

CITY OF MADISON

Proposed Rezoning

Location: 802-852 East Washington Avenue

Applicant: East Washington LLC/
Chris Laurent - Gorman & Company

From C3 District(s)

To PUD(GDP) District(s)

Existing Use: Auto Repair and Dealership

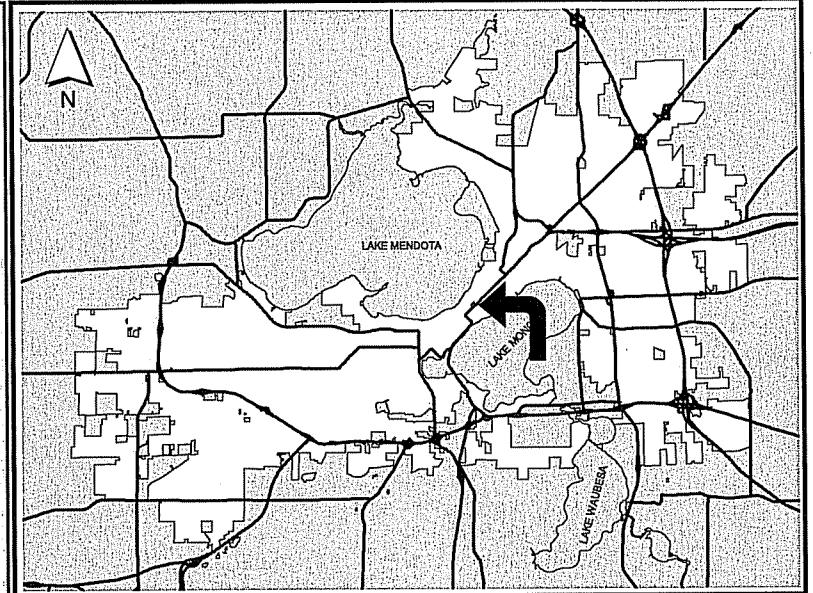
Proposed Use: Demo Auto Sale & Repair Facility &
Build 9-Building Mixed Use

File No. Development w/ 15,200 sf Retail
Space & 309 Condo Units

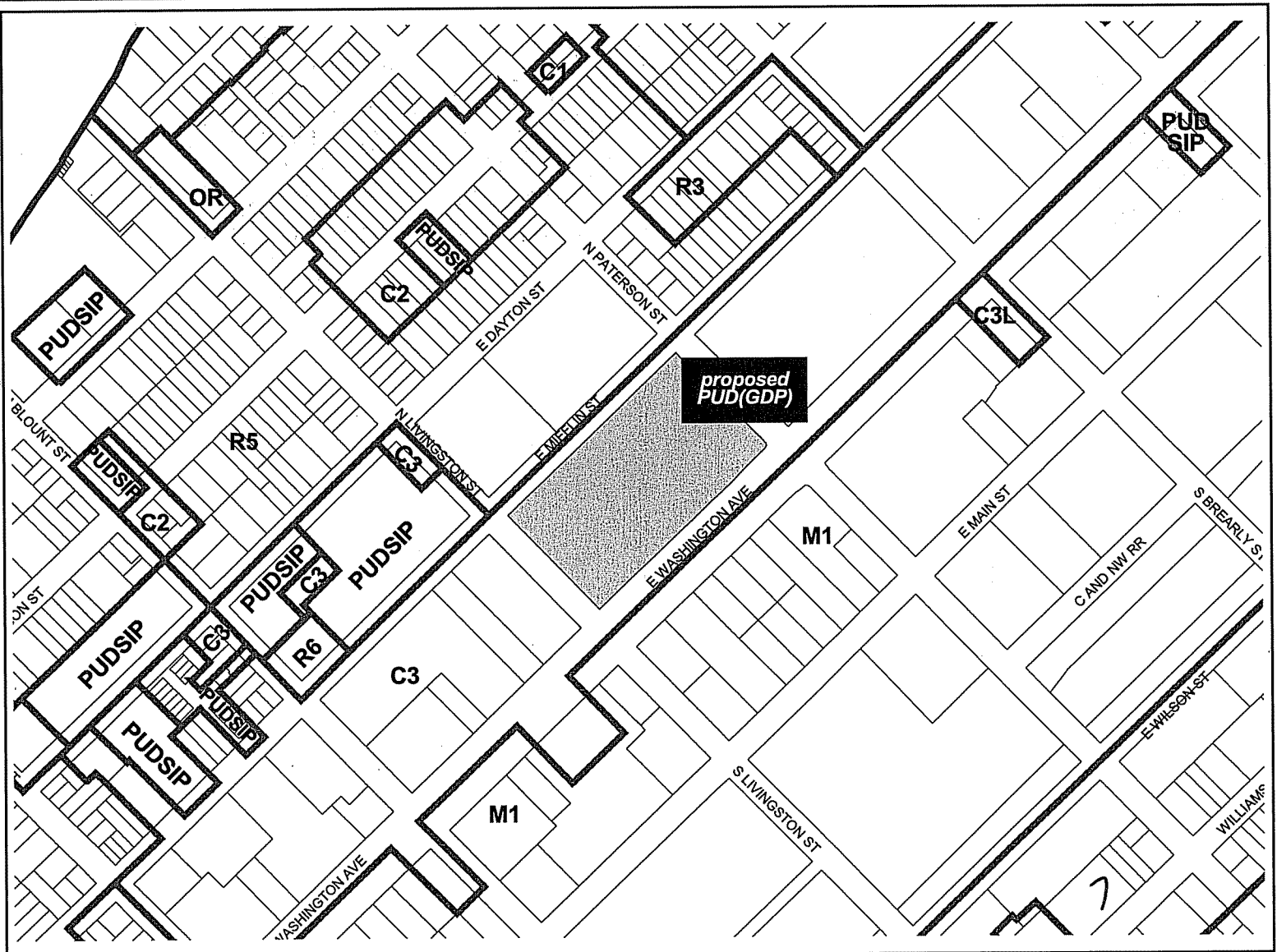
Public Hearing Dates:

Plan Commission 21 February 2005

Common Council 01 March 2005



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



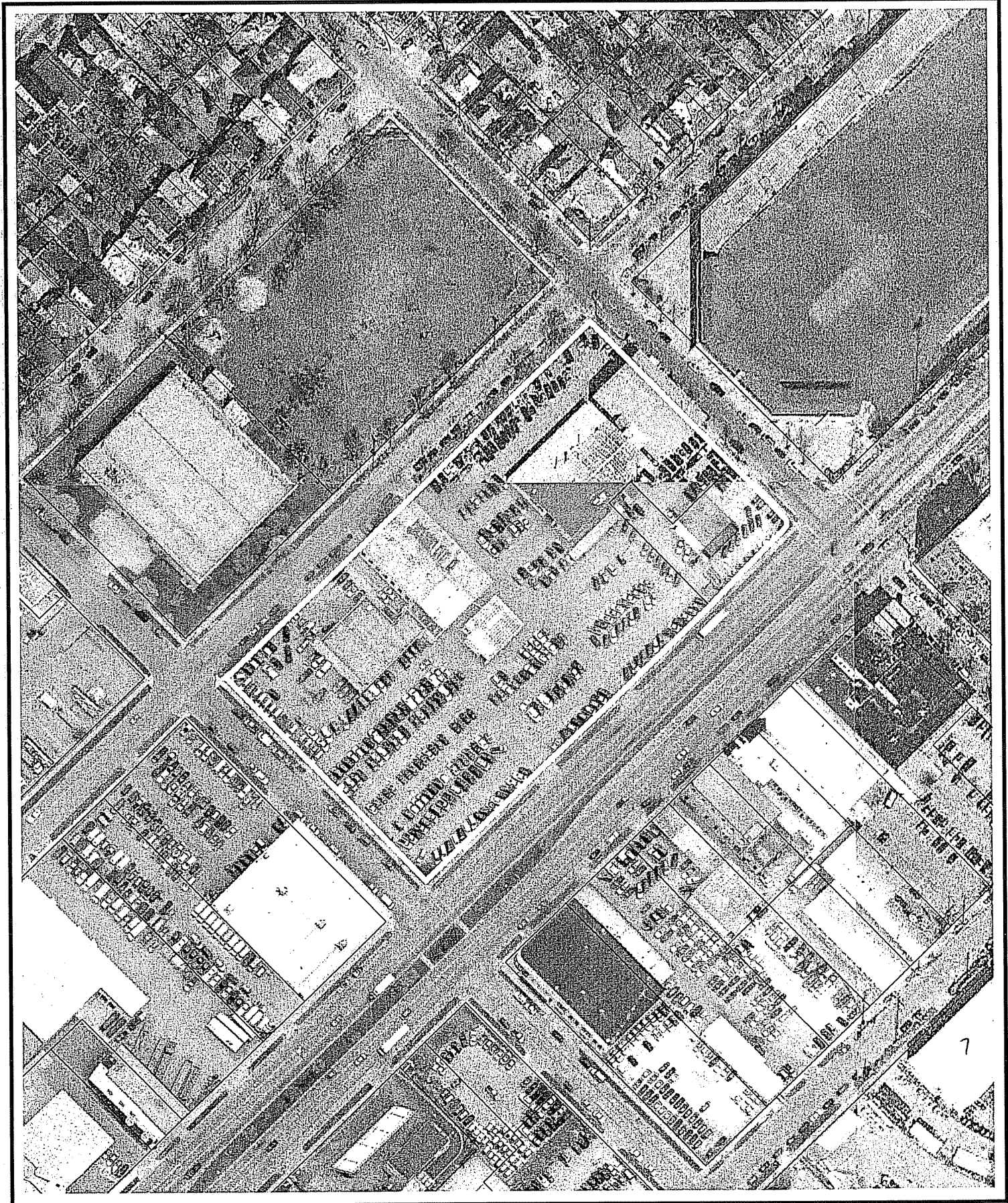
802-852 East Washington Avenue

0

400 Feet



Date of Aerial Photography - April 2000 & 2003





12/29/04

**800 East Washington Avenue
Mixed Use Development
Submission Material**

INDEX

Letter of Intent
Zoning Text
Photos of surrounding area and existing buildings.
Traffic Study (Under separate cover).

7

From: "James Busse" <jbusse@GormanCompany.com>
To: <wroberts@cityofmadison.com>
Date: 2/10/2005 1:50:27 PM
Subject: IDUP 800 Block East Washington

Bill

This email will serve as a response to your request for more detailed information on our IDUP for the 800 Block of East Washington. The GDP application we have submitted identifies the number of buildings and the number of units per building. Specific floor plans and unit mix will not be available or required until the SIP submittal. It is not possible at this time to a floor by floor accounting of the IZ unit locations. What is possible is to identify our intentions as our architects craft the unit designs for the SIP process.

Our intent is that each building would meet the 15% IZ requirement. For example a sixteen unit building would have 3 IZ units, a 38 unit building would have six IZ units, a 70 unit building would have 11 IZ units etc. The IZ units would be a proportionate share of unit types. For example, if a sixteen unit building is composed of six three-bedroom units and 9 two-bedroom units there would be one three-bedroom IZ unit and two two-bedroom IZ units. The units would be distributed horizontally and vertically. With this plan phasing of the project becomes a non issue as it is always in compliance.

For buildings that have view premiums the IZ units would be distributed horizontally and vertically below the premium demarcation. It would be an extraordinary economic burden to provide IZ units in these locations. I'm sure you'll agree that an IZ penthouse unit would have a severely negative financial impact.

Finally, while our intent is to comply with the IZ ordinance we reserve our right to obtain an exemption to the ordinance, should it be necessary as we review financial options. We promised the neighborhood we would explore all financial options of which this is one.

Thanks Bill. Let me know if you need additional information

James R Busse

Gorman & Company, Inc.

800 Block East Washington Avenue
Letter of Intent
December 29, 2004

The 800 Block of East Washington Avenue is currently owned by East Washington Avenue Partnership (Don Miller). It is an entire City block bounded by North Paterson, East Mifflin, North Livingston and East Washington Avenue. The site is approximately 196,020 square feet or 4.5 acres. It is used for the sale of new and used automobiles.

Gorman & Company, Inc. has an option to purchase the site. It plans to develop a mixed-use condominium housing and retail development. To date the following have been retained: Eppstein Uhen and Architects to conduct architectural services, Schreiber/Anderson Associates for traffic analysis, architectural and civil consulting, BT² for environmental engineering services. Gorman & Company will coordinate the development.

