

# 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

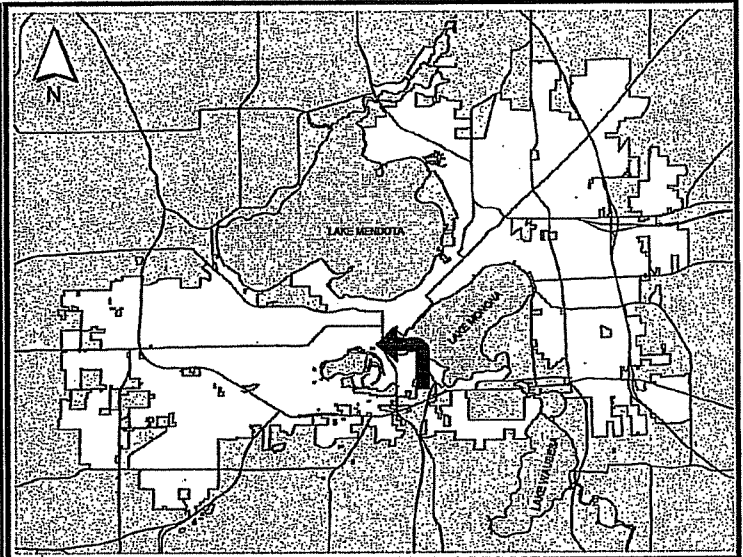
Proposed Use: Demolish 6 Houses & Build New 3-Unit,  
 13-Unit & 16-Unit Residential Buildings  
 in Addition to Remaining 3-Unit Building  
 and 6 Single Family Homes - 41 Total  
 Units in Co-Housing Development

File No. \_\_\_\_\_

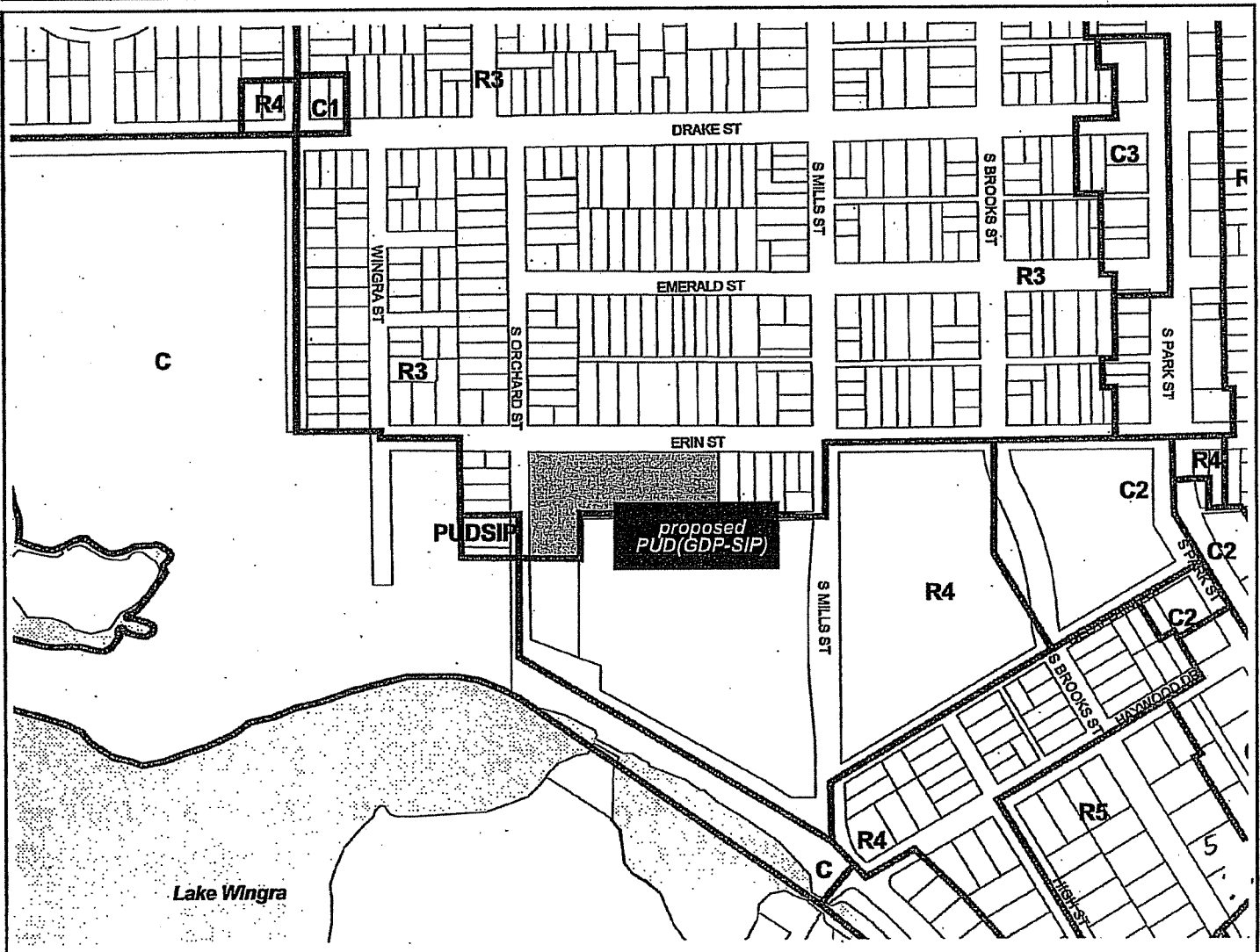
Public Hearing Dates: \_\_\_\_\_

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



Scale: 1" = 400' Planning Unit, Department of Planning & Development:

rpj

Date: 02 May 2006

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

**AGENDA ITEM #** 6  
**Project #** 3-23-06  
03106

**DATE SUBMITTED:** OCTOBER 11, 2006

**UDC MEETING DATE:** OCT. 18, 2006

**Action Requested**

☐ Informational Presentation

☒ Initial Approval and/or Recommendation\*

☐ Final Approval and/or Recommendation

**PROJECT ADDRESS:** 1135 ERYN ST.

**ALDERMANIC DISTRICT:** 13 ISADORA KNDX

**OWNER/DEVELOPER (Partners and/or Principals)**

ARBORETUM CO-HOUSING, INC.

PO Box 259323

MADISON, WI 53725

**ARCHITECT/DESIGNER/OR AGENT:**

GLUECK ARCHITECTS

116 N. FEW ST.

MADISON, WI 53703

\* = REVISION  
TO  
PREVIOUS  
INITIAL  
APPROVAL

**CONTACT PERSON:** JIM GLUECK

**Address:** 116 N. FEW ST.

MADISON, WI 53703

**Phone:** 251-2551

**Fax:** 251-2550

**E-mail address:** glueckarch@sbcglobal.net

NOTE: ONLY NEW  
BUILDING  
FOOTPRINTS  
AND ELEVATIONS  
HAVE CHANGED

**TYPE OF PROJECT:**

(See Section A for:)

- ☒ Planned Unit Development (PUD)  
☒ General Development Plan (GDP)  
☒ Specific Implementation Plan (SIP)  
☐ Planned Community Development (PCD)  
☐ General Development Plan (GDP)  
☐ Specific Implementation Plan (SIP)  
☐ Planned Residential Development (PRD)

- ☐ New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)  
☐ School, Public Building or Space (Fee may be required)  
☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.  
☐ Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

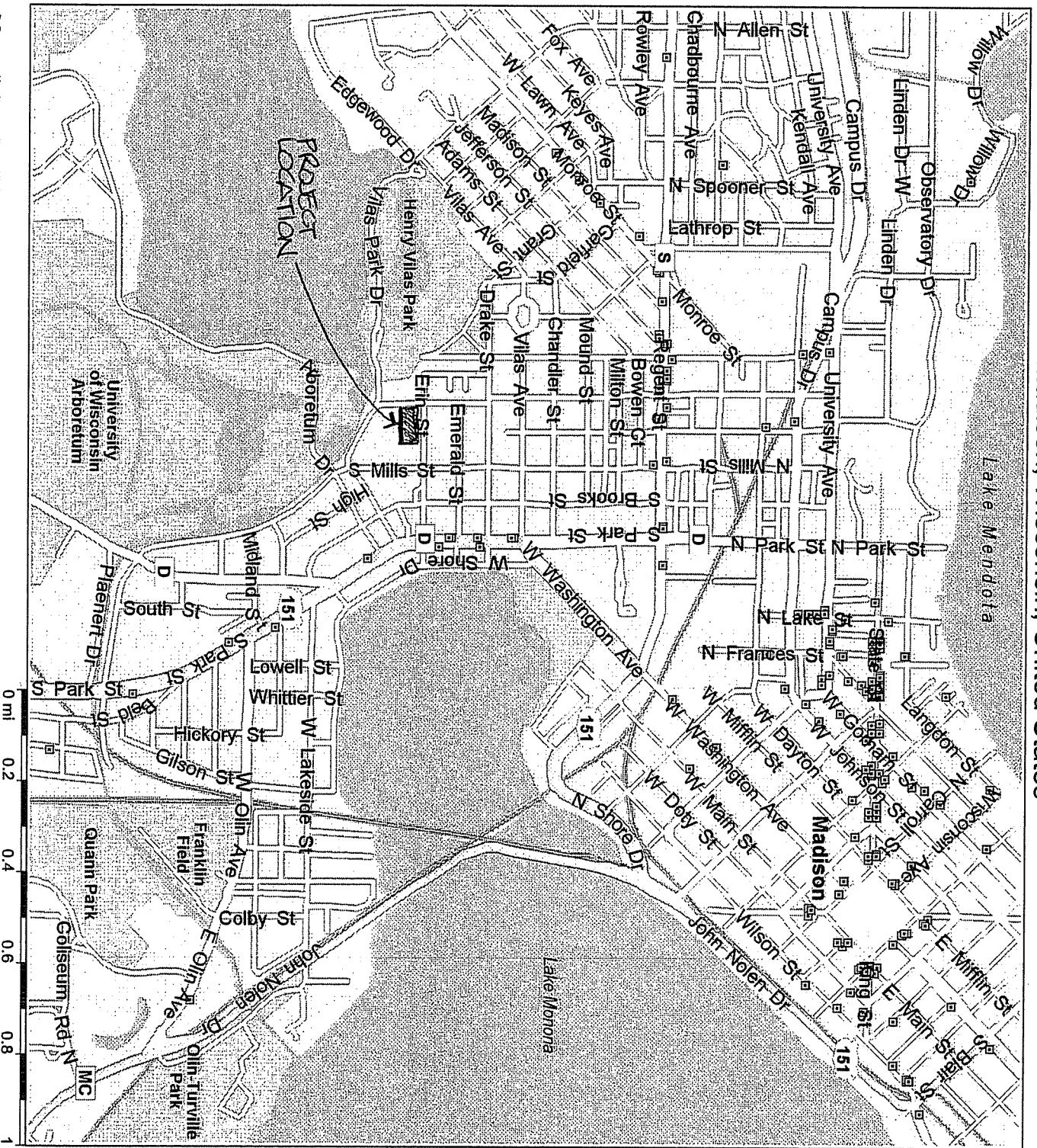
- ☐ Comprehensive Design Review\* (Fee required)  
☐ Street Graphics Variance\* (Fee required)  
☐ Other \_\_\_\_\_



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

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

# Madison, Wisconsin, United States



LOCATOR MAP - 1135 ERIN STREET

**PUD-SIP Zoning Text  
Arboretum Cohousing**

22 March 2006

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

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

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

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

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

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

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

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

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

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

**Identification Signs:** As permitted by City of Madison General Ordinances

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

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

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

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

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



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

The current plans for construction are as follows:

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

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

Arboretum Cohousing Inc  
PO Box 259323 \* Madison, WI 53725  
www.arboretumcohousing.org \* 608.229.7906 \* info@arboretumcohousing.org

## *Arboretum Cohousing Land Use Application Letter of Intent*

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

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

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

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

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

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

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

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

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

*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 8<sup>th</sup> at which we made a formal presentation of the site plan and facades.

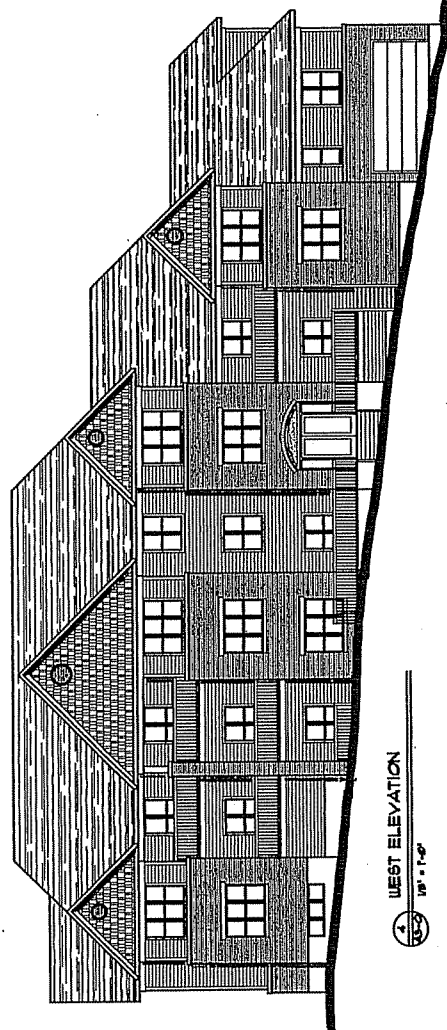
Arboretum Cohousing is delighted to have an opportunity to build in an urban infill setting in the great city of Madison. On behalf of the members, please accept our Land Use Application for rezoning our community.

With best regards,

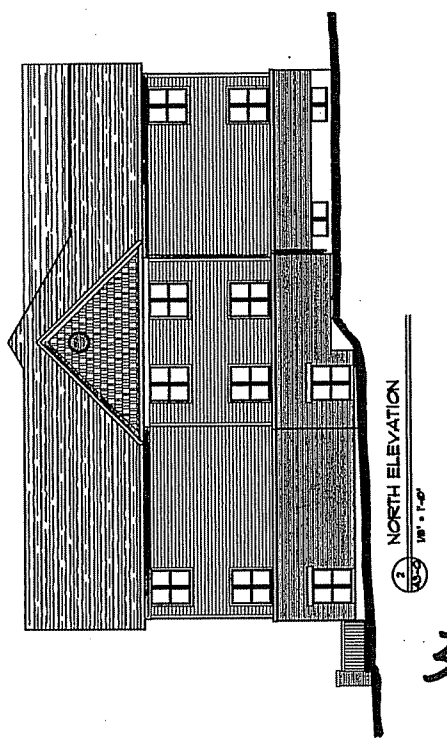
Carey Dachik  
Vice President of Arboretum Cohousing, Inc.



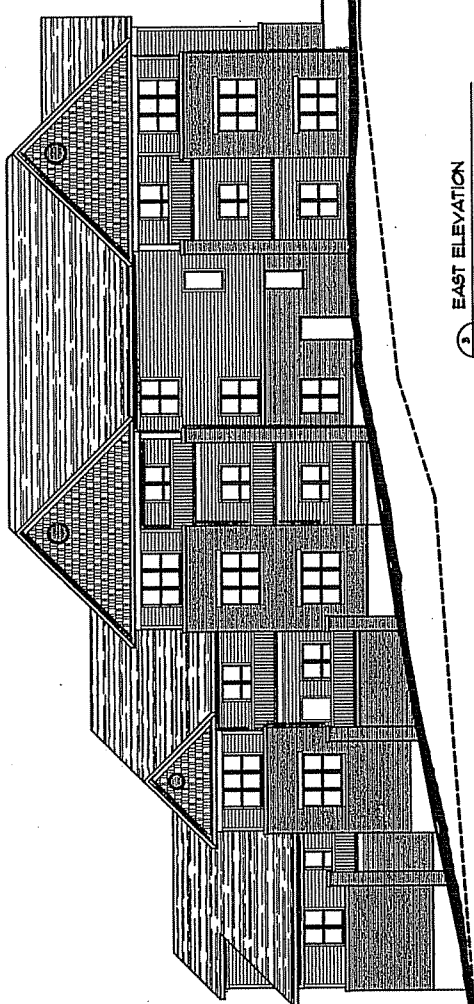
ORCHARD HOUSE



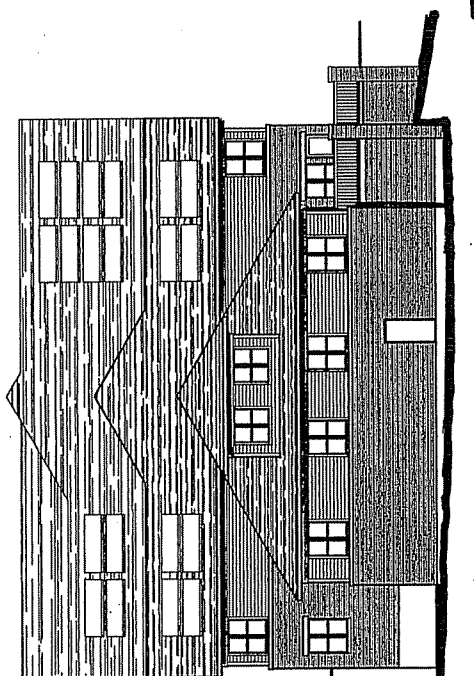
WEST ELEVATION  
1/8" = 1'-0"



