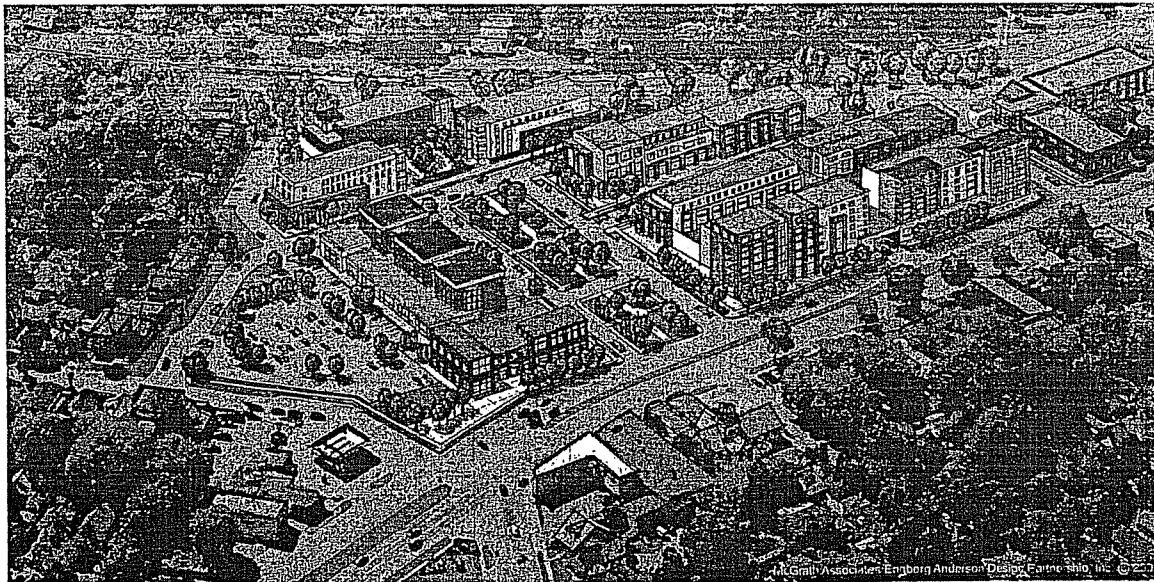


Inclusionary Dwelling  
Unit  
Plan Application  
For Phase I SIP



2340, 2416, 2504 & 2507  
Winnebago Street  
Madison, WI 53704

**DRAFT**

August 23, 2006

## CONTENTS

1. Inclusionary Dwelling Unit Plan Application
2. Executive Summary/Narrative
3. IDUP Max Price Analysis
4. Building G "Draft" Unit Mix Summary
5. Building G "Draft" Floor Plans
6. French Battery Building "Draft" Unit Mix Summary
7. French Battery "Draft" Floor Plans



## **INCLUSIONARY DWELLING UNIT PLAN APPLICATION**

Effective February 16, 2004, any new development plan for which a zoning map amendment is required or preliminary plat that proposes **ten (10) or more dwelling units** is required under Section 28.04 (25) of the Zoning Ordinance to provide no less than **15 percent of the units in the project as affordable** as defined in the above mentioned section.

**The following application form provides detailed information and checklists regarding the submittals required to accompany your review, and the development approval process. The application materials are to be attached to any ZONING APPLICATION or SUBDIVISION APPLICATION for any project that is required to comply with the City's Inclusionary Zoning Ordinance.**

If you have any questions about the *submittal requirements, application form or development approval process, or when you wish to schedule a required pre-application meeting (see below)*, please contact the Planning Unit at (608) 266-4635.

If you have questions about the *Inclusionary Zoning program itself, including questions about project financing, requests for waivers and post-approval compliance with the inclusionary zoning ordinance*, please contact the Community Development Block Grant (CDBG) Office at (608) 267-0740.

For your convenience, this form is available for download online at [www.cityofmadison.com](http://www.cityofmadison.com).

### **Prior to Submittal of an Application**

The applicant is **required** under the Inclusionary Zoning Program Policy and Protocols to meet twice with City staff prior to submitting an application for a project that includes inclusionary dwelling units. The first meeting is scheduled with staff from the Planning Unit, Zoning Administrator and Community Development Block Grant Office (CDBG) to discuss the proposed development and acquaint the applicant with the Inclusionary Zoning process. The second meeting is a discussion of the proposed project plan and draft Inclusionary Dwelling Unit Plan with the Interdepartmental Review Staff Team. A schedule of meeting dates and required meeting materials (if any) is available online at [www.cityofmadison.com](http://www.cityofmadison.com).

### **Contents of the Inclusionary Dwelling Unit Plan (IDUP)**

As part of any application for the approval of an Inclusionary Dwelling Unit Plan, the developer will provide the following materials. This list is intended to describe those components essential to an Inclusionary Dwelling Unit Plan, which would be submitted to accompany the Zoning or Subdivision Application. It should also be noted that depending on the type of development approval being requested, the level of detail for each of the items below might vary. For example, when the application submitted involves a preliminary plat or conventional zoning map amendments, the applicant will likely have insufficient information to fully comply with the submittal requirements related to the location, character and size of the proposed dwelling units at the time the project is granted land use approvals. In these cases, the inclusionary zoning requirements will require compliance by recording deed restrictions against the individual lots created through the subdivision (platting) process. The deed restrictions shall require compliance with the inclusionary zoning ordinance prior to the issuance of building permits. This procedure will be applied to any lot created through the subdivision and zoning process for which detailed building and Inclusionary Dwelling Unit Plans are not yet available.

Information required for a **complete** Inclusionary Dwelling Unit Plan will include the following items:

- **This form completed as it pertains to the developer's project, including:**
  1. The total number of inclusionary and market-rate dwelling units that will be constructed; and of that total, the number of rental inclusionary dwelling units and the number of owner-occupied inclusionary dwelling units.
  2. The breakdown of unit size by number of bedrooms.
  3. The projected sales and rental prices for the inclusionary dwelling units. (Note: the applicant/developer will need to indicate the target AMI level at the time of application in order to seek a range of appropriate incentives, but the specific sale prices won't be determined until the bedroom size is determined).

**CONTINUE →**

4. The incentives sought from the City for the construction of the inclusionary dwelling units. Additional information regarding the requested incentives may be provided in the written narrative.
- **A project narrative (if not included as part of a Zoning Application) that includes:**
    5. A statement describing the general character of the intended development.
    6. An identification of the current owner, the proposed developer, and any entity that has an option to purchase or contractual interest in the property that is the subject of the application. The application shall include an identification of all individuals and companies and proportionate share of interests in all corporations including, but not limited to, limited liability corporations, limited liability partnerships, etc. in a form acceptable to the Director of the Department of Planning and Development.
    7. A construction schedule indicating the approximate dates when construction of the project and each of its phases can be expected to begin and be completed, and within each phase the schedule for completion of the inclusionary dwelling units.
  - **Plans, drawn to scale that include:**
    8. A plan of the proposed project showing sufficient detail to make possible the evaluation of the approval criteria.
    9. The arrangement of buildings and their architectural character if not provided elsewhere in the submittal.
    10. The location and distribution of the inclusionary dwelling units throughout the development. The Inclusionary Dwelling Unit Plan shall designate the specific lots that are designated as the inclusionary dwelling unit lots. The developer may work with the Community Development Block Grant Office and Planning Unit to locate the inclusionary zoning lots in subsequent phases.
  - **In addition, the submittal shall include:**
    11. A general outline of the intended organizational structure, agreements, bylaws, provisions, deed restrictions or covenants for any proposed property owners', condominium or homeowners association, or any private provision for common services, areas or other facilities, and the continued protection of the development.

#### **Approval and Recording of the Inclusionary Dwelling Unit Plan**

Following pre-application meetings and the submittal of a completed application package, the application will be circulated to several City agencies, including staff from the Community Development Block Grant Office, who will review the Inclusionary Dwelling Unit Plan for compliance with the requirements of the Inclusionary Zoning program. Comments and recommendations on the IDUP will be incorporated into a report that discusses the merits of the overall project containing the inclusionary dwelling units. The report will also include any proposed conditions of approval and will be provided to the applicant **one week** prior to the scheduled Plan Commission meeting date.

The Plan Commission will review the Inclusionary Dwelling Unit Plan and other related materials at a duly noticed Plan Commission meeting and make its recommendations to the Common Council for approval by ordinance. The approval by the Plan Commission and Common Council will generally include conditions of approval that must be met prior to the final sign-off by City agencies. The conditions of approval attached to the project by the Plan Commission and Common Council shall be provided to the applicant in writing by the Planning Unit. The applicant is required to comply with the conditions of approval prior to requesting final sign-off on the plans by City agencies. Once the revised plans and all conditions of approval have been met, City agencies will sign off on the plans, after which the City's Zoning Administrator will record the approved IDUP at the Dane County Register of Deeds Office with any required deed restrictions, land use restriction agreements, ground leases, subdivision plats, certified survey maps, Planned Development District documents, or other documents required.

#### **Developer Responsibilities**

The applicant has certain responsibilities for implementing the provisions of the inclusionary zoning ordinance, including but not limited to construction and standards for inclusionary dwelling units, notification of availability of units to the City, marketing to target income groups, establishment of price points or rent levels and other changes to the Inclusionary Dwelling Unit Plan. These responsibilities shall be acknowledged and outlined in the Inclusionary Dwelling Unit Plan (IDUP) and Subdivision Improvement Contract that will be executed as part of every development that includes applicable dwelling units.

The City will monitor the construction phases of the overall development, including site visits by staff from the Building Inspection Unit and the Public Works Department to verify progress in accordance with the zoning requirements, the Inclusionary Dwelling Unit Plan, and the Subdivision Improvement Contract, where applicable. Phasing of the IDUP will be enforced through a deed restriction that prohibits transfer of ownership of parcels; the restriction will be released as proof of compliance is provided.

**CONTINUE →**

**PART 1 - DEVELOPMENT INFORMATION:**

**Project or Plat** Union Corners, LLC

**Project Address:** 2340, 2416, 2504 & 2507 Winnebago Street **Project Area (in acres):** 8.89

**Developer:** McGrath Associates, Inc. **Representative:** Lance T. McGrath, P.E.

Street Address: 103 North Hamilton Street City/State: Madison, WI Zip: 53703

Telephone: 608.255.3976 Fax: 608.255.1132 Email: lmcgrath@mcgrathprojects.com

**Agent, If Any:** N/A Company: \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**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			2		2	
Duplexes						
Multi-Family	121		19		140	
<b>TOTAL</b>	121		21		142	

**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					2	19	21
Anticipated Sale Price							
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							N/A
Maximum Monthly Rent Price							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
<b>Owner-Occupied Units with:</b>		71	50				6	14		1
Minimum Floor Area:		540	767				540	767		1,400
<b>Rental Units With:</b>										N/A
Minimum Floor Area:										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 type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input checked="" type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> of \$5000 for up to 50% of on-site afford-able 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.	X		
Proportion of <b>attached and detached</b> IDU units is similar to Market rate.	X		
Mix of IDUs by <b>bedroom size</b> is similar to market rate.	X		

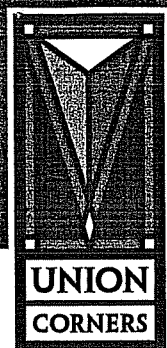
CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) (continued)	Will Comply	Will not 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.			
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.			We are exploring this opportunity.
Developer has requested waiver for off-site or cash payment.		X	
Developer has requested waiver for reduction of number of units.			We have not requested a waiver at this time, but may if the IZ units are not feasible.
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → July 27, 2006
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → July 27, 2006
- The applicant notified Alderperson Judy Olson of District 6 of this development proposal in writing on: → Judy Olson
- The applicant also notified Dan Melton of the SASYNA neighborhood in writing on: → July 13, 2006
- 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** Lance T. McGrath **Date** 08/23/2006

**Printed Name** Lance T. McGrath, P.E. **Phone** 608.255.3976



## A CAPITOL GATEWAY COMMUNITY

### **UNION CORNERS INCLUSIONARY DWELLING UNIT PLAN APPLICATION FOR PHASE I SIP SUBMITTED AUGUST 23, 2006**

McGrath Associates, Inc. as developer and managing member of Union Corners, LLC intends to provide a total of twenty-one (21) inclusionary dwelling units for the 142-unit Phase I owner occupied residential development at Union Corners. The Phase I SIP includes an array of retail, office, and residential housing opportunities. Owner occupied housing will be developed as follows:

- Building G – 124 one and two bedroom condominium housing units ranging in size from 540 square feet to 1,465 square feet. Seventeen (17) inclusionary zoning units will be provided at Building G consisting of six (6) 540 SF one bedroom units, six (6) 767 SF two bedroom units, and five (5) 864 SF two bedroom units.
- French Battery Building – 16 residential units ranging in size from 1,027 square feet to 2,181 square feet. Two (2) inclusionary zoning units will be provided at the French Battery Building consisting of two (2) 1,027 SF two bedroom units.
- Single-family homes – 2 single family homes that will be physically moved from 2306 and 2310 Winnebago Street to standard City of Madison residential lots located at 54 and 58 Farwell Street. Both homes, consisting of one two bedroom and one four bedroom units, will be developed in partnership with Operation Fresh Start. Union Corners, LLC will donate the homes and the single family lots, Operation Fresh Start will move and sell the homes to those at 70% AMI or below. A Land Use Application was submitted to the City of Madison for approval at Planning Commission on September 25, 2006 and Common Council at October 3, 2006.

With the exception of the two single-family homes that will be available to owners at 70% or below of the AMI, all owner occupied units will be targeted to those at 80% of the AMI. Units will be dispersed throughout Building G and the French Battery Building and will be similar in size to market rate units. Inclusionary units will share in the common amenities of the condominium building and be full members of the condominium association paying the same condominium association fees. McGrath Associates has not selected finishes for either the market rate or IZ units at this time. It should be noted that one point of differentiation between the market rate and IZ units is that one (1) underground parking stall will be included only in the base unit price for the market rate units.



The cost of providing the inclusionary dwelling units is significant as indicated in the following comparison chart of two bedroom market rate and inclusionary dwelling unit proposed sale prices:

Unit	Unit Type	IZ	# of Units	Unit Size (SF)	Balcony Size (SF)	Price/SF	Average Price
G	1 Bed/1 Bath		2	540	0	\$290	\$156,600
G	1 Bed/1 Bath	IZ	6	540	0	\$211	\$113,940
K	2 Bed/1 Bath		2	767	0	\$270	\$207,090
K	2 Bed/1 Bath	IZ	6	767	45	\$170	\$130,390
L	2 Bed/1 Bath		4	864	0	\$265	\$228,960
L	2 Bed/1 Bath	IZ	5	864	0	\$158	\$136,512

The sale price differential is greatest for the larger two-bedroom units and is substantial for all units ranging from \$79/SF on the one bedroom units to \$107/SF for the 864 SF two-bedroom units. The cost of providing inclusionary dwelling units cannot be “value engineered” such that the cost of is not both absorbed by the other units and the developer.

In terms of absorbing the costs of inclusionary dwelling units and financial feasibility, the cost of developer provided IZ units must be offset by financial incentives. Consequently, McGrath Associates has applied for the following incentives:

- TIF assistance;
- Parkland Development Fee Reduction; and
- Cash subsidy from Inclusionary Unit Reserve Fund of \$5,000 for up to 50% of on-site affordable units in a project with four or more stories and 75% of parking provided underground.

In the event that the requirement to provide twenty-one (21) inclusionary dwelling units is financially infeasible, we may request a waiver.

As the Inclusionary Zoning Ordinance continues to be amended, challenged in the courts, and otherwise evolve, McGrath Associates will continue to work with City Staff to develop IZ units that both comply with the ordinance and are financially feasible. It is important to consider as of the date of this SIP submission, the developer is navigating three versions of the ordinance, namely the “old” ordinance, the “amended” ordinance, and the “Wisconsin Court of Appeals” ordinance. Based on the draft Land Use Restriction Agreement (LURA) and conversations with City Staff, we understand that Union Corners may fall under the “old” ordinance, consequently, the marketing of owner occupied IZ units will follow the marketing period outlined in the “old” ordinance. With respect to providing IZ rental units, we understand that the Wisconsin Court of Appeals has voided the IZ ordinance with respect to rental units.

UC - IZ Unit Max Prices

**UNION CORNERS IZ UNIT SALE PRICE CALCULATION**

**Unit Maximum Price Calculation**

Unit Type	1 Bed	1 Bed	2 Bed	2 Bed	2 Bed	2 Bed
Household Size	1 person	2 person	2 persons	3 persons	2 persons	3 persons
Unit Sale Price/SF	\$ 188.89	\$ 221.76	\$ 155.15	\$ 178.10	N/A	\$ 158.10
Unit Size in square feet	540	540	767	767		864
Sale Price	102,000	119,750	119,000	136,600		136,600
Loan-to-Value	95%	95%	95%	95%		95%
Rate	6.78%	6.78%	6.78%	6.78%		6.78%
Loan Amount	96,900	113,763	113,050	129,770		129,770
Principal + Interest	630.43	740.13	735.50	844.28		844.28
Private Mortgage Insurance (PMI)	32.30	37.92	37.68	43.26		43.26
Real Estate Taxes	174.45	204.81	203.53	233.63		233.63
Association Fees (estimated)	170.00	170.00	175.00	175.00		175.00
Homeowners Insurance	18.00	18.00	20.00	22.00		22.00
Total Monthly Payment	1,025.18	1,170.86	1,171.71	1,318.16		1,318.16
Maximum Monthly Payment	1,025	1,171	1,171	1,318		1,318

**Maximum Payment Calculation**

Household Size	1 person	2 persons	3 persons
2006 Income Limit AMI @ 80% Median	41,000	46,850	52,700
Payment for Housing	30%	30%	30%
Annual Payment	12,300	14,055	15,810
Maximum Monthly Payment	1,025	1,171	1,318

**Maximum Price Limit at 80% AMI Level**

	80% AMI
One Bedroom	124,370
Two Bedroom	149,216

**IZ Unit Sale Price Summary**

Unit Type	1 Bed	1 Bed	2 Bed	2 Bed	3 Bed	3 Bed
Unit Size in square feet	540	540	767	767	864	864
Household Size	1	2	2	3	3	3
Number of IZ Units	2	4	2	4		5
Total by Unit Type	204,000	479,000	238,000	546,400	-	683,000
Average Sale Price by Unit Type		113,833		130,733		136,600
Average Sale Price/SF by Unit Type		210.80		170.45		158.10
Overall Average IZ Sale Price	\$ 176.81					

CITY OF MADISON, WISCONSIN  
 INCLUSIONARY DWELLING UNIT FOR-SALE MAXIMUM PRICE LIST

For building permits obtained during the period: July 1 – September 30, 2006  
 Interest Rate: 6.78%

To use this table, choose the number of bedrooms in the inclusionary dwelling unit, then select the Area Median Income level to locate the maximum price for this quarter.

		Target AMI Level established in Approved Inclusionary Dwelling Unit Plan			
		80%	70%	60%	50%
<b>Number of Bedrooms in Inclusionary Dwelling</b>	<b>Efficiency</b>	\$116,038	\$101,478	\$86,981	\$72,484
	<b>One bedroom</b>	\$124,370	\$108,812	\$93,267	\$77,723
	<b>Two bedrooms</b>	\$149,216	\$130,614	\$111,954	\$93,295
	<b>Three bedrooms</b>	\$172,434	\$150,929	\$129,368	\$107,806
	<b>Four bedrooms</b>	\$192,254	\$168,271	\$144,233	\$120,194

NOTE: These maximum prices should be reduced for particular projects based upon condominium or homeowner association fees.

Note also that the price of a particular inclusionary unit dwelling does not vary by the income of the actual individual household buyer. The price is set through the developer's inclusionary dwelling unit plan established through the land use review process.

A spreadsheet detailing the components of the formula used to calculate these maximum prices for the inclusionary units is available from the CDBG Office. Call 267.0740 or email us at [cdbg@cityofmadison.com](mailto:cdbg@cityofmadison.com).

