



Plat Name
 The Park Homes at Northport Common
 Location
 542 Northport Drive

Applicant
 Michael Carlson - Habitat for Humanity/
 Steve Oftedahl - JSD Professional Services

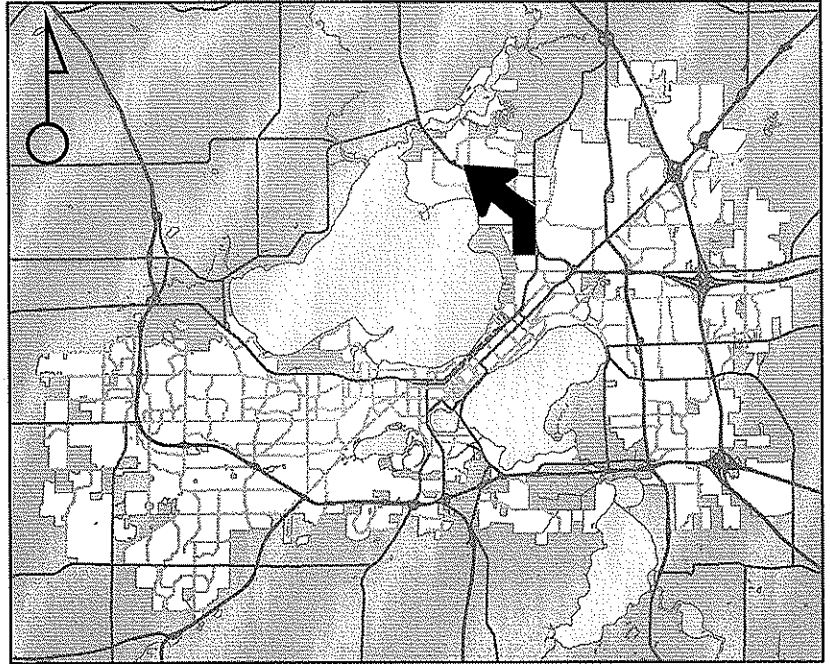
Preliminary Final

From: R2T & PUD(SIP) To: Amended
 PUD(GDP-SIP)

Proposed Use
 Revised GDP, First Phase SIP and Final Plat
 of the Park Homes at Northport Commons

Public Hearing Date
 Plan Commission
 23 February 2009

Common Council
 03 March 2009

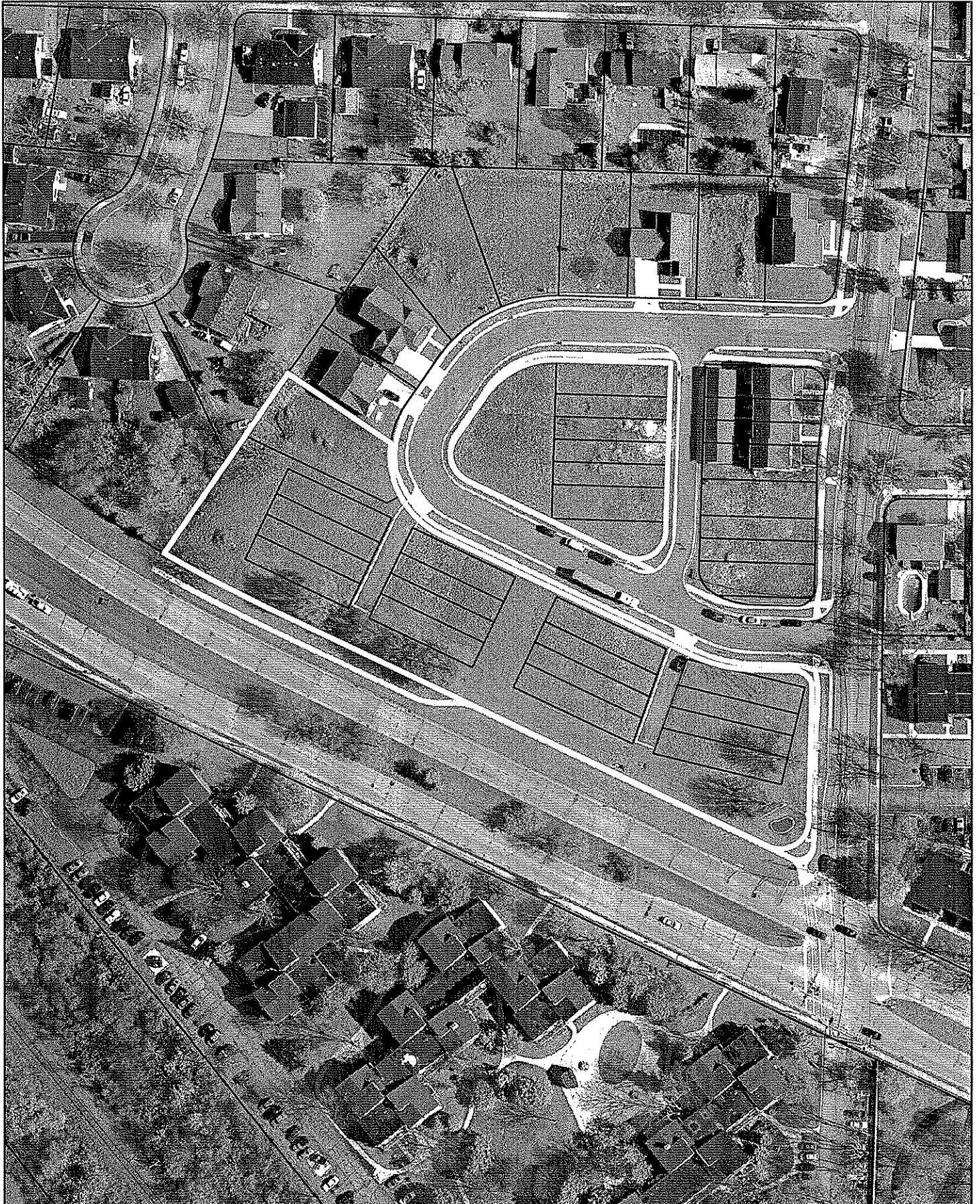


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 February 2009



LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$1094.50 Receipt No. 97007
 Date Received 12/17/08
 Received By JJK
 Parcel No. 0809 26/10620
 Aldermanic District 18 Schumacher
 GQ Zoned PUDSIP
 Zoning District PUDSIP
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver
 Nbrhd. Assn Not. Waiver
 Date Sign Issued 12/17/08

1. Project Address: 542 Northport Drive **Project Area in Acres:** 2.445
Project Title (if any): The Park Homes at Northport Commons

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): Amended PUD-GDP-SIP

3. Applicant, Agent & Property Owner Information:

Applicant's Name: _____ Company: Habitat for Humanity of Dane County
 Street Address: 1014 Fiedler Lane, #29 City/State: Madison, WI Zip: 53711
 Telephone: (608) 255-1549 x.107 Fax: (608) 255-1823 Email: mcarlson@habitatdane.org

Project Contact Person: Michael Carlson Company: Habitat for Humanity of Dane County
 Street Address: 1014 Fiedler Lane #29 City/State: Madison, WI Zip: 53711
 Telephone: (608) 255-1549 x.107 Fax: (608) 255-1823 Email: mcarlson@habitatdane.org

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Alteration to General Development Plan and Specific Implementation Plans for the development of affordable housing, a park, and limited non-residential

Development Schedule: Commencement Spring, 2009 Completion Fall, 2012

CONTINUE →

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ _____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of _____ Plan, which recommends: _____ for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

Alder Michael Schumacher, Northside Planning Council, and with immediate neighbors; project notice sent 7.10.08

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 11/26/08 | Zoning Staff Matt Tucker Date 11/26/08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Michael Carlson Date 12.16.08

Signature  Relation to Property Owner Employee

Authorizing Signature of Property Owner  Date 12.16.08

CEO AFHDC

Habitat for Humanity of Dane County

Park Homes at Northport Commons

JSD Project No: HH1708
December 17, 2008

www.JSDinc.com



Habitat for Humanity[®]

of Dane County, Inc.

Planning & Development
Site/Civil Engineering
Transportation Engineering
Water Resources
Landscape Architecture
Surveying & Mapping
Construction Management

Alteration to General Development and Specific Implementation Plans

Prepared for:
**Habitat for Humanity
of Dane County**
1014 Fiedler Lane, #29
Madison, Wisconsin 53711

JSD *Professional Services, Inc.*
• Engineers • Surveyors • Planners

*Building relationships with a commitment to client
satisfaction through trust, quality and experience.*

3-4

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Exhibits

1. Original Proposed Site Plan – Dated 12/01/03
2. GDP/SIP Modified Areas
3. Proposed GDP Site Plan
4. Proposed Preliminary Plat
5. Habitat for Humanity Basic House Description
6. Lots 2 – 9 Proposed Floor Plans
7. Lots 2 – 9 Proposed Elevations
8. Lots 2 – 9 Existing Site Plan
9. Lots 2 – 9 Proposed Site and Utility Plans
10. Lots 2 – 9 Proposed Grading and Erosion Control
11. Lots 2 – 9 Details
12. Lots 2 – 9 Landscape Plan
13. GDP Conceptual Landscape Plan

Appendices

- A. Letter to Northport Commons neighbors, North side Planning Council
- B. Alternate four bedroom unit floor plan for Lots 2-9.



Habitat for Humanity®

of Dane County, Inc.

December 17, 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
 Specific Implementation Plan

Dear Mr. Murphy:

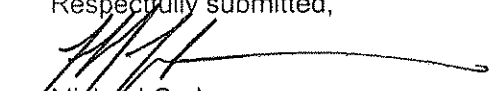
Please accept this submission describing Habitat for Humanity of Dane County's (HFHDC) development plans regarding proposed revisions to the Northport Commons General Development Plan (GDP) and Specific Implementation Plan (SIP).

