



DEVELOPMENT PLAN

RESPONSE AND AMENDMENT TO
COMMON COUNCIL RESOLUTION 08380
ALLIED DRIVE NEIGHBORHOOD REDEVELOPMENT
PHASE II: MOSAIC RIDGE

Updated October 2, 2013

The following development plan is submitted together with the site plans and prototypical house designs to the Common Council for consideration of approval and referral to the Plan Commission, CDBG Committee, Housing Strategy Committee, and Allied Area Task Force.

INTRODUCTION

In September of 2008, the Common Council approved the City of Madison Community Development Authority's (CDA) General Development Plan (GDP) for a residential redevelopment of properties, which the City acquired and transferred to the CDA. The GDP covers eleven and one-half acre site on Madison's Southwest side, bounded by Allied Drive, Jenewein Road, the City of Fitchburg, and one/two-family properties on Crescent Road to the south. The site was an assemblage of five parcels containing eleven apartment buildings. These buildings comprised 145 units of sub-standard rental-housing units.

The CDA began a process of extensive public participation, including a four-day AIA sponsored design Charrette in 2006, several neighborhood meetings in 2007 and 2008, ongoing meetings with the neighborhood, including the Allied Area Task Force, broader community meetings. The result of which was a three-phase plan to construct a mix of high quality multifamily rental and single-family owner-occupied housing at a variety of price points with a goal of increasing neighborhood stability. The resulting development agreement between the City and CDA (res. 08380) requires Common Council approval of a development plan for each phase of the redevelopment.

Phase I (Revival Ridge) was completed in December of 2009 and consists of 48 new rental units (plus a resident manager unit) for households with low- and very low-income. The development was supported by approximately \$7.5 million in Low Income Housing Tax Credits authorized by the Wisconsin Housing and Economic Development Authority. A public art installation in the courtyard of Revival Ridge was also completed as part of Phase I.

Phase II was initially intended to be the development of lots 1, 2, and 3 on the attached plat map as owner-occupied condominium units. After fully assessing changes in the residential owner-occupied market, the CDA decided to develop lots 4-28 as Phase II (Mosaic Ridge) and develop the remaining land as demand for housing permits (Phase III). Mosaic Ridge will consist of twenty-one (21) single family, owner-occupied lots zoned TR-C3 and up to four (4) for two family, owner-occupied lots zoned TR-C4 on 2.85 acres. 1.55 acres will be held for future development (Phase III).

PROJECT TEAM

The CDA will issue an RFQ in October 2013 to select a development partner to provide Development, Construction, and Sales services. Destree Architects has been retained to provide Architectural Design services while Schreiber Anderson Associates (SAA) has been retained to provide Site Design and Landscape Architecture services. Greenpath will provide homebuyer education and credit counseling services for prospective homebuyers.

PROJECT SCHEDULE

The CDA intends to submit this Development Plan to the City on October 2 with the goal of seeking final approval by the Common Council on January 7. Concurrently the CDA will work on the following:

- Land Use Approvals
 - October 2 Submittal
 - December 2 Plan Commission
 - January 7 Common Council
- Developer Selection
 - October RFQ Issued
 - December Selection
- Neighborhood Outreach
 - September Prepare Marketing and Application Materials
 - October Outreach
 - October 14 – November 15 One on One Budget Sessions with Applicants
 - November 18 - November 22 Process Applications
 - December 2 – December 6 Application Screening
 - December 9 Inform Applicants of Acceptance
- 12 Month Education Program
 - January – December Homebuyer Education and Credit Prep Class
- Lot Sales
 - January Lots go on sale

Upon completion of all necessary approvals, the CDA will begin construction of homes for buyers who have successfully completed the homebuyer education course that has been created in conjunction with Greenpath and have secured financing. Concurrently, lots will be made available for purchase by individuals not requiring public subsidy and area non-profits to construct homes in compliance with the architectural and landscape guidelines.

PROJECT DESCRIPTION

EXISTING CONDITIONS

As part of Phase I, all existing structures on the site were demolished and removed. City streets, alleyways, and utilities were installed in anticipation of Mosaic Ridge construction.

LOCATION

Mosaic Ridge is located on Allied Drive and Dunn's Marsh Terrace, adjacent the Revival Ridge Apartments that were constructed in Phase I. The site is well situated approximately six miles from downtown Madison with excellent transportation connectivity via Verona Road, the Beltline, the Southwest Commuter bike trail, and Madison Metro. The site is situated within walking distance of numerous parks, the Arboretum, Boys & Girls Club, a daycare, and small retail.

LAND USE

The approved General Development Plan (GDP) is for two apartment buildings (32 units), seven town home buildings (47 units), five duplex buildings (10 units), and twenty-four single-family lots, covering the entire 11.5 acres of the site. Of the 113 housing units proposed, 49 are rental units and 64 are for-sale.

The CDA will be submitting an application for Mosaic Ridge to be rezoned under the TR-C3 and TR-C4 designation under the new zoning code. The development plan for Mosaic Ridge is for 21 single family, owner-occupied lots, up to four (4) lots for two (2) family homes, and one outlot for stormwater management ("Outlot 2"). The attached plat and site rendering illustrate the placement and scale of the proposed development.

DESIGN

The CDA is committed to ensuring that homes in the subdivision are well designed, energy efficient, constructed of quality materials, and are aesthetically pleasing. As such strict architectural guidelines, Homeowner Association requirements, and prototypical home designs have been created with a rigorous approval process to ensure compliance.

ARCHITECTURAL & LANDSCAPE GUIDELINES AND APPROVAL PROCESS

In addition to the requirements set forth by the zoning and building code, Mosaic Ridge has extensive design guidelines specifying materials, setbacks and buildable areas, landscaping, and energy efficiency to ensure the quality of homes built in the subdivision. The attached Architectural and Landscape Guidelines will be enforced through Architecture Review Committee.

