

Inclusionary Dwelling Unit Plan

**Lot #2 of Hawks Ridge
9201 Mid Town Road
Madison, Wisconsin**

**April 27, 2006
Revised: May 24, 2006**

Development Team:

Owner: T. R. McKenzie, Inc
7704 Terrace Avenue
Middleton, WI 53562
(608) 836-0900

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

Engineer: Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue
Suite 158
Madison, WI 53703
(608) 250-9263
(608) 838-9266 fax
Contact: Michelle Burse
burse@chorus.net

General Development Characteristics:

This development proposal is located on a 6.4-acre site on the south side of Mid Town Road at Hawks Ridge Drive (across from the entry into Hawks Landing).

The lot will be divided into two lots which most likely will be zoned PUD. The current zoning is R-5. The northern lot will consist of 156 rental apartments with a clubhouse and will be called Hawks Ridge Apartments (name subject to change). The southern lot will consist of 20 owner-occupied condominiums and will be referred to as Hawks Ridge Townhouse Condominiums (name subject to change).

Architectural Character:

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 townhouse condominium development only. The apartment development does not generate enough cash flow to justify being mandated into renting at below market. Hickory Hurie has been given the cash flow projections.

The condominium 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.

Project Schedule & Management:

This project will be a phased development with construction planned to start in late summer of 2006. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2009. The inclusionary dwelling units will be phased in at a similar rate as the market rate homes.

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat Lot #2 of Hawks Ridge / Townhouse Condominiums

Project Address: 9201 Mid Town Rd **Project Area (in acres):** 1.5

Developer: T.R. McKenzie, Inc **Representative:** Tim McKenzie
Street Address: 7704 Terrace Ave. **City/State:** Middleton, WI **Zip:** 53562
Telephone: 608.836.0900 **Fax:** 608.836.0504 **Email:** timmck@trmckenzie.com

Agent, if Any: J. Randy Bruce **Company:** Knothe & Bruce Architects, LLC
Street Address: 7001 University Ave, Ste 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	17	0	3	0	20	1.5
TOTAL						

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						3	3
Anticipated Sale Price						TBD	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							0
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 / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:										
Minimum Floor Area:			1,400					1,400		
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 checked="" 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 checked="" 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 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 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.	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: → 4/11/2006
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → _____
- The applicant notified Alderperson Jed Sanborn of District 1 of this development proposal in writing on: → 4/04/2006
- The applicant also notified N/A 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** 4/27/06
Printed Name Tim McKenzie **Phone** 836-0900

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat Lot #2 of Hawks Ridge / Apartments

Project Address: 9201 MidTown Rd Project Area (in acres): 4.9

Developer: TR McKenzie, Inc Representative: Tim McKenzie

Street Address: 7704 Terrace Ave. City/State: Middleton, WI Zip: 53562

Telephone: 608-836-0900 Fax: 608-836-0504 Email: timmk@trmckenzie.com

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

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Single-Family						
Duplexes						
Multi-Family		156		0	156	4.9
TOTAL						

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							
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Number at Percent of AMI							
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Owner-Occupied Units with:										
Minimum Floor Area:										
Rental Units With:										
Minimum Floor Area:	500	700	1,000							

CONTINUE →

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Applicant Signature _____

Date 4/27/06

Printed Name Tim McKenzie

Phone 836 0900