

November 12, 2008

Mr. Brad Murphy
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent
Northport Commons, 542 Northport Drive
Revision to the General Development Plan
Revision to the Specific Implementation Plan

Dear Mr. Murphy:

Please accept this submission describing Habitat for Humanity of Dane County's development plans regarding proposed revisions to the Northport Commons General Development Plan (GDP) and Specific Implementation Plan (SIP).

On March 16, 2004, the City approved the Specific Implementation Plan for the Northport Commons subdivision. Included with this letter of intent are the applications, plans and text necessary for staff, Plan Commission, Urban Design Commission, and Common Council consideration for approval of the modification to the existing Specific Implementation Plan and General Development Plan for Northport Commons, located at 542 Northport Drive.

Habitat for Humanity of Dane County has made every effort to develop a project that will serve the needs of the City, the neighborhood, and its own family partners. Thank you for your review of this proposal. HFHDC is eager to work with the City to make the Northport Commons neighborhood a truly great place to live.

Respectfully submitted,

Michael Carlson
Director of Community Development
Habitat for Humanity of Dane County

PROJECT DEVELOPMENT TEAM

Site Owner and Developer:

Habitat for Humanity of Dane County
Perry Ecton, CEO
1014 Fiedler Lane, #29
Madison, WI 53725

Civil Engineer:

Matt Collins, P.E.
JSD Professional Services
161 Horizon Drive, Suite 101
Verona, WI 53593

Site Planner:

Jim Bricker
JSD Professional Services
161 Horizon Drive, Suite 101
Verona, WI 53593

Landscape Architect:

Sarah Lerner
JSD Professional Services
161 Horizon Drive, Suite 101
Verona, WI 53593

Home Contractor:

Habitat for Humanity of Dane County
1014 Fiedler Lane, #29
Madison, WI 53725

Infrastructure Contractors:

To be determined by
competitive bid

Project Contact:

Michael Carlson
Habitat for Humanity of Dane County
1014 Fiedler Lane, #29
Madison, WI 53725
608.255.1549 x.107

BACKGROUND

Northport Commons sits on Madison's north side, on the site of the old Moose Lodge. The site is located just off the busy thoroughfare of Northport Drive, at the corner of Northport and Kennedy. Warner Park and its Community Center, Troy Gardens, the Mallards stadium, and the Sherman commercial corridor all sit within 10-15 minutes walk. Residents enjoy immediate access to Hwy. 113 and quick access to Hwy. 51 via Hwy. CV. Buses run here routinely, and bike paths surround the area. The site is sunny, well-ventilated, and is surrounded by other single-family homes, apartments, and apartment conversion units. The land has already been cleared, graded, platted, and improved. Despite the site's proximity to Northport, the setting is peaceful, and will only be enhanced with further build-out.

The Waukesha-based development group C-CAP, led by Scott Fergus, purchased, platted and improved the Moose Lodge property into what has become Northport Commons, a residential subdivision of 9 single family homes and 26 town homes. As of 2007, only four town homes and four single family homes had been built and sold, and C-CAP lacked sufficient funds to build more houses for market. In an effort to recuperate the allocation of Block Grant funding intended to make the project accessible to lower-income homeowners, the City contacted Habitat for Humanity in June of 2007 to discuss the possibility that Habitat might purchase either a part or the whole of the remaining land to catalyze the build-out. After several months of research, HFHDC concluded that the organization could successfully structure the pre-existing CDBG debt and build out the site using the Habitat model:

- Land and site development costs paid for with a mix of Block Grant and conventional financing, donation, and sponsorship;
- Out-of-pocket construction costs financed through donation, sponsorship, and the substantial volume of volunteer and gift-in-kind labor;
- Homeowner investment of 300-350 hours in sweat equity to the construction of their home;
- HFHDC in-house financing to partnering families through 0% mortgages, with payments that include taxes and insurance set at 25% of a family's monthly income.

Northport Commons serves as HFHDC's pilot project in its Urban Neighborhood Initiative to help low-income families attain the dream of homeownership through infill housing in Madison. The Urban

Neighborhood Initiative signifies HFHDC's next major building program as it nears completion at Twin Oaks, where 50 families have become Habitat homeowners in a mixed-income neighborhood of over 130 total units. While Twin Oaks stands as an award-winning success of mixed-income development, the Urban Neighborhood Initiative targets building sites such as Northport Commons, which lie close to urban amenities and services; which sit on major traffic arterials to provide efficient access to jobs; and which represent unique opportunities for infill in neighborhoods that may have been previously platted and improved, but are otherwise sitting idle.

HFHDC closed on the property in April, 2008, and in subsequent months contacted the neighbors already living in Northport Commons, Alder Michael Schumacher, and the Northside Planning Council both to share information regarding our building program, and to solicit feedback regarding design concepts. Further, HFHDC tested its general development plan in a scaled model block study directed by Steve Steinhoff, director of the Neighborhood Design Center (NDC), to ensure the feasibility of the proposal and to identify design opportunities and potential pitfalls. In light of the feedback HFHDC received from its community contacts, and the lessons learned through NDC's modeling exercises, HFHDC believes the development proposal now submitted for the City's review makes judicious use of the site, while respecting the expressed needs and concerns of the neighbors and community stakeholders.

DEVELOPMENT MODIFICATIONS AND MOTIVE

Early into their investigation of the site at Northport Commons, HFHDC staff speculated that the sluggish sales of units in the neighborhood may have resulted from the platting. HFHDC concluded that an alternative configuration was more suitable for its building program. The current proposal makes use of the pre-existent infrastructure and gross lot dimensions, while providing a housing product better suited both to typical Habitat construction practice and the location of the site within the urban fringe of Madison.

Exhibit 1 shows the design approved in 2004. The area that Habitat proposes to modify is shown on Exhibit 2 and includes:

- The land adjacent to Northport Drive, currently platted for the construction of four, 4-unit banks of town homes;
- Lot 17, at the end of Moose Trail, currently platted for a single-family home;
- The 'island' of land bounded by Moose Trail and Cordelia Crescent, currently platted for the construction of one, 6-unit bank of townhouses fronting the central park (Outlot 3).

The most salient feature of HFHDC's redevelopment plan is the substitution of zero-lot line town homes with single family detached housing harmoniously integrated with its surrounding green space. The rationale for this decision follows:

- The majority of homeowners who partner with Habitat prefer single-family detached homes - such homes, therefore, are easier to market;
- The majority of homes built by HFHDC in its 21 years of service to Dane County have been single family detached homes, and the construction techniques involved in this type of construction are most familiar to its staff and volunteers;
- Detached homes permit more efficient and flexible construction scheduling, allowing for pre-fabrication at HFHDC's warehouse facility;
- Plan sets for 4-unit banks of townhouses must be drawn up by a licensed architect. HFHDC can legally produce single-family home plans in-house, resulting in lower predevelopment costs and greater control over its development timelines.

The proposed modifications are shown in Exhibit 3. In general, Habitat proposes:

- To reconfigure the layout and associated unit types of the lots platted parallel to Northport Drive;
- To reconfigure the layout and associated building types of the lots facing the central park;
- To revise the General Development Plan for the development site at the east end of Moose Trail (indicated as Area B on Exhibit 2);
- Increase physical and visual connections between Moose Trail, Cordelia Crescent, Northport Avenue and the future central park by means of subsidiary, semi-private courtyards;
- To improve the connectivity, circulation, community monitoring and quality of public spaces through an enhanced pedestrian network.

