CommunityDevelopmentAuthority

Madison Municipal Building
215 Martin Luther King Jr. Boulevard, Suite 161
Madison, WI 53703
ph (608) 266-4675 **fx** (608) 264-9291
email housing@cityofmadison.com
mail P.O. Box 1785, Madison, WI 53701-1785

Date: November 17, 2022

To: City of Madison DPCED

From: Dan Johns, Housing Development Specialist, CDA Redevelopment

Re: Zoning Map Amendment and Demolition Permit - 1309-11 & 1401-03 Theresa Terrace

Proposal: The Madison Revitalization and Community Development Corporation (MRCDC), a wholly-owned nonprofit subsidiary of the Community Development Authority of the City of Madison (CDA), requests approval of a rezoning and demolition permit for two non-contiguous parcels, together containing two dwelling buildings and four total units on 0.47 acres, (20,800 sf) located at 1309-11 & 1401-03 Theresa Terrace (Aldermanic District 20).

CDA intends to transfer ownership of the two parcels to MRCDC, which would then demolish the two existing duplex structures, which are vacant and have been deemed functionally obsolete. The requested rezoning would allow the construction of three (3) new single-family, three-bedroom, townhouse-style attached dwelling units on each parcel as a permitted use, with the six resulting units to be owned and operated by MRCDC as permanent affordable housing for low and moderate-income households.

Applicant & Property Owner: Community Development Authority of the City of Madison

Current Zoning: SR-C3 Suburban Residential - Consistent District 3

Requested Zoning: SR-V1 Suburban Residential - Varied District 1

Future Land Use Map: LMR - Low-Medium Residential

Surrounding Land Use and Zoning:

- North: Duplex residential, zoned SR-C3; single family zoned SR-C1 (north of Hammersley Rd. and Anana Elementary School)
- South: Duplex residential, zoned SR-C3
- East: Duplex residential, zoned SR-C3
- West: SR-C1 single family residential (generally west of Lucy Lane and Frisch Road)

Adopted Land Use Plan: The Southwest Neighborhood Plan (2008) identifies the Bettys Lane-Theresa Terrace-Hammersley Road subarea as a priority target for housing improvements and revitalization strategies that encourage neighborhood investment. The plan identified CDA's duplexes, in particular, as candidates for the rent-to-own Section 8 Homeownership or other rental rehabilitation programs. The existing units have significant mold damage that prevent their reuse, but the redevelopment will replace and expand the number of single-family units on each site. Further, the CDA and MRCDC intend to utilize a Section 8 financing platform in line with prevailing market rents in the neighborhood, and generally no more than 60% of Area Median Income.

Legal Descriptions:

1309-11 Theresa Terrace (Parcel #: 251/0708-364-1205-0)

Lot Eighty-seven (87), First Addition to Westvale, in the City of Madison, Dane County, Wisconsin.

1401 Theresa Terrace (Parcel #: 251/0708-364-2201-7)

Unit one (1) of Westvale Condominium No. 1, located in the City of Madison, Dane County, Wisconsin, and created under the Wisconsin Condominium Act by Declaration of Condominium recorded September 4, 1980 in the office of the Register of Deeds for Dane County, Wisconsin as Document No. 1678366 and Plat of Condominium recorded September 4, 1980 in Volume 2191 of Records, page 49 as Document No. 1678367.

1403 Theresa Terrace (Parcel #: 251/0708-364-2202-5)

Unit two (2) of Westvale Condominium No. 1, located in the City of Madison, Dane County, Wisconsin, and created under the Wisconsin Condominium Act by Declaration of Condominium recorded September 4, 1980 in the office of the Register of Deeds for Dane County, Wisconsin as Document No. 1678366 and Plat of Condominium recorded September 4, 1980 in Volume 2191 of Records, page 49 as Document No. 1678367.

Project Description:
The proposed project is a multi-family development consisting of three units, each with three bedrooms and (2 ½) bathrooms. The building is two stories above grade with a basement below. There will be one dedicated covered off-street parking stall for each unit. Each unit will have a front and rear entry with the rear yards having fencing for security and privacy.

A combination of vertical and horizontal siding along with wood toned elements will provide a warm and welcoming façade, while keeping with the neighborhood context. The architecture of the building recesses each unit to distinctly separate each entry while also breaking apart the overall scale of the building.

Vehicular traffic will enter from Theresa Terrace on the south side of the building. There will be three covered parking stalls, one for each unit.

City and Neighborhood Input:
We have met with the City for this proposed development including a pre-application meeting with City staff. A neighborhood open house with Alder Phair was attended by a dozen or so neighbors along with other interested parties on September 29,2022. General reaction at the open house was positive and went very well.

Demolition Standards:
The existing (2) duplexes, one on each site, are currently rental properties and they have been well used over many years, however, both buildings have significant mold damage. We will do our best to repurpose any of the useful items within these building and will allow relocation of them if an interested party would desire to utilize the entire structure, and it is determined to be feasible to do so. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures.

Site Development Data:

Densities:	
Lot Area: 1309-11	0.24 acres / 10,400sf
1401-03	0.24 acres / 10,400sf
Lot Coverage:	6,162sf / 59%
Usable Open Space:	3,500+ sf
Building Height:	2 stories / 26'-8"
Dwelling Unit Mix:	(3) 3 Bedroom units per site (Total 6 units)
Vehicle Parking:	Surface parking 3

Project Schedule:

It is anticipated that construction will start in Spring 2023 and be completed in Fall 2023.