

CITY OF MADISON

Proposed Demolition & Rezoning

Location: 505-555 South Midvale Boulevard

Applicant: Midvale Plaza Joint Venture/
Joe Krupp - Krupp Construction

From C1 District(s)

To PUD(GDP-SIP) District(s)

Existing Use: Shopping Center

Proposed Use: Demolish Shopping Center and Build
New 3 and 4 Story Mixed-Use

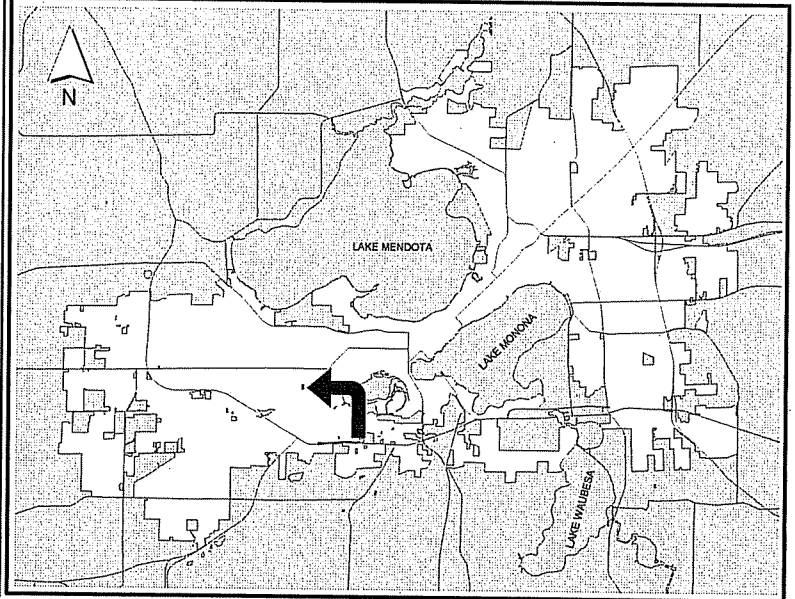
Development w/Library, Retail and
142 Dwelling Units

File No.

Public Hearing Dates:

Plan Commission 19 June 2006

Common Council 18 July 2006



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

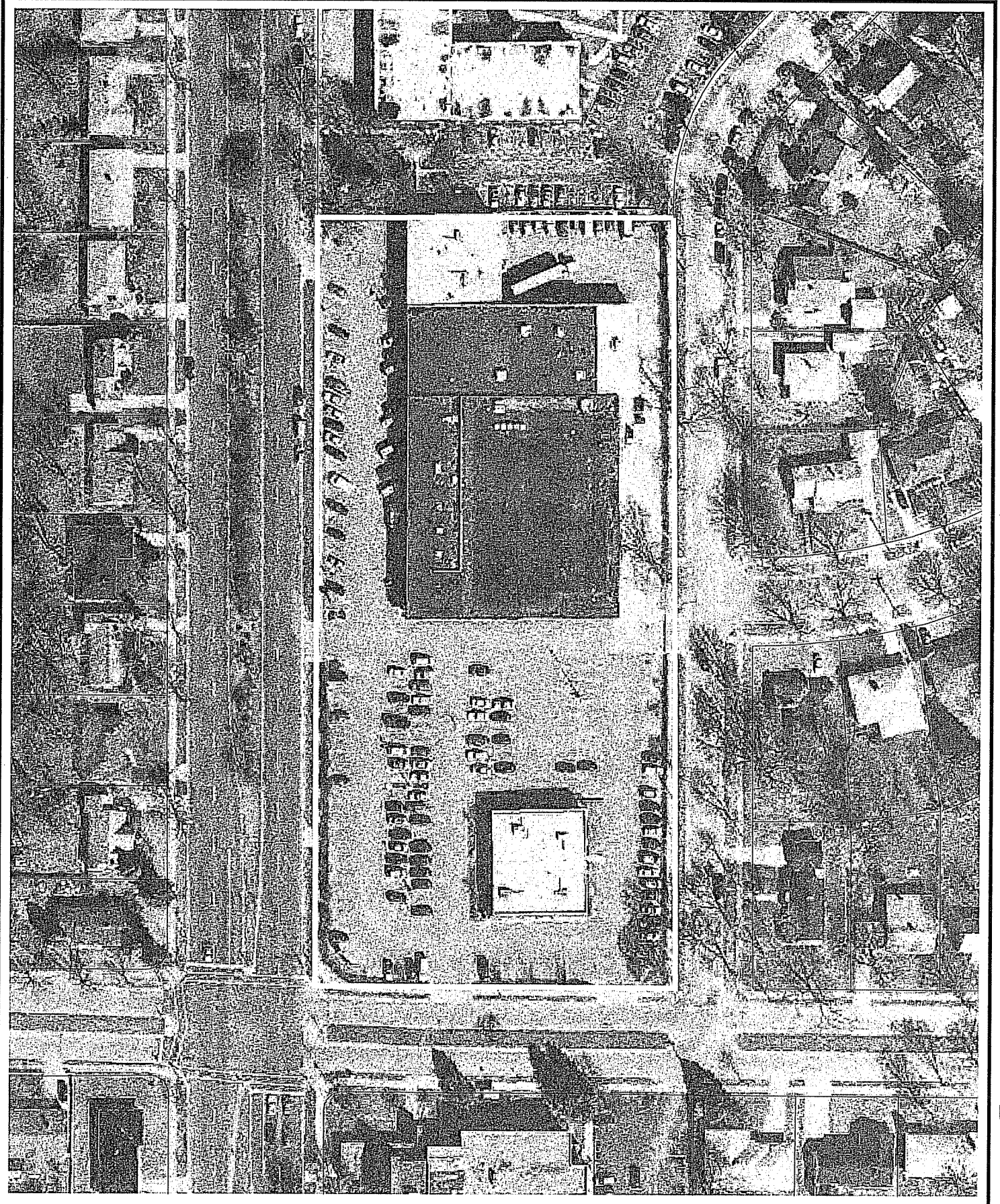


505-555 South Midvale Boulevard

100 0 100 Feet



Date of Aerial Photography - April 2000



May 17, 2006

To City of Madison Plan Commission
Re: Midvale Plaza Redevelopment
Developer: Midvale Plaza Joint Venture

Letter of Intent

Dear Plan Commission Members:

Midvale Plaza Joint Venture LLP submits the following information as the developer of the proposed redevelopment of the Midvale Plaza Center, a 40,000 square foot neighborhood shopping center and a vacant 5000 square foot commercial building, located at the intersection of Tokay Blvd. and S. Midvale Blvd. Redevelopment of the 3.61-acre site will involve the demolition of both buildings on the site; however, it will occur in two phases to allow the continued use of the existing shopping center and the Sequoia Branch Library during the construction of Phase 1 of the project.

Application for rezoning is being submitted as a GDP for the entire site and a request for SIP approval for Phase 1 of the project. A CSM two lot subdivision application also accompanies the application, creating separate parcels for Phase 1 and 2 of the project. Easements will be provided to allow both lots to function as a single commercial site. The total site area of the rezoning application consists of 157,193 square feet.

The current site access is provided by two curb cuts on Midvale Blvd, two curb openings on Tokay Blvd, and a single curb cut on Caromar Drive. Redevelopment plans call for a two curb openings and single median cut on Midvale Blvd, elimination of all openings on Tokay Blvd, and three curb cuts on Caromar Drive. The median cut on Midvale is to permit left turn access from the north and right turn only when exiting the site on Midvale Blvd. Additionally, the median cut will allow southbound traffic to make a U-turn and access the residential apartment underground parking entrance for Phase 2. Exiting movements from this entrance will be limited to right turn only. Curb cuts on Caromar Drive will be limited to private residential access to underground parking. The residential curb cut at the north end of the site is designated as a potential **future access to underground parking and will be installed only in the event that Phase 2 SIP is submitted as an owner-occupied condominium project verses apartments as submitted in the GDP.** The third curb opening on Caromar Drive provides access/egress to the combined surface parking court and will align directly with South Owen Drive. The applicant requests that on street parking be permitted on Tokay Blvd. to the south of the library condominium.

A storm water management plan will be implemented utilizing a bio-filtration system that will retain approximately 63% of the annual rainfall on paved parking areas through infiltration on the site. An additional 12% of the annual rainfall on this area will be treated prior to discharging into the city storm system. Additionally, when possible, roof

water will be directed to separate bio-filtration areas on the site. Currently, 100% of storm water leaves the site and flows into the Lake Wingra watershed.

Phase 1 of the redevelopment involves the construction of a four story mixed use building with approximately 27,000 square feet of grade level commercial retail space, including a 20,000 square foot condominium purchased by the City of Madison for the expansion of a Sequoia Branch library. The balance of grade level space will be neighborhood commercial/retail uses. Upper residential levels of the building incorporate architectural design techniques utilizing setbacks, residential materials and colors, rooftop terraces and decks to minimize the massing and scale of the building.

The project will include 43 residential owner-occupied condominium homes. Units sizes will range from 740 to 1800 square feet, with a 50% mix of one bedroom/one bedroom plus den and 50% two bedroom and two bedroom plus den units. All units will be served by an elevator and will be handicap accessible. Underground parking will be provided for approximately 85 vehicles in Phase 1 of the project, resulting in approximately 2 stalls per unit parking ratio. The building gross square footage including underground parking is 123,000 square feet. The project is served by a bus stop at the corner of Midvale and Tokay and is within a quarter of a mile of the Capital City bike trail system, facilitating the use of alternative transportation modes. Consideration may also be given to providing a shared community car for residents of both phases of the development.

The developer is familiar with provisions of the Inclusionary Zoning ordinance and will comply with requirements of the ordinance as of the submittal date of the GDP/SIP application for Phase 1 of the project. The developer assumes that any changes to the ordinance that occur prior to the submittal application of the SIP for Phase 2 will apply to Phase 2 of the project.

The schedule for the project anticipates a fall of 2006 construction start with completion of Phase 1 by December 31, 2007. Upon completion of Phase 1 and relocation of the current library branch into the expanded space, demolition associated with Phase 2 would commence. The developer anticipates a SIP application for Phase 2 to be submitted in April 2007, with construction of Phase 2 commencing late 2007.

The GDP zoning request for Phase 2 is based on a mixed-use project consisting of approximately 10,000 square feet of grade level retail commercial space and two to four stories of residential apartments occupying upper levels of the project. Phase 2 includes approximately 175,000 gross square feet including an underground parking garage for 139 vehicles, resulting in a 1.4 stall per unit parking ratio. Preliminary density studies project up to 100 apartment units (39 units per acre) surrounding a raised central courtyard "green roof". All levels of residential apartments will be served by an elevator and will be handicap accessible.

The applicant may elect to submit Phase 2 SIP as an owner-occupied condominium project rather than apartments as currently planned. In the event that this change is made, the number of residential units in Phase 2 will be reduced from 100 units to approximately 75 units. Furthermore, this change would require the utilization of the designated future curb cut/underground access drive on Caromar Drive and would eliminate the northern curb cut on Midvale. This option is necessary to address buyer resistance to underground access from Midvale and limited egress from the site. Under this scenario, parking ratios would increase to approximately 1.85 stalls per unit.

The Phase 2 retail space fronts on a 98-stall surface parking court that serves both phases of the project. Upon completion of Phase 1, the developer anticipates providing approximately 70 of the surface stalls with the balance of spaces provided with the completion of Phase 2. This approach is required to accommodate site access and staging during the construction of Phase 2.

