

Inclusionary Dwelling Unit Plan

**3270 & 3276 Maple Grove Drive
Cross Country Neighborhood
Madison, Wisconsin**

September 21, 2005

Development Team:

Owner: Miller Construction, Inc.
2318 Vondron Road
Madison, WI 53718
(608) 221-3111

Attorney: Ron Trachtenberg
Murphy Desmond, S.C.
2 East Mifflin Street, Suite 800
PO Box 2038
Madison, WI 53701
(608) 268-5575

Architect: Knothe & Bruce Architects, LLC
7601 University Ave., Suite 201
Middleton, WI 53562
(608) 836-3690

Engineer: Calkins Engineering, LLC
5010 Voges Rd.
Madison, WI 53718
(608) 838-0444

General Development Characteristics:

This 3.63 acre site is located on the west side of Maple Grove Road within the Cross Country Neighborhood on Madison's southwest side. The Neighborhood Development Plan recommends medium density residential use for this site.

This proposed condominium development will contain a total of 84 condominiums within two buildings of 42 units each.

Architectural Character:

The site plan has been designed utilizing traditional neighborhood design concepts. Building forms line the site perimeter with limited surface parking internal to the site. Sidewalks throughout the site will provide pedestrian connections to the surrounding public sidewalks. An outdoor commons provides an architectural and social focal point for the development.

The two buildings are three stories with underground parking to provide a scale that is compatible with the surrounding properties and increase the available open space. The exterior materials will be a combination of brick veneer and horizontal siding to provide urban-style architecture. The facades are well articulated and detailed and the overall effect produces a high quality residential environment.

IZ Unit Mix and Sizes:

See the attached IZ application form for the proposed unit sizes and mix. The inclusionary zoning units will be distributed proportionately throughout the development.

The development will offer 5% of its units to buyers meeting the 70% AMI guidelines and 10% of its units to buyers meeting the 80% AMI guidelines. The developer will work City Staff to insure compliance with all inclusionary zoning policies and certifications.

The development is not seeking any alternatives to Inclusionary Zoning. A density bonus is requested.

Project Schedule & Management:

This project will be a phased development with construction of Building 1 planned to start in the late fall 2005. Completion of Phase I is scheduled for summer 2006. Construction of the second building will proceed as market conditions warrant with the project currently scheduled for completion in summer 2007. The inclusionary dwelling units will be distributed across the phases as follows:

	Market Rate		IZ		Total	
	<u>2BR</u>	<u>3BR</u>	<u>2BR</u>	<u>3BR</u>	<u>2BR</u>	<u>3BR</u>
Building 1	27	9	4	2	32	10
Building 2	26	9	5	2	31	11
Total	53	18	9	4	63	21

PART 1 – DEVELOPMENT INFORMATION:

Project or Plat Maple Grove Condominium Homes

Project Address: 3270 & 3276 Maple Grove Rd. **Project Area (in acres):** 3.63

Developer: Miller Construction, Inc. Representative: Fred Miller

Street Address: 2318 Vondron Road City/State: Madison, WI Zip: 53718

Telephone: 608-221-3111 Fax: 608-221-8130 Email: fsmiller@cs.com

Agent, If Any: J. Randy Bruce Company: Knothe & Bruce Architects, LLC

Street Address: 7601 University Ave., Suite 201 City/State: Middleton, WI Zip: 53562

Telephone: 608-836-3690 Fax: 608-836-6934 Email: rbruce@knothebruce.com

PART 2 – PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family						
Duplexes						
Multi-Family	71		13		84	
TOTAL	71		13		84	3.63

PART 3 – AFFORDABLE HOUSING DATA:

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI					4	9	13
Anticipated Sale Price					\$147,696 \$169,058	\$168,795 \$193,209	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI	N/A	N/A	N/A	N/A			N/A
Maximum Monthly Rent Price	N/A	N/A	N/A	N/A			N/A

PART 4 – DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:			53	18				10	3	
Minimum Floor Area:			1,075	1,350				950-1075	1,175	
Rental Units With:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Floor Area:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input checked="" type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site affordable units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, **please mark this box** and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

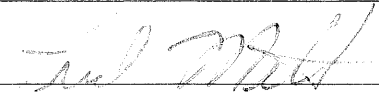
The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will <u>not</u> comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	X		
Proportion of attached and detached IDU units is similar to Market rate.	X		
Mix of IDUs by bedroom size is similar to market rate.	X		

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will <u>not</u> comply	Additional comments
IDUs are dispersed throughout the project.	x		
IDUs are to be built in phasing similar to market rate.	x		
Pricing fits within Ordinance standards	x		
Developer offers security during construction phase in form of deed restriction.	x		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	x		
Developer describes marketing plan for IDUs.	x		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	x		
Terms of sale or rent.	x		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		x	
Developer has requested waiver for off-site or cash payment.		x	
Developer has requested waiver for reduction of number of units.		x	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → 6/21/05
 - The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → 7/7/05
 - The applicant notified Alderperson Zach Brandon of District #7 of this development proposal in writing on: → 6/30/05
- The applicant also notified _____ of the _____ neighborhood in writing on: → N/A
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature  **Date** 9-20-05
Printed Name Fred Miller **Phone** (608)221-3111