Specifically, HFHDC's site layout as shown in Exhibit 3 proposes to:

- Reconfigure the layouts of two of the 4-unit town homes into 'quad' blocks organized around a small, central courtyard and pedestrian row to provide more natural lighting, well-framed community space, and a more useful balance between the building masses and exterior spaces;
- Combine Lot 17 to the town home lots platted adjacently to the south, and reconfigure the town homes there into single family, accessible housing, laid out roughly into a 'J', such that the courtyard framed within that block connects visually and physically with the central park;
- Subdivide and reduce the density of units platted to front the central park: Whereas the current plat calls for a 6-unit bank of townhouses, HFHDC proposes to build 4 or 5 single-family detached row houses, with units that still front and frame the central park as called for on the original plat.

LANDSCAPING, PARKS, AND NEIGHBORHOOD
AMMENITIES

Ultimately, the park situated at the center of the neighborhood anchor the site layout. The semi-private courtyards around which the homes are massed, creates a network of subsidiary centers bound both together and to the central park by additional walkways and pedestrian rows, Specifically, HFHDC proposes:

- To introduce walkway connections between the pre-existent sidewalk running adjacent to Northport and the fire alleys projecting perpendicular to Moose Trail: We believe that people will inevitably cross Northport Drive at the nearest convenient point, rather than at the marked cross-walk, and we would prefer to channel that movement through the public alleys, rather than through the semi-private courtyards;
- To frame the central park with an additional sidewalk laid adjacent to the front lot lines of the row houses;

HFHDC intends to complement the reorganization of the site with other site amenities that will preserve and augment the urban character of the neighborhood:

- HFHDC proposes to work with the neighbors, its own volunteer landscape architects and consultants to design and build a park that best serves the needs of the neighborhood. Ownership and maintenance of the park belongs to the homeowner's association as specified in the Deeds and Covenants. However, HFHDC is eager to mobilize its resources to provide a place where all the residents of the neighborhood might come together to play, relax, and enjoy the day.
- HFHDC will work with the neighbors, its volunteer landscape architects and master gardeners to embellish the site generously with tree rows and other plantings placed to preserve privacy and energy-efficiency within the units; to support on-site water retention; and to buffer the visual and acoustic effects of traffic on Northport;
- The corner of Kennedy and Moose Trail serves as a bus stop for any number of school kids who live in the area: HFHDC proposes to design and build a small plaza at that corner that will serve both as a pleasant place for parents to wait for their children, and as a formal entryway into the neighborhood.

FUTURE DEVELOPMENT

Habitat intends to submit at least two additional SIPs for the City's review and approval. In general, Habitat proposes the following:

- That the multi-family lot at the end of Moose Trail be joined with the single-family Lot 17, to yield a more flexible building site, upon which will be built a cluster of accessible single-family homes, intended for senior citizens or homeowners with disabilities. These homes will both surround and frame a courtyard that will serve as the terminus of the pedestrian row, and will be visually connected with the central park;
- Alder Schumacher requests that Habitat reserve the multi-family lot at the corner of Kennedy and Moose Trail for either a commercial or non-residential use. Habitat intends to make a good-faith search during the course of our build-out for a partner whose proposed use of that land will both serve and complement the development as a whole and serve the larger neighborhood;
- The remaining single-family lots fronting Cordelia Crescent will be reserved for market-rate sale, to preserve the mixed-income intention of the neighborhood.

PROPOSED PROJECT SCHEDULE:

Winter 2008-Spring 2009: Begin and complete the 4-unit townhouse fronting Kennedy Road

Spring 2009-Fall 2009: Construct eight single-family detached homes adjacent to Moose Trail

Winter 2009-Fall 2010: Construct single-family homes overlooking the central park, and the park itself

Winter 2010-Summer 2011: Construct single-family homes at southwest corner of lot

Ongoing: Market single-family lots along Cordelia Crescent for market-rate resale; search for partner to build non-residential property at southeast corner of site

File: \\M:\VH\2008\08\17208\landscape.dwg Layout: SIP User: sterner Plotted: Dec 08, 2008 1:18pm xref's



- LEGEND (PROPOSED)**
- PROPERTY LINE
 - - - LIMITS OF DISTURBANCE
 - LAWN SEED MIX
 - AUTUMN BLAZE RED MAPLE
 - THORNLESS HAWTHORNE
 - AUTUMN BRILLIANCE SERVICEBERRY
 - ⊛ TECHNY ARBORVITAE
 - ⊛ GOLDSTRUM BLACK-EYED SUSAN
 - ⊛ LITTLE SPIRE RUSSIAN SAGE

- LANDSCAPE NOTES**
1. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES.
 2. CONTRACTOR RESPONSIBLE FOR ADEQUATELY WATERING ALL PLANT MATERIALS INSTALLED UNDER CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
 3. ALL LANDSCAPE BEDS TO RECEIVE 4" DEPTH, FINELY SHREDDED, WEED-FREE HARDWOOD BARK MULCH OVER AN APPROVED WOVEN FABRIC WEED BARRIER. GROUPS OF PLANTS TO BE MULCHED IN THEIR ENTIRETY AS ONE BED. ALL TREES NOT INCORPORATED INTO DEFINED PLANTING BEDS TO BE ENCLOSED BY 46" DIA. OF EDGING, WEED BARRIER AND HARDWOOD BARK MULCH.
 4. PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS.
 5. CONDUCT SOIL TEST TO VERIFY FERTILITY OF TOPSOIL. AMMEND SOIL IF pH IS LESS THAN 5.0 OR GREATER THAN 7.5. MAKE OTHER ADJUSTMENTS AS SOIL ANALYSIS INDICATES.
 6. TOPSOIL TO BE 4" MINIMUM DEPTH. TOPSOIL TO BE CLEAN FRAGILE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM HERBICIDES OR OTHER TOXINS.
 7. PLANT MATERIAL SHALL CONFORM TO THE LATEST VERSION OF THE STANDARD FOR NURSERY STOCK (ANSI 160.1-2004) AND COMPLY WITH APPLICABLE STATE AND FEDERAL LAWS GOVERNING INSPECTION, SHIPPING, SELLING AND HANDLING OF NURSERY STOCK. STOCK SHALL BE HANDLED PROPERLY SO THAT ROOT BALLS ARE NOT LOOSENEED OR ALLOWED TO DRY OUT AND TRUNKS AND BRANCHES ARE NOT DAMAGED.
 8. PLANTINGS SHALL BE GUARANTEED TO BE IN A HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF TWELVE (12) MONTHS. ALL TREES SHALL INCLUDE A 2 YEAR STRAIGHTENING GUARANTEE IN LIEU OF STAKING AND GUYING.
 - 9.