**2006 INCOME LIMIT GUIDELINES**  
 AREA MEDIAN INCOME (MADISON, WI) - BY HOUSEHOLD SIZE

Household Size	2006 Area Median Income (100% Median)	90% Median	<b>"Low and Moderate Income" (or "LMI")</b> Individuals or households whose annual income does not exceed 80% of the area median income.					
			80% Median*	70% Median	60% Median*	50% Median*	40% Median	30% Median*
1 person	\$51,200	\$46,080	\$41,000	\$35,840	\$30,720	\$25,600	\$20,480	\$15,350
2 persons	\$58,600	\$52,740	\$46,850	\$41,020	\$35,160	\$29,300	\$23,440	\$17,550
3 persons	\$65,900	\$59,310	\$52,700	\$46,130	\$39,540	\$32,950	\$26,360	\$19,750
4 persons	\$73,200	\$65,880	\$58,550	\$51,240	\$43,920	\$36,600	\$29,280	\$21,950
5 persons	\$79,100	\$71,190	\$63,250	\$55,370	\$47,460	\$39,550	\$31,640	\$23,700
6 persons	\$84,900	\$76,410	\$67,900	\$59,430	\$50,940	\$42,450	\$33,960	\$25,450
7 persons	\$90,800	\$81,720	\$72,600	\$63,560	\$54,480	\$45,400	\$36,320	\$27,250
8 persons	\$96,600	\$86,940	\$77,300	\$67,620	\$57,960	\$48,300	\$38,640	\$29,000

\* The 30%, 50%, 60% and 80% figures are taken from HUD tables. They do not necessarily represent the precise mathematical percentage of the median income base of 100%. The additional percentage figures are provided for your convenience and are locally derived by formula from the 50% figure.

[ [print this window](#) ] [ [close this window](#) ]

(Rev. 03/30/2006)

**UNION CORNERS - BUILDING G**

**DRAFT**

**BUILDING G-1**

Unit	Unit Description	IZ	# of Units	Unit Size (SF)	Balcony Size (SF)	Total Unit (SF)	Total Balcony (SF)	Total Unit & Balcony (SF)	Price/SF	Total Price	Average Price
Unit A	2 Bed & Study/2 Bath		8	1,300	143	10,400	1,144	11,544	265.00	2,756,000	344,500
Unit B-1 (1st floor)	2 Bed/ 2-1/2 Bath		1	1,300	112	1,300	112	1,412	265.00	344,500	344,500
Unit B-2 (2nd-4th floor)	2 Bed/ 2-1/2 Bath		3	1,465	112	4,395	336	4,731	260.00	1,142,700	380,900
Unit C	2 Bed/ 2-1/2 Bath		4	1,247	143	4,988	572	5,560	270.00	1,346,760	336,690
Unit D	1 Bed/ 1 Bath		8	676	0	5,408	-	5,408	290.00	1,568,320	196,040
Unit E	1 Bed & Study/1-1/2 Bath		12	967	45	11,604	540	12,144	280.00	3,249,120	270,760
Unit K	2 Bed/1 Bath		1	767	45	767	45	812	270.00	207,090	207,090
Unit K	2 Bed/1 Bath	IZ	3	767	45	2,301	135	2,436	170.00	391,170	130,390
Unit L	2 Bed/1 Bath		2	864	0	1,728	-	1,728	265.00	457,920	228,960
Unit L	2 Bed/1 Bath	IZ	2	864	0	1,728	-	1,728	158.00	273,024	136,512
TOTAL UNIT & SQUARE FEET										11,736,604	

**BUILDING G-2**

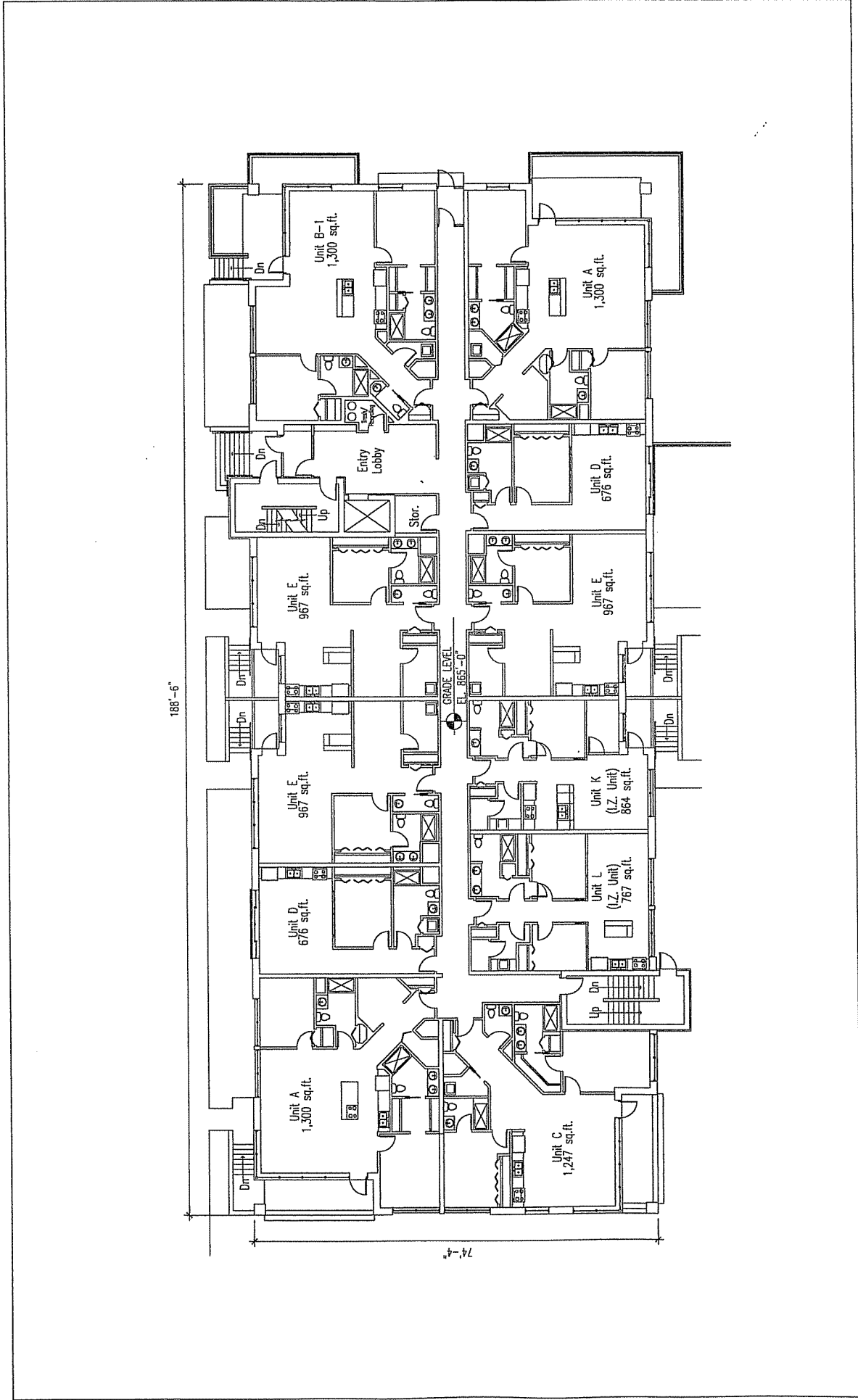
Unit	Unit Description	IZ	# of Units	Unit Size (SF)	Balcony Size (SF)	Total Unit (SF)	Total Balcony (SF)	Total Unit & Balcony (SF)	Price/SF	Total Price	Average Price
Unit A	2 Bed & Study/2 Bath		8	1,300	143	10,400	1,144	11,544	265.00	2,756,000	344,500
Unit B-1 (1st floor)	2 Bed/ 2-1/2 Bath		1	1,300	112	1,300	112	1,412	265.00	344,500	344,500
Unit B-2 (2nd-4th floor)	2 Bed/ 2-1/2 Bath		3	1,465	112	4,395	336	4,731	260.00	1,142,700	380,900
Unit C	2 Bed/ 2-1/2 Bath		4	1,247	143	4,988	572	5,560	270.00	1,346,760	336,690
Unit D	1 Bed/ 1 Bath		8	676	0	5,408	-	5,408	290.00	1,568,320	196,040
Unit E	1 Bed & Study/1-1/2 Bath		12	967	45	11,604	540	12,144	280.00	3,249,120	270,760
Unit K	2 Bed/1 Bath		1	767	45	767	45	812	270.00	207,090	207,090
Unit K	2 Bed/1 Bath	IZ	3	767	45	2,301	135	2,436	170.00	391,170	130,390
Unit L	2 Bed/1 Bath		1	864	0	864	-	864	265.00	228,960	228,960
Unit L	2 Bed/1 Bath	IZ	3	864	0	2,592	-	2,592	158.00	409,536	136,512
TOTAL UNIT & SQUARE FEET										11,644,156	

**BUILDING G-3**

Unit	Unit Description	IZ	# of Units	Unit Size (SF)	Balcony Size (SF)	Total Unit (SF)	Total Balcony (SF)	Total Unit & Balcony (SF)	Price/SF	Total Price	Average Price
Unit A	2 Bed & Study/2 Bath		4	1,300	143	5,200	572	5,772	265.00	1,378,000	344,500
Unit B-3	2 Bed & Study/2 Bath		4	1,300	112	5,200	448	5,648	265.00	1,378,000	344,500
Unit D	1 Bed/ 1 Bath		5	676	0	3,380	-	3,380	290.00	980,200	196,040
Unit E	1 Bed & Study/1-1/2 Bath		4	967	45	3,868	180	4,048	285.00	1,102,380	275,595
Unit F	2 Bed/ 2 Bath		4	1,140	90	4,560	360	4,920	275.00	1,254,000	313,500
Unit G	1 Bed or Studio/1 Bath		2	540	0	1,080	-	1,080	290.00	313,200	156,600
Unit G	1 Bed or Studio/1 Bath	IZ	6	540	0	3,240	-	3,240	211.00	683,640	113,940
Unit H	2 Bed/1 Bath		4	994	0	3,976	-	3,976	270.00	1,073,520	268,380
Unit J	2 Bed/2 Bath		3	1,026	97	3,078	291	3,369	280.00	861,840	287,280
TOTAL UNIT & SQUARE FEET										9,024,780	

**PROJECT TOTALS**

124	990	122,820	7,619	130,439	\$ 263.85	\$ 32,405,540	\$ 261,335
107		110,658	7,349	118,277	\$ 273.43	30,257,000	
17	8/23/2006 UC Building G-08+866	12,162	270	12,162	\$ 176.66	2,148,540	\$ 126,385