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

Early into the investigation of the site at Northport Commons, HFHDC staff speculated that the sluggish sales of units in the neighborhood may have resulted from the unit types and platting scheme approved in the original Northport Commons. HFHDC concluded that an alternative configuration that emphasized single family detached homes would be more suitable for its building program. The current proposal makes use of the pre-existent infrastructure and gross lot dimensions, while providing sites for homes that are better suited both to typical HFHDC construction practice and this general location within the urban fringe of Madison.

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



CDBG
 Community Development Block Grant



United Way
 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 53711

Civil Engineer:

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

Site Planner:

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

Landscape Architect:

Sarah Lerner, LEED AP, ASLA
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 53711

Infrastructure Contractors:

To be determined by
competitive bid

Project Contact:

Michael Carlson
Habitat for Humanity of Dane County
1014 Fiedler Lane, #29
Madison, WI 53711
608.255.1549 x.107

Introduction and Summary

Habitat for Humanity of Dane County (HFHDC) proposes to replat and develop the vacant townhome parcels remaining in the Northport Commons development located at Kennedy Road and Northport Drive in the City's northside neighborhood. This document describes the PUD-GDP and SIP alterations that are necessary to implement the proposed development which will be named the Park Homes at Northport Commons.

Northport Commons is a partially developed residential project located on the site of the former Moose Lodge. It is surrounded by other single-family homes, apartments, and apartment conversion units. Warner Park and its Community Center, Troy Gardens, the Mallards stadium, Lindberg Elementary School, and the Sherman Avenue commercial corridor are all within a 10-15 minute walk of the site. Residents enjoy immediate access to Hwy 113 (Northport Drive) and quick access to US Hwy 51 via Hwy CV. A Madison Metro bus stop lies adjacent to the site and numerous bike paths and routes serve this location.

Northport Commons encompasses 4.2 acres of vacant land that was cleared, graded, platted, and improved with streets, sidewalks, and municipal utilities as part of a previous development effort.

In 2004, the Waukesha-based development group C-CAP, platted and improved the former Moose Lodge property into Northport Commons, a residential subdivision with 9 single family homes and 30 townhomes. By 2007, only four townhome units and four single family homes had been built and sold, and C-CAP lacked sufficient funds to construct additional speculative houses. In an effort to recuperate the allocation of Block Grant funding intended to make the project accessible to lower-income homeowners, the City contacted HFHDC in June 2007, to discuss the possibility for Habitat to purchase either some or all of the remainder of the land from C-CAP in order to re-invigorate the development.

After several months of research, HFHDC concluded that if there were some minor modifications to the general plan, it would be feasible to successfully structure the pre-existing CDBG debt and complete the build out of the site using the Habitat homeownership model which involves project sponsorship, volunteer labor, sweat-equity, and HFHDC income adjusted mortgages.

Working with the City, Habitat closed on the property in April 2008 and began several months of planning to formulate the modest and reasonable design changes that would improve the projects' viability. The planning process included discussions with residents in the eight existing homes, and other neighbors, Alder Michael Schumacher, and the Northside Planning Council to share information regarding HFHDC's building program and to solicit feedback regarding proposed design concepts. A preliminary conceptual general development plan was then evaluated through a "scaled model block study" facilitated by the Neighborhood Design Center, to review the feasibility of the conceptual proposal. The feedback received during these discussions was incorporated into the revised site plan and development standards described in the following sections.

The original plan for this project was to create a pedestrian scale neighborhood of 39 modestly priced affordable homes (9 single family houses and 30 units in 7 townhome structures) surrounding a small private totlot park. The modifications proposed by Habitat for Humanity will create a 36 to 38 unit neighborhood comprised of 8 conventional single family homes, 12 clustered single family homes and 16 to 18 units of medium to high density residences and/or possibly one commercial lot. Four of the new residential units will be specifically designed and constructed for families requiring ADA improvements. The small private totlot park will also be expanded under the proposed plan

Proposed Modifications to the Northport Commons GDP/SIP

(For reference, Exhibit 1 shows the original 2004 approved design. Exhibit 2 illustrates the areas that will be affected by the modifications proposed by HFHDC. Exhibit 3 is the proposed site plan for the new Park Homes at Northport Commons project and Exhibit 4 is the proposed final plat for the new Park Homes at Northport Commons.)

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.

Rationale

The proposed alternative lot and unit configuration is based on the following pragmatic considerations:

- The majority of homeowners who partner with HFHDC prefer single-family detached homes - such homes, therefore, are easier to market;
- The majority of homes built by HFHDC in its 20 years of service to Dane County have been single family detached homes, and the techniques involved in their construction are most familiar to HFHDC staff and volunteers;
- Detached homes permit more efficient and flexible construction scheduling which is critically important to make the best use of HFHDC pre-fabrication operations and warehouse facilities;
- Plan sets for a 4-unit bank of townhouses must be prepared by a licensed architect, whereas HFHDC can legally produce plans for single-family home in-house. This enables HFHDC to both reduce pre-development expenses and to maintain greater control over construction coordination and schedules;
- Reconfiguring the layouts of the 4-unit townhomes into a 'quad' block of 4 detached single family homes around a small courtyard area provides for more natural lighting to each unit and a larger more functional shared space for each family.

Lot 1

In response to the concerns and wishes expressed by neighborhood Alder Michael Schumacher, HFHDC proposes that the corner of Kennedy Road and Moose Trail be reserved for development into low residential uses and/or a neighborhood commercial use. HFHDC intends to make a good-faith effort to recruit a commercial partner that would both serve and complement the development as a whole and serve the larger neighborhood. If HFHDC is unable to secure a suitable commercial use for this site, and the balance of the project has been substantially completed, the lot will be improved with 4 to 6 residential units compatible with adjacent properties. These units will be less than 2 stories. A general schematic is provided on Exhibit 3, the specific site layout will be determined in future SIP's.

Lots 2-9, and part of Outlot 1:

HFHDC proposes eight single family detached homes as the alternative configuration for the townhome units that were originally approved (Lots 5-12 on Exhibit 1 & 2). These homes are

arranged around a common courtyard and green space that will provide "community space" for the surrounding homes in the quad and will enable better utilization of natural lighting and ventilation in building design and construction. Homes sited on these lots will be accessed via a new alley-way drive and the two existing alley-way drives. These drives will also be improved to provide pedestrian connections to the Northport Drive bike path. Each home will be at least 1134 square feet with three or four bedrooms per HFHDC's standards and, in recognition of the southern Wisconsin climate each will also include a 1 vehicle attached garage. This site will be developed first and is described in detail in the proposed alteration to the Northport Commons SIP. Elevations and Floor Plans of three bedroom units are included in Exhibit 6 and 7. Habitat would also like to allow for possible construction of four bedroom units. Alternate floor plans for a four bedroom unit are included in Appendix B.

Lot 10

Lot 10 includes four previously approved townhome lots combined with an existing single family lot (Lots 1-4 and 17 on Exhibit 2). This parcel has been created to provide a more functional development site that resolves gradient and utility issues that were problematic for the development scheme originally proposed. HFHDC proposes that this site be developed as 4-8 detached or duplex residential units no more than 2 stories. A schematic layout is provided on Exhibit 3. Detailed development plans for this parcel will be submitted in a future SIP.

Lots 11-14

HFHDC proposes to change the five 30'x100' platted townhomes located in the center of the site (Lots 34-39 on Exhibit 2) to four 35'x85' single family detached lots. These lots will have attached or detached garages abutting Tenley Lane (the alley serving the existing townhomes). Each home will face the small totlot (Outlot 3), and will have sidewalk access to Moose Trail and Cordelia Crescent. This modification from townhomes to single family detached home lots increases the total totlot park area to 2,712 sq. ft. The totlot park will be developed in future phases. Detailed development plans for this parcel and the totlot park will be submitted in a future SIP.

Lots 18,19,23,25

These are the built single family home units from the original plan. No modifications are proposed for these lots.

Lots 20,21,22,24

These are the four unbuilt single family lots remaining from the original plat. This GDP revision proposes new building setback requirements for these lots in order to assure consistency in siting the structure. These are designated for market rate sale to preserve the mixed-income intention of the project.

Lots 26-29

These are four built condominium units from the original plan. No modifications are proposed for these lots.

Lots 30-33

Lots 30-33 encompass an approved townhome structure similar to the existing structure located immediately to the north. No modification is proposed for this site.

Architectural Review

Habitat for Humanity of Dane County (HFHDC) is not a custom builder and must use the same basic grade and quality of materials in all the houses that are constructed in order to maintain fairness to clients. However, since some materials (new and used) are donated, Habitat cannot always provide buyers with a choice of color or style of some materials (such as paint, flooring, lighting fixtures, siding, etc.). Exhibit 5 "Standard House Descriptions" that describes HFHDC housing standards for all its homes and which will be applicable to these lots.

Parks and Public Spaces

HFHDC intends to complement the reorganization of the site with other site amenities that will preserve and augment the urban character of the neighborhood. The proposed modification to the GDP includes and expanded area for Outlot 3 which will be developed as a private totlot park for the use of the residents within the project.

HFHDC proposes to work with the neighbors, its own volunteer landscape architects, and consultants to design and build a park in Outlot 3 that best serves the needs of the neighborhood. Ownership and maintenance of the park shall belong 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 folks in the neighborhood might come together to play, relax, and enjoy the day. Additionally, as part of a future phase, HFHDC intends to develop an attractive, welcoming gathering area on the corner of Kennedy Road and Moose Trail which serves as the local school bus stop.

