

AGENDA # 14

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 11, 2007	
TITLE: 6733 Fairhaven Road – PUD-GDP-SIP for a 12-Unit Townhouse Building. 7 th Ald. Dist. (06877)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: July 11, 2007	ID NUMBER:	

Members present were: Paul Wagner, Lou Host-Jablonski, Richard Slayton, Todd Barnett, Michael Barrett, Joan Bachleitner, and Marsha Rummel.

SUMMARY:

At its meeting of July 11, 2007, the Urban Design Commission **REFERRED** consideration of a PUD-GDP-SIP located at 6733 Fairhaven Road. Appearing on behalf of the project was Casey Louther. Prior to the presentation staff noted to the Commission that the development of this site with a 12-unit was the last of a phased development at the terminal end of Fairhaven Road which began in 2004 on a project known as “Savannah on the Park.” The development of this lot was deferred until wetland remediation could occur to allow for its development once the wetland delineation was removed. Louther presented details on the proposed development of a 12-unit including site, landscape plan details and various building elevations and renderings. Following the presentation, the Commission noted the remarked absence of any contextual information, especially in regards to earlier phases of the residential development either already built or in construction as noted by Louther as part of the presentation. In addition to these concerns the Commission noted the following:

- The use of Robinson crab trees should be reexamined; look at using Amelancher, as well as Cersis Canadaensis, which is more interesting, seasonal and native, as well as look at more native planting materials for shrubs.
- Relative to architecture, the columns on the porches need beefing up, they appear spindly.
- The shed roof of porches not handled consistently architecturally, as well as issues with their symmetry as applied to the façade of the building.
- The 4” reveal at the center section of the building needs to be more substantial; 1-foot minimum.
- Extend brick out to both internal and external corners where it transitions with the use of siding.
- Extend the roof overhang edge across upper dormers at the center of the building.
- Issue with the lack of contextual photos, as well as existing information need to be provided.
- Resolve issue with usable outdoor space near units due to grade changes, as well as discrepancies between the grading plan and landscape plan.
- Provide more dimensions on plans.
- Consider evergreens to screen condensers instead of a 4-foot high fence such as shrub juniper or shrub yew, the fence completes with the architecture.

- Eliminate the split face CMU block at the building's base in favor of running brick all the way around or provide photos on its previous application for more context.
- On the southwest elevation add windows that take you up the stairs.
- Move the shed dormers to the ends or add additional shed dormers to the end to enhance the elevations.
- Windows look tiny for this building and its scale; too meager, need to enlarge but provide a variety.
- Provide a cross-section of the building as it relates to the site's topography.

ACTION:

On a motion by Barrett, seconded by Host-Jablonski, the Urban Design Commission **REFERRED** consideration of this project. The motion was passed on a unanimous vote of (7-0). The motion required address of the above stated concerns.

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 4, 5, 5, 5, 5, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6733 Fairhaven Road

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

General Comments:

- Use more native species (shrubs) and replace Crabs with Serviceberry, Eastern Redbud or other native minor tree; screen the mechanical units with evergreen shrubs rather than fencing.
- Windows are very underdeveloped. We need context!
- Context and contour maps need next time.
- Look at side elevation – add windows to top level by switching outboard/inboard units. Beef up 4x4 porch columns.
- Architecture needs work. Applicant needs to bring more context information, as well as photos of the similar existing buildings.