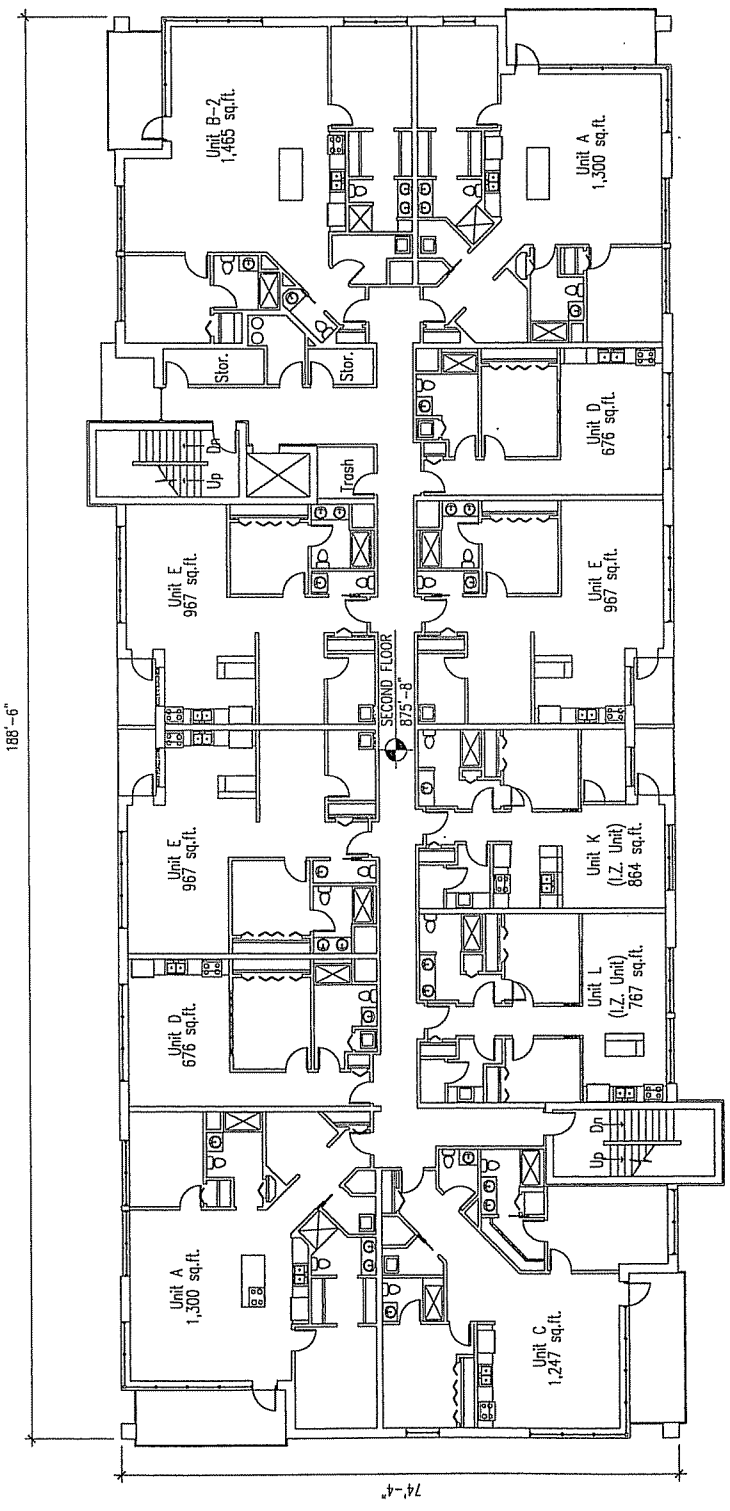


Scale 1/16" = 1'-0"  
August 22, 2005

**Union Corners - Building C**

Engberg Associates  
Design Partnership, Inc.

Building C.1 Grade Level - I.Z. Unit Locations (G.2 mirrored)  
EADP Project No. 041850.00



188'-6"

74'-4"

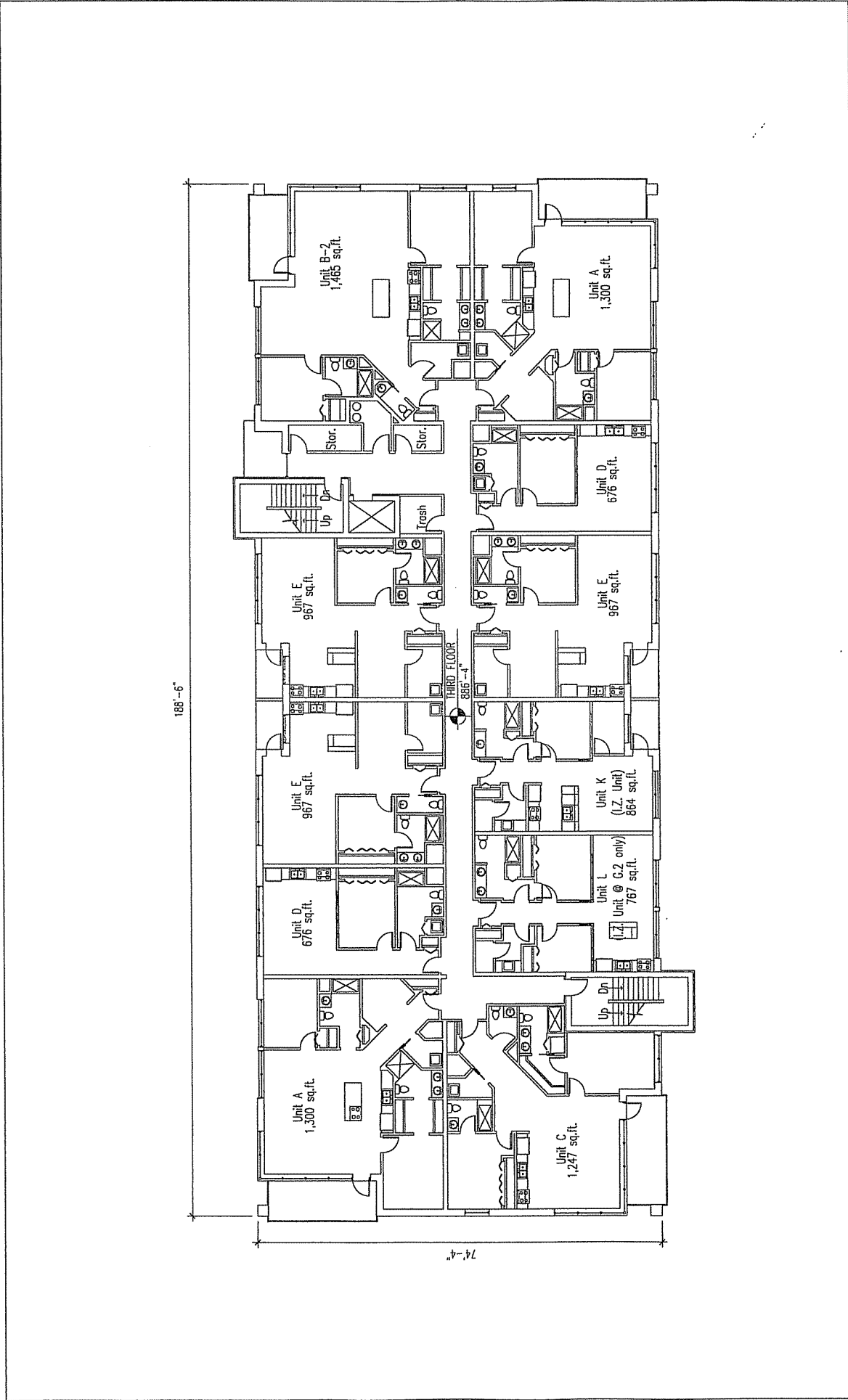
SECOND FLOOR  
875'-8"

Scale: 1/16" = 1'-0"  
August 22, 2006

**Union Corners - Building G**

Building G.1 Second Level - I.Z. Unit Locations (G.2 mirrored)  
EADP Project No. 061580.00

Engineering Associates  
  
 Inc.



Scale: 1/16" = 1'-0"  
August 22, 2006

**Union Corners - Building G**

Building G, 1 Third Level - I.Z. Unit Locations (G.2 mirrored)

EADP Project No. 061580.00

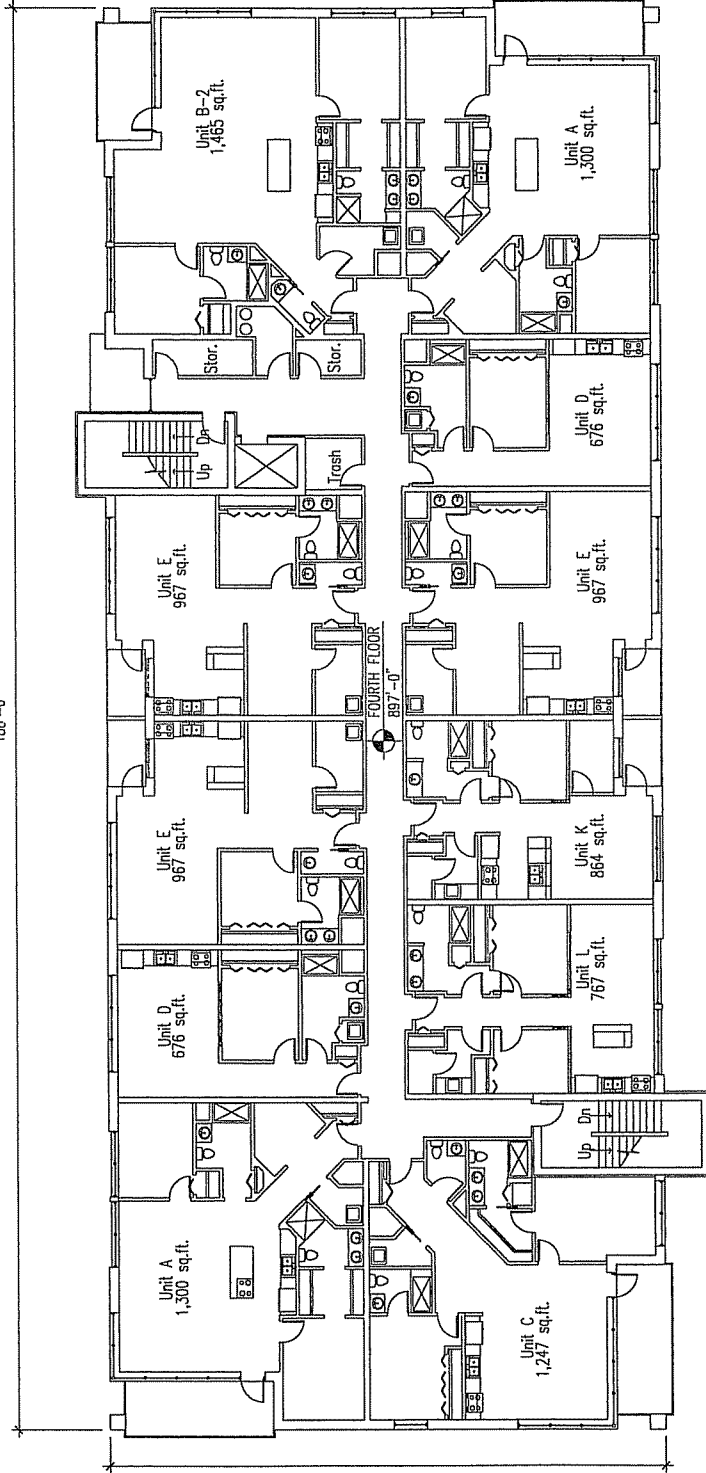
Engineering and Construction  
Dwyer Technology, Inc.





