

**Projects With Inclusionary Dwelling Units**  
**Number of Units, Tenure, Approval Dates, Incentives, Construction Status**  
**June, 2006**

Projects With Inclusionary Dwelling Units (02/04-04/06)														
Project Number	Project Address	Project Name	Total Units	Number IZ Units	Owner / Rental	Unit Type	Application Date	Approval Date	Base Density Units/ac	Approved Density Units/ac	Incentive Points	Incentives Sought	Incentives Granted	Construction Status
1	501 Commerce Dr	All Saints Senior Campus	108	17	Other	MF	3/24/2004	6/15/2004	21.8	22.9	2	None	Density Bonus	Under Construction
2	3289 High Point Rd	Southern Ridge Plat	46	7	Owner	S/D	5/12/2004	8/3/2004	4.0	3.6	1	Preliminary/Final Plat	Preliminary/Final Plat	Under Construction
3	802 Williamson St	Rennissance Housing	36	6	Owner	MF	3/24/2004	6/1/2004	38.0	90.0	2	None	Density Bonus	Under Construction
4	513 Jacobson Ave	Starkweather Square Plat	21	2	Owner	S/D	6/23/2004	9/21/2004	38.0	10.1	2	Park Fee & Park Dedication Reduction	None	Not Started
(4a)	513 Jacobson Ave	Starkweather Square Plat	12	3	Rental	MF	6/23/2004	9/21/2004	38.0	19.9	5	---	---	Not Started
5	1817 Lake Point Dr	Lakepoint Condos	50	8	Owner	MF	3/3/2004	6/15/2004	33.5	19.8	4	None	None	Under Construction
6	3701 Stonebridge Dr	Heather Glen Plat	144	22	Owner	S/D	6/22/2004	9/14/2004	21.8	6.4	2	Cash subsidy	None	Under Construction (6 units complete)
7	3982 Pleasant View Rd	Churchill Crossing	124	19	Rental	MF	9/8/2004	12/14/2004	20.5	24.1	2	Density Bonus	Density Bonus	Not Started
8	8838 Valley View Rd	Linden Park Plat	261	40	Owner	S	11/10/2004	2/1/2005	7.7	8.2	1	Cash subsidy	\$154,350 Park Fee Credit	Roads & Utilities
9	702 N Midvale Blvd	Hilldale Redevelopment	40	6	Owner	MF	11/10/2004	2/1/2005	38.0	29.4	2	None	None	Under Construction
10	502-602 Troy Dr	Troy Gardens	30	5	Owner	MF	11/24/2004	2/22/2005	5.4	6.0	5	None	\$29,400 Park Fee Credit, Density Bonus	Not Started
11	7213 Mineral Point Rd	Cardinal Glen - Phase 1 - 5	154	23	Owner	S/D	10/13/2004	1/18/2005	12.0	8.5	3	Park Fee & Cash Subsidy	\$49,680 Park Fee Credit	Roads & Utilities
12	1802 Monroe St	Monroe Commons	51	3	Owner	MF	10/27/2004	3/15/2005	38.0	55.4	0	Partial IZ Waiver	Partial IZ Waiver, Density Bonus	Under Construction
13	409 W Gorham St	Equinox Student Housing	115	18	Rental	MF	12/1/2004	2/15/2005	72.6	230.0	2	None	Density Bonus, 2-story height bonus	Under Construction
14	4949 Meinders Rd	Owl Creek Plat	105	16	Owner	S/D	1/26/2005	5/3/2005	4.0	5.4	2	Park Fee & Park Dedication Reduction, Street Trees & Cash Subsidy	Density Bonus	Not Started
(14a)	4949 Meinders Rd	Owl Creek Plat	16	3	Rental	MF	1/26/2005	5/3/2005	4.0	12.3	8	---	---	Not Started
15	309-333 W Washington Ave	Capitol West - Phase 1 SIP	159	18	Owner	MF	3/23/2005	7/19/2005	90*	90.0	1	Parking Reduction, Cash Subsidy, Parking Permits, TIF, Partial IZ Waiver	TIF 28% of total TIF, Partial IZ Waiver	Not Started
16	202-302 Rustic Dr	First Add to Nelson's Add	32	5	Owner	S	3/9/2005	5/17/2005	4.0	4.2	2	Park Fee & Park Dedication Reduction, Cash Subsidy	Density Bonus	Roads & Utilities
17	4610 Rustic Dr	Nelson's Add to Rustic Acres	18	3	Owner	S	1/26/2005	5/17/2005	4.0	5.0	2	Park Fee & Park Dedication Reduction	Density Bonus	Roads & Utilities
(17a)	4610 Rustic Dr	Nelson's Add to Rustic Acres	42	6	Rental	MF	1/26/2005	5/17/2005	16.0	7.5	---	---	---	Roads & Utilities
18	9503 MidTown Rd	Hawk's Meadows Plat	33	5	Owner	S	3/9/2005	5/17/2005	4.0	5.5	2	Park Fee Reduction & Cash Subsidy	Density Bonus	Not Started
19	9320 Old Sauk Rd	Blackhawk Lofts Condominiums	30	5	Owner	MF	4/27/2005	7/5/2005	21.8	16.7	2	None	None	Not Started
20	9435 Valley View Rd	Pine Hill Farm Plat	75	12	Owner	S	3/4/2005	5/3/2005	4.0	7.9	2	Park Fee & Park Dedication Reduction & Street Trees	Density Bonus	Roads & Utilities
21	1725 Waldorf Blvd	1725 Waldorf Condominiums	60	9	Owner	MF	4/27/2005	7/5/2005	33.5	39.9	2	Density Bonus	Density Bonus	Not Started
22	309-333 W Washington Ave	Capitol West - GDP	241	42	Owner	MF	9/8/2004	12/14/2004	90*	90.0	1	Parking Reduction, Cash Subsidy, Parking Permits		GDP Only
23	802 E Washington Ave	800 E Washington Ave - GDP	309	47	Owner	MF	12/29/2004	3/1/2005	38.0	68.6	2	Cash Subsidy, Expedited Review	Density Bonus	GDP Only
24	7213 Mineral Point Rd	Cardinal Glen - Phase 6 - GDP	60	10	Rental	MF	10/13/2004	1/18/2005	20.0	15.3	1	Park Fee & Cash Subsidy	None Available	GDP Only
25	4601 E Buckeye Rd	Buckeye Meadows	33	5	Owner	DUP	7/13/2005	10/11/2005	5.4	5.2	0	Expedite review	None	
26	731 State St	"Pres House" site	44	6	Rental	MF	7/13/2005	10/11/2005	38.0	72.1	2	Park Development Fee Reduction & RP3s	None	Under Construction