To ensure the implementation and enforcement of these guidelines, the CDA will create an Architecture Review Committee (ARC) to approve all designs and variances. Prior to beginning the design process, it is recommended that Lot Owners contact the ARC to verify their interpretation of these design guidelines and regulations. The ARC will have the review power to approve or deny elements of the Lot Owners Design included in these guidelines.

HOMEOWNER ASSOCIATION DOCUMENTS

Further restrictions on the use of properties shall be imposed through the creation of a Homeowner Association. These restrictions cover topics including safety, parking, noise, pets, and aesthetics to ensure the long-term desirability of the neighborhood.

PROTOTYPICAL HOMES

Prototypical designs for single-family homes that conform to the design guidelines were created by Destree Architects. These designs were created to provide a pre-approved solution for prospective homebuyers to ensure a simple, quick, and affordable build. Initial estimates to construct these houses are between \$196,000 and \$225,000 including a lot priced between \$30,000 and \$45,000. These designs feature:

- Wisconsin Green Built Certified and Wisconsin Focus on Energy New Homes Program Certified, which generally produces a home that is 25% more efficient than home that meet minimum code requirements.
 - Insulation will provide for a ceiling with R-50 rating and exterior walls and box sills in excess of R-21
 - Furnace will be a minimum of 96% efficient and air conditioner will be a minimum of 14 seer
 - Programmable thermostats
 - Energy Star appliances
- Basements designed for future finishing
 - Stubbed in plumbing
 - Drain tile system and waterproofing at foundation
- Fiber Cement siding and trim board for durability
- Quality interior finishes
- Landscaping and installation of sod are included in base pricing

OUTREACH PLAN

Outreach and marketing for Mosaic Ridge will focus on reaching current neighborhood residents first, minority and lower income communities throughout the city second, and the general population third. This will be achieved first through neighborhood outreach including the Allied Taskforce, Allied Drive Neighborhood Resource Team, Allied-Dunn's Marsh Neighborhood Association, and the through outreach to non-profits and faith based organizations that serve low and moderate income populations. These efforts will be supported through the creation of a Mosaic Ridge website, professionally designed marketing materials, and regular neighborhood outreach.

EDUCATION AND READINESS

The CDA has contracted with Greenpath, a firm specializing in homebuyer education and credit counseling, to create careening process for prospective buyers. Prospective buyers with a challenged credit history will be invited to attend an intensive yearlong program to build their credit in order to secure financing and purchase a home. The CDA will provide this service free of charge to applicants approved through the screening process to further increase their likelihood of successful homeownership.

AFFORDABILITY PLAN

The General Development Plan calls for Phase II affordability targets of:

- 1/3 to be affordable at 30-50% of AMI
- 1/3 to be affordable at 50-80% of AMI
- 1/3 to be affordable at 80% of AMI and above

To achieve these targets, the CDA is working with our design and development partners to reduce construction costs while at the same time working with the City of Madison Community Development Division to secure funds through existing homebuyer programs to reduce the buyer's downpayment and mortgage to affordable levels. An additional subsidy will be provided to buyers below 80% of AMI through a forgivable loan from the CDA to further subsidize the cost.

Based on initial pricing estimates and existing homebuyer programs, the CDA estimates that monthly principal, interest, taxes, and insurance (PITI) will be in the range of \$1,000 to \$1,350, which is affordable to a family of four at 80% of area median income (\$5,367 per month). By offering a forgivable loan for the price of the land, PITI could be further reduced to \$900 - \$1,200, making homes affordable to a family of four at 50% of area median income (\$3,370). The CDA will continue to work with area nonprofits and Community Development Division to develop lower cost units and extend further subsidy for homebuyers with incomes below 50% of area median income.

The CDA will collaborate with select lenders to offer FHA and WHEDA mortgages as well as further down payment assistance.

ADDITIONAL ASSISTANCE

Another large hurdle for households with incomes under 80% of area median income is obtaining construction loans to build a home before their permanent mortgage financing takes effect. The CDA has created a revolving loan program to address this need using funds from the Community Development Division's Affordable Housing Trust Fund and CDA reserves from the Allied Drive fund. These combined funding sources would allow the CDA to finance the construction of approximately three homes at a time.