The project development team includes the following individuals and firms:

Developer/Members: Midvale Plaza Joint Venture LLP
Jack Kelly
Scott Kelly
Jerome Kelly
Joseph D. Krupp
Christopher Armstrong
120 East Lakeside Street
Madison, WI 53711
Phone: 608-284-0120 Fax: 608-294-9344

Architects/Landscape: SGN+A
1190 West Druid Hills Drive NE
Suite T65
Atlanta, GA 30329
Phone: 404-634-4466 Fax: 404-634-4433

Civil: Burse Surveying & Engineering
1400 East Washington Avenue #158
Madison, WI 53703
Phone: 608-250-9263 Fax: 608-250-9266

Contractor: Krupp General Contractors LLC
2020 Eastwood Drive.
Madison, WI. 53704
Phone: 608-249-2020 Fax: 608-249-2053

Midvale Plaza Letter of Intent
May 24, 2006
Page 4

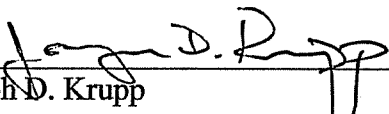
Contact Person:

Joseph D. Krupp
2020 Eastwood Drive
Madison, WI 53704
Phone: 608-249-2020

Fax: 608-249-2053

Signed:

Date:



Joseph D. Krupp

5-17-06

**MIDVALE PLAZA
555 S. MIDVALE
GDP/SIP ZONING TEXT
MAY 17, 2006**

Legal description: The lands subject to this Planned Unit Development District shall include the parcel described as follows:

Part of the SW ¼ of the NE ¼ of Section 29, T07N, R09E, City of Madison, Dane County Wisconsin, more fully described as follows:

Commencing at the East ¼ corner of said Section 29; thence North 89 degrees 12 minutes 42 seconds West along the south line of the said NE ¼, 1657.22 feet to the southerly extension of the westerly right-of-way line of Caromar Drive; thence North 00 degrees 05 minutes 01 second East, 39.60 feet to the intersection of the northerly right-of-way line of Tokay Boulevard as monumented and the said westerly right-of-way line of Caromar Drive; thence North 89 degrees 10 minutes 25 seconds West along the said northerly right-of-way line of Tokay Boulevard, 263.87 feet to its intersection with the easterly right-of-way line of Midvale Boulevard; thence North 00 degrees 01 minute 02 seconds West along the said easterly right-of-way line of Midvale Boulevard, 592.96 feet; thence South 89 degrees 53 minutes 19 seconds East, 264.89 feet to the aforementioned westerly right-of-way line of Caromar Drive; thence South 00 degrees 05 minutes 01 second West along the said westerly right-of-way line of Caromar Drive, 596.25 feet to the point of beginning.

NOTE: The above-described lands shall be divided into a two lot CSM, application for which is submitted as an attachment to the PUD rezoning request.

I. Statement of Purpose

This Planned Unit Development is established to allow the flexibility to create a coordinated plan for a two-phase mixed-use development providing commercial and residential uses supported by underground parking in both phases.

II. Permitted Uses

Uses permitted in the C 1 district and multi-family uses permitted as a Conditional Use within a C1 district.

b. Accessory Uses:

- 1. Home occupations and professional offices in a home as Defined in Sec.28.03**
- 2. Off Street parking as defined in text below.**

III. Lot Area and Width

- a. As specified in attached PUD plans.

IV. Height, Yard, Usable Open Space, and Landscaping Requirements

- a. As specified in attached PUD plans.

V. Family Definition

- a. For the purposes of this Planned Unit Development, the family will be as defined in Chapter 28.03(2) of Madison General Ordinances per the R-2 district for the new condominium buildings at 555 South Midvale Blvd.

VI. Lighting

- a. Site lighting will be as shown on approved plans.

VII. Signage

- a. Signage will be allowed per Chapter 31 of the Madison General Ordinances, as compared to the R-3 district, or signage will be provided as approved on the recorded plans.
- b. Project identity and building address signage will be integrated into the masonry façade of the building (12.5 sq. ft. maximum per location).

VIII. Off-Street Parking

- a. Ninety-eight (98) surface parking stalls shall be provided in addition to approximately eighty-five (85) underground stalls in Phase 1 and one hundred thirty-nine (139) underground stalls in Phase 2. The total of ninety-eight (98) surface stalls will be provided at the completion of Phase 2. Due to site logistics and staging requirements, approximately 70% of surface parking will be provided at the completion of Phase 1 and after the demolition of the existing center, prior to constructing Phase 2.
- b. Bicycle parking for occupants and guests shall be provided in the structured parking garages as well as at locations indicated as approved on the recorded plans.

IX. Alterations and Revisions

- a. No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.**

GDP Master Plan / Phase I Specific Implementation Plan

Midvale Plaza Redevelopment

A Mixed Use Project at 505-550 Midvale Blvd.

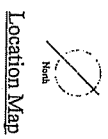
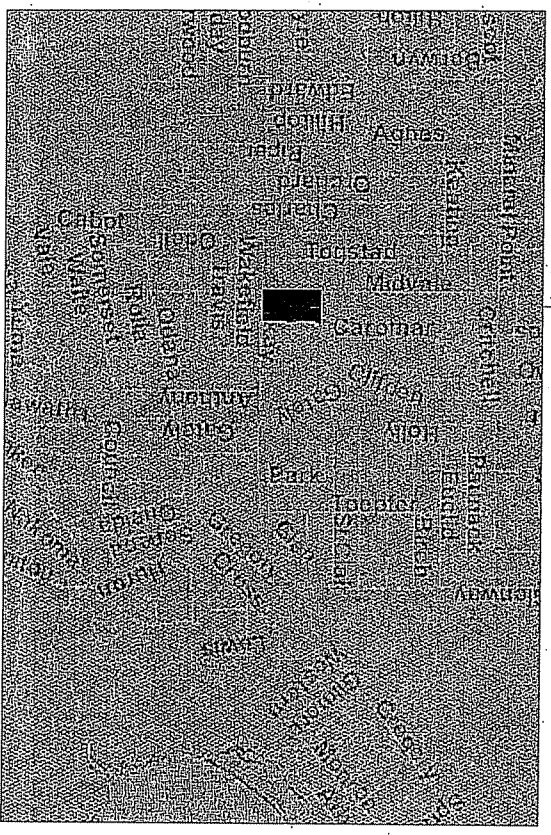
Madison, Wisconsin

Owner • Developer
 Midvale Plaza Joint Venture L.L.P.
 120 East Lakeside Street
 Madison, Wisconsin 53711

Architects • Planners • Landscape Architects
 SIMONSON GERMANY NONEMAKER + ASSOCIATES, INC.
 1190 West David Hills Drive, Suite T-65
 Atlanta, Georgia 30329
 Telephone (404) 634-4466

Civil Engineers
 BURSE SURVEYING & ENGINEERING, INC.
 1400 East Washington Avenue, Suite 158
 Madison, Wisconsin 53703
 Telephone (608) 250-9263

May, 17 2006



Location Map

Total Site Data GDP

Site Area: 156,248 s.f. Site Area per Bedroom
 799 square feet per bedroom
 Density: 3.58 acres
 39 units per acre
 Total Usable Open Space: 74,789 s.f.
 Usable Open Space per Unit: 536 s.f./unit
 Usable Open Space per Bedroom: 377 s.f./bedroom
 Site Area per Unit:
 1100 square feet per unit
 Parking Data
 Enclosed Parking: 226 stalls
 Total Usable Parking: 226 stalls
 Total Usable Surface Parking: 99 stalls

Total Building Data GDP

Proposed New Construction: 306,701 s.f.
 Parking: 81,914 square feet
 Residential: 79,133
 Residential - 185,694 square feet
 Total Dwelling Units: 142
 Total No. of Bedrooms: 198
 One Bedroom: Two Bedroom: Three Bedroom + Study
 Phase I: A: 54 B: 15 C: 6
 Phase II: A: 64 B: 15 C: 6

Site Data Phase I

Site Area: 81,229 s.f. Site Area per Bedroom
 1369 square feet per bedroom
 Density: 1.86 acres
 221 units per acre
 Total Usable Open Space: 33,029 s.f.
 Usable Open Space per Unit: 788 s.f./unit
 Usable Open Space per Bedroom: 516 s.f./bedroom
 Site Area per Unit:
 1869 square feet per unit
 Parking Data
 Enclosed Parking: 99 stalls
 Total Usable Parking: 99 stalls
 Surface Parking: 99 stalls

Building Data Phase I

Proposed New Construction: 125,657 s.f.
 Parking: 30,799 square feet
 Residential: 78,799
 Residential - 66,035 square feet
 Total Dwelling Units: 43
 Total No. of Bedrooms: 64
 One Bedroom: Two Bedroom: Three Bedroom + Study
 Phase I: A: 22 B: 15 C: 6
 Phase II: A: 22 B: 15 C: 6

Index of Drawings

| Sheet | Sheet Title | Sheet | Sheet Title |
|-------|-------------------------------|-------|---------------------------|
| CI | Building Conditions | A11 | Architectural Site Plan |
| C1a | Building Footing | A41 | Building Footing Plan |
| C1b | Demolition Plan | A42 | First Floor Building Plan |
| C1c | Excavation Detail Plan | A43 | Second Floor Plan |
| C1d | Roofing Plan | A44 | Third Floor Plan |
| C1e | Roofing Detail | A45 | Mezzanine Floor Plan |
| C1f | Construction Details | A46 | Library Floor Division |
| C1g | Fire Protection Plan | A47 | Library Blvd. Division |
| C1h | Structural Steel & Truss Plan | A48 | Center Section |
| C1i | Structural Steel & Truss Plan | A49 | Center Section |
| C1j | Structural Steel & Truss Plan | A50 | Center Section |
| C1k | Structural Steel & Truss Plan | A51 | Center Section |
| C1l | Structural Steel & Truss Plan | A52 | Center Section |
| C1m | Structural Steel & Truss Plan | A53 | Center Section |
| C1n | Structural Steel & Truss Plan | A54 | Center Section |
| C1o | Structural Steel & Truss Plan | A55 | Center Section |
| C1p | Structural Steel & Truss Plan | A56 | Center Section |
| C1q | Structural Steel & Truss Plan | A57 | Center Section |
| C1r | Structural Steel & Truss Plan | A58 | Center Section |
| C1s | Structural Steel & Truss Plan | A59 | Center Section |
| C1t | Structural Steel & Truss Plan | A60 | Center Section |
| C1u | Structural Steel & Truss Plan | A61 | Center Section |
| C1v | Structural Steel & Truss Plan | A62 | Center Section |
| C1w | Structural Steel & Truss Plan | A63 | Center Section |
| C1x | Structural Steel & Truss Plan | A64 | Center Section |
| C1y | Structural Steel & Truss Plan | A65 | Center Section |
| C1z | Structural Steel & Truss Plan | A66 | Center Section |
| C2 | Lighting Plan | A67 | Center Section |
| C3 | Lighting Plan | A68 | Center Section |
| C4 | Lighting Plan | A69 | Center Section |
| C5 | Lighting Plan | A70 | Center Section |
| C6 | Lighting Plan | A71 | Center Section |
| C7 | Lighting Plan | A72 | Center Section |
| C8 | Lighting Plan | A73 | Center Section |
| C9 | Lighting Plan | A74 | Center Section |
| C10 | Lighting Plan | A75 | Center Section |
| C11 | Lighting Plan | A76 | Center Section |
| C12 | Lighting Plan | A77 | Center Section |
| C13 | Lighting Plan | A78 | Center Section |
| C14 | Lighting Plan | A79 | Center Section |
| C15 | Lighting Plan | A80 | Center Section |
| C16 | Lighting Plan | A81 | Center Section |
| C17 | Lighting Plan | A82 | Center Section |
| C18 | Lighting Plan | A83 | Center Section |
| C19 | Lighting Plan | A84 | Center Section |
| C20 | Lighting Plan | A85 | Center Section |
| C21 | Lighting Plan | A86 | Center Section |
| C22 | Lighting Plan | A87 | Center Section |
| C23 | Lighting Plan | A88 | Center Section |
| C24 | Lighting Plan | A89 | Center Section |
| C25 | Lighting Plan | A90 | Center Section |
| C26 | Lighting Plan | A91 | Center Section |
| C27 | Lighting Plan | A92 | Center Section |
| C28 | Lighting Plan | A93 | Center Section |
| C29 | Lighting Plan | A94 | Center Section |
| C30 | Lighting Plan | A95 | Center Section |
| C31 | Lighting Plan | A96 | Center Section |
| C32 | Lighting Plan | A97 | Center Section |
| C33 | Lighting Plan | A98 | Center Section |
| C34 | Lighting Plan | A99 | Center Section |
| C35 | Lighting Plan | A100 | Center Section |