188'-6"

74'-4"



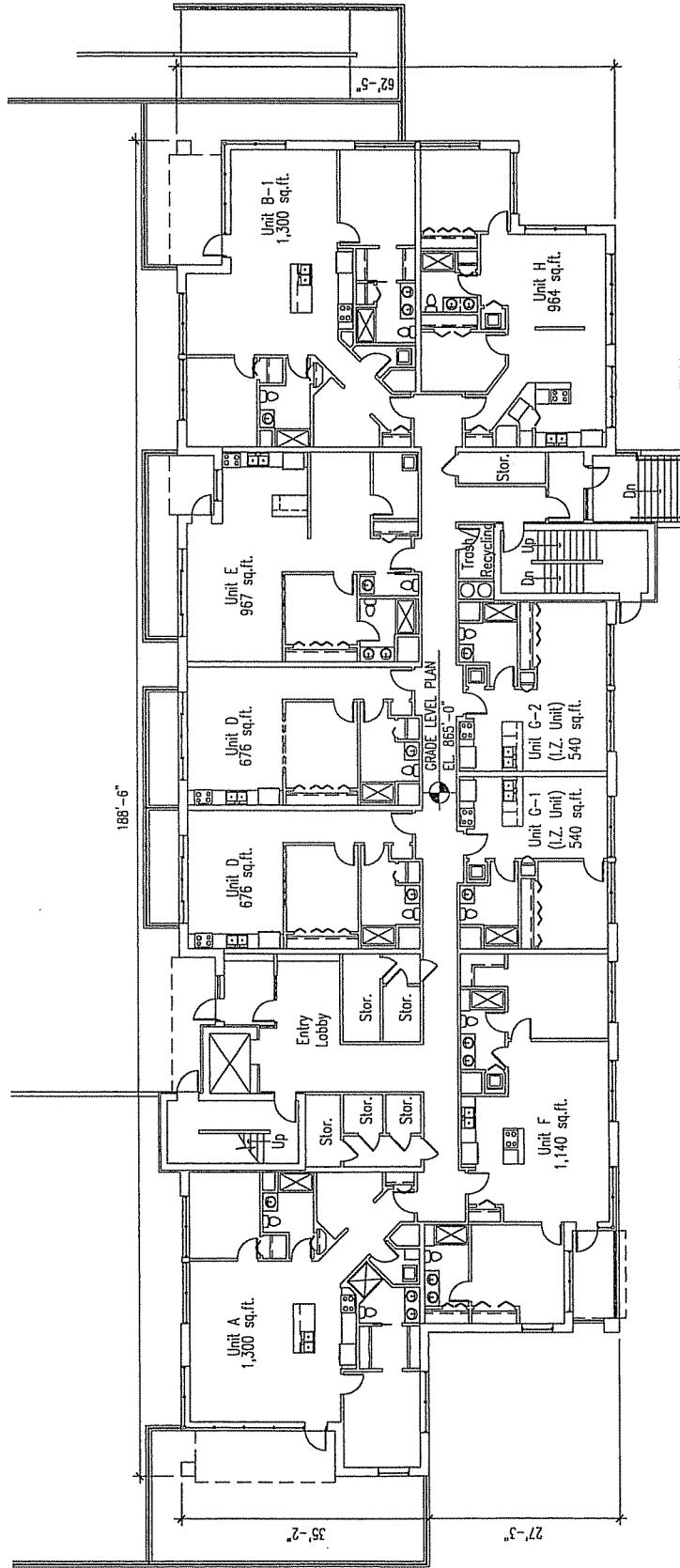
Scale 1/16" = 1'-0"  
August 22, 2006

### Union Corners - Building G

Engineering and Architecture  
Baylor University, Inc.



Building C.1 Fourth Level - I.Z. Unit Locations (G.2 mirrored)  
EADP Project No. 061820.00



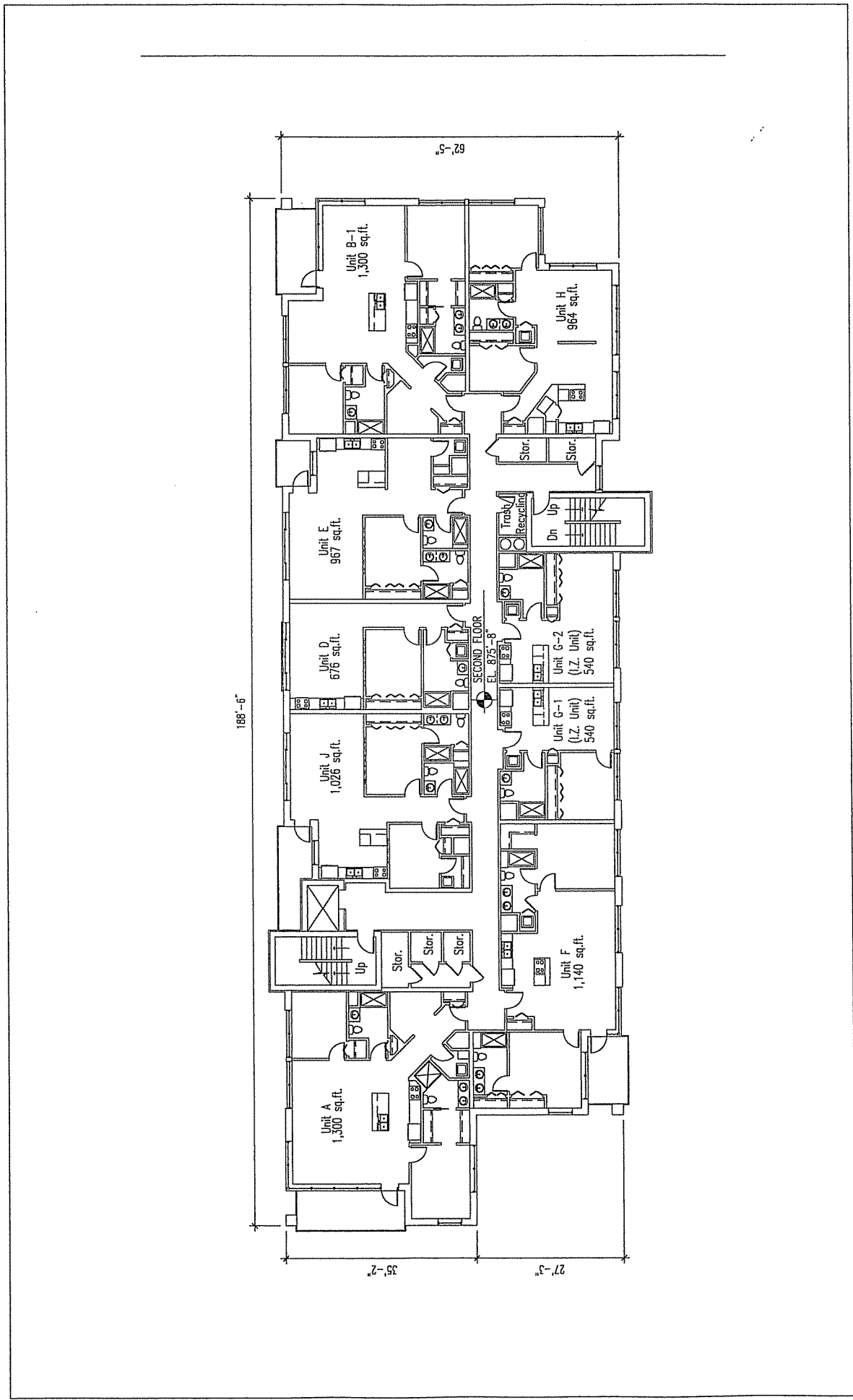
Scale: 1/8" = 1'-0"  
August 12, 2006

**Union Corners - Building G**

Engberg Architects  

 Delta Partners, Inc.