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



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



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

ERIN HOUSE

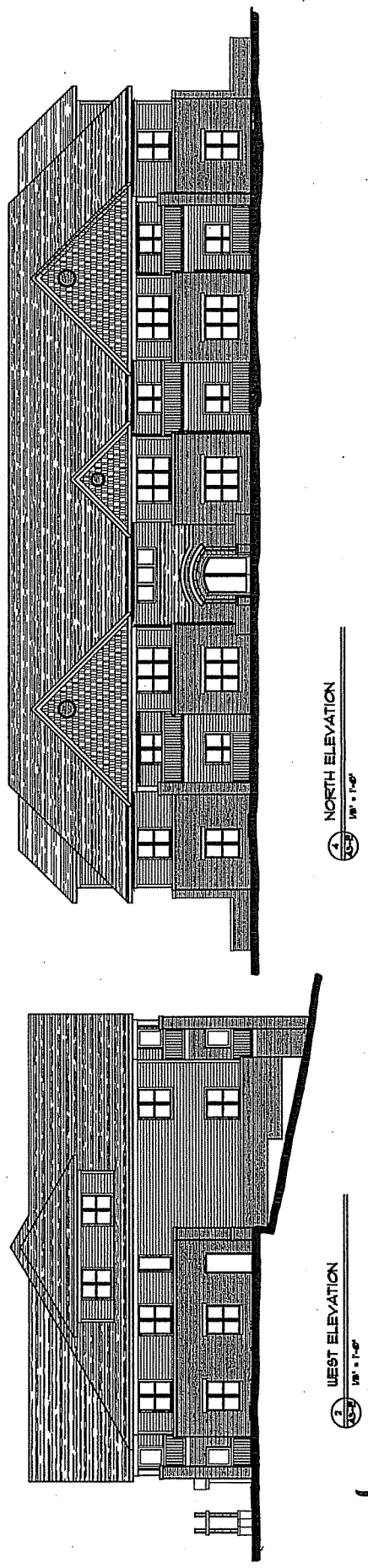
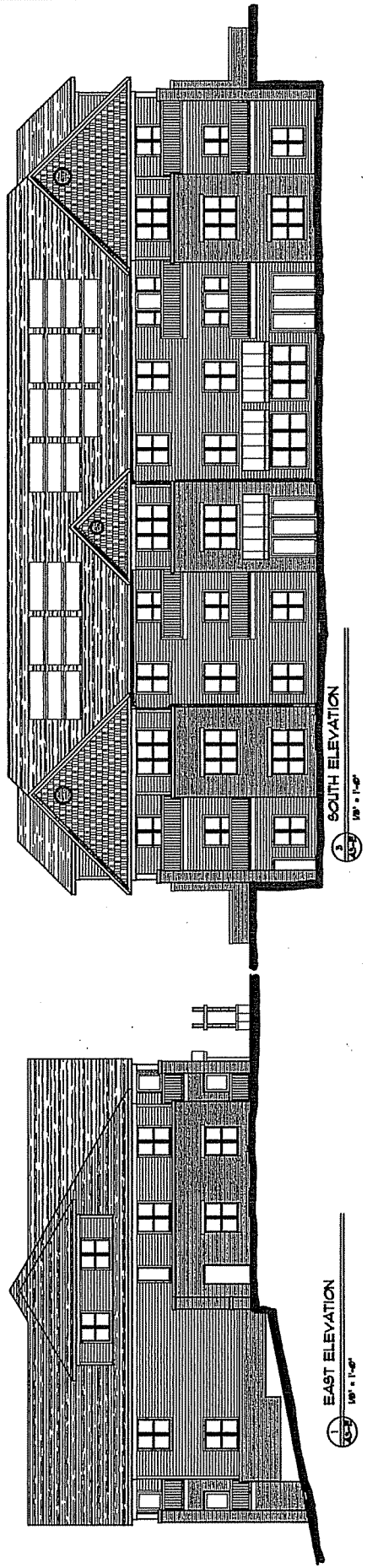
A3-E

ARBORETTUM CO-HOUSING  
ERIN & ORCHARD STREETS  
MADISON, WISCONSIN

glueck architects  
118 NORTH FARM STREET, MADISON, WI 53703 (608) 251-2551

DATE  
8-2-06

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION



3

**design**  
 ARCHITECTURAL  
 1001 N. 10TH ST.  
 SUITE 100  
 MADISON, WI 53705  
 TEL: 608/261-1234  
 FAX: 608/261-1235  
 WWW.DESIGN.COM

