



# City of Madison

City of Madison  
Madison, WI 53703  
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## Meeting Minutes - Draft COMMUNITY DEVELOPMENT AUTHORITY

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Thursday, May 19, 2011

4:30 PM

2313 Allied Drive  
Revival Ridge Apts. Community Room

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### ~ ALLIED DEVELOPMENT SUBCOMMITTEE MEETING ~

#### CALL TO ORDER / ROLL CALL

**Present:** 3 -  
Gregg T. Shimanski; Stuart Levitan and Kelly A. Thompson-Frater

**Excused:** 3 -  
Ald. Susan A. Ellingson; Tim Bruer and Alice J. Fike

#### SCHEDULED MEETINGS

The Subcommittee discussed the changes to the meeting schedule and changed the Allied meeting dates for June, July and August as shown below:

Allied Development Subcommittee: Mon., June 13, Noon, 313 MMB  
Community Development Subcommittee: Tues., June 14, 4:30 p.m., 313 MMB  
Housing Operations Subcommittee: Wed., June 15, 4:30 p.m., 120 MMB  
CDA Regular Meeting: Thurs., June 16, 4:30 p.m., 260 MMB  
CDA Special Meeting: Thurs., June 30, 4:30 p.m., 313 MMB  
Allied Development Subcommittee: Mon., July 11, Noon, 313 MMB  
Allied Development Subcommittee: Mon., Aug. 8, Noon, 313 MMB

#### 1 APPROVAL OF MINUTES: March 24, 2011

**A motion was made by Shimanski, seconded by Levitan, to Approve the Minutes. The motion passed by voice vote.**

#### 2 PUBLIC COMMENT

Dorothy Krause of 2105 Apache Drive registered under public comment to express her appreciation to the Committee for its work on the Live-Work units.

#### 3 DISCLOSURES AND RECUSALS

**ALLIED DRIVE REDEVELOPMENT**

**5 REVIVAL RIDGE PHASE 1**

5a Rooftop Patios

Erdman provided a brief update:

- Roof continues to leak and water backs up to hallway.
- Roofer gone - out of business.
- McGann is aware of the problem and is exploring options. Not sure there is a good solution.
- Subcommittee members stressed the need to push McGann. Erdman will follow up with McGann.

5b 22770 First Quarter Financials for informational purposes only

Erdman distributed and reviewed the Financials (attached):

- Property is performing quite well.
- Electricity was higher than expected.
- Snow removal exceeded the budget.
- Net operating income of \$42,000.
- Lot of interest accrued.
- \$17,000 year-to-date is positive.
- 17% over on expenses.
- 4% under on income.
- Way off on telephone expenses.

**6 ALLIED DRIVE PHASE 2**

6a 21090 Allied "Focus Group" Update

Thompson-Frater and Erdman provided a brief update:

- There was a little push back at the Allied Area Task Force on the proposed name.
- Other names were suggested: New Mosaic Horizon, Hope Ridge and New Horizon.

A motion was made by Levitan, seconded by Shimanski, to recommend to the CDA the name "Mosaic Ridge" for the Allied Drive Phase 2 Development. The motion passed by voice vote.

6b Report on the May 16 Planned "Charette" Allied Home Designs at Revival Ridge

Thompson-Frater, Erdman and Brown shared their observations of the "Charette."

- The Charette went well.
- Around six perspective buyers were present.
- Buyers were very positive and exhibited enthusiasm about buying a home.
- Good interaction between the residents and staff, contractor, realtor and representatives from Habitat, and designer team.
- Good outcome for purposes of moving the process forward.

6c Discussion of Home Owners Association documents including, but not limited to, the Declaration of Conditions, Covenants & Restrictions, By-Laws, and Articles of Incorporation

Erdman reviewed the draft document and received feedback from Subcommittee members:

- Members favored having the Allied Drive Subcommittee to serve as the Board of Directors.
- Members want to keep control beyond 70%. Erdman will check to make sure there weren't any legal issues with this.
- Members support establishing a formal Home Owners Advisory Committee.
- On the discussion of the draft covenants and restrictions, the question was raised as to who will be the Architectural and Review Committee (ARC).
- The ARC will be appointed by the CDA with professional members.
- Further discussion was referred pending Committee members having a chance to review the documents.

6d Discussion of Programming for Outlot 4

There was discussion of Outlot 4:

- Fear it will become a hang out place.
- There are existing tot lots in the area.
- It would help the design of the house.
- Shimanski expressed concerns about the front yard sloping.
- Members favored the idea of pushing the houses forward with large rear yards.
- Architect suggested developing a cluster of homes in the first phase.

6e Discussion of Home Buyer Education and Readiness Program

Referred to the next meeting.

## 7 ADJOURNMENT

**A motion was made by Shimanski, seconded by Levitan, to Adjourn. The motion passed by voice vote. The meeting adjourned at 5:20 p.m.**