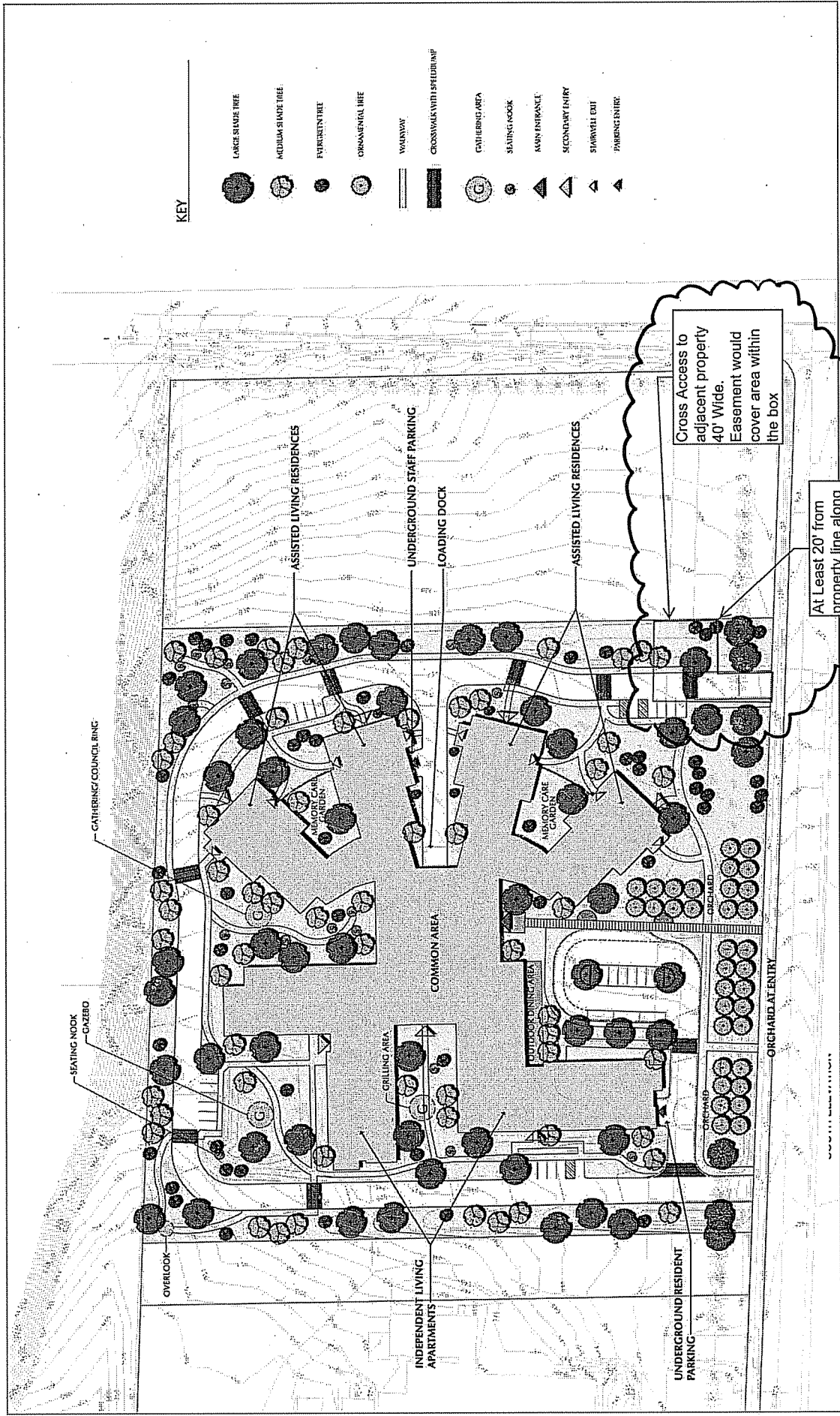




KEY

- LARGE SHADE TREE
- MEDIUM SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- WALKWAY
- CROSSWALK WITH SPEED BUMP
- GATHERING AREA
- SEATING NOOK
- MAIN ENTRANCE
- SECONDARY ENTRY
- STAIRWELL EXIT
- PARKING ENTRY



**NORTHSIDE PRAIRIE SENIOR LIVING COMMUNITY**

CONCEPTUAL LANDSCAPE PLAN  
1" = 40'-0"

September 4, 2013  
Engberg Anderson Project No. 132290.00



# 12  
13

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** October 23, 2013

**TITLE:** 1902 Tennyson Lane - PD-GDP,  
Northside Prairie Senior Living  
Community. 12th Ald. Dist. (31335)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

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

**ADOPTED:**

**POF:**

**DATED:** October 23, 2013

**ID NUMBER:**

---

Members present were: Richard Slayton, Acting Chair; Dawn O’Kroley, Melissa Huggins, Lauren Cnare, Cliff Goodhart and Tom DeChant.

