAL (800) 629-8420



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

5 SOUTH ELEVATION
 $1/8" = 1'-0"$

6 EAST ELEVATION
 $1/8" = 1'-0"$

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

ERIN STREET

Rev.	Date	Description of Work
A	10/27/05	ISSUE SUBMITTAL



HABITAT FOR
 HUMANITY
 DANE COUNTY
 1125 ERIN STREET, MADISON, WI 53703

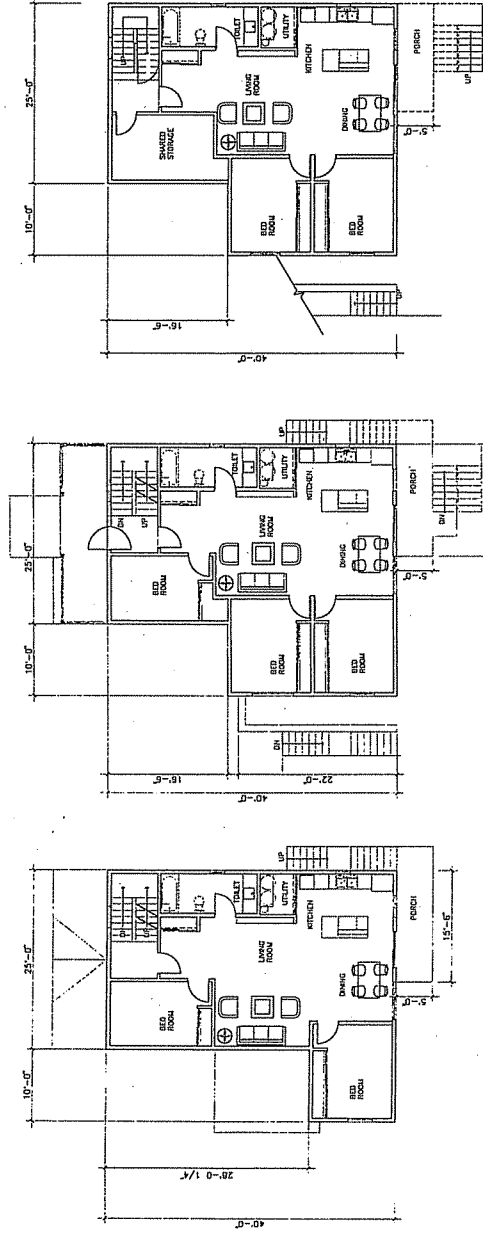
ARBORETUM
 CO-HOUSING

Project Name	DD-ZONING SUBMITTAL
Date	MARCH 22, 2006
Project Number	
Sheet Title	FLOOR PLANS ELEVATIONS

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

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

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



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

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

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

Sheet Number: **A201**
 Date: 3/22/06

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