



CommunityDevelopmentAuthority

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DATE: August 8, 2010

TO: Allied Development Subcommittee

FROM: Natalie Erdman, Executive Director
Community Development Authority

SUBJECT: Allied Drive Redevelopment

Here is a brief update with regards to Allied Neighborhood Redevelopment.

- The CDA was a sponsor (with a \$500 donation) for the Allied Dunn's Marsh Neighborhood Association's 4th Annual Festival and March. The festival was on July 30 and the Association was very appreciative of our support.

Revival Ridge

a) Safety and Security

There has been a lot of discussion about both short term and long term actions to increase the sense of safety and security on Allied Drive.

- After our last meeting, I contacted the Mayor's office and they contacted MPD about our concerns of increased violent activity.
- The Allied Area Task Force spent considerable time discussing the issues at its last meeting which Jennifer Carter and I both attended. The neighborhood police officers from both Madison and Fitchburg were present and participated as well. One of the issues to address is groups congregating, at night, in front of the center at Allied Drive and Jenewein. We are also experiencing groups congregating in the Revival Ridge Courtyard at night.
- Alder Solomon is gathering a group of concerned parties including but not limited to the Madison Police, area landlords, mayor's representative, neighborhood association president, the alder from Fitchburg, and the CDA for a meeting on August 10. I expect the meeting to produce an action plan.
- I will be attending the landlord meeting on August 10, 2011.

In addition, the CDA will be notifying our residents that the courtyard at Revival Ridge will be closed from 10:00 pm until 6:00 am. The hours will be posted and the security company and police will be notified that they are to enforce the rule.

I will also be scheduling a meeting with our manager, the security company and the neighborhood police officers to discuss specific actions to be taken at Revival Ridge.

Mosaic Ridge

a) Schedule

Schedule:

Zoning Application:	August 3, 011
Plat Approval Request:	August 3, 2011
Development Plan to Plan Commission for Referral:	August 29, 2011
Home Buyer Readiness Request for Proposal:	July 20, 2011

The revised plat was completed and filed with a request for Plan Commission and Common Council approval.

The Zoning Text and Application for approval of the Specific Implementation Plan have been completed; however, work on the letter of intent is not yet complete. I anticipate filing the zoning application on or before August 17, 2003

We are behind on the issuance of an RFP for Home Buyer Readiness training. This should be a priority over the next two weeks.

b) Budget

The Mosaic Ridge predevelopment work is on budget.

c) Home Design

Design Development Drawings have been completed for three homes including a two bedroom, a three bedroom and a four bedroom home. The homes range in size from 1,100 s.f. to 1,600 s.f. with expansion space on the lower level.

Focus on Energy has completed its energy plan review. The home plans qualify as a Level 3 for Focus on Energy's Affordable Housing-New Homes Cash-Back Reward and should make the homes 30% to 40% more efficient than homes built to code. Focus on Energy also made suggestions for plan revision.

Preliminary pricing was obtained from a contractor and value engineering items are being explored. The next step will be to compile desired changes to the plans and review the level of affordability.

d) Revised Plat

Revisions to the Plat were submitted to the planning department on August 3, 2011.