There will be multiple phases incorporating unique building types into each phase. Construction of the first phase of the project would begin in 2005 with completion in 2006. Gorman anticipates that one phase will begin each year unless market conditions alter the schedule.

The development will consist of approximately 15,200 square feet of retail space along East Washington and 309 condominiums. Gorman is targeting 72 one-bedrooms, 186 two-bedrooms and 51 three-bedrooms. There will be 486 underground parking spaces servicing the condominiums and 34 surface stalls serving the retail shops with a total of nine buildings. The buildings will range in height from two/three to ten stories. Access to the site will be from Paterson, Livingston and East Washington Avenue.

Bordering the Old Market and Tenney Lapham neighborhoods, the development will have a pedestrian friendly elevation on Mifflin Street and an exciting urban face to East Washington Avenue. In between will be a street linking Livingston and Paterson. This street will be bordered by live/work townhouses. This will create a unique opportunity for the creative entrepreneurial class to share living and work quarters. Art, music, Pilates, yoga, dance, crafts etc. are all trades the live/work homeowners could experience along this streetscape.

The Mifflin streetscape is composed of two or three story townhouses. The townhouses will create a street level scale consistent with the neighborhood. The back of the Mifflin homes will face interior courtyards. These courtyards provide attractive private green spaces. There is a pedestrian promenade linking Mifflin Street to the new street as well as East Washington Avenue.

The East Washington Avenue buildings are more urban. They will have live/work townhouses adjacent to the interior street, retail along the street level of East Washington and flats above the first level. The corner of East Washington and Paterson will feature a signature building that will enhance the entry way to the capital along East Washington Avenue. The retail shops will have community areas outside of the East Washington and Paterson shops and at mid-block. The mid-block retail area will be flanked by stores and be located at the end of the promenade connecting to Mifflin Street.

12/28/2004

Zoning Text: Planned Unit Development /General Development Plan (PUD/GDP)

Project Name: 800 East Washington Avenue Mixed-Use Development

Legal Description: The lands subject to this Planned Development District shall include those described on Exhibit A, attached hereto.

A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use neighborhood center. The district is intended to provide high-density housing alternatives and small-scale commercial and live/work uses in a cohesive, pedestrian-friendly neighborhood with a vibrant mix of residential housing types.

B. **Permitted Uses:**

1. Building A shows a 3 story, 16 townhome structure.
2. Building B shows a 5 story, (6 level), 40-unit midrise structure including 6 live/work townhome units.
3. Building C shows a 10 story, 63-unit high-rise structure including 4 live/work townhome units with 6,500 sq. ft. of ground floor retail space.
4. Building D shows a 5 story (6 level), 30-unit midrise structure including 4 live/work townhome units with 3,600 sq. ft. of ground floor retail space.
5. Building E shows a 5 story (6 level), 40-unit midrise structure including 6 live/work townhome units.
6. Building F shows a 3 story, 16-unit townhome structure.
7. Building G shows a 3 story, 16-unit townhome structure.
8. Building H shows a 5 story (6 level), 40-unit midrise structure including 6 live/work townhome units .
9. Building J shows a 5 story (6 level), 48-unit midrise structure including 6 live/work townhome units with 2,500 sq. ft. of ground floor retail space and 2,600 sq. ft. "flex" space that could be converted to residential or retail uses as the market demands.
10. Accessory uses directly associated with those permitted uses stated above including covered or surface parking areas, services and maintenance uses, recreational uses, or public/common use facilities.

C. **District Breakdown:**

Maximum Number of Units : 309 (311 with flex space)

Net Acreage : 4.527 Acres

Average Net Density: 68.2 Units/Acre

Maximum Office/Retail Square Footage: 15,200 sq. ft.

D. **Lot Area Coverage:** As shown on the submitted plans.

E. **Height Regulations:** No Building shall exceed 16 stories or 180 feet in height.

F. **Yard Requirements:** Yard areas will be provided as shown on approved S.I.P. plans.

G. **Site Landscaping:** Site landscaping will be provided as shown on approved S.I.P. plans.

H. **Site Lighting:** Site lighting will be provided as shown on approved S.I.P. plans.

- I. **Usable Open Space Requirements:** Usable open space will be determined at the S.I.P. approval.
- J. **Parking and Loading:** Accessory parking and loading will be provided as shown on the approved S.I.P. plans.
- K. **Family Definition:** The family definition shall coincide with the definition outlined in Section 28.03(2) of the Madison General Ordinances for the R-6 and OR Office-Residence zoning district.
- L. **Mixed-Use Commercial/Retail Definition:** The mixed-use commercial/retail definition shall coincide with the definition outlined in the Madison General Ordinances for the C-2 and OR Office-Residence zoning district.
- M. **Signage:** Signage will be provided as approved on the S.I.P. plans.
- N. **Alterations and Revisions:** 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 which 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.



800 EAST WASHINGTON AVENUE
MIXED USE DEVELOPMENT
MADISON, WISCONSIN

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ARCHITECTURAL CHARACTER - MIFFLIN STREET
ARCHITECTURAL CHARACTER - INTERNAL STREET
ARCHITECTURAL CHARACTER - EAST WASHINGTON AVE/NE

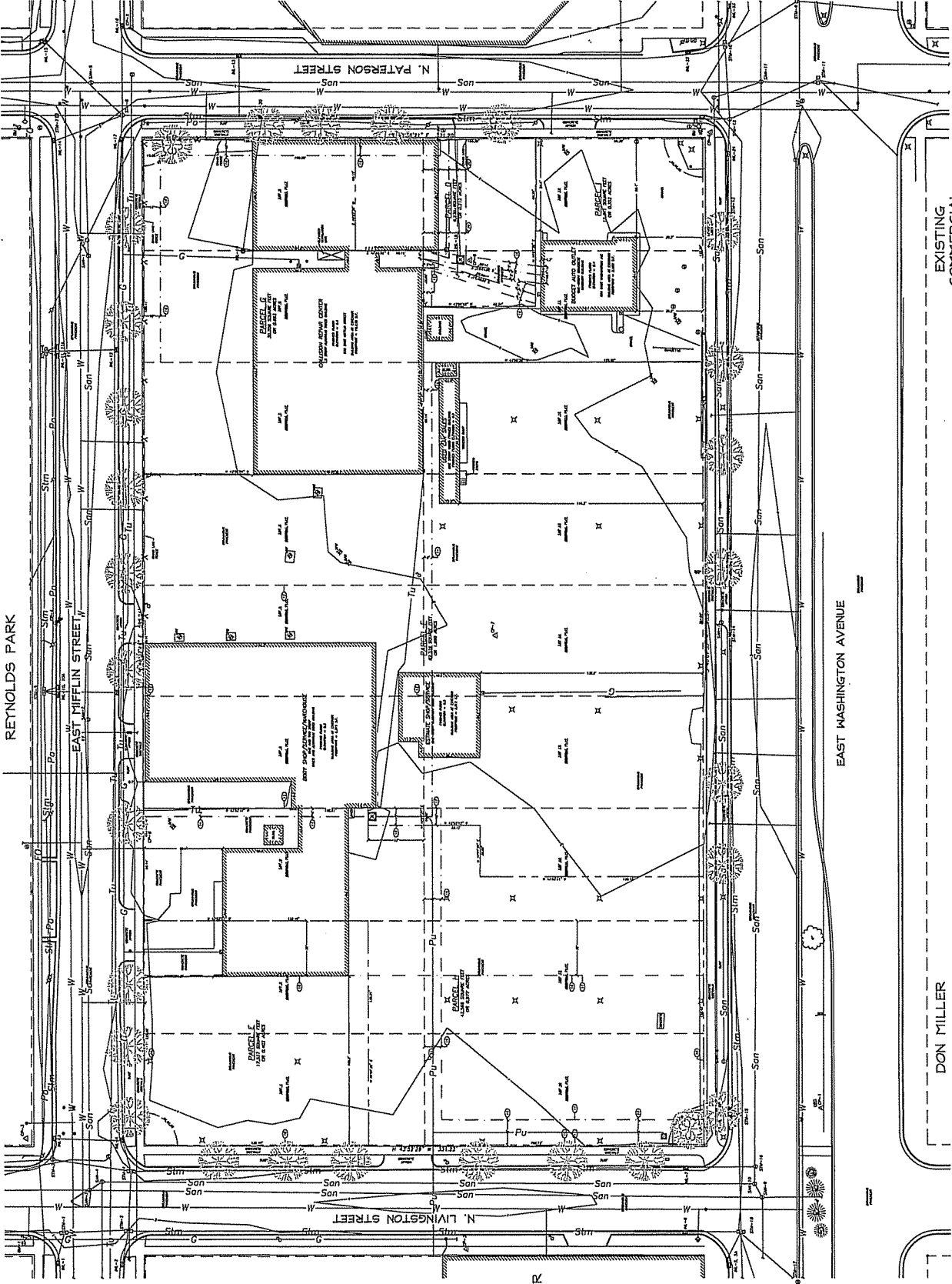


EPPSTEIN UHEN
ARCHITECTS

GENERAL DEVELOPMENT PLAN

DECEMBER 29, 2004

EUA PROJECT NUMBER: 1-04346-01



SCALE: 1"=30'-0"
 (SCALE DOES NOT APPLY TO PLANNING STREET)

MAUTZ PAINT
 REDEVELOPMENT
 SITE

EXISTING
 COMMERCIAL

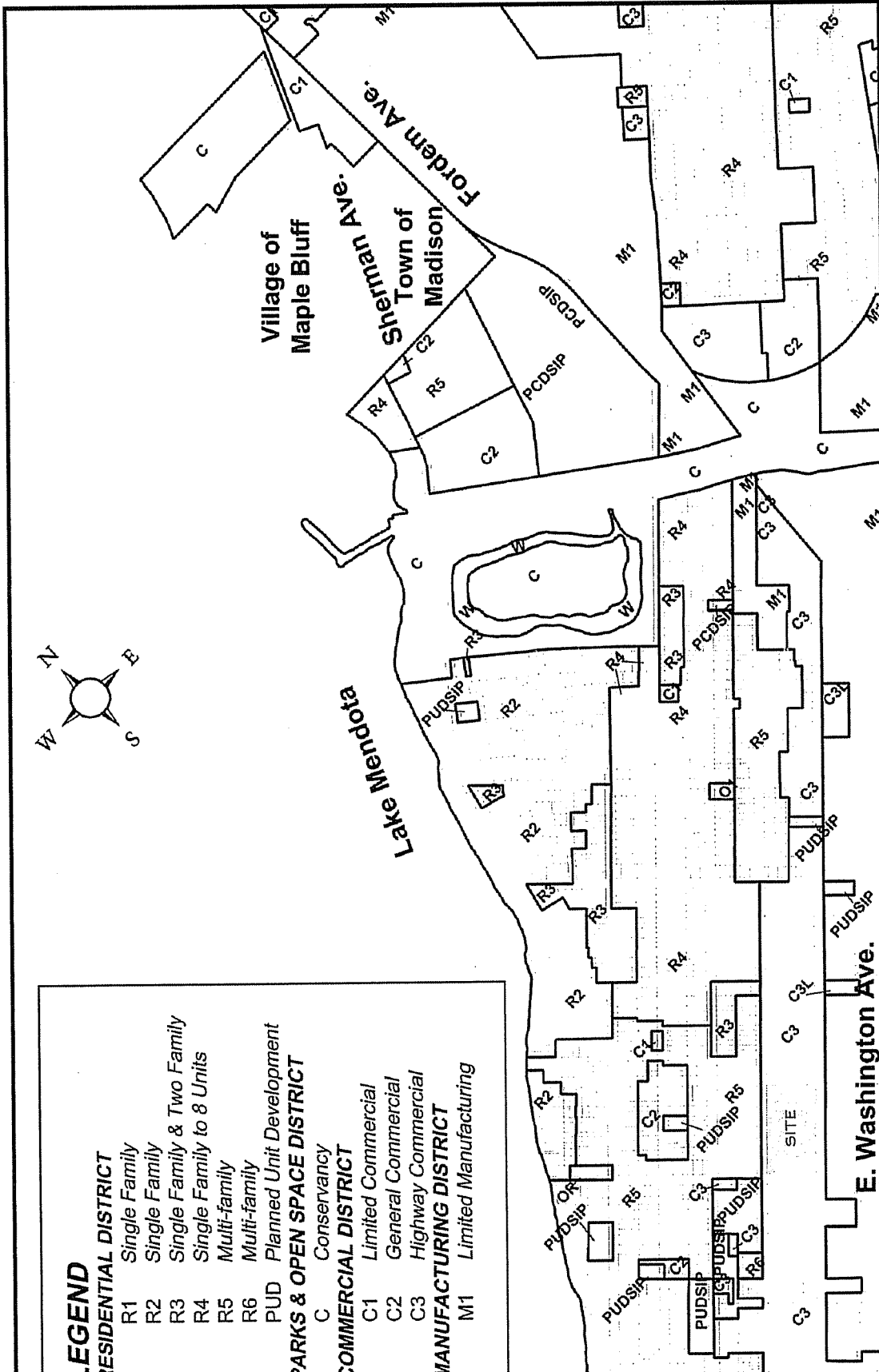
800 EAST WASHINGTON AVENUE
 MADISON, WISCONSIN