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27	1833 Winnebago St	Krupp-Kennedy Point	42	4	Owner	MF	8/24/2005	11/29/2005	10.0	68.4		None-full waiver requested	Density Bonus, partial waiver	Under Construction
28	202 N Charter St	Trio Development	25	4	Rental	MF	9/7/2005	11/29/2005	38.0	154.3	2	Density Bonus	Density Bonus	Under Construction
29	702 South Point Rd	"1000 Oaks Plat" (low and low-med density portion)	304	45	Owner	S/DUP	11/21/2005	12/13/2005	4.0	7.2		Park Development Fee	Density Bonus	Not Started
30	3720-3726 Maple Grove Rd	Miller	84	13	Owner	MF	9/21/2005	12/13/2005	16.0	23.1	2	Density Bonus	Density Bonus	
31	700 Block University Ave	"University Square"	350	53	Rental	MF	9/21/2005	3/20/2005	38.0	102.9	2	Waiver	Density Bonus	Under Construction
32	2317 Winnebago St	"Union Corners" GDP	450	68	Owner-350 Rental-100	SF/MF	10/26/2005	1/17/2006	14.3	30.6/30.4		Park Development Fee, TIF	Park Development Fee, Density Bonus	GDP Only
33	9201 Mid-Town Rd	"Hawks Ridge Estates"	33	5	Owner	SF/MF	1/25/2006	3/21/2006	4.0	SF 3.5		Park Development Fee	None	Not Started
34	5901 Milwaukee St	"2nd Addition to Grandview Commons"	207	28	Owner	SF	2/8/2006	4/18/2006	4.0	7.4	1		Park Fee Reduction, Density Bonus	Not Started
34a	5902 Milwaukee St	"2nd Addition to Grandview Commons"	145	22	Rental	MF	2/8/2006	4/18/2006	12.0	17.6	1	Park Fee Reduction	Density Bonus	Not Started
35	3540 Atwood Ave	"Park East"	16	0	Owner	MF	2/8/2006	4/18/2006	38.0	48.8	0	Waiver	Full Waiver, Density Bonus	Not Started
36	3120-3160 Jeffy Trail	"Badger Mill Creek"	7	12	Owner	SF	3/8/2006	5/16/2006	4.0	3.7		Street Trees Cash Subsidy	Density Bonus via NDP Amendment, Street	Not Started
			118	18	Mix	MF	3/8/2006	5/16/2006	21.0	15.5				
37	1135 Erin St	"Co-Housing"	41	7	Owner	MF	3/22/2006	6/6/2006	10.9	19.4	4	Density Bonus, Cash Subsidy Dispersion	Density Bonus Dispersion	Not Started
38	625 E Mifflin St	The Colony	66	10	Owner	MF	4/12/2006	6/20/2006	38.0	91.7	2	Cash Subsidy	Density Bonus	Not Started
		<b>Total IZ Units Approved</b>		<b>660</b>										
		<b>...Contained in GDP's (Land Use Approval Only)</b>		<b>167</b>										
		<b>...Contained in SIP's (Approval for Construction)</b>		<b>493</b>										
												*Because the underlying zoning did not allow residential development and the neighborhood plan did not establish a density midpoint, staff used existing densities in the immediate area to establish the base density		