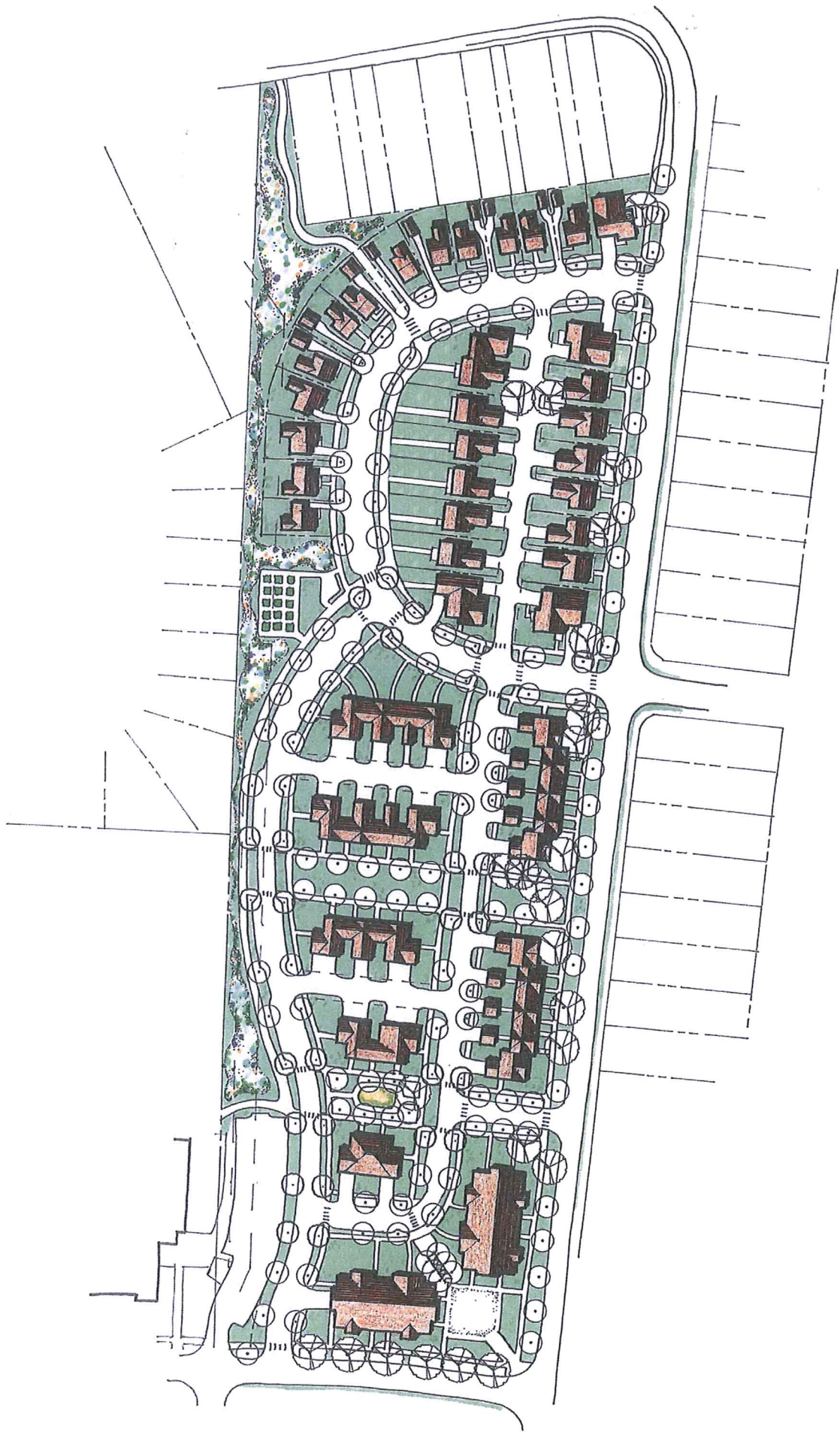
AMENDMENT TO COMMON COUNCIL RESOLUTION 08380

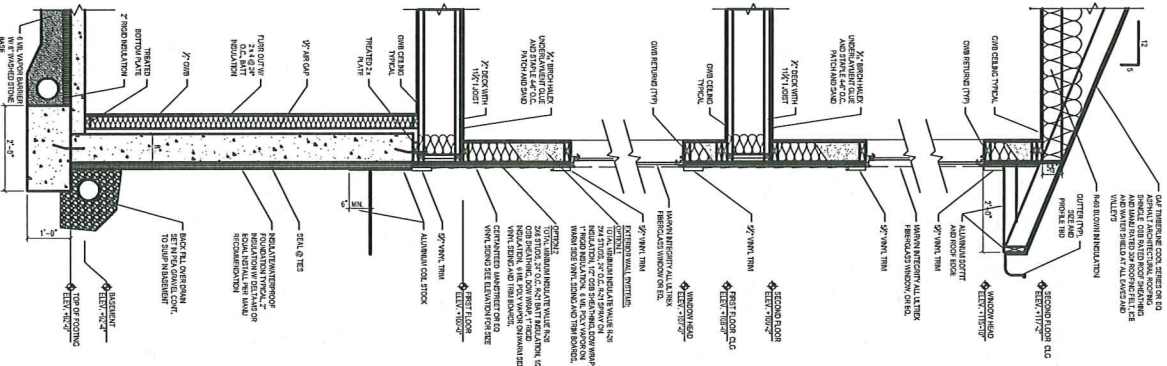
The CDA requests the following amendment to the Cooperation and Development Agreement between the CDA and City of Madison for the Redevelopment of the Allied Drive Neighborhood (Legislative File Number 08380 version 3).

2. Conveyance of City Property. The City will convey to the CDA the Redevelopment Property by quit claim deed for the sum of \$392,000 (\$8,000 per unit x 48 units of tax credit housing and one property manager unit developed), free and clear of all liens and encumbrances except the standard exceptions. The CDA shall execute a deferred payment note to the City at closing in the amount of \$392,000 the Purchase Price. Payment shall be due under the note when the CDA conveys the redevelopment Property, or any portion thereof, to any entity other than a limited liability company to be created by the CDA. However, the CDA shall be allowed to delay payment on the conveyance of lots 4 – 28. The City will subject the Redevelopment Property to various restrictions to ensure it reverts to the City: if the CDA fails to receive an sufficient allocation of Section 42 Low Income Housing Tax Credits of approximately \$750,000 annually for ten years in 2008; if sufficient funding for the Project is not obtained; or if the development of the Project is not undertaken and accomplished in accordance with the Cooperation and Development Agreement.

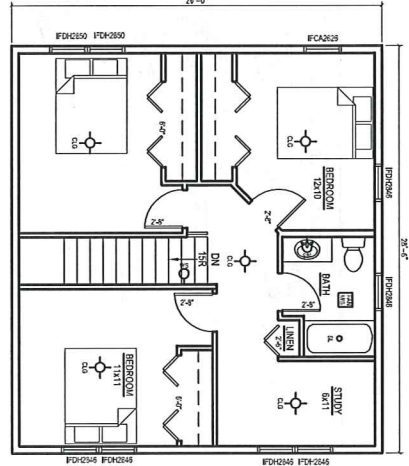
APPENDICES

- Site
 - Plats
 - Rendered Site Plan
- Design
 - Prototypical Designs
 - Floor Plans
 - Colored Elevations
 - Landscape Plan