Building G3 Grade Level - I.Z. Unit Locations  
 EADP Project No. 061530.00



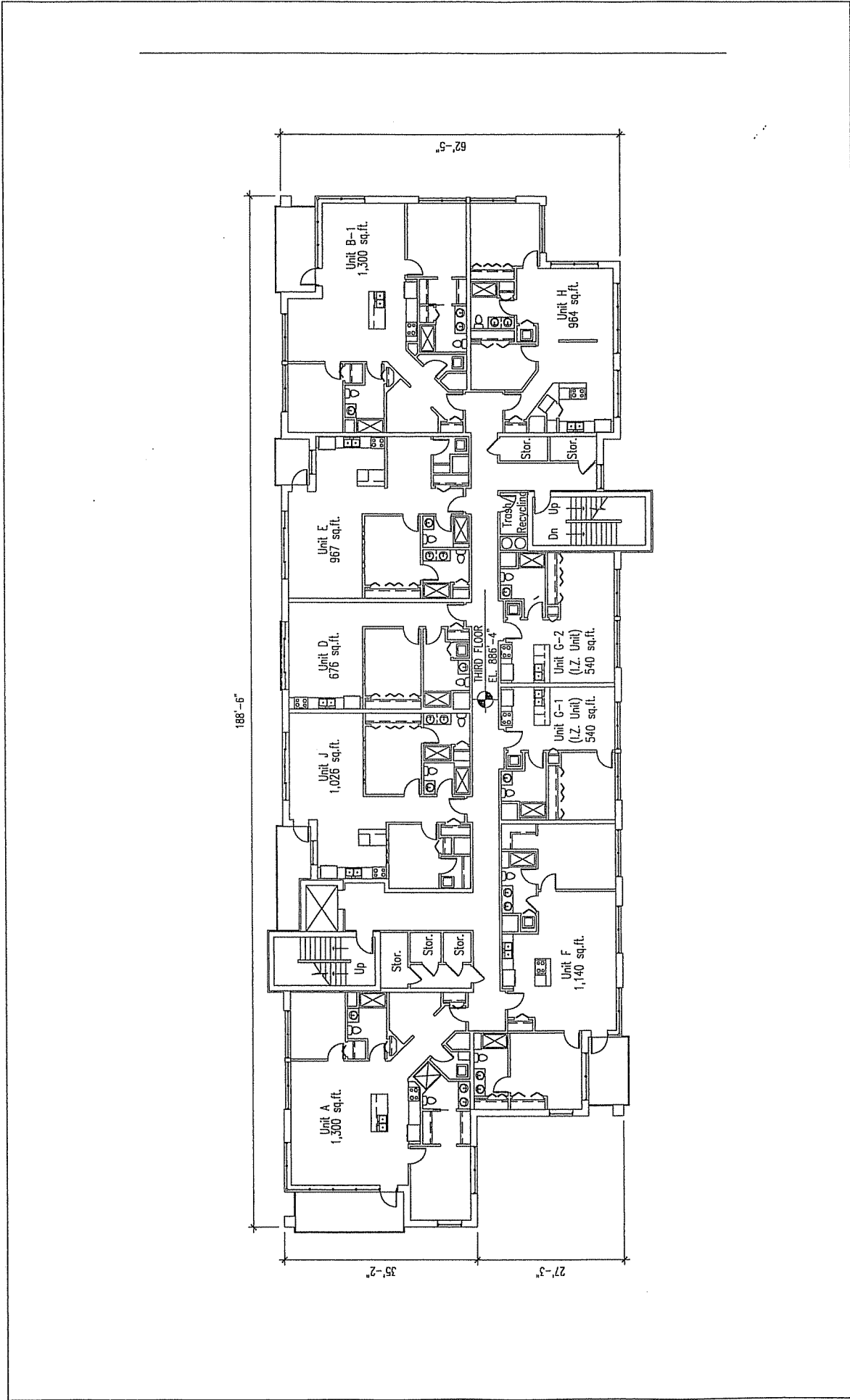
Scale: 1/16" = 1'-0"  
 August 22, 2005

**Union Corners - Building C**

Building C.3 Second Level - I.Z. Unit Locations  
 EADP Project No. 061550.00

Engberg Architects  
 Design Partnership, Inc.





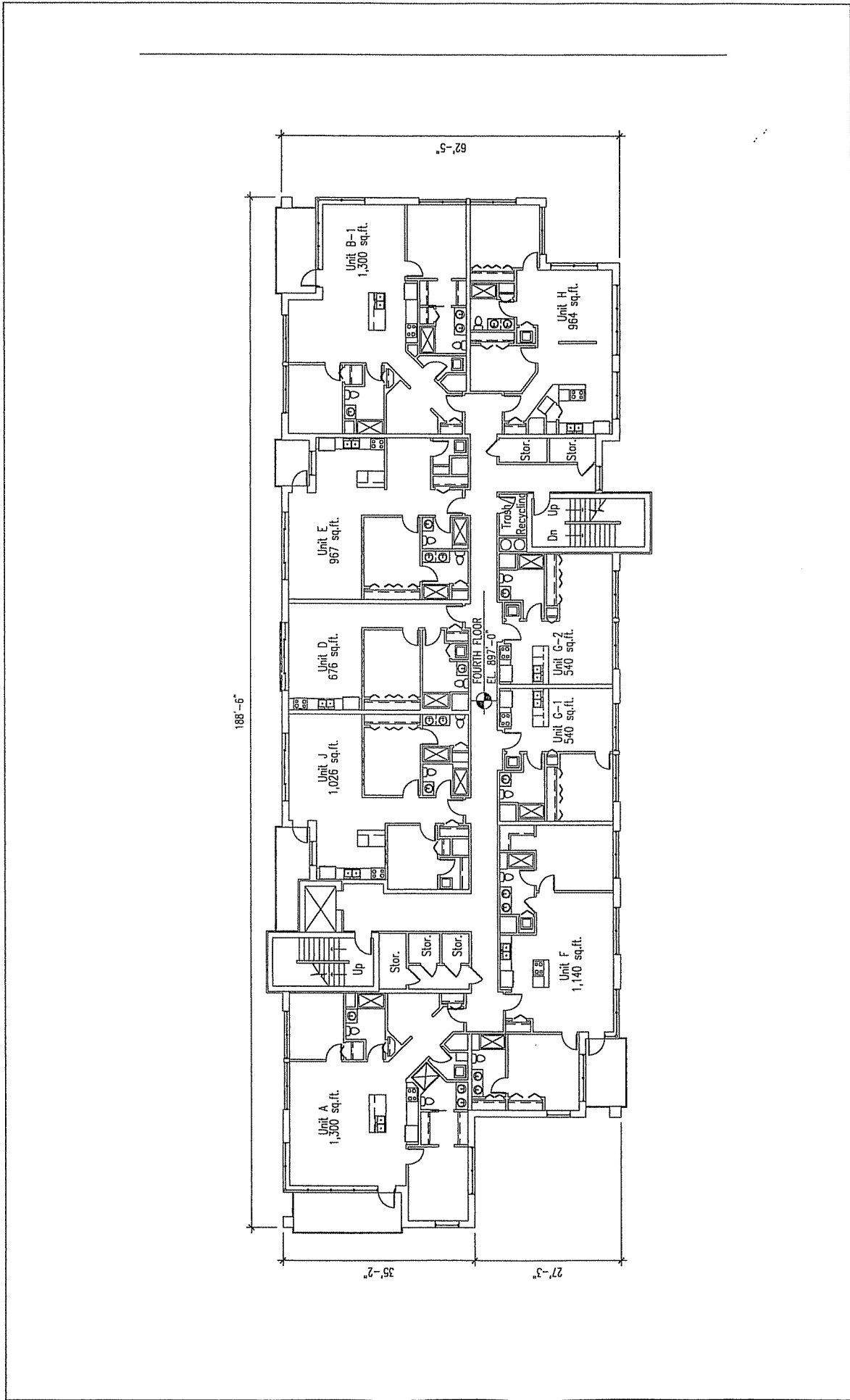
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**Union Corners - Building G**

Building G.3 Third Level - I.Z. Unit Locations  
EADP Project No. 051590.00

Engineering Associates  

 Design Partnership, Inc.



Scale: 1/16" = 1'-0"  
August 27, 2008

**Union Corners - Building G**

Building C.3 Fourth Level - I.Z. Unit Locations  
EADP Project No. 081870J

Engineering Associates  
Design Networks, Inc.



# UNION CORNERS - FRENCH BATTERY BUILDING

# DRAFT

## Proposed First Floor Plan

Unit	Unit Description	IZ	# of Units	Unit Size (SF)	Balcony Size (SF)	Total Unit (SF)	Total Balcony (SF)	Total Unit & Balcony (SF)	Price/SF	Total Price	Average Price
Unit 101			1	388	0	388	-	388	200.00	77,600	77,600
Unit 102			1	1,608	0	1,608	-	1,608	200.00	321,600	321,600
Unit 103			1	1,105	0	1,105	-	1,105	200.00	221,000	221,000
Unit 104			1	1,057	0	1,057	-	1,057	200.00	211,400	211,400
Unit 105			1	1,057	0	1,057	-	1,057	200.00	211,400	211,400
Unit 106			1	1,178	0	1,178	-	1,178	200.00	235,600	235,600
Unit 107			1	1,178	0	1,178	-	1,178	200.00	235,600	235,600
Unit 108			1	2,220	0	2,220	-	2,220	200.00	444,000	444,000
TOTAL UNIT & SQUARE FEET										1,958,200	

## Proposed Second Floor Plan

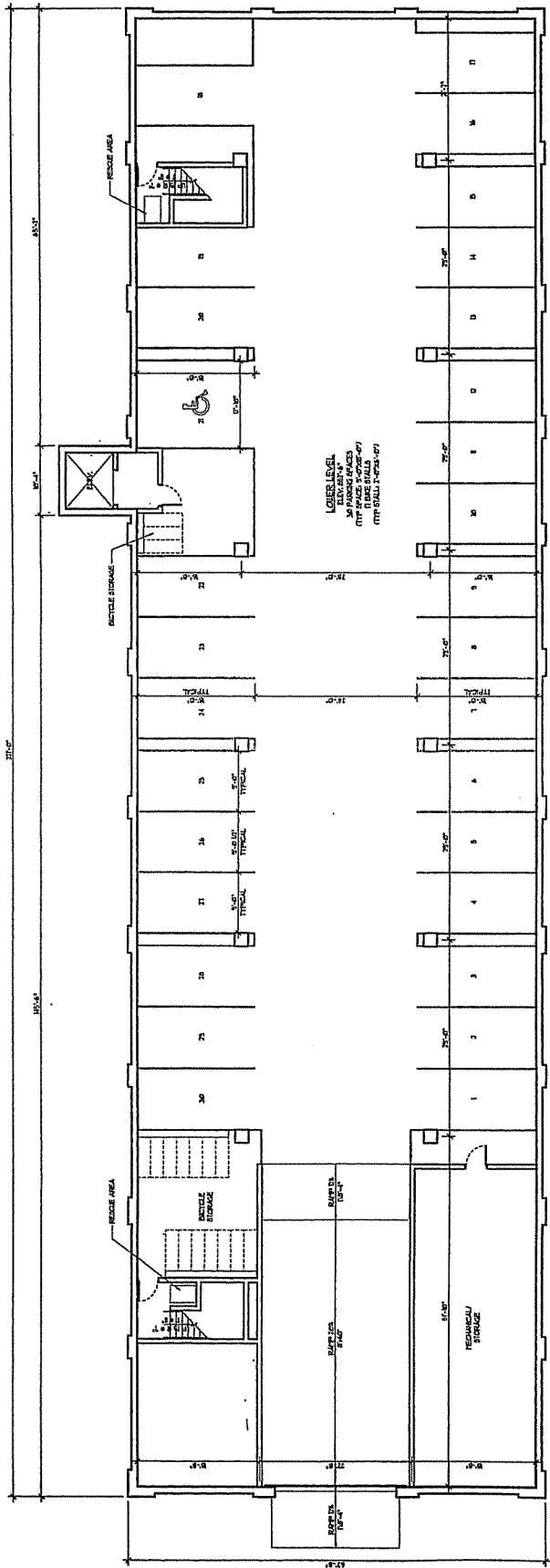
Unit	Unit Description	IZ	# of Units	Unit Size (SF)	Balcony Size (SF)	Total Unit (SF)	Total Balcony (SF)	Total Unit & Balcony (SF)	Price/SF	Total Price	Average Price
Unit 201	Up to 3 bedrooms		1	2,136	0	2,136	-	2,136	260.00	555,360	555,360
Unit 202	2 bedrooms	IZ	1	1,027	0	1,027	-	1,027	177.00	181,779	181,779
Unit 203	2 bedrooms		1	1,027	0	1,027	-	1,027	260.00	267,020	267,020
Unit 204	2 bedrooms		1	1,048	0	1,048	-	1,048	260.00	272,480	272,480
Unit 205	2 bedrooms		1	1,048	0	1,048	-	1,048	260.00	272,480	272,480
Unit 206	2 bedrooms		1	1,172	0	1,172	-	1,172	260.00	304,720	304,720
Unit 207	2 bedrooms		1	1,692	0	1,692	-	1,692	260.00	439,920	439,920
Unit 208	Up to 3 bedrooms		1	2,181	0	2,181	-	2,181	260.00	567,060	567,060
TOTAL UNIT & SQUARE FEET										2,860,819	