MIDVALE PLAZA JOINT VENTURE

Existing Photos

SGN+A and MSTSD

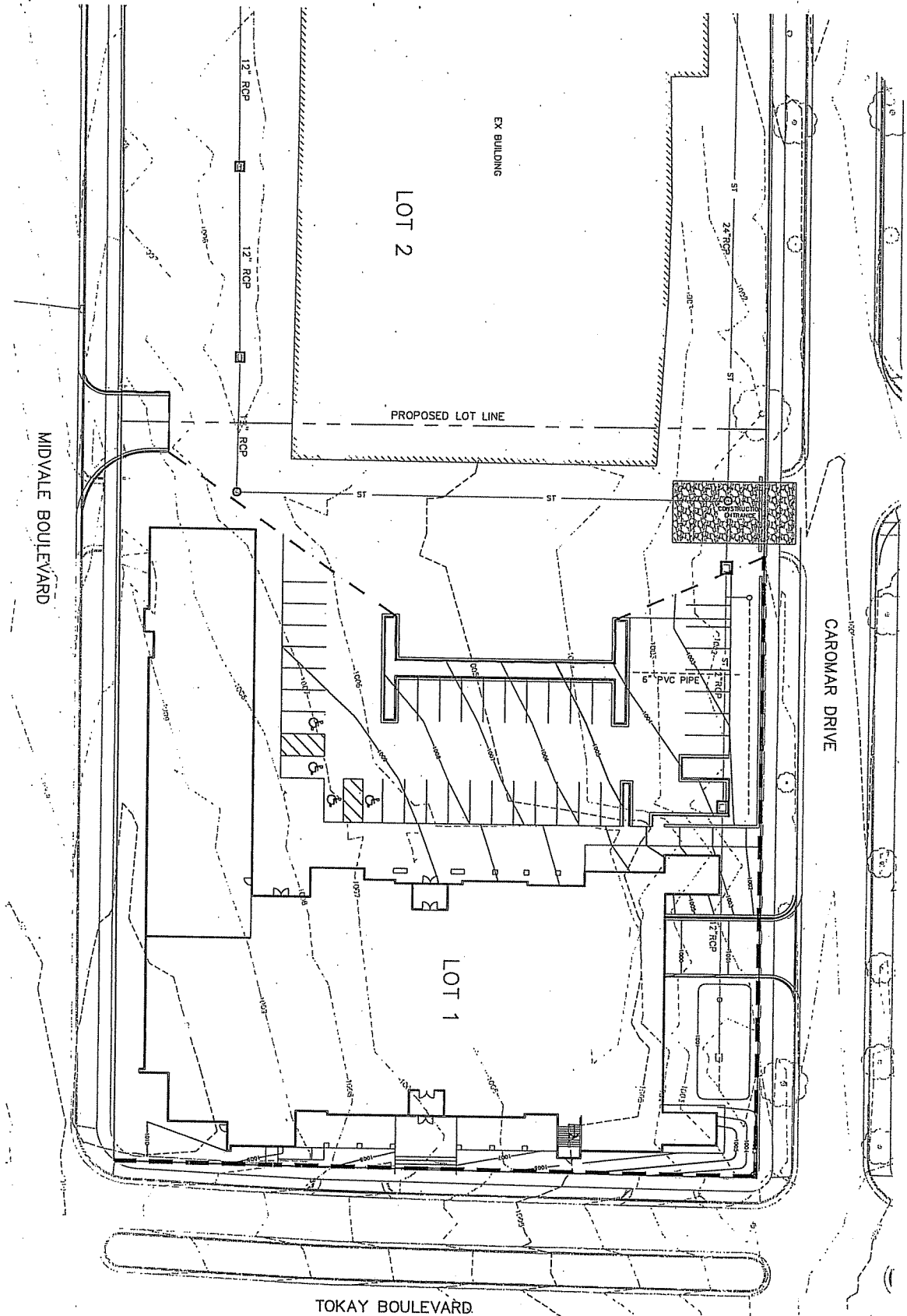
Simonson Gemmy Norenhaber + Associates, Inc.
Planning Architecture Landscapes Architecture

Midvale Plaza Redevelopment

Madison, Wisconsin

C1a

May 17, 2006



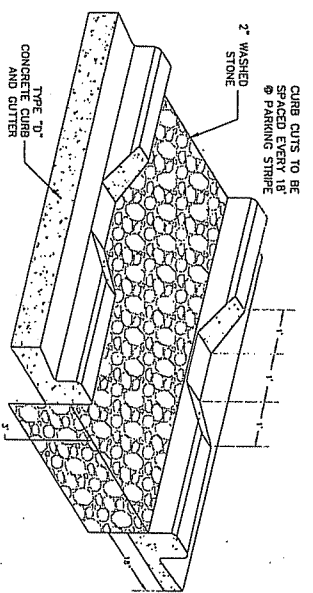
SCALE: 1" = 40'

| LEGEND | |
|--------|------------------|
| | Proposed Contour |
| | Existing Contour |
| | Phase Limits |
| | Silt Fence |
| | Inlet Protection |

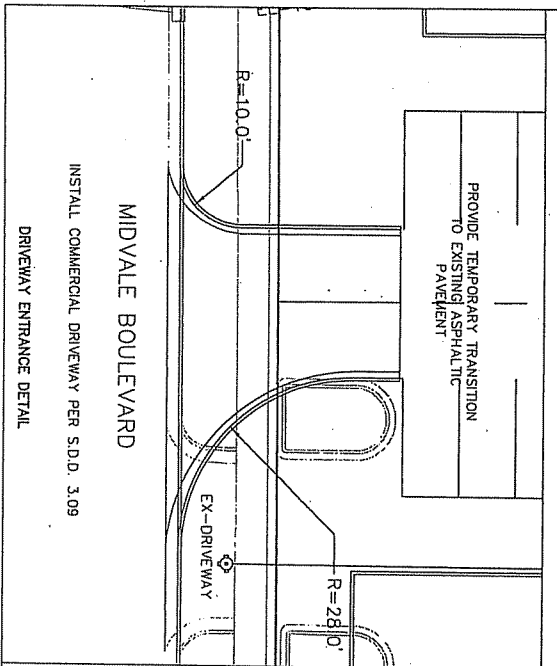
Erosion Control Specifications:

1. Erosion control structures shall be installed prior to final grading and shall be maintained until permanent stabilization has occurred.
2. Erosion control is the responsibility of the contractor and shall be maintained until the project is substantially complete. The contractor shall be responsible for maintaining all erosion control structures until the project is substantially complete. Additional erosion control structures may be required by the engineer's engineer, and the contractor shall be responsible for their maintenance.
3. Erosion control structures shall comply with the following:
 - a. All silt fences shall be installed in accordance with the specifications of the manufacturer.
 - b. All silt fences shall be installed in a straight line and shall be supported by the end of each row.
 - c. All silt fences shall be installed in a straight line and shall be supported by the end of each row.
 - d. All silt fences shall be installed in a straight line and shall be supported by the end of each row.
4. All inlet protection shall be installed in accordance with the specifications of the manufacturer.
5. All inlet protection shall be installed in accordance with the specifications of the manufacturer.
6. All inlet protection shall be installed in accordance with the specifications of the manufacturer.
7. All inlet protection shall be installed in accordance with the specifications of the manufacturer.
8. All inlet protection shall be installed in accordance with the specifications of the manufacturer.
9. All inlet protection shall be installed in accordance with the specifications of the manufacturer.
10. All inlet protection shall be installed in accordance with the specifications of the manufacturer.

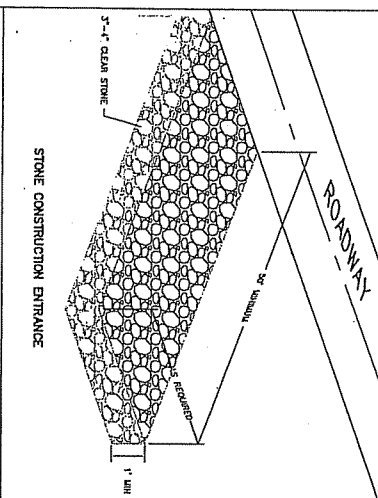
Professional Engineer
 1000 Grand Avenue
 Madison, WI 53703
 608.261.1234



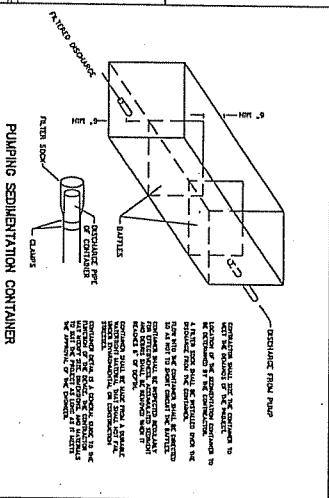
CURB CUT DETAIL



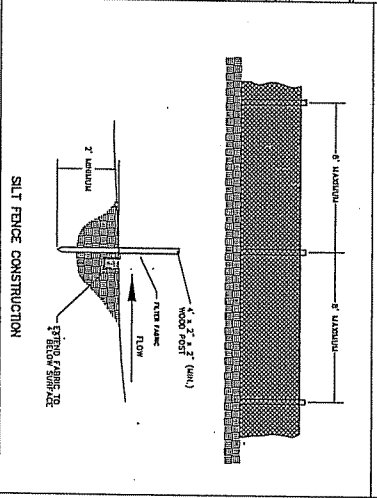
MIDVALE BOULEVARD
INSTALL COMMERCIAL DRIVEWAY PER S.D.D. 3.09
DRIVEWAY ENTRANCE DETAIL



