

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

Legistar # 20356

DATE SUBMITTED: 5/3/11

Action Requested

Informational Presentation

Initial Approval and/or Recommendation

Final Approval and/or Recommendation

UDC MEETING DATE: 5/11/11

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 24-36 CORDELIA CRESCENT

ALDERMANIC DISTRICT: 18

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

HABITAT FOR HUMANITY OF DANE COUNTY

ARLON KAY AIA

CONTACT PERSON: BEN DELZER

Address: PO BOX 258128
MADISON WI 53725-8128

Phone: 608-516-1194

Fax: 608-255-1823

E-mail address: bdelzer@habitatdane.org



TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP) - MINOR ALTERATION
- 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 _____

FEES PAID
5/4/2011 FOR CC

*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.

May 4, 2011

Mr. Timothy Parks
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
Amended Specific Implementation Plan

Dear Mr. Parks:

Habitat for Humanity of Dane County is requesting approval of a Minor Alteration to a Specific Implementation Plan for the Northport Commons Planned Unit Development to allow construction of single family dwellings on lots 11-14 and a green space on outlot 2. Lots 11 and 14 will be the "Family Units" while lots 12 and 13 will be the "Accessible Units." Specific details on the site and landscaping plans and architecture for the four homes and green space follow.

The landscaping for the residences will be seeded prior to sale to the homeowners. Further landscaping will be at the discretion and completed by the homeowners.

Habitat for Humanity of Dane County brings communities together to provide simple, decent, and affordable home-ownership opportunities to Dane County residents earning 30-60% of the County Median Income. This is accomplished through volunteer labor, donated building material, public and private funding and grants, and the family's contribution of 325-375 hours of "Sweat Equity".

Once built, the home is sold to the family at the market-appraised value. The family is required to make a modest down payment while habitat provides financing at 0% interest. Families' monthly payments do not exceed 25% of their monthly gross income.

This particular development has previously received funding through the City of Madison Community Development Block Grant office.

Thank you for your consideration of this request.

Sincerely,

Benjamin S. Delzer
Construction Manager
Habitat for Humanity of Dane County

DEVELOPMENT SCHEDULE – 2011 NORTHPORT COMMONS BUILD-OUT

2011 Summer – Begin construction of all four homes on lots 11-14.

2011 Fall – Grade and install hardscape features of outlot 2.

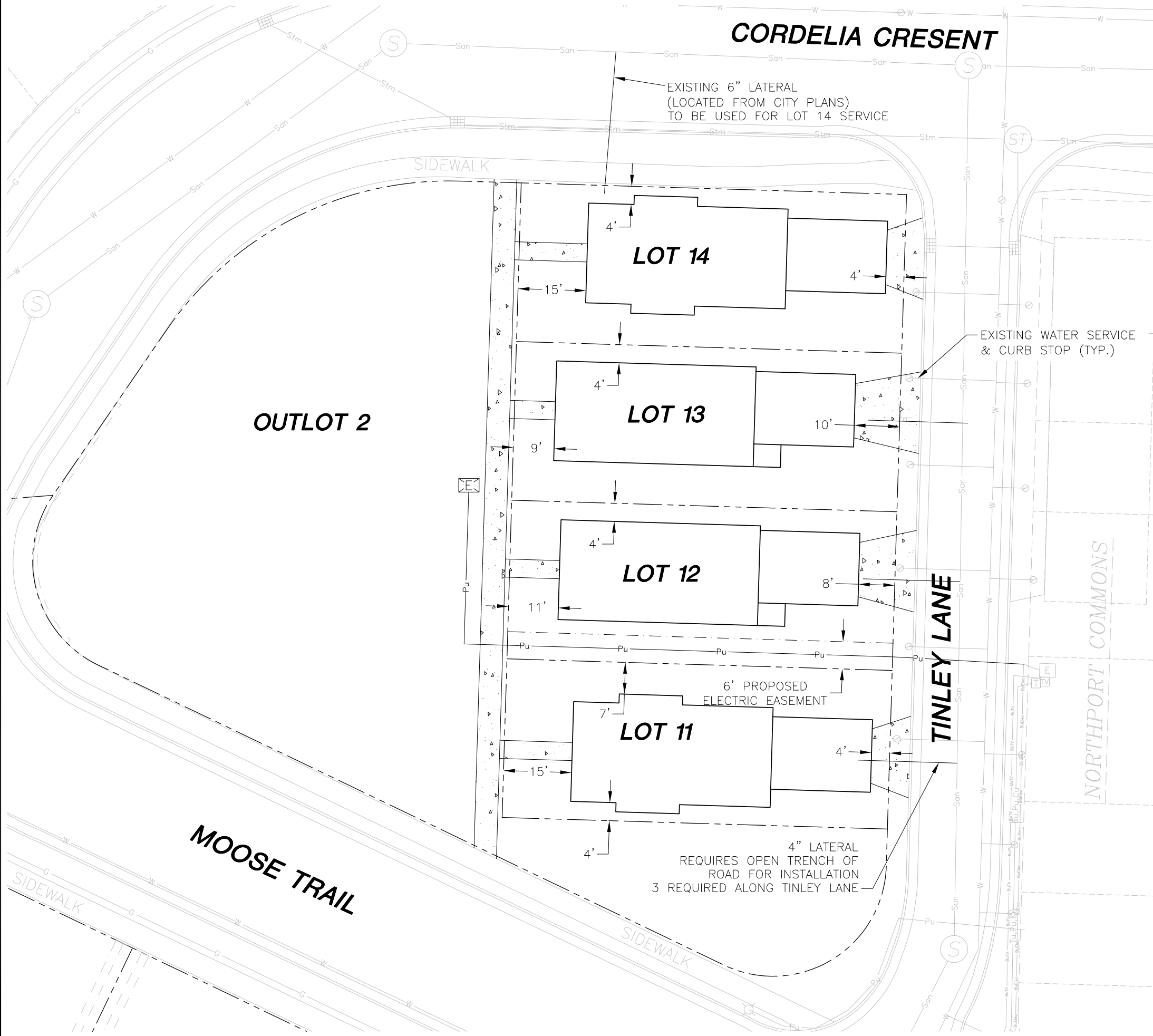
2012 Spring – Complete construction of the homes on lots 11-14.

