

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** August 14, 2019

TITLE: 8549 + 8557 Elderberry Road – New
Construction of Two Duplex Buildings. 9th
Ald. Dist. (55572) **REFERRED:**

REREFERRED:
REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: August 14, 2019 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Cliff Goodhart, Tom DeChant, Christian Harper, Rafeeq Asad, Lois Braun-Oddo, Jessica Klehr, Shane Bernau and Craig Weisensel.

SUMMARY:

At its meeting of August 14, 2019, the Urban Design Commission **GRANTED INITIAL APPROVAL** of two new duplex buildings located at 8549 + 8557 Elderberry Road. Registered in support of the project were Bjorn Hallsson, Jim Hess and Jerry Bourquin. Bourquin reviewed the site layout and townhouse access, stormwater drainage and infiltration plans, floor plans and entry area with adjacent garage. They have added 3-season decks to the back and changed the rhythm of the porch to the right to emphasize the front porch. Building materials include cement board siding, stone base for the front porches and scaled cement board on the higher gables. The windows have been made more uniform.

The Commission discussed the following:

- Is there an opportunity to add more windows to the exterior, get rid of the blank walls, move the bathrooms more internally and give the bedrooms a corner presence? It's less than generous windows per bedrooms.
 - There is a possibility we could pick up a window in that bathroom area.
- There are still too many materials or colors, it could be simplified.
 - We could take it from 3 to 2 materials.
- Go to A.2.4 perspective, at the top, the second floor of that corner unit could just be shed. There's a really weird connection where those two meet and becomes a place for birds or water. It could be simplified and save yourself some framing and increase windows.
- There's a lot of unresolved details. There's a shed, a gable, a mansard, a porch with columns, but this one only has one column. Half of this window is against the roof and half isn't. The head of the window is right up against the eave only in this one spot. So much fussiness that I think it's unnecessarily complicated.
- If you look at the floor plan that's where you could have fewer of these ins and outs.
 - We wanted to create some shadow lines and not have just a simple box.

- We are not asking for this to be just a simple big beige box. Certainly there's some practical things that could be improved but not become just another suburban beige box.
- Moving the garage to the side makes a big difference. I'm questioning if it's the white trim that's a little jarring, makes it look fussier than it is.
- The Burgundy Maples in the back, there's an opportunity for another shade tree in addition. Something more substantial like an Oak, Kentucky Coffee tree. The Burning Bush and Gold Flame Spirea should be swapped out for a Dwarf Lilac or Iroquois Beauty, there's a lot of options.
- The white highlights the ins and outs of the roof.
- Have you done duplex units before where the second floor bathrooms go through the bedroom?
 - I've done where they share them, you come from two directions. That's a popular feature.

ACTION:

On a motion by Goodhart, seconded by Bernau, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (8-0). The motion provided for the following:

- Simplify material colors.
- Adjustments to the massing and adjustments to the roofline to simplify the ins and outs of the second floor.
- Look at shifting the floor plan upstairs to allow for more windows to allow as much light as possible.
- Add more substantial shade trees in the back (Oak, Kentucky Coffee) and swap out Burning Bush and Gold Flame Spirea for Dwarf Lilac, Iroquois Beauty or many other possibilities.