

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_

Project # \_\_\_\_\_

03106

Action Requested

DATE SUBMITTED: 4/12/06

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

UDC MEETING DATE: 4/19/06

PROJECT ADDRESS: <sup>1135</sup> ERIN ST. \* ORCHARD ST.

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

Arboretum Cohousing Design Coalition  
PO Box 259323 2088 Atwood Ave  
Madison, WI 53725 Madison, WI 53704

CONTACT PERSON: Roger Smith

Address: 2088 Atwood Ave  
Madison 53704

Phone: 246-8846

Fax: 246-8670

E-mail address: Roger@designcoalition.org

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 \*  
 School, Public Building of Space  
 New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 S.F.  
 Planned Commercial Site

(See Section B for:)

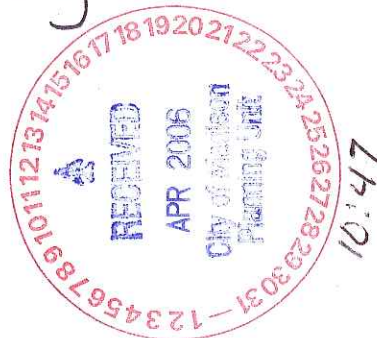
- New Construction or Exterior Remodeling in C4 District

(See Section C for:)

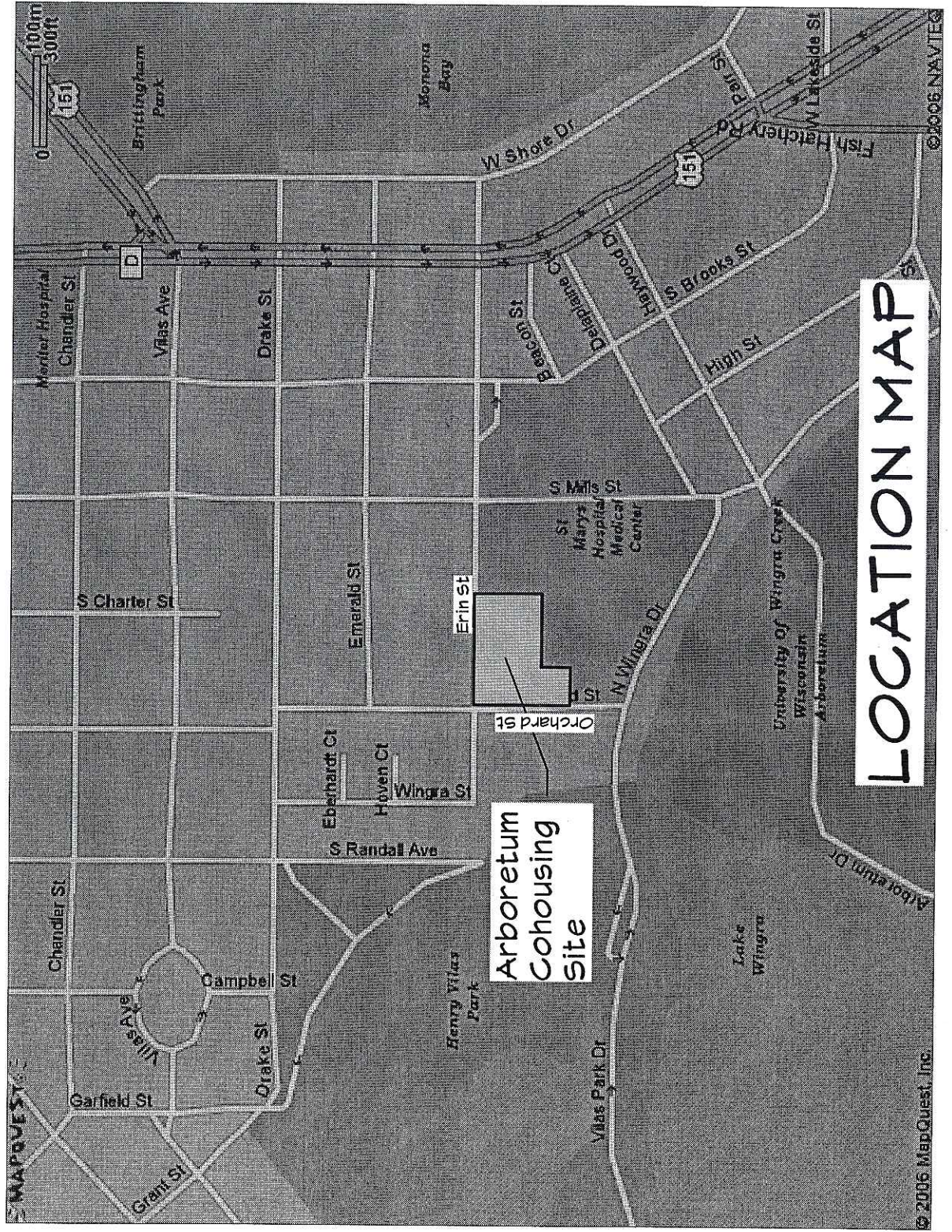
- R.P.S.M. Parking Variance

(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)



Arboetum  
Cohousing  
Site

# LOCATION MAP

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 Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District

