

Inclusionary Dwelling Unit Plan
40-Unit Townhouse
Flagstone Drive at Jeffy Trail
October 23, 2006

1. Project Narrative:
 - a. General Character of the Intended Development: This project is located at Flagstone Drive and Jeffy Trail. The property is currently zoned R4 and is approximately 116,555 square feet in area. The development proposal envisions new owner-occupied condominiums for the entry-level market. The proposed buildings are 2 ½ stories with a total of 40 condominium units. The development will include garage and surface parking with an overall parking ratio of 2.25 stalls per unit.
 - b. Owner, Developer and Future Owner Identification:
 - i. Owner: Great Dane Development
2249 Pinehurst Drive
P.O. Box 620800
Middleton, WI 53562
 - ii. Developer: Great Dane Development
 - iii. Future: Owner Occupied
 - c. Construction Schedule: Following approval, we expect to begin the development of the site in March, 2007 with completion of the first building for occupancy in August, 2007. Construction of subsequent buildings would proceed as market conditions dictate.
2. Plans: A copy of the preliminary plan is attached hereto as Exhibit A, which shows the location and distribution of the Inclusionary Dwelling Units throughout the buildings. Additionally, Exhibit B, attached hereto, identifies the unit type and distribution of IDUs per floor throughout the buildings.
3. Additional Information: See Letter of Intent.

Exhibit B

IDU Plan for Mill Creek Townhomes – 40-unit Condominium project located at Flagstone Drive and Jeffy Trail
Submitted 10/23/06

Inclusionary Dwelling Units:

Building #	Total Units	# IDU's	IDU Unit Type	IDU BR Count	IDU Size	% AMI	Sale Price
1	7	1	D	3 Br	1,093 sf	80%	\$172,434
2	7	1	D	3 Br	1,093 sf	80%	\$172,434
3	7	1	D	3 Br	1,093 sf	80%	\$172,434
4	7	1	D	3 Br	1,093 sf	80%	\$172,434
5	7	1	D	3 Br	1,093 sf	80%	\$172,434
		1	E	3 Br	1,188 sf		
6	5	0	-	-	-	80%	\$172,434
Totals	40	6					



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 may be completed online at 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. Additional inclusionary zoning information, including a schedule of meeting dates and required meeting materials (if any), is available online at www.cityofmadison.com/cdbg/iz.

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).

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 Mill Creek Townhomes (Lot 1 Badger Mill Creek)

Project Address: Corner of Flagstone Drive and Jeffy Trail **Project Area (in acres):** 2.6757

Developer: Great Dane Development Representative: Mike Fisher

Street Address: 2249 Pinehurst Drive P.O. Box 620800 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-2940 Fax: (608) 836-8021 Email: fisherco@chorus.net

Agent, If Any: _____ 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						
Duplexes						
Multi-Family	34		6		40	2.6757
TOTAL	34		6		40	2.6757

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							6
Anticipated Sale Price							172,434
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:										
Minimum Floor Area:				1043-1704					1043-1188	
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 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 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

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	✓		
Proportion of attached and detached IDU units is similar to Market rate.	✓		
Mix of IDUs by bedroom size is similar to market rate.	✓		

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.	✓		To be provided at a later date.
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	✓		To be provided at a later date.
Developer describes marketing plan for IDUs.	✓		To be provided at a later date.
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: → October 3, 2006
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → October 26, 2006
- The applicant notified Alderperson Sandborn of District 1 of this development proposal in writing on: → September 21, 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 _____

Printed Name Michael Fisher

Phone (608) 836-2940

Consultant

Notes

SITE DEVELOPMENT DATA:

DENSITIES:

Lot Area	116,555 S.F.
	or 2.6757 acres
Dwelling Units	40 units
Lot Area / D.U.	2,914 S.F./unit
Density	14.9 units/acre
Open Space	23,000 S.F.
Open Space/DU	575 S.F.

DWELLING UNIT MIX:

3 bedrooms	40
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VEHICLE PARKING STALLS:

Surface	10
Garage	80
Total	90
Ratio	2.25 stalls/unit

BICYCLE PARKING STALLS:

Surface	6
Garage	40
Total	46

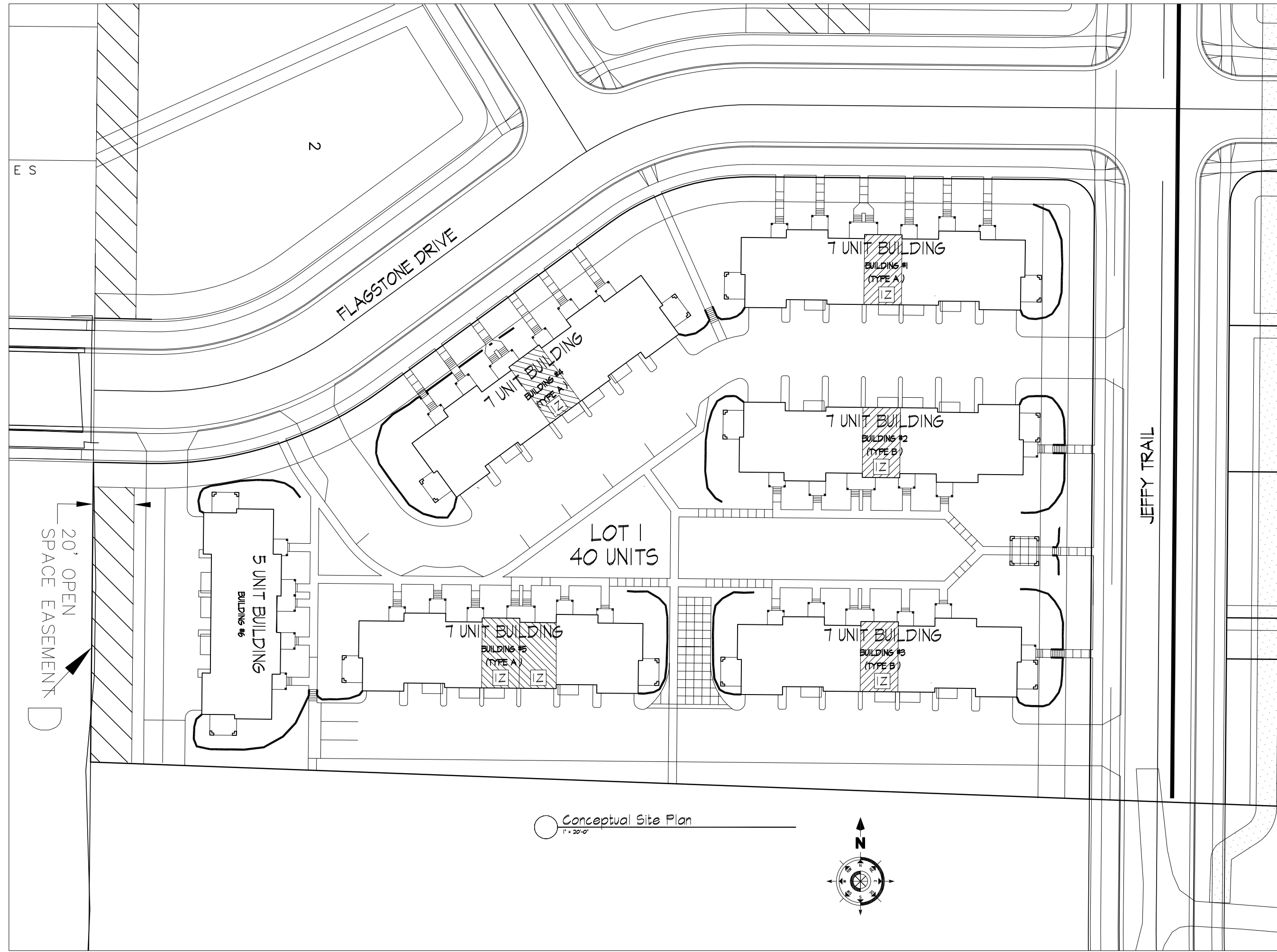
Revisions
Issued - Oct. 3, 2006
Z Pre-App Inter Dept Submittal- 10/19/06

