

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 4
Project # 11-71-08
12711

DATE SUBMITTED: <u>DEC. 1, 2008</u>	Action Requested
UDC MEETING DATE: <u>DEC. 3, 2008</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4210-4216 KENNEDY ROAD

ALDERMANIC DISTRICT: 18

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
HABITAT FOR HUMANITY OF DANE CO. MARY MARRE, ARCHITECT
MICHAEL CARLSON, HFHDC

CONTACT PERSON: MICHAEL CARLSON, FOR HFHDC
Address: 1014 FIEDLER LANE, #29
MADISON, WI. 53725
Phone: 608-255-1549 x.107
Fax: 608-~~255~~-255-1823
E-mail address: mcarlson@habitatdane.org



TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP) * ALTERATION TO ZERO-STEP ENTRY
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



City of Madison Department of Planning and Development
Madison Municipal Bldg.
215 Martin Luther King, Jr. BLVD
Madison, WI. 53701-2984

RE: Alteration to SIP at 4210-4216 Kennedy Road

December 1, 2008

Dear Sir or Madam:

Habitat for Humanity of Dane County appears again before the Urban Design Commission to request permission to alter the SIP for the 4-unit bank of townhouses it's currently building at 4210-4216 Kennedy Road, in the Northport Commons subdivision. Specifically, HFHDC requests permission to waive the zero-step entry requirements that pertain to these townhouse units, in exchange for accessible units that are planned as part of HFHDC's upcoming revised-GDP/SIP submission for the remainder of the Northport Commons neighborhood.

The Kennedy Road townhouses now under construction represent HFHDC's kickoff build within the Northport Commons subdivision. In June, 2007, the City approached HFHDC to ask whether we might purchase the remaining land at Northport Commons and preserve the neighborhood's affordability by recuperating the City's substantial Block Grant investment in the project. HFHDC purchased the remaining land after months of investigation and analysis, coupled with good-faith discussion and negotiation with the City of Madison. We are proud to partner with the City to serve families there, and have already begun recruitment of volunteers and homeowners for the project. HFHDC fully intends to respect the City's process for responsible land development: Nevertheless, we've endured significant delays during the permitting of the building, and the success of the build is suffering for it. As it stands, the foundation for the town homes had been poured under the start permit originally issued by Building Inspection, and alterations to it are possible only with significant redesign and reconstruction.

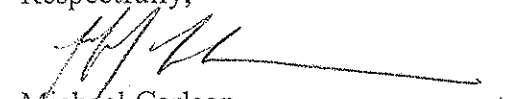
Within the next few weeks, the Commission will receive HFHDC's application for revision to the GDP/SIP for the land it purchased at Northport Commons. As part of that redesign, HFHDC plans to fulfill the request made by the CDBG office that we provide no fewer than 4 fully-accessible units within Northport Commons. We believe our redesign will exceed the City's expectations, and yield not only accessible units, but a



more accessible neighborhood overall. Moreover, we plan to continue our routine design review with partnering families, to ensure that their home will meet their specific accessibility needs; and we intend to make any necessary accommodations requested by families that we match with a unit within the Kennedy Road townhouses.

Habitat for Humanity of Dane County is blessed to enjoy the strong support of the City of Madison, to which we can attribute much of our success in serving good families here in Madison. We thank the City for continuing to work with us in good faith as we strive to make Northport Commons a great place to live. Thank you for your time and consideration, and please don't hesitate to call me with any questions at 255-1549 x.107.

Respectfully,



Michael Carlson
Director of Community Development