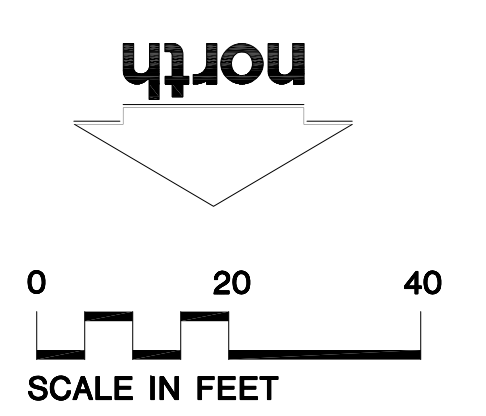
- RESTORATION NOTES**
1. APPLY TOPSOIL, SEED, FERTILIZER, AND MULCH TO ANY DISTURBED, EXPOSED, OR UNSURFACED AREAS NOT DESIGNATED TO RECEIVE SOD. WATER ON A REGULAR BASIS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 2. SEED SHALL BE DOT 40 SEED MIX AND SHALL BE APPLIED PER DOT STANDARD SPECIFICATIONS CHAPTER 610 SEEDING.
 3. LOT OWNERS ARE RESPONSIBLE FOR RESTORATION AND LANDSCAPING OF LOT AFTER BUILDING CONSTRUCTION.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE (48.121(1)(a)) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU DIG.

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE 100% ACCURATE. ALL CONTRACTORS ARE RESPONSIBLE FOR MAKING THE OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE TO THEM. IF ADDITIONAL UTILITIES ARE DISCOVERED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE ADJACENT LOT. OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR A VISUAL INSPECTION OF THE PROPERTY OR OF ANY OTHER SURVEYOR WOULD HAVE NO KNOWLEDGE.



Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

These plans and designs are copyright protected and may not be used in whole or in part without the written consent of Jenkins Survey and Design, Inc.

ITEM	DATE
Drawn: SCL	
Checked:	
Approved:	

SEAL/SIGNATURE

SHEET TITLE
Landscape Plan L-1

SHEET NUMBER
L-1

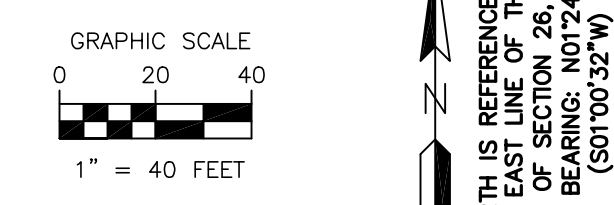
JSD PROJECT NUMBER
HH170B

JSD PROJECT FILE
Task1

SCALE

ALTA/ACSM LAND TITLE SURVEY

ALL OF LOTS 1 THROUGH 17, 20, 21, 22, 24, AND 30 THROUGH 39, AND THE UNDIVIDED INTERESTS OF OUTLOTS 1, 2 AND 3, NORTHPORT COMMONS, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NORTH IS REFERENCED TO THE EAST LINE OF THE 1/4 OF SECTION 26, T8N, R9E BEARING: N07°24'59\"/>

600 Grand Canyon Drive
Madison, WI 53719
(608) 833-0628
(608) 833-0736 (fax)

MAYO CORPORATION

Statement of Encroachments

1. THERE APPEARS TO BE A POSSIBLE ENCROACHMENT WITH STREET CURB AND GUTTER THAT LIES WITHIN THE WESTERLY LOT LINES OF LOTS 9 THROUGH 12.

Notes Corresponding to Schedule B Section 2

[EXCEPTIONS 1 THRU 8 ARE GENERAL EXCEPTIONS ESTABLISHED BY THE TITLE COMPANY]

3. Public utility easements as shown on the recorded plat.
10. Notes as shown on the recorded plat. [See notes a thru g below]

a) "All lots and Blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. 113, as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable."

b) "The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways. In the absence of any increase by the department to the highway's through-lane capacity."

c) Outlots 2 and 3 are private open space.

d) "Lots 17 through 25 and Outlots 1 and 3 within this plat are subject to a public easement for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot, except that the easement shall be 10 feet in width on the perimeter of this plat. Easements shall not be required on property lines shared with greenways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping, are permitted without the prior written approval of the City Engineer."

e) "The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved Stormwater Drainage Plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances."

f) "City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. This private light(s) to be operated and maintained by private interests."

g) "This plat is subject to a land use restriction agreement recorded as Document No. 3649101."

- 11. Public storm sewer easement as shown on the recorded plat.
- 12. Public stormwater management easement as shown on the recorded plat.
- 13. Outlot 1: Private open space, public utility easement and ingress/egress easement to Moose Trail for Lots 1 through 16, as shown on the recorded plat.
- 14. No vehicular access areas as shown on the recorded plat.
- 15. Public storm sewer easement Document No. 1257007, as shown on the recorded plat.

16. Utility Easement - no poles or buried cables are to be placed that would disturb a survey stake or obstruct vision along any lot or street line. The disturbance of a survey stake by anyone is a violation of Section 236.32, Wisconsin Statutes. [Nothing to Plot]

17. Subject to Northport Commons Owners Association, Inc., and assessments, if any. See documents recorded in 3994819 and 3998337 for ownership, maintenance and use of the outlots as shown on the recorded plat of Northport Commons. [Nothing to Plot]

18. Specific Implementation Plan (SIP) for Northport Commons Subdivision dated November 4, 2004 and recorded November 29, 2004 as Document No. 3994819. [Nothing to Plot]

19. Declaration of Covenants, Conditions and Restrictions of Northport Commons Subdivision dated December 2, 2004 and recorded December 7, 2004 as Document No. 3998337. [Nothing to Plot]

20. Declaration of Conditions and Covenants dated July 20, 2004 and recorded December 23, 2004 as Document No. 4004643. [Nothing to Plot]

21. Declaration of Conditions and Covenants dated July 20, 2004 and recorded December 23, 2004 as Document No. 4004644. [Nothing to Plot]

22. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures dated December 20, 2004 and recorded May 11, 2005 as Document No. 4052455. [Nothing to Plot]

23. Land Use Restriction Agreement dated May 24, 2005 and recorded June 3, 2005 as Document No. 4062163. (Lot 15) [Nothing to Plot]

24. Land Use Restriction Agreement dated May 24, 2005 and recorded June 3, 2005 as Document No. 4062165. (Lot 13) [Nothing to Plot]

25. Land Use Restriction Agreement dated May 24, 2005 and recorded June 3, 2005 as Document No. 4062167. (Lot 2) [Nothing to Plot]

26. Land Use Restriction Agreement dated May 24, 2005 and recorded June 3, 2005 as Document No. 4062169. (Lot 4) [Nothing to Plot]

27. Land Use Restriction Agreement dated May 24, 2005 and recorded June 3, 2005 as Document No. 4062171. (Lot 6) [Nothing to Plot]

28. Land Use Restriction Agreement dated May 24, 2005 and recorded June 3, 2005 as Document No. 4062173. (Lot 8) [Nothing to Plot]

29. Land Use Restriction Agreement dated May 24, 2005 and recorded June 3, 2005 as Document No. 4062175. (Lot 10) [Nothing to Plot]

30. Land Use Restriction Agreement dated May 24, 2005 and recorded June 3, 2005 as Document No. 4062177. (Lot 12) [Nothing to Plot]

31. Land Use Restriction Agreement dated May 24, 2005 and recorded June 3, 2005 as Document No. 4062183. (Lot 37) [Nothing to Plot]

32. Land Use Restriction Agreement dated May 24, 2005 and recorded June 3, 2005 as Document No. 4062187. (Lot 35) [Nothing to Plot]

33. Subject to the undivided interest of the adjoining lot owners in Outlots 1, 2 and 3 in Northport Commons. [Nothing to Plot]

34. Terms and conditions of the proposed subdivision plat. [Nothing to Plot]

[] - SURVEYOR'S NOTES

13 - PLOTTABLE EXCEPTIONS

Surveyor's Notes

1. UTILITY EASEMENT-NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WIS. STAT. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED.
3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT SUPPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. A PRIVATE SANITARY SEWER EASEMENT (DOCUMENT NO. 3965721) OVER A PORTION OF LOT 17 IS MAPPED. THIS EASEMENT WAS NOT IN THE TITLE WORK PROVIDED.