2012 Summer – Complete landscaping features of outlot 2.

LEGAL DESCRIPTION OF PROPERTY

Lots 11-14 and Outlot 2 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.

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CORDELIA CRESENT

LEGEND (PROPOSED)

	PROPERTY LINE
	CONCEPTUAL SET-BACK LINE
	HOUSE
	CONCRETE SIDEWALK OR DRIVEWAY
	ELECTRICAL SERVICE
	CONCRETE PAVEMENT

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

- 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
The Park Homes at Northport Commons
 542 Northport Drive
 Madison, WI

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: JSD	4/18/2011
Checked:	
Approved:	
Revised:	

SEAL/SIGNATURE

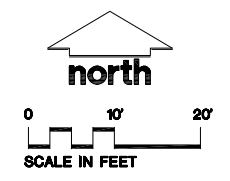
SHEET TITLE
Conceptual Site Plan

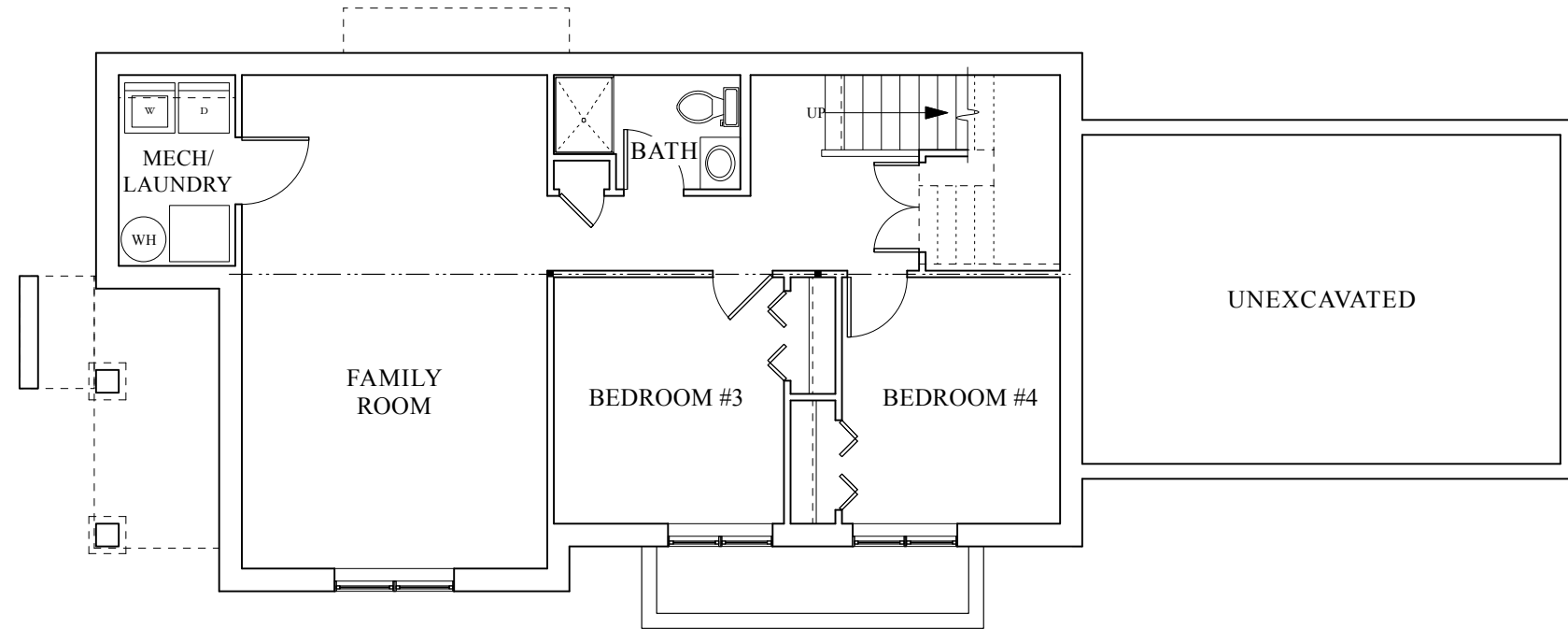
SHEET NUMBER
C-1.1

JSD PROJECT NUMBER
 HH1708A

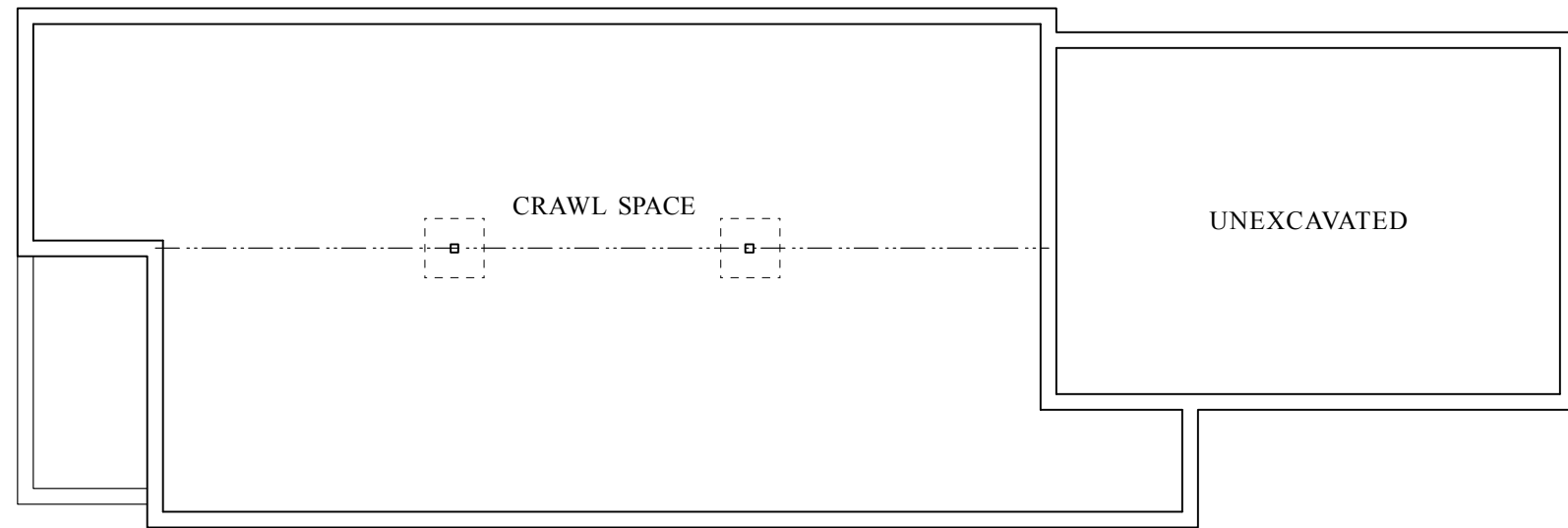
JSD PROJECT FILE
 Task1

SCALE
 1"=20'-0"





1	BASEMENT PLAN - FAMILY UNIT
A-1.0	Scale: 1/8" = 1'-0"



2	CRAWL SPACE PLAN - ACCESSIBLE UNIT
A-1.0	Scale: 1/8" = 1'-0"

- ISSUE:
- ◇ **CONSTRUCTION SET**
 - ◇ **PLAN REVIEW SET**
 - ◇ **BID SET**
NOT FOR CONSTRUCTION
 - ◇ **PRELIMINARY**
NOT FOR CONSTRUCTION
 - ◇ **PROGRESS SET**
NOT FOR CONSTRUCTION

PROJECT:

**MODELS FOR
HABITAT COMMUNITY
NORTHPORT
COMMONS**

Northport Rd
Madison, Wisconsin

REVISIONS:

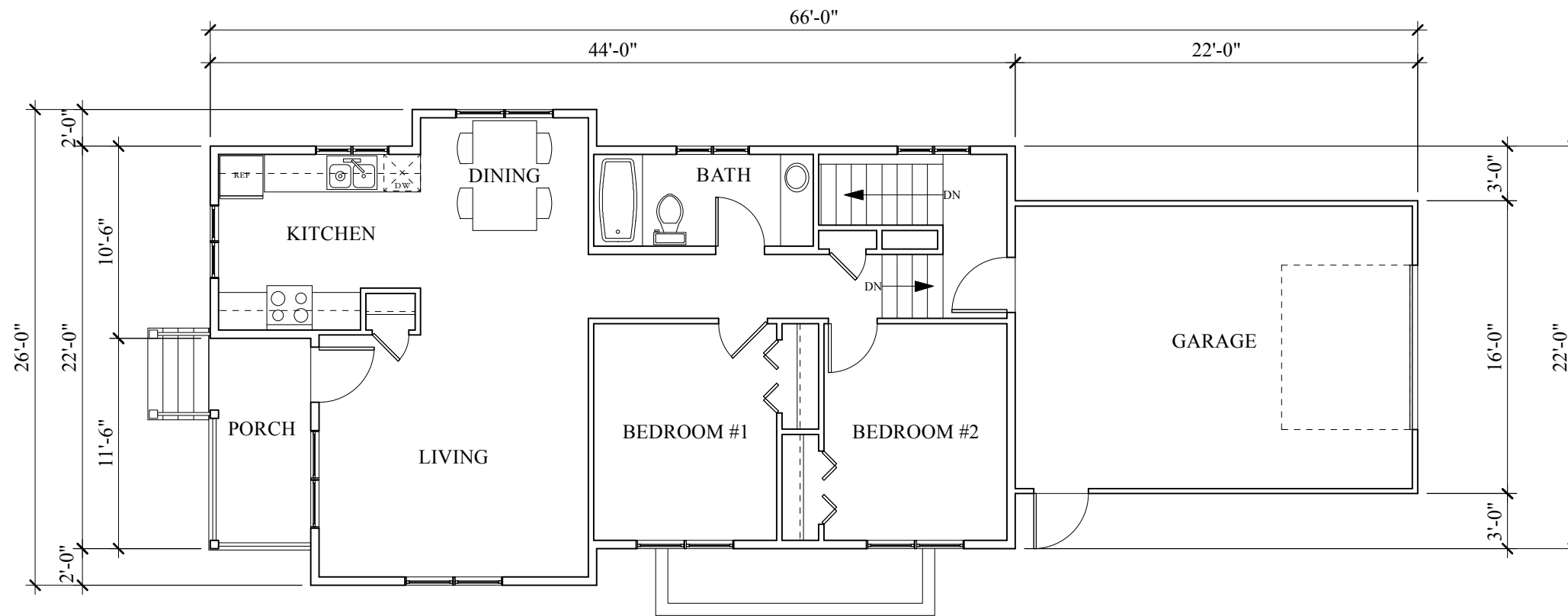
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PROJECT: K1101.02
DRAWN BY: DTZ, ASH

