

# CITY OF MADISON

# Proposed Plat & Rezoning

Plat Name: Hawks Meadow

Location: 9503 Mid Town Road

Applicant: Tim McKenzie & Jim Weber/  
Francis R Thousand - Arnold O'Sheridan, Inc

- Preliminary     Within City  
 Final             Outside City

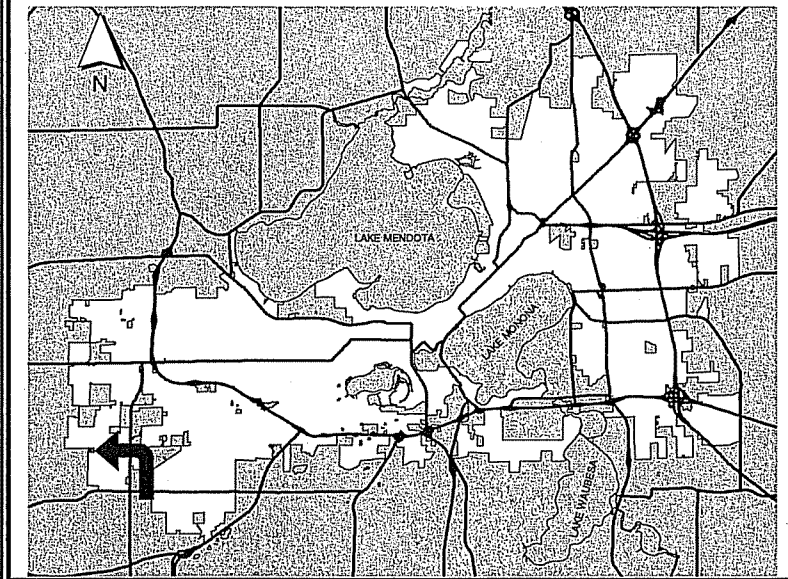
From Temp A To: R1 & R2T

Proposed Use: 35 Residential Lots and 1 Outlot

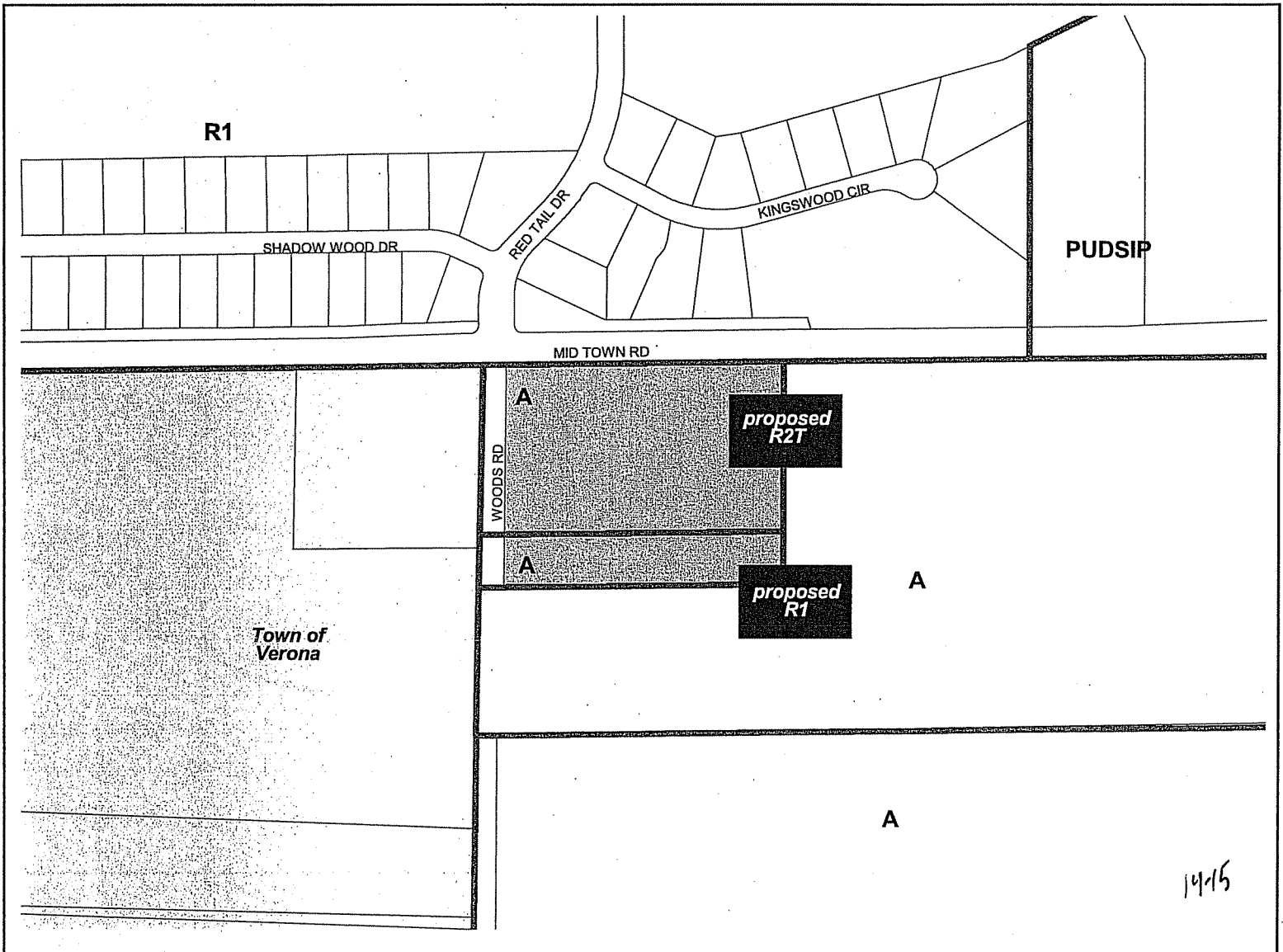
Public Hearing Dates:

Plan Commission 02 May 2005

Common Council 17 May 2005



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

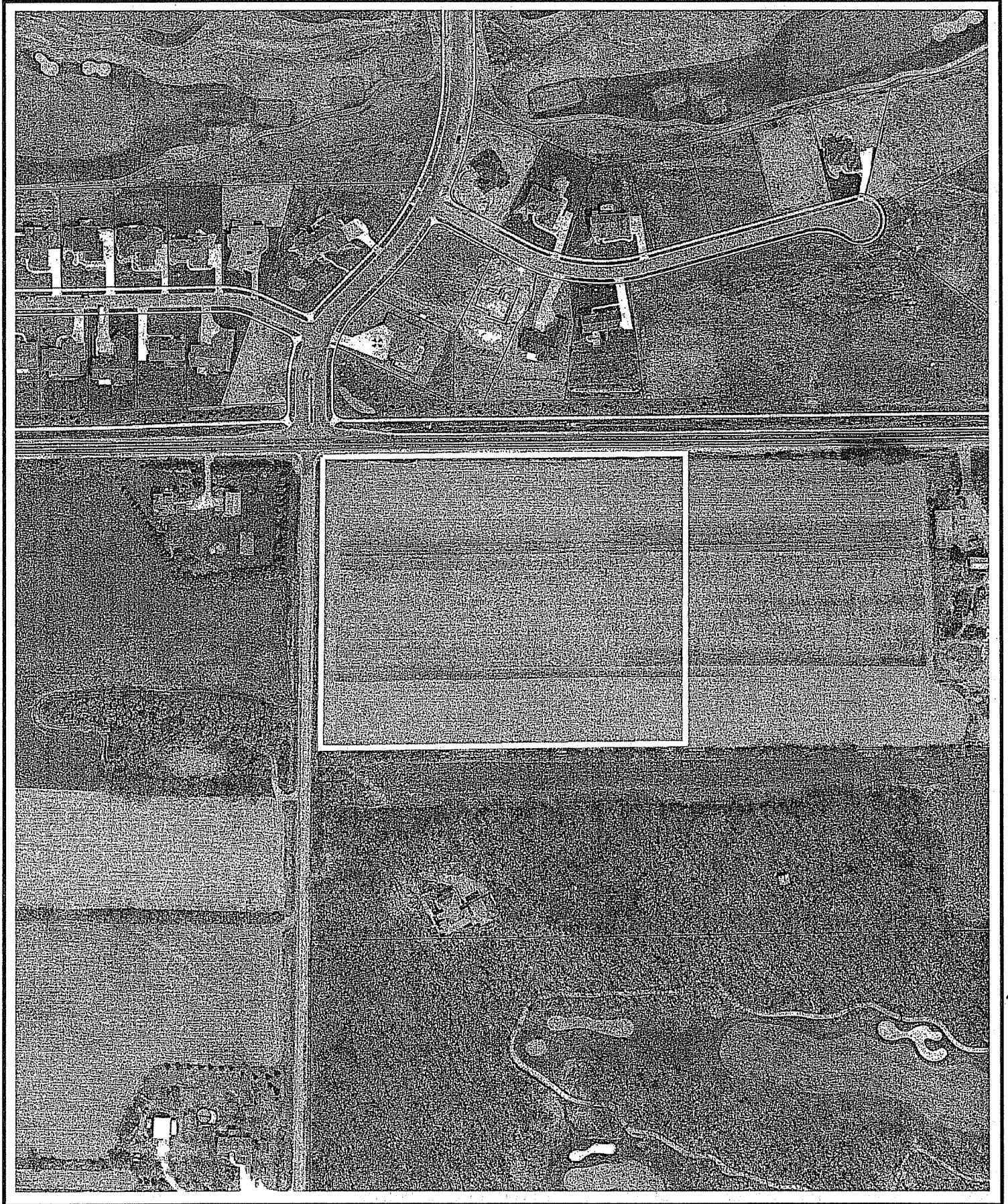


# 9503 Mid Town Road

0 100 Feet

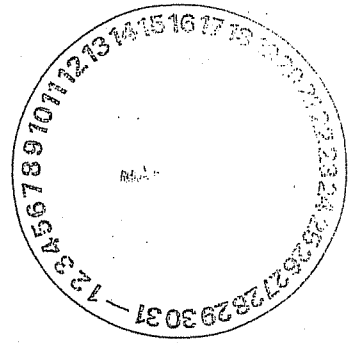


*Date of Aerial Photography - April 2003*



14  
15

 **ARNOLD AND  
O'SHERIDAN INC**  
CONSULTING ENGINEERS



March 14, 2005

Mr. Timothy Parks  
Planning and Development  
City of Madison  
215 Martin Luther King Jr Blvd  
Madison, WI 53703

**Re: Hawks Meadow  
A&O Project No. 050065**

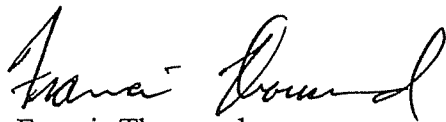
Dear Tim:

It is the intent of the owners to develop a residential subdivision on the property. The site is currently a farm field. It is their intent to create 33 residential lots and one outlot for storm water management. Lot 1-24 will be zoned R-2T. Lots 25 through 33 are slightly larger lots and the owners are requesting R1 zoning on these. There is public sewer and water in the area which will serve the development. The owners plan to develop the streets and utilities in 2005. The owners have developed an inclusionary zoning plan which includes both R1 and R2T lots. The have also submitted preliminary deed restrictions which will provide landscape screening along Mid Town Road.

This proposal is in accordance with the concept plan reviewed and approved by the Plan Commission and is in line with the neighborhood plan.