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

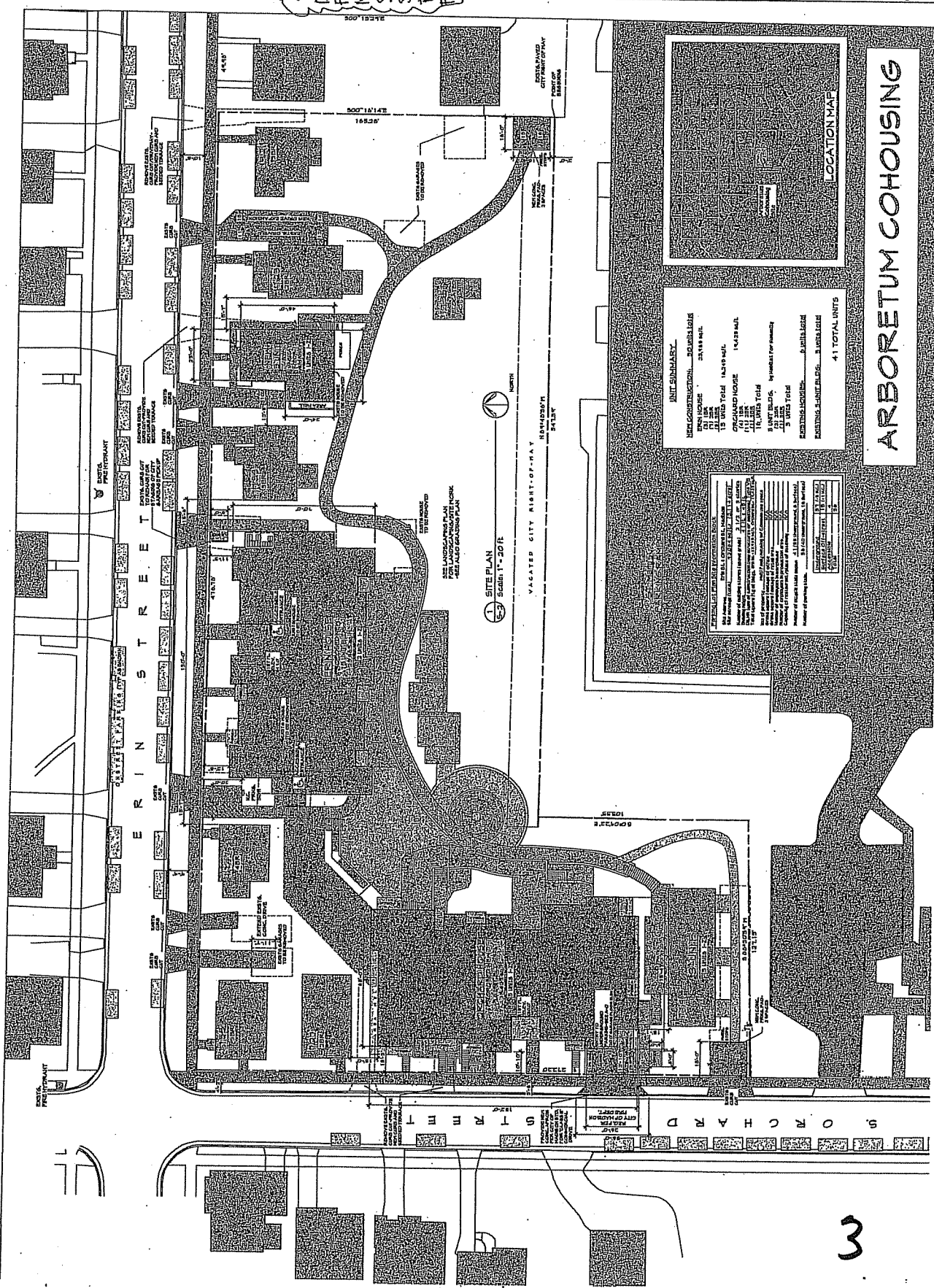
PRELIMINARY-  
 NOT FOR CONSTRUCTION

REVISIONS  
 NO. DATE DESCRIPTION  
 1 03/22/06  
 2 03/22/06

PROJECT TITLE  
 Arboretum Cohousing  
 8th St. & Orchard St.  
 Madison, WI

DATE  
 03/22/06  
 SHEET TITLE  
 Site Plan

PROJECT NO.  
 0302  
 DRAWING NO.  
 S-1  
 OF  
 1



**UNIT SUMMARY**

UNIT TYPE	NUMBER	SQ. FT.
1-BED	10	1,100
2-BED	10	1,400
3-BED	10	1,800
4-BED	10	2,200
5-BED	10	2,600
<b>TOTAL</b>	<b>50</b>	<b>9,100</b>

**PERMITS AND REGULATIONS**

PERMIT TYPE	STATUS	DATE
Building Permit	APPROVED	03/22/06
Site Plan Permit	APPROVED	03/22/06
Environmental Impact Statement	COMPLETED	03/22/06
Historic Preservation Review	PENDING	03/22/06
Fire Department Review	PENDING	03/22/06
Police Department Review	PENDING	03/22/06
Health Department Review	PENDING	03/22/06
Public Works Review	PENDING	03/22/06
City Council Review	PENDING	03/22/06

# ARBORETUM COHOUSING

LOCATION MAP

4.1 TOTAL UNITS

DATE: 03/22/06

PROJECT: Arboretum Cohousing

DESIGNER: design

DATE: 03/22/06

PROJECT: Arboretum Cohousing

DESIGNER: design

DATE: 03/22/06

PROJECT: Arboretum Cohousing

DESIGNER: design

DATE: 03/22/06

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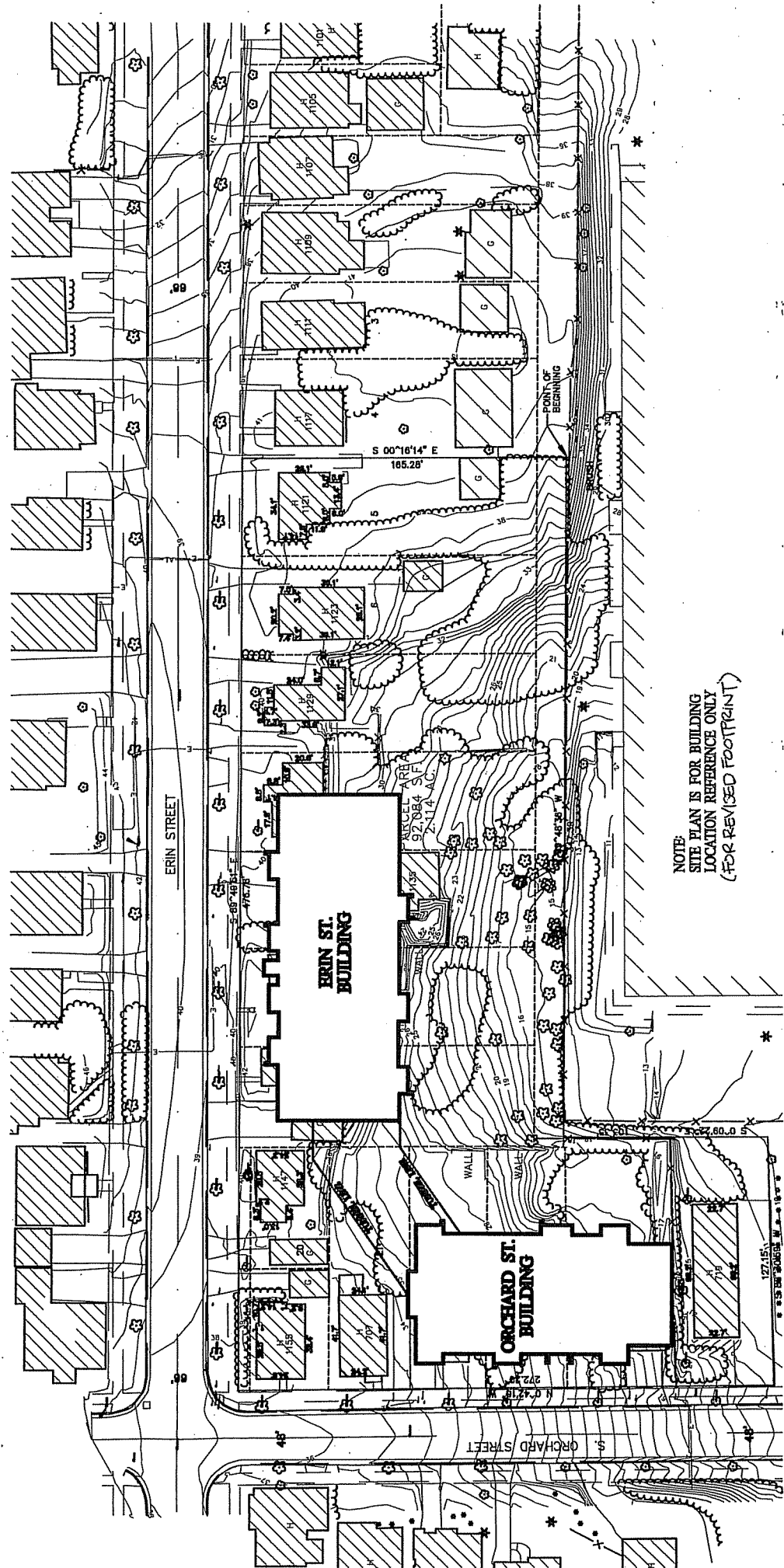
DESIGNER: design

