



# VANDEWALLE & ASSOCIATES INC.

To: Tim Parks  
From: Brian Munson  
CC: Alex Padrnos  
Date: Monday, June 10, 2024  
Re: JCAP: Affordable Housing Calculation

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The affordable housing component of the Wilson & Blair project follows the framework of the downtown height ordinance to translate square footage requirements into unit counts/square footage to deliver the affordable housing required. The project team calculated the required square footage of affordable units and designated units throughout the building taking care to place units on every floor and a range of bedroom configurations. The total square footage of the units equals the requirement, resulting in 39 units ranging from micro to 2 bedroom units. We expect that this calculation will also be reviewed against the final adopted plans as part of the finalization of the LURA.

## Calculation:

Bonus Floor Area above 3 and six story areas:	40,308 sq. ft.
<i>3 Floor/46' Designated Area:</i>	<i>4,956 sq. ft.</i>
<i>6 Floor/88' Designated Area:</i>	<i>35,362 sq. ft.</i>
Required Affordable Unit Square Footage:	20,154 sq. ft.
Proposed Affordable Unit Square Footage:	20,170 sq. ft. (50.04%)
Affordable Unit Count:	39 units

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