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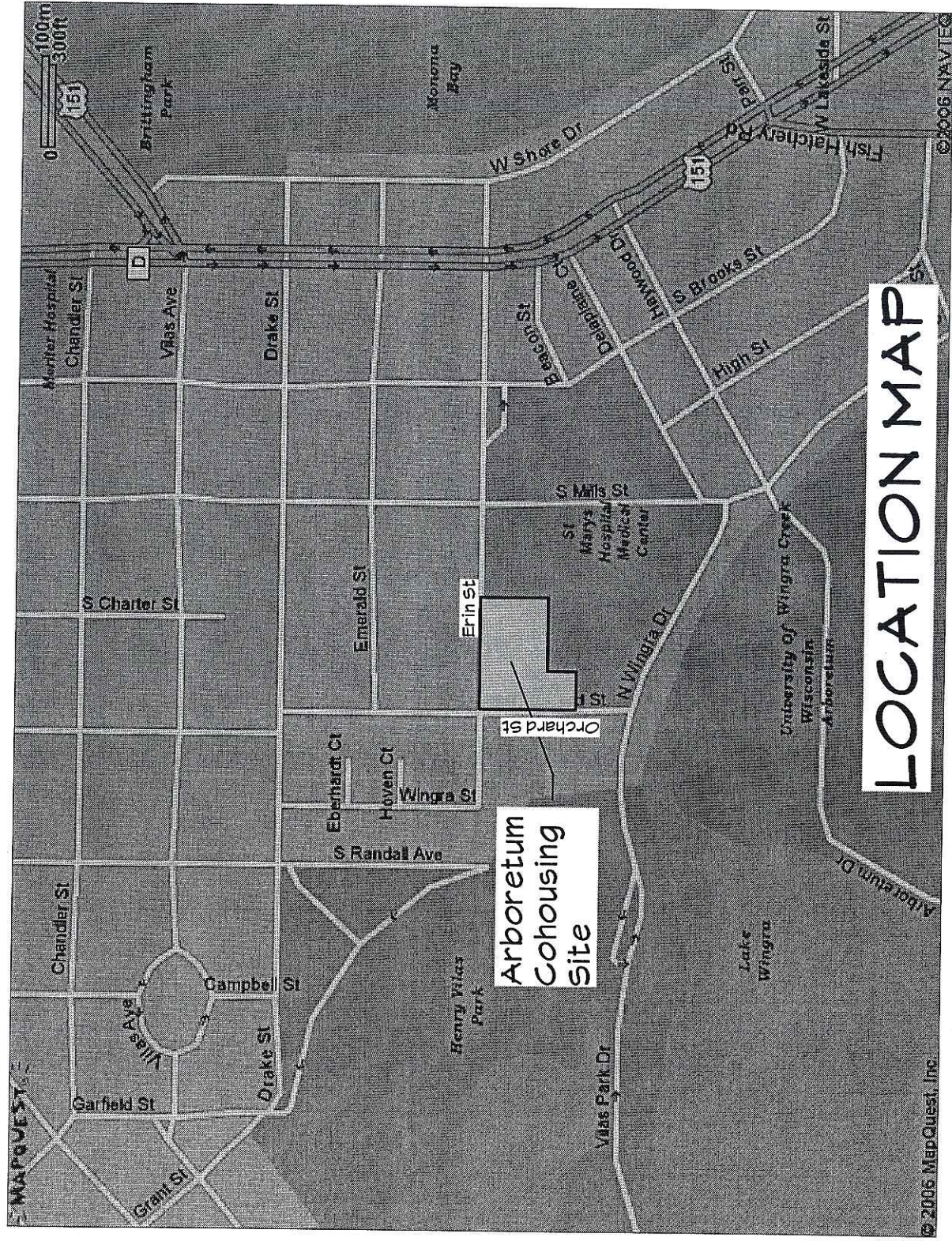
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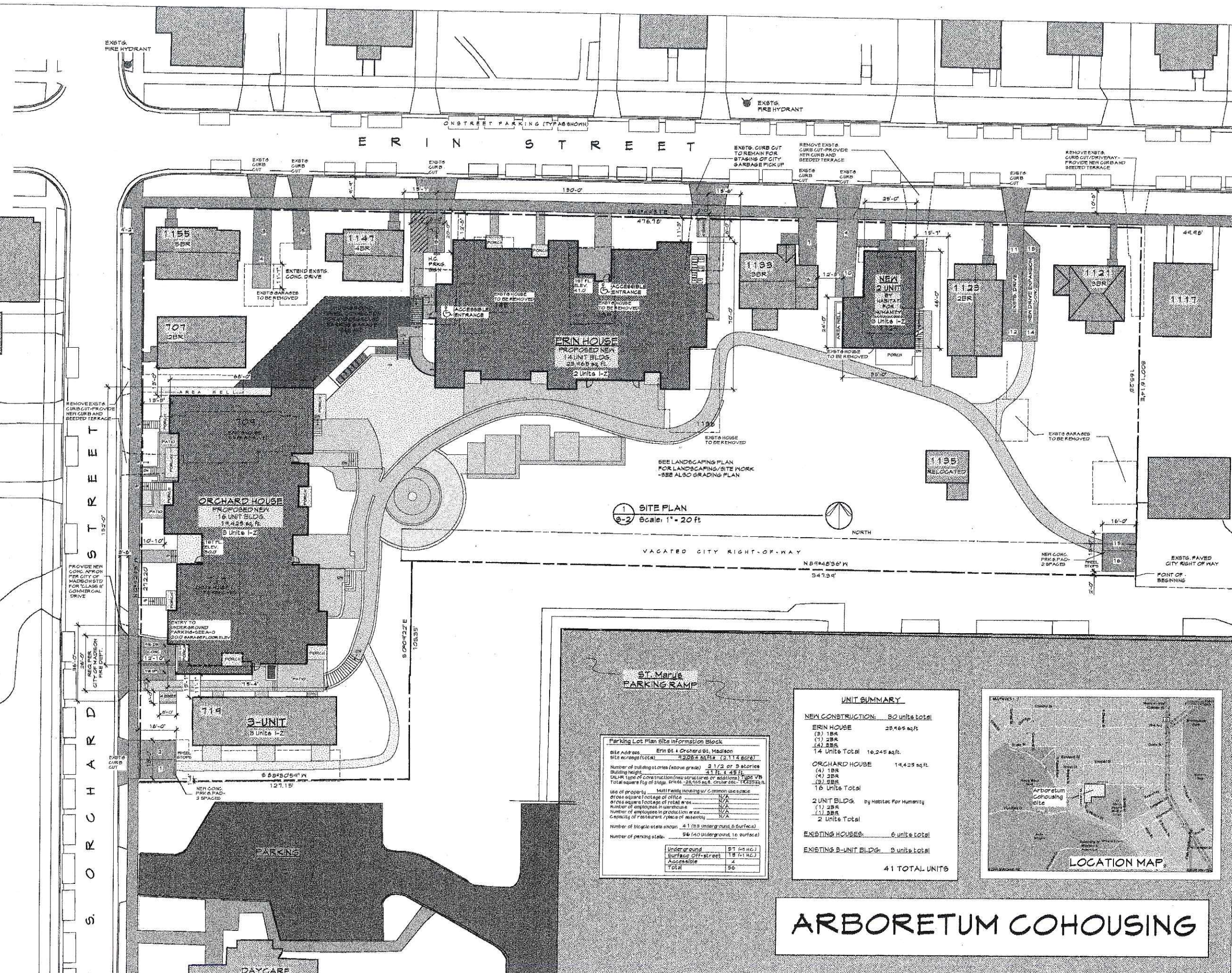


\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



Arboretum  
Cohousing  
site

# LOCATION MAP



1 SITE PLAN  
 1/2" Scale: 1" = 20' ft

**Parking Lot Plan Site Information Block**

Site Address: Erin St & Orchard St, Madison  
 Site acreage (total): 2.2222 acres (2,114 sq ft)

Number of buildings (above grade): 3 1/2 or 3 stories  
 Building height: 41 ft & 48 ft  
 DLUR (Type of Construction (new structures or additions): SEE VTR  
 Total square ft of bldg. floor: 28,100 sq ft. (100,000 sq ft)

Use of property: Multi-Family Housing w/ common use space  
 Gross square footage of office: N/A  
 Gross square footage of retail area: N/A  
 Number of employees in warehouse: N/A  
 Number of employees in production area: N/A  
 Capacity of restaurant/food service: N/A

Number of bicycle racks shown: 4 (100 underground, 0 surface)  
 Number of parking stalls: 56 (40 underground, 16 surface)

Underground	40
Surface off-street	16
Accessible	4
Total	56

**UNIT SUMMARY**

**NEW CONSTRUCTION: 30 units total**

ERIN HOUSE 28,465 sq ft  
 (3) 1BR  
 (1) 2BR  
 (2) 3BR  
 14 Units Total 16,245 sq ft.