Project Title
Mill Creek Townhomes

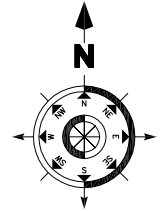
Drawing Title
Conceptual Site Plan

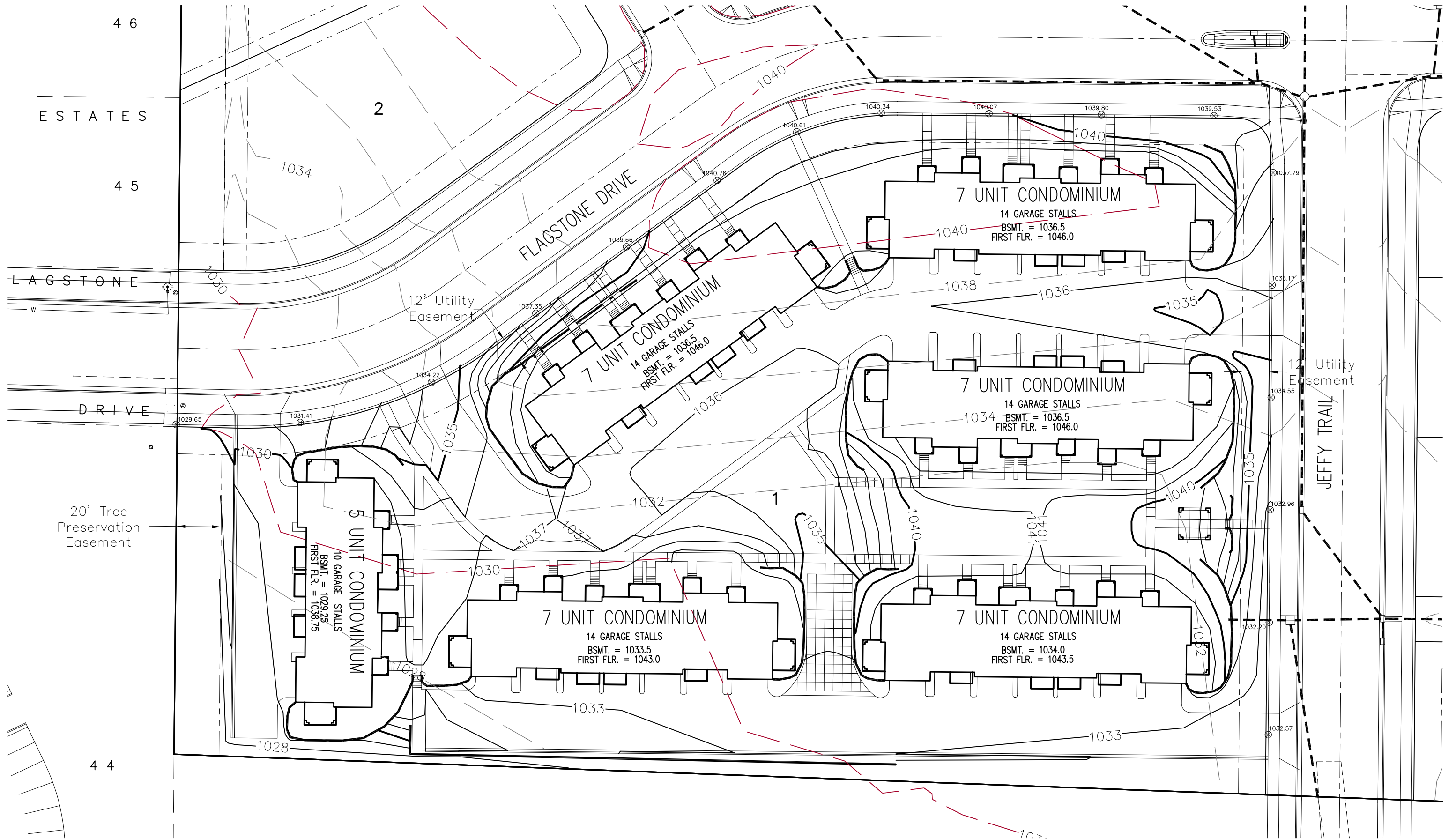
Project No. 0520 Drawing No. C-1.1

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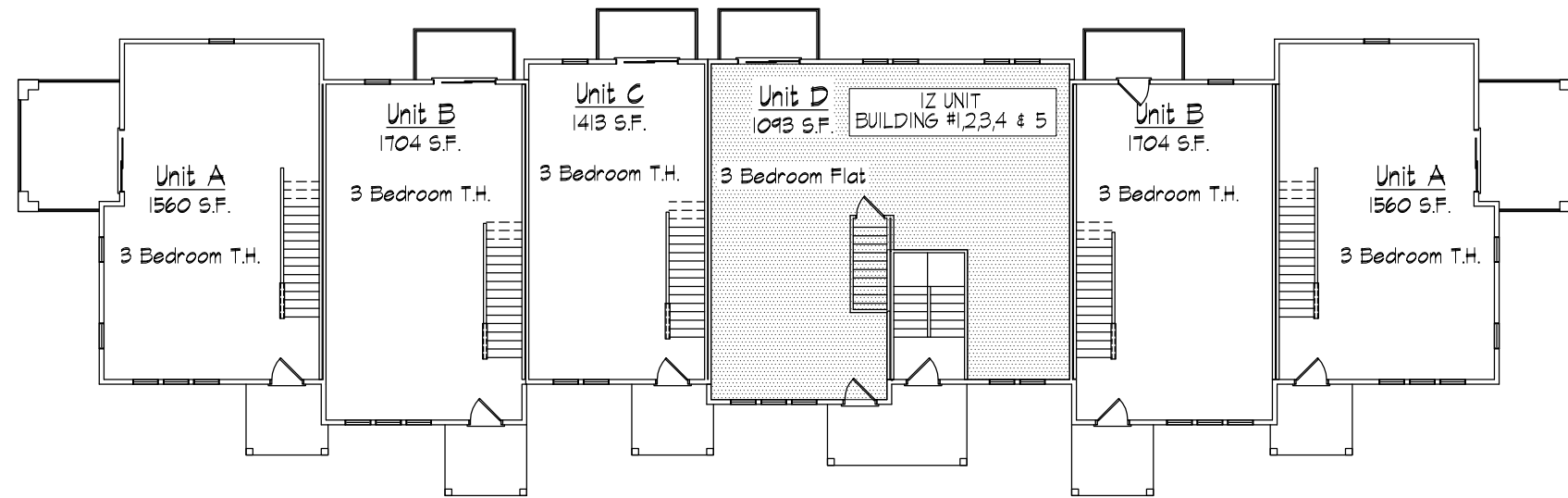
Conceptual Site Plan
1" = 20'-0"