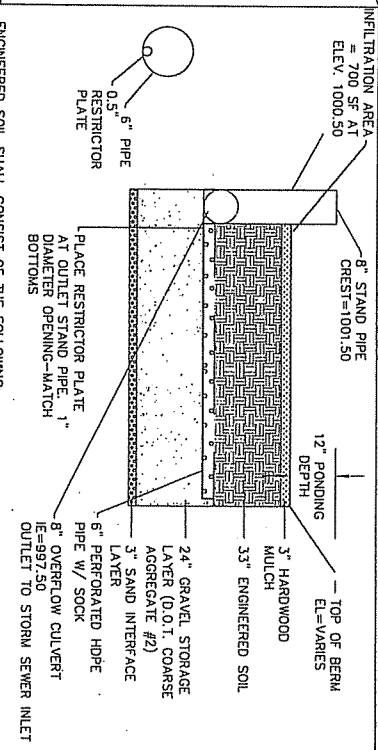
STONE CONSTRUCTION ENTRANCE



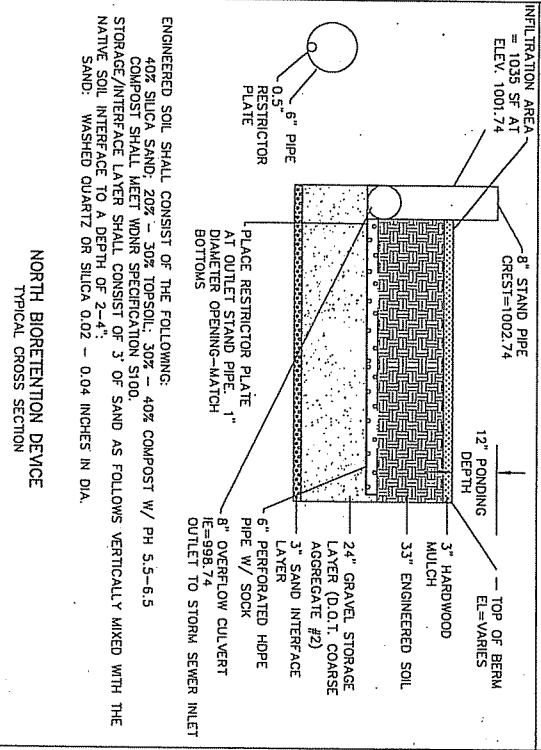
PUMPING SEDIMENTATION CONTAINER



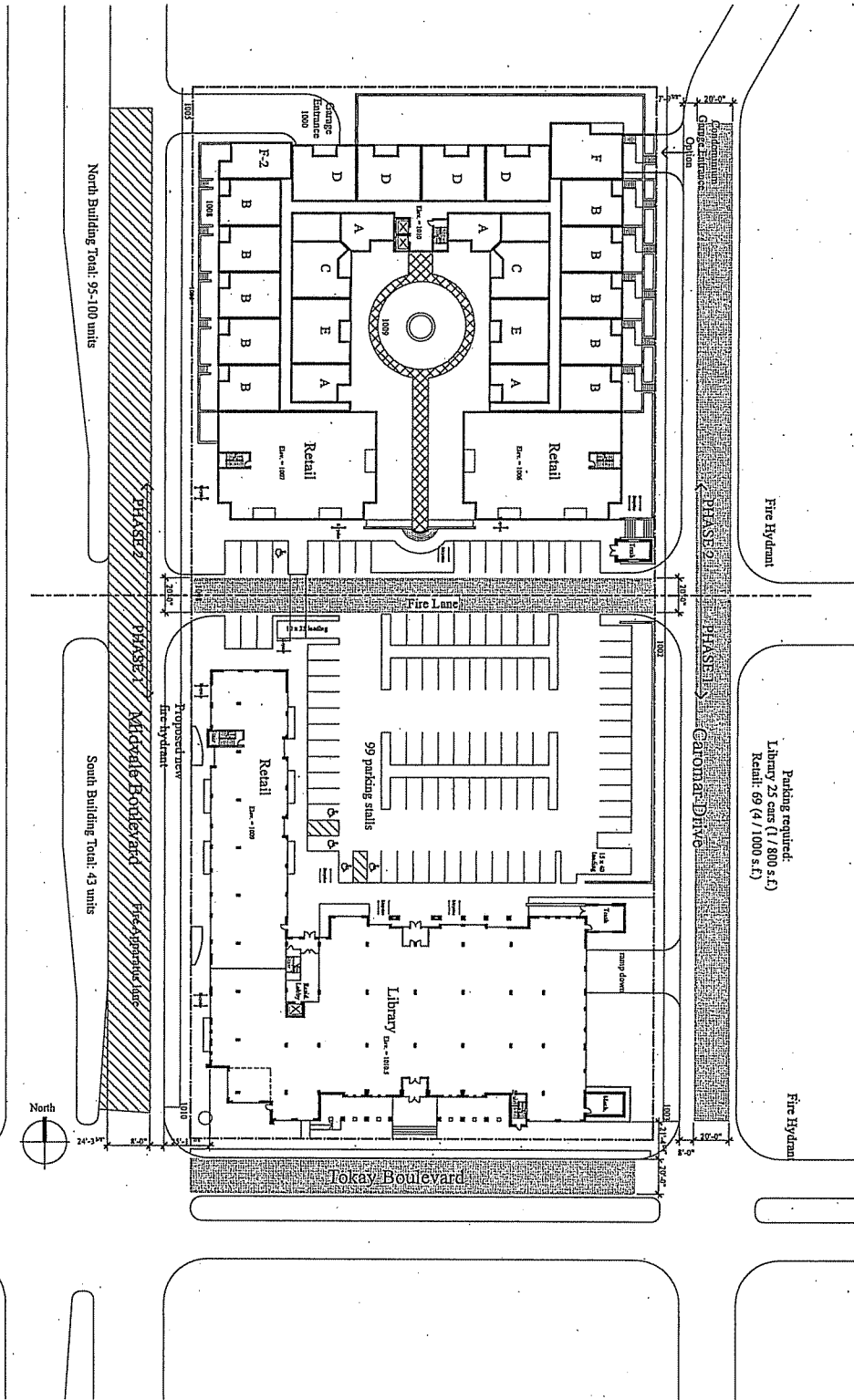
SILT FENCE CONSTRUCTION



NORTH BIORETENTION DEVICE
TYPICAL CROSS SECTION



SOUTH BIORETENTION DEVICE
TYPICAL CROSS SECTION

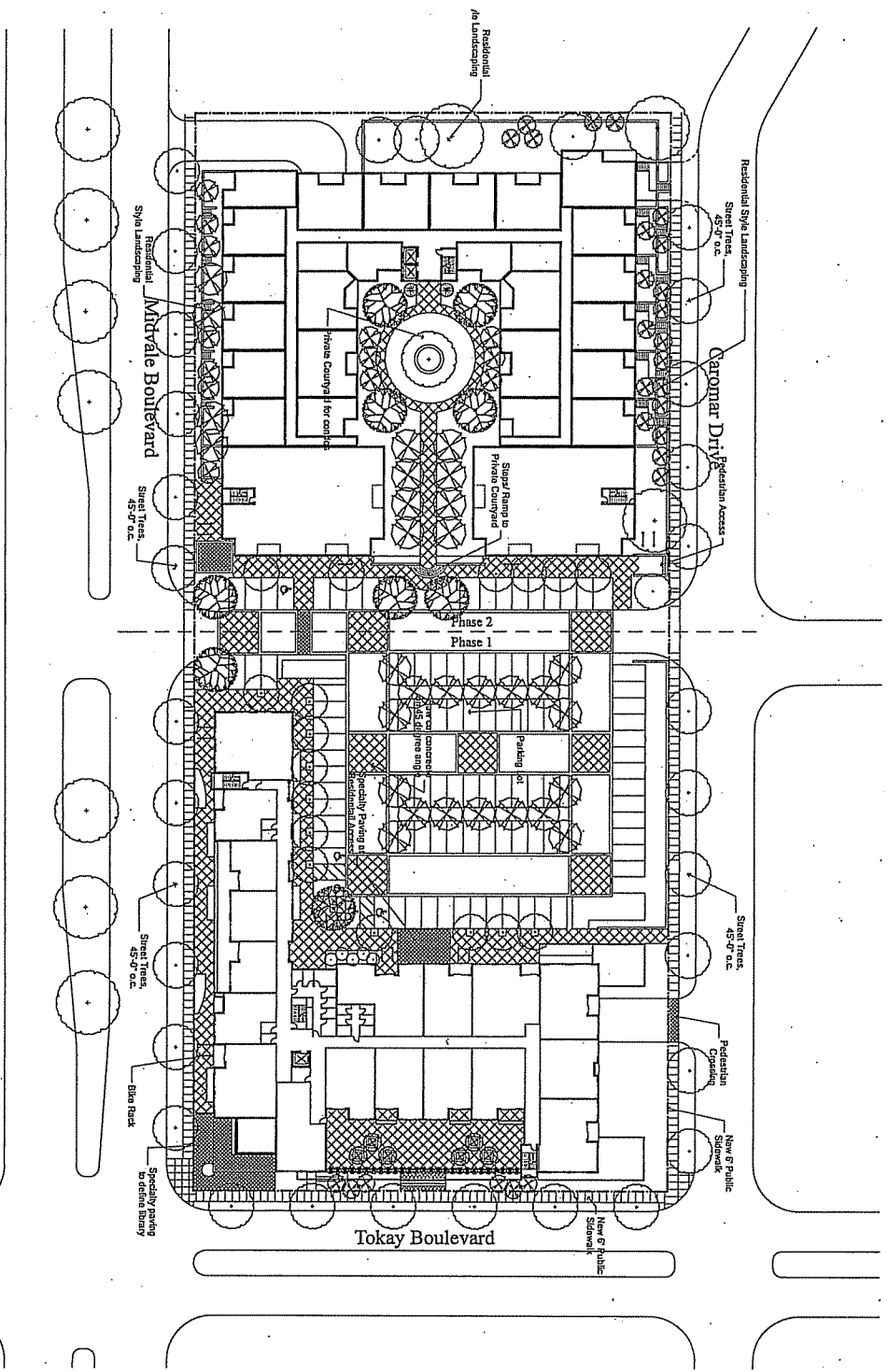


Fire Protection Plan

Scale: 1" = 30'-0"

Midvale Plaza Redevelopment

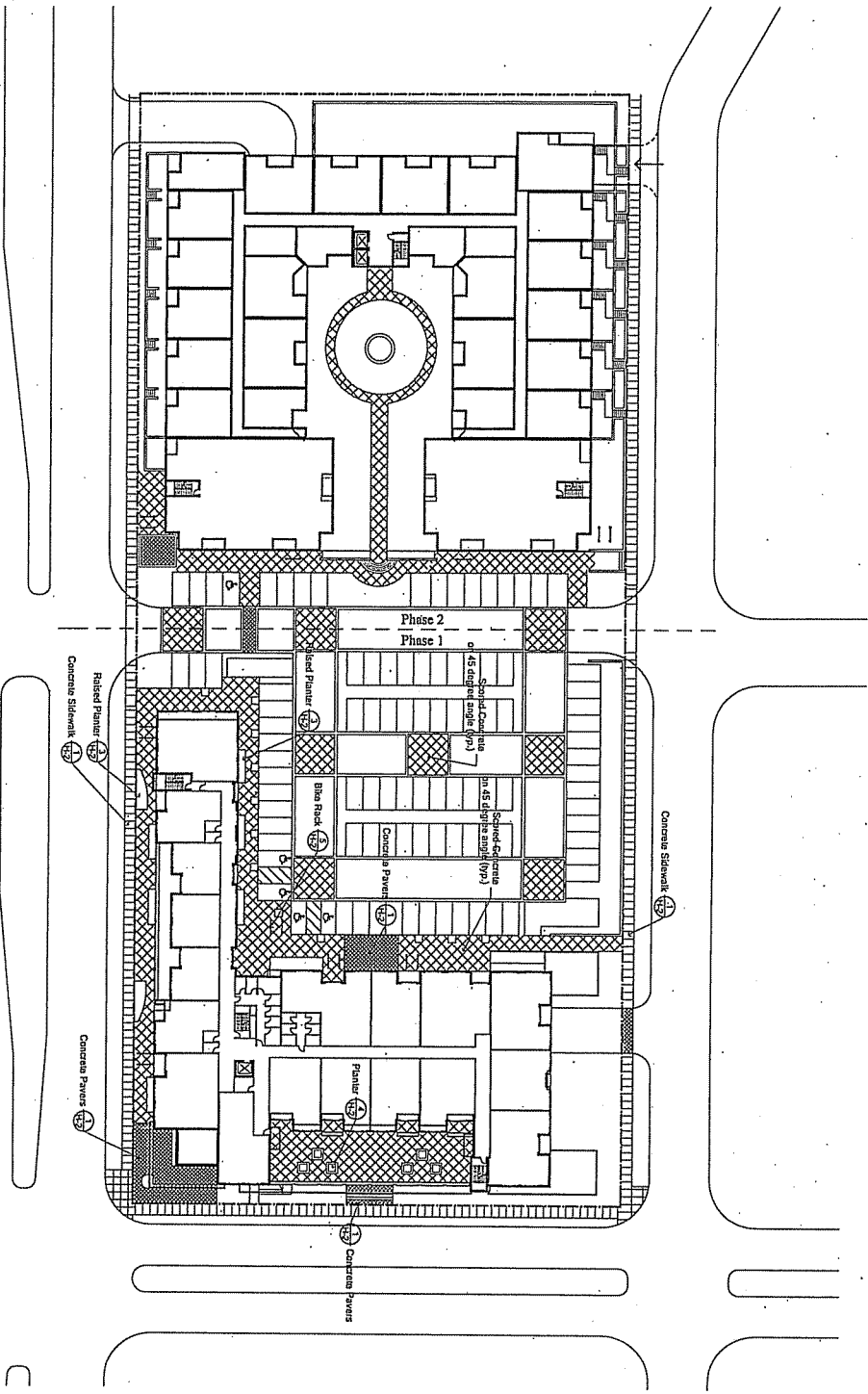
Madison, Wisconsin



Overall Landscape Plan
Scale: 1" = 20'-0"

Midvale Plaza Redevelopment

Madison, Wisconsin



Scale: 1" = 30'-0"

