



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 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

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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         |
| <b>Total</b> | <b>41</b>  | <b>88</b> |

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

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

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

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

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

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

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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.