



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

Monday, September 13, 2010

12:00 PM

Madison Municipal Bldg., Rm. 313
215 Martin Luther King, Jr. Blvd.

~ ALLIED DEVELOPMENT SUBCOMMITTEE MEETING ~

CALL TO ORDER / ROLL CALL

Present: 2 -

Stuart Levitan and Kelly A. Thompson-Frater

Excused: 5 -

Gregg T. Shimanski; Julia S. Kerr; Tim Bruer; Kevin M. O'Driscoll and
Alice J. Fike

1 APPROVAL OF MINUTES: September 3, 2010

A motion was made by Levitan, seconded by Thompson-Frater, to Approve the Minutes. The motion passed by voice vote.

2 PUBLIC COMMENT: None

NEW BUSINESS

3 [19440](#) Allied Design Guidelines

A motion was made by Levitan, seconded by Thompson-Frater, to Approve with the following Amendment(s):

The Subcommittee discussed additional minor changes to the Design Guidelines with Melissa Destree and her Team:

4. Garages

iv.1. Add "see exhibit for heights and setbacks.

vii. In first line, add "from garages."

6. Yards

v. Add "asphalt will be allowed only at alley drives."

1. Concrete ribbon driveways are permitted.

Registrant:

Mr. Alex Saloutos of 3818 Hammersley Avenue registered and spoke in support of concrete driveways.

Subcommittee members expressed concerns that the asphalt may not hold up as well as may be more difficult and costly to maintain. No asphalt except in the rear.

7. Buildable Area:

- iv.1. At end of first sentence, add "whichever is greater."

Landscape Regulations (Page 8)

Add "CDA is to provide landscape package per each lot upon completion of construction." A full landscape plan will be required with the CDA having the option to design. Melissa will come up with a basic plan.

On discussion of the siding, Olinger expressed concern that you don't bring siding down too low. Melissa suggested 18 inches.

Future Minor Changes:

Need to incorporate language in the SIP that will allow minor changes to be approved administratively.

Exhibit:

Add contact information.

The motion passed by voice vote/other.

4 Public Improvement Schedule Update

Olinger provided the update on the public improvement schedule.

5 Project Budget Update

Olinger will provide budget update at next meeting.

6 Discussion of Model Home Design Process and Financing Plan

Thompson-Frater provided a brief update on the model home design process:

- Working on getting people from the neighborhood.
- Buyers get to design their own unit.
- Need to establish some pricing points.
- Will explore idea of tying mortgage to buy down.

7 Name of Phase 2 Development

Brown reported that the Allied Dunn's Marsh Neighborhood Association at its meeting on this past Saturday considered the recommendation of the Allied Development Subcommittee to name the Plat "Dunn's Marsh Terrace." The Association turned down this recommendation and voted unanimously to recommend the name "Allied Dunn's Marsh." There were three registrants:

1. Dorothy Krause of 2105 Apache Drive, supporting adoption of

- neighborhood recommendation and available to answer questions.
2. Vivian Allen, representing the Allied Dunn's Marsh Neighborhood Association, spoke in support of adopting the neighborhood recommendation.
 3. Sina Davis, Vice President of the Dunn's Marsh Neighborhood Association, supporting adoption of the neighborhood recommendation and available to answer questions.

Levitan expressed his support for the name "Dunn's Marsh Terrace" citing concerns that the name "Allied" may be viewed in a negative light by the larger community of potential buyers. Thompson-Frater stated that she would not vote for a name that did not have the support of the neighborhood. Thompson-Frater requested that the neighborhood come back with a set of names for the CDA to act on. The item was referred.

8 Report on Saturday's meeting with Dunn's Marsh Neighborhood Association

Brown reported that his hour and a half meeting with the Dunn's Marsh Neighborhood Association on Saturday went very well. Among the highlights were:

- Residents were okay with phasing plan and had ideas of what to do with vacant lot.
- Residents responded positively to progress on Design Guidelines.
- Interest expressed in buying a model unit.
- Interest expressed in enrolling in Homeownership Readiness Program.
- Expressed concerns that homes might not be affordable to residents.
- Voted unanimously to recommend that the plat be named Allied Dunn's Marsh.

9 ADJOURNMENT

A motion was made by Levitan, seconded by Thompson-Frater, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:45 p.m.