Landscaping

HFHDC will work with the neighbors, our volunteer landscape architects and master gardeners to embellish the site with street trees, foundation plantings, screenings, and other plantings placed to preserve privacy, increase aesthetics, and to buffer the visual and acoustic effects of traffic on Northport Drive. Landscaping as relevant to this SIP will be installed per the attached Landscape Plans. Proposed landscaping for future phases is shown on the GDP Conceptual Landscape plan.

Future Development

Habitat anticipates that construction of the Park Homes at Northport Commons will extend through at least three additional development phases. A Specific Implementation Plan (SIP) will be prepared and submitted to the City for review and approval as market conditions warrant. In general, Habitat proposes the following phase areas:

- The Courtyard Homes (lots 2-8). This is the initial phase. The SIP is submitted concurrently with this proposed modification to the GDP.
- Lot 10. The 4-8 proposed units immediately west of the Courtyard Homes lots.
- Lot 1 . The residential and /or mixed use commercial lot on the corner of Kennedy Road and Moose Trail.
- Lots 11 through 14 (adjoining the totlot park).

The remaining single family lots along Cordelia Crescent are designated for market rate sale to preserve the mixed-income intention of this project. These lots could be sold and developed at any time.

PROPOSED PROJECT SCHEDULE:

Winter 2008-Summer 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

Zoning Text

Note: This is a PUD-GDP-SIP for Lots 2 through 9 and parts of Outlot 1. This is a PUD-GDP for Lots 1, 10, 11-14 and 20, 21, 22 & 24.

Legal Description: All of Lots 1 through 17, all of Lots 34-39, Outlot 1 and Outlot 3 of the plat of Northport Commons, located in the southwest quarter of the northeast quarter and the northwest quarter of the southeast quarter of section 26, township 8 north, range 9 east, City of Madison, Dane County, Wisconsin.

A. Statement of Purpose: This zoning district is created to allow for the creation of one (1) commercial or medium to high density residential lot (Lot 1), sixteen (16) single family lots (Lots 2-9, 11-14 & 20,21,22 & 24) and one (1) medium to high density residential lot (Lot 10).

B. Permitted Uses: Following are permitted uses within this PUD-GDP & PUD-GDP-SIP.

- I. Residential or Commercial occupancy of Lot 1 in the Northport Hill Subdivision.
 1. Permitted uses shall include the following: single family detached dwellings; two family detached dwellings; multifamily condominiums; multifamily apartments; professional and business offices and offices in homes; churches; fire and police stations; municipally owned and operated libraries; day care centers; educational and recreational schools, buildings, offices and community centers; adult family homes, adult day care facility, and dependency living arrangements; barber and beauty shops; florist shops; medical and dental facilities; delicatessens and catering establishments; tailor shops; offices for non-profit community service organizations; art galleries; or an open air market.
 2. Final architectural and landscaping details for individual buildings shall be approved by staff of the Urban Design Commission and Plan Commission prior to issuance of permits using the general design guidelines included in this General Development Plan.
- II. Residential occupancy of Lot 10 in the Northport Hill Subdivision
 1. Permitted uses shall include the following: single family detached dwellings; two family detached dwellings; multifamily condominiums; multifamily apartments; offices in homes; townhomes
 2. Final architectural and landscaping details for individual buildings shall be approved by staff of the Urban Design Commission and Plan Commission prior to issuance of permits using the general design guidelines included in this General Development Plan.
- III. Residential occupancy of houses on Lots 2-9, 11-14 in the Northport Hill Subdivision.
 1. Residential units shall be occupied by families, as defined in the Chapter 28.0(3) Madison General Ordinances per the R-4 district.

2. Final architectural shall be approved by staff of the Urban Design Commission and Plan Commission prior to issuances of permits. Approval of Lots 11-14 shall be based on the general guidelines included in this General Development Plan.
- IV. Residential occupancy of houses and permitted uses on Lots 20, 21, 22 & 24.
 1. Residential units shall be occupied by families, as defined in the Chapter 28.0(3) Madison General Ordinances per the R-4 district.
 - V. Outlot 1 & 3 shall be used for landscaping as well as other public uses as authorized and permitted by the City of Madison and outlined in this General Development Plan.
 - VI. Accessory Uses:
 1. Automobile parking in privately-owned garages and on driveways.
 2. A grounds maintenance building to serve more than one lot, to be architecturally compatible with the closest principal building.
 3. Signs as regulated by City ordinance.
 4. Temporary buildings for construction purpose, for a period not to exceed the duration of such construction.
 5. Home offices and home occupations as permitted in Chapter 28.03(3) Madison General Ordinances.
 - VII. Lot Area Requirement: Lot areas shall be provided as shown on attached PUD-GDP & PUD-GDP-SIP plans.
 - VIII. Height Regulations: Buildings height is limited to a maximum of 2 stories and 35 feet for Lots 2-9, 11-14 and 20-24 and no more than three stories for Lots 1 and 10.
 - IX. Yard Requirements: In this district, front, side and rear yards shall be provided, each of which shall be not less than the following:
 1. Front yard
 - A. For Lots 1-10, each front yard shall be permitted to be zero (0) feet.
 - B. For Lots 11-14, each front yard shall be permitted to be at least nine (9) feet.
 - C. For Lots 20,21,22,24 each front yard shall be at least fifteen (15) feet, except that the front porches (open and enclosed), bays and balconies can project into the front yard by up to seven (7) feet.
 2. Side Yards
 - A. For Lots 1 & 10, each side shall be permitted to be zero (0) feet.
 - B. For Lots 2-9, one side shall be permitted to be zero (0) feet and the other at least eight (8).
 - C. For Lots 11-14 each side shall be permitted to be zero (0) feet.

- D. For Lots 20, 21, 22, & 24 one side shall be permitted to be zero (0) feet, while one side shall be permitted to be at least five (5) feet.

3. Rear yard

- A. For Lots 2-9, each rear yard shall be permitted to be at least five (5) feet.
- B. For Lots 1 & 10, each rear yard shall be permitted to be zero (0) feet.
- C. For Lots 11-14, each rear yard shall be permitted to be zero (0) feet.
- D. For Lots 20, 21, 22, & 24 each rear yard shall be at least fifteen (15) feet.

X. Landscaping:

1. Outlots will be landscaped as shown on the approved plans. Subdivision declarant shall install, and Owners Association shall maintain, the Outlot landscaping.
2. For Lots 2-9, 11-14, 20, 21, 22 & 24 each lot shall be landscaped by the Owner with grass seed and straw or with grass sod. The grasses area shall be mostly free of weeds. Additionally, the Owner shall plan in the front yard at least one tree at 2.0" caliper, unless no suitable space is available due to utility locations. Each owner shall also plant at least six shrubs or perennials, of which at least 4 shall be in the front yard.
3. For Lots 1 & 10, 11-14 these lots shall be landscaped by the Owner and shall follow an approved landscape plan developed as part of the architectural approval.

XI. Design standards: In this district, the following design standards shall be incorporated:

1. One dwelling unit ground floor entry shall be oriented to the front of the lot on either a public street or an outlot, except Lots 2-9, where front entries orientated perpendicularly to the street shall be permitted, and Lot 10, where entries shall front the courtyard area shared by the units built there.
2. Except for open front steps from a private walkway up to the front door or front porch, or eaves less than 3 feet, no portion of the building shall encroach into the yards created by the described setbacks.

XII. Garages

1. For Lots 2-9, garages shall be attached to the unit.
2. For Lots 1 & 10, garages shall be either attached or detached.
3. For Lots 11-14, garages shall be either attached or detached and shall be parallel with Tenley Lane.
4. For Lots 20, 21, 22 & 24, garages shall be attached or detached, but shall be sited in the side or rear yard at least five (5) feet from the rear or side lot line.

XIII. Minimum Dwelling Sizes

1. For Lots 2-9, not less than 1000 finished square feet.

2. For Lots 20, 21, 22 & 24: Homes shall not be less than 950 finished square feet.
- XIV. Accessory structures: No accessory structures (attached or detached decks, patios, sports courts, detached garages, storage sheds, swimming pools, play structures which are anchored into the ground, dog runs, etc.) are permitted within the front, side and street side yards created by the setbacks. Accessory structures shall be set back no less than 5 feet from the rear lot line.
- XV. Signage: Signage identifying the development as Northport Commons shall be in accordance with City of Madison Sign Ordinance.
- XVI. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Infrastructure and Amenities

Utilities

The general schematic for all utilities is shown on the attached Site and Utility Plan. The City of Madison is responsible for final design of utilities.

Private Alley and Sidewalks

The proposed private alley shall be constructed per the dimensions and standards of the existing private alleys. This includes a standard 18' wide alley, with 18" standard curb and gutter. The private sidewalk shall be 4' wide.

Exhibits

Exhibit 5

Habitat for Humanity of Dane County BASIC HOUSE DESCRIPTION

NOTE: Habitat for Humanity of Dane County (HFHDC) is not a custom builder and must use the same basic grade and quality of materials in all houses to maintain fairness to everyone. However, since some materials (new and used) are donated, we may be unable to give buyers a choice of color or style of some materials, such as paint, flooring, lighting fixtures, etc. Do not compare your house to another Habitat house and expect them to be exactly the same. Appliances, fixtures, carpet or vinyl are provided as part of a standard package. The list that follows is used as a guide, but no two HFHDC houses are exactly alike.

