

Inclusionary Dwelling Unit Plan

**4613 East Buckeye Road
Proposed Buckeye Meadows Plat
Madison, Wisconsin**

June 30, 2005

Development Team:

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

Attorney: Ron Trachtenberg
Murphy Desmond, S.C.
2 E. Mifflin St. Suite 800
P.O. 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 development proposal is located on an 8.5 acre site on the south side of Buckeye Road just east of Hwy 51. The site is bordered by single family homes to the north and east, the Union Pacific rail corridor to the south and a church to the west. The site slopes significantly from the northeast corner down to the southwest corner of the property.

The intent of this development is to create a low-density residential neighborhood that will be integrated with the adjacent single family development. A total of 32 duplex condominiums and 1 single family residence is proposed using standard R-3 zoning.

Architectural Character:

The site plan minimizes the impact of the garages and garage doors on the streetscape through the use of shared driveways, by turning garages away from the street and by locating some garages to the back of the homes. In addition front porches will add to the architectural character of the buildings and provide a pedestrian scale to the street. The exterior materials will be a combination of brick veneer and horizontal siding. The facades will be well articulated and detailed.

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 a total of 15% of its owner-occupied units to buyers meeting the 80% AMI guidelines in compliance with the IZ Ordinance. 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. An expedited review is requested.

Project Schedule & Management:

This project will be a phased development with construction of Phase I planned to start in late fall of 2005. Completion of Phase I is scheduled for late fall 2006. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2008. The inclusionary dwelling units will be phased in at a similar rate as the market rate homes. The proposed phasing is as follows:

<u>Phase</u>	<u>Building #</u>	<u>Total Units</u>	<u>Market Rate Units</u>	<u>IZ Units</u>
Phase I	1-3,17	8	7	1
Phase II	13-16	8	7	1
Phase III	4-12	17	14	3

PART 1 – DEVELOPMENT INFORMATION:

Project or Plat Buckeye Meadows

Project Address: 4613 East Buckeye Road **Project Area (in acres):** 8.57

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 Avenue, 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	1	0	0	0	1	
Duplexes	27	0	5	0	32	
Multi-Family	0	0	0	0	0	
TOTAL	28	0	5	0	33	8.57

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						5	5
Anticipated Sale Price						164,059	164,059
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

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:			19	8	1			3	2	
Minimum Floor Area:			1,500	1,350	1,500			1,100	1,200	
Rental Units With:										
Minimum Floor Area:										

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 type="checkbox"/> Parkland Development Fee Reduction	1	<input 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 checked="" 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 checked="" type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): <u>Expedited Review</u>			

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:

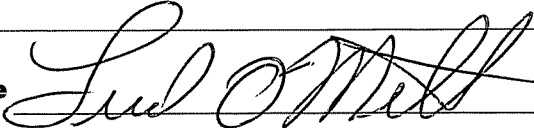
The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing 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 _____ of District _____ of this development proposal in writing on: → _____
- The applicant also notified _____ of the _____ neighborhood in writing on: → _____
- 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** 6/30/05

Printed Name Fred Miller **Phone** 608-221-3111