EXISTING CONDITIONS
 SCALE: 1"=30'-0"

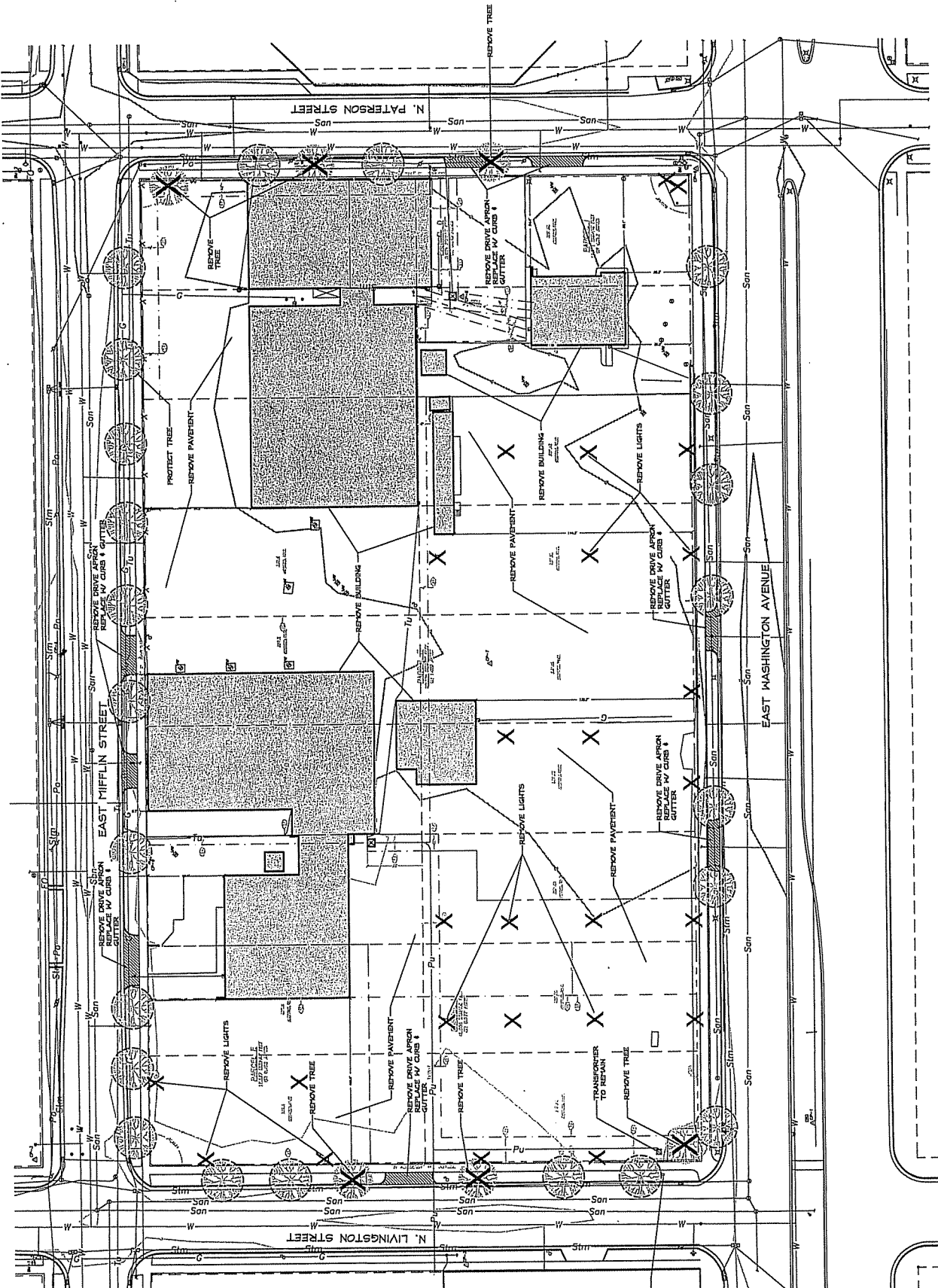


SCHREIBER & ANDERSON
 ASSOCIATES, INC.
 1000 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706
 TEL: 608/263-1111
 FAX: 608/263-1112
 WWW.SAA-INC.COM

EPSTEIN UHEN
 ARCHITECTS
 1000 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706
 TEL: 608/263-1111
 FAX: 608/263-1112
 WWW.EU-ARCH.COM



MAP NOT TO SCALE
 ZONING MAP FROM TENNEY-LAPHAM/OLD MARKET PLACE NEIGHBORHOOD PLAN



0 15 30
 (SCALE INDICATED FOR
 BLOCK SHEET)

- LEGEND
- REMOVE STRUCTURE
 - REMOVE UTILITY VEGETATION/FENCE
 - PROTECT EXISTING TREE TO REMAIN

NOTE

1. EXISTING CONTRACTOR TO CLEAR ENTIRE SITE.
2. DEMOLITION CONTRACTOR TO HANDEL ALL UNDESIRED MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND SPECIFICATIONS.

DEMOLITION PLAN
 SCALE: 1"=30'-0"

800 EAST WASHINGTON AVENUE
 MADISON, WISCONSIN

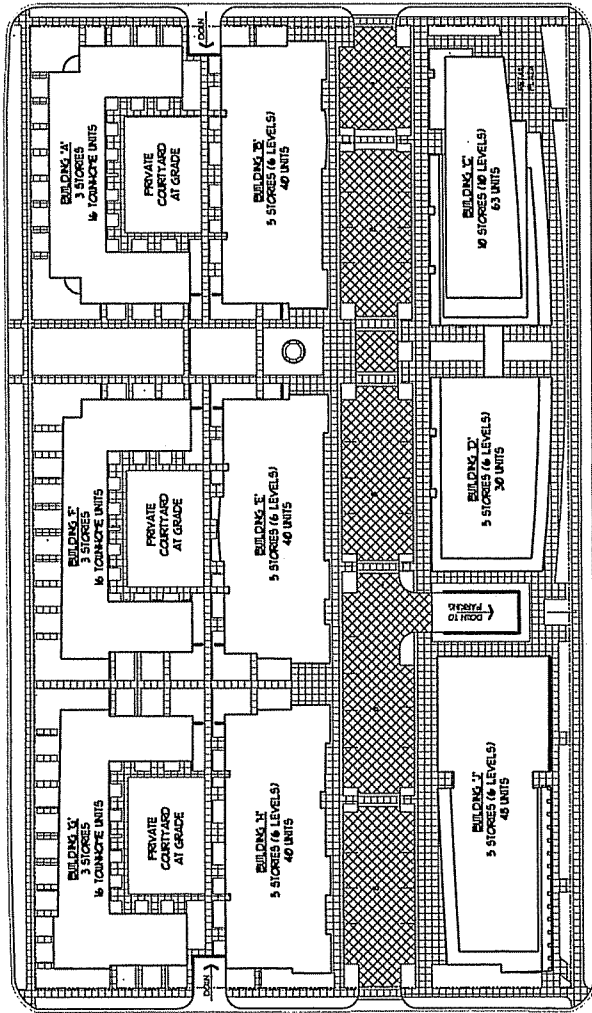


SCRIBNER/ANDERSON ASSOCIATES, INC.
 ERPSTEIN UHLEN ARCHITECTS
 ARCHITECTS

800 EAST WASHINGTON AVENUE

BUILDING	BUILDING SIZE		NON RESIDENTIAL		LIVE/WORK-TOWNHOMES		TOWNHOMES UNITS		FLAT UNITS		TOTAL UNITS	
	TOTAL SF	EFFICIENCY	RETAIL	REX	7 BR	AVG. SF	7 BR	AVG. SF	1 BR	AVG. SF	2 BR	AVG. SF
BUILDING 'A'	14,000	85%	0	0	0	0	4	1,500	0	0	0	0
BUILDING 'B'	45,000	85%	0	0	7	4,000	0	0	3	3,000	6	500
BUILDING 'C'	16,500	85%	6,500	0	7	1,000	0	0	11	3,400	8	500
BUILDING 'D'	34,000	85%	34,000	0	7	1,000	0	0	8	3,500	3	500
BUILDING 'E'	45,000	85%	0	0	7	4,000	0	0	3	3,000	6	500
BUILDING 'F'	14,000	85%	0	0	0	0	4	1,500	0	0	0	0
BUILDING 'G'	14,000	85%	0	0	0	0	4	1,500	0	0	0	0
BUILDING 'H'	45,000	85%	0	0	7	4,000	0	0	1	750	10	500
BUILDING 'J'	60,000	85%	15,000	7,600	4	1,500	0	0	1	750	10	500
TOTALS	381,600		21,500	7,600	44	1,900	18	1,500	34	2,800	33	500
PARKING			50 SURFACE	0	0	0	0	0	0	0	0	0
PARKING RATIO			0.13	0	0	0	0	0	0	0	0	0

EAST MIFFLIN STREET

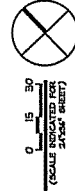
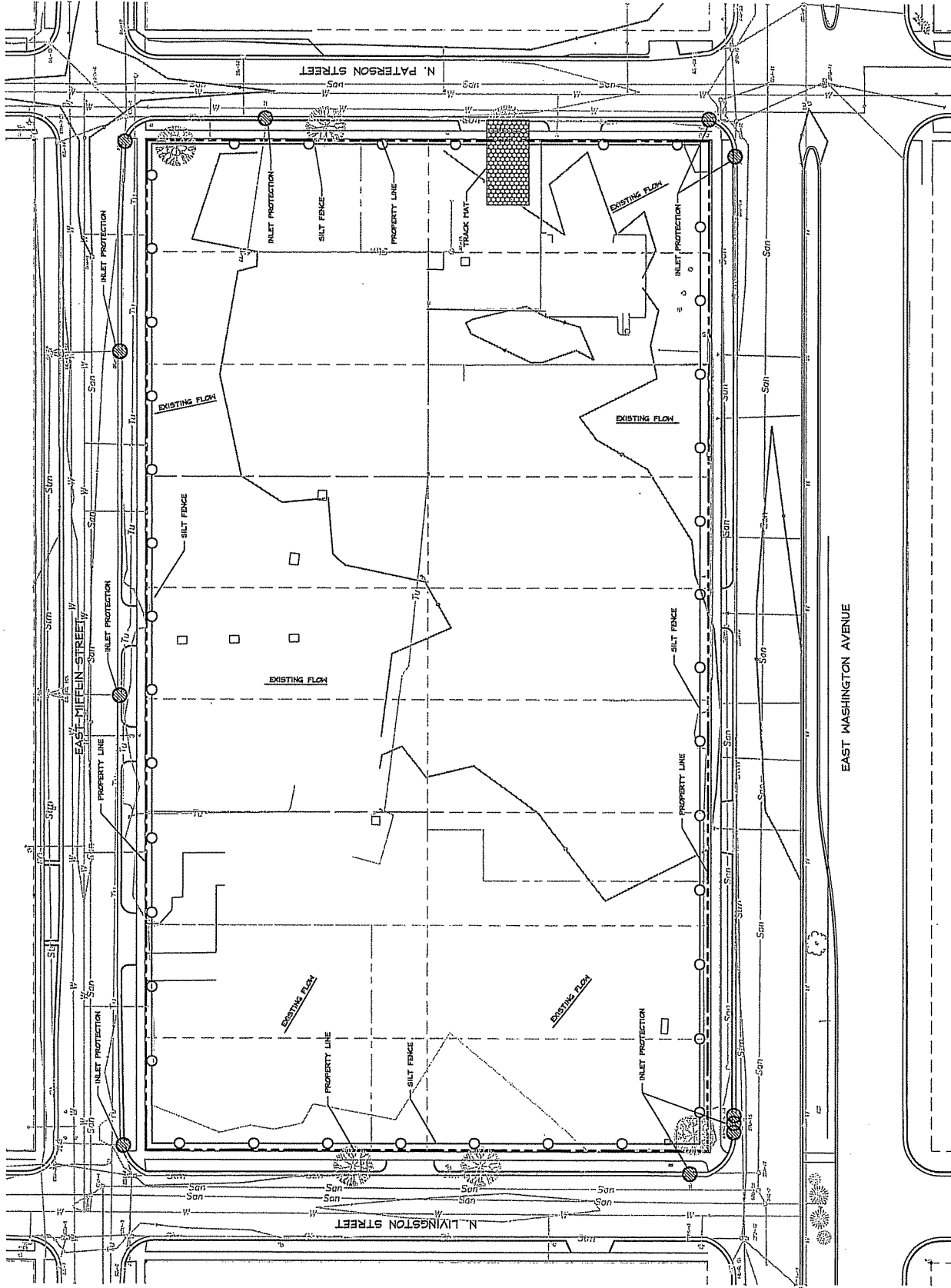