Utility Notes

ONLY A PORTION OF THE LOTS APPEAR TO BE SERVED BY UTILITIES. THE LOCATION OF THESE UTILITIES SHOWN HEREON ARE BASED ON MARKINGS FOUND IN THE FIELD, SHOTS TAKEN ON ALL VISIBLE ABOVE GROUND FEATURES (SUCH AS MANHOLES, VALVES, HYDRANTS AND PEDESTALS) AND UTILITY MAPS. STORM SEWER, SANITARY SEWER, AND WATER MAIN MAPS WERE OBTAINED FROM THE CITY OF MADISON. GAS AND ELECTRIC UTILITY MAPS WERE OBTAINED FROM MG&E.

Legal Description

LOTS 1 THROUGH 17, 20, 21, 22, 24, AND 30 THROUGH 39, AND THE UNDIVIDED INTERESTS OF OUTLOTS 1, 2 AND 3, NORTHPORT COMMONS, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATION

This survey is made for the benefit of and is certified to:
Habitat for Humanity of Dane County & Community Title, LLC, agent for Old Republic National Title Insurance Company

I, Richard S. Lawrence, a Registered Land Surveyor in the State of Wisconsin, do hereby certify to the affected parties, as of the date set forth hereon, that I have made a careful survey of the tract of land described and shown hereon.

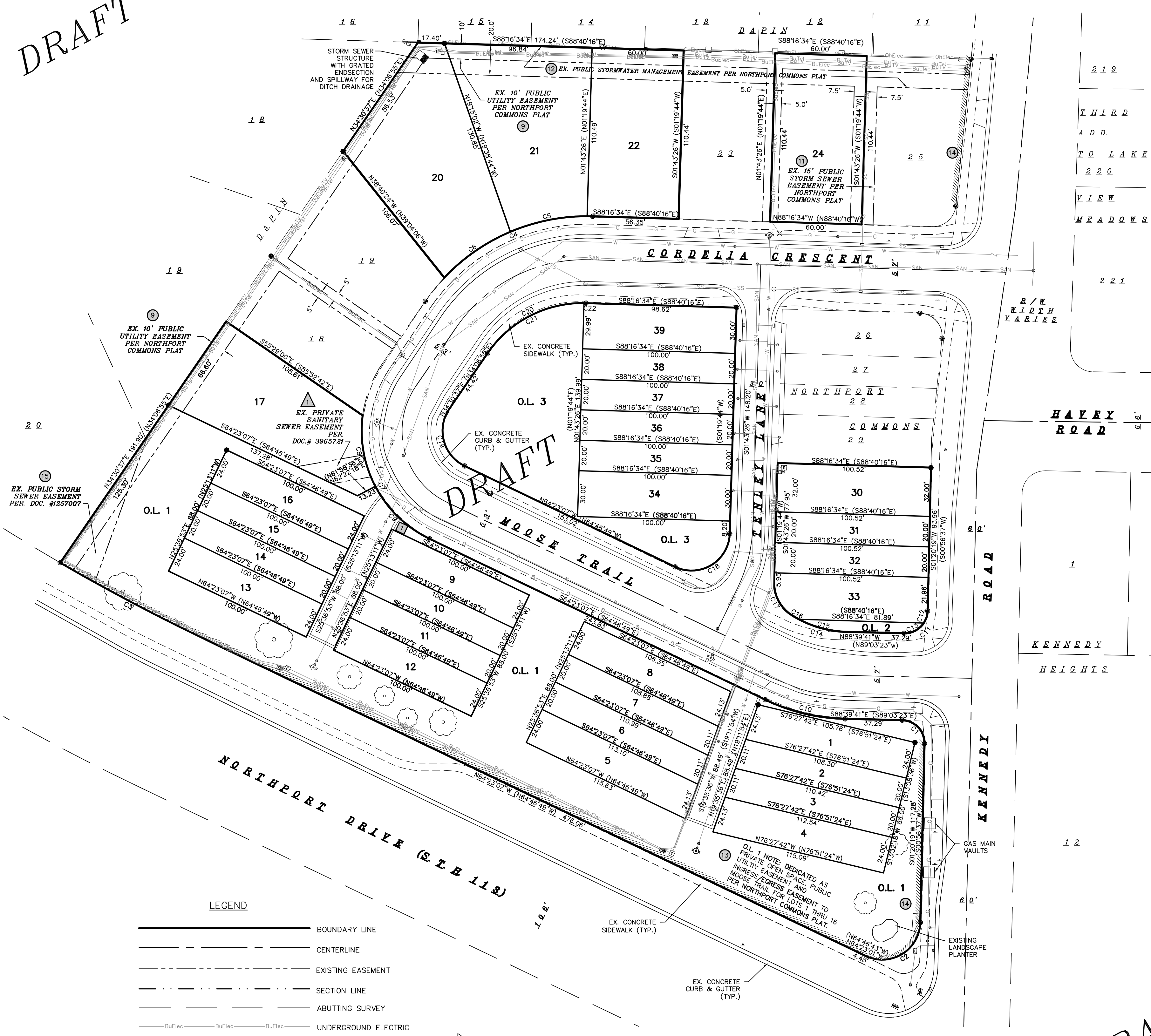
1. I further certify that:
 1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 3, 4, 7a, 8, 9, 10, 11a and 11b of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
 2. The survey correctly shows the location of all buildings, structures and other improvements situated on the "Property" described in the title policy.
 3. Except as shown, all utilities serving the Property enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements, or rights of way across said Property; that the Property described hereon is the same as the Property described in the Old Republic National Title Insurance Company Commitment No. 08-17396P and all easements, covenants and restrictions referenced in said title commitment, or easements of which the undersigned has been advised or has knowledge, have been plotted or otherwise noted as to their effect on the subject Property.
 4. Except as shown, there appears to be no encroachments onto adjoining property, streets or alleys by any buildings, structures or other improvements situated on adjoining property across property lines onto said Property or across zoning restriction lines in effect as of the date of the survey.
 5. Said described Property is located within an area having a Zone Designation of C by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 555557 Q325 B, with an effective date of June 17, 2003, for Community Number 550083, in Dane County, State of Wisconsin, which is the current Flood Insurance Rate Map for the community in which said Property is situated and the Property is not located in an area designated as a special flood hazard area by the U.S. Department of Housing and Urban Development.
 6. The Property has direct physical access and means of ingress and egress to Stone Crest Road and Progressive Parkway, public streets on which the Property abuts.
 7. There appears to be no striped parking spaces located on the subject Property.

