

# CITY OF MADISON

# Proposed Plat & Rezoning

Plat Name: First Addition to Nelson's Addition to Rustic Acres

Location: 202 & 302 Rustic Drive

Applicant: Doug Nelson - Starkweather Square LLC/  
Michelle Burse - Burse Surveying & Engineering

- Preliminary     Within City  
 Final             Outside City

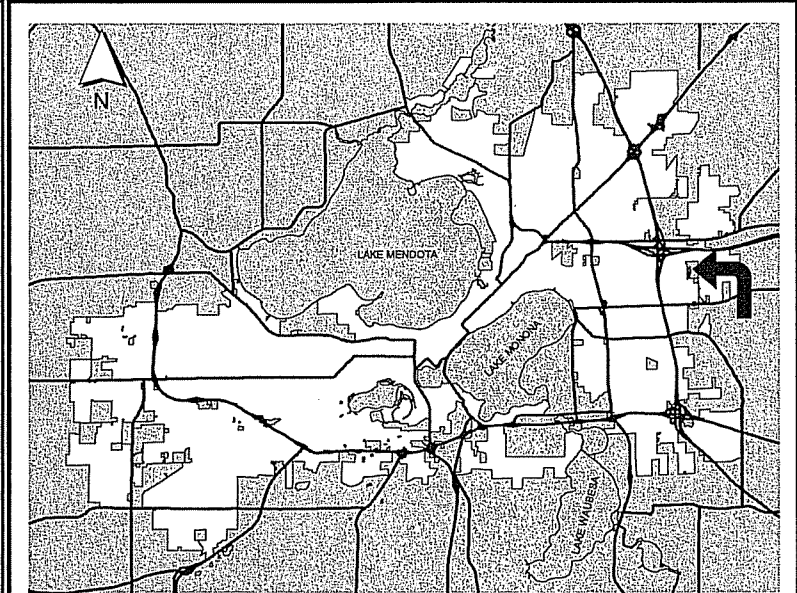
From Temp A To: R2S

Proposed Use: 32 Single Family Lots and 3 Outlots

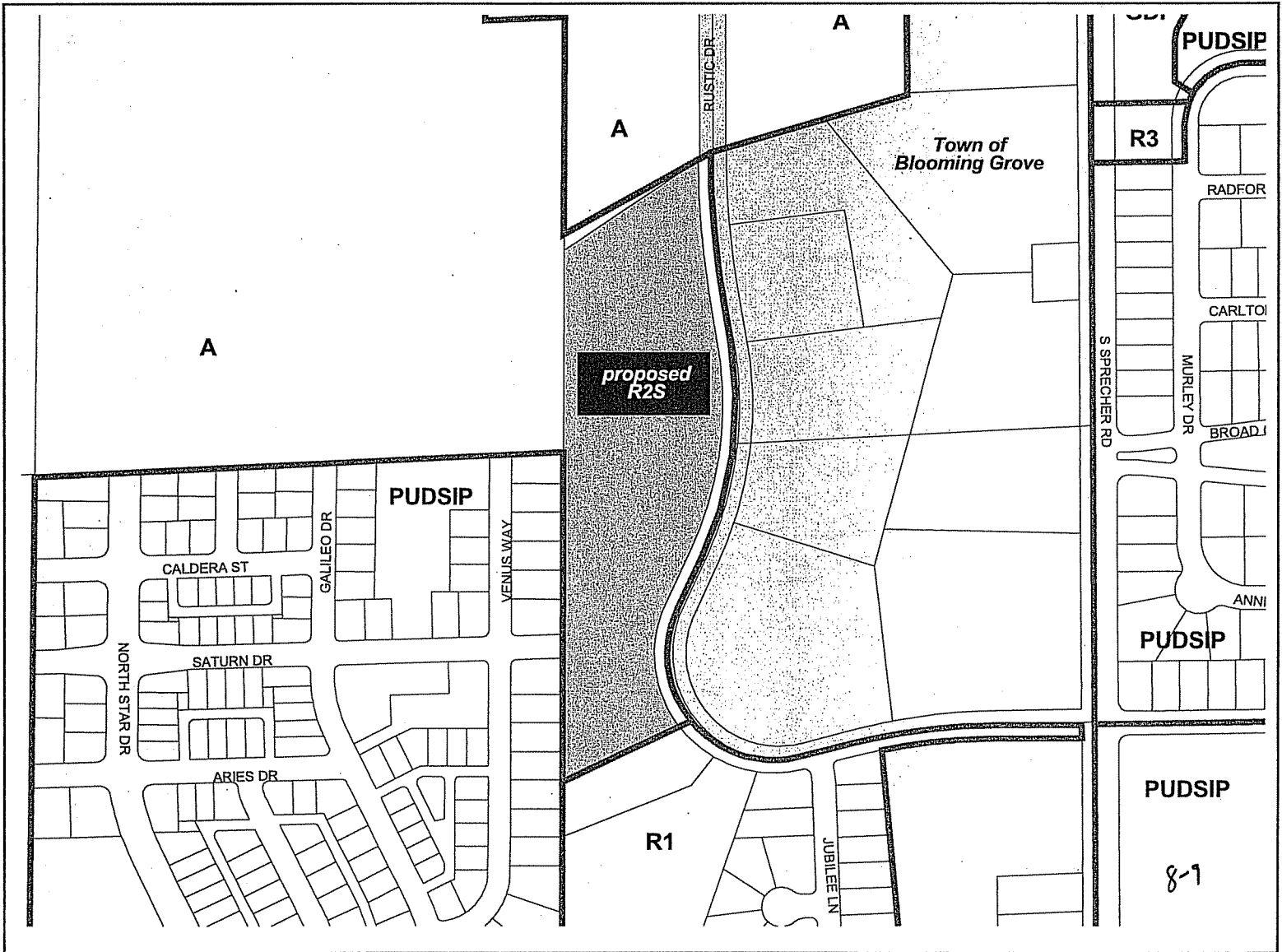
Public Hearing Dates:

Plan Commission 02 May 2005

Common Council 17 May 2005



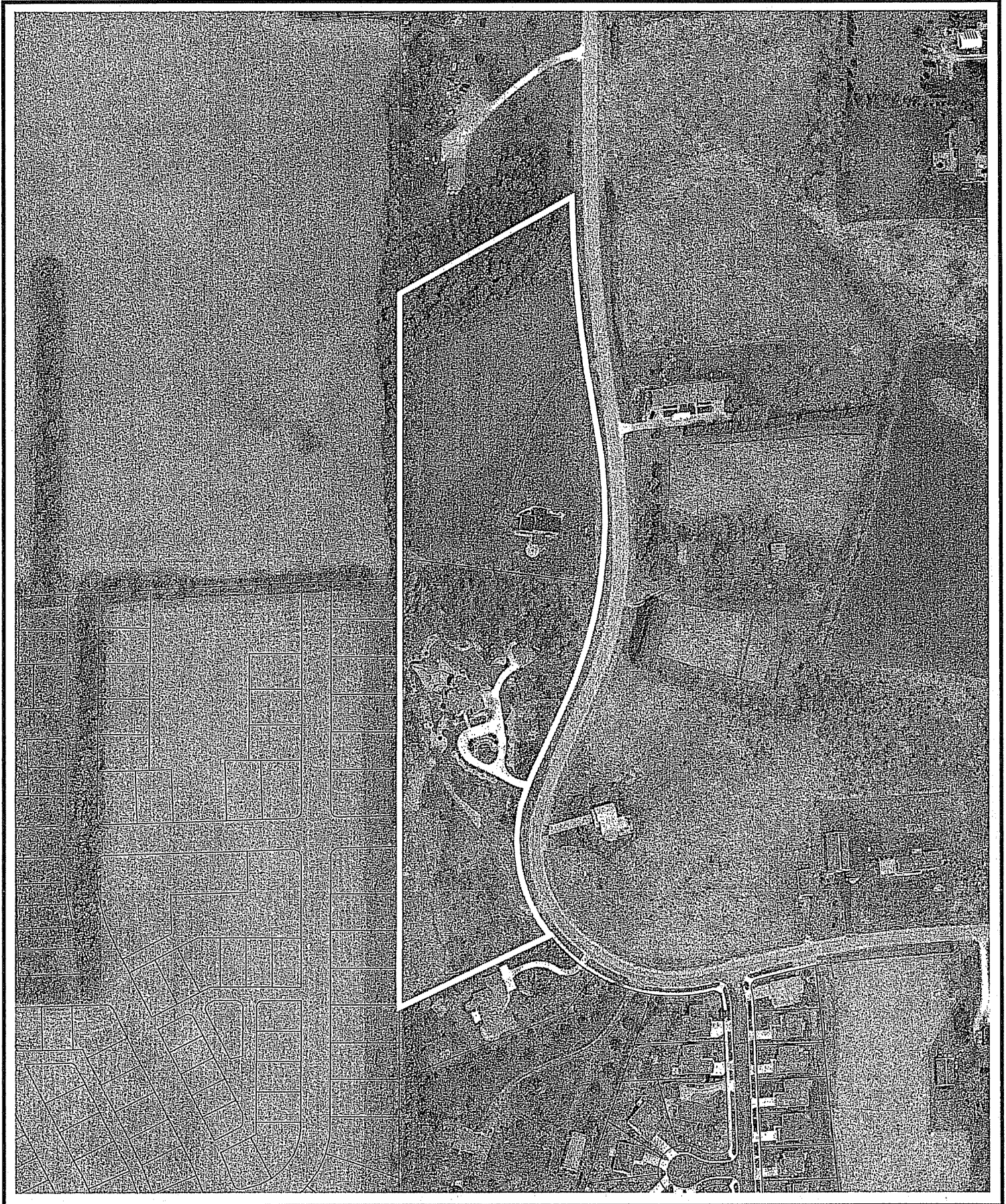
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



