

## AGENDA # 9

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** August 28, 2013

**TITLE:** 1220, 1226, 1234, 1236 Mound Street –  
Rezoning from TR-C4 to PD-GDP-SIP for  
Maintenance of Four Houses along with  
the Creation of Three New Lots and the  
Construction of Three Single-Family  
Homes. 13<sup>th</sup> Ald. Dist. (31340)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** August 28, 2013

**ID NUMBER:**

---

Members present were: Richard Wagner, Chair; Dawn O’Kroley, John Harrington, Lauren Cnare, Melissa Huggins, Henry Lufler, Tom DeChant and Cliff Goodhart.

### **SUMMARY:**

At its meeting of August 28, 2013, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a rezoning and construction of single-family homes located at 1220, 1226, 1234, 1236 Mound Street. Appearing on behalf of the project was J. Randy Bruce, the project architect. Bruce showed the existing homes along Mound Street and a broader view of St. James Court. The site is part of the neighborhood design study that was done with one suggestion being to turn St. James Court into a “green street.” They have designed this infill piece so that it would work if that green street is implemented. They are proposing three single-family residences on the four lots with access from an internal alley, with each of the units having one garage stall and one parking stall that will be heavily screened. In terms of architecture they feel the proposal fits in nicely with the existing structures. The square footage of the single-family homes (Lots 1, 2 and 3) are 1,400-1,500 will be approximately square feet. They homes will have basements. The neighborhood has seen the concept plans and is generally supportive, but do have concerns about parking. The design team is going to scout out the moped parking situation. Staff noted that there was also the issue of what defines a “family” and how many people could be in a unit.

Comments and questions from the Commission were as follows:

- Why not these three that are probably the only three new houses in the neighborhood, why not give them a more contemporary expression?
- Tweak houses to be different in details, doors, window placement, etc.

### **ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

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 rating for this project is 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1220, 1226, 1234, 1236 Mound Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	7	-	-	-	-	8	8

General Comments:

- Great to see this reintroduced to the area.