



CommunityDevelopmentAuthority

Natalie Erdman, Executive Director
Madison Municipal Building, Suite 312
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
ph (608) 267.1992 fx (608) 261.6126 TTY/TEXTNET (866) 704-2318
email nerdman@cityofmadison.com
mail P.O. Box 2983, Madison, WI 53701-2983

DATE: June 2, 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 the items on today's agenda.

Revival Ridge

a) Revival Ridge Safety and Security

Knight Crusaders has been hired and the hours of security have been increased to the following:

Monday thru Thursday; 4:00 pm and every hour from 8:00 pm until 3:00 am
Friday thru Sunday: every hour from 5:00 pm thru 3:00 am

Lt John Patterson was contacted about the CDA's safety and security concerns and he arranged a meeting with the Allied neighborhood officers (Officers Sam Ward and Julia Helbock). Alder Solomon was not able to attend, but has been in communication with the Police Department about his concerns. The following items were discussed at the meeting:

- Increase in violent activity
- Police presence and a need for increased police visibility during the middle of the day and early evening
- Police response time
- Timeliness of police reports
- Area landlords
- Actions that the CDA could take to assist with prevention

Building Inspection has been to Allied Drive to inspect several properties that have been causing concern.

Next steps should include (1) the CDA's attendance at an area landlord's meeting, (2) a notice to residents that (at the request of police) they are not to congregate on the sidewalk or building entrance and (3) scheduling of a neighborhood meeting with police.

Mosaic Ridge

a) Schedule

We are approximately two months behind schedule on the zoning and plan approvals for Mosaic Ridge. The schedule assumed that we submitted documentation for approval during June and would obtain final approvals in August. At this time, we will be submitting for approvals in August with final approvals in late September to early October.

Key dates include:

Zoning Application:	August 3, 2011
Plat Approval Request:	August 3, 2011
Development Plan to CDA	August 11, 2011
Development Plan to Plan Commission for Referral:	August 29, 2011

Preliminary home design and pricing are on schedule with final plans anticipated in late July.

Home Buyer Education and Readiness is approximately one month behind schedule.

While we have defined the scope of work and obtain an initial proposal, the decision to issue a request for proposal for the third party services will delay the commencement of the Home Buyer Education and Education and Readiness Program. We will be preparing and issuing the request for proposals in late July. The program should be ready for the initial orientation meeting the later part of August. Key Dates include:

Draft Request for Proposal:	July 20, 2011
Distribution of Request for Proposal:	July 25, 2011
Selection of Provider	August 11, 2011

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.

Preliminary cost estimates for the homes are expected the week of July 11, 2011

d) Revised Plat

Revisions to the Plat to eliminate Outlot 4 and revise drainage setbacks will commence on July 18, 2011. The plats should be in final form for approval by the beginning of August.