



# LETTER OF INTENT

ZONING MAP AMENDMENT FROM PD-GDP TO TR-C3

ALLIED DRIVE NEIGHBORHOOD REDEVELOPMENT

PHASE II: MOSAIC RIDGE

2401-2441 ALLIED DRIVE, 2401-2432 DUNNS MARSH TERRACE

*Updated October 10, 2013*

## 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 GDP allows 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.

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. 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.

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). The CDA is requesting Mosaic Ridge to be rezoned under the TR-C3 designation under the new zoning code. The development plan for Mosaic Ridge is for 25 single family, owner-occupied lots on 2.85 acres. 1.55 acres will be held for future development (Phase III). The attached plat and site rendering illustrate the placement and scale of the proposed development.

---

## 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 Letter of Intent for rezoning to the City on October 10 with the goal of seeking final approval by the Common Council on January 7. The CDA intends to offer lots for sale in 2014.

## 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.

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 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.

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. 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