EAST WASHINGTON AVENUE

GENERAL DEVELOPMENT PLAN

1" = 40'

**800 E. WASHINGTON AVENUE
MADISON, WISCONSIN**

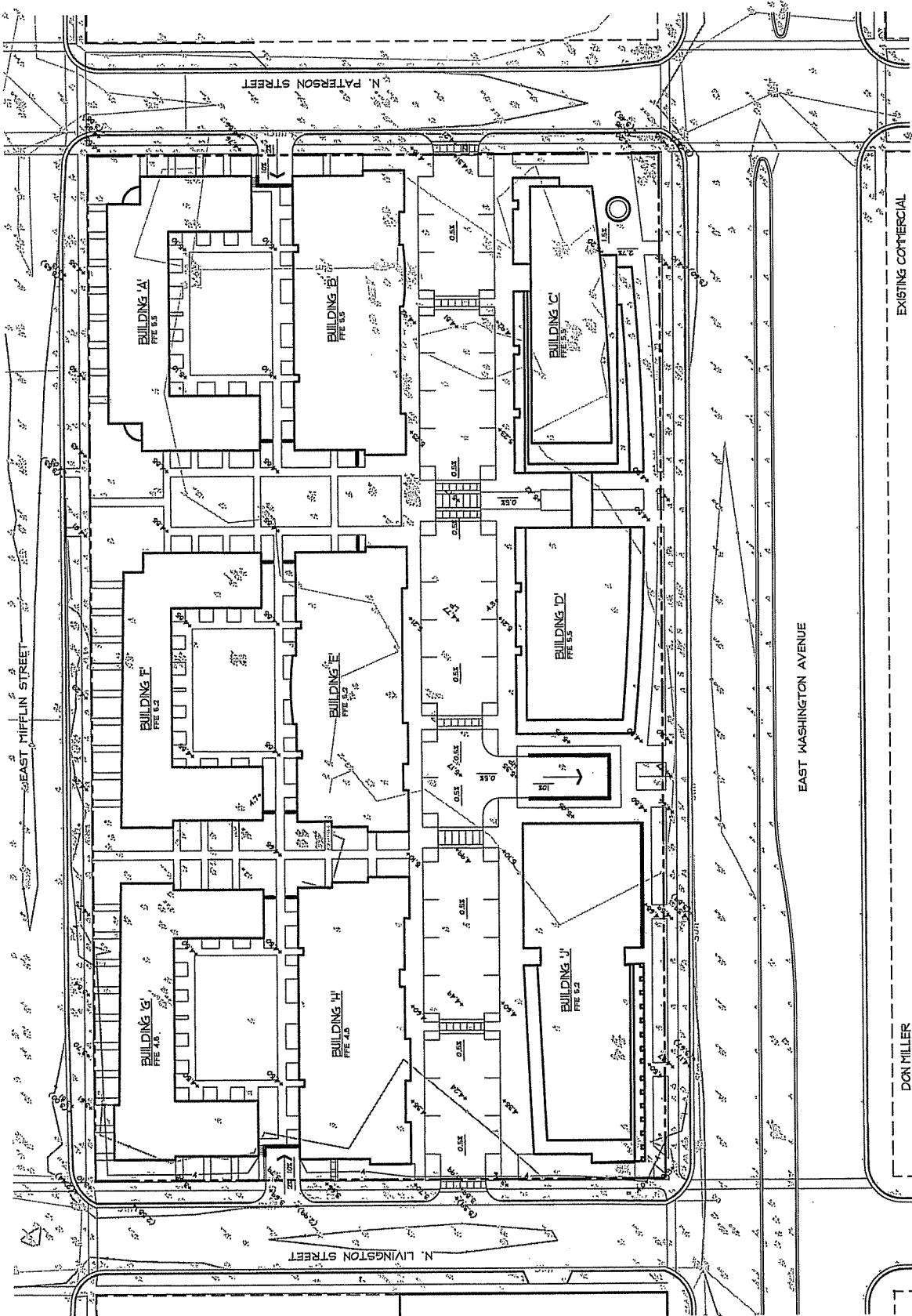


EROSION CONTROL
SCALE: 1"=30'-0"

800 EAST WASHINGTON AVENUE
MADISON, WISCONSIN



SCHERBER / ANDERSON ASSOCIATES, INC.
EPPSTEIN UHEN ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS



BREESE STEVENS FIELD

EXISTING COMMERCIAL

EAST WASHINGTON AVENUE

DON MILLER

HAUTZ PAINT REDEVELOPMENT SITE

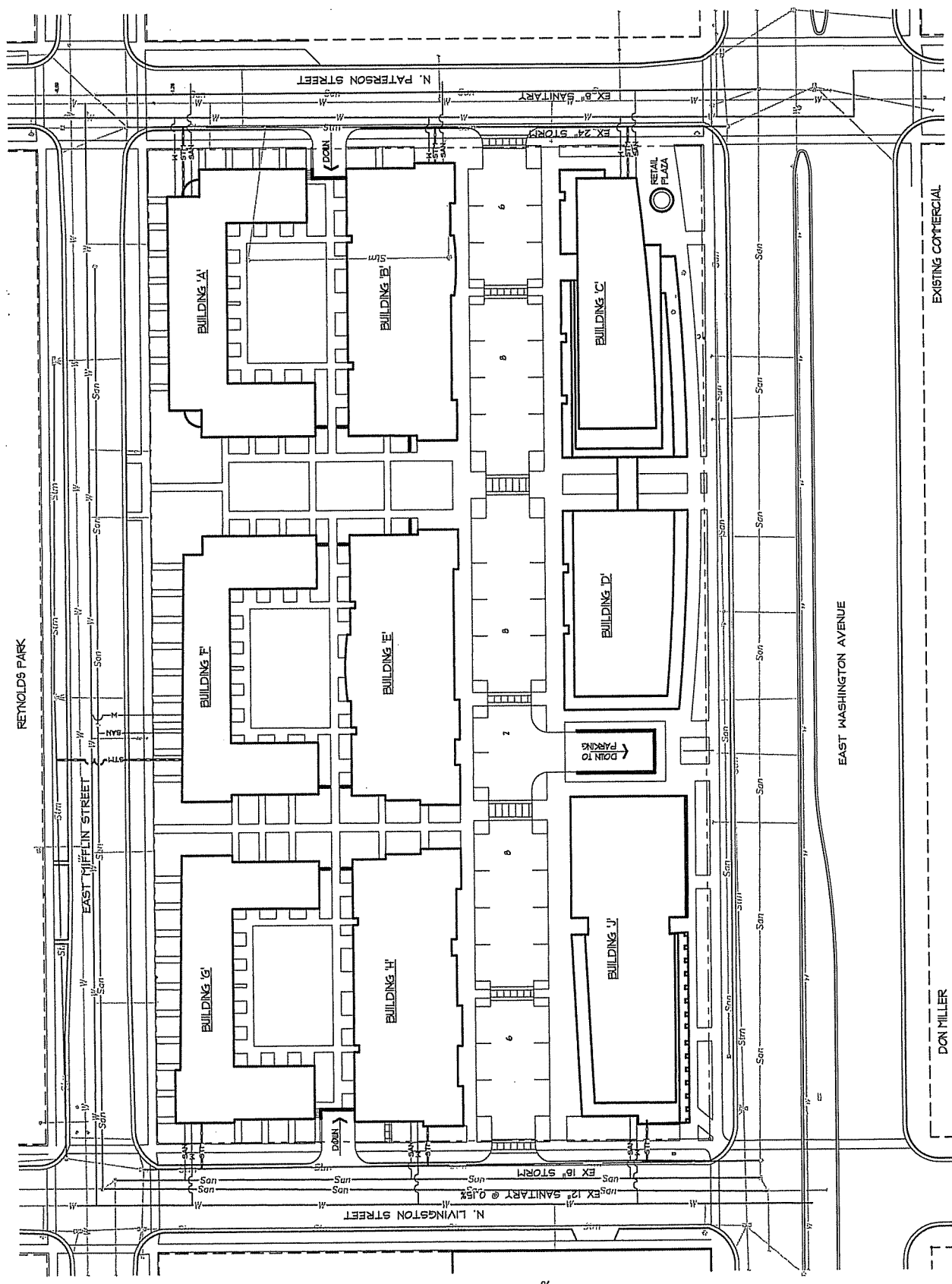


1" = 30'-0"
 (SCALE INDICATED PER PLAN SHEET)

GRADING PLAN
 SCALE: 1"=30'-0"

800 EAST WASHINGTON AVENUE
 MADISON, WISCONSIN





BREEZE
STEVENS
FIELD

LEGEND
 --- SAN --- SANITARY SEWER LATERAL
 - - - - STORM SEWER LATERAL
 - - - - W W --- WATER LATERAL

MAITZ PAINT
REDEVELOPMENT SITE



0 15 30
SCALE INDICATED FOR
24" X 36" SHEET

EXISTING COMMERCIAL

EAST WASHINGTON AVENUE

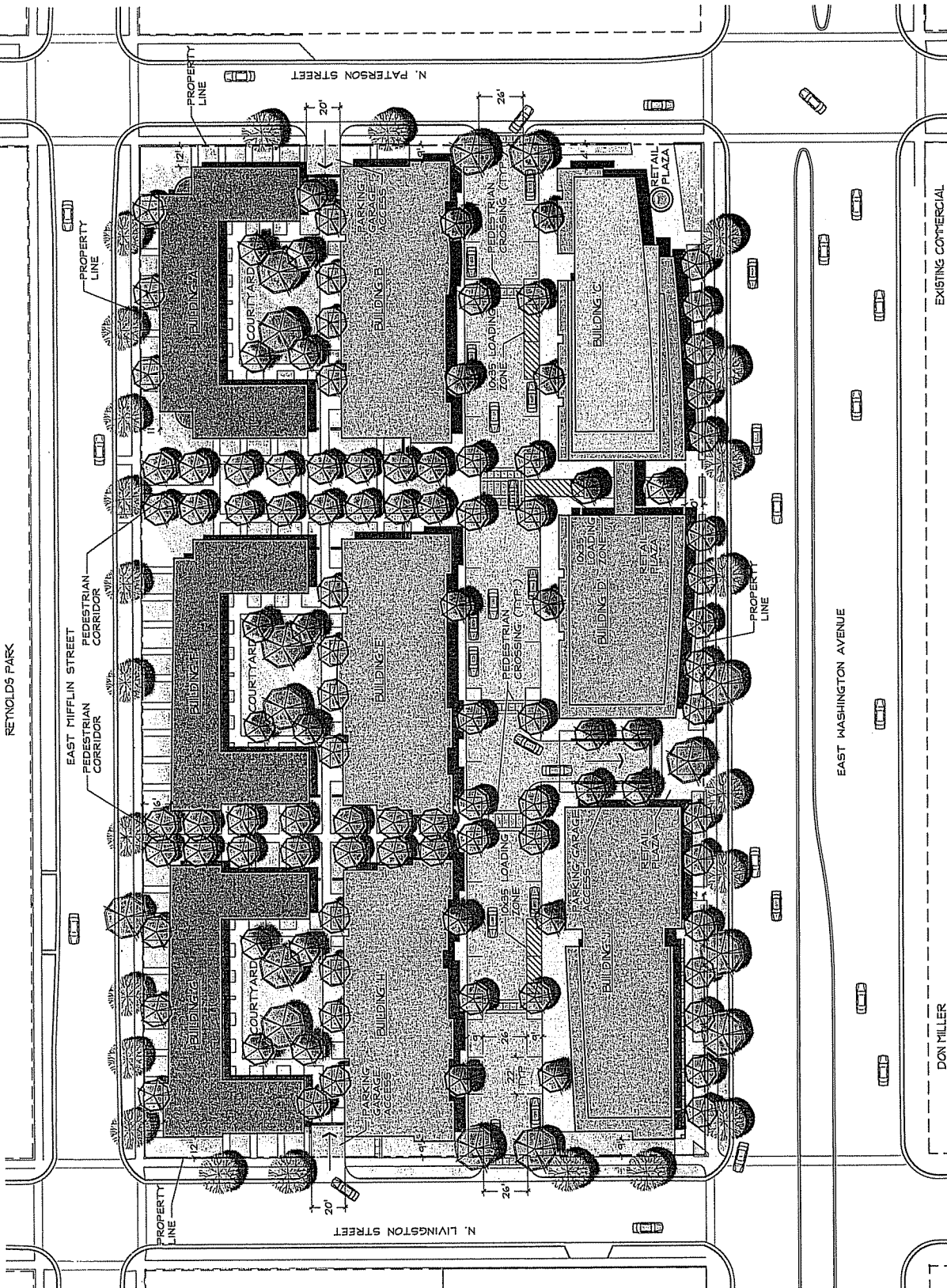
DON MILLER

UTILITY PLAN
SCALE 1"=30'-0"