DATE: 03/22/06

PROJECT: Arboretum Cohousing

DESIGNER: design

DATE: 03/22/06





KELLY DESIGN GROUP, INC.  
1000 N. WISCONSIN AVE., SUITE 200  
MILWAUKEE, WI 53233  
TEL: 414.224.1234  
FAX: 414.224.1235  
WWW.KELLYDESIGNGROUP.COM

PRELIMINARY -  
NOT FOR CONSTRUCTION

THIS PLAN IS THE PROPERTY OF KELLY DESIGN GROUP, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF KELLY DESIGN GROUP, INC.

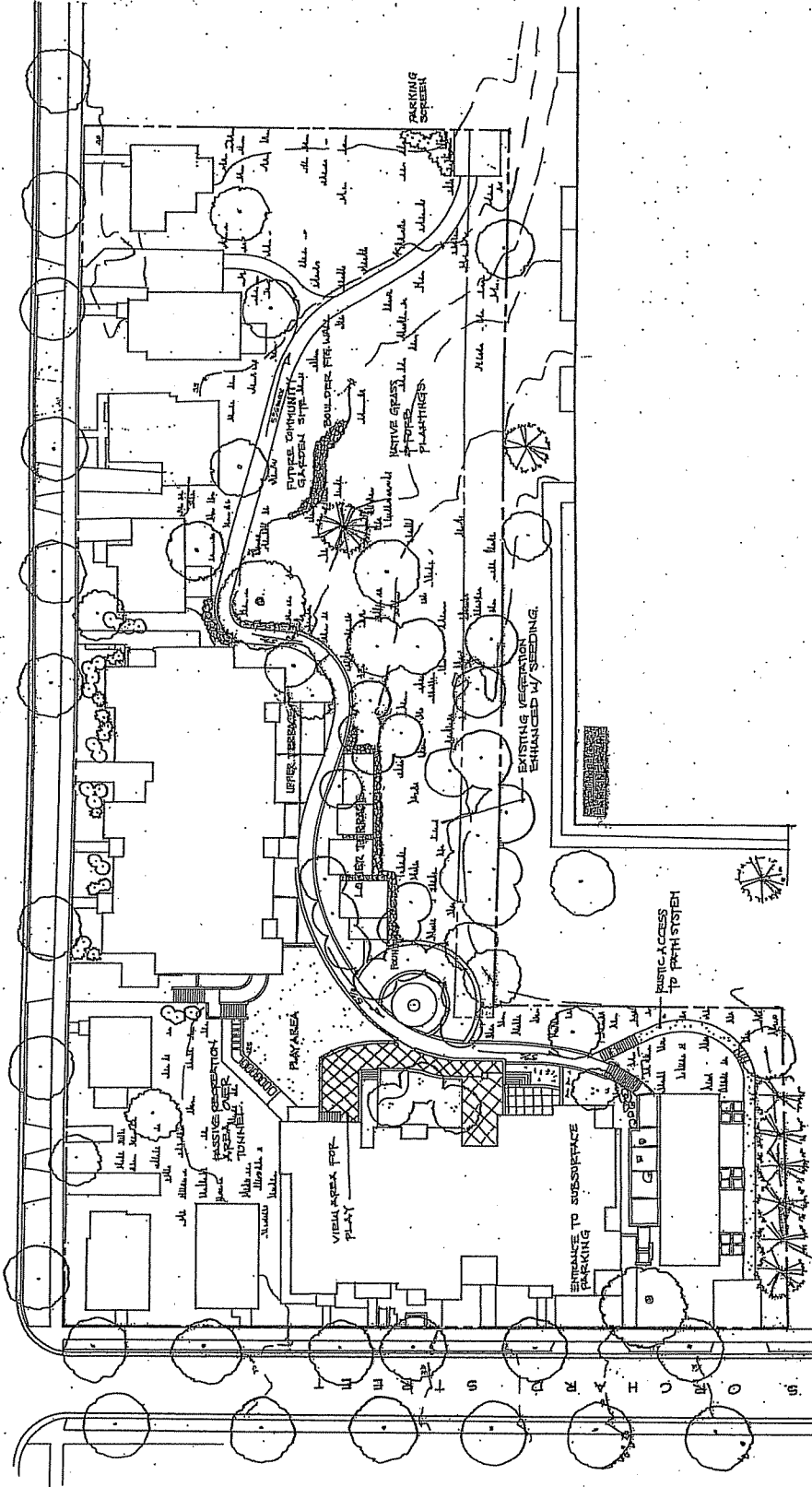
DATE: 05/05/06  
PROJECT: Arboretum Cohousing  
DESIGNER: Kelly Design Group, Inc.

PROJECT: Arboretum Cohousing  
DATE: 05/05/06  
DESIGNER: Kelly Design Group, Inc.

