

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 29, 2019

TITLE: 9910 Peach Leaf Lane – Residential Building Complex Consisting of 15 Cottages Within the Chapel View Neighborhood. 9th Ald. Dist. (55695)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: May 29, 2019

ID NUMBER:

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

SUMMARY:

At its meeting of May 29, 2019, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a Residential Building Complex located at 9910 Peach Leaf Lane.

Registered in support of the project were Ald. Paul Skidmore, representing Encore Construction; and Chad Wuebben, representing Chapel View Development. Wuebben presented this site in conjunction with the site located at 624 Burnt Sienna Drive (Agenda Item #8). The plans show high efficiency, quality homes with smaller than typical square footage to keep it more achievable and affordable. They are trying to develop a sense of community with these two sites. Shared maintenance expenses will cover snow removal and lawn care. LED lightbulbs are standard; the homes are 98.2% efficiency with lower utility bills. They have created courtyard spaces, with a robust landscaping plan that creates a sense of community. The diversity of homeowners in this new neighborhood will be varied with empty nesters, young families and single people. A review of building styles and site options show an importance to front porches and facing your neighbors, with small picket fencing and personal garden space in front yards. All exterior materials are smart siding. Bicycle racks will be installed in the garages, and electric car chargers are an option, with conduits available for future owners. Garages will be two-car but slightly smaller, akin to garages in older established Madison neighborhoods.

The Commission discussed the following:

- Most of your unit windows have the divided lights right next to windows that don't have divided lights. Often times it's only the top pane that has lighting. I would recommend taking it out entirely or making it more consistent.
 - We've made changes and dressed up other elevations. Ones that face the church or street are consistent.
- The garage window doesn't have any separations; make it consistent.

- We'll see this again, correct? You acknowledged some of the things that are forthcoming like the landscape plan, I'm curious what your plan is for stormwater.
 - Because this is part of a larger development it is handed in the Chapel View development. The neighborhood has infiltration ponds and retention ponds that collect all this water.
- Where is the actual rain that falls on these home sites going to go?
 - It goes to the stormwater collection facility through the street in order to get to the pond.
- I appreciate you're thinking about bikes and bike racks. You may have to revisit the City's standards for the style of racks.
- The Willow on elevation B, the gable bracket is out of proportion with the rest of the building.
- Typically we don't see single-family housing divisions. What are we approving? Is it just the setback request we're looking at?
 - With a Residential Building Complex we look at the site and the architecture.
- Why isn't what Veridian does considered a Residential Building Complex?
- Because they have separate lots.
 - The TR-C3 zoning that the neighborhood has requires the front of every house to face the street. We're asking to be able to turn the houses to face each other. Madison's typical zoning doesn't allow for any adjustments of this nature. You can't create what used to be called a PUD. We're working within the Madison code while trying to do something different. Veridian has lots that conform exactly with what the Zoning Code says.
- Are you picking the colors or will the buyers have input?
 - We are going to designate the colors of the homes on the plat.
- Middleton Hills typically have a 3 color scheme, these are all just two. Is that on purpose?
 - They're small enough homes I'm not sure adding a third color would work. I don't think you would gain a lot. I like the consistency of white and it will pop well with all the trees and greenery.
- This seems like it's in and amongst City owned stuff. How is this going to be handled?
 - There's not enough capacity in this space to hold that much snow. It will have to be hauled away and that's part of the maintenance of this neighborhood.
- The home buyers will buy into this maintenance agreement as well?
 - Exactly. It will be like a condo association.
- It doesn't look like that many of these houses are actually facing each other.
 - We're currently planning an intergenerational center nearby. We intentionally did not want to face the street to create that common core in the middle.
- How do you address the equity for houses across the road looking across the street?
 - We're not selling something deceptive. It's not developed across the street.
- What's the density of units per acre, and what is the density surrounding?
 - 7.5 units per acre, 2.5 in the surrounding lots.
- Appreciate the energy efficiency. The Middleton Community Church has solar panels. Have you considered having preinstalled solar panels on these houses?
 - I'm open to that idea for sure. This neighborhood, the orientation is probably not that beneficial to solar panels. I would prefer to be solar ready and the individual can make that decision. Maybe this condo association will had solar panels for the community to use as a whole.
- What are we talking about? We're only dealing with the orientation? Not the colors.
- The architectural detail could be taken up at final approval level. The initial consideration is basically the concept of building mass and the layout of the project. They need approval on that because they're not doing a traditional layout and adding density. Under the current zoning they could not do this.
- This is a unique opportunity for some community building.

- I applaud the smaller footprint and efficient layouts. The zinger is a two-car garage. Do you think that will be more saleable? What's the thinking behind that?
 - It's just the reality. I'm on the same page with you but I don't perceive at this point in time, it's not on a bus line, I think we have to have two-car garages.
- A lot of times it's for storage too, bikes and grills.
- Would the two-stories ever have 3 bedrooms?
 - I could make that an option. I don't know why I hesitate with that. It could be an office or a baby nursery.
- If we approve the orientation, why would it come back?
- The agenda has only listed this for initial, so since the meeting has not been posted for final approval we cannot grant final approval. It's a notice requirement under State law.
 - We wanted your input to know if we had a viable idea or not.

ACTION:

On a motion by Braun-Oddo, seconded by Klehr, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (9-0).