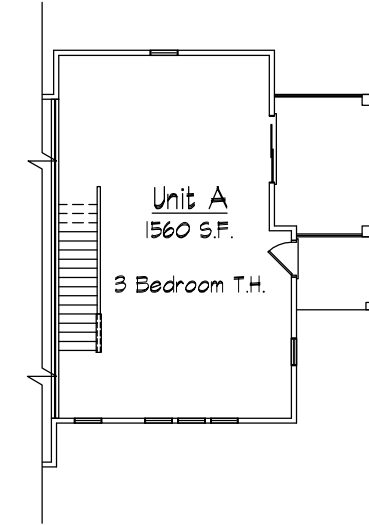


Consultant

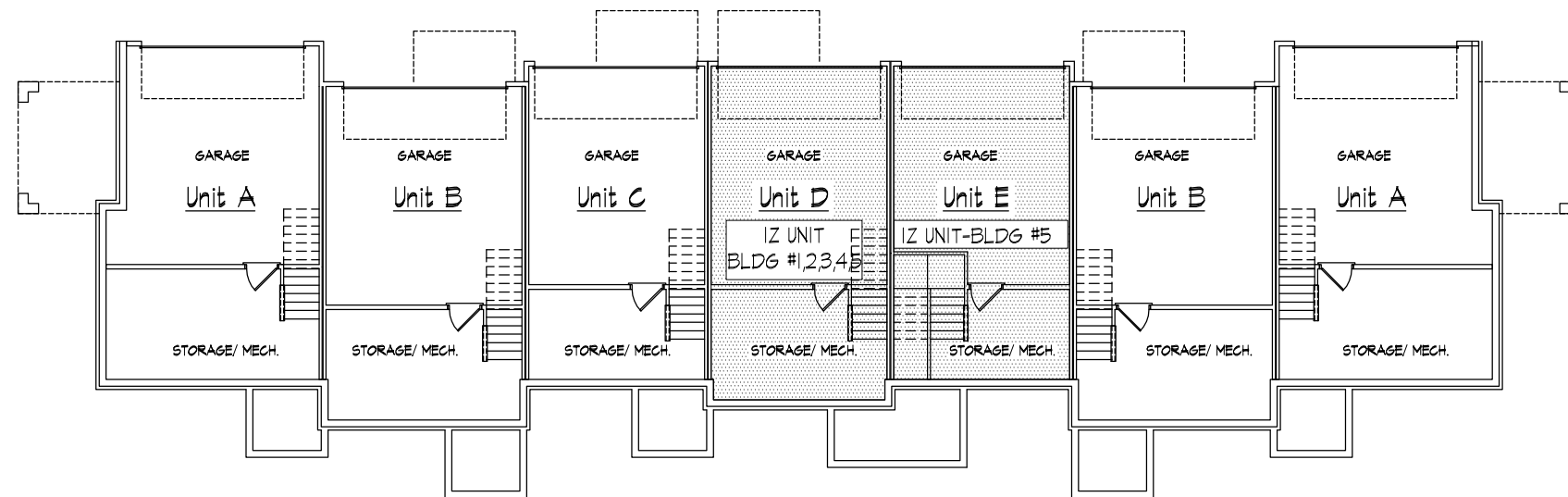
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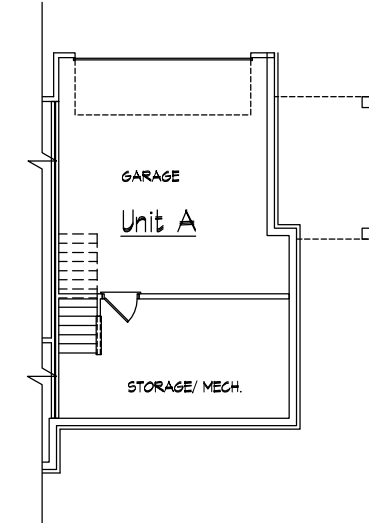
FIRST FLOOR PLAN
1/8" = 1'-0" 7 UNIT TYPE "A"