## Proposed Second Floor Plan

Unit	Unit Description	IZ	# of Units	Unit Size (SF)	Balcony Size (SF)	Total Unit (SF)	Total Balcony (SF)	Total Unit & Balcony (SF)	Price/SF	Total Price	Average Price
Unit 201	Up to 3 bedrooms		1	2,136	0	2,136	-	2,136	260.00	555,360	555,360
Unit 202	2 bedrooms	IZ	1	1,027	0	1,027	-	1,027	177.00	181,779	181,779
Unit 203	2 bedrooms		1	1,027	0	1,027	-	1,027	260.00	267,020	267,020
Unit 204	2 bedrooms		1	1,048	0	1,048	-	1,048	260.00	272,480	272,480
Unit 205	2 bedrooms		1	1,048	0	1,048	-	1,048	260.00	272,480	272,480
Unit 206	2 bedrooms		1	1,172	0	1,172	-	1,172	260.00	304,720	304,720
Unit 207	2 bedrooms		1	1,692	0	1,692	-	1,692	260.00	439,920	439,920
Unit 208	Up to 3 bedrooms		1	2,181	0	2,181	-	2,181	260.00	567,060	567,060
TOTAL UNIT & SQUARE FEET										2,860,819	

## PROJECT TOTALS

COMMERCIAL TOTALS	24	32,453	7,679,838
RESIDENTIAL TOTALS	8	9,791	1,958,200
RESIDENTIAL WITHOUT IZ TOTALS	16	22,662	5,721,638
IZ TOTALS	2	2,054	363,558



SIP SUBMITTAL



**MCGRATH**  
Associates  
REAL ESTATE INVESTMENTS

SUBMITTAL DATE: 08/23/2009  
PLAN COMMISSION

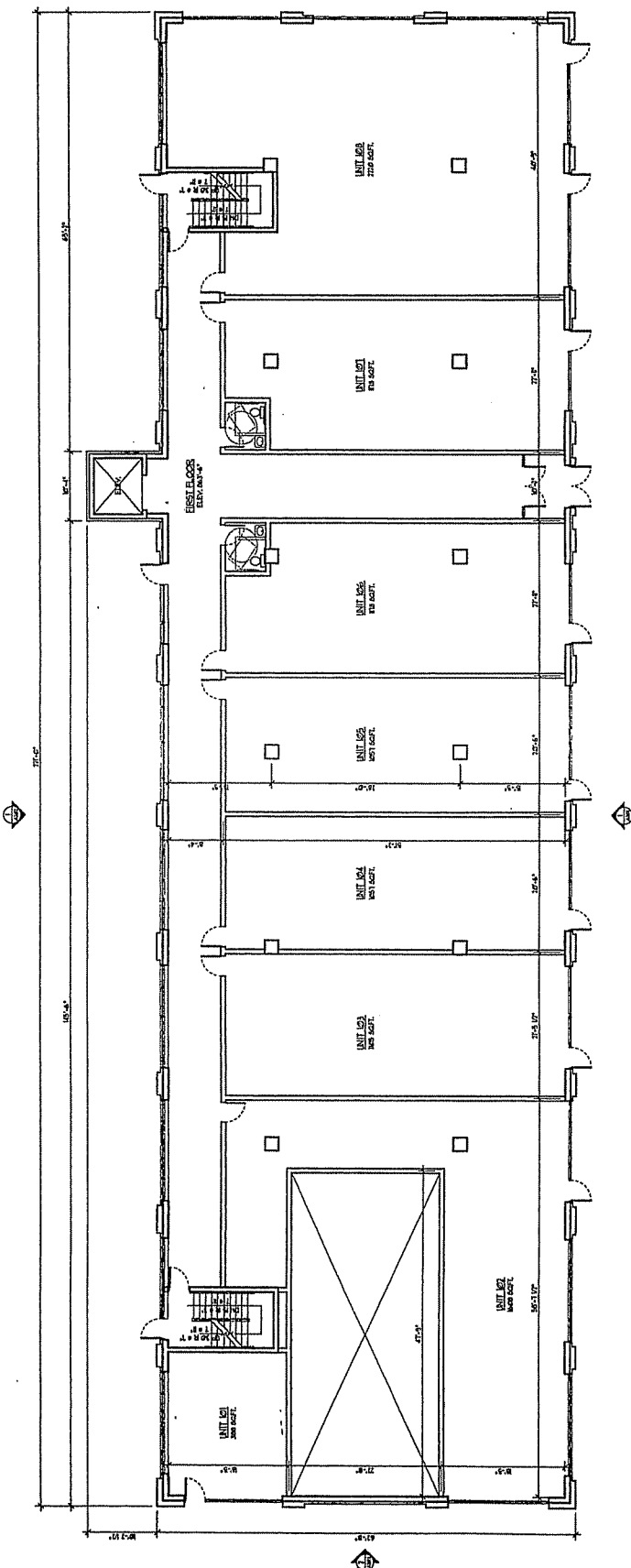
SHEET TITLE:  
PROPOSED LOWER  
LEVEL PLAN

ARCHITECT:  
**ARCHITECTURE | CSG, INC.**  
107 N. HAWLEIGH STREET  
MILWAUKEE, WI 53233 400/731-1422



SHEET NUMBER:  
**FB-A100**








PROPOSED LOWER LEVEL PLAN

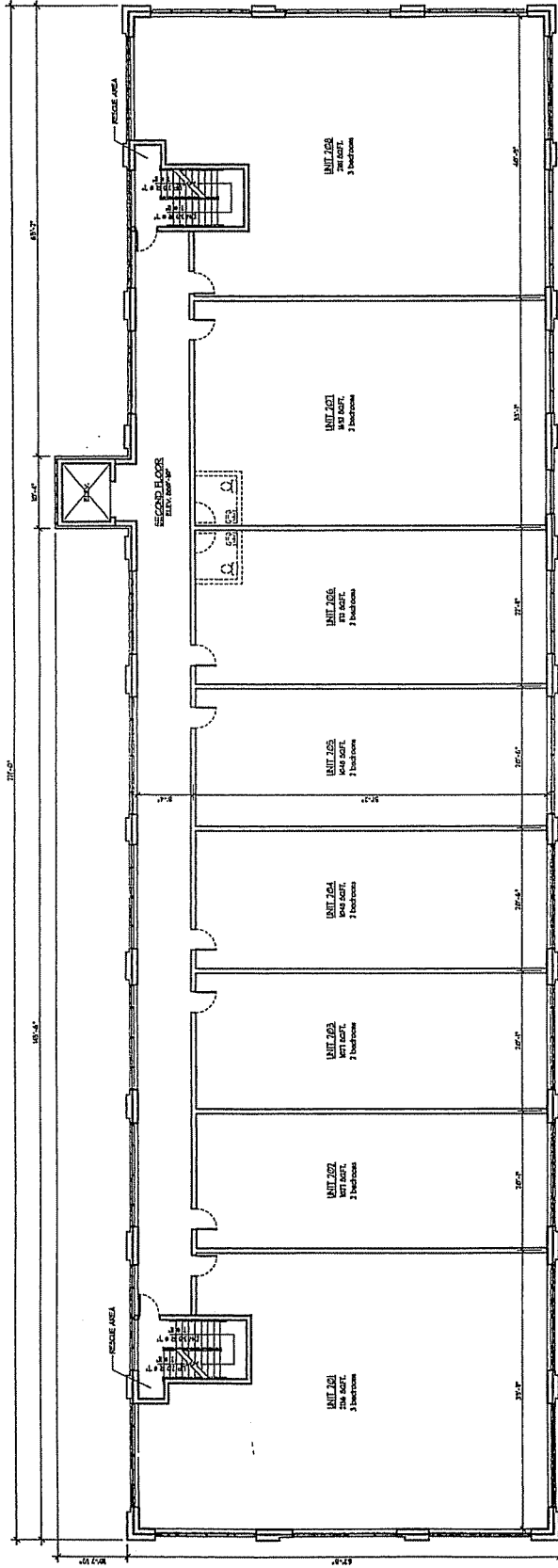


**SIP SUBMITTAL**

 <b>MCGRATH</b> <i>Estimates</i> REAL ESTATE INVESTMENTS	 <b>UNION CORNER</b>	SHEET TITLE: <b>PROPOSED FIRST FLOOR PLAN</b>
SUBMITTAL DATE: 02/23/2006	PLAN COMMISSION	SHEET NUMBER: <b>FB-A101</b>
ARCHITECT: <b>ARCHITECTURE   CSG, INC.</b> 107 N. HANCOCK STREET BOSTON, MA 02111-4402		