DRAWING NAME:

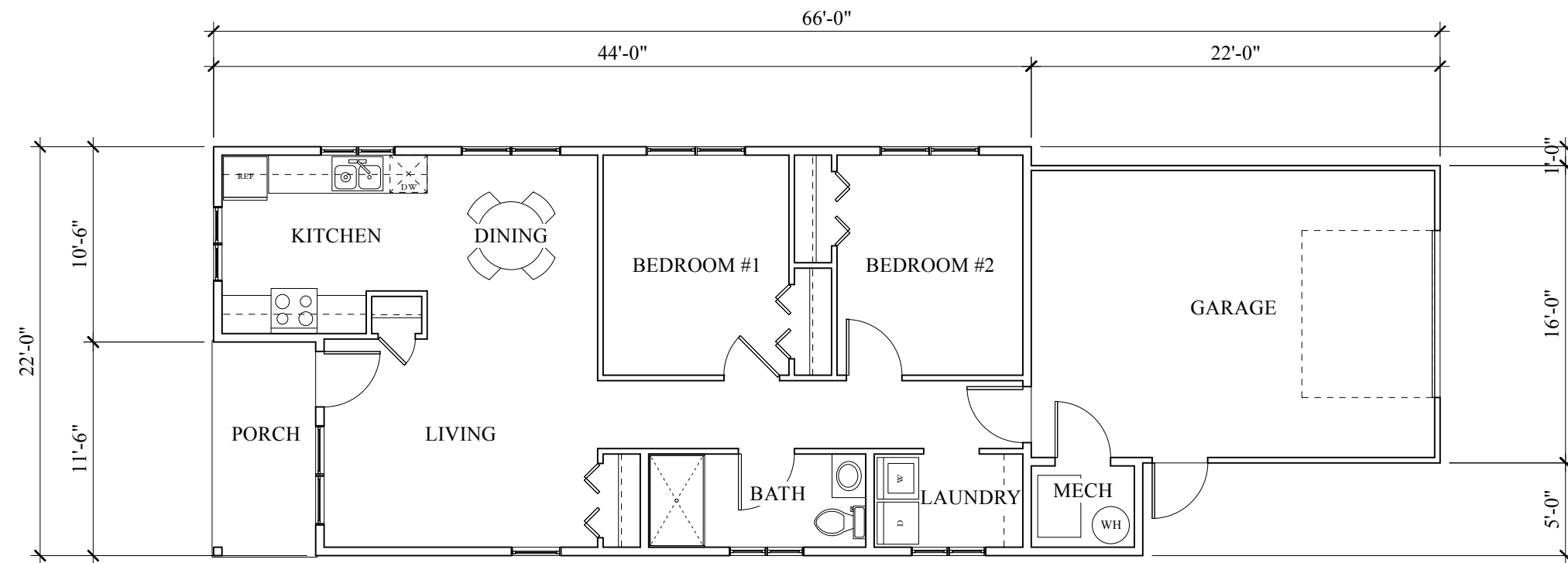
BASEMENT PLANS

DRAWING NUMBER:

A-1.0



1	FIRST FLOOR PLAN - FAMILY UNIT
A-1.1	Scale: 1/8" = 1'-0"



2	FIRST FLOOR PLAN - ACCESSIBLE UNIT
A-1.1	Scale: 1/8" = 1'-0"

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Northport Rd
Madison, Wisconsin

