

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 11, 2011

TITLE: 24-36 Cordelia Crescent – Minor Alteration to an Existing PUD(SIP), Single-Family Housing. 18th Ald. Dist. (22356)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: May 11, 2011

ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, R. Richard Wagner and Henry Lufler, Jr.

SUMMARY:

At its meeting of May 11, 2011, the Urban Design Commission **GRANTED FINAL APPROVAL** of a minor alteration to an existing PUD(SIP) located at 24-36 Cordelia Crescent. Appearing on behalf of the project were Ben Delzer and Perry Econ, representing Habitat for Humanity of Dane County. Delzer described Lots 11-14 in the center of the development, along with Outlot 2. Habitat for Humanity provides simple, decent, affordable home-ownership opportunities, one of the primary ways they do that is through volunteers who help build the homes, thus the need to build simple homes with easy to use materials. The proposed homes are similar to the homes in the area, including architectural style, asphalt shingles, aluminum soffit fascia and vinyl siding. He distributed color combination options using three different color combinations to offer the homeowners. The lots required them to look at a longer type of house design. The fronts of the homes are off-set to offer variety in the front yards. The site does slope from the north to the south so they have also adjusted the heights on the homes. Slayton commented that going with more of a grouping of trees in a curvilinear form where the sidewalk meets the park rather than a line of them along Outlot 2, and to consider varying the species. Barnett suggested eliminating an extra gable; converting it into a shed dormer on Sheet A2.0, which is more appropriate for a shotgun house and cost effective. He also recommended reworking the overhang for the porch because of its awkward position, the use of the same window types, mixing up the placement of windows, and the possibility of introducing a shed roof. Rummel objected to the fact that the alleyway is pretty much designated for vehicles only, and objected to the vinyl siding.

ACTION:

On a motion by Smith, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion required address of the landscape comments and trim to be returned to staff, including the detailed intersection of the soffit fascia and the corner post of the entry porch, a more traditional approach to the windows on the north side, alignment of the basement windows with the first story windows, shed dormers over the bump-outs with shorter overhangs on the garage, and the left hand opening of the porch trim should be a complement to the post; if you made it 6-inches it would give more presence to the porch. In addition, the applicant was requested to look at alternatives

to vinyl for a more sustainable project with window and door trim to match to also utilize a non-vinyl alternative.

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, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 24-36 Cordelia Crescent

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

General Comments:

- Cheap unsustainable building materials. What is next generation for Habitat for Humanity?
- Very worthwhile project – adjust tree spacing – grouping of shade trees better.