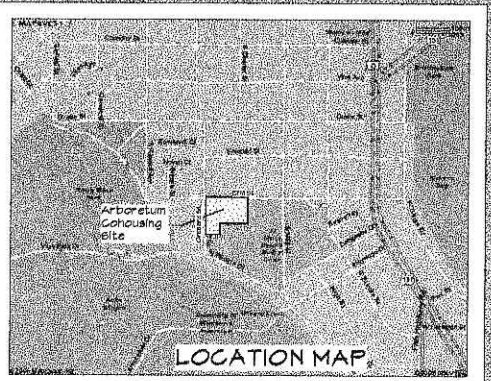
ORCHARD HOUSE 19,425 sq ft  
 (4) 1BR  
 (1) 2BR  
 (3) 3BR  
 16 Units Total

2 UNIT BLDGS. By Habitat For Humanity  
 (1) 2BR  
 (1) 3BR  
 2 Units Total

**EXISTING HOUSES: 6 units total**

**EXISTING 2-UNIT BLDG.: 2 units total**

**41 TOTAL UNITS**



# ARBORETUM COHOUSING

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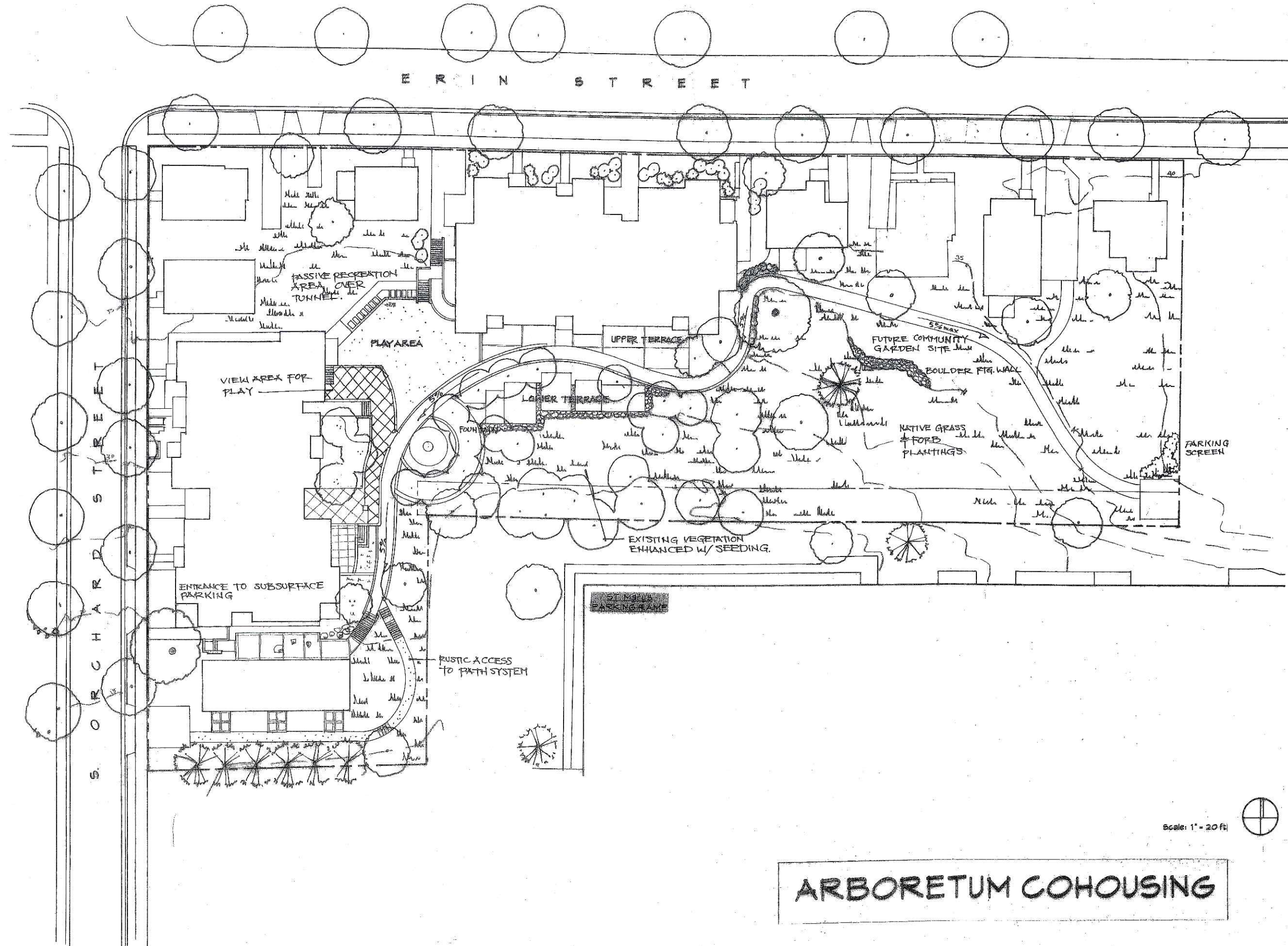
4/12/06 UDC SUBMITTAL

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

Drawn By: RKS Issue Date: 03/22/06

Sheet Title: Site Plan

Project ID: 0502 Drawing No: S-1  
 of 1  
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1	8/8/06	Revision/Issue Memo
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**Work Data Description**  
 Project Title  
**Arboretum Cohousing**

