



MACLT NEWS

Madison Area
Community Land Trust

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Troy Gardens homes are on their way THE WAIT IS ALMOST OVER!

The plans are finally becoming a reality. Thirty townhomes designed for mixed income buyers nestled among 31 acres of gorgeous shared green space. Community gardens, walking trails, a tall grass prairie and a CSA farm—imagine coming home to that every day!

Thirty families—maybe yours— will move into new homes at Troy Gardens this fall. Construction will begin in March. We'll have all thirty homes completed by the end of the year — with the first homes completed in September.

This neighborhood will consist of 30 mixed income condominiums—20 income restricted land trust homes and 10 conventional market rate homes. Ten homes will be barrier-free 2-bedroom condos. There will be twenty 3-bedroom homes featuring barrier-free first floors. The drawing at the top of this page shows what these townhomes will look like.

We will build a “common house” at Troy Gardens after the homes are finished. This will be a shared place for neighbors to get together, eat meals and have fun, as well as a place for the Friends of Troy Gardens to house their offices and meeting rooms.

MACLT is having our first Troy Gardens housing meeting on Saturday, January 14th from 10am to 12pm at Warner Park Community Recreation Center. We will discuss home plans and pricing, and together we'll talk about creating a strong community on this very special land. Please join us—we would love to see you living at Troy Gardens!



Illustration by John Miller

The townhomes at Troy Gardens are shown in the lower right of this artist's rendering. To the left you see Troy Community Gardens. Troy home owners will be eligible for a plot in the gardens each year if they wish. In the back of the property you'll find Troy Farm to the right, and Troy Natural Areas Restoration to the left. A fine path weaves throughout the property, which is enjoyed by visitors, neighbors and dog walkers throughout the year. Come home, put on your comfortable shoes, and relish Troy Gardens every day!

You *can* Buy a Home At Troy Gardens—Learn How Sat., Jan. 14, 10am-noon, Warner Park Center

From the E.D.



By Greg Rosenberg
Executive Director, MACLT

I always get sentimental at the end of the year—and this year's no different. As usual, my thoughts turn to our dear departed founder, **Sol Levin**. I wonder whether he would be pleased with our work this past year, and where we hope to go in the future.

Thinking back to January 2005, we have had a pretty amazing year. MACLT got out of the rental housing business; we moved to our fabulously funky new office on Paterson St.; we are nearing completion of nine homes at Camino del Sol; and we're heading toward ground-breaking at Troy Gardens this March.

Most importantly, we're no longer a one-man show, having added two very talented women to our staff. **Business Manager Mary Myers** and **Marketing Director Sharene Wilcox** are carrying a big part of the load—and we have a Board of Directors made up of people dedicated to the success of this organization.

We have quite a year ahead of us. After nearly ten years of planning, fundraising and agonizing—and mountains of paperwork—we will finally break ground on 30 homes at Troy Gardens in March. We have selected an excellent contractor, **McGann Construction**, who, in collaboration with our architect, **Jim Glueck**, will design and build some beautiful homes for us.

As wonderful as these homes will be, I'm even more excited about the people who will be living in them. Gardeners. Northside renters who never thought they would be able to own their home. People with disabilities, because every home will be accessible to persons who use wheelchairs. Nature lovers and people who appreciate green space outside their doors. Best of all, these homes will be filled with people who like the idea of living in a neighborhood where folks get to know each other and work together to take care of their community.



While I will be focused on the nuts and bolts matters (pun intended) — working with our builder and architect, negotiating construction loans, getting final approvals for all the permits we need from the City of Madison — Mary and Sharene will be focused on building the community of people who will call Troy Gardens their home. After all these years of work — it's very exciting to see the light at the end of the tunnel.

Would Sol be pleased with all this? Of course we can't know for sure. But I think he just might be.