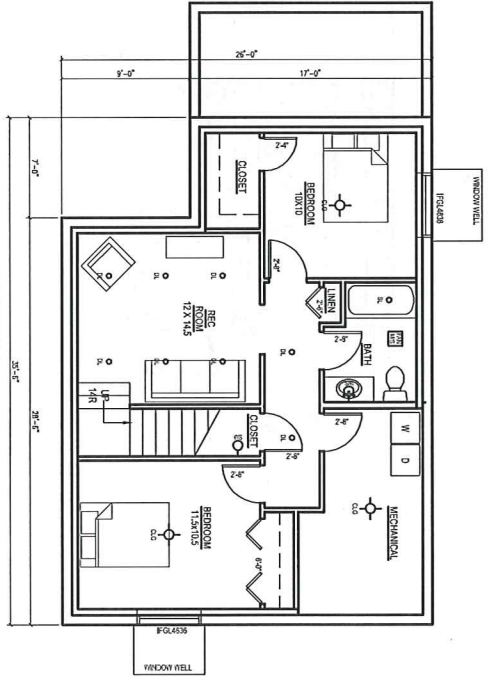




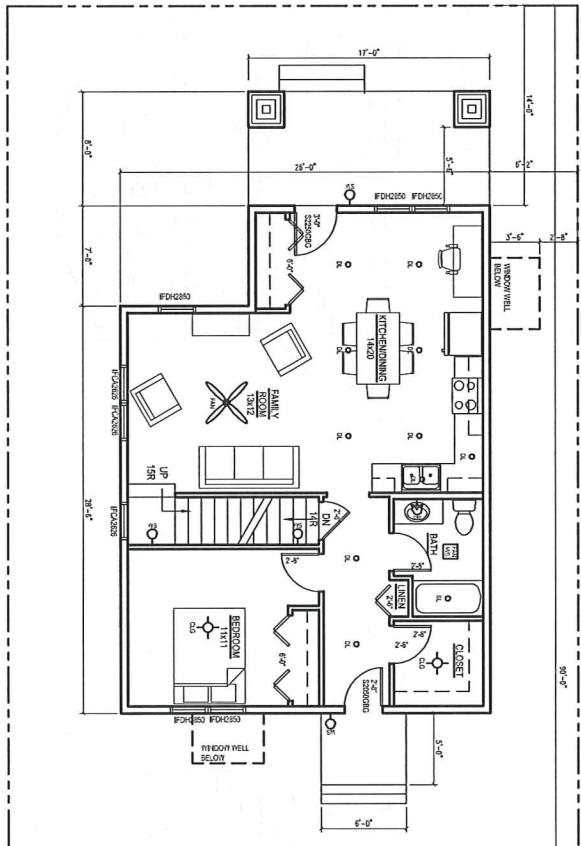
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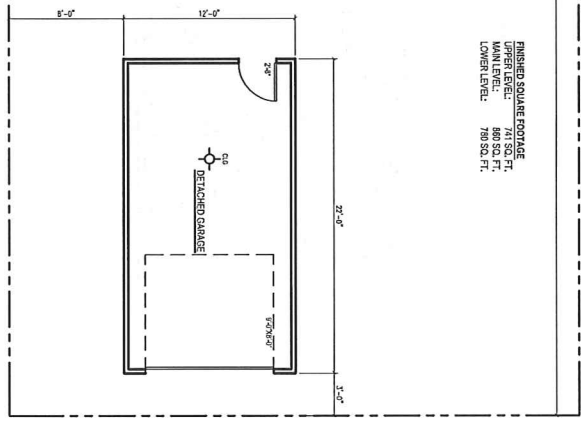
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2 BASEMENT
1/4" = 1'-0"



1 FIRST FLOOR
1/4" = 1'-0"

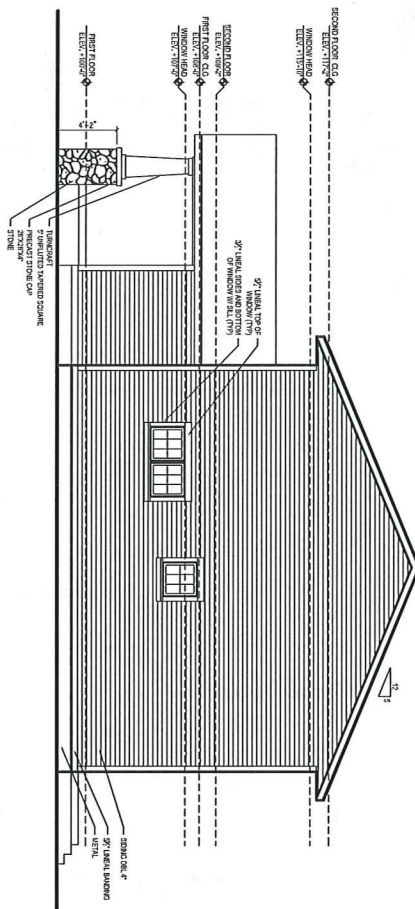


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LOWER LEVEL: 789 SQ. FT.

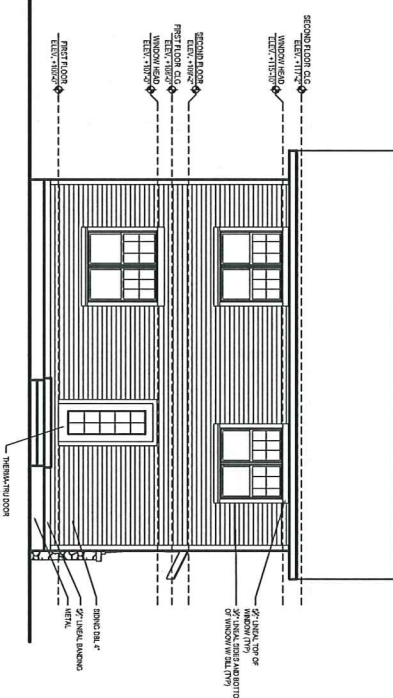
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REV:	
SHEET:	A102

