

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 2, 2010
TITLE: 9052-9062 Paddington Way – Planned Residential Development (P.R.D.), Modifications to Previously Approved Building Elevations. 1 st Ald. Dist. (18466)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 2, 2010	ID NUMBER:

Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Bruce Woods, Richard Slayton, Ron Luskin and Jay Ferm.

SUMMARY:

At its meeting of June 2, 2010, the Urban Design Commission **REFERRED** consideration of a Planned Residential Development (P.R.D.) and modifications to previously approved building elevations located at 9052-9062 Paddington Way for an attached townhouse style unit. Appearing on behalf of the project was Brian Stoddard. Stoddard presented revised details of the project. The end elevation is now stucco. What was masonry on the front of the building now turns the corner and runs to the back. Stucco has been removed on some side elements and brick added to a level that runs down to the side elevation. Fiber cement siding has been introduced to help find the gable element. Comments by the Commission were as follows:

- Wondering why we can’t get a vertical read and have the siding come over to more approximate more of what was approved. Tumbled brick is a major improvement, as is the fiber cement siding. Stoddard explained the window spacing on this particular unit is off because of the owner’s design, which also effects window placement.
- Think you’d be better off taking that lap siding all the way through to end the brick in some other location.
- Leave the brick on the front of the building and have the lap siding wrap around the corner.
- The crabapple planting will block the view coming out of the driveway.
- Not clear to me what is the original or revised.
- Tired of people building stuff without approvals.
- The architecture is a total mishmash that looks really really poor.
- Just because the windows are there is a reason to accept revisions; looks like a mess. Change in materials in front and wrapping lap siding around helps. The haphazard placement of the windows makes it look like a mistake. I don’t think this is a time for asking for forgiveness.
- Casing around the windows will make a big difference.

ACTION:

A previous motion by Smith, seconded by O’Kroley for **FINAL APPROVAL** was made with conditions that required traditional window trim be provided on heads, sides and sills and the following:

- The elimination of brick from the side end elevation and brick to the left on the front elevation in favor of the same corner trim treatment utilized above on each elevation with trim board to be either “Miratec” or alternative manufactured board or natural wood, but not fiber cement, and the extension of brick up on the right front elevation to replace fiber cement shake siding.
- Replace crab tree at base of driveway with upright plant to not obstruct view.

The voting was as follows: (4-3-1) with Slayton, Smith and O’Kroley voting yes; Ferm, Barnett and Luskin voting no; Rummel abstaining, and Woods voting in favor to break the tie.

Rummel made a motion to reconsider the vote, seconded by Ferm. The motion passed on a vote of (7-0). Reconsideration of the motion for final approval failed on a vote of (3-4) with Slayton, Smith and O’Kroley voting yes and Ferm, Barnett, Luskin and Rummel voting no.

On a new motion by Luskin, seconded by Ferm, the Urban Design Commission **REFERRED** consideration of this project. The motion was passed on a vote of (4-3) with Barnett, Luskin, Rummel and Ferm voting yes; and Smith, O’Kroley and Slayton voting no. The motion required the following:

- The elimination of brick from the side end elevation and brick to the left on the front elevation in favor of the same corner trim treatment utilized above on each elevation with trim board to be either “Miratec” or alternative manufactured board or natural wood, but not fiber cement, and the extension of brick up on the right front elevation to replace fiber cement shake siding.
- Replace crab tree at base of driveway with upright plant to not obstruct view.

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 3, 4, 4, 4.5 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 9052-9062 Paddington Way

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	4	4	-	-	-	5	4
	-	-	-	-	-	-	-	4
	-	-	-	-	-	-	-	4.5
	-	3	-	-	-	-	-	3
	-	5	5	-	-	-	6	5

General Comments:

- Applicant made mistake.
- Not an acceptable alternative.
- Allowing projects that ignore the approved plan undermine the entire planning process and are unfair to the developers and builders that follow the rules.