**MADISON, WI**

**Drawn By** Issue Date  
 RKS 03/08/06

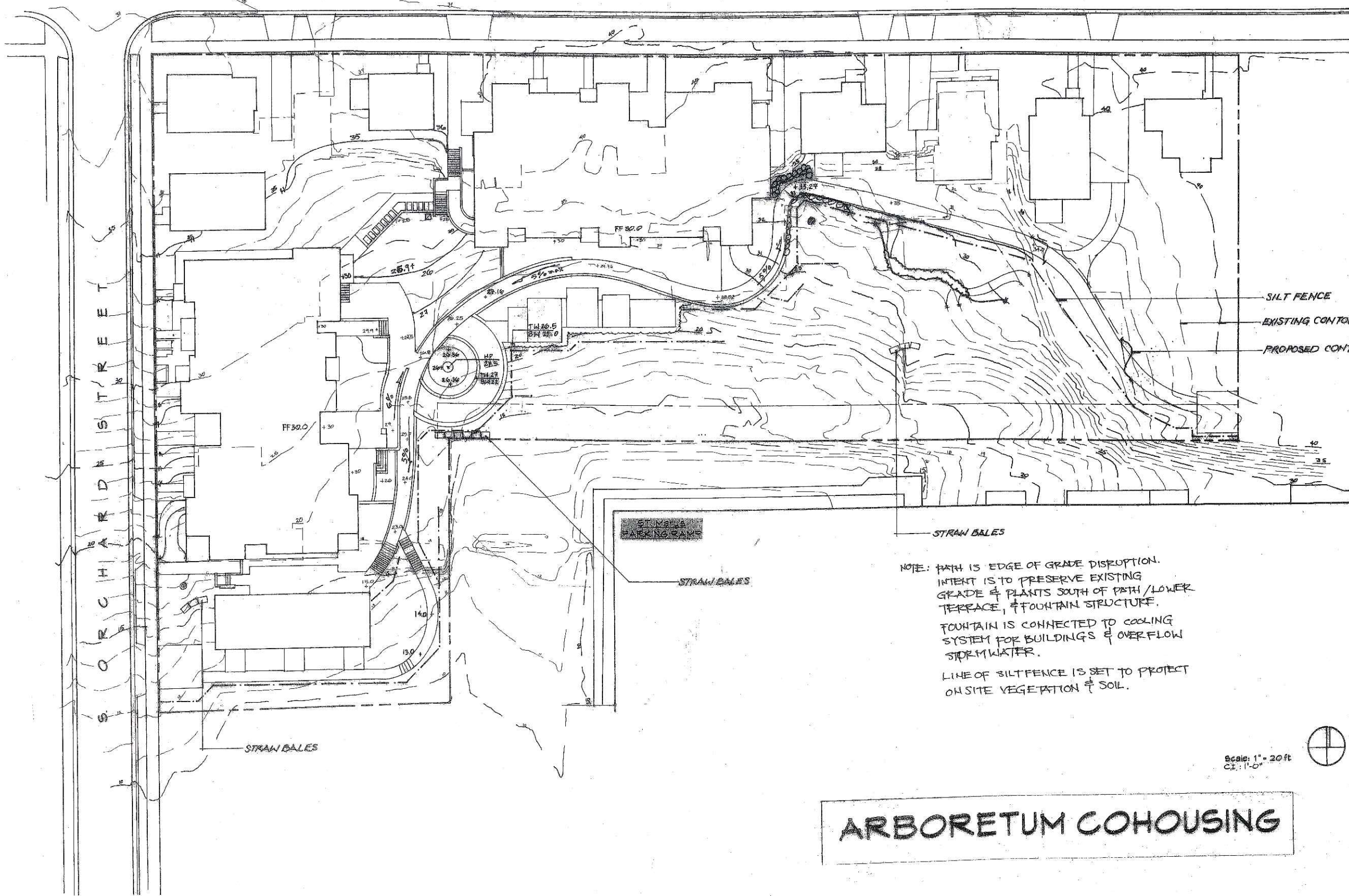
**Sheet Title**  
**LANDSCAPE PLAN**

**Project ID** Drawing No.  
 0302 **L-1**

**ARBORETUM COHOUSING**

M A I N S T R E E T

S T R E E T  
 H A R D  
 S  
 O R  
 S



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NOTE: PATH IS EDGE OF GRADE DISRUPTION.  
 INTENT IS TO PRESERVE EXISTING GRADE & PLANTS SOUTH OF PATH / LOWER TERRACE, & FOUNTAIN STRUCTURE.  
 FOUNTAIN IS CONNECTED TO COOLING SYSTEM FOR BUILDINGS & OVERFLOW STORMWATER.  
 LINE OF SILT FENCE IS SET TO PROTECT ON SITE VEGETATION & SOIL.

Scale: 1" = 20 ft  
 C.I.: 1'-0"

**ARBORETUM COHOUSING**

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1 5/8/06 Revision/Issue Menu

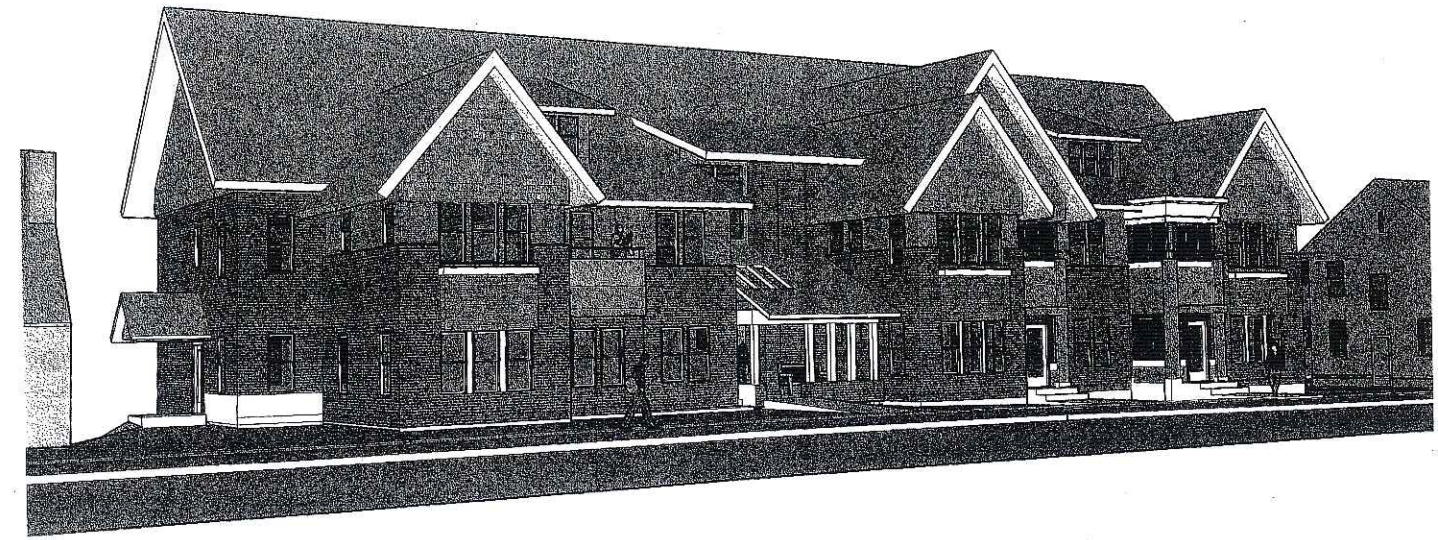
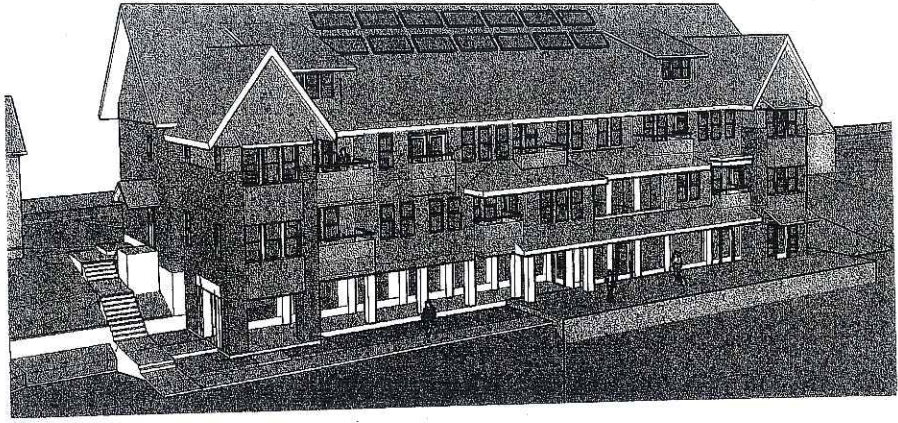
Mark	Date	Description
		Arboretum Cohousing

