

1. INTRODUCTION:

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2. DEVELOPMENT CONCEPT:

What is a Pocket Neighborhood/Community?

- A micro neighborhood of 10-20 smaller homes or townhomes circling a shared green space, located within a larger neighborhood/context.
- Yards and set-backs are purposefully decreased so that community connections increase.
- Oftentimes a community building is included in the development.

3. EXAMPLES:



rosschapin.com

4. PURPOSE:

Why develop a Pocket Neighborhood?

- Increase community connections through community space and higher density, while retaining a level of independence and privacy.
- Add to the social fabric of the village community.
- Smaller households of 1-2 people (for both millennials and baby boomers) comprise over 60% of the population and often:
 1. Still desire homeownership over renting, but options are limited
 2. Are not interested in large homes or high levels of yard/home maintenance
 3. Desire social connections and neighborliness in an age of decreasing personal interaction

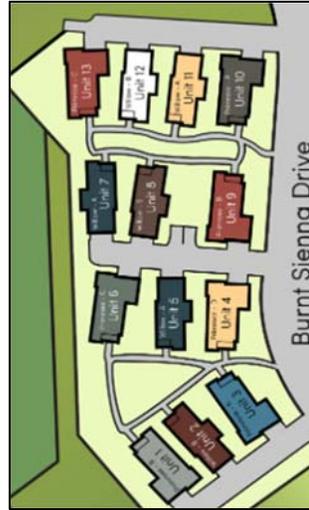
5. EXAMPLES IN DANE COUNTY:

Cottages at Chapel View, Middleton (pre-selling, under construction)

Troy Gardens, Madison's north side (built 2007)



Troy Garden



Cottages at Chapel View

4. NEXT STEPS:

Where are we in the planning process?

1. Site search (+/- 2 acres per neighborhood phase)
2. Home design
 - a. Single Family
 - b. Townhome
3. Approvals
 - a. PUD, rezoning, etc.

How can the Planning Commission help?

1. Collaboration
2. Questions