Richard S. Lawrence
Registration No. S-234
in the State of Wisconsin
Date of Signature: March 27, 2008
Date of Field Survey: March 27, 2008

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	15.00	23.56	90°00'00"	S43°39'41"E	21.21
C2	25.00	49.86	114°16'40"	S88°28'39"W	42.00
C3	1358.39	107.08	04°30'59"	N62°07'38"W	107.05
C4	128.50	108.42	48°23'30"	S67°33'11"W	105.23
C5	128.50	51.70	23°03'06"	S78°34'10"W	51.35
C6	128.50	53.07	23°39'41"	S55°12'46"W	52.69
C7	78.50	98.40	71°49'01"	S28°28'37"E	92.08
C8	78.50	48.03	35°03'26"	S10°05'50"E	47.29
C9	78.50	50.36	36°45'34"	S46°00'20"E	49.50
C10	128.50	54.45	24°16'34"	S76°31'24"E	54.04
C11	15.00	23.56	90°00'00"	S48°20'19"W	21.21
C12	15.00	8.47	32°22'03"	N17°32'07"E	8.36
C13	15.00	15.09	57°57'57"	N62°31'20"E	14.46
C14	71.50	38.32	30°42'34"	N73°18'24"W	37.87
C15	71.50	33.09	26°30'53"	S75°24'15"E	32.79
C16	71.50	5.23	04°11'41"	S60°25'58"E	5.23
C17	25.00	26.04	58°40'33"	N08°06'51"W	24.88
C18	25.00	49.69	113°53'27"	S88°40'09"W	41.91
C19	25.50	44.01	98°53'44"	N14°56'18"W	38.75
C20	75.50	75.39	57°12'49"	N63°07'01"E	72.30
C21	75.50	74.01	56°09'59"	N62°35'36"E	71.08
C22	75.50	1.38	01°02'50"	S88°48'00"E	1.38

DRAFT



LEGEND

- BOUNDARY LINE
- CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION LINE
- - - ABUTTING SURVEY
- - - UNDERGROUND ELECTRIC
- - - UNDERGROUND TELEPHONE
- - - UNDERGROUND CABLE TV
- - - OVERHEAD ELECTRIC
- - - SANITARY SEWER
- - - STORM SEWER
- - - WATER LINE
- - - GAS LINE
- - - CHAIN LINK FENCE LINE
- - - WOOD FENCE LINE
- /// NO VEHICULAR ACCESS
- ⚡ FLAG POLE
- ⊕ GAS METER
- ⚡ POWER POLE
- ⚡ ROAD SIGN
- ⊕ WATER VALVE/GAS VALVE
- ⊕ HYDRANT
- ⚡ TRAFFIC SIGNAL
- ⚡ STREET LIGHT POLE
- ⊕ CATCH BASIN/INLET
- ⊕ SANITARY MANHOLE
- ⊕ ELECTRIC UTILITY MANHOLE
- ⊕ UTILITY POLE GUY ANCHOR
- ⊕ MAIL BOX
- ⊕ ELECTRIC PEDESTAL
- ⊕ CABLE TV PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ FOUND 1-1/4" REBAR
- ⊕ FOUND 3/4" IRON REBAR
- ⊕ FOUND "X" IN CONCRETE

DATE: _____
REVISION: _____

THIRD
ADD
TO LAKE
220
LIVE
MEADOWS
221

HAYLEY
ROAD
6.6'

KENNEDY
HEIGHTS
1.2

1.2

1.2

1.2

1.2

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

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ITEM	DATE
Drawn: SCL	
Checked:	
Approved:	

SEAL/SIGNATURE

SHEET TITLE
GDP Site Plan

SHEET NUMBER

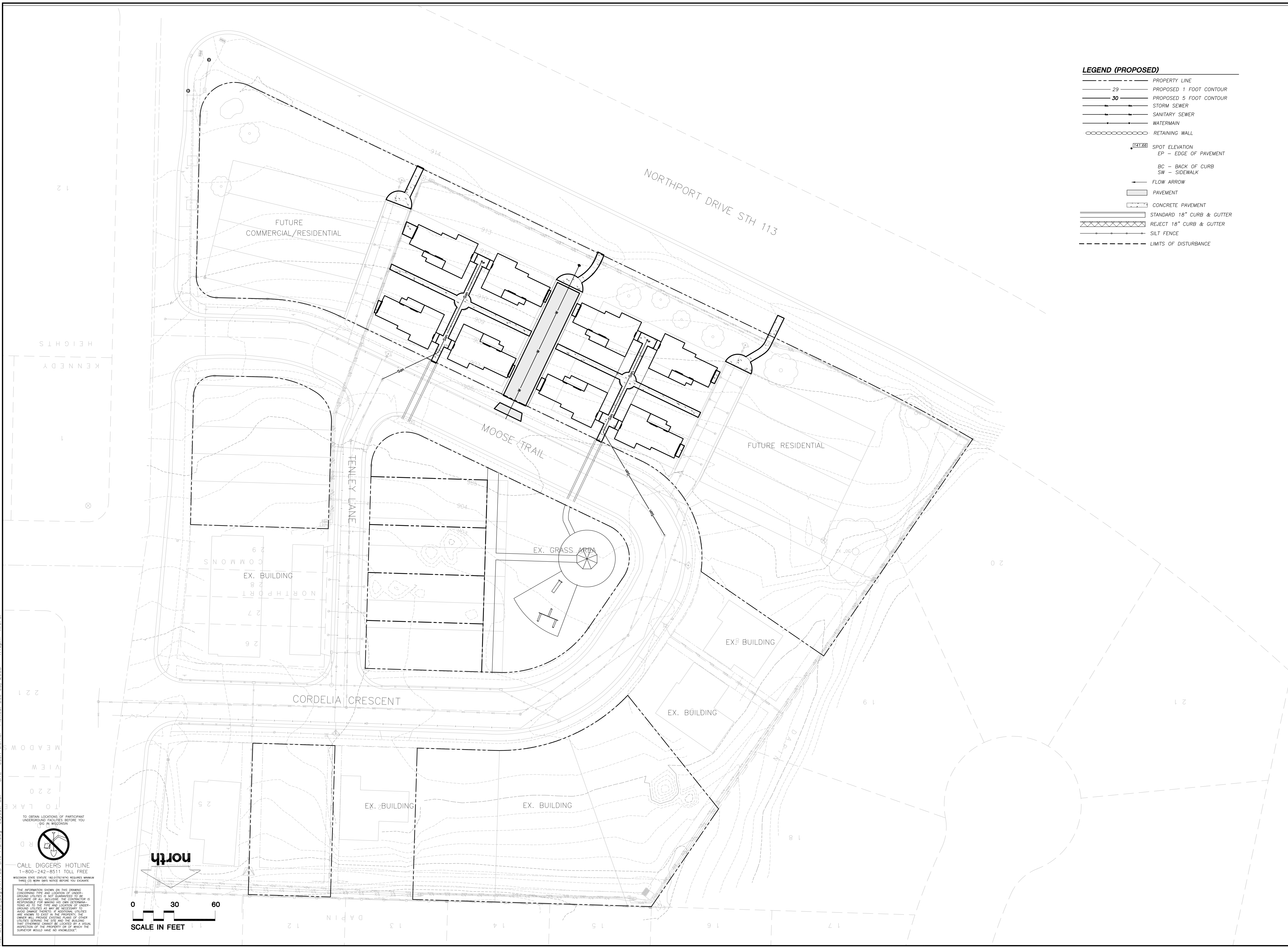
JSD PROJECT NUMBER
 HH170B

JSD PROJECT FILE
 Task1

SCALE
 1"=30'-0"

