

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 medium to high density residential lot 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 plant 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.