MOSAIC RIDGE
FOUR BEDROOM TWO STORY
ALLIED DRIVE
MADISON, WI

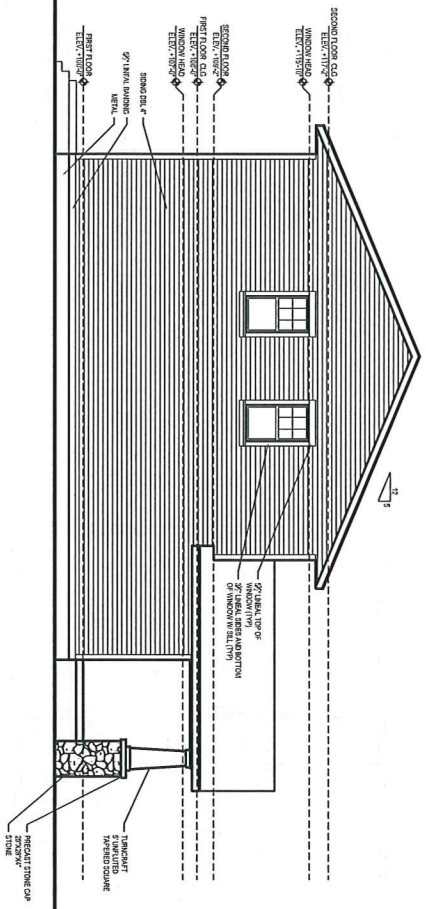
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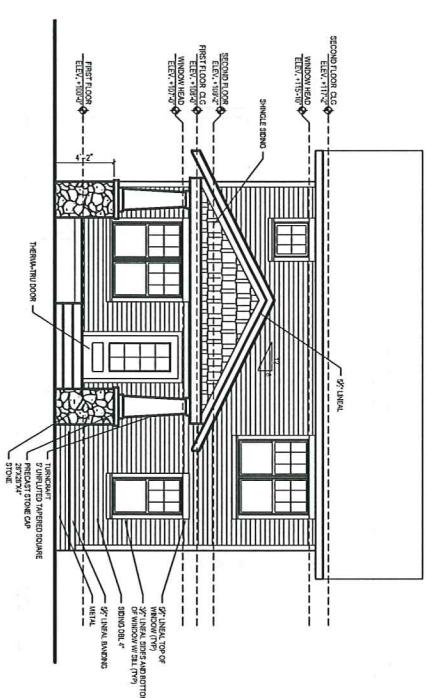
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1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