LEGEND (PROPOSED)

- PROPERTY LINE
- 29 PROPOSED 1 FOOT CONTOUR
- 30 PROPOSED 5 FOOT CONTOUR
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- RETAINING WALL
- SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- BC - BACK OF CURB
- SW - SIDEWALK
- FLOW ARROW
- PAVEMENT
- CONCRETE PAVEMENT
- STANDARD 18" CURB & GUTTER
- REJECT 18" CURB & GUTTER
- SILT FENCE
- LIMITS OF DISTURBANCE



HEIGHTS
 KENNEDY

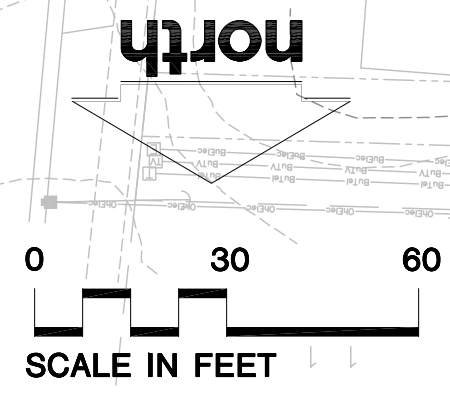
File: \\A:\VH170B\Map\HH170B_Site_Plan.dwg Layout: GDP - SITE User: slerner Plotted: Dec 08, 2008 - 1:15pm Xref's:

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

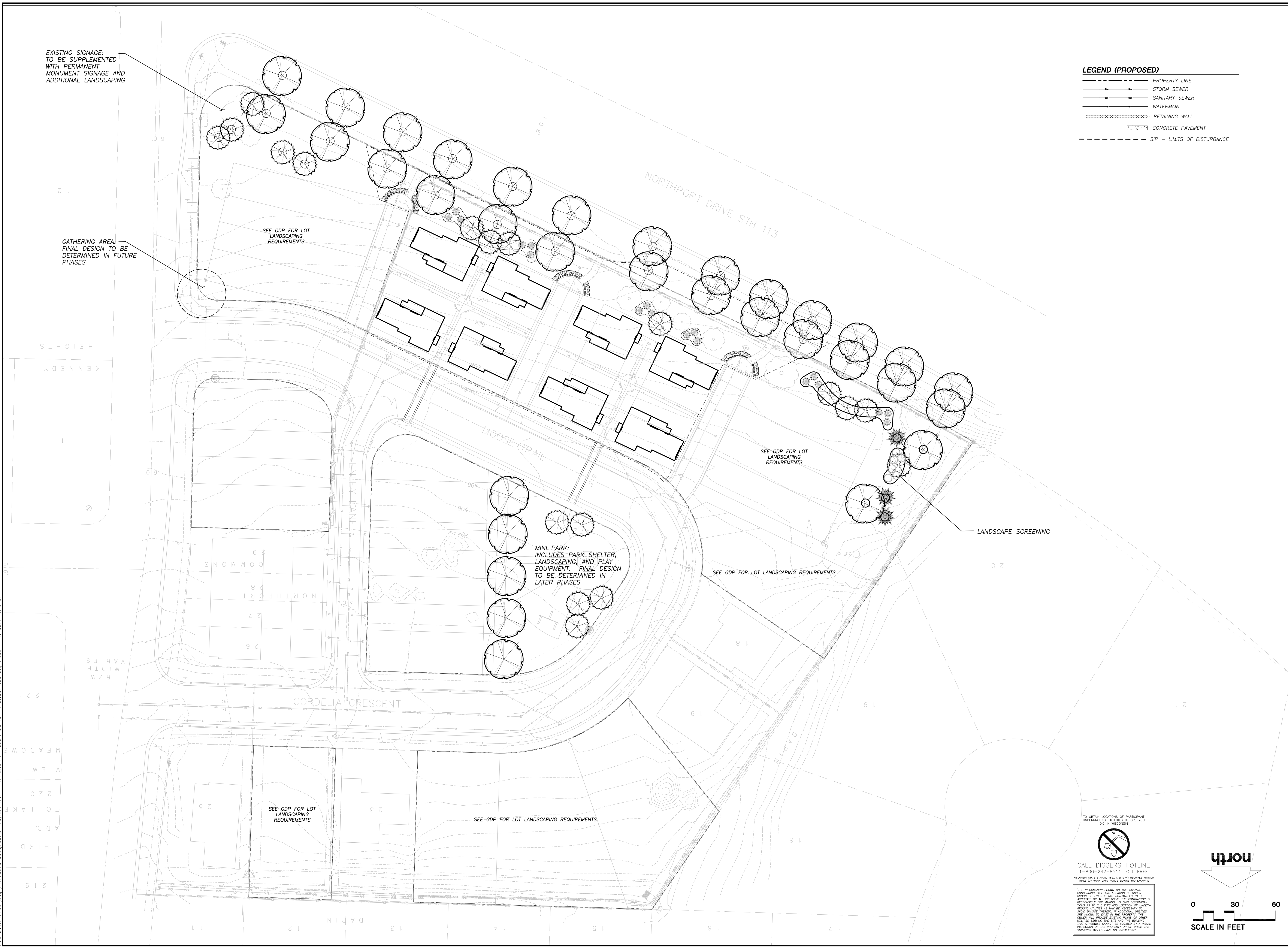
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WISCONSIN STATE STATUTE (ACT 107) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU DIG

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY FOR ANY WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY FOR ANY WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



File: MA_VH1708_Visual_Landscaping.dwg - Landscaping - User: slerner - Plotted: Dec 08, 2008 - 11:19am - xref's:



LEGEND (PROPOSED)

	PROPERTY LINE
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	RETAINING WALL
	CONCRETE PAVEMENT
	SIP - LIMITS OF DISTURBANCE

- PLANNING & DEVELOPMENT
- CIVIL ENGINEERING
- TRANSPORTATION ENGINEERING
- LANDSCAPE ARCHITECTURE
- SURVEYING AND MAPPING
- CONSTRUCTION MANAGEMENT

MADISON REGIONAL OFFICE
 161 Horizon Drive
 Suite 101
 Verona, Wisconsin 53593
 (608) 848-5060

MILWAUKEE REGIONAL OFFICE
 N22 W22931 Nancy Court
 Suite 3
 Waukesha, Wisconsin 53186
 (262) 513-0666

PREPARED FOR:
Habitat for Humanity
 PO Box 258128
 Madison, WI 53725-8128

PROJECT
Northport Commons
 542 Northport Drive
 Madison, WI

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ITEM	DATE
Drawn: SCL	
Checked:	
Approved:	