  
 PROPOSED FIRST FLOOR PLAN  
 1/8" = 1'-0"





**SIP SUBMITTAL**

**MCGRATH**  
*Architects*  
REAL ESTATE INVESTMENTS

**UNION CORNERS**

**PROPOSED 2ND/  
3RD FLOOR PLAN**

**FB-A102**

SHEET TITLE: PROPOSED 2ND/  
3RD FLOOR PLAN

SHEET NUMBER: FB-A102

PLAN COMMISSION

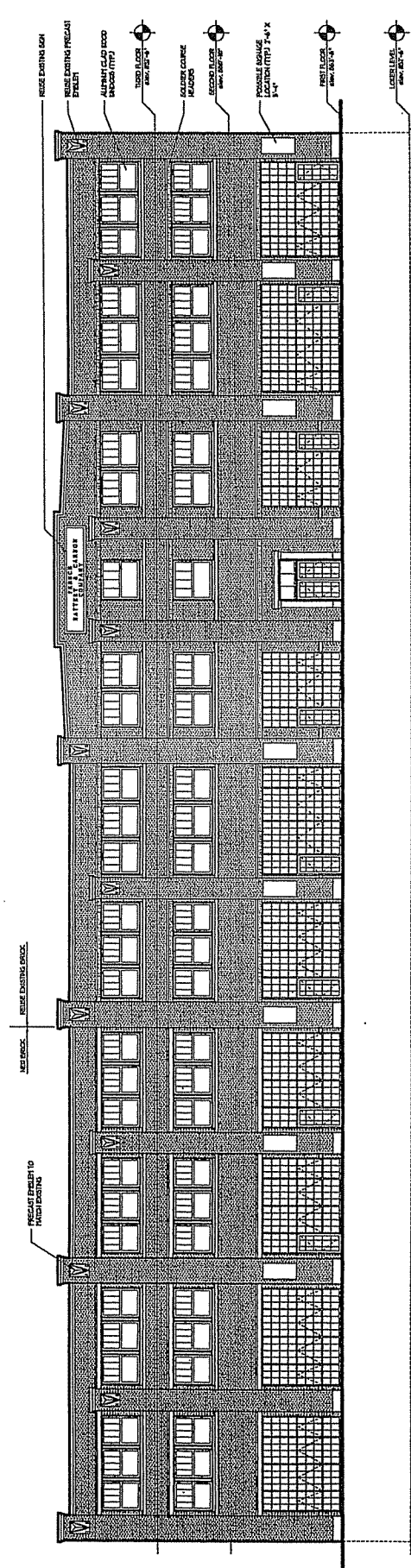
ARCHITECT: ARCHITECTURE | CSG, INC.  
117 N. HUNTER STREET  
MUSKOGEE, MS 39568 601/231-4442

SUBMITTAL DATE: 08/23/2006

ARCHITECTURE | CSG, INC. (Logo)

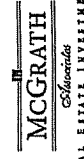
117 N. HUNTER STREET, MUSKOGEE, MS 39568 601/231-4442

PROPOSED SECOND/FIRST FLOOR PLAN  
1/2" = 1'-0"




REUSE EXISTING BRICK, AND TRY AS MUCH AS POSSIBLE IN THE ORIGINAL BUILDING. DETAILS AND MATERIALS IN THIS BUILDING SHOULD BE SIMILAR TO EXISTING.

S.I.P. SUBMITTAL



REAL ESTATE INVESTMENTS



WINNEBAGO STREET ELEVATION

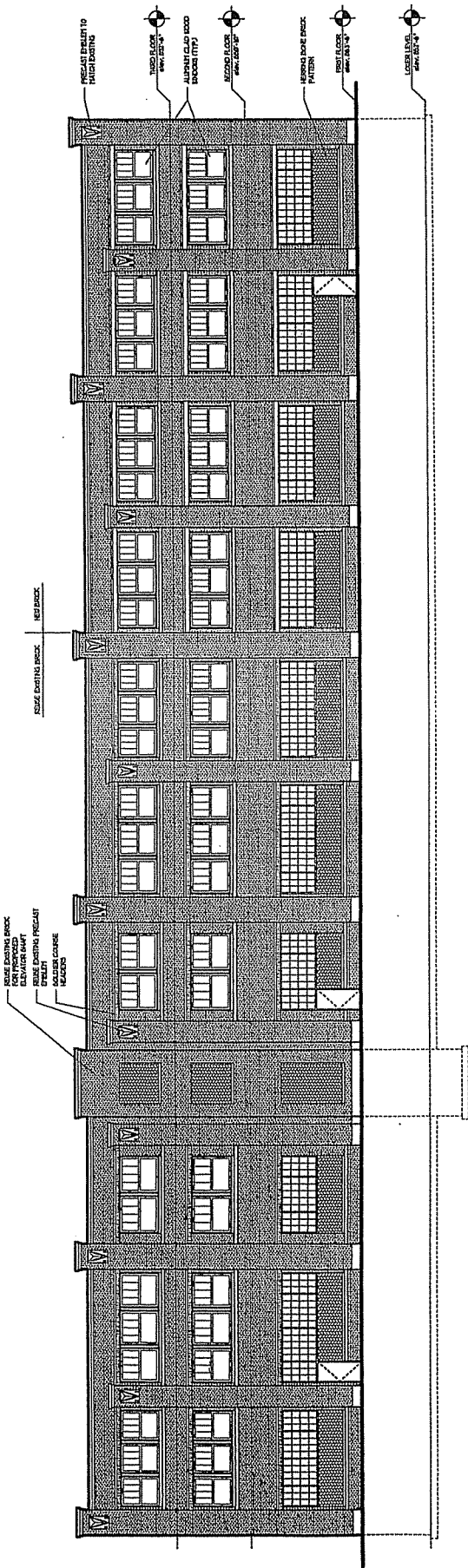
SHEET NUMBER: FB-A201

SUBMITTAL DATE: 08/23/2008

PLAN COMMISSION

ARCHITECT: ARCHITECTURE | CSG, INC.  
107 N. HAWKIN STREET  
MADISON, WI 53703 608/781-4400

WINNEBAGO STREET ELEVATION



REUSE EXISTING BRICK AND TRIM  
 AS MUCH AS POSSIBLE IN THE  
 REAR EXTERIOR ELEVATION  
 AND MATERIALS IN REBUILDING  
 BAYS TO BE SIMILAR TO  
 EXISTING.

**SIP SUBMITTAL**

**McGRATH**  
*Architects*

REAL ESTATE INVESTMENTS

**UNION**  
**CORNERS**

**REAR EXTERIOR  
ELEVATION**

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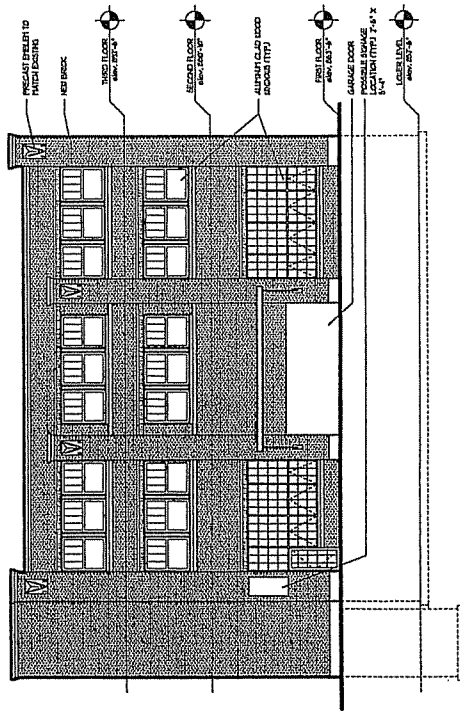
SUBMITTAL DATE: 02/21/2006      PLAN COMMISSION

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ARCHITECT: **ARCHITECTURE | CSG, INC.**  
 107 N. WASHINGTON STREET  
 WISCONSIN, WI 53033 414/251-4442

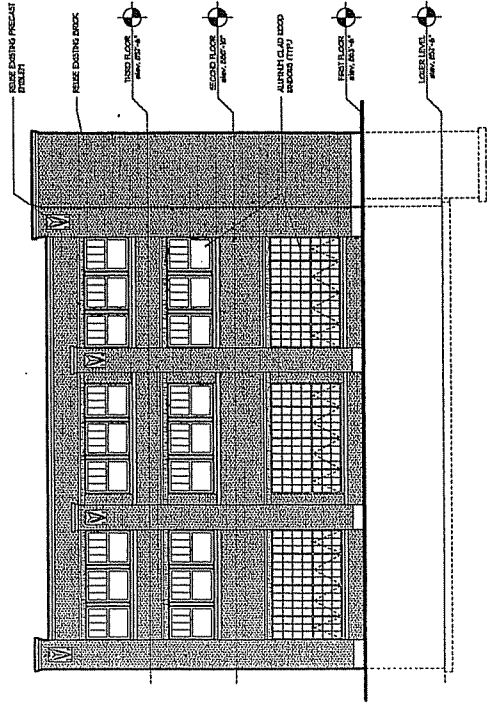
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**FB-A202**

REAR EXTERIOR ELEVATION  
 1/8" = 1'-0"



REUSE EXISTING BRICK AND TRIM AS MUCH AS POSSIBLE IN THE ORIGINAL BUILDING. DETAILS AND MATERIALS IN NEW BUILDING SHALL BE IDENTICAL TO EXISTING.

4.00 FRONT STREET ELEVATION  
1/8" = 1'-0"



REUSE EXISTING BRICK AND TRIM AS MUCH AS POSSIBLE IN THE ORIGINAL BUILDING. DETAILS AND MATERIALS IN NEW BUILDING SHALL BE IDENTICAL TO EXISTING.

4.01 REAR STREET ELEVATION  
1/8" = 1'-0"

S I P SUBMITTAL



THE  
**MCGRATH**  
*Associates*  
REAL ESTATE INVESTMENT

ARCHITECT

PROJECT TITLE  
**6TH & 5TH STREET  
ELEVATIONS**

SUBMITTAL DATE  
08/21/2008

PLAN COMMISSION

PROJECT NUMBER

**FB-A203**



ARCHITECTURE | **CSG, INC.**  
107 N. MADISON STREET  
MADISON, WI 53703 608/231-4400