Hardscape Plan

MIDVALE PLAZA JOINT VENTURE

May 11, 2006

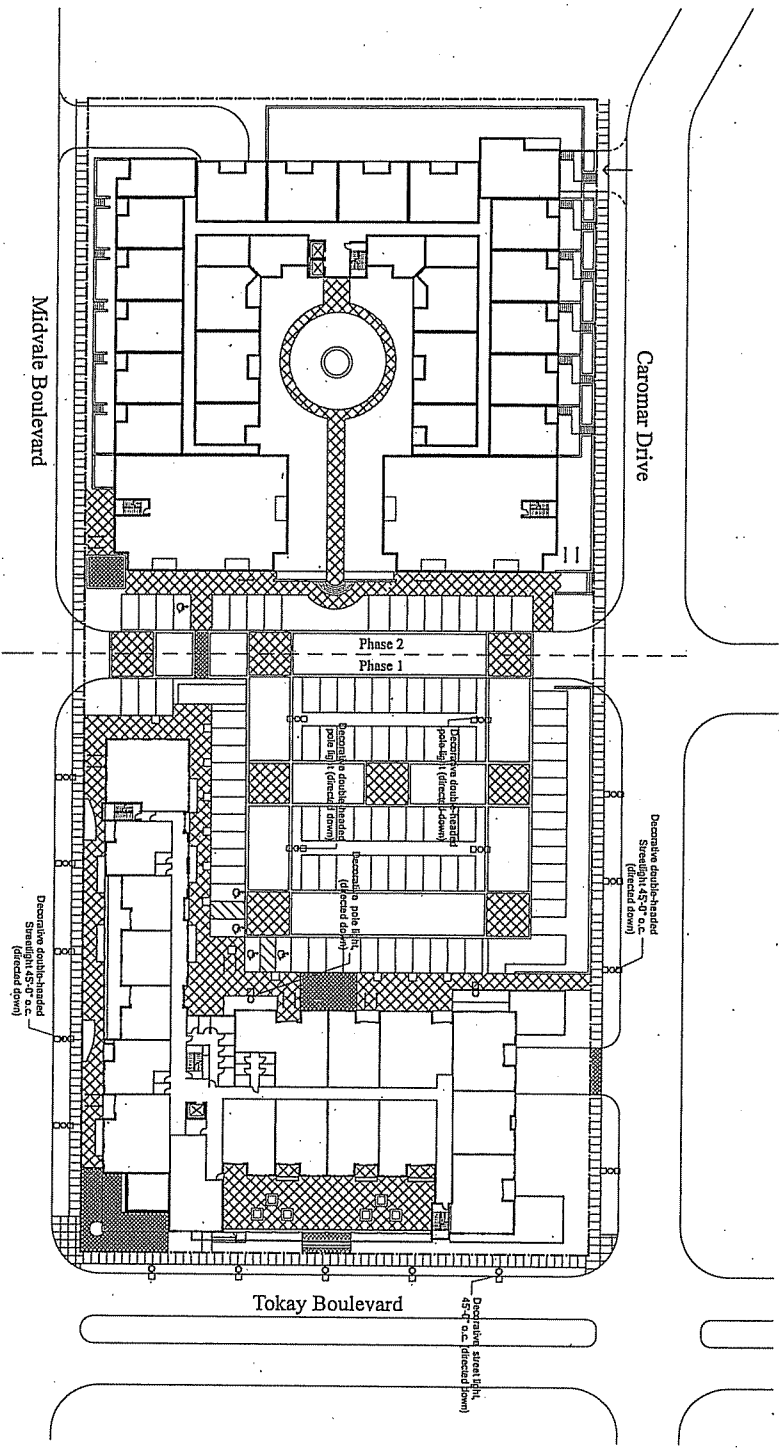
Midvale Plaza Redevelopment

Madison, Wisconsin

SGN+A and MSTSD

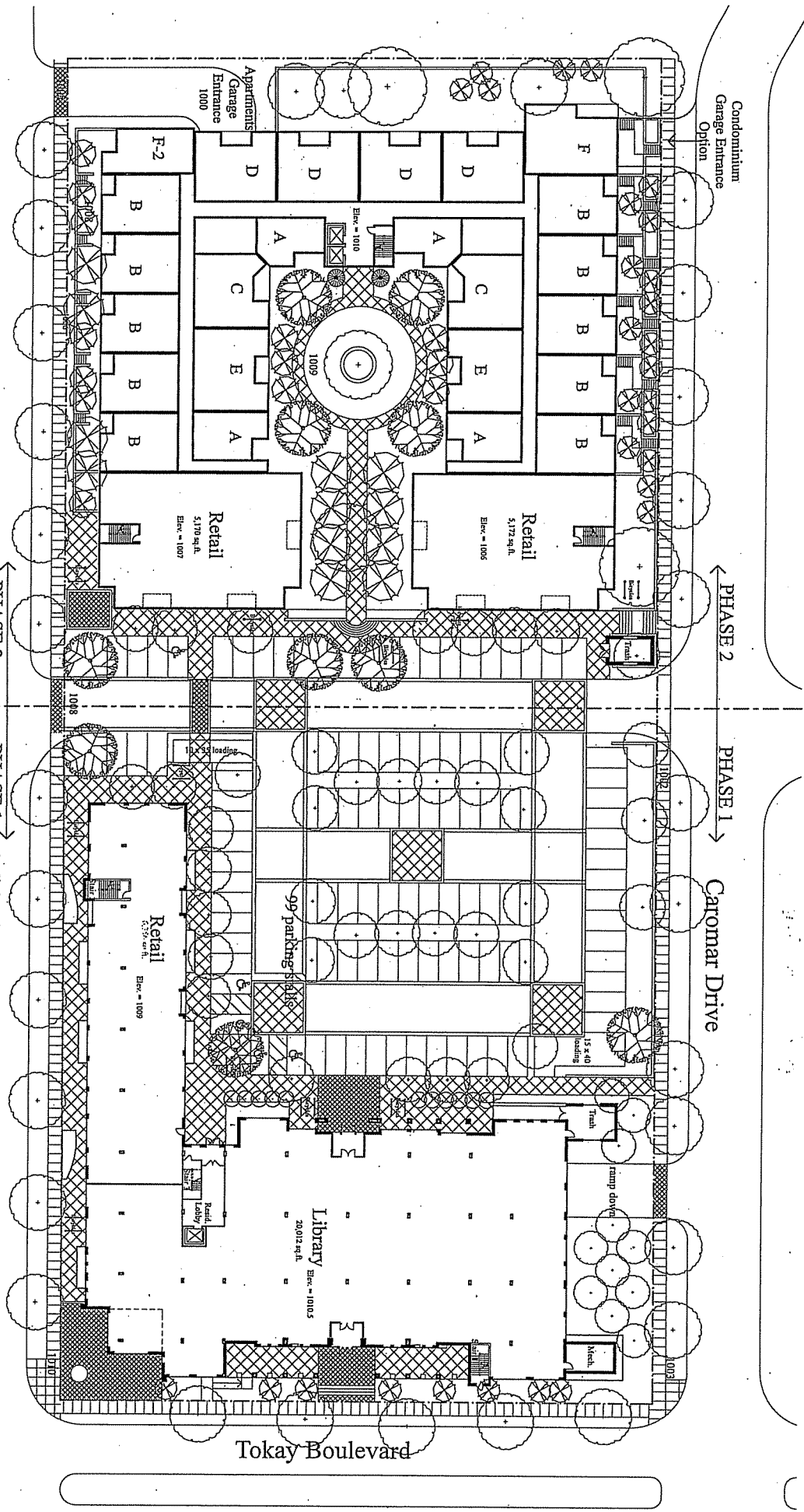
SGN+A and MSTSD
Planning, Design, Architecture, Landscape Architecture

H1



Scale: 1" = 30'-0"
Lighting Plan

Midvale Plaza Redevelopment
Madison, Wisconsin



MIDVALE PLAZA JOINT VENTURE

North Building Total: 95-100 units

Architectural Site Plan

South Building Total: 43 units

SGN+A and MSTSD

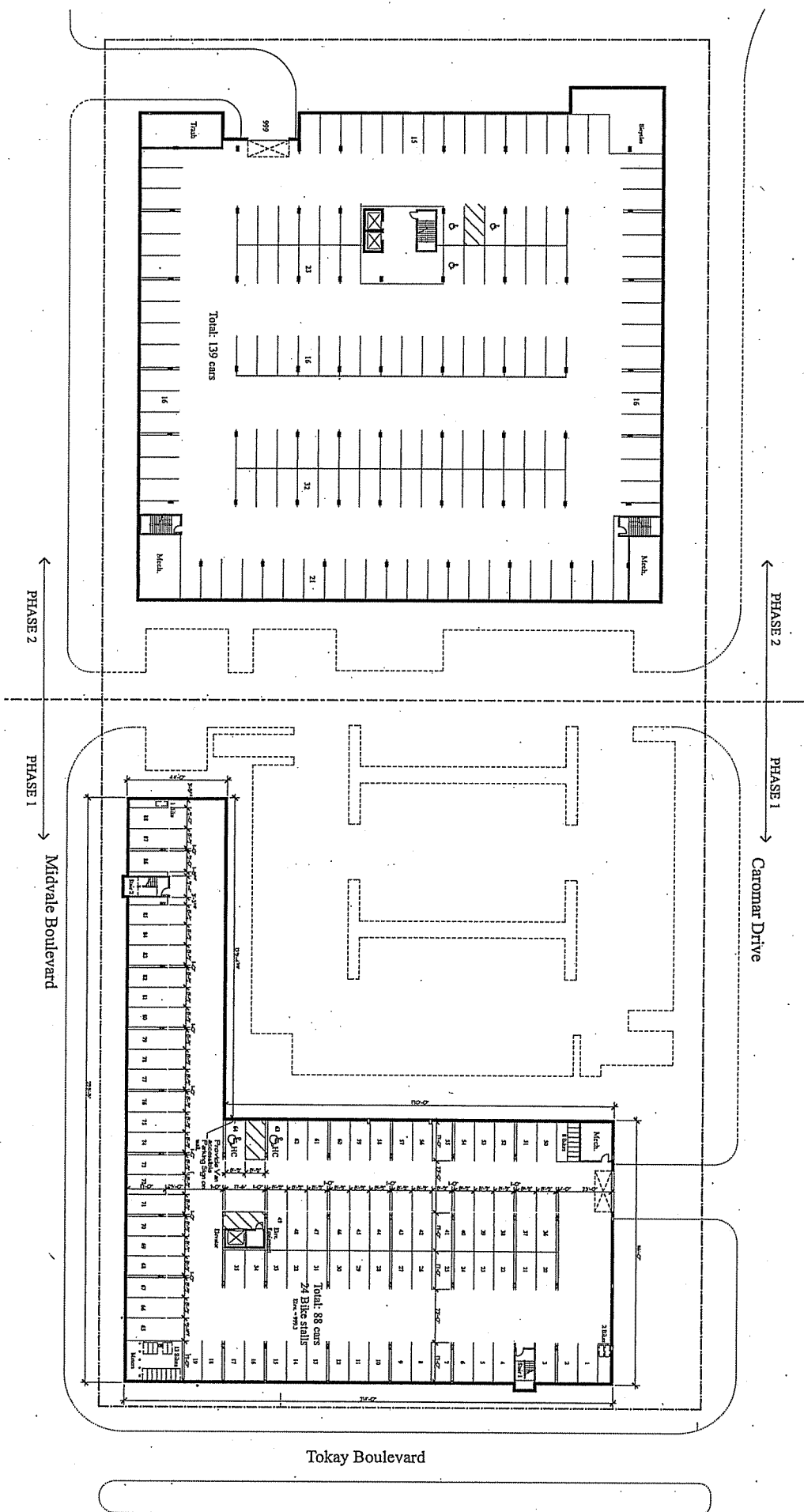
Sponsor: Gemini, Novera & Associates, Inc.
Planning Architect: Thompson Architecture
Landscape Architect: [unreadable]

Midvale Plaza Redevelopment

Madison, Wisconsin

A1.1

May 11, 2006



Total: 139 cars

Total: 88 cars
24 Bike stalls

Parking Level Plan

Scale: 1" = 20'-0"