**SUMMARY:**

At its meeting of October 23, 2013, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD-GDP located at 1902 Tennyson Lane. Appearing on behalf of the project were Gene Wells, representing Engberg Anderson; Rita Giovannoni, representing Independent Living, Inc.; and Lydia Maurer. The building has been pulled forward a bit with removal of the road. The parking lot is smaller with some parking distributed throughout the site for private entrances. The roof forms have changed but won’t be detailed until the SIP stage.

**ACTION:**

On a motion by DeChant, seconded by Cnare, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0).

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 ratings for this project are 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1902 Tennyson Lane

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

General Comments:

- Applicant responded to issues previously raised. Thanks.

**Firchow, Kevin**

---

**From:** [REDACTED] on behalf of Satya Rhodes-Conway  
[satyarhodesconway@gmail.com]  
**Sent:** Monday, November 04, 2013 2:40 PM  
**To:** Firchow, Kevin  
**Cc:** Ledell Zellers; Eric Sundquist  
**Subject:** Re: Tennyson

Kevin-

Here's a brief note for Plan Commission.

Thanks  
Satya

Plan Commissioners -

I understand that tonight you will discuss the Independent Living project on Tennyson and Packers, a project (and site) I worked on quite a bit when I represented District 12. I wanted to share my thoughts regarding this site and project with you. First, I fully support the Independent Living project and am delighted that they have chosen this location. I think this use is compatible with the surrounding area and is much, much better than other uses that have been proposed for this site in the past. The biggest issue for discussion is, in my mind, the question of connectivity to the north. It is absolutely crucial that there be at least one street that connects the Berkley Oaks neighborhood (south of the subject property) with the Raemisch property and the Whitetail Ridge neighborhood to the north. I understand that the initial staff report calls for two connections (one at Eliot and one at Kipling) but that staff has indicated that they are open to having only one connection. I too am comfortable with that compromise, but I would encourage you to discuss the possibility of routing a non-motorized transportation connection along or near the Kipling alignment instead. In addition, I encourage you to absolutely require that the connection at Eliot be created if the one at Kipling is lost.

As this site is developed, it will be important for you and Planning Staff to carefully evaluate proposals for the Packers Ave frontage and the parcel adjacent to Lakeview elementary. It is my hope that this entire site can be an outstanding development that contributes to the Northside. I know the Independent Living project is the first step towards that.

Thank you, as always, for your time and service.

Best,  
Satya

Satya Rhodes-Conway  
2642 Hoard St.

Independent Living, Inc. – Remarks for Plan Commission Meeting – November 4, 2013

Agenda items #12 (31862) and #13 (31734) – presented by Rita Giovannoni, CEO

1. I would like to thank UDC for its approval of the GDP at its October 23rd meeting.
2. ILI is designing its proposed 250-300 unit senior project to be sited on an 8 acre parcel (Lot 2 of the approved CSM). The size and scope of the project depends on having an 8 acre parcel. The project plan does not contemplate either a road or bike/pedestrian path through the site. There is significant need for this type of housing in this housing area. It would be a terrible shame to lose the opportunity to bring the full number of senior units being proposed to the North side because site design is limited due to easements. Also, ILI is not in the financial position to purchase an 8 acre parcel of land and then give over acreage for this easement purpose. Lastly project financial feasibility relies on access to HUD funds that have been previously committed to this project. These HUD funds require that the land acquisition occur before year end. This would not be possible if proposed changes to the Lot would need to be made.
3. ILI appreciates staff withdrawal of its earlier recommendation #10, Page 11, to include an extension of Kipling Drive through the site we intend to purchase.
4. ILI also requests that staff recommendation #11, Page 11 related to City Engineering also be removed from any action taken tonight on the GDP approval. The reasons are the same as existed for our objection to the extension of Kipling Drive. A public bike path that does not connect to anything in the north is not reasonable from a practical engineering perspective. A public bike path that dead ends seems to make little sense.
5. It reduces our buildable lot size.
6. ILI board will not allow purchase of a site in which a significant portion of the land becomes an easement for a bike path or road.
7. It is our understanding that Planning Staff have already seen early development proposals for lot 3 (site west of Lot 2) that include a bike path component that actually connects to the Eliot Lane extension to the north.
8. The project also intends to locate its memory care units on the ground level facing the east boundary of the site. The functional program goal is to create a visually quiet lawn area that does not introduce a great deal of public activity and movement within immediate sight for these residents. We don't want a path or a road to evoke a residents' need to get outside or to travel someplace like work. The reason for this is that many memory care residents could view this activity as something they must partake in, it may create anxiety or look to them very much like a road

reminding them they need to get out to do something, go to work, or watch for kids to come home from school (that never come). This will break the tranquility of the external environment for these residents.

9. An additional easement for drive way access to the east was newly proposed to us this morning by City Planning staff. We have not had any opportunity to thoughtfully discuss or consider this matter with our internal design/engineering team or with City Planning staff. We would object to inclusion of this as a condition of the GDP proposal in front of the Commission tonight.

Thank you.