



February 25, 2005

Mr. Brad Murphy
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: Cardinal Glenn (Formerly Liberty Station)
Inclusionary Zoning Distribution Request

Dear Mr. Murphy:

The further development of the Inclusionary Zoning Plan for the Cardinal Glenn (formerly Liberty Station) neighborhood has led the design team to re-evaluate the economics of the IZ distribution; and the attached request for an adjustment to the AMI distribution of the neighborhood. This request looks to redistribute the affordability from the previously approved 80%/70%/60% AMI distribution to a distribution of 80%/70% AMI. The overall number of units will not change as part of this request. This request also seeks to amend the phasing plan to increase number of units in phase one, with some adjustment of locations for the remaining phases to adjust the balance of units and phases.

Request:	Phase One	45 total units/9 IZ units
	Phase Two	30 total units/3 IZ units
	Phase Three	23 total units/3 IZ units
	Phase Four	23 total units/3 IZ units
	Phase Five	33 total units/5 IZ units
	Total IZ:	15 units @ 80% AMI 8 units @ 70% AMI

This amendment falls within the guidelines of the IZ ordinance and policy and we feel that it continues the commitment to supply a balance distribution of affordable units within the neighborhood. We look forward to discussing this amendment at the March 7th Plan Commission.

Vandewalle & Associates

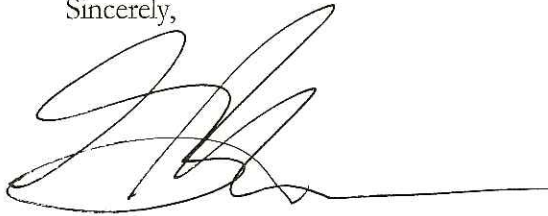
120 East Lakeside Street • Madison, Wisconsin 53715
608 255-3988 • 608 255-0814 Fax • va@vandewalle.com

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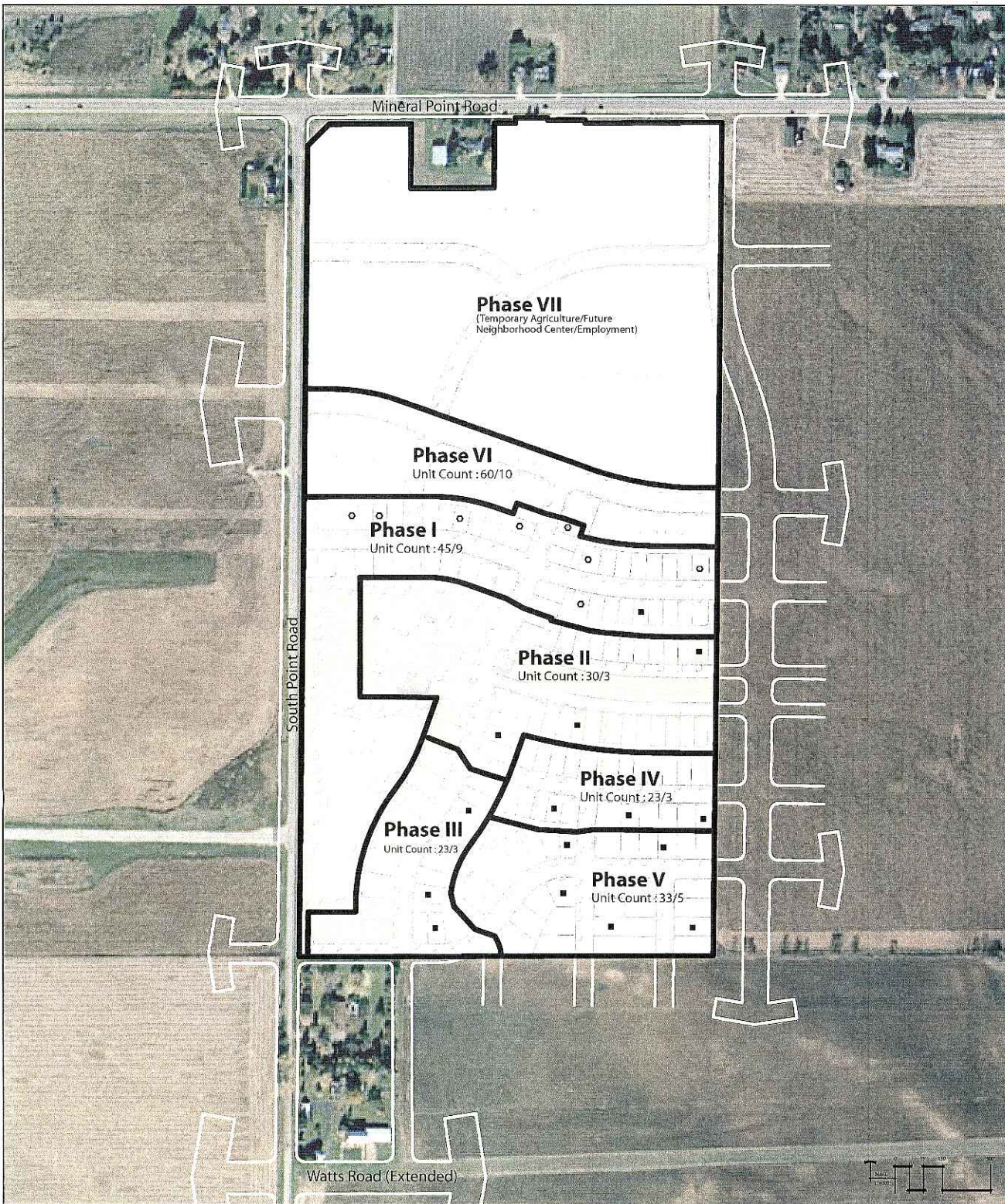
Thank you for your time in reviewing this project. Please contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to be 'BM', with a long horizontal line extending to the right.