# 202 & 302 Rustic Drive

0 100 Feet  


*Date of Aerial Photography - April 2003*



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March 8, 2005

Mr. Bradley J. Murphy, AICP  
Director of Planning  
Dept. of Planning & Development  
215 Martin Luther King Jr., Blvd  
PO Box 2985  
Madison, WI 53701-2985

Re: Letter of Intent  
First Addition to Nelson's Addition to Rustic Acres  
202 & 302 Rustic Acres  
Preliminary Plat Rezoning Request

Dear Mr. Murphy:

The following is submitted together with the plat, application and rezoning application for plan commission and council consideration of approval of the proposed development.

Owners: Starkweather Square, LLC  
2134 Atwood Avenue  
Madison, WI 53704  
Contact: Douglas Nelson  
(608) 244-4990  
(608) 244-0205 Fax

Project: PRELIMINARY PLAT OF FIRST ADDITION OF NELSON'S ADDITION TO  
RUSTIC ACRES  
202 & 302 Rustic Acres  
Madison, Wisconsin

Engineer: Burse Surveying and Engineering, Inc  
1400 E. Washington Avenue, Suite 158  
Madison, WI 53703  
Contact: Michelle Burse  
(608) 250-9263  
(608) 250-9266 Fax

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Letter of Intent  
PRELIMINARY PLAT OF FIRST ADDITION OF NELSON'S ADDITION TO  
RUSTIC ACRES  
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Development Location

This project consists of 9.7672 acres and is located approximately 100 feet south of Nelson's Addition to Rustic Acres. It is bounded on the north by the City of Madison Greenway, the east by Rustic Drive and the west by the plat of Grandview Commons.

Site Development Statistics:

The proposed development consists of a total of 35 lots. Lots 33 – 64 are single family home sites. The three Outlots shall be dedicated to the public for stormwater management purposes.

Project Schedule:

It is the developer's intent to obtain the necessary approvals for the preliminary plat on or before May 17, 2005. The subdivision contract covering the public infrastructure will then be finalized and construction of phase one of the plat improvements beginning in the late summer of 2005 with completion scheduled for the summer of 2006. After completion of phase one of the plat improvements, individual lots will be available for building permit. It is anticipated that the lots in this development will be built-out by spring of 2009.

