

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 3, 2008
TITLE: 4210-4216 Kennedy Road – PUD-SIP/Alteration to the Entry of an Attached Four-Unit Building. 18 th Ald. Dist. (12711)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: December 3, 2008	ID NUMBER:

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

SUMMARY:

At its meeting of December 3, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-SIP/alteration to the entry 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 consideration of additional modifications to a proposed four-unit building located within the Northport Commons Subdivision by Habitat for Humanity of Dane County follows previous consideration of modifications to the same four-unit townhouse proposal approved by the Commission at its meeting of November 19, 2008. The Commission's review of the collective changes to the project at that time did not include discussion on elimination accessible ramps on each of the four-unit townhouses as currently proposed. Michael Carlson provided an explanation as to the need to change from approved visible accessibility for the attached townhouse units as part of the original approval and the current modified development proposal. He noted that building permits allowing for the installation of the foundation have already been issued prior to notice of the need to alter the previously approved PUD-SIP for the collective modifications to the attached four-unit townhouse project. The already installed foundations rendered providing accessibility difficult. He noted that future changes to the Northport Commons Subdivision by Habitat for Humanity as part of a more comprehensive amendment to the PUD-SIP zoning on the property will require the minimum of four accessible units to be created as an alternative to providing for accessibility to this four-unit townhouse project at this time.

ACTION:

On a motion by Slayton, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (9-0). The motion noted its appreciation for address of the accessible issue with the future amendment to the PUD-SIP for Northport Commons, as well as acknowledgement on issues with providing accessibility utilizing the already installed foundation.

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, 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
Member Ratings	-	-	-	-	-	-	-	6
	-	6	-	-	-	-	6	6
	-	-	-	-	-	-	-	5
	6	6	-	-	-	6	6	6
	-	-	-	-	-	-	-	6

General Comments:

- Good work!
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- Must provide zero step entry units in development.