Brian Munson
Project Manager

Cc: Hickory Hurie
Don Esposito
Jeff Rosenberg
David Simon
Alderman Skidmore



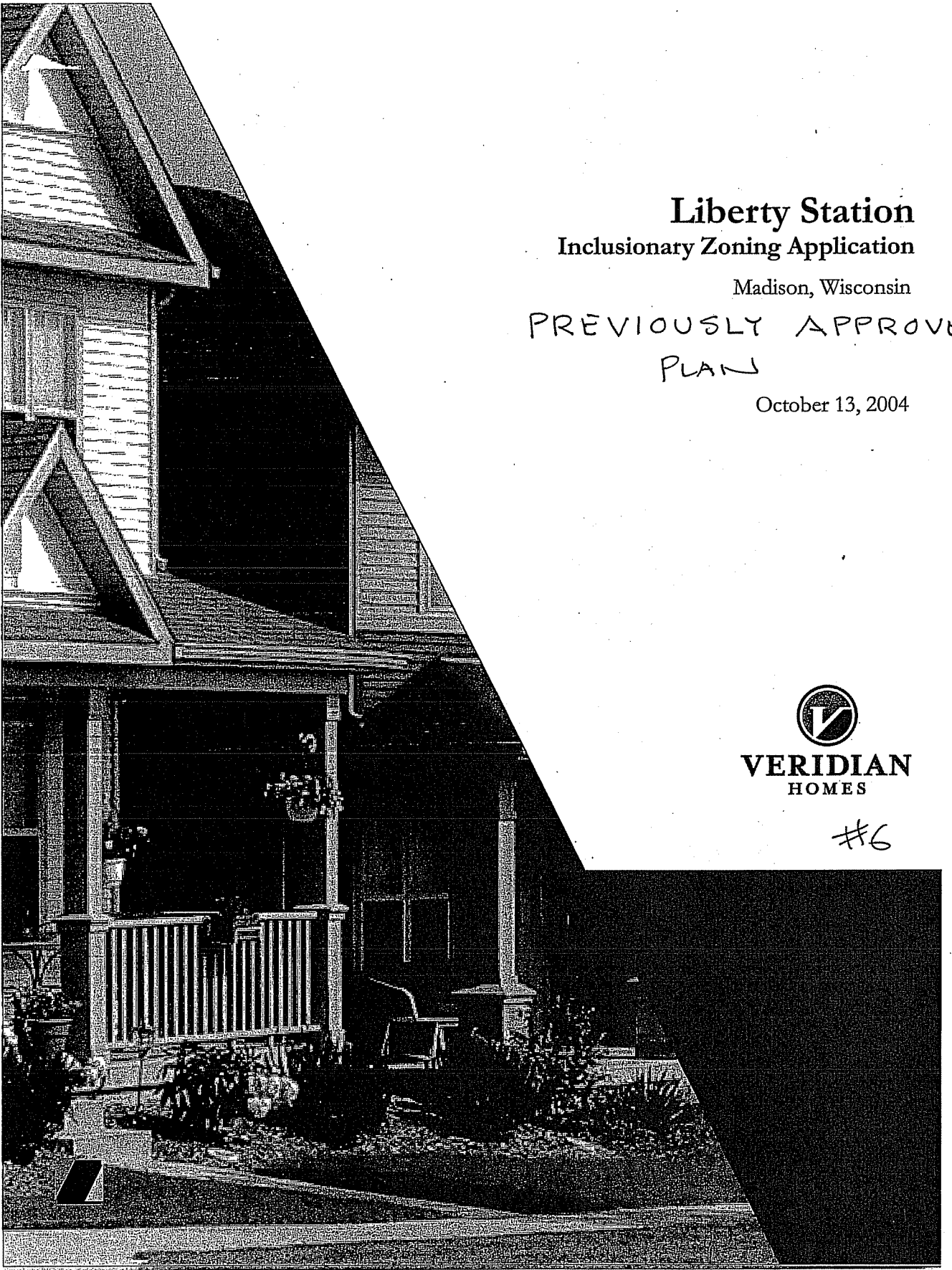
Phasing Plan/Inclusionary Zoning Plan

- 80% AMI 15 Units
- 70% AMI 8 Units

Cardinal Glenn

Madison, Wisconsin





Liberty Station
Inclusionary Zoning Application

Madison, Wisconsin

PREVIOUSLY APPROVED
PLAN

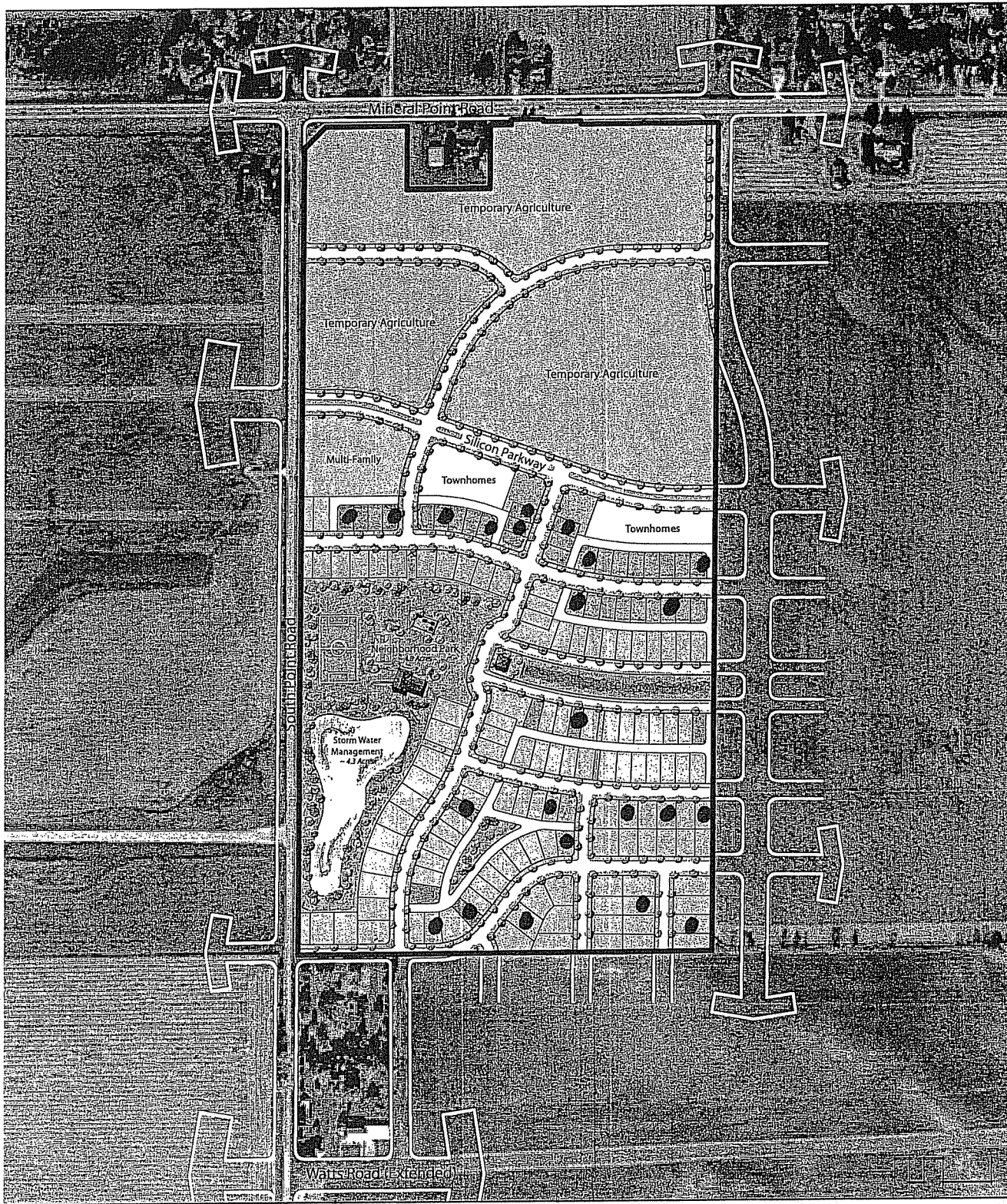
October 13, 2004



VERIDIAN
HOMES

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Concept Plan

Single Family (Alley Accessed)	101 Units
R2Z (45' x 80')	34 Units
R2Z (37' x 95')	6 Units
R2Y (45' x 95')	61 Units
Single Family (Street Accessed)	53 Units
R2T (59' x 85')	40 Units
R2T (69' x 100')	13 Units
PUD-GDP	60 Units
Employment	23.1 Acres
Multi-Family Residential	36 Units
Twin Homes	4 Units
Townhome Residential	20 Units
Conservancy	
Parks and Open Space	10.6 Acres
- Neighborhood Park	4.8 Acres
- Storm Water/Greenway/Greens	5.9 Acres
Total Units	214 Units

LIBERTY STATION

Madison, Wisconsin

15% of 214 Total Units = 33 Units
 - 23 Single Family Units
 - 10 Multi-Family Units
 Park Requirements - 5.0 Acres
 - Single Family - 3.9 Acres