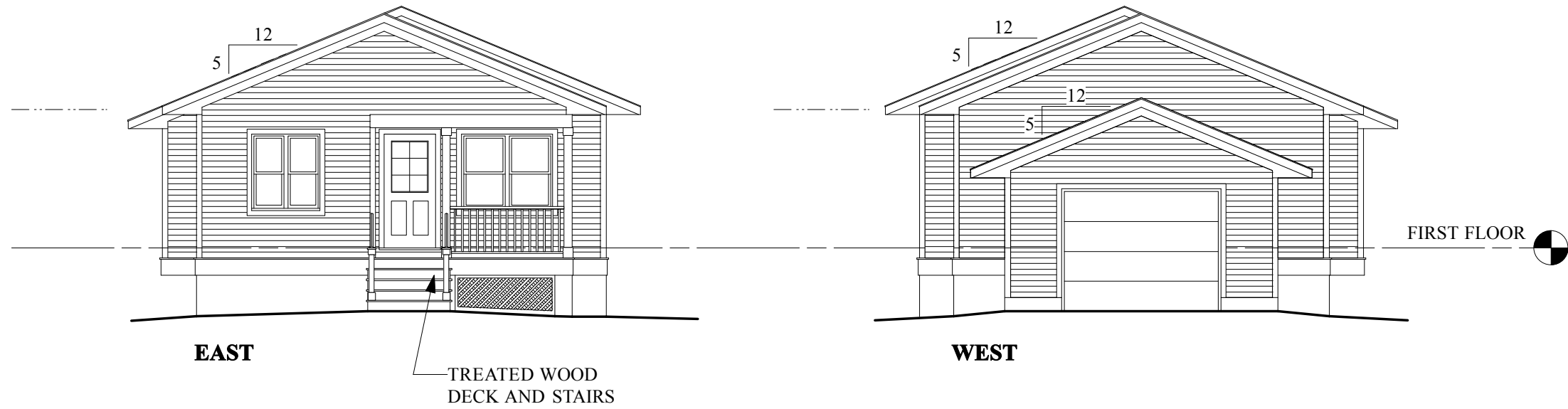
REVISIONS:

DATE: 20 April 2011
SCALE: AS NOTED
PROJECT: K1101.02
DRAWN BY: DTZ, ASH

DRAWING NAME:
FIRST FLOOR PLAN

DRAWING NUMBER:

A-1.1

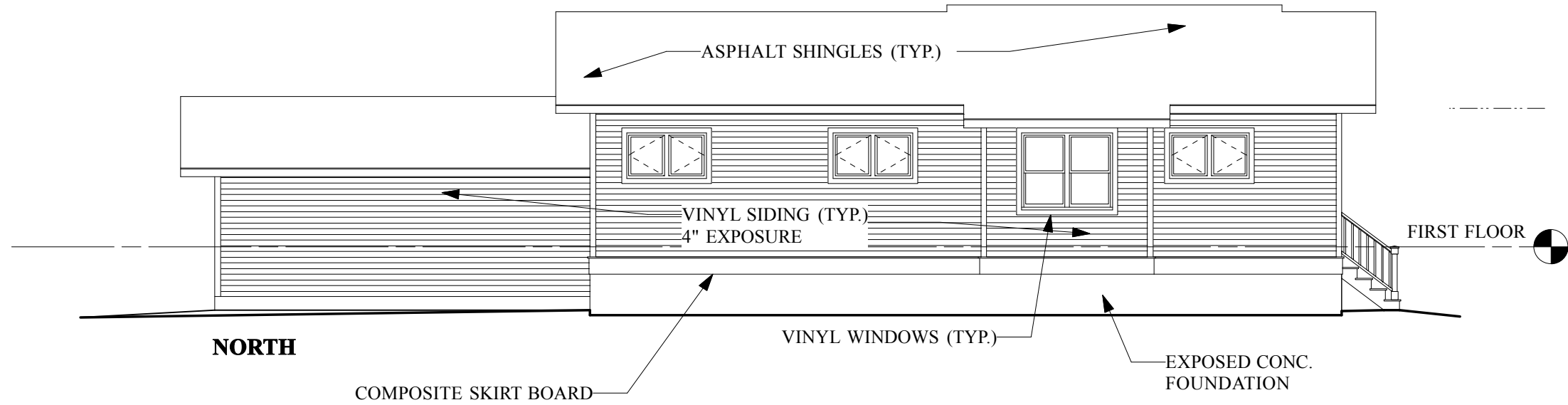


EAST

WEST

FIRST FLOOR

TREATED WOOD
DECK AND STAIRS



NORTH

FIRST FLOOR

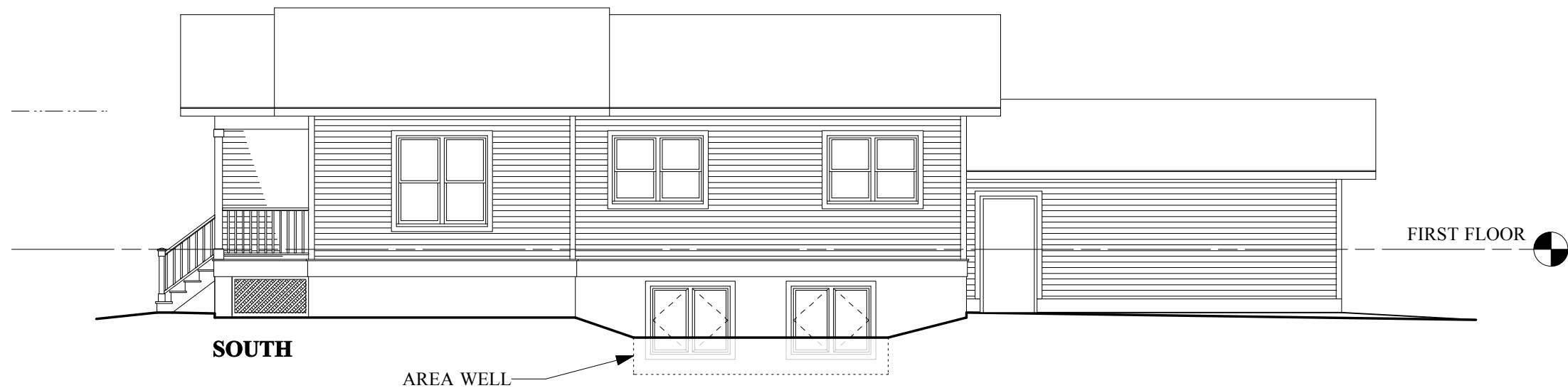
ASPHALT SHINGLES (TYP.)