PHASE 2 ← Midvale Boulevard → PHASE 1

PHASE 2 ← Caromar Drive → PHASE 1

Tokay Boulevard

Midvale Plaza Redevelopment

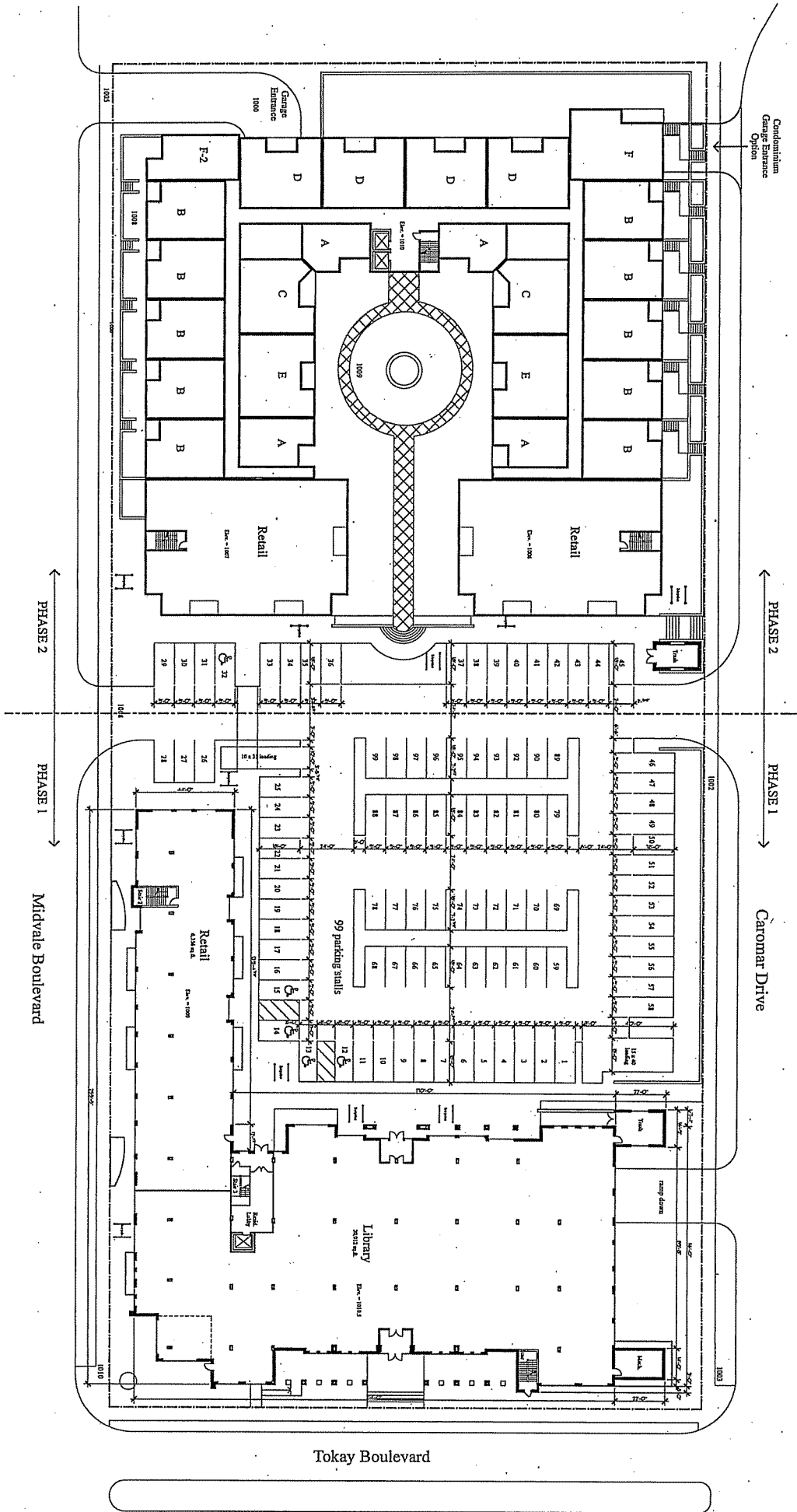
Madison, Wisconsin

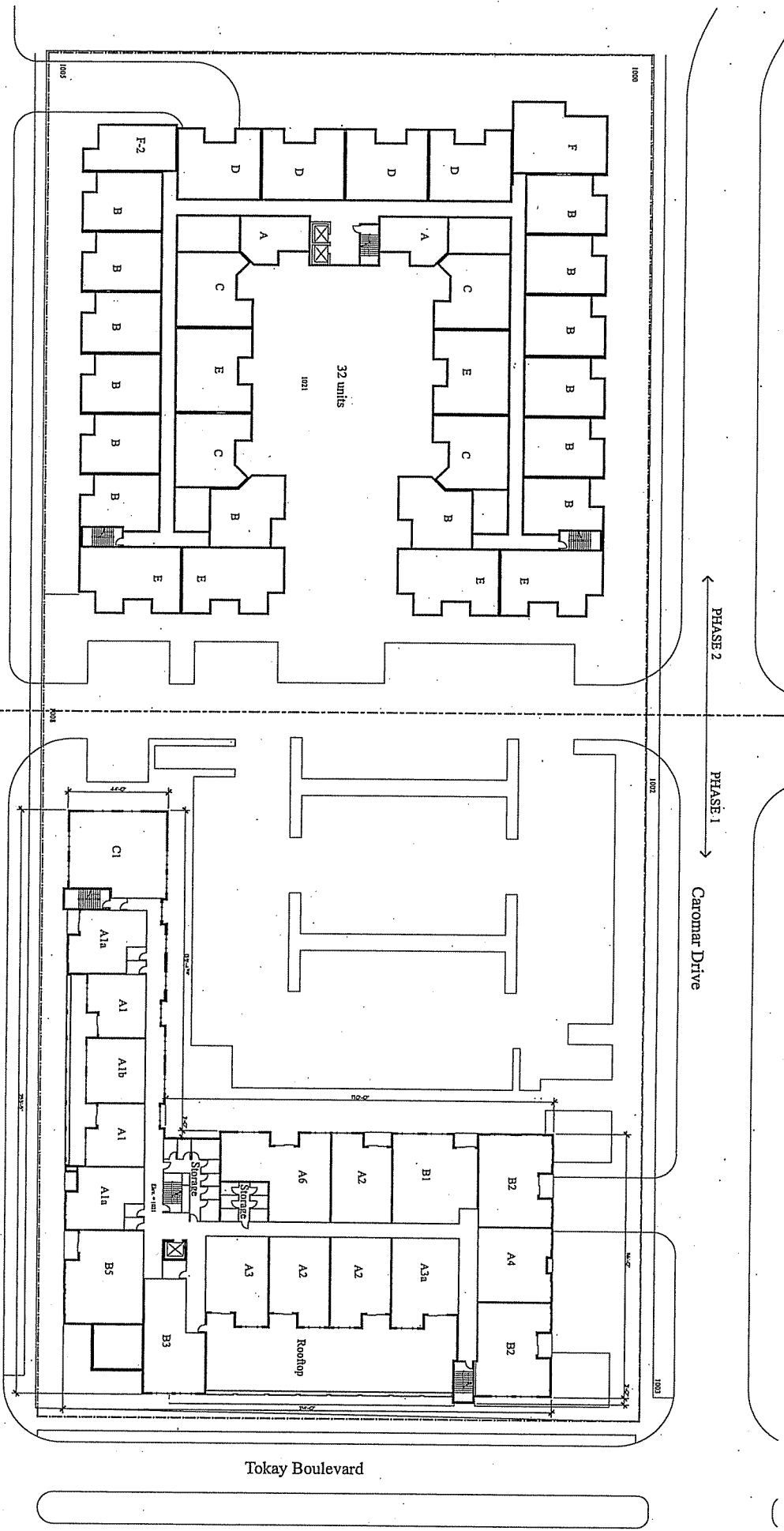
First Floor Plan

Scale: 1" = 20'-0"

SGN+A and MSTSD

Stinson Gentry Neundorfer + Associates, Inc.
 Survey Architect Landscape Architect





Second Floor Plan

Scale: 1" = 20'-0"

MIDVALE PLAZA JOINT VENTURE

May 17, 2005

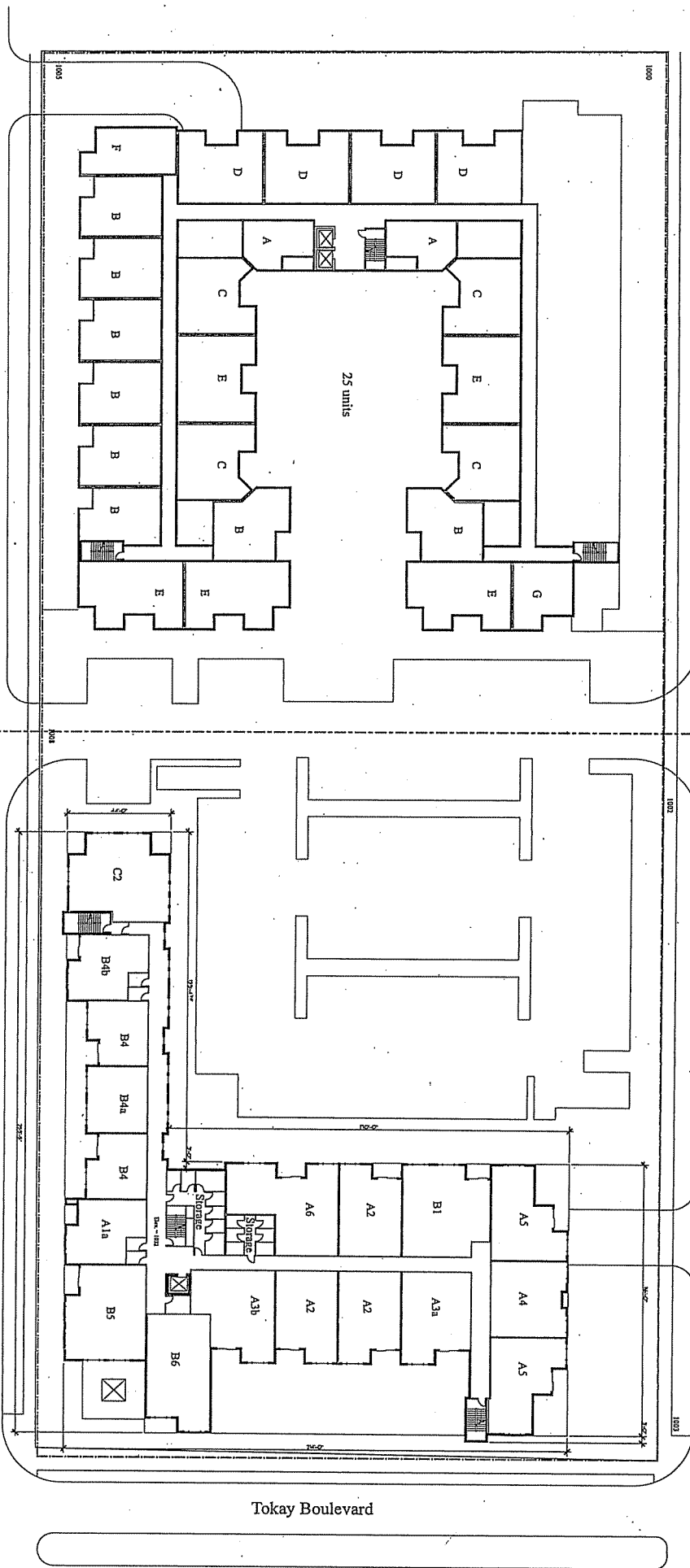
Midvale Plaza Redevelopment

Madison, Wisconsin

SGN+VA and MSTSD

Structural, Mechanical, Electrical, and
Plumbing Engineers, Architects, and
Interior Designers

A2.3



Third Floor Plan

Scale: 1/16" = 1'-0"

