

## AGENDA # 8

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> September 19, 2007
TITLE: 719 Jupiter Drive at Grandview Commons, PUD-SIP for an Assisted Living Facility. 3 <sup>rd</sup> Ald. Dist.	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: September 19, 2007	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Chair; Jay Ferm, Richard Slayton, Bruce Woods, and Marsha Rummel, