



DANE COUNTY

Community Development Block Grant  
Home Investment Partnerships

## Dane County Department of Human Services

---

Interim Director – Astra Iheukumere  
Housing Access & Affordability Division – Casey Becker  
HAA Human Services Manager – Joanna Cervantes

210 Martin Luther King Jr. Blvd, Room 421, Madison, WI 53703

**TO:** Community Development Block Grant Commission

**FROM:** Caleb Odorfer, CDBG/HOME Program Specialist

**DATE:** May 30, 2024

**PROJECT:** Broadway Lofts and Townhomes, Monona - Northpointe Development II Corporation

**FUNDING:** Dane County awarded \$307,469.00 in HOME funding for six (6) units of HOME-eligible rental housing that are part of a seventy-five (75) housing unit.

**GENERAL UPDATE:** Staff conducted monthly inspection of Broadway Lofts and Townhomes. Inspection focus was on photographic documentation of Noise Mitigation measures. To meet the Environmental Review Noise mitigation measures, Northpointe needs to install an additional 1-inch of rigid insulation in the walls of the new apartment units to mitigate indoor decibel levels. The apartments looked to have the installation installed as well as one of the townhomes. The developer discovered the wrong insulation was delivered for one of the townhomes (½ inch), due to logistic issues they installed an additional ½ inch of insulation on top to meet the requirements.

**ADDITIONAL INFORMATION:** Northpointe is estimating occupancy in late October of 2024 and a grand opening in early November 2024.



Insulation Cross-Section



Insulation



Townhome Unit Interior



Townhome Unit Bathroom



Apartment exterior



Apartment exterior



Second Townhome Exterior



Second Townhome Insulation



Apartment Top Unit View – Looking toward Beltline



Apartment Unit Interior