The Basic Habitat for Humanity of Dane County home includes:

- Two-Bedroom: Average 900 sq. ft. finished
 - Three-Bedroom: Average 1,100 sq. ft. finished
 - Four-Bedroom: Average 1,250 sq. ft. finished
 - A High Density home:
 - At least 50% of bedrooms will be double-occupied
 - Double occupied bedrooms must accommodate two twin beds and must have two closets
 - Living and dining spaces must accommodate more than six family members.
 - For Two-Bedroom and Three-Bedroom homes:
 - One bathroom with tub or shower unit, toilet, sink/vanity, mirror, towel bars, toilet tissue holder
 - Plus – one basement bath plumbing stubbed in for possible future completion by homeowner
 - For Four-Bedroom and Five-Bedroom homes:
 - Two bathrooms with tub/shower unit, toilet, sink/vanity, mirror, towel bars, toilet tissue holder
 - For slab on grade homes:
 - Should include approximately 50 sq. ft. of unfinished conditioned storage
 - Egress window and well in basement for each occupied and finished bedroom
 - One covered primary entrance, and one uncovered secondary entrance
 - Steps or stoops at all entrances
- Programmable thermostats
 - Clothes washer connection
 - Electric and gas dryer connection
 - Laundry tub whenever possible
 - Steel entry doors with deadbolts
 - Residential carpet and vinyl flooring
 - One ceiling fan per each finished bedroom
 - Window blinds
 - Gas water heater and forced-air furnace
 - Water softener
 - Sump pit and sump pump
 - Vinyl exterior siding
 - Gas or Electric range
 - Refrigerator
 - Dishwasher
 - Garbage disposal
 - One combination cable/phone jack per room
 - One linen closet per finished bath
 - One coat closet on main floor
 - Closet in each bedroom
 - Smoke detectors per code
 - CO2 detectors
 - Extra freezer wiring in basement or garage
 - Modest ceiling fixtures in each room, including eating area

- 8'x8' detached storage shed, if no garage
- Roof gutters
- Hard surface parking area
- Mailbox
- Double hung windows
- Lawns graded, seeded and covered with straw
- Walkway from driveway to one entrance
- Combination of six bushes/trees

The Basic Habitat for Humanity of Dane County home DOES NOT include:

- Washer/Dryer
- Ceiling fans in common rooms
- Garage or carport, unless required by neighborhood covenant or zoning
- Fences, unless required by neighborhood covenant or zoning
- Central air conditioning, unless otherwise required
- Concrete patio
- Decks
- Freezer
- Garage door opener
- Whirlpool-style tubs
- Screen doors
- Porch railings unless required by code

The following items are eligible purchases from the family Option Allowance, which is currently set at \$ 500.

- Clothes washer/Electric dryer (~\$700)
- Clothes washer/Gas dryer (~\$750)
- Extra basement egress window wells (~\$1,000)
- Under-cabinet microwave (~\$200)

By signing below I acknowledge that I understand this document.

Habitat Homeowner Family Representative _____ Date _____

HFHDC Representative _____ Date _____

Appendix



Habitat for Humanity[®]

of Dane County, Inc.

July 10, 2008

Dear Neighbors at Northport Commons:

My name is Michael Carlson. I'm writing to you on behalf of Habitat for Humanity of Dane County, where I serve on staff in charge of land acquisition and project development. In April of this year, HFH-DC purchased land in the Northport Commons subdivision, and by means of this letter I'd like to outline our anticipated building plans and schedule, introduce you to Habitat for Humanity as a homeownership program, and invite you to join me for a meeting to look at our redesign and to learn more about Habitat's plans for the neighborhood.

Habitat's purchase and building schedule

Habitat purchased the remaining 31 lots at Northport Commons. The lots are platted for a mix of single-family homes and row houses. We intend to market the single-family home lots for market-rate resale, and this coming fall we're planning to build the 4-unit bank of townhouses on the lots fronting Kennedy, as originally planned by the developer.

Meanwhile, we're actively working to replat the lots adjacent to Northport Drive, as well as those that front the central park, because we believe that those areas could be arranged in a way that's more useful for our families and more lovely for the neighborhood as a whole. Part of our redesign includes plans for the central park area, a bus stop and neighborhood entry, and perhaps a second, smaller park area or network of walking paths that connect with the sidewalk that runs alongside Northport Drive.

Habitat's redesign plans for the neighborhood will be subject to City review and approval, and we anticipate final approval by the end of 2008. Regardless of the timeline, City approval will largely depend on Alder support and neighborhood approval, and Alder Schumacher is actively overseeing our work to gather neighborhood feedback. The Northside Planning Council has also offered its support in raising awareness of the project among potential homeowners and contractors.

Supposing our redesign meets your and the City's approval, we intend to build out the redesigned portion of the neighborhood over the course of 2009 and 2010, and possibly into Spring of 2011.

3-4

MAIL: P.O. Box 258128
Madison, WI 53725-8128

OFFICE: 1014 Fiedler Ln. #29
Madison, WI 53713

PHONE: (608) 255-1549
FAX: (608) 255-1823

E-MAIL: habitat@habitatdane.org
INTERNET: www.habitatdane.org



Habitat for Humanity of Dane County

Habitat for Humanity builds simple, decent affordable homes in partnership with income-qualified families and the community of volunteers who work alongside them. Coupled with our unique 0% revolving fund financing, Habitat's unique homebuilding program makes homeownership possible for families whose needs cannot be met in the private market.

Habitat for Humanity of Dane County incorporated in 1987. In 20 years, the agency has completed and sold 135 homes using homeowner sweat equity, volunteers, donated supplies and contributions. HFH-DC was named Habitat International's "Affiliate of the year" for 2005 - a prestigious national honor.

Habitat families are as varied as the houses they build. To qualify for Habitat's homeownership program, a candidate family must earn between 30%-60% DCMI; must demonstrate stable sources of income and good current credit; possess three years positive rental history; commit to 350 hours of sweat equity, and to participate in our intensive curriculum of homeowner education classes. Families come to Habitat from around the world: In addition to long-time residents of Dane County, Habitat routinely partners with immigrant and refugee families from areas including Viet Nam, Cambodia, Nigeria, and Kosovo.

I welcome your feedback and questions, so please don't hesitate to contact me at 255-1549 x.107, or by email at mcarlson@habitatdane.org. For your reference, I've attached copies of a survey we carried out that indicates the land we've purchased, and I'll bring you copies of our redesign plans as soon as I've got them. Habitat is excited to establish a strong presence on the Northside, and I hope you all have the opportunity to come out and build with us!

Best Regards,



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

What is Habitat for Humanity?

- HFH is a volunteer-supported affordable housing provider
- HFH partners with families and the community-at-large to provide homeownership for folks earning between 30%-60% DCMI
- Homeowners pay a 0% mortgage set at 25% of the homeowners' income

Ways you can get involved:

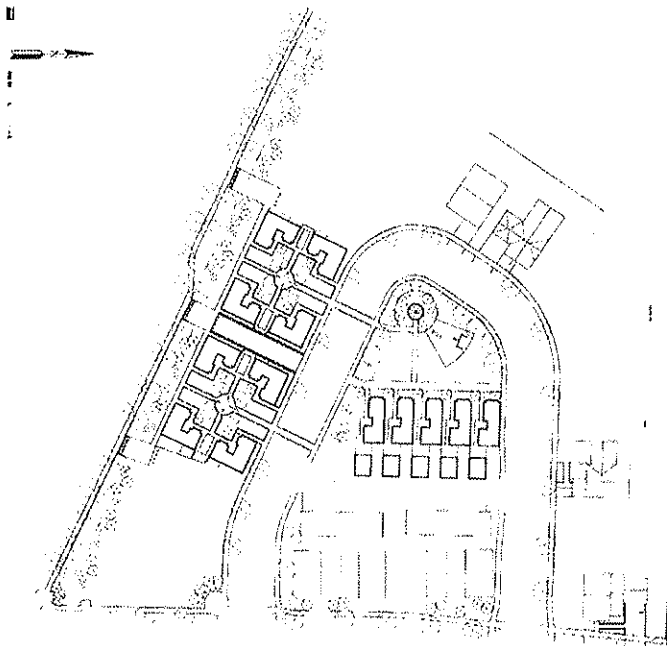
- Volunteer to build or host worksites
- Enroll to become a Habitat homeowner
- Partner with a family as a Homeownership Mentor
- Bid on contracted work
- Offer gift-in-kind materials or services



Habitat
for Humanity[®]
of Dane County, Inc.

What's happening at Northport Commons?

- HFH purchased remaining 31 lots
- Redesigning most townhouse lots into single-family homes
- Building a neighborhood park and school bus stop
- Looking for commercial partner for lot at corner of Northport and Kennedy
- Building to begin in Fall 2008, and to continue through 2010