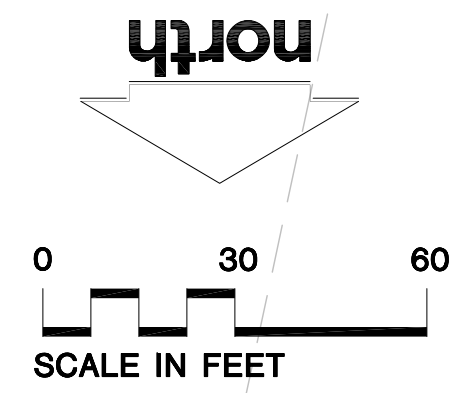
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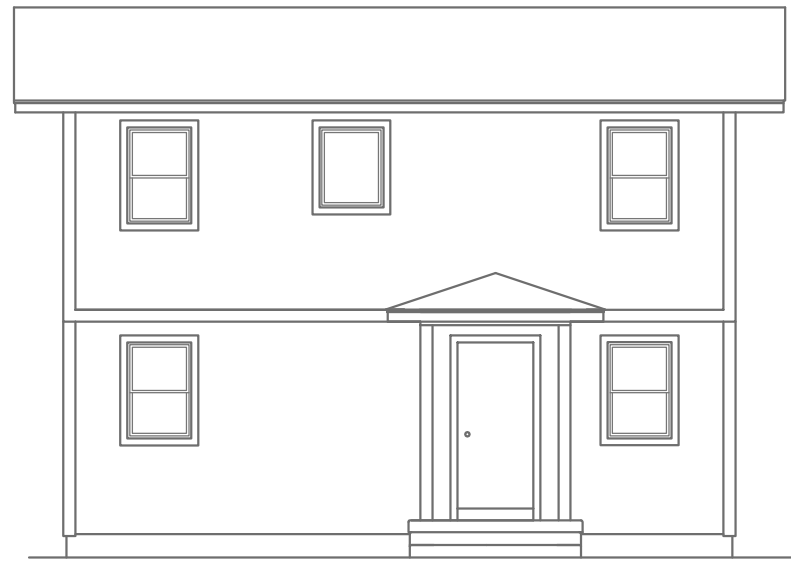
SHEET TITLE
GDP Landscape Plan

SHEET NUMBER	
JSD PROJECT NUMBER	HH1708
JSD PROJECT FILE	Task1
SCALE	1"=30'-0"

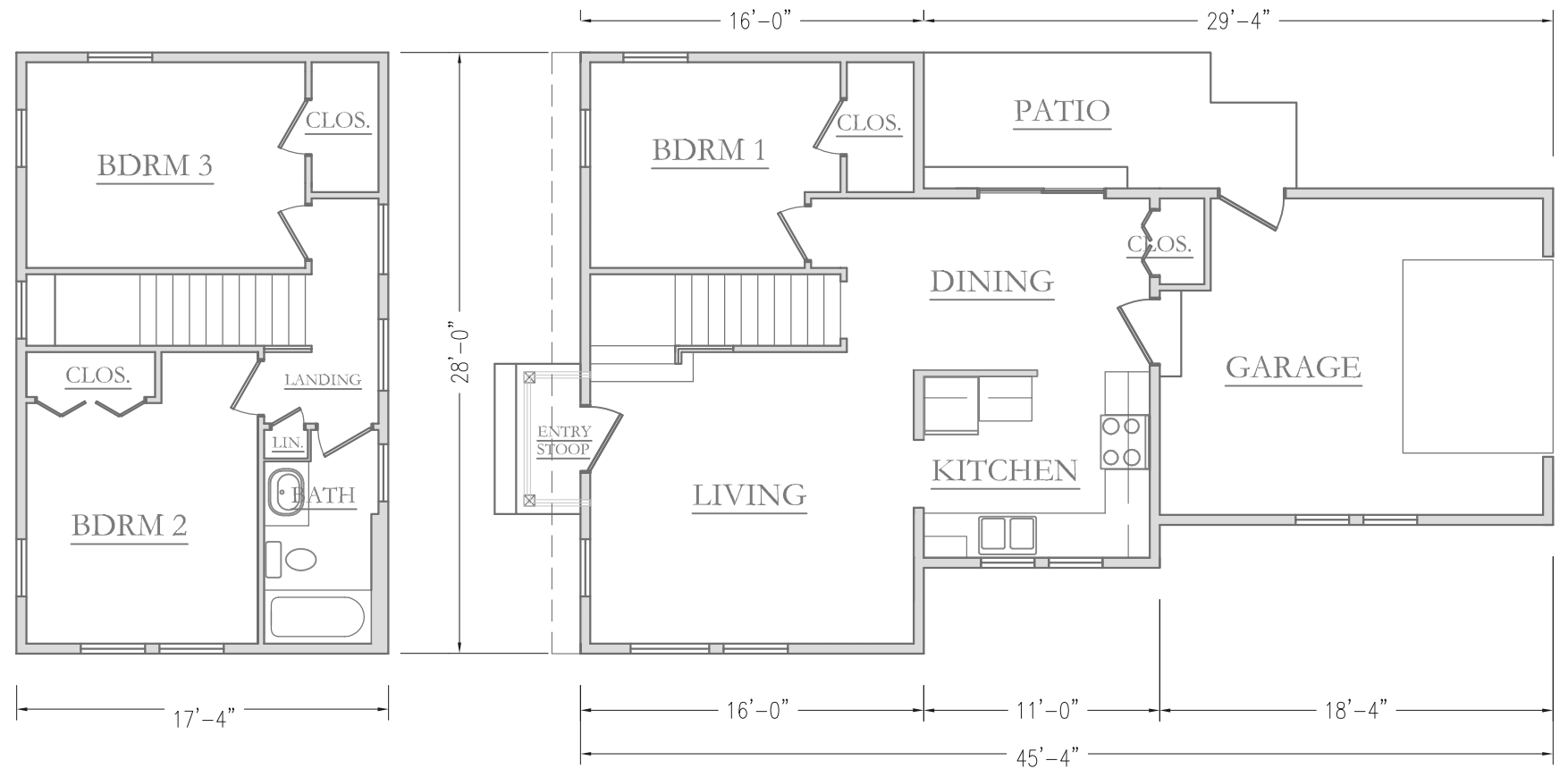
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 WISCONSIN STATE STATUTE 90.01(2)(b) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU DIG!
 THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE TO THEM. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROJECT, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING. THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.