MADISON, WI

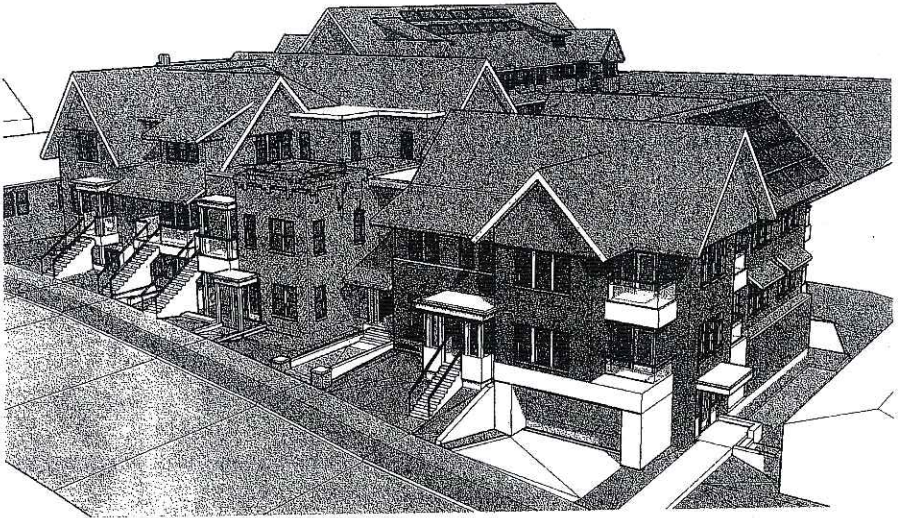
Drawn By	Issue Date
RKS	03/08/06

**GRADING / EROSION CONTROL PLAN**

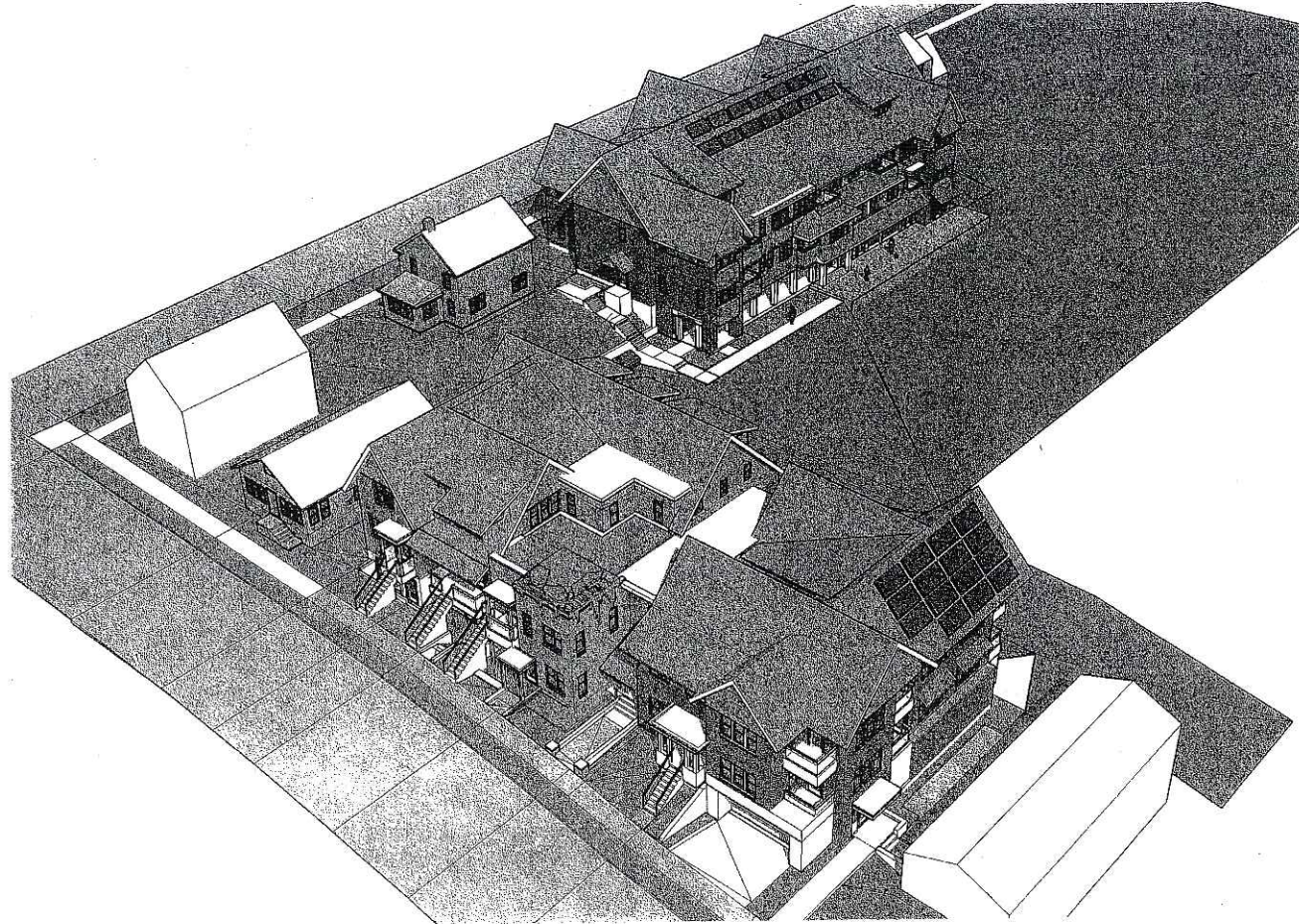
Project ID	Sheet No.
0202	L-2



ERIN STREET BLDG.



ORCHARD STREET BLDG.