LANDSCAPE PLAN

PROJECT: Arboretum Cohousing  
DATE: 05/05/06  
DESIGNER: Kelly Design Group, Inc.

ERLIN STREET

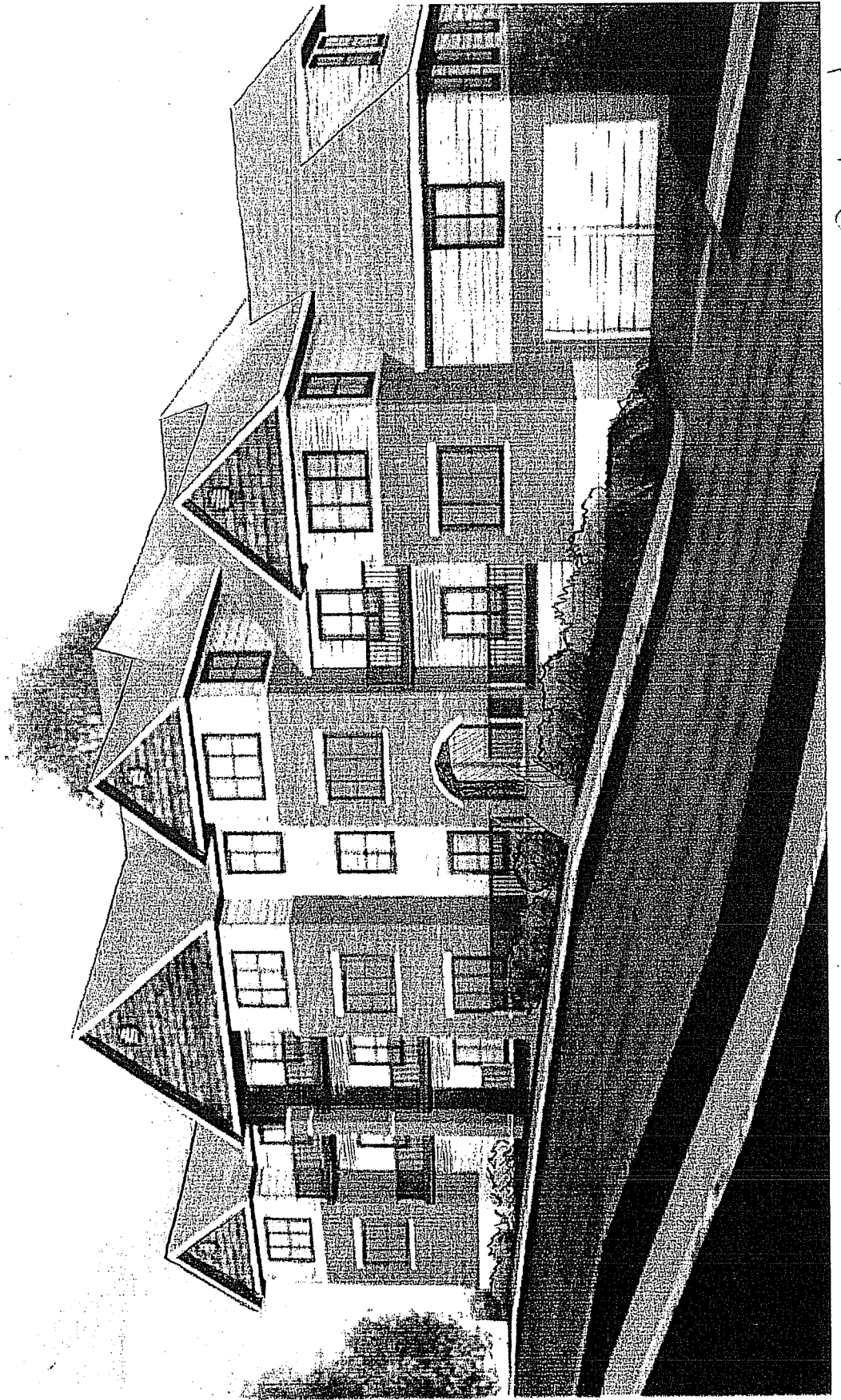


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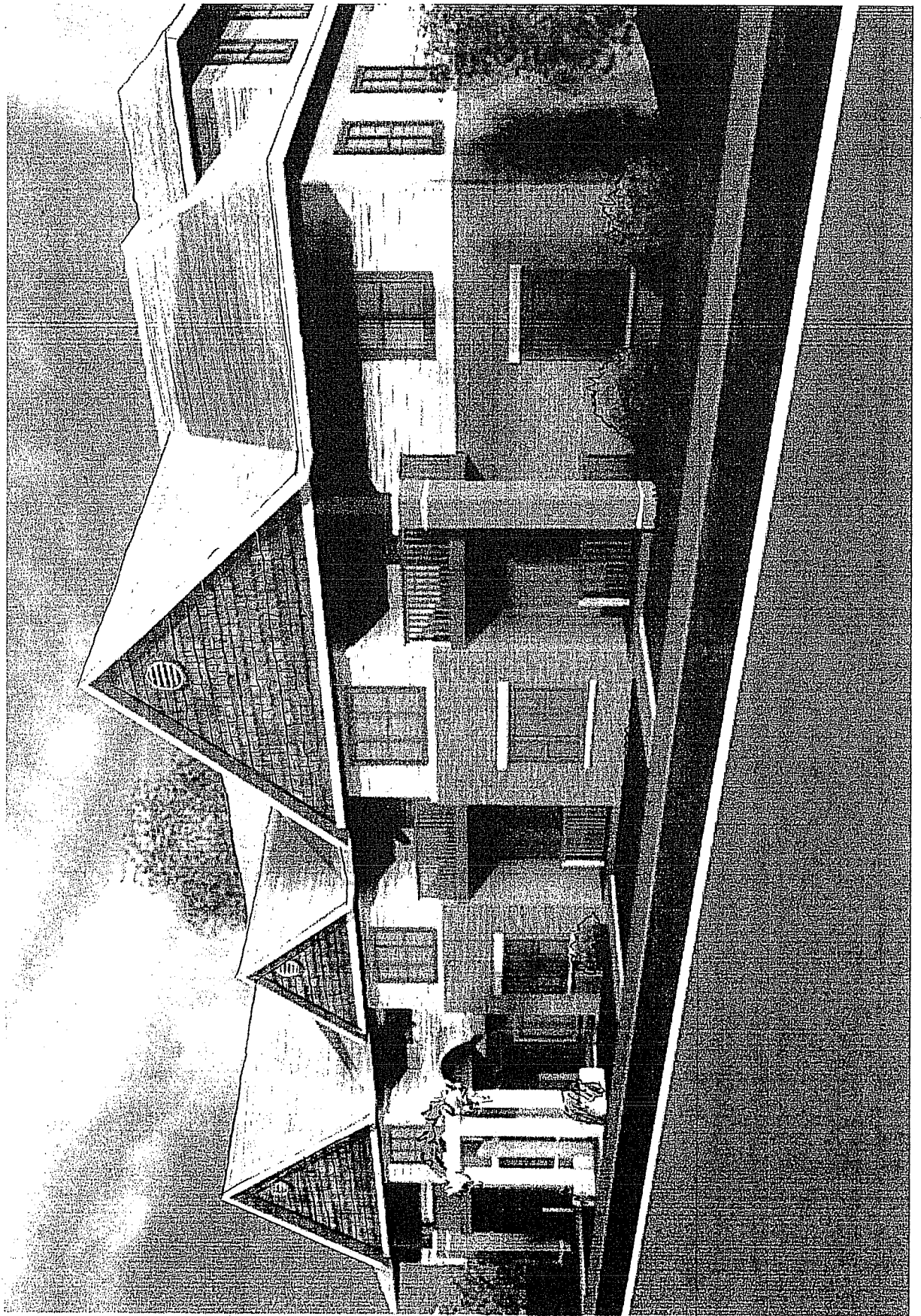
ARBORETUM COHOUSING