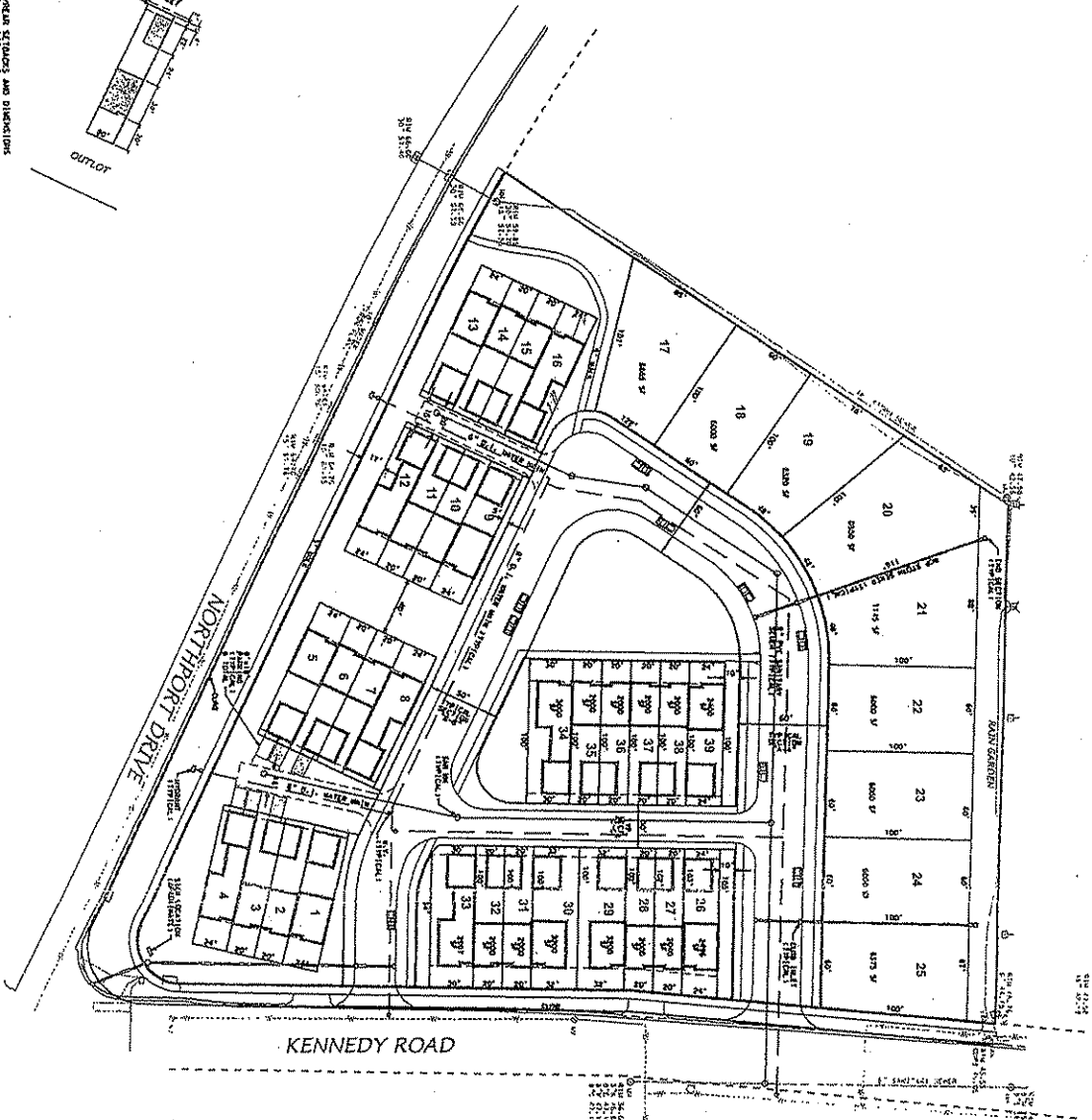
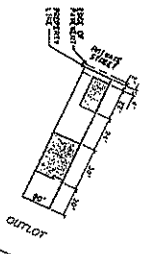
For more info:

Check out www.habitatdane.org

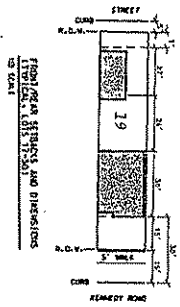
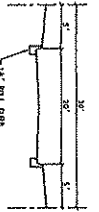
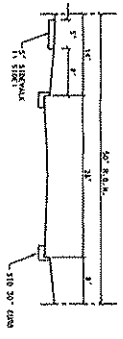
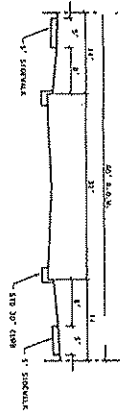
Or call:

Family Services: 255-1549 x.101
Volunteering: 255-1549 x.104
Donations/GIK: 255-1549 x.106
NPC questions: 255-1549 x.107

FROM DATA SETBACKS AND DIMENSIONS
 TYPICAL, Q15-T-15
 IN SCALE



KENNEDY ROAD



DETAIL NOTES:
 1. FINISH BUILDING AND SFD (NOT SHOWN)
 2. 10' SETBACK

EXHIBIT 1
 ORIGINAL SITE PLAN

D'ONOFRIO, KOTKE
 AND ASSOCIATES, INC.
 7530 WESTWARD WAY
 MADISON, WISCONSIN 53717
 TEL: 608-443-7530
 FAX: 608-443-1082

NORTHPORT COMMONS
 SITE PLAN

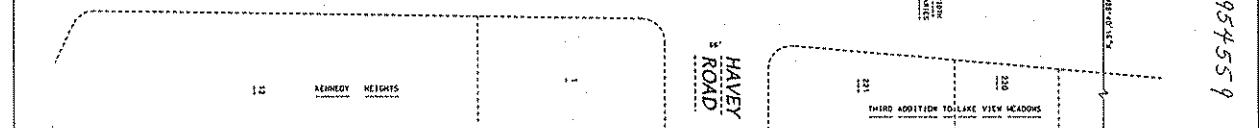
DATE: 12-01-03
 REVISION: --
 SCALE: 1"=40'
 FN: 02-05-145
 DRAWN BY: JSR



3-4

NORTHPORT COMMONS # 3954559

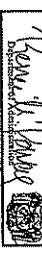
LOCATED IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 26 T8N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LOT	ACRES	AREA (SQ. FT.)	GENERAL BOUNDING	TANGENT BOUNDING
1-2	26.00	42,000	S89°04'31"W	114°14'47"
3-4	60.00	107,000	N82°31'02"W	321°13'50"
5-6	138.50	245,000	N85°19'57"W	698°52'14"
7-8	18.50	325,500	N85°19'57"W	698°52'14"
9-10	18.50	325,500	N85°19'57"W	698°52'14"
11-12	18.50	325,500	N85°19'57"W	698°52'14"
13-14	18.50	325,500	N85°19'57"W	698°52'14"
15-16	18.50	325,500	N85°19'57"W	698°52'14"
17-18	18.50	325,500	N85°19'57"W	698°52'14"
19-20	18.50	325,500	N85°19'57"W	698°52'14"
21-22	18.50	325,500	N85°19'57"W	698°52'14"
23-24	18.50	325,500	N85°19'57"W	698°52'14"
25-26	18.50	325,500	N85°19'57"W	698°52'14"
27-28	18.50	325,500	N85°19'57"W	698°52'14"
29-30	18.50	325,500	N85°19'57"W	698°52'14"
31-32	18.50	325,500	N85°19'57"W	698°52'14"
33-34	18.50	325,500	N85°19'57"W	698°52'14"
35	18.50	325,500	N85°19'57"W	698°52'14"

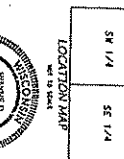
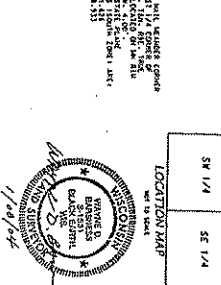
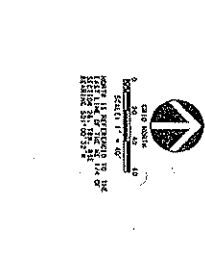
- NOTES:**
1. All lots and blocks are hereby restricted so that no owner, possessor, user, lessee or other person may have any right of direct vehicular ingress from or egress to any Highway lying within the right-of-way of this restriction. This restriction shall not be construed to prohibit the use of any driveway or other access which is shown on the plat and which is necessary for the proper use of the land.
 2. This lot of this land division may encroach upon or overlap the right-of-way of any other lot of this land division. The Department of Transportation is not responsible for the location of any driveway or other access which is shown on the plat and which is necessary for the proper use of the land.
 3. Outlots 2 and 3 are private open spaces.
 4. Lots 17 through 25 and Outlots 1 and 2 within this plat are subject to a prior easement for a public road, which is shown on the plat. The easement shall be 16 feet in width on the perimeter of this plat. Easements shall not be required on property lines covered with concrete or other permanent structures, including sidewalks, or bermed with the prior written approval of the City Engineer.
 5. The improvement design and construction shall be in accordance with the standards of the City Engineer and the Town Administrator, as amended in accordance with the Madison General Ordinances.
 6. City will not install lighting in this plat, but the developer or property owner may request the City to approve a driveway lighting in the City Engineer's office.
 7. Distances shown along curves are chord lengths.
 8. Distances shown along curves are chord lengths.
 9. This instrument was certified by D. Gordon, Notary Public.
 10. The plat is subject to a land use restriction address record to be located in Volume 3954559.

Department of Administration
 Certified Notary Public
 There are no objections to this plat with respect to the State as provided by S. 238.14, Wis. Stat.



LEGEND:

- X Road 1/4" in cross-section.
- Road 1/4" in cross-section, 1/2" in plan view.
- △ Road 1/4" in cross-section, 1/2" in plan view, 1/2" in elevation.
- Road 1/4" in cross-section, 1/2" in plan view, 1/2" in elevation, 1/2" in elevation.

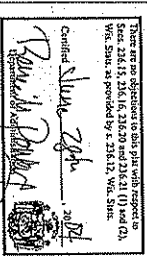


NW 1/4	NE 1/4
SECTION 26	T8N R9E
SW 1/4	SE 1/4

LOCATOR MAP
 See to Sheet
 Revised June 30, 2004

NORTHPORT COMMONS

LOCATED IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 26, T8N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



DEPARTMENT OF ADMINISTRATION

STATE OF WISCONSIN
COUNTY OF MADISON
JANUSON BANK, a corporation duly organized under the laws of the State of Wisconsin, and having its principal office at 1000 Wisconsin Street, Madison, Wisconsin, is the owner of the above described premises and the holder of the mortgage thereon. The said premises are being sold by the said bank to the said buyer, and the proceeds of the sale are being used to pay the said mortgage. The said buyer has paid to the said bank the sum of \$100,000.00, which is the full amount of the purchase price. The said bank has received from the said buyer the sum of \$100,000.00, which is the full amount of the purchase price. The said bank has received from the said buyer the sum of \$100,000.00, which is the full amount of the purchase price. The said bank has received from the said buyer the sum of \$100,000.00, which is the full amount of the purchase price.



