



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 8549 + 8557 Elderberry Road
Application Type: PD(GDP), Final Approval is Requested
Legistar File ID # [55572](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: James Hess, American Realtors and Jerry Bourquin, Dimension-IV Madison Design Group

Project Description: The applicant is seeking approval of a Planned Development-Specific Implementation Plan for two 2-story residential duplex buildings about 2,900 square feet each on two separate lots.

Project Schedule:

- The UDC granted **Initial approval** on August 14, 2019.
- The Plan Commission recommended approval of this item on August 26, 2019.
- The Common Council approved this item on September 3, 2019 with the condition that they must receive final approval from the UDC.

Approval Standards:

The UDC is an advisory body on this request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval.

Summary of Design Considerations

Staff recommends the Commission review & comment based on the 8/14/19 Initial Approval conditions.

- Simplify material colors.
- Adjustments to the massing and adjustments to the roofline to simplify the ins & 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 back (Oak, Kentucky Coffee) & swap out Burning Bush and Gold Flame Spirea for Dwarf Lilac, Iroquois Beauty or many other possibilities.



August 14, 2019 Initial Approval Perspective View