800 EAST WASHINGTON AVENUE
MADISON, WISCONSIN



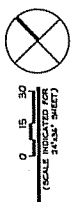
SCHRIEBER/ANDERSON
ASSOCIATES, INC.
EPSTEIN
ARCHITECTS
DESIGNER



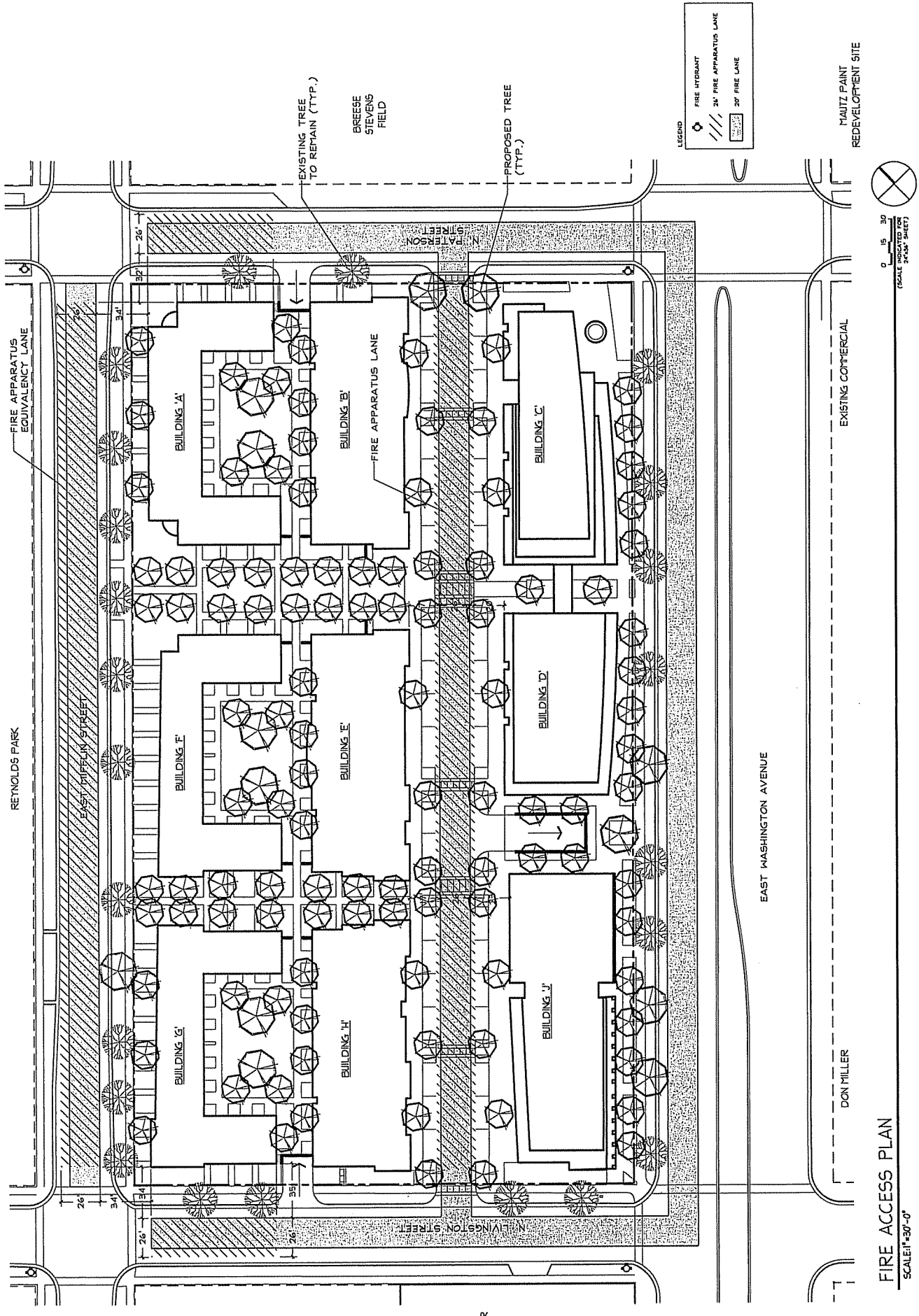
- LANDSCAPE POINTS
34 PARKING STALLS
- LANDSCAPE REQUIREMENTS
3 CANOPY TREES
164 POINTS
- LANDSCAPE PROPOSED
4 CANOPY TREES
345 POINTS

BREESE
STEVENS
FIELD

MAUITZ PAINT
REDEVELOPMENT SITE

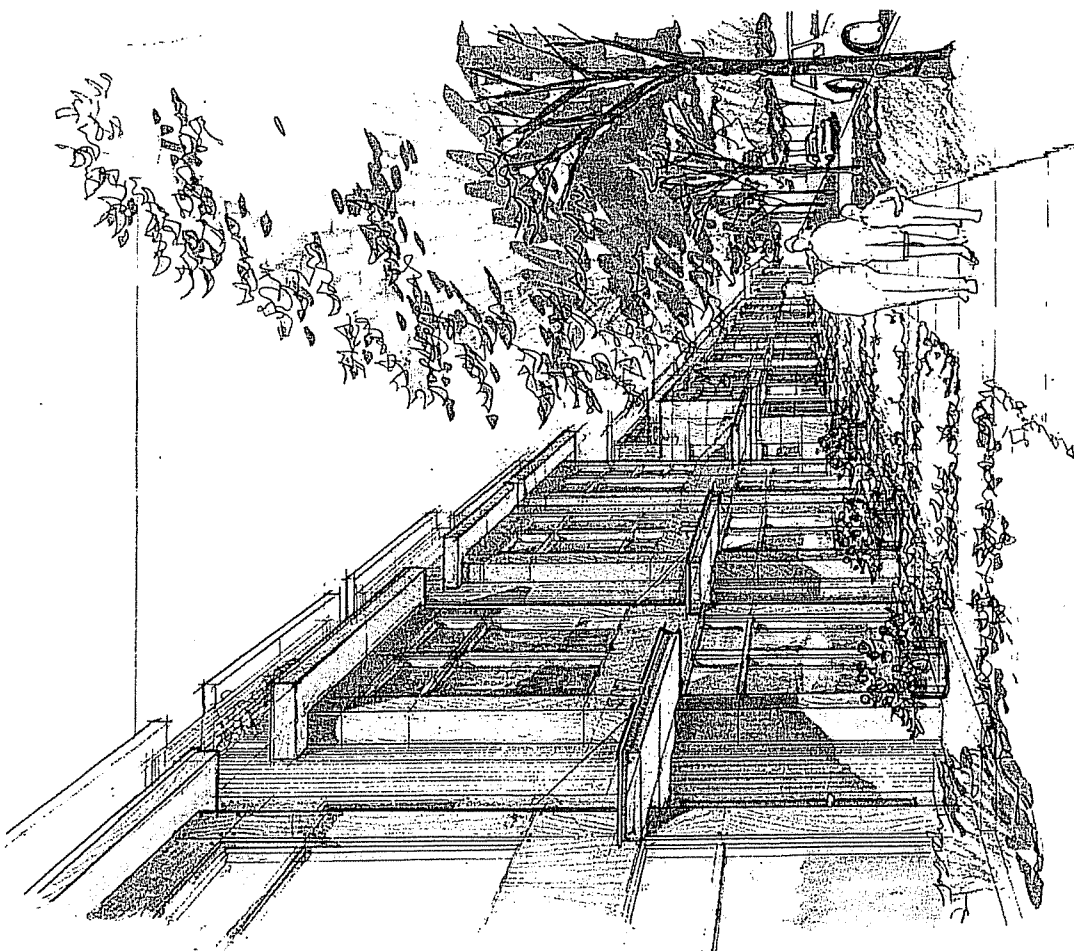


LANDSCAPE SITE PLAN
SCALE: 1"=30'-0"



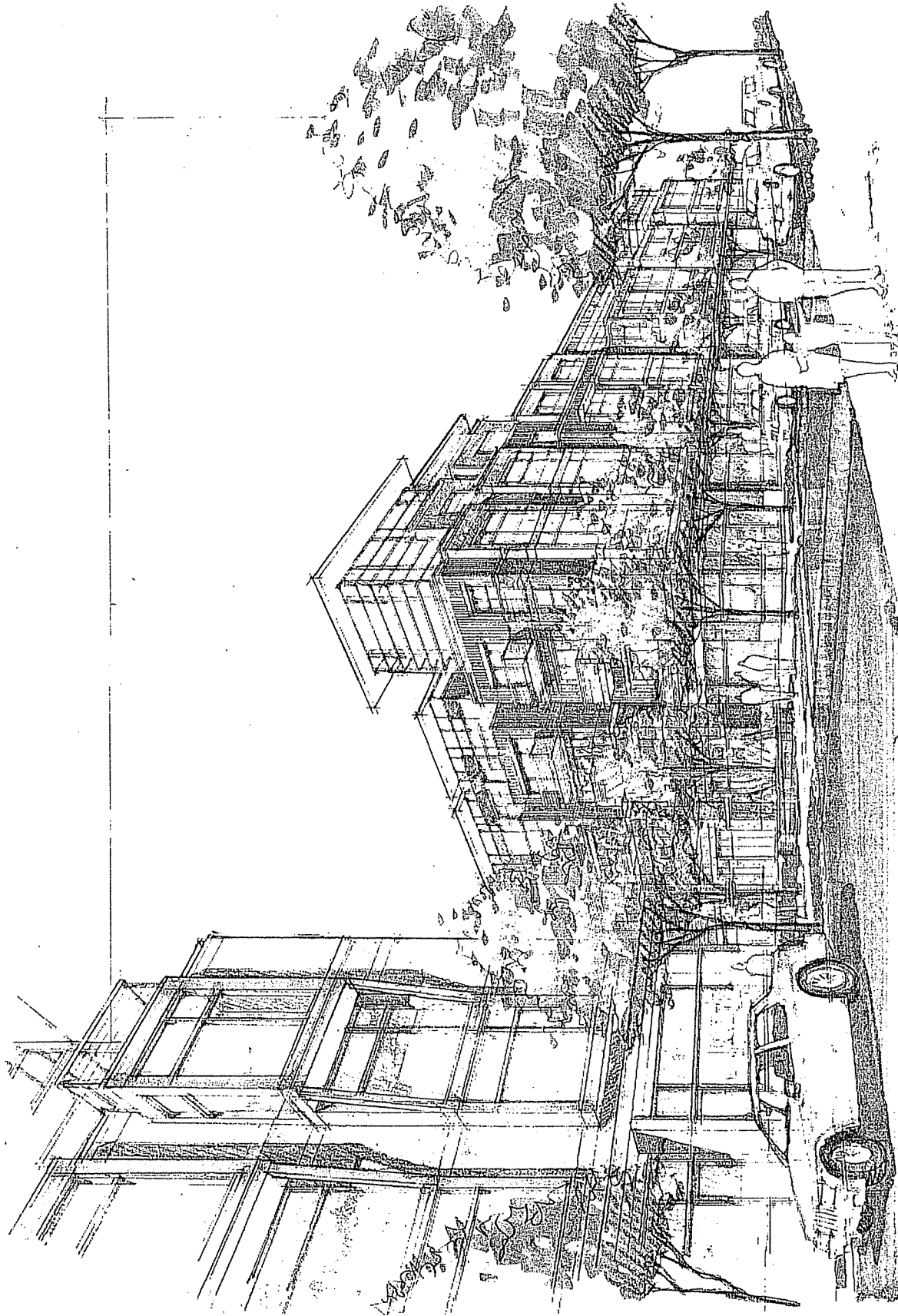
800 EAST WASHINGTON AVENUE
MADISON, WISCONSIN