PARTIAL FIRST FLOOR
1/8" = 1'-0" 7 UNIT TYPE "B"



BASEMENT FLOOR PLAN
1/8" = 1'-0" 7 UNIT TYPE "A"



PARTIAL BASEMENT FLOOR
1/8" = 1'-0" 7 UNIT TYPE "B"

Revisions
12 Pre-app. Inter. Dept. Submittal - October 19, 2006

Project Title
Mill Creek Townhomes

Southwest Corner of
Flagstone Dr. & Jeffy
Trail

Drawing Title
Basement/ 1st Fl. Plans
7 Unit Building

Project No. Drawing No.

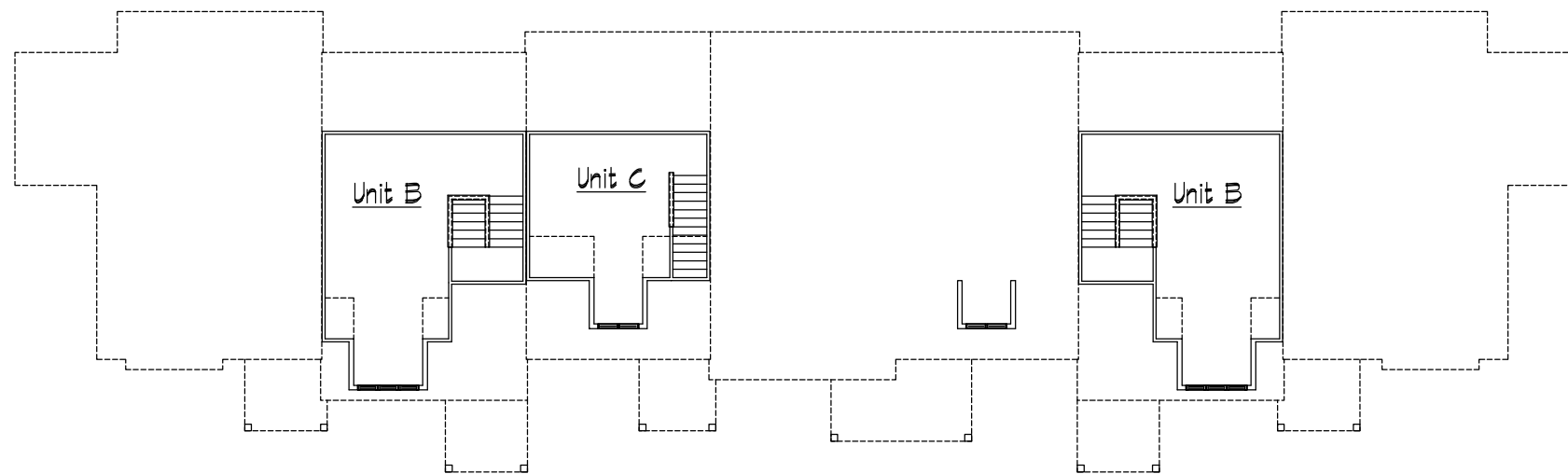
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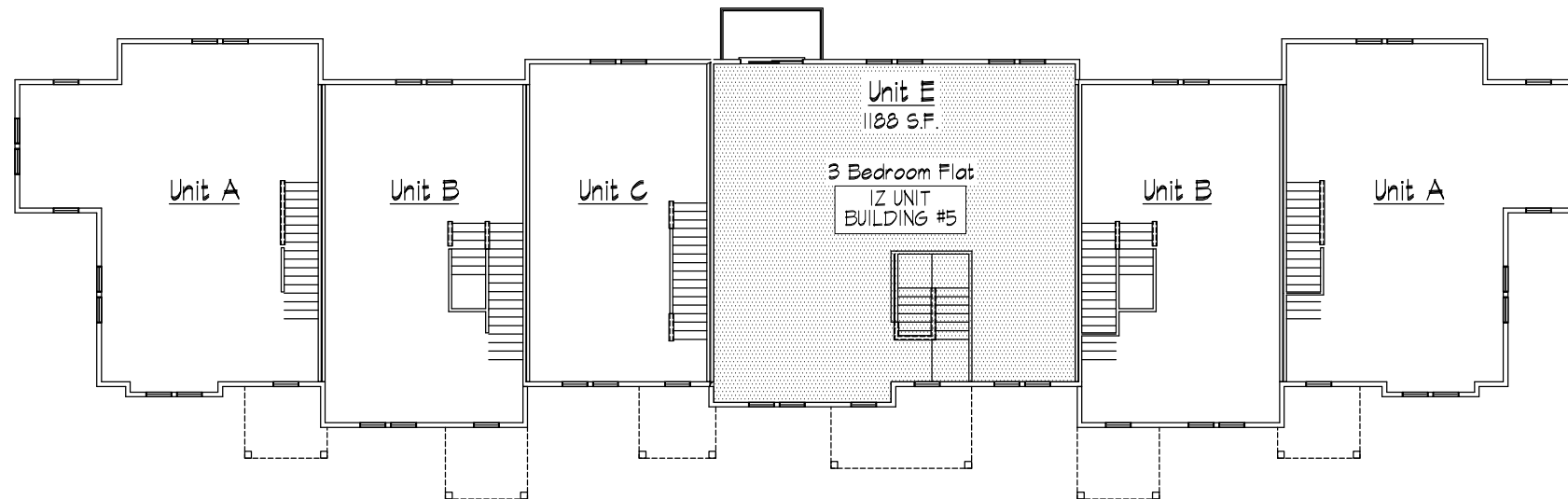
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Notes