MIDVALE PLAZA JOINT VENTURE

May 17, 2006

Midvale Plaza Redevelopment

Madison, Wisconsin

SGN+A and MSTSD

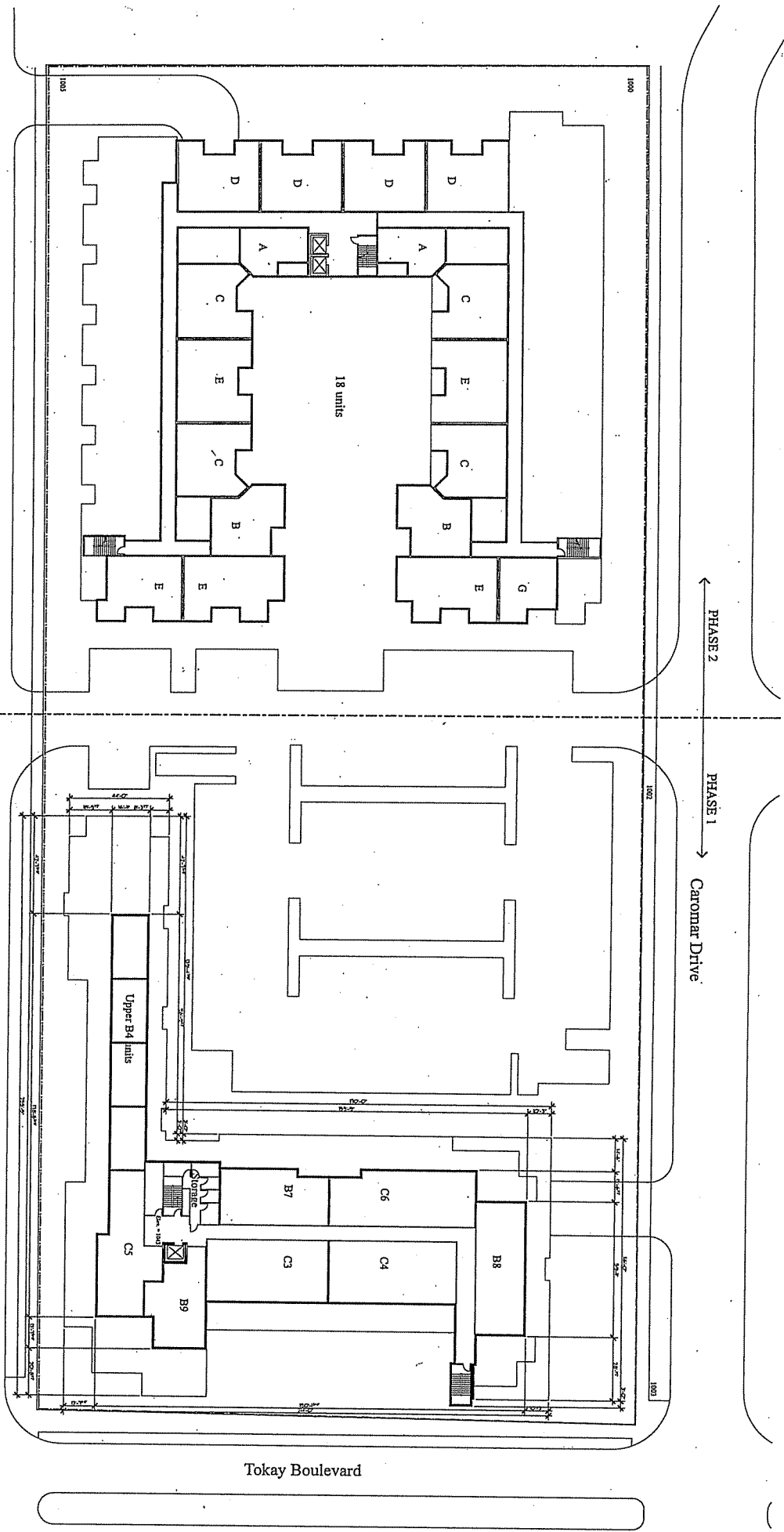
Shannon Gannon Architects, Architects, Inc.
Planning Architects
Landscape Architects

A2.4

Tokay Boulevard

Caromar Drive

Midvale Boulevard



MIDVALE PLAZA JOINT VENTURE

May 17, 2006

Fourth Floor Plan

Scale: 1/16" = 1'-0"

Midvale Plaza Redevelopment

Madison, Wisconsin

SGN+A and MSTSD

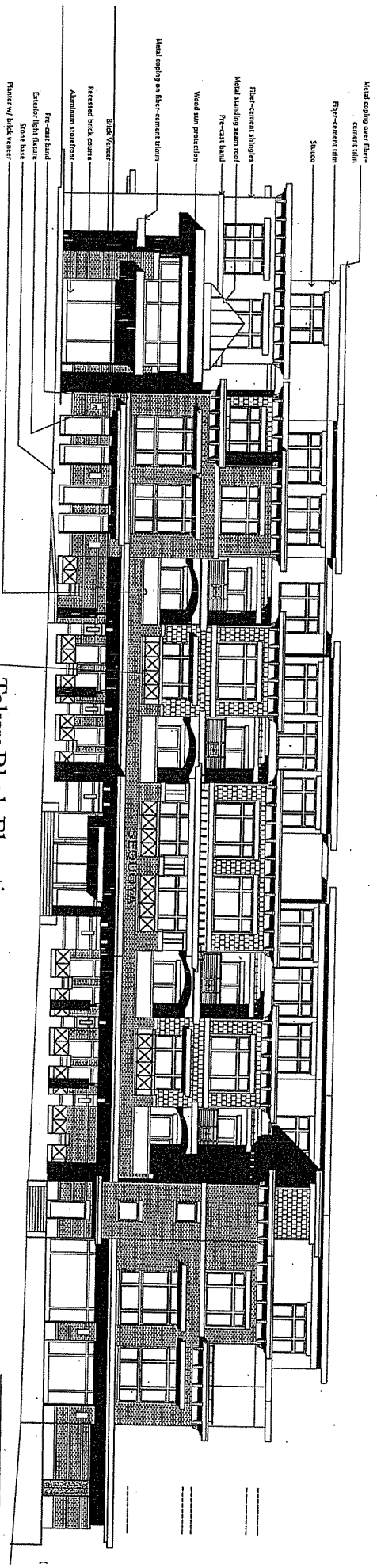
Shannon Gentry/Madison, Wisconsin
Madison, Wisconsin

A2.5

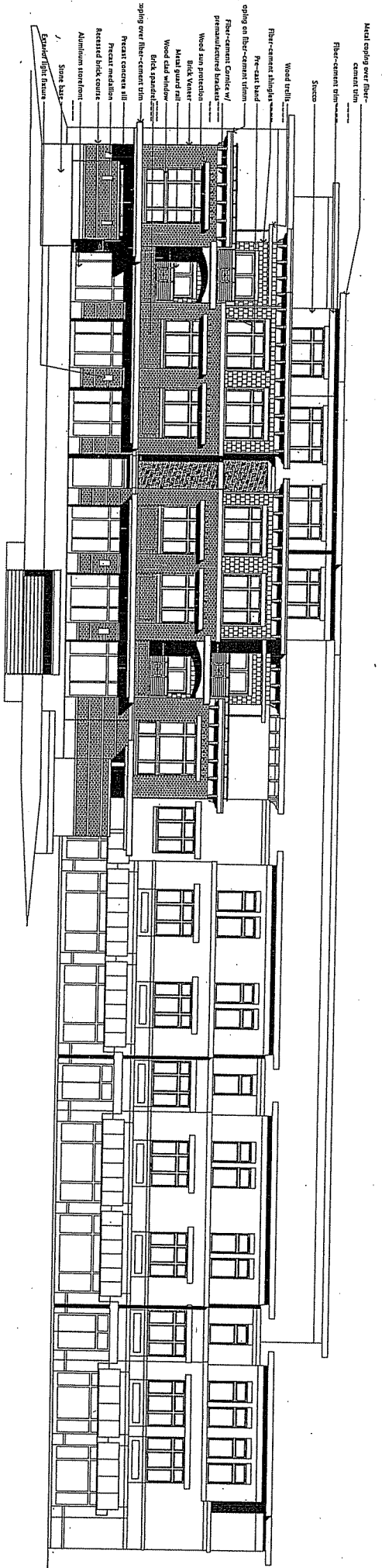
Tokay Boulevard

Caromar Drive

Midvale Boulevard



Tokay Blvd. Elevation



Caromar Drive Elevation

Building Elevations

Scale: 1/8" = 1'-0"

MIDVALE PLAZA JOINT VENTURE

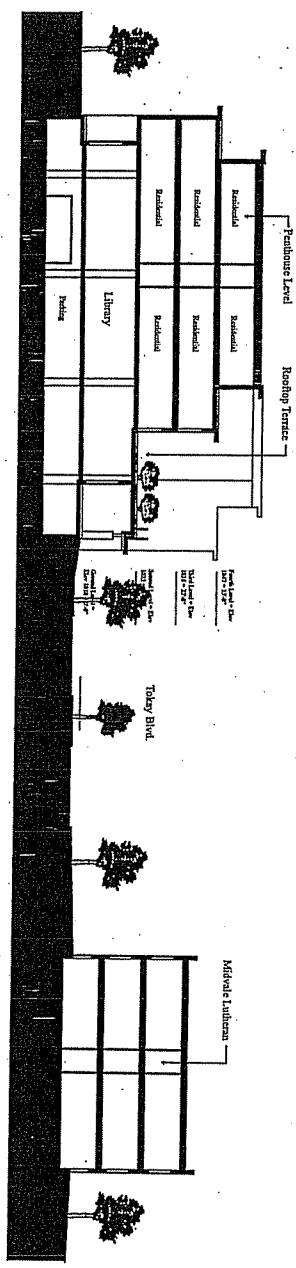
May 17, 2006

Midvale Plaza Redevelopment

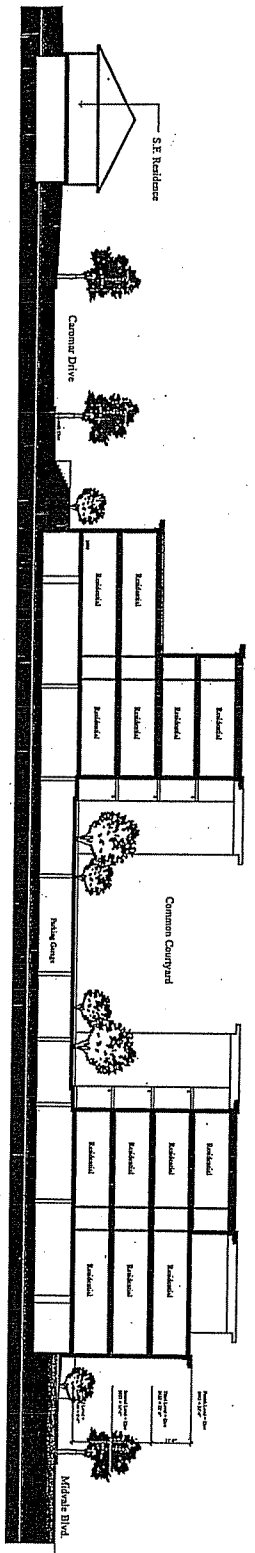
Madison, Wisconsin

SGN+A and MSTSD
Simpson Gentry/Henninger + Associates, Inc.
Planning Architects Landscape Architects

A2.7



Section at Building Phase 1



Section at Building Phase 2

1/16"=1'-0"
Building Sections

**Midvale Plaza Redevelopment
Staff Review of the Inclusionary Development Unit Plan:
(June 13, 2006)**

| | |
|-----------------|------------------------------|
| Name of | Midvale Plaza Redevelopment |
| Address | 505-555 S. Midvale |
| Developer/owner | Joe Krupp |
| Contact Person | Joe Krupp |
| Contact Phone | 608-249-2020 |
| Fax | 608-249-2053 |
| Contact-mail | jkrupp@kruppconstruction.com |

SYNOPSIS:

This is a redevelopment of an existing shopping plaza into a mixed use retail and residential development in 2 phases.

The first phase involves demolition of an existing building and the construction of new building with 4 stories, underground parking and mixed residential and commercial. Commercial/retail on floor one and residential on floors 2 through 4. A mix of 1, and 2 units. A total of 43 condo units in Phase 1 and a proposed 100 units of rental apartments in Phase 2.