FIRE ACCESS PLAN
SCALE: 1" = 30'-0"



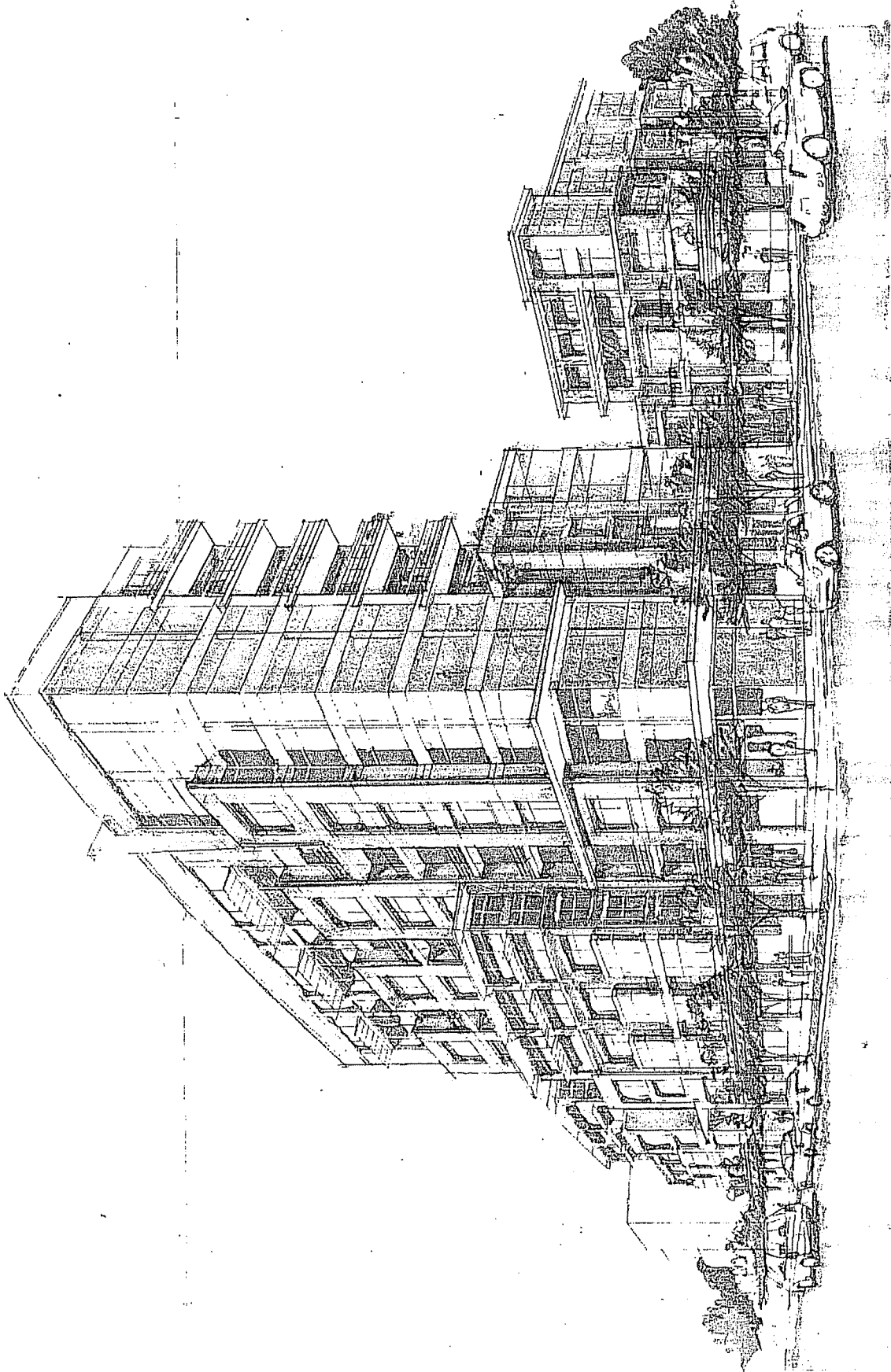
View on Mifflin Street

800 East Washington Avenue - Madison, Wisconsin



View Within The New Internal Street

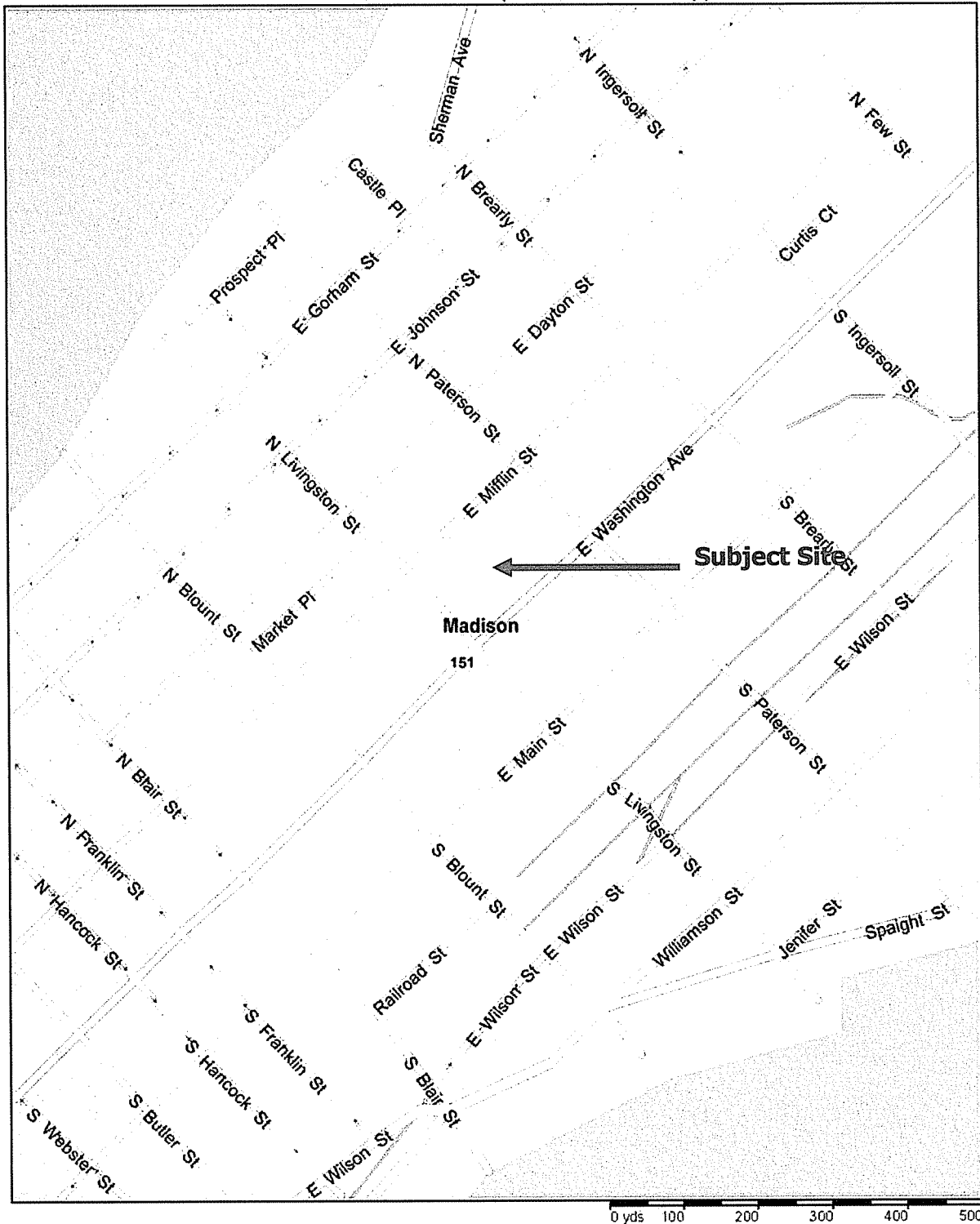
800 East Washington Avenue - Madison, Wisconsin



View from East Washington Avenue looking West

800 East Washington Avenue - Madison, Wisconsin

Madison, Wisconsin (Site Location Map)



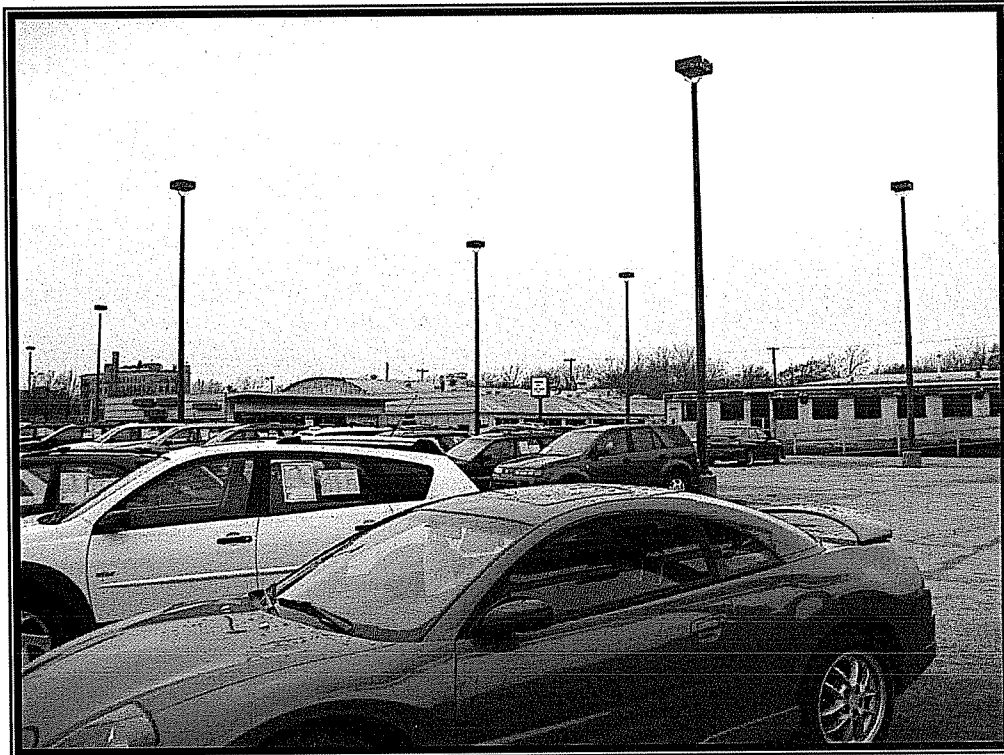
Copyright © 1999-2003 Microsoft Corp. and/or its suppliers. All rights reserved. <http://www.microsoft.com/draets>
 © Copyright 2002 by Geographic Data Technology, Inc. All rights reserved. © 2002 Navigation Technologies. All rights reserved. This data includes information taken with permission from
 Canadian authorities © 1991-2002 Government of Canada (Statistics Canada and/or Geomatics Canada), all rights reserved