 - Multi-Family - 1.1 Acres



Vandewalle & Associates
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Dwelling Unit Breakdown

Residential Units:	R2T Single Family	53 units
	R2Y Single Family	61 units
	R2Z Single Family	40 units
	PUD:GDP Duplex	4 units
	PUD:GDP Townhomes	20 units
	PUD:GDP Multifamily	36 units
	Total	214 units

23 single family owner occupied IZ units
 10 multi-family rental IZ units

Bedrooms/unit: 3-4 bedroom units

Target AMI Levels

IZ Unit Breakdown: Owner Occupied:
 8 lots @ 80% AMI
 8 lots @ 70% AMI
 7 lots @ 60% AMI

Rental
 10 units @ 60% AMI

Incentive Points:	5% of units @ 80% AMI=	0
	5% of units @ 70% AMI=	1
	5% of units @ 60% AMI=	2
	5% of rental units @ 60% AMI=	1
	Total Points Generated:	4

Incentives Requested: Parkland Development Fee Reduction

Cash susidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided

Project Narrative

Development Concept: The Liberty Station Neighborhood creates a mixed single family residential neighborhood featuring variety of single family options coupled with parks & open space.

Surrounding Uses: North: Agricultural, Rural Residential
 East: Agricultural
 South: Agricultural, Rural Residential
 West: Proposed Techonolgy & Light Industrial Uses

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Project Components: Variety of single family lot types and price points
 Interconnected street network
 Uses consistent with Pioneer Neighborhood Plan

Project Team:

Owner/Developer: Liberty Station, LLC. Mr. Jeff Rosenberg
 6801 South Town Drive Mr. David Simon
 Madison, Wisconsin 53713 Mr. Don Esposito
 Tel: 226-3100
 Fax: 226-0600

Planner/Applicant: Vandewalle & Associates Mr. Brian Munson
 120 East Lakeside Street
 Madison, Wisconsin 53715
 Tel: 255-3988
 Fax: 255-0814

Engineer: D'Onofrio Kottke Mr. Dan Day
 7530 Westward Way
 Madison, Wisconsin 53717
 Tel: 833-7530
 Fax: 833-1089

Construction Schedule: Phase One Infrastructure 2004

Approximately six residential phases beginning in 2005 with a projected completion of 4-8 years. Note: Subject to change in response to market conditions.

Single Family Units

Phase	Total Units	IZ units
2005	28	7
2006	47	5
2007	23	2
2008	23	4
2009	33	5
2010	60	10
Total	214	32

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