

## AGENDA # 7

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** November 19, 2008

TITLE: 4210-4216 Kennedy Road – PUD-SIP/Alteration to Roof and Exterior Detailing. 18<sup>th</sup> Ald. Dist. (12711)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

DATED: November 19, 2008

**ID NUMBER:**

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Members present were: Bruce Woods; Chair, Mark Smith, Dawn Weber, Ron Luskin, Jay Ferm, Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton and John Harrington.

### **SUMMARY:**

At its meeting of November 19, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP located at 4210-4216 Kennedy Road. Appearing on behalf of the project was Michael Carlson, representing Habitat for Humanity. Prior to the presentation staff noted that the alteration to the previously approved PUD-SIP provides for departure from an attached four-unit townhouse approved as part of a provision called “Northport Commons.” The consideration for alteration of the project provides for a departure from the details of design of the attached four-unit prototype in regards to building materials, specific design elements with elevations as noted below:

- Elimination of projecting gable elements from the building’s main roof.
- A change to a shed roof on projecting porches previously gabled.
- Adjustment to window location as well as removal of false shuttering due to cost and conflicts with interior closets.

Following the presentation the Commission noted the following:

- Against elimination of windows on the main façade but windows could be smaller.
- Alignment of upper and lower windows on front elevations.
- Concern with obstruction of view of drive with landscaping.

### **ACTION:**

On a motion by Barnett, seconded by Weber, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0-1) with Luskin abstaining. The motion provided for removal of the gables as shown and shutters with casing on windows to be 3 ½ inches wide, windows as shown previously smaller with staff approval with alignment of windows on the end elevation and color palette to be the same.

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, 6, 6 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 4210-4216 Kennedy Road**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	6
	5	5	5	-	-	4/5	5	5
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	6
	5	5	5	-	-	5	5	5
	5	5	-	-	-	-	-	5
	-	-	-	-	-	-	-	6

General Comments:

- Handsome building, more windows appreciated.
- Drive to garage/roadway “T” is a potential problem-maintain clear visibility.
- Leave front elevation per original.
- Acceptable changes.