Looking North across Subject Site



Looking West across Subject Site



Looking Southwest across Subject Site



Looking East across Subject Site



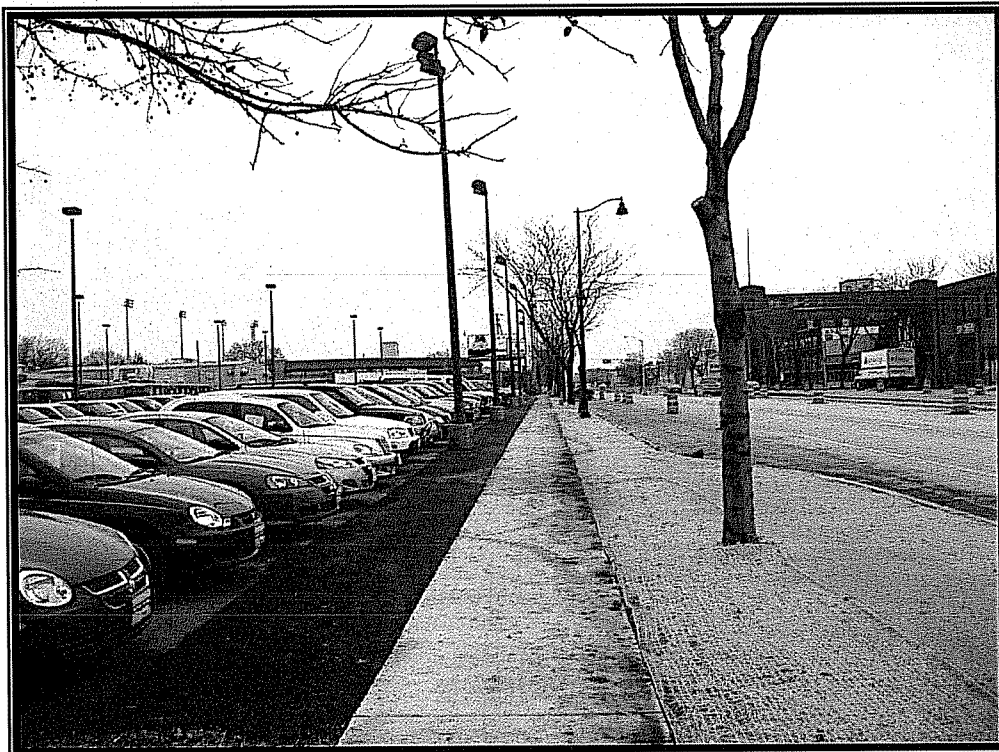
Looking Northeast along East Mifflin Street



Looking Southwest along East Mifflin Street



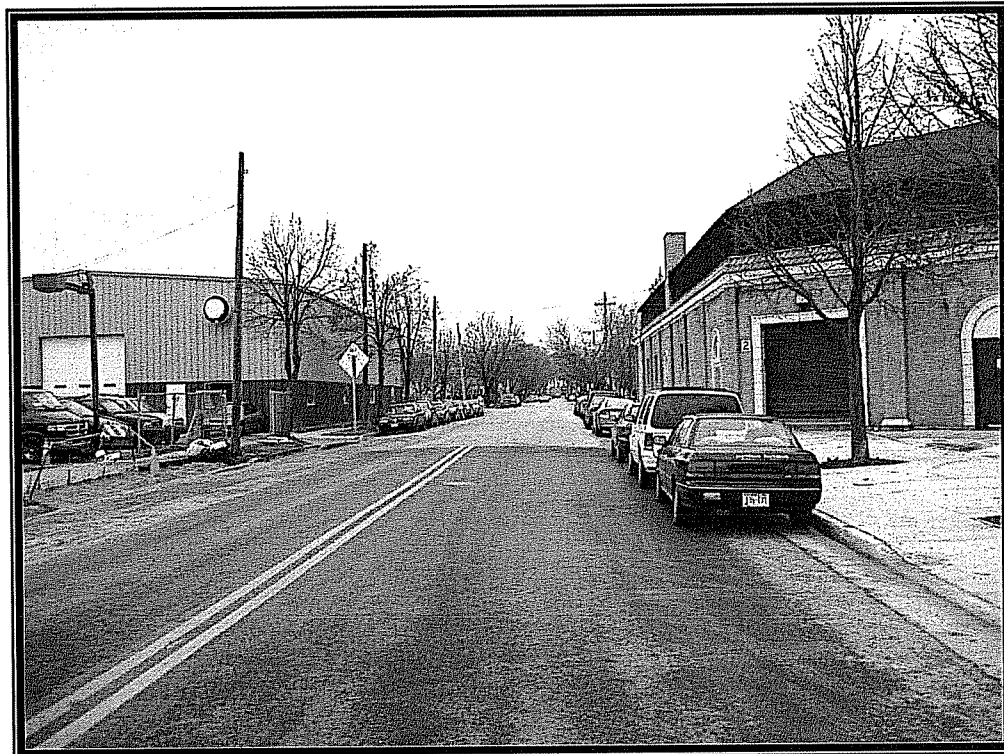
Looking Southeast along South Livingston Street



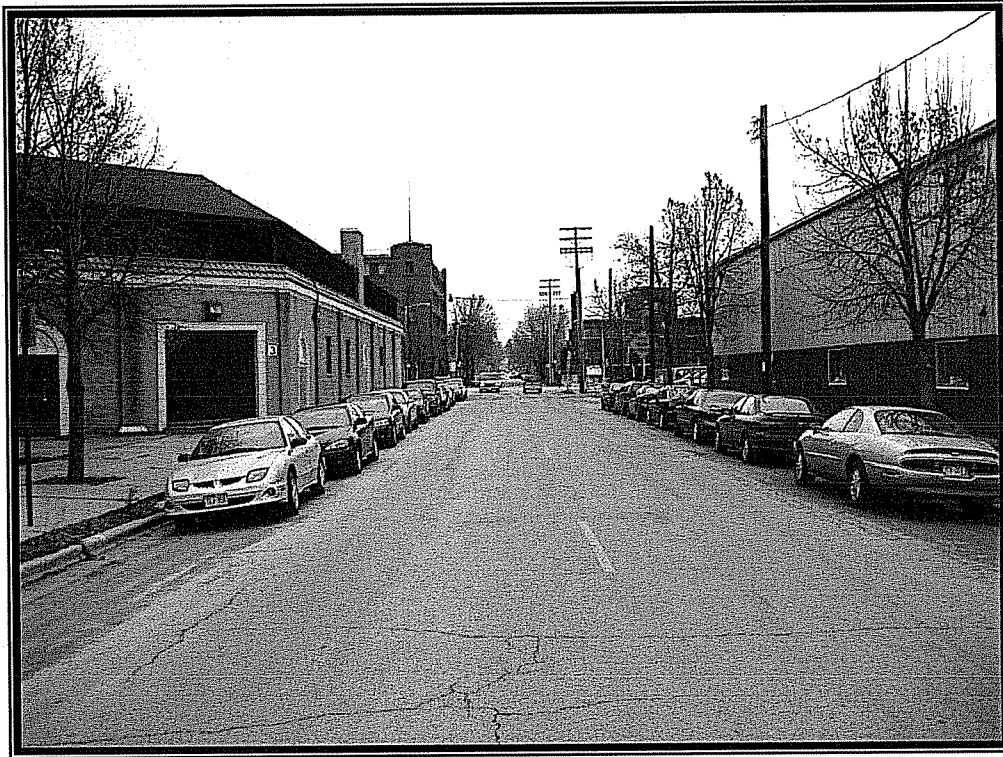
Sidewalk View Looking Northeast along East Washington Avenue



Sidewalk View Looking Southwest along East Washington Avenue



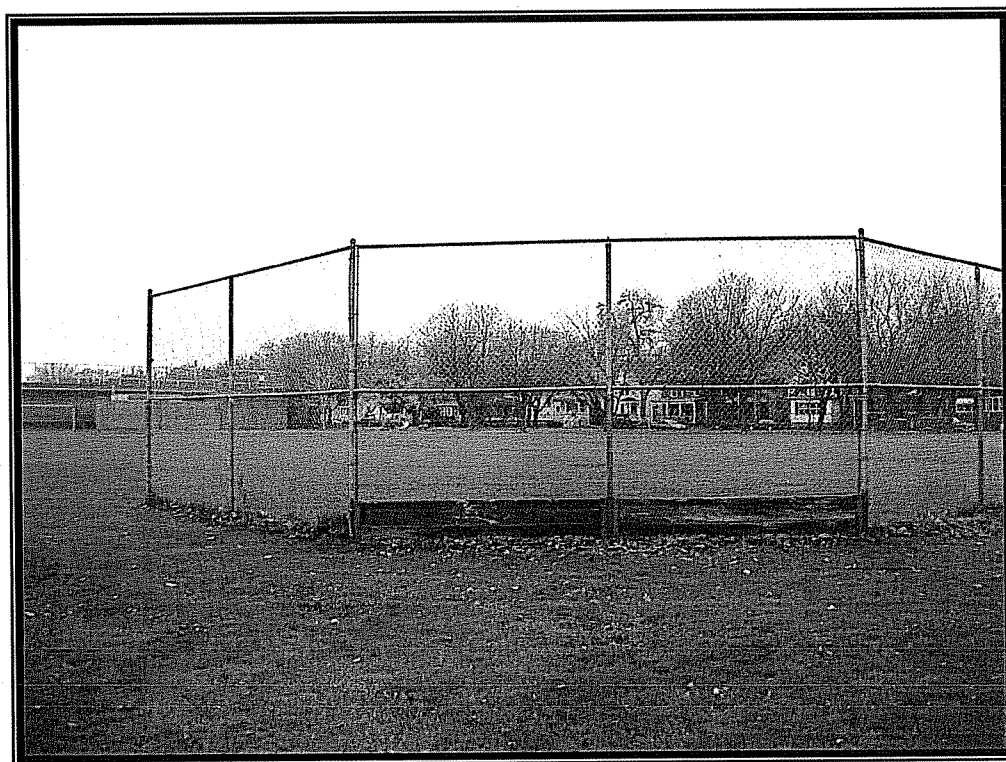
Looking Northwest along North Paterson Street



Looking Southeast along North Paterson Street



Breese Stevens Field Directly North of Subject Site



Reynolds Park Directly Northeast of Subject Site



Reynolds's Transfer and Storage Directly West of Subject Site

7



Commercial Uses across East Washington Avenue

PART A

Occupant Notification Fee: \$50

Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$2,050</u>	Receipt # <u>57264 + 57265</u>
Date Received <u>12-29-04</u>	
Parcel No. <u>0709-132-1203-4 + 1215-9</u>	
Aldermanic District <u>02-Brenda Konke</u>	
GQ <u>UDC</u>	
Zoning District <u>C-3</u>	
For complete submittal:	
Application <input checked="" type="checkbox"/>	
Legal Description <input checked="" type="checkbox"/>	
Letter of Intent <input checked="" type="checkbox"/>	
Plans <input checked="" type="checkbox"/>	
Zoning Text <input checked="" type="checkbox"/>	
Received By <u>KAU</u>	
Alder Notif. <input checked="" type="checkbox"/>	Waiver _____
Nbr. Assn. Notif. <input checked="" type="checkbox"/>	Waiver _____
Issued Sign <input checked="" type="checkbox"/>	

- Address of Site: 802-852 East Washington Ave.
 Name of Project: 800 Block East Washington
 Acreage of Site: 4.5 Acres
- This is an application for (check at least one):
 Rezoning from C3 to PUD (GDP)
 Conditional Use
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) _____
- You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. **(Any application, without a proper, complete and appropriate legal description, will NOT be processed).** See attached instruction sheet regarding submittal of legal descriptions on computer diskette. Please review attached - Exhibit A.

- General description of the project or intended use(s) of this property.**
Mixed use development.
Approximately 15,200 sq. feet of retail space.
Approximately 309 condominiums.

- Are there existing buildings on this site? Yes.
 What is the present zoning of this site? C3
 What are the present uses of this site? New and Used car sales. Automotive repair.

- Do you intend to use the existing building(s)? No.