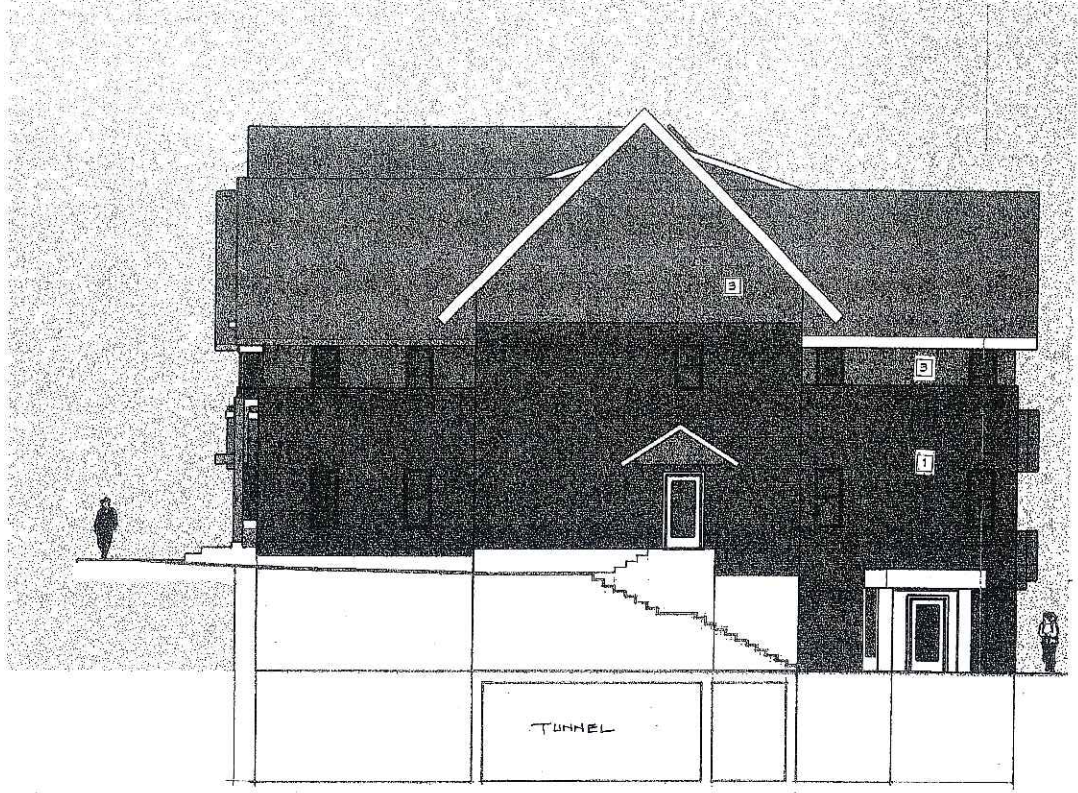


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9/22/06		SIP Submittal
Mark	Date	Description
Project Title		
Arboretum Cohousing		
Erin St. & Orchard St.		
Madison, WI		
Drawn By	Issue Date	
RKS	03/22/06	
Sheet Title		
VIEWS		
Project ID	Drawing No.	
0302	A-V	
	of	
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ERIN STREET - WEST ELEVATION  
 Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL KEY:

1	BRICK
2	F.C. LAP SIDING
3	F.C. SHINGLE SIDING
4	F.C. PANEL SIDING

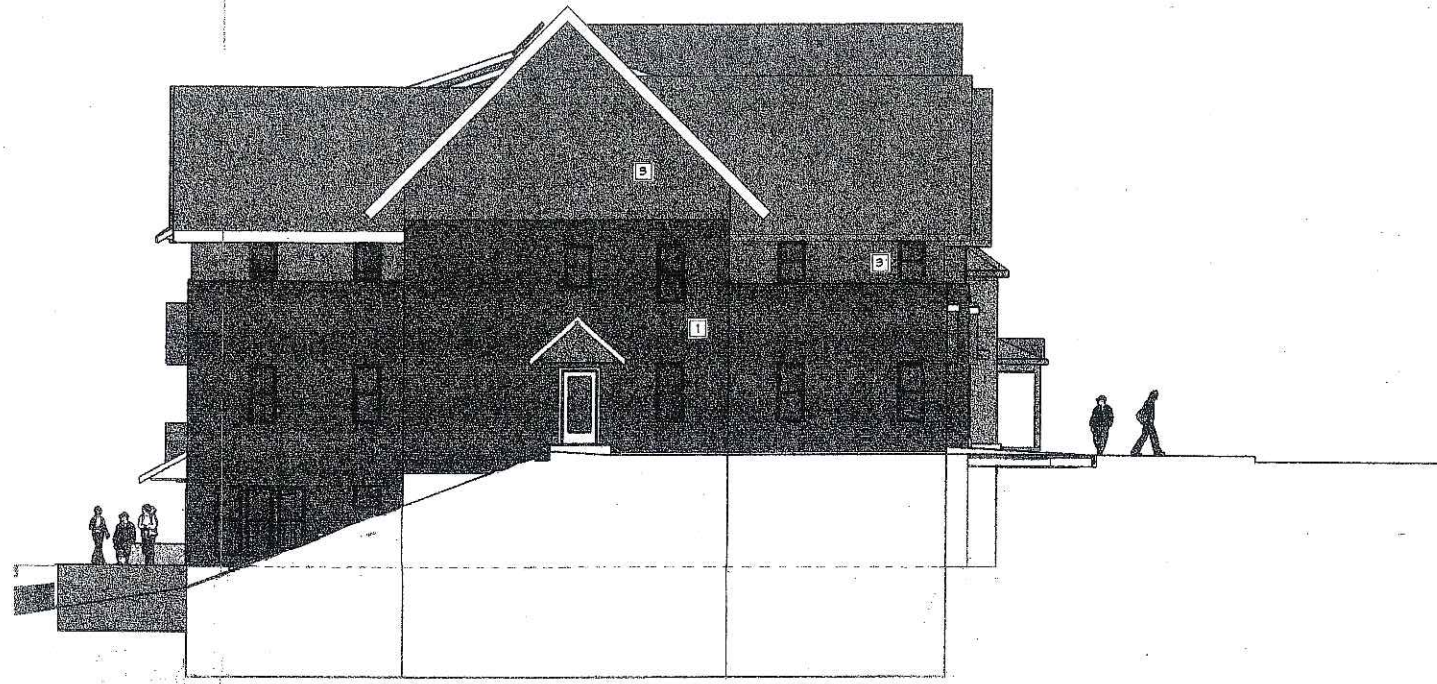


ERIN STREET - NORTH ELEVATION  
 Scale: 1/8" = 1'-0"

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9/22/06	SIF Submittal	
Mark	Date	Description
Project Title		
Arboretum cohousing		
Erin St. & Orchard St.		
Madison, WI		
Drawn By	Issue Date	
RKS	03/22/08	
Sheet Title		
Erin House Bldg.		
North Elevation		
West Elevation		
Project ID	Drawing No.	
0349	A-4 CH	