Sincerely,

**ARNOLD & O'SHERIDAN, INC.**  
CONSULTING ENGINEERS



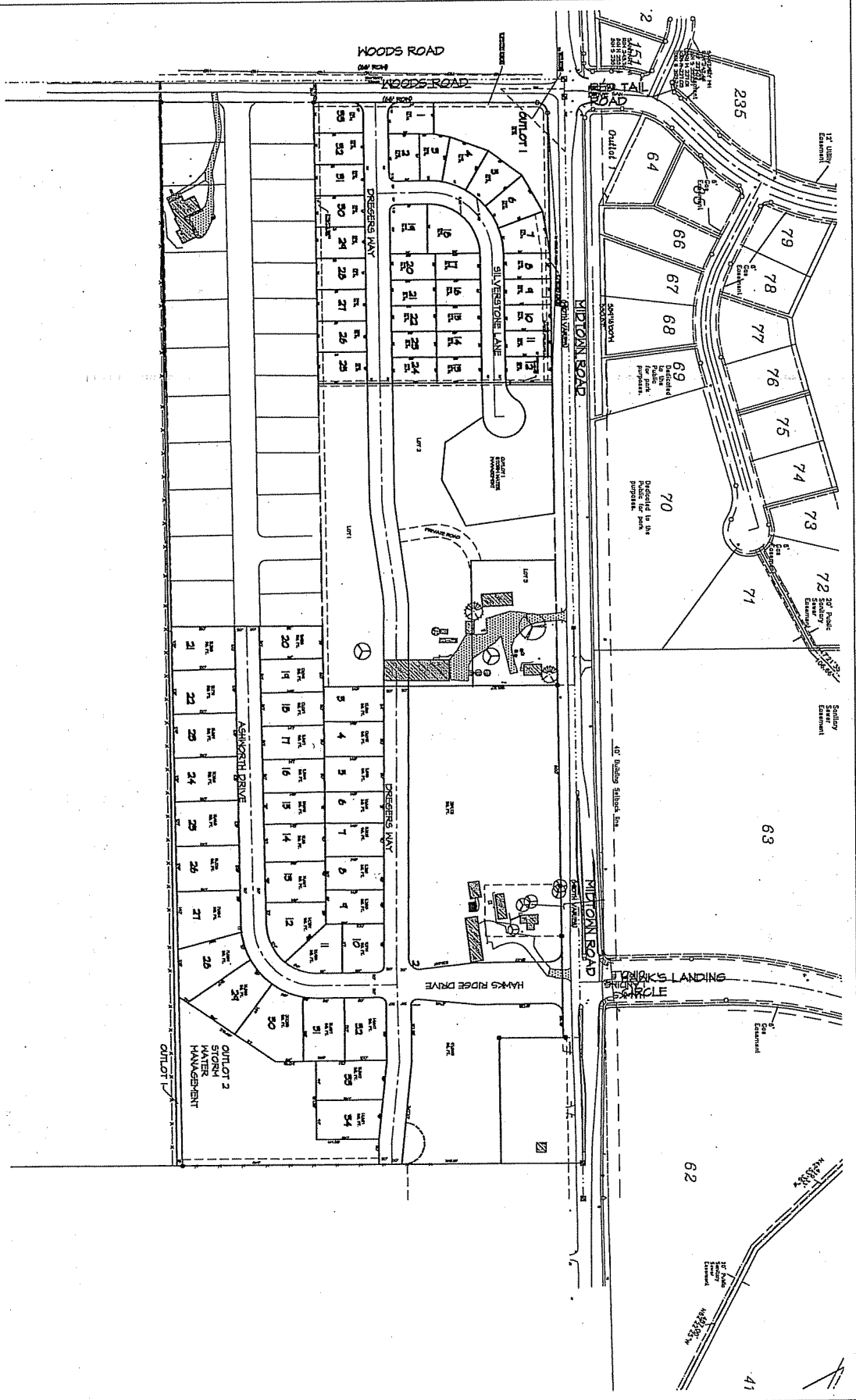
Francis Thousand  