With gratitude and respect
we remember
MACLT'S Founder,
Sol Levin
1931 –2002



Madison Area Community Land Trust

-  **Provides opportunities** for home ownership
-  **Preserves affordability** of homes well into the future
-  **Stabilizes neighborhoods** through development, rehabilitation, and maintenance of housing
-  **Encourages good land use** decisions through meaningful community input
-  **Is a democratically** organized, member organization, established in 1990

2006 Board of Directors

President: Niel Moser
Vice President: Bert Zipperer
Treasurer: Bill Perkins
Secretary: Marge Pitts
Dawne Bailey (homeowner)
David Borski
Marcia Caton Campbell
Nathan Derge (homeowner)*
Marge Dresen (homeowner)*
Connie Kilmark
Greg Lawless
Bob Paolino (homeowner)
Stuart Utley

Many thanks to our board for their support and hard work!

*Congratulations to our new board members, Nathan Derge and Marge Dresen.

Meet The New MACLT Homeowner Board Members!

Marge Dresen

Grew up: on the west side of Madison—what used to be the country!

Family: two daughters and two grandchildren

Work: engineering tech for D’Onofrio

Kottke

Favorite winter activity: sledding with the kids and Kites on Ice

Favorite summer activity: fishing and swimming in the lakes around Madison—the kids love it

Restaurant recommendation: Louisianne’s

Movie recommendation: *The Last of the Mohicans*

Best Christmas gift this year: My daughter gave me an ornament that looks like a gingerbread house with my new address at Camino del Sol on it.



Nathan Derge

Grew up: mostly in Madison; with a few years spent in Peekskill, NY

Family: wife Erin, Diego our “Doberhound” and two cats, Zephyr & Grimm

Work: Pacific Cycle

Favorite winter activity: Olbrich Gardens Conservatory—warm & humid!

Favorite summer activity: Biking—it’s an obsession in the summer

Restaurant recommendation: The Casbah

Movie recommendation: *Capote*

Best Christmas gift this year: I got some great socks this year!



Camino Del Sol Is Filling Up!

The last three of nine single family Land Trust-homes built by



MACLT at Camino del Sol on Madison’s Northside are almost finished. Two of them have families ready to move in, and there is one more available for a first time homebuyer.

Construction at Camino del Sol began back in 2004. We hope to have all nine homes on this wooded cul-de-sac filled with happy families before we start construction nearby at Troy Gardens.

For information on the last available home at Camino del Sol, call Mary Myers at 280-0131 or email her at mary@affordablehome.org.

Summertime At Troy Gardens

Last year the Friends of Troy Gardens kicked off the first annual Savor the Summer Festival at Troy Gardens. Pictured below, Chris Bolden, a teen who worked in our Farm & Field Youth Training Program, sells ice cream to visitors at the festival.

The Friends of Troy Gardens offers a full menu of opportunities for people of all ages to develop their own connections with nature here on the land.

Visit troygardens.org to see how this land can become a part of your family’s and your most treasured time.

All we need is a place to savor our love of nature—and we got it right here at Troy Gardens!



**Madison Area
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Troy Gardens Homes Are Coming Soon!

Come learn about our new 30 mixed income condominium development at Troy Gardens!


Join us for our first meeting:

Saturday, January 14th

10:00am to 12:00 pm

Warner Park Community Center (1625 Northport Dr)

We'll discuss construction timelines, house plans and pricing. Explore the potential for building a great community at this special place on Madison's green and growing Northside.



Yes I want to help the Madison Area Community Land Trust preserve and develop affordable housing in Dane County.

Please enroll me as a member.
 Please renew my membership.
 Please accept an additional contribution.

Memberships dues begin at \$5. MACLT makes the following suggestions:
Individuals \$5 :: Organizations \$25
Members have the right to vote at our annual meeting and will receive MACLT's newsletter.

I'm interested in learning more about purchasing CLT housing. There are _____ people in my household.
 I'm interested in volunteering. Please call to let me know how to start.
 I would like to make an additional contribution at the following level:
Apprentice Level \$25 _____ Journeyman Level \$50 _____ Master Level \$100+ _____

All contributions are tax deductible. Any contribution of \$50 or more entitles you to a MACLT shirt. Please tell us where to send your shirt (size L), if different from the address on your check.

NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
EMAIL _____
PHONE _____

Thank You!

Send this form along with your check payable to: **MACLT : 305 S. Paterson Street , Madison, WI 53703**