

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 8, 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: August 8, 2007	ID NUMBER:

Members present were: Paul Wagner, Marsha Rummel, Richard Slayton, Michael Barrett and Todd Barnett.

SUMMARY:

At its meeting of August 8, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD-GDP-SIP located at 6733 Fairhaven Road. Appearing on behalf of the project were Att. Ron Trachtenberg and Casey Louther. The plans as presented featured the following:

- In response to providing a 4-inch reveal at the center section, Louther noted that the existing building as designed is consistent with the other buildings of this type developed with the other phases of the project which provide that rain gutters act to break or transition between brick and siding applications.
- Fence screening around condensers has been eliminated in favor of yew plantings.
- It was clarified that posts on porches are at minimum 6" x 6" as reflected on existing buildings developed as part of previous phases of the project.
- The landscape plan also provides for the removal of crabs in favor of amelanchier.
- In review of retaining wall elements at the rear of the project was detailed, in combination with cross-section exhibits.
- Additional windows were not added on end elevations as previously requested due to conflicts with location of closet areas.

Following the presentation the Commission noted the following:

- On the southwest end elevation increase the size of the top treatment of the recessed upper gable end with an adjustment to the top treatment of the recessed portion of the upper gable end on the northeast elevation to come straight across consistent with the top treatment of the forward upper gable end.
- Add windows on the recessed portion of the end or northeast elevation, as well as provide consideration for additional windows on both the projecting and recessed portions of the southwest elevation. A minimum of two additional windows shall be provided. The provision of windows on both end elevations provides for consideration and utilization of odd sized windows.
- On the northeast end elevation, one window shall be provided on the stair with the other at an alternative location.

- Add a horizontal strip at the base of the dual dormers between upper siding treatment and lower brick applications.

ACTION:

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (5-0).

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 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	4	5	5	-	5	4	5
	7.5	5.5	5.5	5.5	-	6	7	6
	-	-	-	-	-	-	-	5
	6	5	5	-	-	5	5	5
	6	5	6	-	-	6	6	6

General Comments:

- Barely average.