Land Surveyor

cc:

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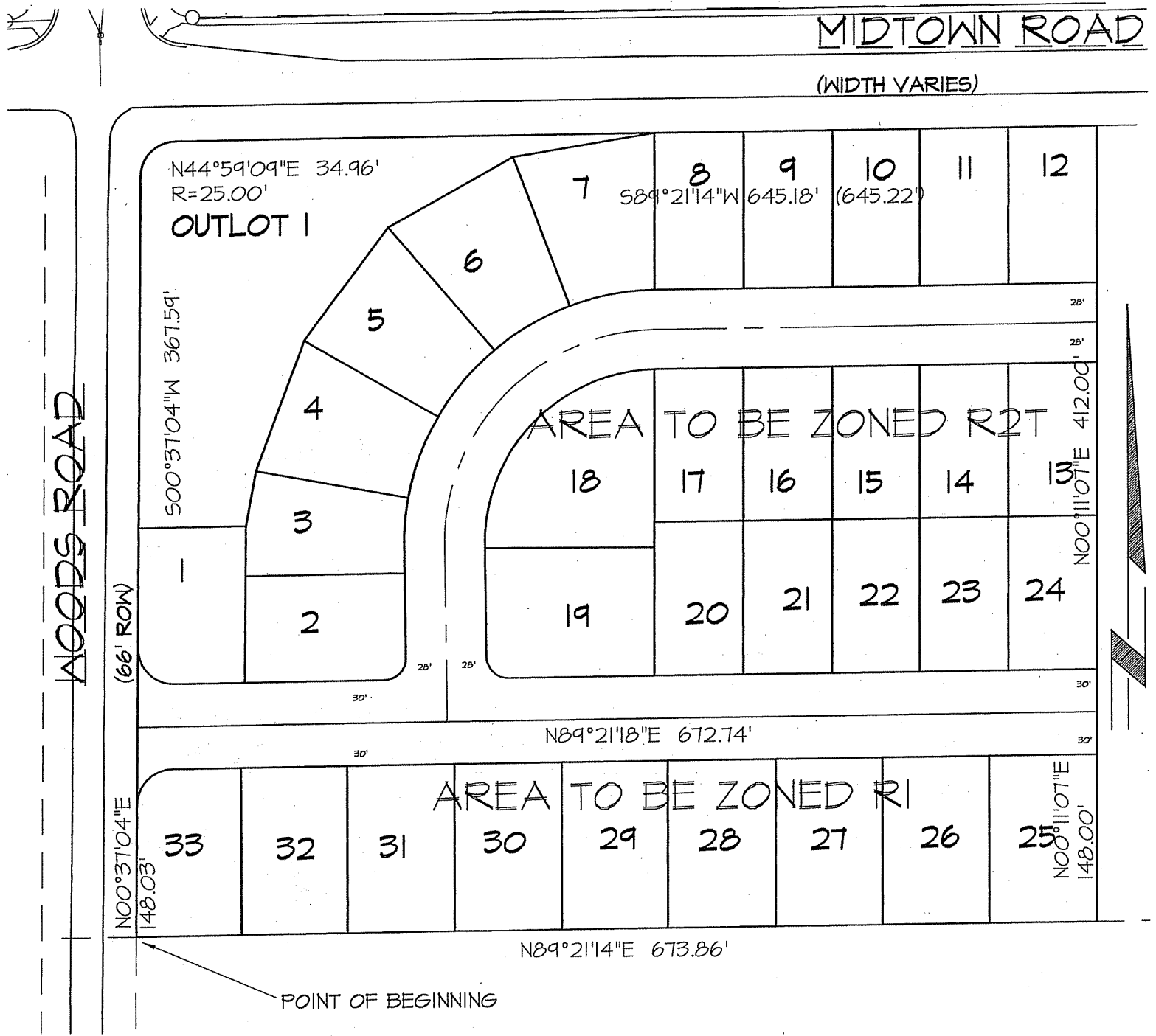


