



# City of Madison

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

## Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

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Tuesday, September 10, 2013

12:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 313 (Madison Municipal Building)

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~ Allied Development Subcommittee Meeting ~

**\* A quorum of the Community Development Authority may be present \***

### SCHEDULED MEETINGS:

CDA Special Meeting: Thurs., Sept. 26, 4:30 p.m., 313 MMB  
Community Development Subcommittee: Thurs., Oct. 3, Noon, 313 MMB  
Allied Development Subcommittee: Tues., Oct. 8, Noon, 313 MMB  
Housing Operations Subcommittee: Wed., Oct. 9, 4:30 p.m., TBD  
CDA Regular Meeting: Thurs., Oct. 10, 4:30 p.m., 260 MMB

### CALL TO ORDER / ROLL CALL

**Present:** 3 -

Sariah J. Daine; Dean Brassler and Kelly A. Thompson-Frater

**Excused:** 4 -

Sue Ellingson; Paul E. Skidmore; Daniel G. Guerra, Jr. and Lauren K. Lofton

### 1 APPROVAL OF MINUTES: August 6, 2013

A motion was made by Daine, seconded by Thompson-Frater, to Approve the Minutes of the meeting of August 6, 2013. The motion passed by voice vote.

### 2 PUBLIC COMMENT

None

### 3 DISCLOSURES AND RECUSALS

None

### 4 [25012](#) MOSAIC RIDGE UPDATE

Items 4A and 4B were taken together.

Wachter gave the update on Mosaic Ridge. He distributed a copy of the new logo (attached). It's based on the Revival Ridge logo with the same colors. It represents houses with green space in between. He also secured the

domain name for the website to market the properties. The website will be completed in October.

Wachter distributed the Development Plan (attached). The Plan is due to staff October 2 so it can be approved by the Common Council the first week of January. The RFQ for a development partner will be re-issued in the next couple of weeks. Yahara Builders will most likely respond to this bid. The original builder, Kegonsa, closed. The RFQ hasn't changed, but will have different dates. Focusing on neighborhood outreach right now and application for screening process.

October 14-November 15: One-on-one sessions to collect applications. Screening happens the first week of December. Classes will be available for people who need credit counseling, etc. Ready to start selling lots after approvals received in January. Approaching non-profit developers like Habitat for Humanity, Movin' Out, etc. Year-long process available for people who are interested, but not ready to buy a house. CDA assistance requires buyer to go through screening process.

Land Use - Just use new Zoning Code (TRC3 for single-family homes). For duplexes would have to pursue TRC4. Under the assumption that four lots would be for duplexes. TRC4 would allow up to three units. Thompson-Frater asked if we are discouraging condos and encouraging multifamily. Daine said she would have a problem with the multi-family units with lower-income people. If you have places for a lot of people to live, they will. Thompson-Frater said someone could still build a house big enough for more people. Erdman stated the lots are small; ingress and egress is going to be tough. Not flat lots. Beautiful trees that we're going to try and work around.

Daine moved to restrict Mosaic Ridge to single-family dwellings. Brassier seconded the motion. Brassier said there are plenty of multifamily dwellings available nearby. This is a small area. Motion approved by voice vote.

Thompson-Frater suggested asking for forgiveness of City loan. Wachter said \$392,000 is supposed to be paid back after the sale of the first lot. Erdman suggested asking them to waive the requirement to pay back \$392,000 before the sale of Lots 4-28. Agreement would be in place after sale of Lots 1, 2 or 3, which are bigger lots. There are other ancillary costs. Take a position that this has been taken out of order. Payment should be waived until such time as Lots 1, 2 or 3 are sold. Talk to Randy Whitehead and Dave Schmiedicke, about it. Brassier suggested Anne Zellhoefer in the City Attorney's Office is another person to talk to.

Wachter said the architectural/landscape and home owner documents aren't attached. Outreach plan - neighborhood first and then reaching out to the broader community. Affordability Plan - Using existing programs, we're definitely affordable. Almost at 50% of median income. Strategy is to look for additional options for subsidies. Site plan will be revised. Land Use application will go to Zoning.

Brasser asked about the RFP for the developer and whether the developer would be building all of the homes that are marketed to one or two-thirds. Erdman said the developer will build all the homes. Have to use our builder if you buy a lot.

**4A Review of Schedule**

**4B Review Development Plan for Submission to Council**

**4C [31645](#) Madison College Collaboration**

College and the CDA (attached). Erdman asked the Committee to read and get back to her by September 15 with your comments.

On the last page are courses offered for design/site selection of a sustainable house. Non-binding term sheet. We wouldn't be charged for labor, but for materials. Together we select a site, agree on amenities. Participate by giving them our time on the design of the house. Once house is approved, they would give us a price. Mutual agreement to separate if it's a price we don't agree on. Commitment to Allied community to give them work. Would like to offer a slot in this program for someone from Allied. \$350,000 in Allied fund for development fees. Will have \$500,000+ by end of year. Required to use those fees to support development in the area. Would be able to use part of these fees to pay for house.

Thompson-Frater suggested putting in requirements to work with our contractor.

**5 ADJOURNMENT**

**A motion was made by Brasser, seconded by Daine, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:03 p.m.**