

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** January 19, 2011

TITLE: 4002 Nakoosa Trail – Planned Residential Development (P.R.D.) for a 2 Building Project. 3rd Ald. Dist. (20246) **REFERRED:**
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: January 19, 2011 **ID NUMBER:**

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, John Harrington, R. Richard Wagner, Melissa Huggins and Jay Handy.

SUMMARY:

At its meeting of January 19, 2011, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Residential Development (P.R.D.) for a two building project located at 4002 Nakoosa Trail. Appearing on behalf of the project were Randy Bruce and Steven Schooler, representing Porchlight, Inc. Bruce presented a revised site plan to address issues of parking, trash enclosures, and the common space relationship to the outdoor space. Trash is now off to the side so it is out of view as you drive in. The floor plan now has a combination of single-occupant rooms, in addition to some longer-term residences. The main functions of the Safe Haven building, i.e. kitchen, dining room and living room flow to a porch area that opens up to a future garden project. The building materials would be a combination of reddish brick and vinyl siding in two colors, plus a trim color. Differences made since the submittal are the elimination of the metal roofing on the small canopies, and the elimination of wood corner boards and window bands/trims to make this building as maintenance free as possible. There will be extensive solar power for the utilities. Floor drains with tile floors will be used inside, closet doors will not be used in favor of curtains, all to minimize maintenance costs. We can’t have the maintenance cost of having to scrape and repaint wood siding, especially with the tight budget we have to run with to make this project work. Resident services are the primary issue here. Questions and comments from the Commission were as follows:

- Much improved and works very nicely.
- I appreciate the nature of this application and the budget but I’m still concerned about the vinyl siding, particularly at the first floor.
- I wonder how this will look and feel within a very industrial/commercial neighborhood.
 - We’re trying to create an enclave, where people will feel welcome at coming home, rather than trying to fit into that kind of neighborhood.
- Landscape plan weak, need to see more detail, need to bring back.
- Thanks for moving it around. This will make it more of a homey place.
- The site plan improvements are great.
- Vinyl is not a sustainable material.

- As part of a discussion on the use of vinyl it was noted that the Landmarks Commission approved all vinyl siding for the restoration of a landmark house in the 700 Block of Jenifer Street. There is no Citywide consensus.
- Concern with vinyl as applied with no base on building.
- Consider hardiboard as a base material.
- Borrow brick from less common spaces and add as a base on common spaces.
- I like your idea of having it more of a home environment.
- Look at trying to create a more dense wrap of landscape on the west side.

ACTION:

On a motion by Barnett, seconded by Handy, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for the following:

- The landscape plan be revised per comments made and resubmitted for final approval.
- Vinyl siding is acceptable due to the context of the project, but the band at the bottom needs to be approved by staff.
- Site lighting shall come back for approval.
- The applicant, at their discretion can look at wrapping brick around the common spaces.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 5.5, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4002 Nakoosa Trail

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	5	6	-	6	5	5.5
	9	7	5	7	-	7	6	7
	5	5	4	-	-	5	5	5
	6	6	5	-	-	6	6	6

General Comments:

- Promise to push green energy/building design, will sort of offset use of vinyl which is not environmentally sustainable.
- Updates and changes are much appreciated.