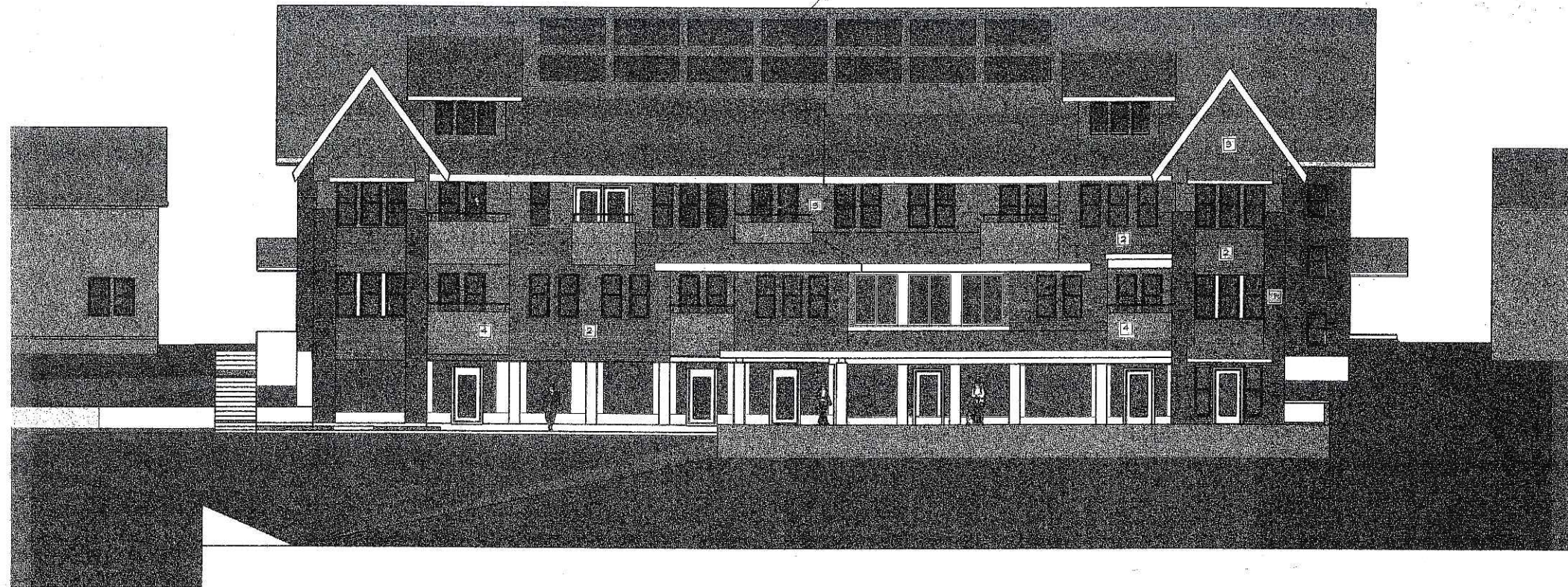


ERIN STREET - EAST ELEVATION  
 Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL KEY:

1	BRICK
2	F.G. LAP SIDING
3	F.G. SHINGLE SIDING
4	F.G. PANEL SIDING

FUTURE:  
 Solar Hot Water Panels  
 Surface Mounted



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

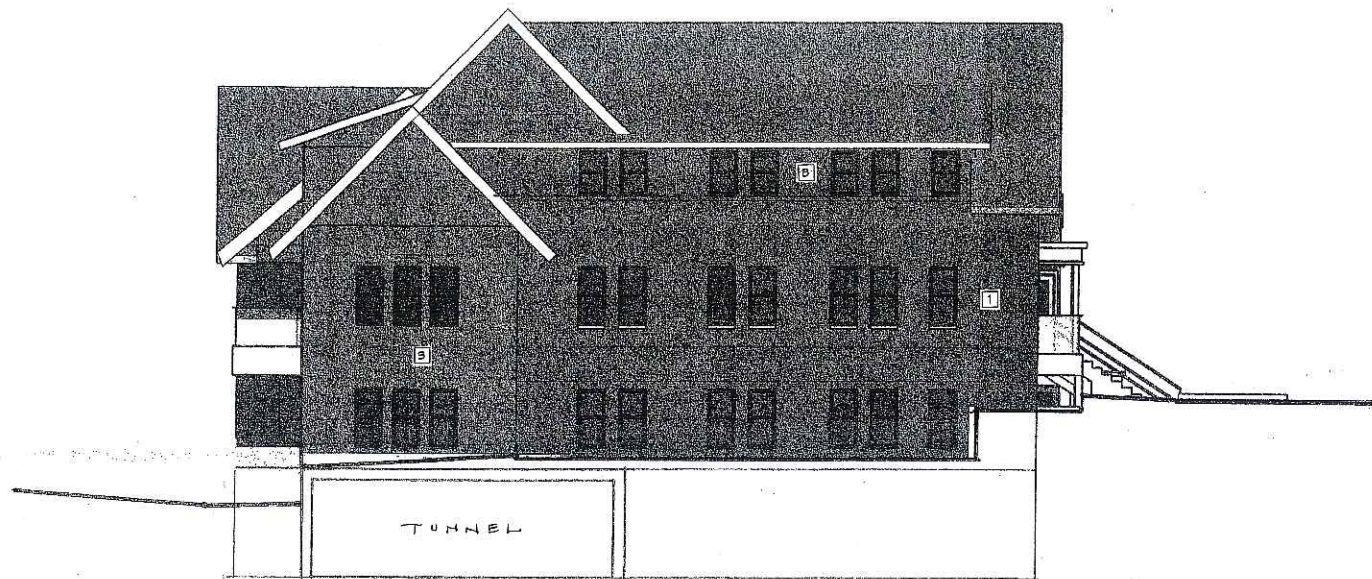
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Mark	Date	Description
	3/22/06	61P Submittal
Project Title		
Airportum Cokousing		
Erin St. & Orchard St.		
Madison, WI		

Drawn By	Issue Date
RKS	03/22/06
Sheet Title	
Erin House Bldg.	
South Elevation	
East Elevation	