MOSAIC RIDGE
FOUR BEDROOM TWO STORY
ALLIED DRIVE
MADISON, WI

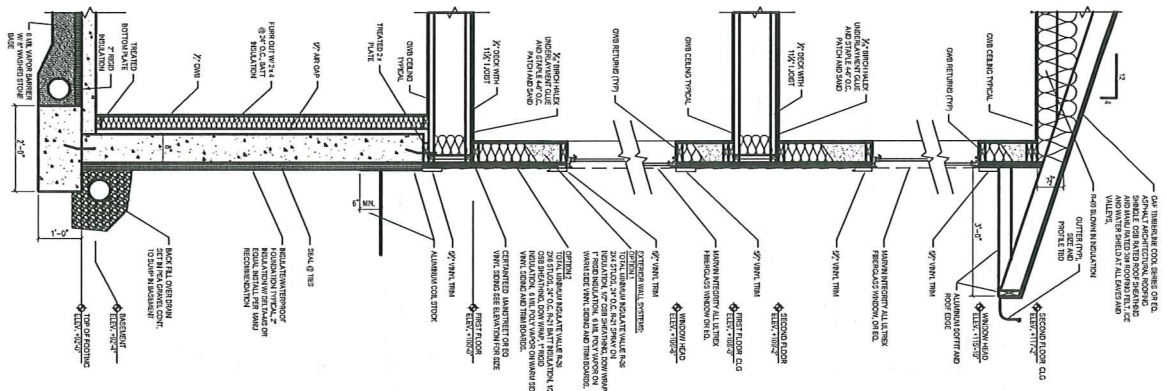


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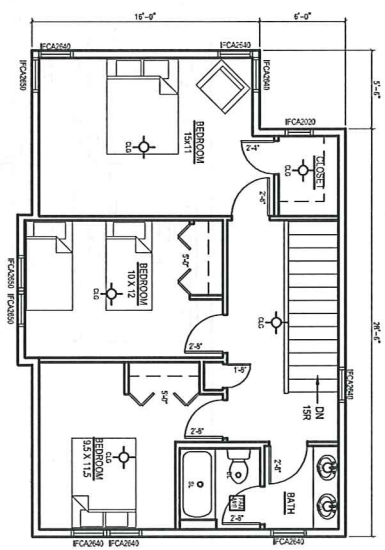
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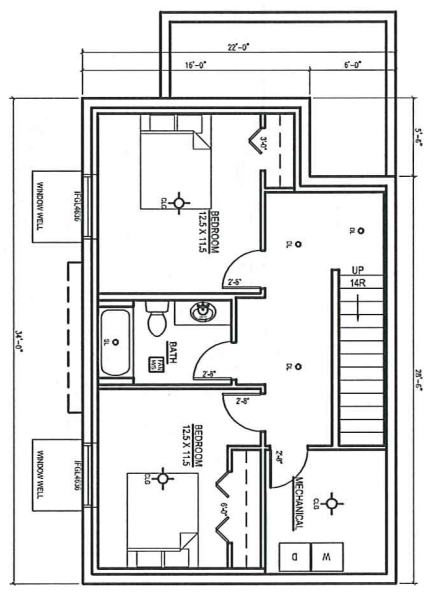
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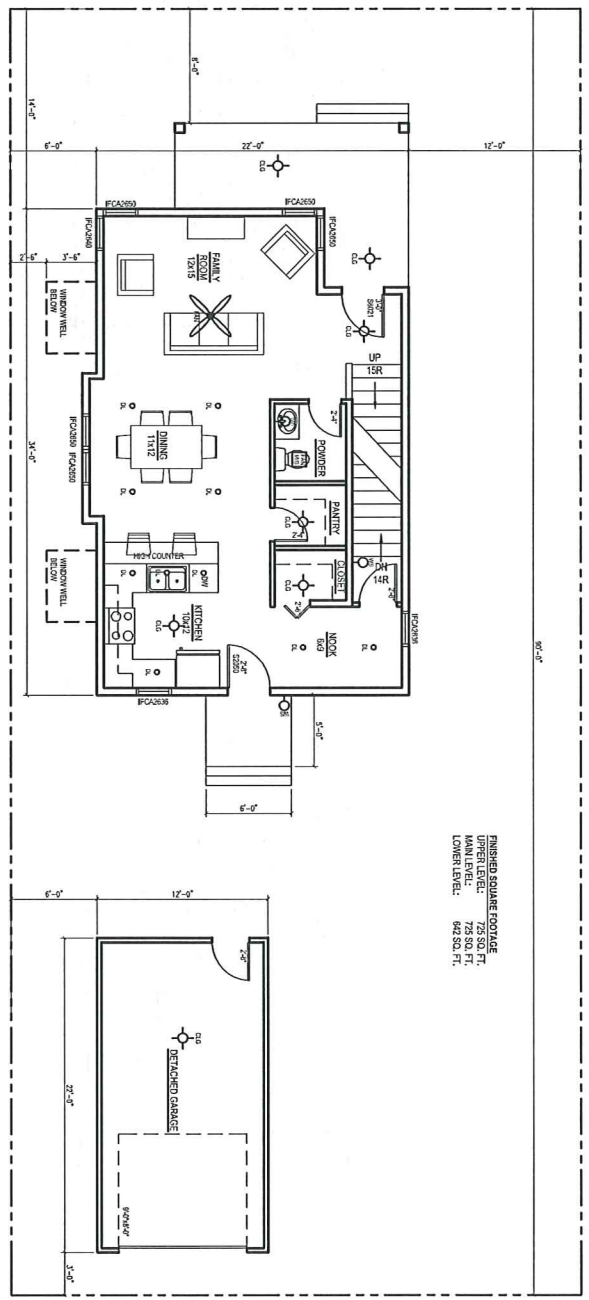
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2 BASEMENT
1/4" = 1'-0"



1 FIRST FLOOR
1/4" = 1'-0"



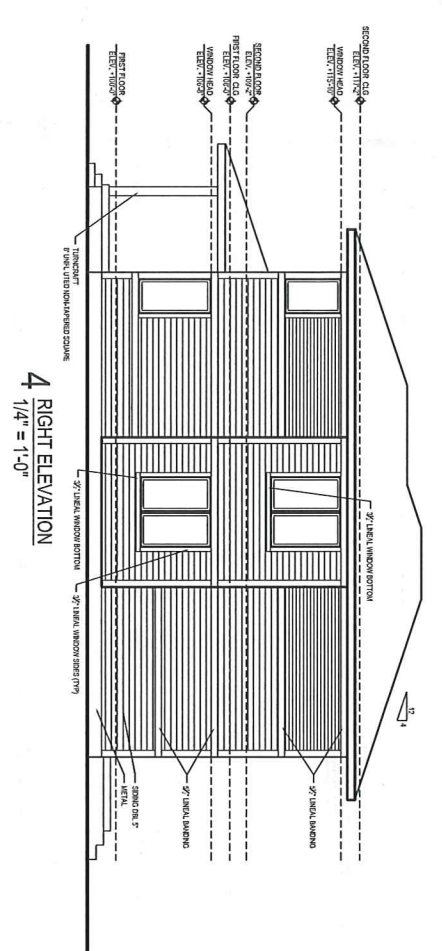
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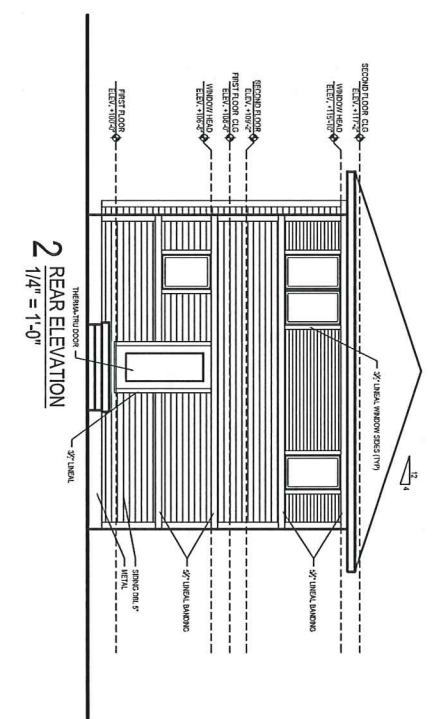
MOSAIC RIDGE
THREE BEDROOM TWO STORY
ALLIED DRIVE
MADISON, WI