7. What exterior changes are proposed to the existing building(s)? Demolition.

8. What interior changes are proposed to the existing building(s)? - NA -

9. Are you proposing to add or build new dwelling units? _____
How many units? 309
Owner occupied 309 selling price, from \$ _____ to \$ _____
Rental _____ rent levels, from \$ _____ to \$ _____

10. For rental housing will you be accepting Section 8 housing vouchers? _____

11. When do you wish to occupy this site or building? Occupy site in 2005.

12. Does this proposal involve any development in the public right-of-way? _____
No Yes _____ Explain: _____

13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) _____
East Washington LLC. 801 East Washington Ave, Madison WI 53703
a.k.a Don Miller
Phone: (608) 258-3515 Fax: (608) 270-5085

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. _____
Chris Laurent c/o Gorman and Company, 1244 South Park Street, Madison WI 53715
Phone: (608) 257-4410 ex. 338 Fax: (608) 257-9002

Gorman & Company, Inc. Joyce Wuetrich - Corporate Secretary


14. **Property owner's** authorization signature: Joyce S. Wuetrich
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is **NOT** adequate].
_____ Owner Offer to Purchase _____ Other (Explain _____)

15. **It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Brenda Konkel and Cheryl Wittke, R. Linster, L. Christensen of the Tenny-Lapham Old Market Place Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.**
Yes No _____
Date that the alderperson was notified: 11/01/04
Date that the Neighborhood Association was notified: 11/01/04

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
 - a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - c. May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
[Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant **hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.**

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	Offer to Purchase	12/28/04
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: _____
Chris Laurent c/o Gorman and Company, 1244 South Park Street, Madison WI 53715.

Phone (608) 257-4410 ex.338 Fax (608) 257-9002

The following material is REQUIRED for all applications:

- a. Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- b. Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

**800 Block of East Washington
Inclusionary Dwelling Unit Plan
Updated Draft submitted by Gorman & Company, Inc.
January 14, 2005**

Current Ownership

The 800 Block of East Washington Avenue is currently owned by East Washington Avenue Partnership (Don Miller). It is an entire City block bounded by North Paterson, East Mifflin, North Livingston and East Washington Avenue. It is used for the sale of new and used automobiles. See Exhibit A.

Developer

Gorman & Company, Inc. has an option to purchase the site. It has plans to develop a mixed-use condominium housing and retail development.

Organizational Structure

Gorman & Company and its potential development investment partners would retain ownership until the condos are sold. The development would be constructed in phases. At the beginning of a phase an LLC will be established with Gorman & Company, Inc as Managing Member. Declaration of Condominium, Articles of Incorporation, Rules and Regulations and By-Laws would be created for each unique phase. The Declaration of Condominium would incorporate the IZ restrictions into its covenants requiring specific units to adhere to the restrictions. Specific units will be identified in a floor plan submitted with the Specific Implementation Plan (SIP) application.

Project Description

The development will consist of approximately 15,200 square feet of retail space along East Washington and 309 condominiums. See Exhibit B. Gorman is targeting 72 one bedrooms, 186 two bedrooms and 51 three bedrooms. The development will incorporate density and height to create open space and unique linkages with the surrounding neighborhood. There will be 486 underground parking spaces servicing the condominiums and 36 surface stalls serving the retail shops with a total of eight buildings. The buildings will range in height from four to ten stories. Access to the site will be from Paterson and Livingston. See Exhibit C.

Bordering the Old Market and Tenney Lapham neighborhoods, the development will have a pedestrian friendly elevation on Mifflin Street and an exciting urban face to East Washington Avenue. In between will be a street linking Livingston and Paterson. This

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street will be bordered by live/work townhouses. This will create a unique opportunity for the creative class to share living and work quarters. Art, music Pilates, yoga, dance, crafts etc. are all trades the live/work homeowners could experience along this streetscape.

The Mifflin streetscape is composed of two-story townhouses with flats and lofts above. The flats and lofts would be set back to create a street level scale consistent with the neighborhood. Units abutting the Mifflin homes will face interior courtyards. These courtyards provide attractive private green spaces. There is a pedestrian promenade linking Mifflin Street to the new street as well as East Washington Avenue.

The East Washington Avenue buildings are more urban. They will have live/work townhouses adjacent to the interior street, retail along the street level of East Washington and flats and lofts above the first level. The corner of East Washington and Paterson will feature a signature building that will enhance the entry way to the capital along East Washington Avenue. The retail shops will have community areas outside of the East Washington and Paterson shops and at mid-block. The mid-block retail area will be flanked by stores and be located at the end of the promenade connecting to Mifflin Street.

Incentives Sought

The development will provide the required 15% inclusionary dwelling units for income eligible families. As the buildings are four or more stories and more than 75% of the parking is underground 100% of the units will be available to families with an annual income of 80% AMI. Therefore the development qualifies for two incentive points.

Both of these points will be used for the \$5,000 cash subsidy from the Inclusionary Unit Reserve Fund. As both points will be used 100% of the inclusionary units will be eligible for the \$5,000 subsidy.

We are looking for the expedited review process as outlined in the IZ ordinance.

Construction Timeline

There will be multiple phases incorporating unique building types into each phase. Construction of the first phase of the project would begin in 2005 with completion in 2006. Gorman anticipates that one phase will begin each year unless market conditions alter the schedule.

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat 800 Block East Washington Avenue

Project Address: 802-852 East Washington Avenue **Project Area (in acres):** _____

Developer: Gorman and Compnay, Inc. Representative: Gary J. Gorman

Street Address: 1244 S. Park Street City/State: Madison, WI. Zip: 53715

Telephone: 608-257-8778 Fax: 608-257-9002 Email: ggorman@gormancompany

Agent, If Any: none 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	263		46		309	
TOTAL	263		46		309	

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						46	46
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:										
Minimum Floor Area:	400	500	650	850		400	500	650	850	
Rental Units With:										
Minimum Floor Area:										

CONTINUE →

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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 <u>Inclusionary Unit Reserve Fund</u> up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input checked="" type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> 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 type="checkbox"/> Parkland Dedication Reduction	1		
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Non-City provision of street tree planting	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> One addl. story in Downtown Design Zones	1	<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____	
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		

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.

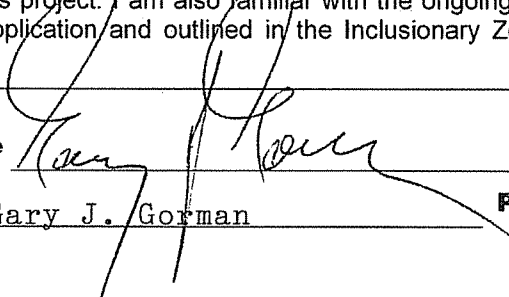
Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will <u>not</u> comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	X		
Proportion of attached and detached IDU units is similar to Market rate.	X		
Mix of IDUs by bedroom size is similar to market rate.	X		

CONTINUE →

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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.	X		
IDUs are to be built in phasing similar to market rate.	X		
Pricing fits within Ordinance standards	X		Pricing will be determined with S.I.P.
Developer offers security during construction phase in form of deed restriction.	X		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	X		Marketing plan will be Submitted with S.I.P.
Developer describes marketing plan for IDUs.			
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	X		Terms will be outlined in S.I.P.
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.			
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: → Plan for Dec. 16, 2004.
- The applicant notified Alderperson Brenda Konkel of District 2 of this development proposal in writing on: → November 1, 2004.
The applicant also notified Cheryl Wittke
R. Linster, I. Christensen
of the Tenney-Lapham neighborhood in writing on: → November 1, 2004.
Old Market Place
- 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** 12/9/04
Printed Name Gary J. Gorman **Phone** 608-257-8778

DRAFT July 9, 2004

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Exhibit A

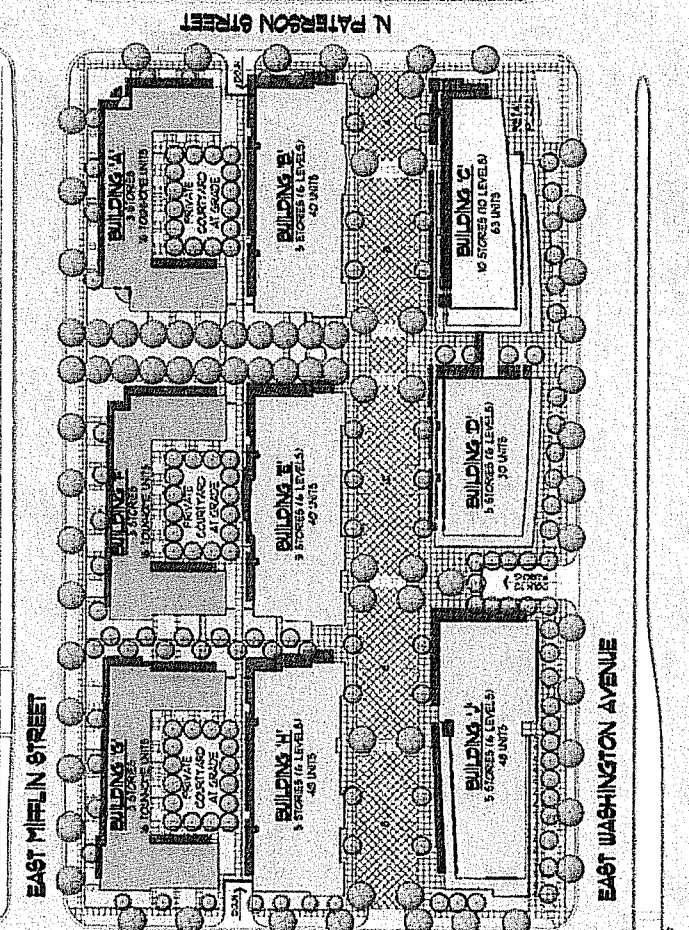


Exhibit B

800 EAST WASHINGTON AVENUE															
	BUILDING SIZE		NON RESIDENTIAL		LIVE/WORK TOWNHOMES			TOWNHOME UNITS			FLAT UNITS				TOTAL UNITS
	TOTAL SF	EFFICIENCY	RETAIL	FLEX	1 BR	2 BR	AVG. SF	2 BR	3BR	AVG. SF	1 BR	2BR	3BR	AVG. SF	
BUILDING 'A'	24,100	100%	0	0	0	0	0	12	4	1500	0	0	0	0	16
BUILDING 'B'	45,200	85%	0	0	2	4	1,300	0	0	0	9	19	6	900	40
BUILDING 'C'	76,500	85%	6,500	0	2	2	1,300	0	0	0	17	34	8	900	63
BUILDING 'D'	38,000	85%	3,600	0	2	2	1,300	0	0	0	8	15	3	900	30
BUILDING 'E'	45,200	85%	0	0	2	4	1,300	0	0	0	9	19	6	900	40
BUILDING 'F'	24,100	100%	0	0	0	0	0	12	4	1500	0	0	0	0	16
BUILDING 'G'	24,100	100%	0	0	0	0	0	12	4	1500	0	0	0	0	16
BUILDING 'H'	45,200	85%	0	0	2	4	1,300	0	0	0	9	19	6	900	40
BUILDING 'J'	60,200	85%	2,500	2,600	3	3	1,300	0	0	0	7	25	10	920	48
TOTALS	392,600		12,600	2,600	40% 13	60% 19	1,300	78% 36	25% 12	1,500	26% 59	57% 131	17% 39	900	309
PARKING			38 SURFACE	0	19 U.G.	33 U.G.		63 U.G.	21 U.G.		59 U.G.	229 U.G.	68 U.G.		486 U.G.
PARKING RATIO			3.0	0	1.0	1.75		1.75	1.75		1.0	1.75	1.75		1.57

800 EAST WASHINGTON AVENUE

BUILDING NAME	TOTAL AREA		NON-RESIDENTIAL		RESIDENTIAL		TOTAL		TOTAL UNITS		TOTAL UNITS	
	AREA	TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE	TYPE	TYPE	TYPE	TYPE
BUILDING A	7,000	CON	0	0	0	0	7,000	CON	0	0	0	0
BUILDING B	4,150	RES	0	0	0	0	4,150	RES	0	0	0	0
BUILDING C	3,100	RES	0	0	0	0	3,100	RES	0	0	0	0
BUILDING D	3,600	RES	0	0	0	0	3,600	RES	0	0	0	0
BUILDING E	4,150	RES	0	0	0	0	4,150	RES	0	0	0	0
BUILDING F	7,000	CON	0	0	0	0	7,000	CON	0	0	0	0
BUILDING G	1,100	RES	0	0	0	0	1,100	RES	0	0	0	0
BUILDING H	4,150	RES	0	0	0	0	4,150	RES	0	0	0	0
BUILDING I	6,000	RES	0	0	0	0	6,000	RES	0	0	0	0
TOTALS	30,150		0	0	0	0	30,150		0	0	0	0
PARKING												
PARKING RATIO												



CONCEPT PLAN
1" = 40'

ENCLOSURE 31.10004

800 East Washington Avenue - Madison, Wisconsin