Project ID	Drawing No.
0349	A-5 CH



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

**EXTERIOR MATERIAL KEY:**

1	BRICK
2	F.G. LAP SIDING
3	F.G. SHINGLE SIDING
4	F.G. PANEL SIDING



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

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8/22/06 SIP Submittal

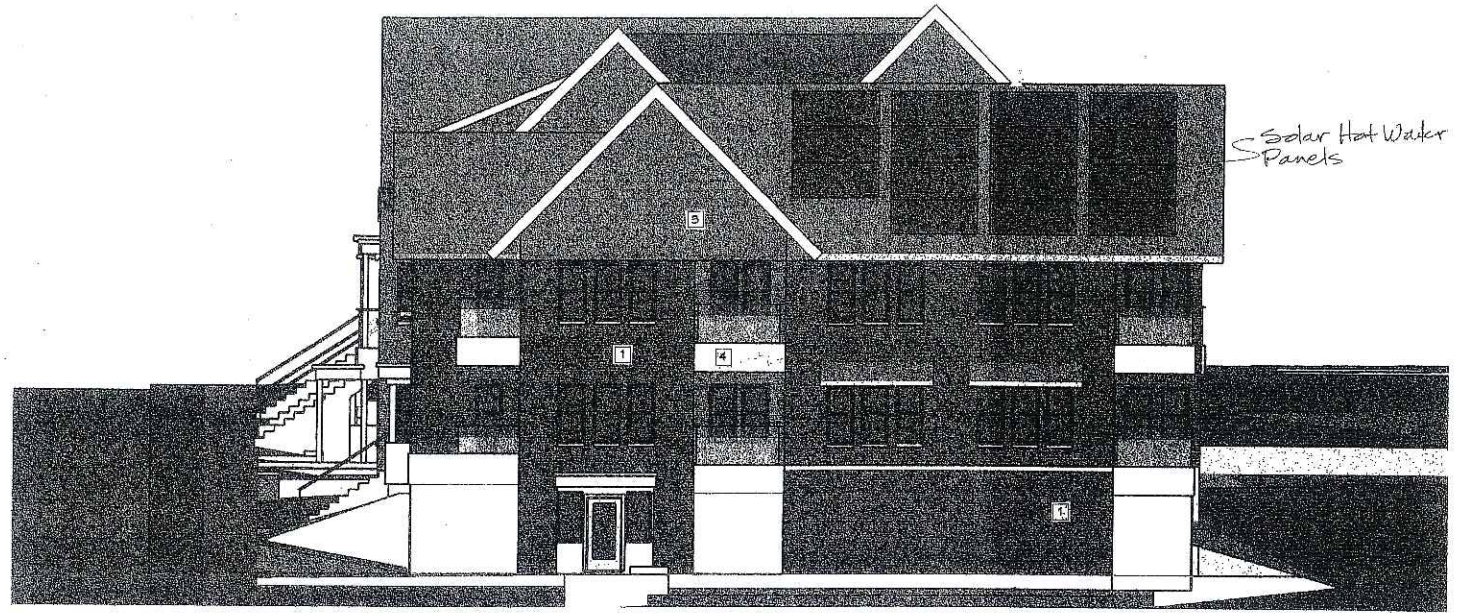
Mark	Date	Description

Project Title  
Arboretum Condos  
Erin St. & Orchard St.  
Madison, WI

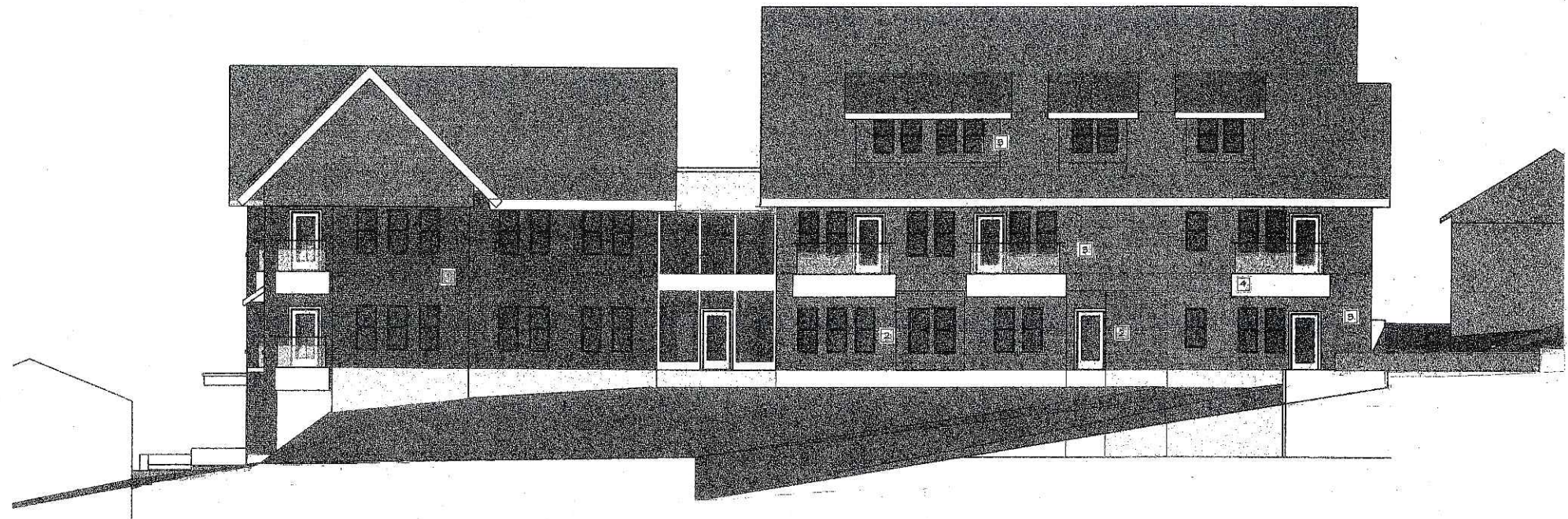
Drawn By	Issue Date
RKS	08/22/06

Sheet Title  
Orchard House Bldg.  
West Elevation  
North Elevation

Project ID	Drawing No.
0349	A-4 OR



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

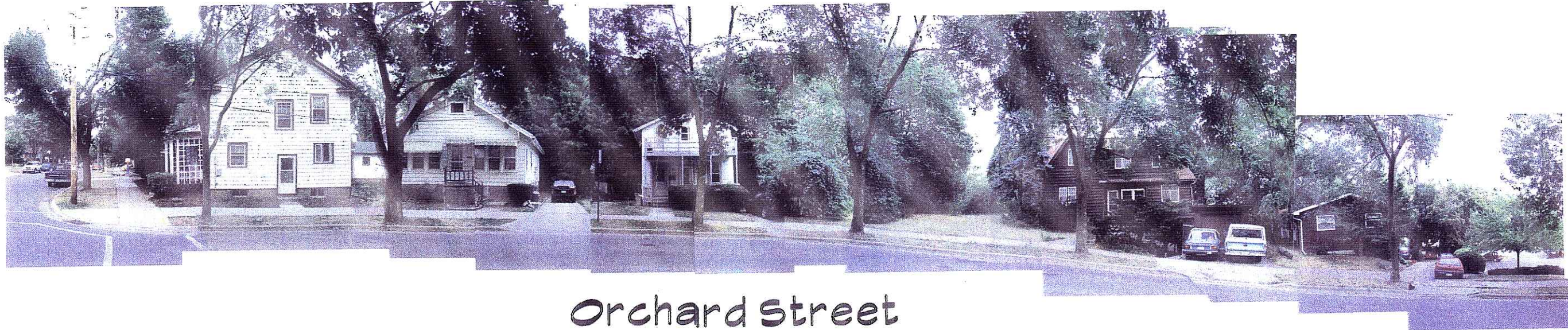


ORCHARD STREET - EAST ELEVATION  
 Scale: 1/8" = 1'-0"

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MADISON, WI			
Drawn By	Issue Date		
RKS	08/22/06		
Sheet Title			
Orchard House Bldg.			
East Elevation			
South Elevation			
Project ID	Drawing No.		
0349	A-5 OR		



Orchard Street



Erin Street