VINYL SIDING (TYP.)
4" EXPOSURE

VINYL WINDOWS (TYP.)

EXPOSED CONC.
FOUNDATION

COMPOSITE SKIRT BOARD



SOUTH

FIRST FLOOR

AREA WELL

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**MODELS FOR
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NORTHPORT
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Northport Rd
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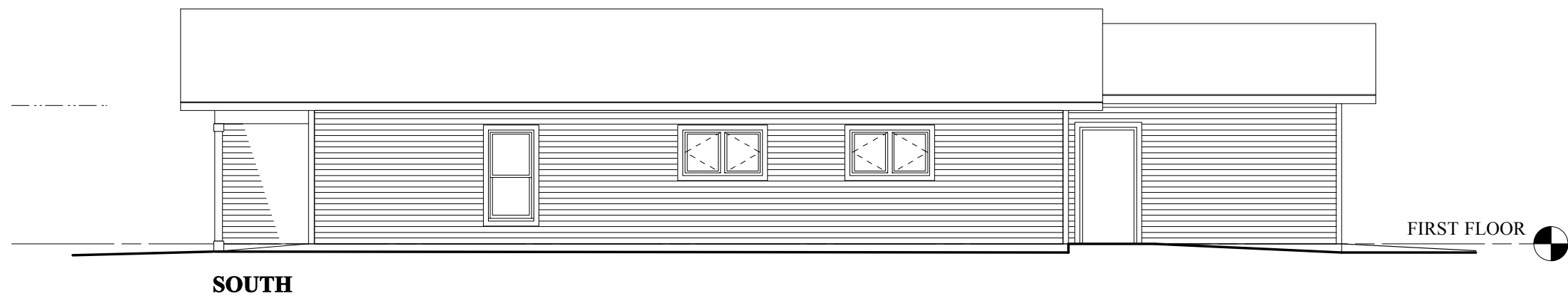
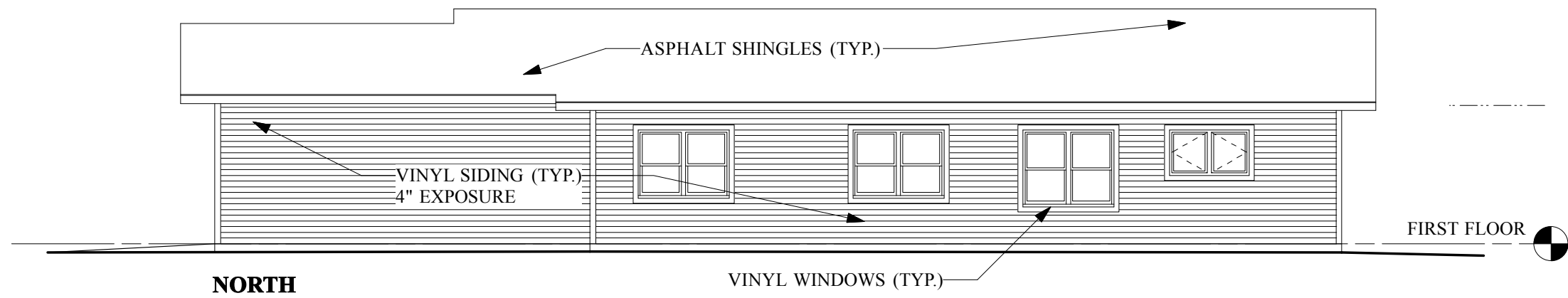
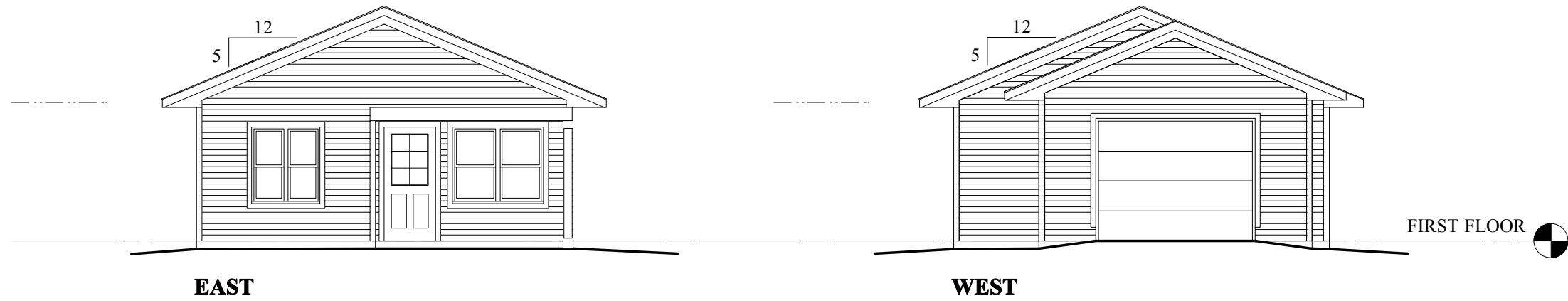
DATE: 20 April 2011
SCALE: AS NOTED
PROJECT: K1101.02
DRAWN BY: DTZ, ASH

