

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> May 29, 2019
TITLE: 8549 + 8557 Elderberry Road – New Construction of Two Duplex Buildings. 9 <sup>th</sup> Ald. Dist. (55572)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Janine Glaeser, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: May 29, 2019	<b>ID NUMBER:</b>

---

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

**SUMMARY:**

At its meeting of May 29, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for new construction of two duplex buildings located at 8549 + 8557 Elderberry Road. Registered in support of the project were Jerry Bourquin, representing Dimension IV-Madison; and Jim Hess.

The project was set up as a GDP and is now in for an SIP for two duplex lots that were originally part of a 2001 plan. The duplexes will be single-family, 3-bedrooms between 1,500-1,800 square feet and will downplay garages and move them to the side. To create character for the front porches they have pulled out the front and pushed the garages back. The duplex units are offset to be more front to back with a mix of building materials including a stone base along the front with hardiplank above. Cedar hardiplank will be located above in the gable top.

The Commission discussed the following:

- Successful design.
- Concern about 6 gables and the window proportions. It's a lot of building materials and a lot of roof forms.
- Maybe stone at the porch.
- The duplex with the garage facing the site, there's an opportunity there to pull the porch alongside the garage to make it larger.
- The window heights on the first floor façade look small and the heads do not line up.
- The floor plan of Duplex B, the stairs appear to be exterior going up but in the plan you have patios.
  - We're still studying the grades, it depends on how those work out. We do want access out of the bedroom.
- Look at adding a back porch, or a screen porch might be nice.
  - We'll come back with a color palette.

- Rework the patio areas so they're not so close to each other.

**ACTION:**

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