

CITY OF MADISON

INTER-DEPARTMENTAL

CORRESPONDENCE

TO: City Plan Commission Members
FROM: Hickory Hurie and Barbara Constans, CD Office Staff
SUBJECT: Midtown Center Inclusionary Zoning Review : 8102 Midtown Road
DATE: April 5, 2007

It is our understanding that the developers of this PUD are establishing 7 separate lots 5 of which are proposed to have some level of residential use. Because the final number of residential units and the type – for sale or rental – is not finally decided at this time, but will be at the SIP stage we would make the following recommendation as regards IZ.

Require the Developer, W.C. Development Corporation, to sign an Inclusionary Zoning LURA for each separate Lot as described in the PUD/GDP, including those currently defined as being only commercial space. Require each subsequent buyer/developer to submit an IZ Plan as part of their SIP process for their Lot(s). If any one developer acquires more than one of the 7 parcels require that the IZ Offset review for their parcels be done as a whole rather than considered individually. Use as a base density for each Lot the base density for the Lot that exists pre-approval of this PUD/GDP.