

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 units 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's 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  
Habitat for Humanity of Dane County