

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat 22 E. Dayton St.

Project Address: 22 E. Dayton St. Project Area (in acres): .41

Developer: Scott Lewis Representative: _____

Street Address: 106 E. Doty St. City/State: Madison, WI Zip: 53703

Telephone: (608) 256-4200 Fax: (608) 256-4210 Email: CMIscott@charterinternet.net

Agent, If Any: John Sutton Company: Sutton Architecture

Street Address: 104 King St. City/State: Madison Zip: 53703

Telephone: (608) 255-1245 Fax: (608) 255-1764 Email: Suttonarch@sbcglobal.net

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 | | 48 | | 9 | 57 | .41 |
| TOTAL | | 48 | | 9 | 57 | .41 |

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 | | | | | | | |
| Anticipated Sale Price | | | | | | | |
| Rental Units | 30% | 40% | 50% | 60% | 70% | 80% | Total |
| Number at Percent of AMI | | | | 9 | | | |
| Maximum Monthly Rent Price | | | | 525 885 | | | |

PART 4 - DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

| | MARKET-RATE UNITS | | | | | INCLUSIONARY UNITS | | | | |
|----------------------------|---------------------|---------|---------|-----------|--------------|---------------------|---------|---------|---------|--------------|
| | Studio / Efficiency | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More Bdrms | Studio / Efficiency | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More Bdrms |
| Owner-Occupied Units with: | | | | | | | | | | |
| Minimum Floor Area: | | | | | | | | | | |
| Rental Units With: | 8 | 25 | 12 | 3 | | 2 | 5 | 2 | | |
| Minimum Floor Area: | 480-600 | 575-750 | 775-875 | 1100-1200 | | 480-520 | 575-675 | 775-900 | | |

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 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.

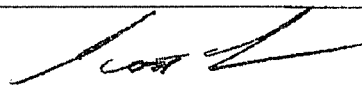
| Standards for Inclusionary Dwelling Units (IDUs) | Will Comply | Will not comply | Additional comments |
|--|-------------------------------------|--------------------------|---------------------|
| Exterior Appearance of IDUs are similar to Market rate. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Proportion of attached and detached IDU units is similar to Market rate. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Mix of IDUs by bedroom size is similar to market rate. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

CONTINUE →

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

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: 6/5/06
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: 2005 6 5/06 meeting 5/31
- The applicant notified Alderperson Mike Vermeer of District 4 of this development proposal in writing on: 2005 5/17 5/31 meeting
- The applicant also notified Ladell Zellers of the Mansion Hill neighborhood in writing on: 2005 5/17 5/31 meeting
- 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

6/6/06

Printed Name

Scott Lewis

Phone

(608) 256-4200

Effective September 1, 2004

Project Overview

This submittal is to redevelop block 91, in concert with the First United Methodist Church. This will allow us to make improvements to existing infrastructure, housing and apartments, landscaping, and create a new infill project along Dayton. The first phase is to move the existing apartments at 18 East Dayton to 208 North Pinckney Street, which is currently a parking lot.

This will help secure the long-term use of all the existing housing along East Johnson and North Pinckney, while allowing new development in this very desirable central downtown location. This also increases parking for all the tenants on this block and brings services to the central of the block, such as trash pick-up, that is now located along the streetscapes.



The intent is to comply with all inclusionary zoning requirements.

The existing structure that is being moved has seven apartments in it. The entire structure will be improved, from finishes to mechanical. Even though the lot is substandard, it is similar to adjacent lots. No housing will be lost, as the new location is a surface parking lot. Side yards are actually being improved. In phase II, we will be tearing down one existing house at 24 East Dayton that is in terrible condition. The basic structure is minimal and there are no architectural features. This will allow us to construct a 48-unit apartment, with 47 underground parking spots. The current PUD application will include a GDP for phase two. It is expected that design detail and final unit layout will be developed later this year.

This block redevelopment will help with the church's future needs, as well as make improvements to landscaping. The new structure will enhance the choices for housing, and provide more affordable and accessible units.

We have worked closely with the neighborhood to develop the entire block plan, along with the church building committee and architect. Everyone agreed in the importance of maintaining, and enhancing the residential feel along Johnson and Pinckney. The move of the existing structure was a strong request by the neighborhood. The larger infill project on Dayton will be submitted at a later date for the SIP portion. This will allow us more time to look at that market and detail of the architecture.

The moved structure will have 125 square feet of porch. There is no useable yard at the existing location. Phase II will have 1800 square feet of open space, with an additional 1500 square feet of deck space.