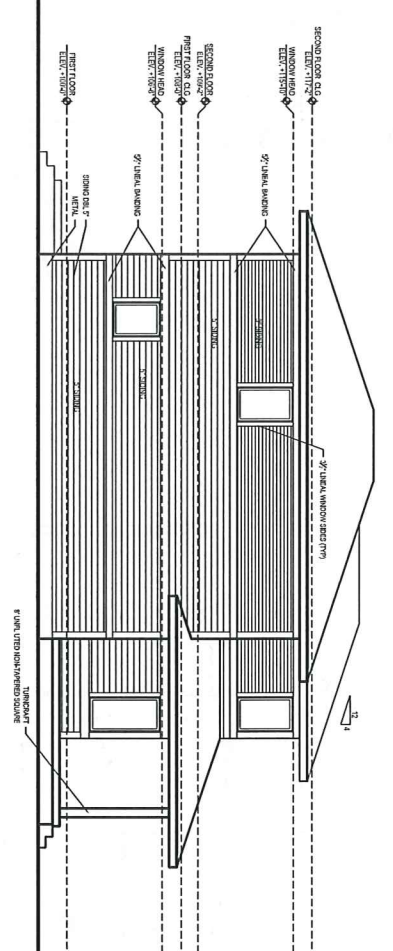
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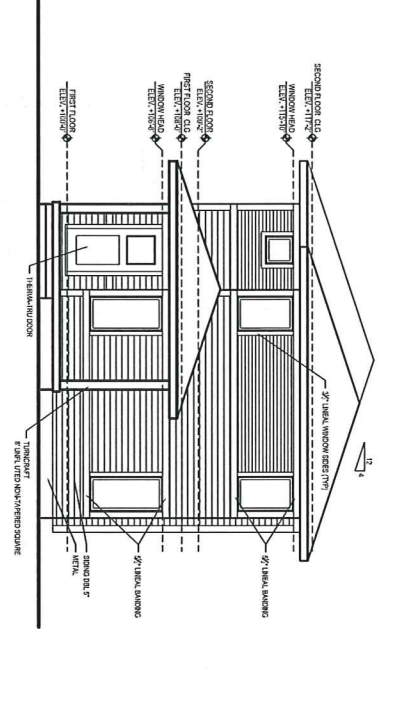
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3 LEFT ELEVATION
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1 FRONT ELEVATION
1/4" = 1'-0"

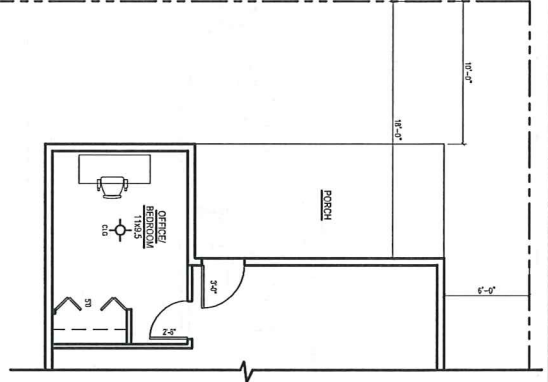
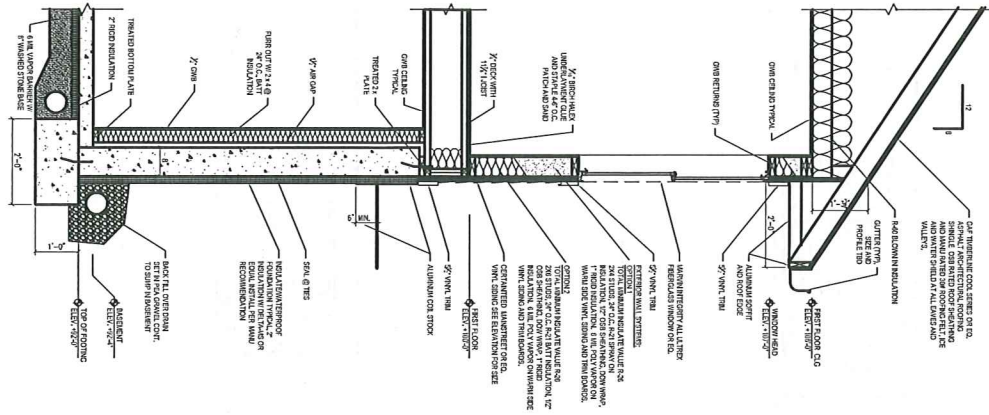
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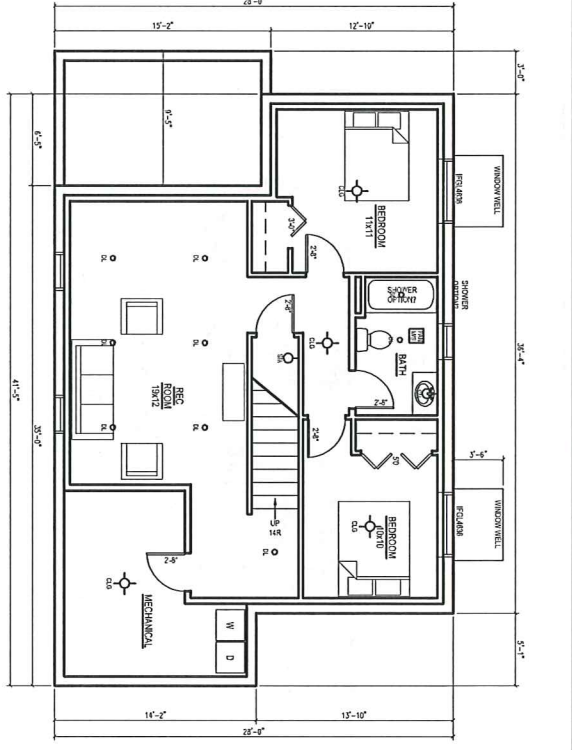
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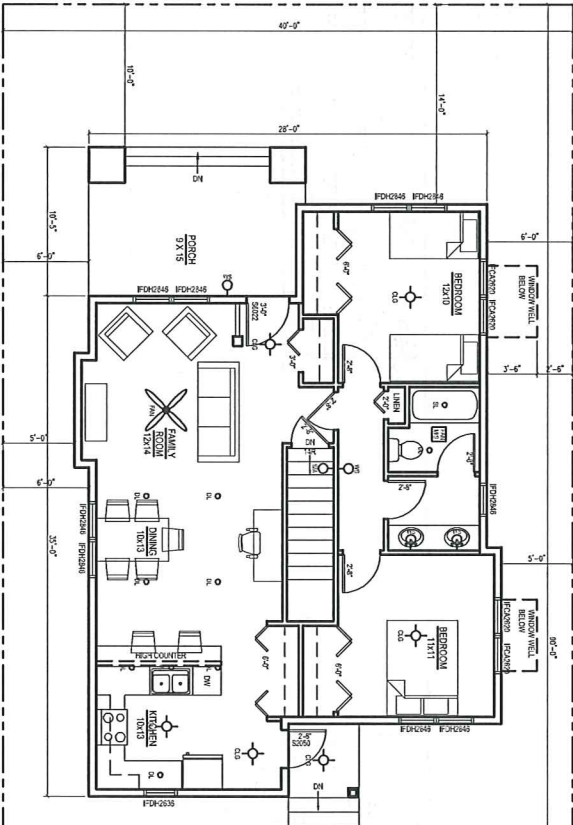
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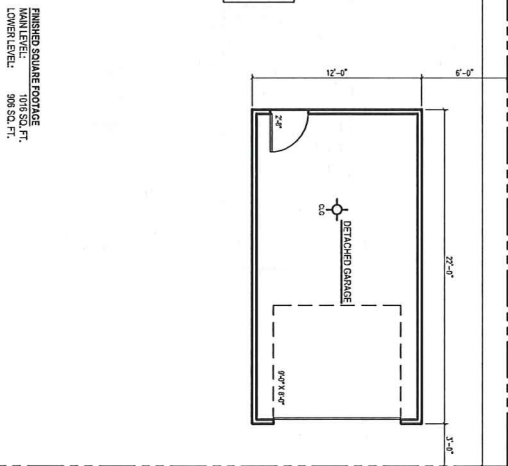
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2 BASEMENT
1/4" = 1'-0"