○ LOFT FLOOR PLAN 704 SF
1/8" = 1'-0" 7 UNIT TYPE "A" AND "B"



○ SECOND FLOOR PLAN 4835 SF
1/8" = 1'-0" 7 UNIT TYPE "A" AND "B"

Revisions
12 Pre-app. Inter. Dept. Submittal - October 19, 2006

Project Title
Mill Creek Townhomes

Southwest Corner of
Flagstone Dr. & Jeffy
Trail

Drawing Title
Second/ Loft Fl. Plans
7 Unit Building

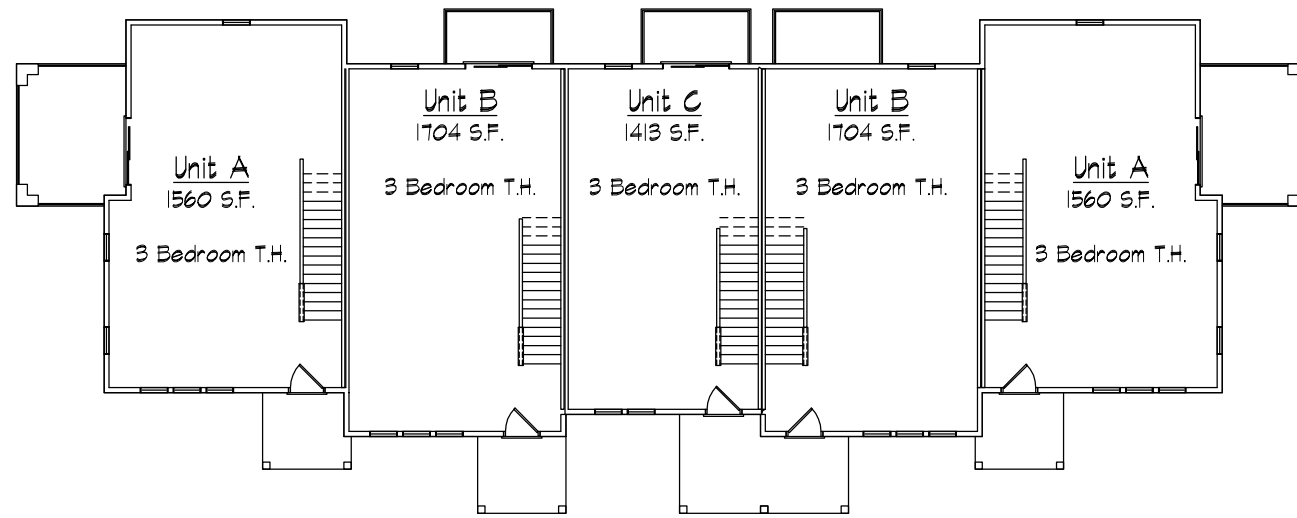
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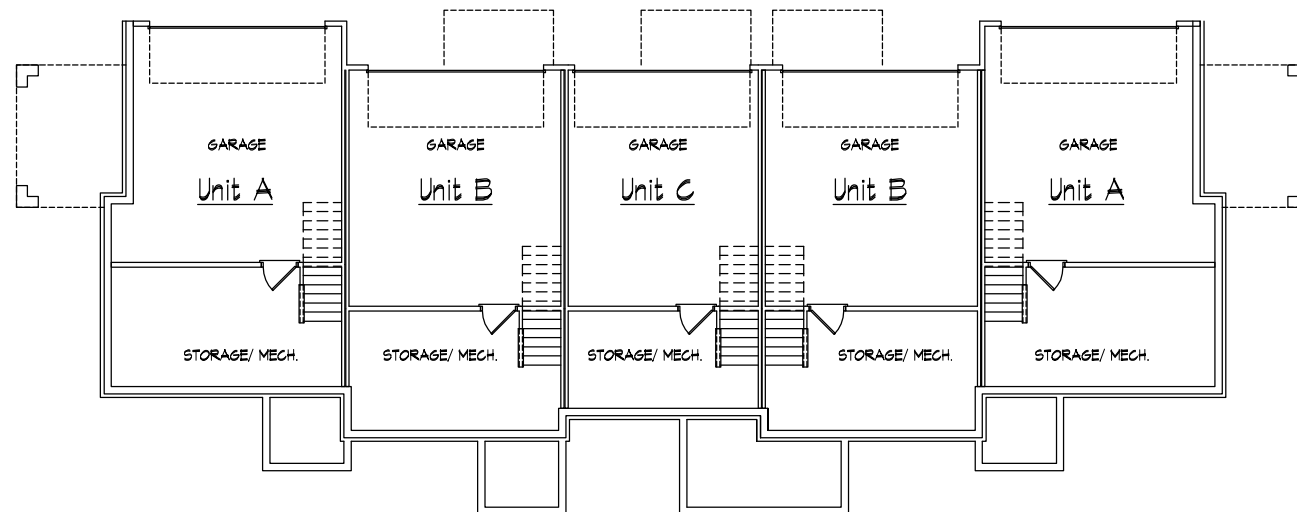
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Notes