HAWKS MEADOW, HAWKS RIDGE ESTATES, BACHMANN PROPERTY, & KEULER PROPERTY



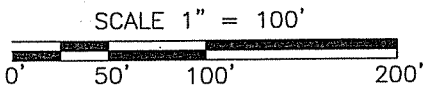
14-11

M. P OF DESCRIPTIC I



LOT 1, CERTIFIED  
SURVEY MAP 8625

MARCH 8, 2005 1416



GRID NORTH:  
ALL BEARINGS ARE  
REFERENCE TO GRID NORTH  
OF THE WISCONSIN  
COORDINATE SYSTEM - SOUTH  
ZONE.

SHEET 2 OF 2  
**ARNOLD AND O'SHERIDAN INC**  
CONSULTING ENGINEER

MADISON, WISCONSIN  
(608) 821-8500  
BROOKFIELD, WISCONSIN  
(262) 783-6130  
WWW.ARNOLDANDOSHERIDAN.COM

PROJECT  
NUMBER:  
**050065**

**PART 1 - DEVELOPMENT INFORMATION:**

Project or Plat Hawks Meadow

Project Address: SE Corner of Middtown + Woods Project Area (in acres): 9

Developer: McKenzie / Weber Representative: TR McKenzie, Inc.

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: \_\_\_\_\_ 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	sjfkvsJFD <u>28</u>		<u>5</u>		<u>33</u>	<u>9</u>
Dup exes	KJWEBF					
Multi-Family						
<b>TOTAL</b>	<u>28</u>		<u>5</u>		<u>33</u>	<u>9</u>

**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	10%	20%	50%	60%	70%	80%	Total
Number at Percent of AMI							<u>5</u>
Anticipated Sale Price							<u>5</u>
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 / Efficiency	1 Bdrm	2 Bdrms	3 Bdrms	4+ More Bdrms	Studio / Efficiency	1 Bdrm	2 Bdrms	3 Bdrms	4+ More Bdrms
Owner-Occupied Units with:										
Minimum Floor Area:										
Rental Units With:										
Minimum Floor Area:										

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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 checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input checked="" type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site affordable 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proportion of attached and detached IDU units is similar to Market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mix of IDUs by bedroom size is similar to market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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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.	*		
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.	*		
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: → November 9, 2004
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → December 16, 2004
- The applicant notified Alderperson Ronn Ferrell of District \_\_\_\_\_ of this development proposal in person on: → November 17, 2004
- The applicant also notified Pat McCarthy of the Hawks Landing neighborhood in person on: → December 22, 2004
- 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

*Tim McKenzie*

Date

3/9/05

Printed Name

Tim McKenzie

Phone

(608) 836 0900

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## **Hawks Meadow**

March 7<sup>th</sup>, 2005

Hawks Meadow is a proposed single family development located at the south east corner of Woods Road and Midtown Road. The land is owned by Tim McKenzie and Jim Weber. There will be 33 single family lots on the 9 acre site. Five of the 33 lots will be designated as IZ lots to comply with the Inclusionary Zoning ordinance.

The owners intend to sell improved lots to builders. Enclosed is a preliminary draft of the deed restrictions and design guidelines. The owners will network with non-profits to notify them of the availability of the IZ lots and builders will be offered these lots at reduced prices. The owners would like to have lots improved in late summer of 2005. Lots identified as IZ will have the attached Land Use Restriction.

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