1 FIRST FLOOR
1/4" = 1'-0"



FINISHED SQUARE FOOTAGE
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LOWER LEVEL: 906 SQ. FT.

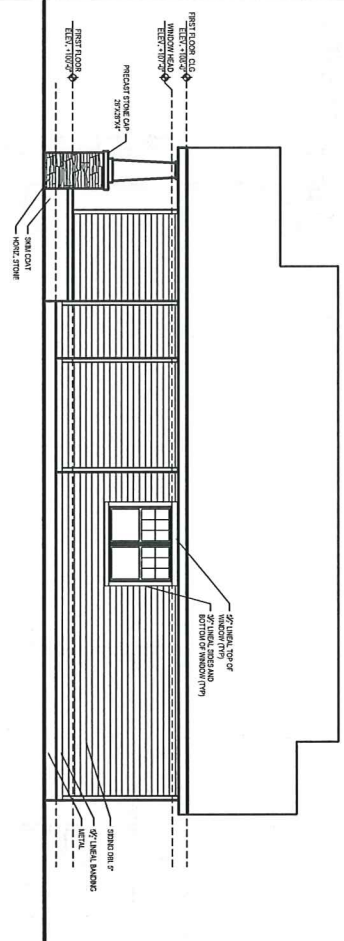
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MOSAIC RIDGE
TWO BEDROOM SINGLE STORY
ALLIED DRIVE
MADISON, WI

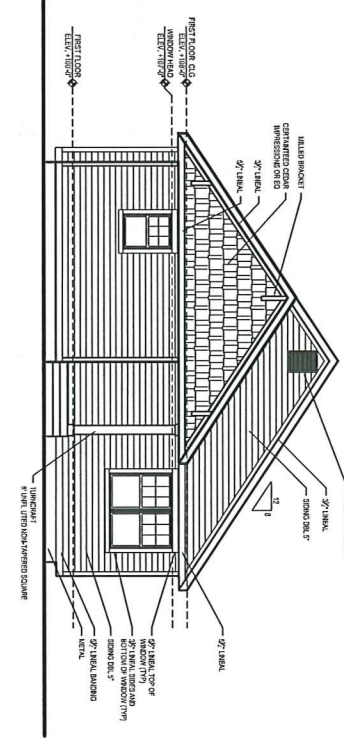
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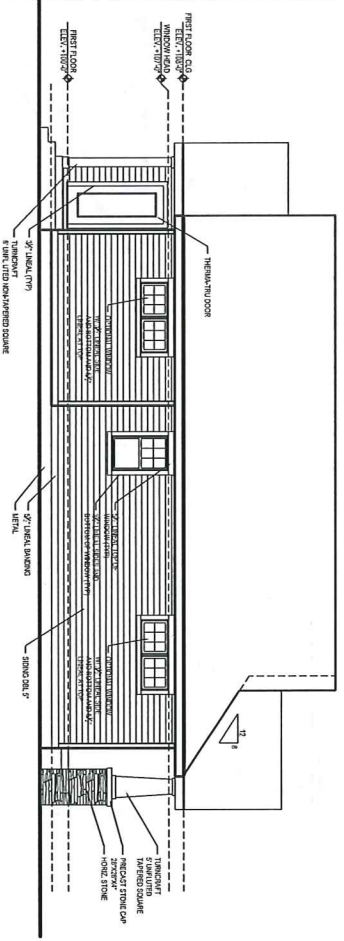
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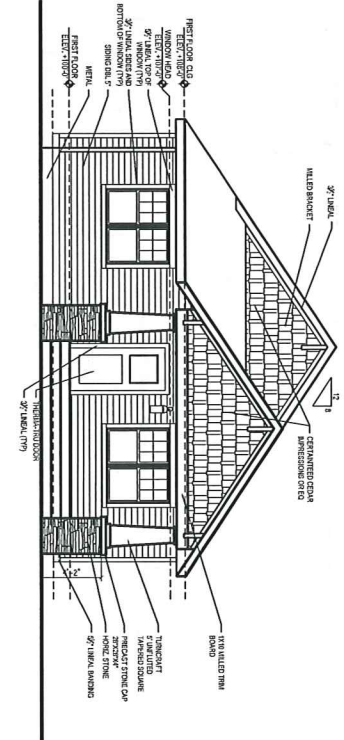
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1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

MOSAIC RIDGE
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