C-200, LLC, a Wisconsin Limited Liability Company, duly organized and existing under the laws of the State of Wisconsin, is the owner of the above described premises and the holder of the mortgage thereon. The said premises are being sold by the said company to the said buyer, and the proceeds of the sale are being used to pay the said mortgage. The said buyer has paid to the said company the sum of \$100,000.00, which is the full amount of the purchase price. The said company has received from the said buyer the sum of \$100,000.00, which is the full amount of the purchase price. The said company has received from the said buyer the sum of \$100,000.00, which is the full amount of the purchase price.

IN WITNESS WHEREOF, the said C-200, LLC has caused these presents to be signed by its duly authorized officer, the undersigned, and its corporate seal to be hereunto affixed on this 20th day of January, 2004.

C-200, LLC
STATE OF WISCONSIN
COUNTY OF MADISON

STATE OF WISCONSIN
COUNTY OF MADISON
The City of Madison, a municipality organized under the laws of the State of Wisconsin, is the owner of the above described premises and the holder of the mortgage thereon. The said premises are being sold by the said city to the said buyer, and the proceeds of the sale are being used to pay the said mortgage. The said buyer has paid to the said city the sum of \$100,000.00, which is the full amount of the purchase price. The said city has received from the said buyer the sum of \$100,000.00, which is the full amount of the purchase price. The said city has received from the said buyer the sum of \$100,000.00, which is the full amount of the purchase price.

STATE OF WISCONSIN
COUNTY OF MADISON
By Commission: [Signature]
Notary Public, State of Wisconsin

STATE OF WISCONSIN
COUNTY OF MADISON
This instrument was certified by [Signature], Notary Public, State of Wisconsin, on this 20th day of January, 2004.

JANUSON BANK, a corporation duly organized under the laws of the State of Wisconsin, is the owner of the above described premises and the holder of the mortgage thereon. The said premises are being sold by the said bank to the said buyer, and the proceeds of the sale are being used to pay the said mortgage. The said buyer has paid to the said bank the sum of \$100,000.00, which is the full amount of the purchase price. The said bank has received from the said buyer the sum of \$100,000.00, which is the full amount of the purchase price. The said bank has received from the said buyer the sum of \$100,000.00, which is the full amount of the purchase price.

STATE OF WISCONSIN
COUNTY OF DANE
By Commission: [Signature]
Notary Public, State of Wisconsin

STATE OF WISCONSIN
COUNTY OF DANE
PERSONALLY COME BEFORE ME this 20th day of January, 2004, the above named person, and being duly sworn, depose and testify that the contents of the foregoing instrument are true and correct to the best of their knowledge and belief.

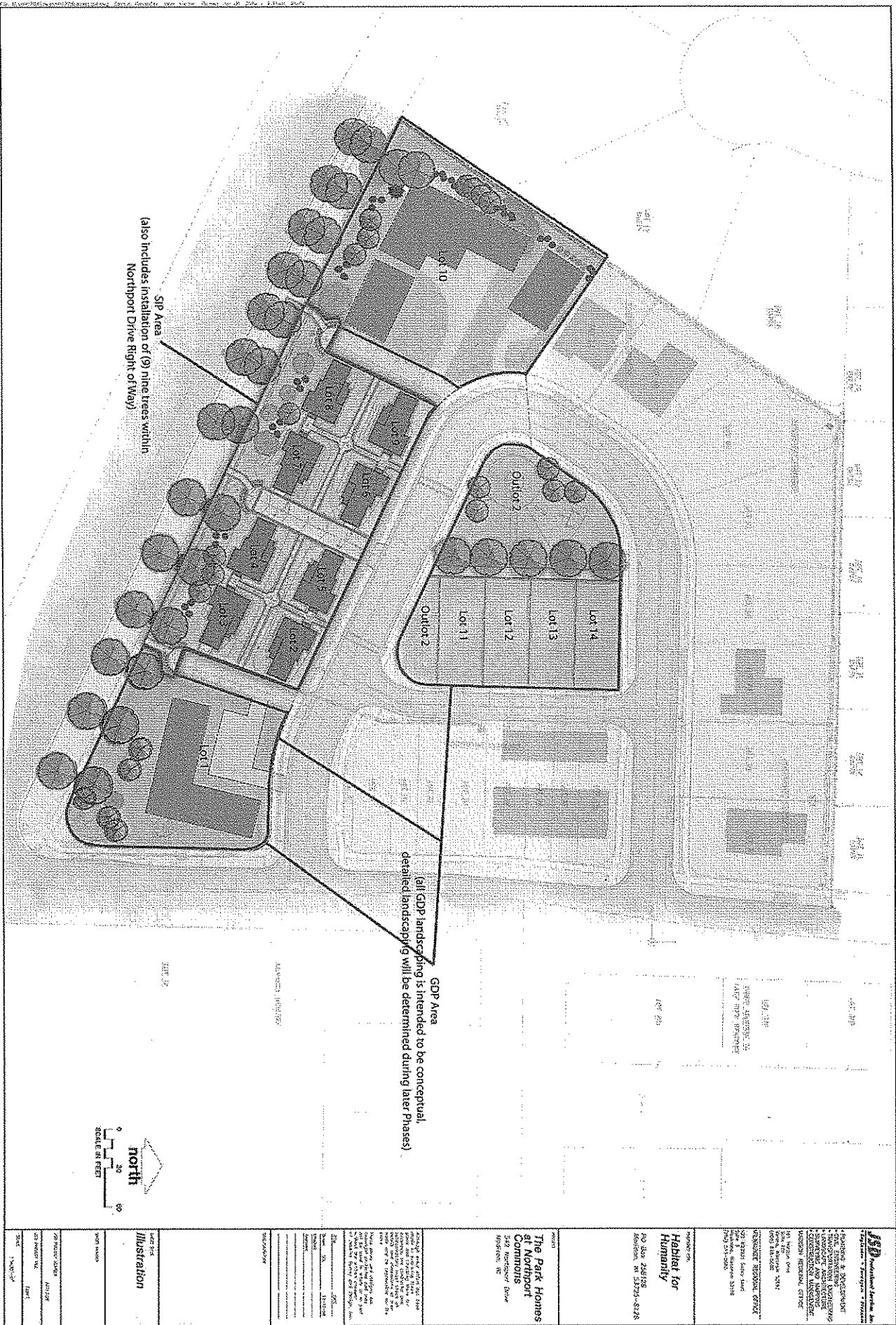
COUNTY TREASURER'S CERTIFICATE
I, David H. Gagnon, being the duly appointed, qualified, and acting Treasurer of the County of Dane, Wisconsin, do hereby certify that the above described premises are the property of the County of Dane, Wisconsin, and that the same are being sold to the said buyer, and the proceeds of the sale are being used to pay the said mortgage.

CITY OF MADISON TREASURER'S CERTIFICATE
I, Roy Fisher, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Wisconsin, do hereby certify that the above described premises are the property of the City of Madison, Wisconsin, and that the same are being sold to the said buyer, and the proceeds of the sale are being used to pay the said mortgage.

UNITED PARISH SCHOOL DISTRICT CERTIFICATE
I, [Signature], being the duly appointed, qualified, and acting Treasurer of the United Parish School District, do hereby certify that the above described premises are the property of the United Parish School District, and that the same are being sold to the said buyer, and the proceeds of the sale are being used to pay the said mortgage.

STATE OF WISCONSIN
COUNTY OF MADISON
By Commission: [Signature]
Notary Public, State of Wisconsin

REGISTER OF DEEDS CERTIFICATE
Received for recording this 20th day of January, 2004, of the above described instrument, and recorded in Volume 288, Page 4524 of the Register of Deeds for the County of Madison, Wisconsin.



JSD *Johnson & Sons, Inc.*
 Architects • Engineers • Planners
 10000 Northpark Drive, Suite 100
 Northport, AL 36708
 Phone: 256-426-3300
 Fax: 256-426-3301
 www.jsdinc.com

PROJECT:
The Park Homes at Northport Commons
 142 Northport Drive
 Northport, AL

PROJECT NO.:
 15-001
DATE:
 11/27/15

PREPARED BY:
 JSD
DATE:
 11/27/15

SCALE:
 AS SHOWN
DATE:
 11/27/15

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/27/15	ISSUED FOR PERMIT

APPROVED BY:

 DATE: 11/27/15

PROJECT MANAGER:

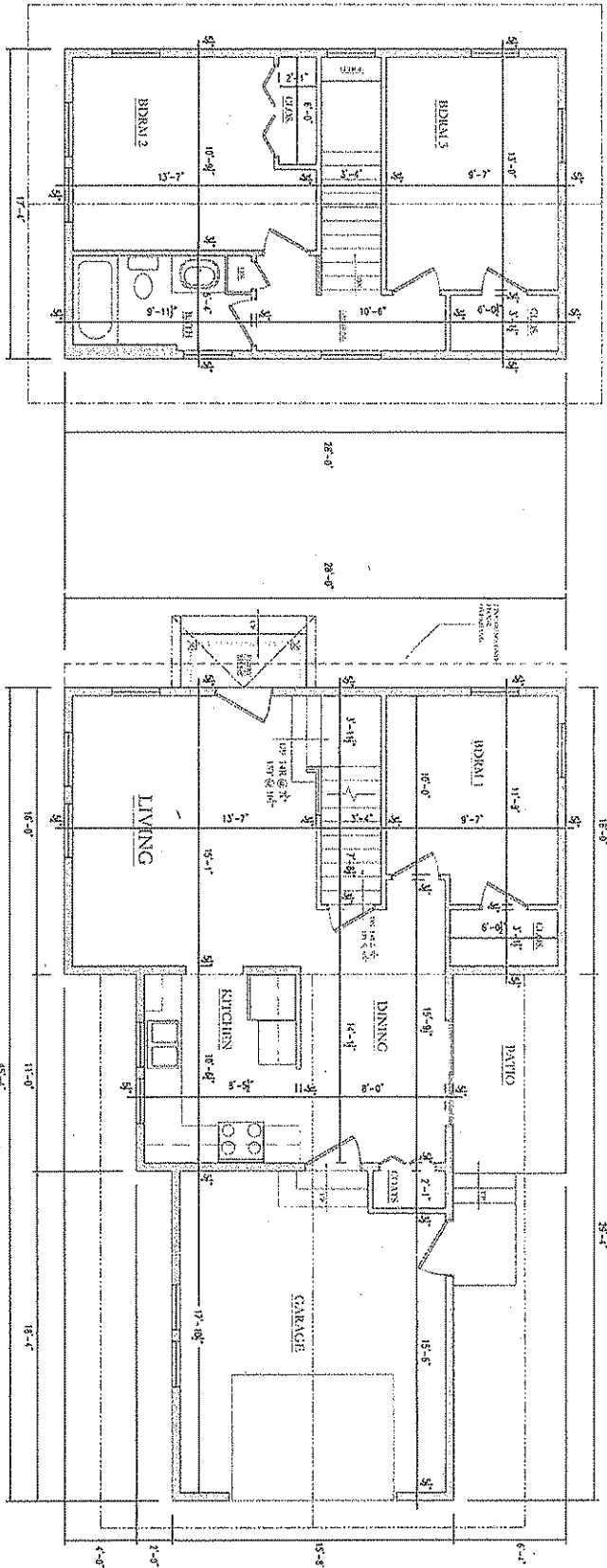
 DATE: 11/27/15

CLIENT:

 DATE: 11/27/15

PROJECT ADDRESS:
 142 Northport Drive
CITY:
 Northport, AL

SCALE:
 AS SHOWN
DATE:
 11/27/15



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

Unit Type Proposal for Northport Commons

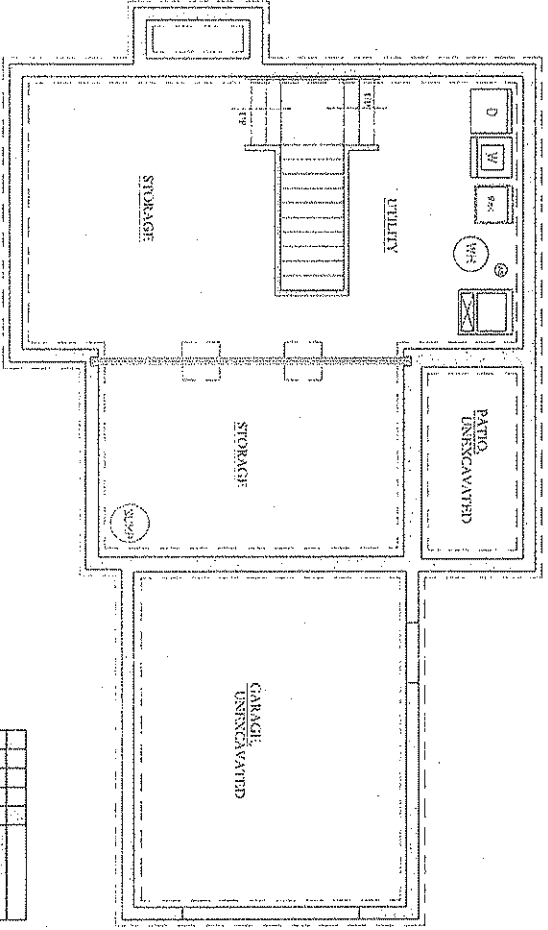
3 bedroom, single family home

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

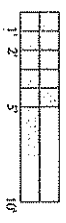
Habitat for Humanity of Dane County
 1014 Fiedler Lane, #29
 Madison, WI 53725

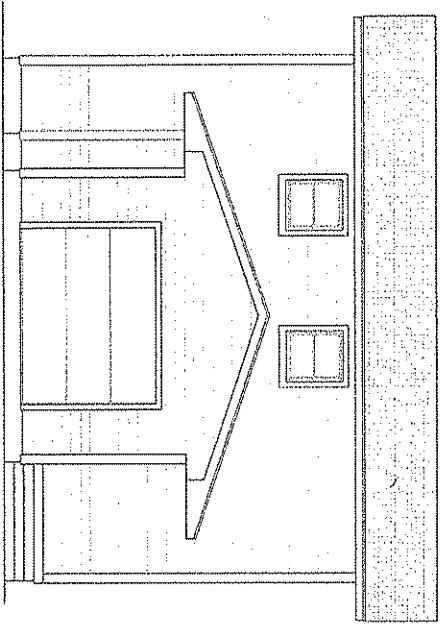
608.255.1549

Drawn by: AJC
Last revised: 12.13.06

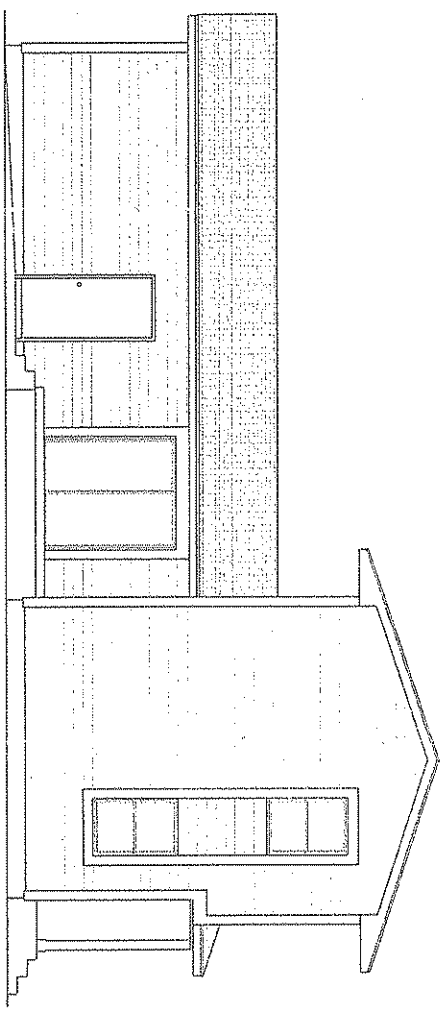


FOUNDATION PLAN
SCALE: 1/8" = 1'

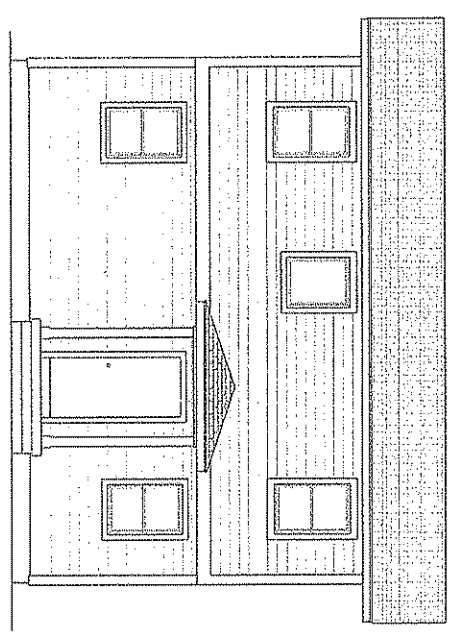




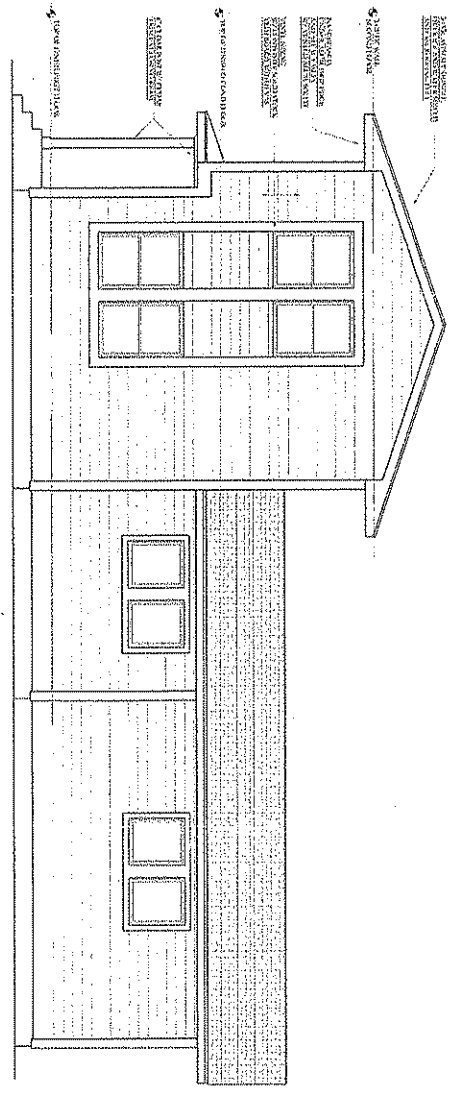
ELEVATION FROM FIRE ALLEY
SCALE: 1/8" = 1'



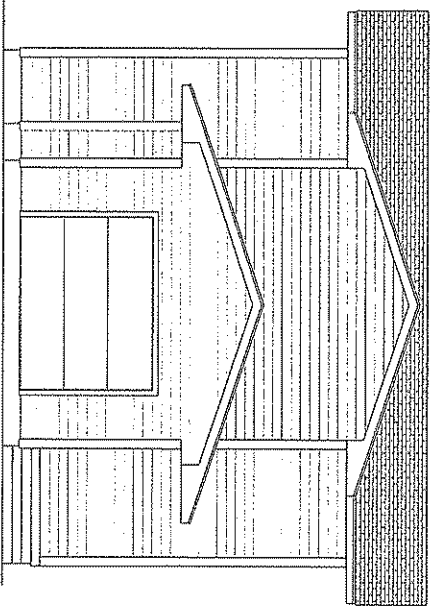
ELEVATION FROM COMMON AREA
SCALE: 1/8" = 1'