3





Orchard



ENR





002494



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266 4747  
FAX 608 266-8739  
PH 608 266-4635

June 7, 2006

John Merrill, President  
Arboretum Cohousing, Inc.  
P.O. Box 259323  
Madison, WI 53725

**SUBJECT: 1121-1155 Erin Street and 707-719 South Orchard Street**

Dear Mr. Merrill:

The Common Council, at its June 6, 2006 meeting, conditionally approved your application for rezoning from R3 to PUD(GDP-SIP) for property located at 1121-1155 Erin Street and 707-719 South Orchard Street.

The conditions of approval are:

**Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following thirteen items:**

1. 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'.
2. The applicant shall modify the 719 South Orchard Street 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.
3. 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 Street according to M.G.O.
4. The applicant shall modify the existing curb cut to match the Handicap parking space. The driveway approach shall be 10' in width with 2-5' flares.

5. The applicant shall modify the driveway approach to parking spaces 11, 12, 13 and 14 to accommodate the proposed parking space. The driveway approach shall be widened to 18-20' with 2-5' flares.
6. The applicant shall dimension the distance between driveway approaches showing that no two driveway approaches shall be at least ten (10) feet apart and in no case less than the sum of the approach flare.
7. 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.
8. 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.
9. 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.
10. The applicant shall modify the parking spaces as follows:
  - a. 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.
  - b. Parking spaces 1, 2, 5, 15 and 16 shall be 9-feet and a minimum of 20-feet in length behind the property line.
  - c. The applicant shall modify the parking spaces 3, 4, 9, 10, 11, 12, 13 and 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 backing onto the right-of-way shall not exceed four (4) vehicles per proposed driveway. The applicant shall provide a letter of understanding stating how the stacked parking vehicles shall be moved to allow a blocked vehicle access at all times. A contact person and telephone number shall be provided to handle any complaints or problems with the use of stacked parking operation on the site.
  - d. 717 South Orchard Street 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-feet behind the property line.

11. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
12. 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."**
13. 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 Janet Gebert, City Engineering, at 261-9668 if you have questions regarding the following seventeen items:**

14. 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.
15. 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.
16. 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.
17. 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.
18. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
19. 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 the developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, 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.
20. 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.

21. The applicant shall replace all sidewalk and curb and gutter abutting the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
22. All work in the public right-of-way shall be performed by a City licensed contractor.
23. The site plans shall be revised to show the location of all rain gutter downspout discharges.
24. 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.
25. 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.
26. 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), MicroStation(dgn) 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: [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)

27. 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.
28. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
29. 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.

30. 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.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following six items:**

31. Meet all applicable State requirements including, but not limited to:
- a. Provide a minimum of two accessible surface stalls (one as shown at the 13-unit building and one at the proposed 3-unit building on Erin Street) and two accessible garage stalls (one in each of the 13-unit and 16-unit garages) striped per State requirements.
  - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
  - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
32. Show address of buildings on the final site plan.
33. Provide a minimum of 41 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
34. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 fc at 10-feet from the adjacent lot line. (See City of Madison lighting ordinance.)
35. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved plan for recording prior to Zoning sign off of the plat.
36. In the zoning text the following shall be revised:
- a. In the Statement of Purpose state that there are 41 dwelling units and common area in the development.
  - b. Remove mention of conditional uses in the text.
  - c. Add "Family Definition" of this PUD(SIP) shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R1 zoning district.

**Please contact Peter Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following two items:**

37. 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.

38. Final approval of IDUP and LURA documents by CDBG staff and recording by City Zoning staff.

**Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following item:**

39. Total Park Fees for 32 multi-family units replacing 8 single-family and duplex units = \$33,914.24, which shall be paid prior to sign-off on the SIP.

Park Dedication Requirement = (32 @ 700 square feet) minus (8 @ 1,100 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 Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following item:**

40. 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.

Approval of the SIP 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing street trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

After the plans have been changed as per the above conditions, please file ten (10) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Section 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551.

Sincerely,

Peter Olson  
City Planning

c: Zoning Administrator  
City Engineering  
Traffic Engineering

Zoning
City Engineering
Traffic Engineering
Fire Department
Planning
Parks
UDC
CDBG
Real Estate