Service Management and Maintenance:

Each lot within this district will be privately owned and managed. Building and site maintenance will be the responsibility of the property owner. The City will provide typical public services such as snow and trash removal and public street maintenance. The maintenance of any private service driveways and walkways will be the responsibility of the individual lot owner.

Social and Economic Impact:

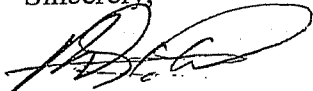
The PRELIMINARY PLAT OF FIRST ADDITION OF NELSON'S ADDITION TO RUSTIC ACRES has been designed to meet the needs of the City. More specifically it implements the City's new Inclusionary Zoning. The development provides a diversity of housing for all income levels.

The development will have a positive economic impact. Significant tax increases will be generated from developing the property while the design minimizes public services.

Letter of Intent  
PRELIMINARY PLAT OF FIRST ADDITION OF NELSON'S ADDITION TO  
RUSTIC ACRES  
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Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas Nelson", written over a horizontal line.

Douglas Nelson



**PART 1 - DEVELOPMENT INFORMATION:**

**Project or Plat** Nelson's addition to Rustic Acres 1st addition  
**Project Address:** 202-302 Rustic dr **Project Area (in acres):** 9.4  
**Developer:** Starkweather Square LLC **Representative:** Douglas Nelson  
**Street Address:** 2134 Atwood ave **City/State:** Madison **Zip:** 53704  
**Telephone:** 608-244-4990 **Fax:** 608-244-0205 **Email:** Doug@thenelsongroup.org  
**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	27		5		32	8
Duplexes						
Multi-Family						
<b>TOTAL</b>	27		5		32	8

**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							5
Anticipated Sale Price						178000	
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 / Efficcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Efficcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
<b>Owner-Occupied Units with:</b>				27					5	
Minimum Floor Area:				1300					1300	
<b>Rental Units With:</b>										
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 <del>Inclusionary Unit Reserve Fund</del> 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 type="checkbox"/> Cash subsidy from <del>Inclusionary Unit Reserve Fund</del> 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 checked="" 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.	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		