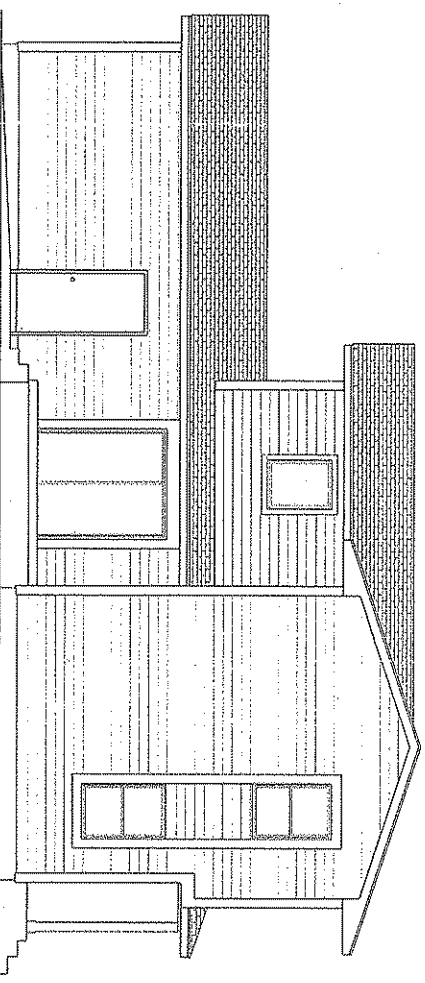
ELEVATION AT FRONT ENTRY
SCALE: 1/8" = 1'



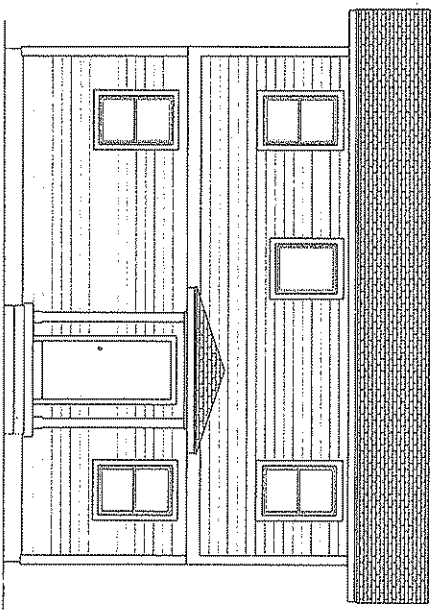
STREET ELEVATION
SCALE: 1/8" = 1'



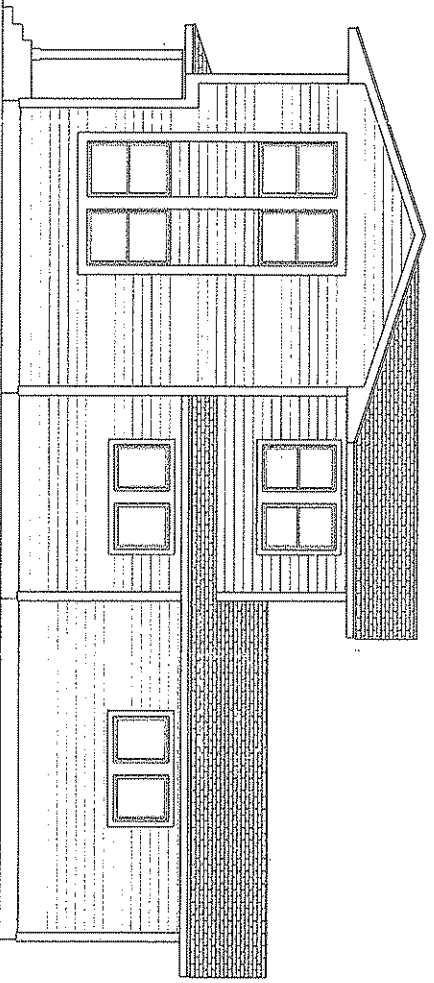
ELEVATION FROM FIRE ALLEY
SCALE: 1/4" = 1'



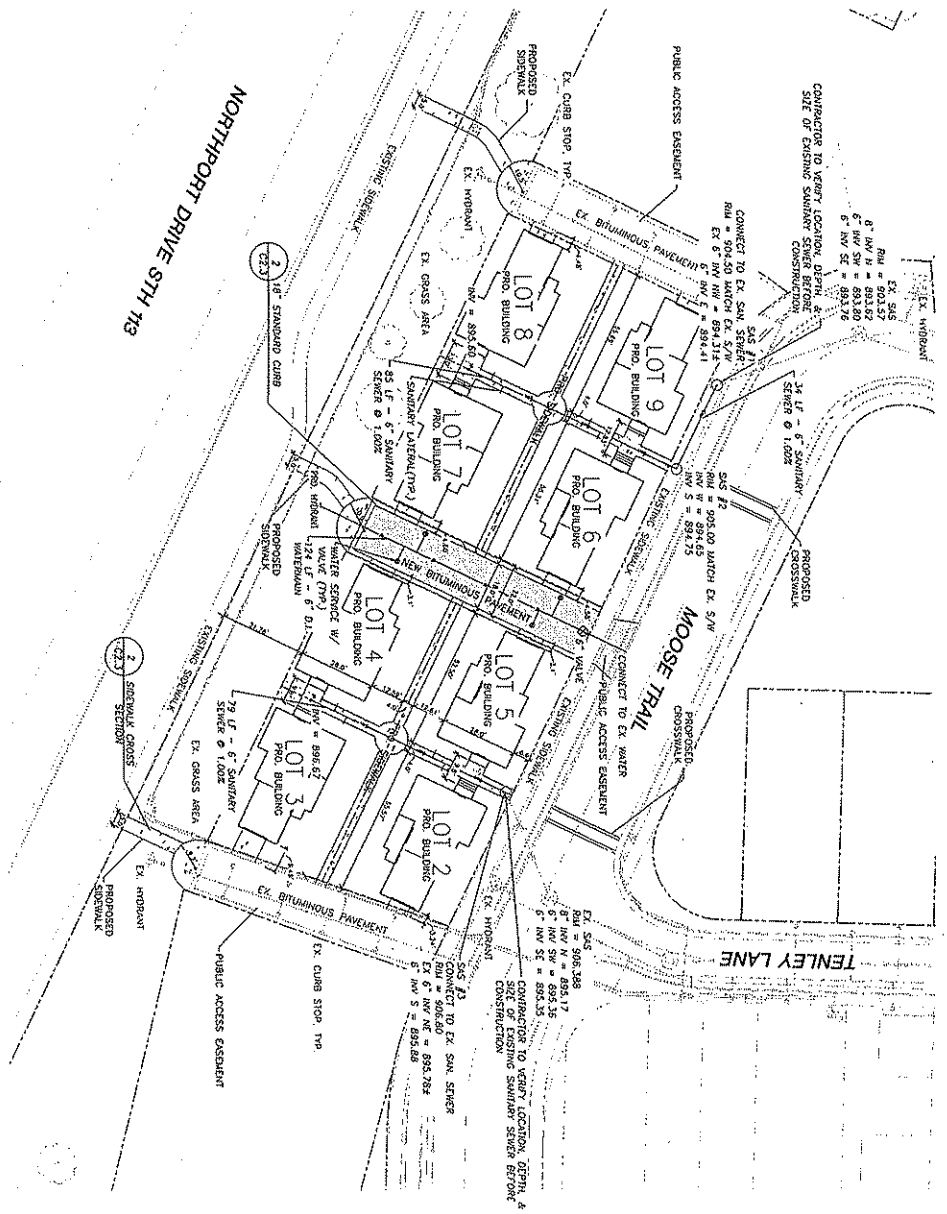
ELEVATION FROM COMMON AREA
SCALE: 1/4" = 1'



ELEVATION AT FRONT ENTRY
SCALE: 1/4" = 1'



STREET ELEVATION
SCALE: 1/4" = 1'



LEGEND (PROPOSED)

- PROPOSED LOT
- PROPOSED SIDEWALK
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED CROSSWALK
- PROPOSED MANHOLE
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM
- PROPOSED EASEMENT
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE REMOVED OR ALTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF WORK.

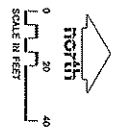


EXHIBIT 9

<p>PROJECT NAME: Habitat for Humanity</p> <p>PROJECT ADDRESS: 21 Northport Commons, Madison, WI</p> <p>PROJECT PHONE: 608-261-1128</p> <p>PROJECT FAX: 608-261-1128</p> <p>PROJECT EMAIL: info@habitat.org</p>	<p>CLIENT: Habitat for Humanity</p> <p>CLIENT ADDRESS: 1000 North Dearborn Street, Madison, WI 53704</p> <p>CLIENT PHONE: 608-261-1128</p> <p>CLIENT FAX: 608-261-1128</p> <p>CLIENT EMAIL: info@habitat.org</p>	<p>DESIGNER: C-20</p> <p>DESIGNER ADDRESS: 1000 North Dearborn Street, Madison, WI 53704</p> <p>DESIGNER PHONE: 608-261-1128</p> <p>DESIGNER FAX: 608-261-1128</p> <p>DESIGNER EMAIL: info@habitat.org</p>	<p>DATE: 10/16/2008</p> <p>SCALE: 1"=20'-0"</p>
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