



City of Madison

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

Monday, June 13, 2011

12:00 PM

215 Martin Luther King, Jr. Blvd.
Room 313 (Madison Municipal Building)

~ ALLIED DEVELOPMENT SUBCOMMITTEE MEETING ~

CALL TO ORDER / ROLL CALL

Present: 2 -

Gregg T. Shimanski and Kelly A. Thompson-Frater

Excused: 4 -

Ald. Susan A. Ellingson; Tim Bruer; Alice J. Fike and Stuart Levitan

SCHEDULED MEETINGS

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: May 19, 2011

A motion was made by Shimanski, seconded by Thompson-Frater, to Approve the Minutes. The motion passed by voice vote.

2 PUBLIC COMMENT: None

3 DISCLOSURES AND RECUSALS: None

ALLIED DRIVE REDEVELOPMENT

4 REVIVAL RIDGE PHASE 1

4a Rooftop Patios

Update by Erdman:

- McGann thinks no holes are in the roof.
- Pavers are trapping water. Believes the issue is trapping water against the building. Water coming in behind.
- Subcommittee members felt that the roof should be inspected by an independent roof specialist.
- Thompson-Frater will e-mail Erdman the name of a roof specialist.

4b Security

Helen Bradbury, Kasie Setterlund and Jennifer Carter of Stonehouse Development appeared before the Subcommittee to provide a security update and request permission to terminate the security contract with JBM and to enter into a new contract with Knight Crusaders.

- Management staff will check and see if the leases can be amended to say that if police come, you have to let them in.
- Management staff stressed the need for security to walk the property.
- Shimanski noted that the Alder should be made aware of security concerns and play an active role.
- Subcommittee members felt it was appropriate to discuss security issues with the Revival Ridge residents and invite the Alder to the meeting.
- It was suggested that there should be a meeting with the Police Department. Erdman will follow up with contacting the Police Department.
- Management staff noted that efforts are being made to work with the Police Department, but are having problems getting them to respond appropriately.
- The Neighborhood Resource Team should be contacted.
- Erdman will contact the Director of the Building Inspection Division concerning the status of the programmed inspections.
- Will pursue disabling the talk feature at side doors, which will become emergency exit only.
- Knight Crusaders have contracts with adjoining property owners and a strong presence on the streets.

A motion was made by Shimanski, seconded by Thompson-Frater, to grant Stonehouse permission to terminate the security contract with JBM and enter a new security contract with Knight Crusaders. The motion passed by voice vote.

The Chair thanked Stonehouse for coming and their good work on the security issue.

5 ALLIED DRIVE PHASE 2

5a Discussion of Outlot 4

Update by Erdman:

- Subcommittee members favored moving the houses up to the front; grade and build garages in back.
- Will have to redo plat for Zoning submission.
- Garages can be detached.
- To end lots could have garages on the rear side.
- Subcommittee members supported the idea of taking a couple of the larger outside lots, restrict them for two unit handicapped accessible units and market them directly to Movin' Out.

5b Update on Zoning, Plat and Conditions, Covenants & Restrictions

Draft of the conditions and covenants will be ready next week and mailed to Subcommittee members ahead of next meeting.

5c Update on Home Design

Update by Erdman:

- Melissa finishing up on preliminary design for review.
- Shimanski noted that the design should include specifications and preliminary pricing.
- Erdman will update schedule/time line for next meeting.

6 ADJOURNMENT

A motion was made by Shimanski, seconded by Thompson-Frater, to Adjourn. The motion passed by voice vote. The meeting adjourned at 1:10 p.m.