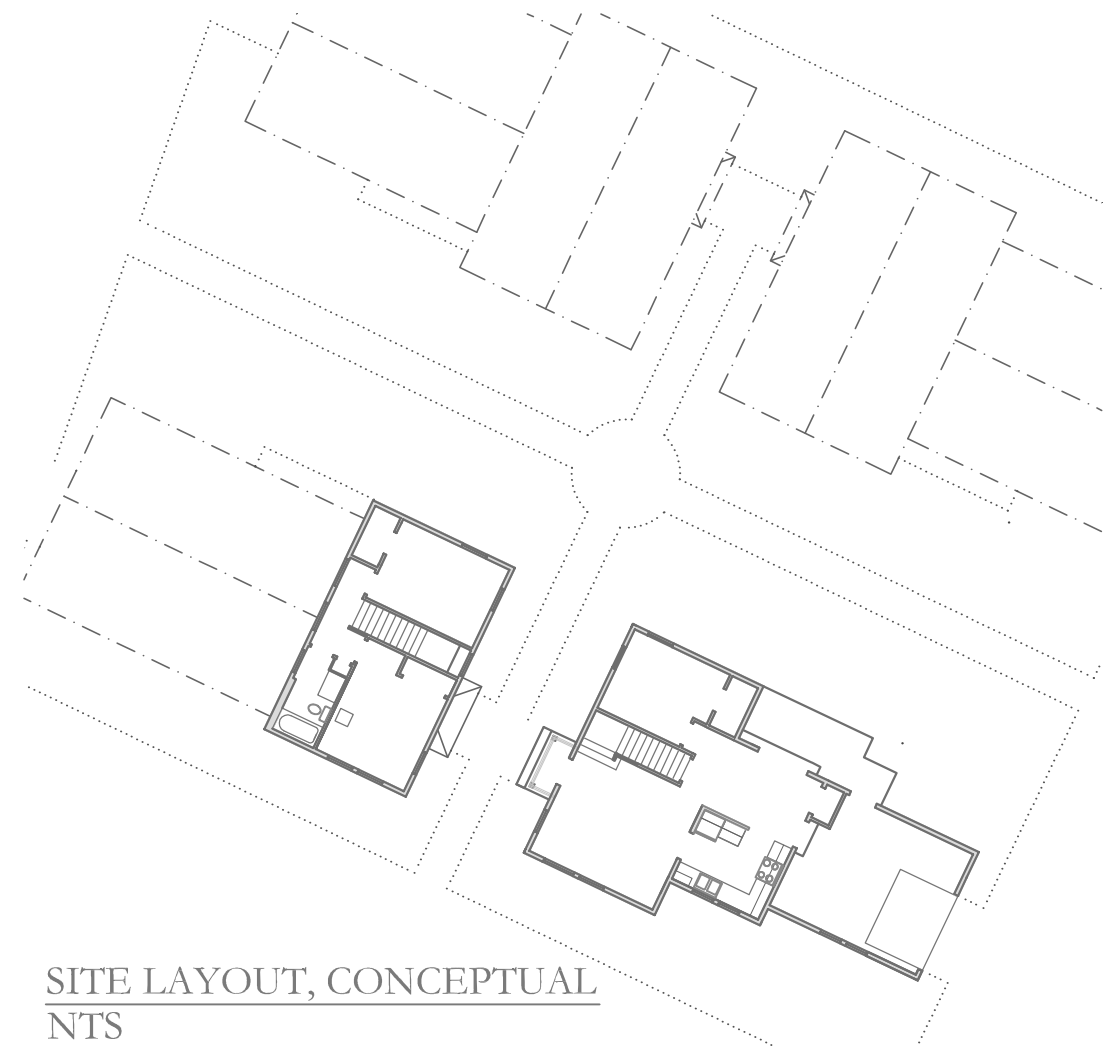


FRONT ENTRY ELEVATION
SCALE: 1/8" = 1'

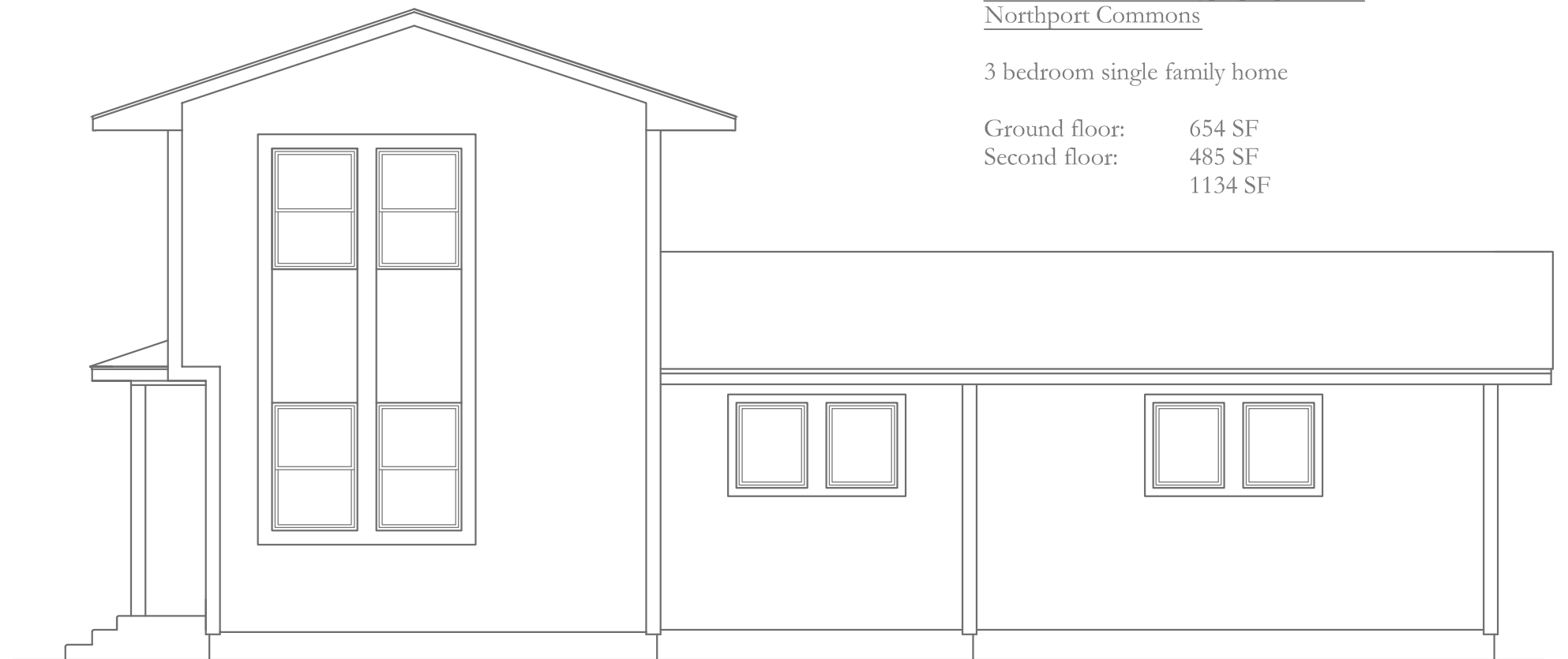


SECOND FLOOR PLAN

GROUND FLOOR PLAN
SCALE: 1/8" = 1'



SITE LAYOUT, CONCEPTUAL
NTS



STREET ELEVATION
SCALE: 3/16" = 1'

Sketches for a Unit Type proposal for
Northport Commons

3 bedroom single family home

Ground floor:	654 SF
Second floor:	485 SF
	1134 SF

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ITEM	DATE
Drawn: SCL	
Checked:	
Approved:	

SEAL/SIGNATURE

SHEET TITLE
Site & Utility Plan

SHEET NUMBER
C-2.0

JSD PROJECT NUMBER
 HH170B

JSD PROJECT FILE
 Task1

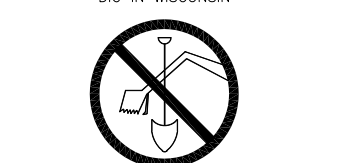
SCALE
 1"=20'-0"

LEGEND (PROPOSED)

- PROPERTY LINE
- 29 PROPOSED 1 FOOT CONTOUR
- 30 PROPOSED 5 FOOT CONTOUR
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- RETAINING WALL
- PAVEMENT
- CONCRETE PAVEMENT
- STANDARD 18" CURB & GUTTER
- LIMITS OF DISTURBANCE
- CLEAN OUT



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