DRAWING NAME:
FAMILY UNIT
EXTERIOR
ELEVATIONS

DRAWING NUMBER:

1 EXTERIOR ELEVATIONS - FAMILY UNIT
A-2.0 Scale: 1/8" = 1'-0"

A-2.0



- ISSUE:
- ◇ **CONSTRUCTION SET**
 - ◇ **PLAN REVIEW SET**
 - ◇ **BID SET**
NOT FOR CONSTRUCTION
 - ◇ **PRELIMINARY**
NOT FOR CONSTRUCTION
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NOT FOR CONSTRUCTION

PROJECT:
**MODELS FOR
HABITAT COMMUNITY
NORTHPORT
COMMONS**

Northport Rd
Madison, Wisconsin

REVISIONS:

DATE: 20 April 2011
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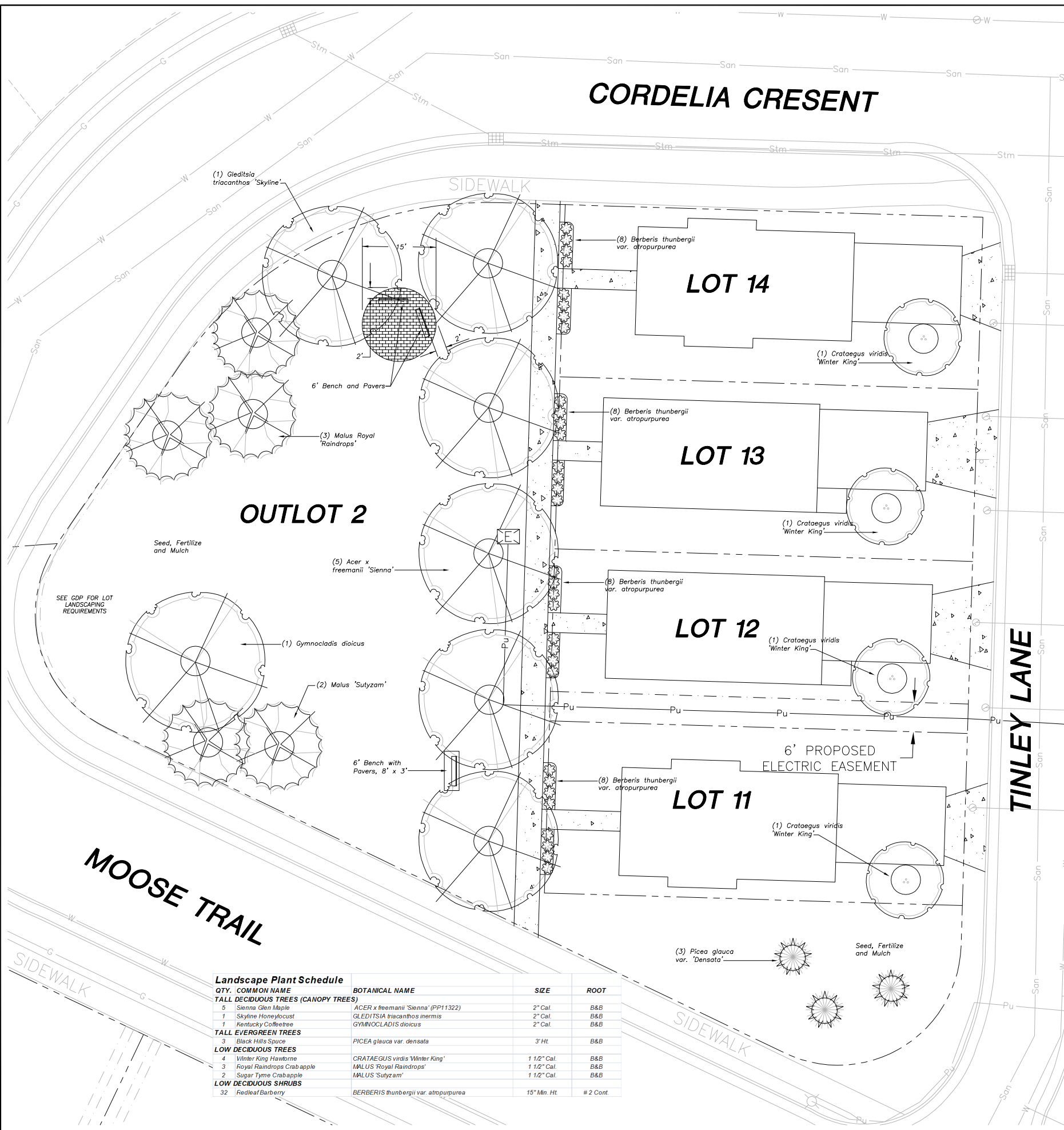
DRAWING NAME:
ACCESSIBLE UNIT
EXTERIOR
ELEVATIONS

DRAWING NUMBER:

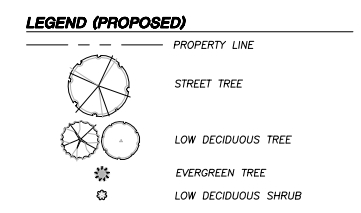
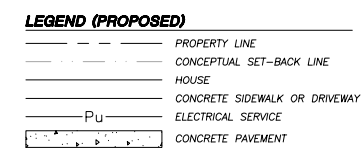
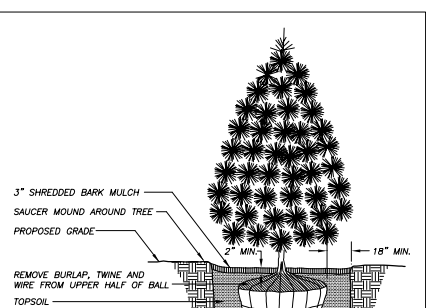
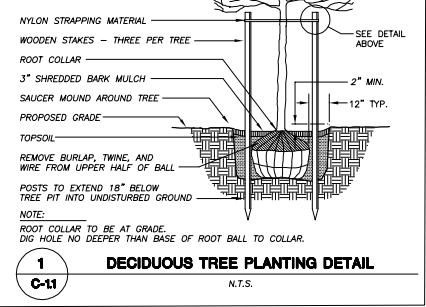
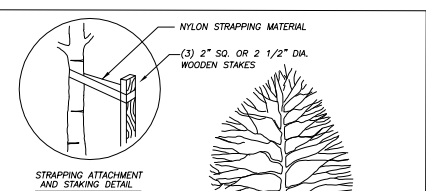
A-2.1

1	EXTERIOR ELEVATIONS - ACCESSIBLE UNIT
A-2.1	Scale: 1/8" = 1'-0"

File: M:\HH1708A.dwg | LANDSCAPE PLAN | HH1708A | User: gpkos | Plotted: Apr 18, 2011 | 11:15am | Xref's:



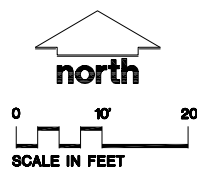
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TALL DECIDUOUS TREES (CANOPY TREES)				
5	Sienna Glen Maple	ACER x freemanii 'Sienna' (PP11322)	2" Cal	B&B
1	Skyline Honeylocust	GLEDTISIA triacanthos inermis	2" Cal	B&B
1	Kentucky Coffee tree	GYMNOCLADIS dioicis	2" Cal	B&B
TALL EVERGREEN TREES				
3	Black Hills Spruce	PICEA glauca var. densata	3" Ht.	B&B
LOW DECIDUOUS TREES				
4	Winter King Flowering	CRATAEGUS viridis 'Winter King'	1 1/2" Cal.	B&B
3	Royal Raindrops Crabapple	MALUS Royal Raindrops	1 1/2" Cal.	B&B
2	Sugar Tyme Crabapple	MALUS 'Sutyzam'	1 1/2" Cal.	B&B
LOW DECIDUOUS SHRUBS				
32	Redleaf Barberry	BERBERIS thunbergii var. atropurpurea	15" Min. Ht.	# 2 Cont.



- LANDSCAPE NOTES**
- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING ALL PLANT MATERIALS INSTALLED UNDER CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
 - 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 A 6" DIA. OF EDGING, WEED BARRIER AND HARDWOOD BARK MULCH.
 - PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS.
 - CONDUCT SOIL TEST TO VERIFY FERTILITY OF TOPSOIL, AMEND SOIL IF pH IS LESS THAN 5.0 OR GREATER THAN 7.5. MAKE OTHER ADJUSTMENTS AS SOIL ANALYSIS INDICATES.
 - TOPSOIL TO BE A 6" 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.
 - 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.
 - 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.
 - REMOVE NYLON STAKES AND TREE WRAP AFTER TWO YEARS.
 - THE CITY FORESTER SHALL APPROVE TREES IN THE RIGHT OF WAY.
 - PRIOR TO PLANTING OF STREET TREES, CITY FORESTRY MUST BE CALLED 48 HOURS IN ADVANCE AT (608) 266-4816 FOR AN APPOINTMENT TO REVIEW AND ACCEPT STREET TREE STOCK.

- RESTORATION NOTES**
- ALL LANDSCAPING OUTSIDE OF SIP LANDSCAPING TO COMPLETED IN FUTURE PHASES.
 - THE CITY FORESTER SHALL APPROVE TREES IN THE CITY RIGHT OF WAY.
 - PRIOR TO PLATING OF STREET TREES, CITY FORESTRY MUST BE CALLED 48 HOURS IN ADVANCE AT (608) 266-4816 FOR AN APPOINTMENT TO REVIEW AND ACCEPT STREET TREE STOCK.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 WISCONSIN CIVIL SERVICE REGISTRATION REQUIRED WHEN YOU DIG TO WORK UNDER GROUND UTILITIES
 THE INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON.



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

PROJECT
The Park Homes at Northport Commons
 542 Northport Drive
 Madison, WI

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ITEM	DATE
Drawn: MAS	4/18/2011
Checked: MAS	4/18/2011
Approved:	
Revised:	

SEAL/SIGNATURE

SHEET TITLE
Conceptual Landscape Plan

SHEET NUMBER
C-1.1

JSD PROJECT NUMBER
 HH1708A

JSD PROJECT FILE
 Task1

SCALE
 1"=20'-0"