

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat Hill Farms Redevelopment PUD:GDP

Project Address: 4801 Sheboygan Avenue **Project Area (in acres):** 20.95

Developer: State of Wisconsin:DOA **Representative:** Robert Cramer

Street Address: 101 East Wilson Street **City/State:** Madison, Wisconsin **Zip:** 53707

Telephone: 266-1031 **Fax:** 267-0200 **Email:** Robert.Cramer@wisconsin.gov

Agent, If Any: Brian Munson **Company:** Vandewalle & Associates

Street Address: 120 East Lakeside Street **City/State:** Madison, Wisconsin **Zip:** 53715

Telephone: 255-3988 **Fax:** 255-0814 **Email:** bmunson@vandewalle.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	TBD	TBD	TBD	TBD		
TOTAL	TBD	TBD	TBD	TBD	350	TBD

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

PART 4 - DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Efficcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Efficcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Minimum Floor Area:	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Rental Units With:	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Minimum Floor Area:	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

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
☒ Density Bonus (varies by project)	3	☐ 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
☐ Parkland Development Fee Reduction	1	☐ 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
☐ Parkland Dedication Reduction	1	☐ Neighborhood Plan preparation assistance	1
☐ Off-street Parking Reduction up to 25%	1	☐ Assistance obtaining housing funding information	1
☐ Non-City provision of street tree planting	1		
☐ One addl. story in Downtown Design Zones	1		
☐ Residential parking permits in a PUD/PCD	1		
☐ 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.			TBD
Proportion of attached and detached IDU units is similar to Market rate.	X		All attached
Mix of IDUs by bedroom size is similar to market rate.			TBD

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will <u>not</u> comply	Additional comments
IDUs are dispersed throughout the project.	X		Multi-Family areas of the project only
IDUs are to be built in phasing similar to market rate.	X		Multi-family areas of the project only
Pricing fits within Ordinance standards			TBD
Developer offers security during construction phase in form of deed restriction.			TBD
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.			TBD
Developer describes marketing plan for IDUs.			TBD
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	X		
Terms of sale or rent.			TBD
	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: → 3.6.2007
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → 3.6.2007
- The applicant notified Alderperson Gruber of District 11 of this development proposal in writing on: → 3.29.2007
- The applicant also notified Mike Lawton, Julie Genovese of the Hill Farms neighborhood in writing on: → 3.29.2007
- 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 5.9.2007

Printed Name Brian Munson

Phone 255-3988