The developer has stated that he plans to comply with the existing IZ ordinance for Phase 1 and any modified ordinance for Phase 2. He has indicated a concern about his ability to comply with any changes to the ordinance that might occur after his submittal date but before his IZ LURA for Phase 1 is recorded, when his plans were to comply with the existing ordinance.

Developer proposes to comply with IZ but has proposed a unit mix that does not match the current ordinance. The current ordinance would require 3 – 1 bedroom units, 4 – 2 bedroom units be designated as IZ units with the units spread across all three floors in the development to meet the dispersion required by the ordinance.

The developer has not designated the IZ units by location because his interior plans are not finalized. He has requested in conversations with CD Staff that the IZ units be dispersed on floors two and three only, in order that he not need to request a density bonus for this site to achieve cost effectiveness.

The developer would like to work with CD staff to designate the IZ units on floors 2 and 3 of the building such that they are dispersed per the ordinance once his interior layout is complete, but definitely before the GDP/SIP is filed for the site.

The IZ Units mix will detailed and designated prior to implementation of Phase 2. The Phase 2 IZ Plan will be subject to review and approval by the Plan Commission, but the whole parcel will be subject to a LURA until the IZ Plan is approved. The Developer's IIDUP submittal indicates that he will comply with the IZ Ordinance in effect for each Phase of the development.

CONCLUSION:

| | | |
|---|---|---|
| The project as proposed, based upon the available information furnished by the developer, | | |
| X | Will comply with MGO 28.04 (25) | Subject to approval of the Plan Commission for the planned placement of the IZ units on floors 2 and 3. |
| | Will comply with MGO 28.04 (25) if the following conditions or changes are met: | |
| | Does not comply for the following reasons: | |

| | |
|-------------|--|
| Reviewed by | Barbara Constans, CD Grants Administrator Hickory R. Hurie, CD Grants Supervisor Date: June 13, 2006 |
|-------------|--|

1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

| Number of units | At Market | At 80% | At 70% | At 60% | At 50% |
|-----------------|-----------|--------|--------|--------|--------|
| for-sale units | 36 | 7 | | | |
| rental units | | | | | |

| Number of units | Efficiency | 1-bedroom | 2-bedroom | 3 bedroom | 4-bedroom |
|------------------------------|------------|-----------|-----------|-----------|-----------|
| For-sale: Market-rate | | 19 | 18 | 0 | |
| For-sale: Inclusionary units | | 3 | 4 | 0 | |

2. TABLE TO CALCULATE POINTS

THIS PROJECT:

| | At Market | At 80% of AMI | 70% | 60% | 50% |
|-------------------|-----------|---------------|-----|-----|-----|
| 5% | | | | | |
| 10% | | | | | |
| 15% | | 2 | | | |
| 20% | | | | | |
| TOTAL for project | | | | | 2 |

Per Ordinance

| For-sale: Per cent of dwelling | At Market | At 80% of AMI | 70% | 60% | 50% |
|--------------------------------|-----------|---------------|-----|-----|-----|
| Outspoints | | | | | |
| 5% | | 0 | 1 | 2 | 3 |
| 10% | | 1 | 2 | 3 | 4 |
| 15% | | 2 | 3 | 4 | 5 |
| 20% | | 3 | 4 | 5 | 6 |

| Rental: Per cent of dwelling | At Market | At 60% of AMI | 50% | 40% | 30% |
|------------------------------|-----------|---------------|-----|-----|-----|
| Outspoints | | | | | |
| 5% | | 0 | 1 | 2 | 3 |
| 10% | | 1 | 2 | 3 | 4 |
| 15% | | 2 | 3 | 4 | 5 |
| 20% | | 3 | 4 | 5 | 6 |

3. ISSUES RELATED TO DESIGN, PRICING, OR TERMS OF IZ UNITS

| Standards for Inclusionary dwelling units (IDUs) | Complies | Does not comply | Additional comments |
|---|----------|-----------------|--|
| Exterior Appearance of IDUs are similar to Market rate | Yes | | |
| Proportion of attached and detached IDU units is similar to Market rate. | Yes | | |
| Mix of IDUs by bedroom size is similar to market rate | Yes | | |
| IDUs are dispersed throughout the project | | No | Requests Plan Commission approval for staff review and approval of dispersion on floors 2 and 3 of SIP Phase 1 |
| IDUs are to be built in phasing similar to market | Yes | | only. |
| Pricing fits within Ordinance standards | Yes | | |
| Developer offers security during construction phase in form of deed restriction | Yes | | Deed restriction will be placed on units within the for-sale design and will be placed on the entire Phase 2 parcel to require compliance with IZ as the phases are implemented. |

| | | | |
|--|-----------|--|---|
| Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction | Yes | | |
| Developer describes marketing plan for IDUs | Uncertain | | Standard terms will apply, marketing for Phase 1 cannot begin until the PUD is filed for the site. Phase 2 marketing cannot begin until the Phase 2 IDUP is approved and the SIP and filed. |
| Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification | Yes | | |
| Terms of sale or rent | Sale | | |
| Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations | No | | |
| Developer has requested waiver for off-site or cash payment | No | | No request for waiver |
| Developer has requested waiver for reduction of number of units | No | | No request for waiver |
| Other: | | | |

4. INCENTIVES REQUESTED

A) Density bonus of 10% (except developments of 4 or more stories and >75% of parking is underground, or has 30 or fewer detached units, then density of 20% per point) (limited to 3 points)

B) Reduction in Park development fees (limit of 1 point)

C) Reduction in Park Dedication requirements (limit of 1 point)

D) 25% reduction in parking requirements (limit of 1 point)

E) Non-city provision of street tree landscaping

F) Cash subsidy from IZ fund, \$5,000/IZ unit for units designated for families at 60% AMI or less (for owner occupied units) and 40% AMI or less for rental units (Limit of 2 points)

G) Cash subsidy from IZ fund, \$2,500/IZ unit for projects with 49 or fewer detached dwelling units or developments with 4 or more stories and at least 75% of parking is underground. (Limit of 2 points)

H) One additional story in downtown design zones, not to exceed certain height requirements

I) Eligibility for residential parking permits equal to number of IZ units in PUD

J) Assistance in obtaining other funds related to housing

K) Preparation of a neighborhood development plan from non-city sources (if development located in Central Services Area, is contiguous to existing development and no such plan exists.

L) Other :

5. ISSUES OF PROCESS

Are there issues in any of the following steps that should be identified now for closer attention?

| Step | Standard Step Activity | Special Issues |
|---|--|--|
| <u>Pre-conference</u> with City Planning Staff | Jan 22, 2006 | None identified |
| Presentation of <u>Concept</u> to City's Development Review Staff Team | | |
| Submission of Zoning Application and <u>IZ Dwelling Unit Plan</u> | May 26, 2006 | IZ Unit layout not identified, No plan to include IZ units on top floor. |
| <u>Formal Review</u> by City's Development Review Staff Team | June 8, 2006 | |
| Formal Review by <u>Plan Commission</u> | June 19, 2006 | |
| <u>Appeal</u> Plan Commission Decision to Common Council (optional) | | |
| <u>Compliance</u> with Approved Inclusionary Dwelling Unit Plan | Deed restrictions will be recorded for both parcels when GDP/SIP Phase 1 is recorded | |
| <u>Construction</u> of development according to Inclusionary Dwelling Unit Plan | To be done at the same time as market rate units | |
| Comply with any continuing requirements | Sample 5% of IDU annually for compliance review. | |

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

| FOR OFFICE USE ONLY: | |
|-------------------------------|--|
| Amt. Paid | \$ <u>1200</u> Receipt No. <u>70150</u> |
| Date Received | <u>4-26-06</u> |
| Received By | <u>RJT</u> |
| Parcel No. | <u>0709-291-0711.2</u> |
| Aldermanic District | <u>11, Tim Gruber</u> |
| GQ | <u>Exist Cond. Use</u> |
| Zoning District | <u>C1</u> |
| For Complete Submittal | |
| Application | <input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/> |
| IDUP | <input checked="" type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/> |
| Plan Sets | <input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/> |
| Alder Notification | <input checked="" type="checkbox"/> Waiver <input type="checkbox"/> |
| Nbrhd. Assn Not. | <input checked="" type="checkbox"/> Waiver <input type="checkbox"/> |
| Date Sign Issued | <input type="checkbox"/> |

1. Project Address: 505-555⁵ MIDVALE BLVD Project Area in Acres: 3.6
 Project Title (if any): MIDVALE PLAZA REDEVELOPMENT

2. This is an application for: (check at least one)

| | | |
|---|--|--|
| <input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly) | | |
| <input type="checkbox"/> Rezoning from _____ to _____ | <input checked="" type="checkbox"/> Rezoning from <u>C1</u> to PUD/PCD-SIP | |
| <input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP | <input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP | |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Demolition Permit | <input type="checkbox"/> Other Requests (Specify): _____ |

3. Applicant, Agent & Property Owner Information:

Applicant's Name: MIDVALE PLAZA JOINT VENTURE L.L.P. Company: _____
 Street Address: 120 EAST LAKESIDE ST. City/State: MADISON, WI Zip: 53711
 Telephone: (608) 284-0120 Fax: () Email: _____
 Project Contact Person: JOE KRUPP Company: KRUPP CONSTRUCTION
 Street Address: 2020 EASTWOOD DR. City/State: MADISON, WI Zip: 53704
 Telephone: (608) 249-2020 Fax: (608) 249-2053 Email: JKRUPP@KRUPPCONSTRUCTION.COM
 Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: THE REDEVELOPMENT IS MIXED-USE & WILL INCLUDE RETAIL SERVICES, A LIBRARY & RESIDENTIAL CONDOMINIUMS & APARTMENTS. THE PROJECT WILL BE DONE IN TWO PHASES

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 1200.- See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of City of Madison Comprehensive Plan, which recommends: Mixed-use for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Tim Gruber, Alder; Westmoreland Neighborhood Assn.; 2-22-06

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Bill Roberts Date 1-22-06 | Zoning Staff Tim Parks Date 1-22-06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Joe Krupp Date 4-24-06
 Signature [Signature] Relation to Property Owner Partner
 Authorizing Signature of Property Owner [Signature] Date 4-24-06

PART 1 – DEVELOPMENT INFORMATION:

Project or Plat MIDVALE PLAZA

Project Address: 555 South Midvale Blvd. **Project Area (in acres):** _____

Developer: Midvale Plaza Joint Venture LLP Representative: Joseph Krupp

Street Address: 2020 Eastwood Drive City/State: Madison WI Zip: 53704

Telephone: (608) 249-2020 Fax: (608) 249-2053 Email: jkrupp@kruppconstruction.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 | | | | | | |
| Duplexes | | | | | | |
| Multi-Family | 36 | | 7 | | | |
| TOTAL | 36 | | 7 | | 43 | |

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 | | | | | | 7 | |
| Anticipated Sale Price | | | | | | | |
| 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 / 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: | | 16 | 20 | | | | 4 | 3 | | |
| Minimum Floor Area: | | 742 | 1150 | | | | 742 | 1000 | | |
| 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 checked="" 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 comments.

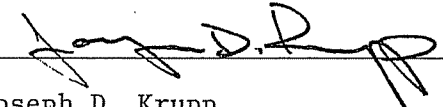
| Standards for Inclusionary Dwelling Units (IDUs) | Will Comply | Will not comply | Additional comments |
|---|-------------|-----------------|---------------------|
| Exterior Appearance of IDUs are similar to Market rate. | X | | |
| Proportion of attached and detached IDU units is similar to Market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

CONTINUE →

13

| 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. | | | N/A |
| Pricing fits within Ordinance standards | | X | Developer requests subsidy from Unit Reserve Fund. |
| Developer offers security during construction phase in form of deed restriction. | | | N/A |
| Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction. | | | N/A |
| 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. | | | |
| | 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: | | | This submittal pertains to Phase I of project. |

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → _____
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → _____
- The applicant notified Alderperson Tim Gruber of District 11 of this development proposal in writing on: → _____
- The applicant also notified numerous meetings held 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 4-26-06 13
Printed Name Joseph D. Krupp
Phone (608) 249-2020