FIRST FLOOR PLAN 3371 SF
 1/8" = 1'-0" 5 UNIT



BASEMENT FLOOR PLAN
 1/8" = 1'-0" 5 UNIT

Revisions
 IZ Pre-app. Inter. Dept. Submittal - October 19, 2006

Project Title
 Mill Creek Townhomes

Southwest Corner of
 Flagstone Dr. & Jeffy
 Trail

Drawing Title
 Basement/ 1st Fl. Plans
 5 Unit Building

Project No. Drawing No.

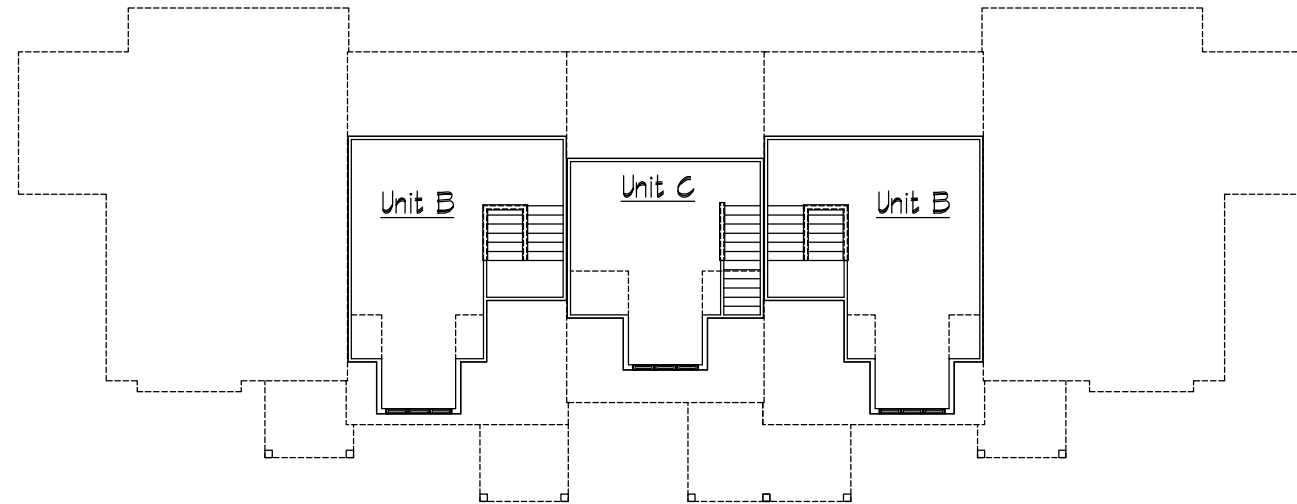
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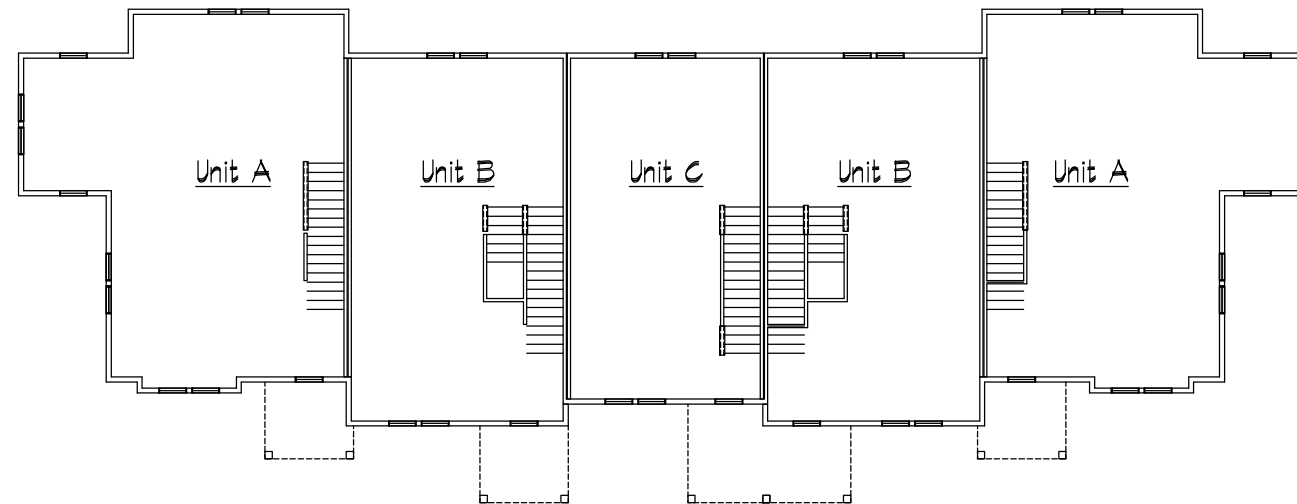
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LOFT FLOOR PLAN
1/8" = 1'-0" 5 UNIT



