



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 8549 and 8557 Elderberry Road  
**Application Type:** PD/SIP – Final Approval is Requested  
**Legistar File ID #** [55572](#)  
**Prepared By:** Janine Glaeser, Planning Division

## Background Information

**Applicant | Contact:** James Hess, American Realtors, Madison, WI

**Project Description:** The applicant is seeking approval of a planned development – specific implementation plan for (2) two story residential duplex buildings about 2,900 s.f. each on two separate lots.

### Project Schedule:

- The UDC received an informational presentation on May 29, 2019.
- The Plan Commission is scheduled to review this item on August 26, 2019.
- The Common Council is scheduled to review the related rezoning on September 3, 2019.

### Approval Standards:

The UDC is an advisory body on this request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval.

## Summary of Design Considerations and Recommendations

The UDC made the following comments at the May 29<sup>th</sup> informational presentation:

- Successful design.
- It's a lot of building materials and a lot of roof forms.
- Consider stone at the porch.
- Opportunity to pull the porch alongside the garage to make it larger.
- Window heights on the first floor look small and the heads do not line up.
- Look at adding a back porch or a screened porch.
- Rework the patio areas so they're not so close to each other.