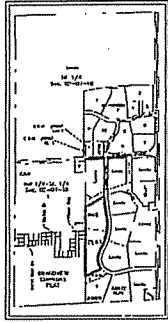
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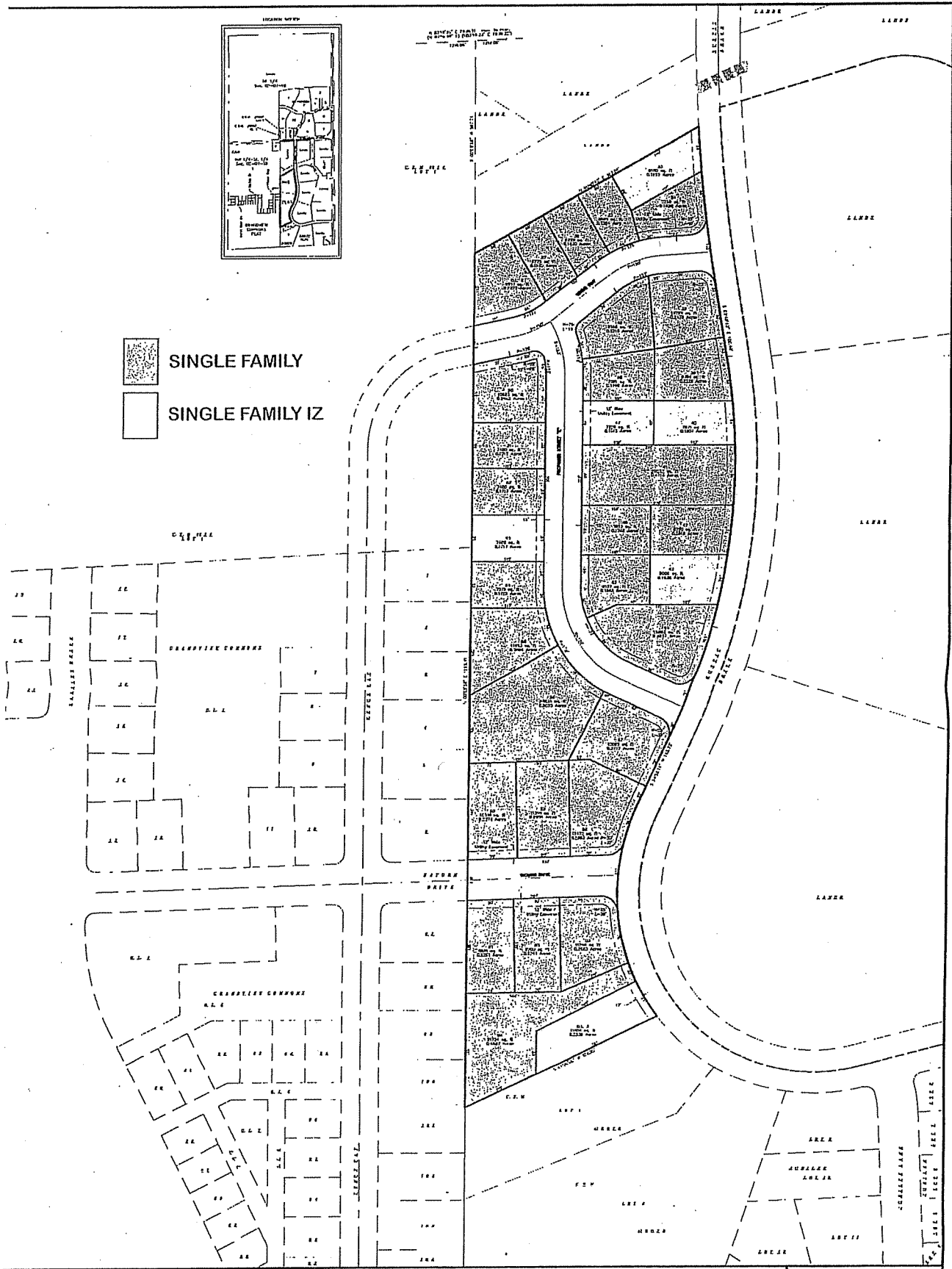
Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will <u>not</u> comply	Additional comments
IDUs are dispersed throughout the project.	yes		
IDUs are to be built in phasing similar to market rate.	yes		
Pricing fits within Ordinance standards	yes		
Developer offers security during <b>construction phase</b> in form of deed restriction.	will		will prepare covenants and restriction to be recorded with plat
Developer offers <b>enforcement</b> for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.			
Developer describes marketing plan for IDUs.	no		builder will not be developer on all units
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	yes		
Terms of sale or rent.	yes		cash or mortgage equivalent
	<b>Yes</b>	<b>No</b>	<b>Additional comments</b>
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		x	but would if non-profit would like to purchase
Developer has requested waiver for off-site or cash payment.		x	
Developer has requested waiver for reduction of number of units.		x	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → 1-18/05
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → \_\_\_\_\_
- The applicant notified Alderperson warren onken of District 3 of this development proposal in writing on: → 12/26/04
- The applicant also notified alan sweet of the mclellan park neighborhood in writing on: → 3/8/05
- 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** 4/7/05  
**Printed Name** Douglas Nelson **Phone** 608-244-4990



 SINGLE FAMILY  
 SINGLE FAMILY IZ



**INCLUSIONARY ZONING FOR FIRST ADDITION TO NELSON'S ADDITION TO RUSTIC ACRES**

A PART OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 02, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

DISCOVERED  
 CONSTRUCTION, INC.  
 25 ARCADE STREET  
 MADISON, WI 53703  
 608.261.1888

SURVEYOR REG. NO. 10000  
**Burse**  
 Surveying & Engineering, Inc.  
 1400 E. Washington Ave., Suite 118  
 Madison, WI 53703 (608) 255-2463  
 Fax: (608) 255-2000  
 www.burse-engineering.com

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