

**AGENDA #**

City of Madison, Wisconsin

**REPORT OF:** URBAN DESIGN COMMISSION      **PRESENTED:** April 29, 2020

**TITLE:** 6114 Driscoll Drive - Residential Building Complex. 3rd Ald. Dist. (60098)      **REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Janine Glaeser, Secretary      **ADOPTED:**      **POF:**

**DATED:** April 29, 2020      **ID NUMBER:**

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Syed Abbas, Shane Bernau, Tom DeChant, Rafeeq Asad, Christian Harper, Craig Weisensel and Jessica Klehr.

**SUMMARY:**

At its meeting of April 29, 2020, the Urban Design Commission **RECOMMENDED APPROVAL** to the Plan Commission for a Residential Building Complex located at 6114 Driscoll Drive. Registered and speaking in support were Brian Munson and Chris Ehlers, both representing Veridian Homes. The project was originally designed for four-units, the amended master plan calls for a configuration that oriented buildings east-west onto shared sidewalks that would span the block. After conversations with staff they looked for ways to increase the openings onto Milwaukee Street while having different building types. This is affordable housing without subsidy. This has to be platted as a condominium due to the street frontage requirements of the ordinance as a Planned Residential Development request on one lot with multiple owners. Munson shared before and after slides showing the increased street presence. Treatments begin to incorporate additional windows and materials, windows in the second floor and garages, they spun the kitchen so it faces the street, and extended two upper windows along the fireplace to full windows going down the façade. These will be marketed as a for sale product with color selections by the purchasers. The development fits into the context of the adjoining neighborhood with complementary color choices. There is a 30-foot setback along Milwaukee Street with landscaping, as well as all around the building.

The Commission discussed the following:

- I appreciate the base material and the extended windows next to what may be a future fireplace. You could simplify the windows by maybe elongating the window above the sink. Keep the sill height but because the kitchen has a pantry and island I don't think you need as many wall cabinets. That would maintain privacy into those rooms from Milwaukee Street. Maybe bring the stone element up that small vertical so it looks more like a fireplace.
- I agree with Lois, What struck me was it looks like we're getting almost every window shape the Marvin guy had. The little square ones, if you just limited it to a size or proportions that you could use

more consistently throughout. It might simplify things a little bit to not have so much window variety. But where they are in the floor plan, it makes sense to add windows there.

- On your plant list I saw that you had a Cabernet Barberry. Barberries are not a restricted plant in Wisconsin but they are in some parts of the country because the fruit of them gets eaten by birds and carried into natural areas where it rapidly becomes invasive. We're respectfully asking people to swap that out with some other purple leafed plant – purple leaf sedums, there's plenty of alternatives.
  - We'll happily change those.
- Ald. Lemmer spoke in support of these recent iterations in the designs. The feedback we've heard so far makes a lot of sense. These have a nice look and match the neighboring homes. I like that this design was achieved while keeping the cost affordable. This will be a great option in this neighborhood, it's a middle type housing we're missing in this area. We also have a lot of apartments in this area so to have people be able to buy a home in this area and stay in the neighborhood is a good thing.

### **ACTION:**

On a motion by Weisensel, seconded by Braun-Oddo, the Urban Design Commission gave an advisory recommendation to the Plan Commission to **GRANT FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0).

The motion provided for adjustments in regards to simplifying the window sizes and types, the stone fireplace extending upward to look more like a chimney, and to swap out the Barberry on the landscape plan for a non-invasive species. The motion noted the upgrades the team has made to the project.