SECOND FLOOR PLAN
1/8" = 1'-0" 5 UNIT

Revisions
12 Pre-app. Inter. Dept. Submittal - October 19, 2006

Project Title
Mill Creek Townhomes

Southwest Corner of
Flagstone Dr. & Jeffy
Trail

Drawing Title
Second/ Loft Fl. Plans
5 Unit Building

Project No. Drawing No.

0520

A-1.4

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Notes

- TYPICAL MATERIALS:
- ASPHALT SHINGLES
 - 1x8 HARDI-PLANK FASCIA
 - 5/4x10 HARDI-PLANK RAKE TRIM
 - 1x4 OVER 5/4x10 HARDI-PLANK FRIEZE BOARD
 - HARDI-PLANK SIDING
 - 5/4x6 CORNER TRIM
 - HARDI-PLANK SIDING
 - VINYL WINDOW
 - HARDI-PLANK WINDOW TRIM
 - SCREEN PORCH
 - PREFABRICATED ALUMINUM RAILING
 - MASONRY VENEER



REAR ELEVATION
1/8" = 1'-0" 7 UNIT TYPE "A" AND "B"



PARTIAL FRONT ELEVATION
1/8" = 1'-0" 7 UNIT TYPE "B"



FRONT ELEVATION
1/8" = 1'-0" 7 UNIT TYPE "A"



SIDE ELEVATION
1/8" = 1'-0" 7 UNIT TYPE "B"



SIDE ELEVATION
1/8" = 1'-0" 7 UNIT TYPE "A"

Revisions
12 Pre-app. Inter. Dept. Submittal - October 14, 2006

Project Title
Mill Creek Townhomes

Southwest Corner of
Flagstone Dr. & Jeffy
Trail

Drawing Title
Elevations
7 Unit Building

Project No.
0520

Drawing No.
A-2.1

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Notes



○ SIDE ELEVATION
1/8" = 1'-0" 5 UNIT

TYPICAL MATERIALS:

- ASPHALT SHINGLES
- 1x8 HARDI-PLANK FASCIA
- 5/4x10 HARDI-PLANK RAKE TRIM
- 1x4 OVER 5/4x10 HARDI-PLANK FRIEZE BOARD
- HARDI-PLANK SIDING
- 5/4x6 CORNER TRIM
- HARDI-PLANK SIDING
- VINYL WINDOW
- HARDI-PLANK WINDOW TRIM
- SCREEN PORCH
- PREFABRICATED ALUMINUM RAILING
- MASONRY VENEER



○ REAR ELEVATION
1/8" = 1'-0" 5 UNIT



○ FRONT ELEVATION
1/8" = 1'-0" 5 UNIT

Revisions
12 Pro-app. Inter. Dept. Submittal - October 19, 2006

Project Title
Mill Creek Townhomes

Southwest Corner of
Flagstone Dr. & Jeffy
Trail

Drawing Title
Elevations
5 Unit Building

Project No. Drawing No.

0520

A-2.2

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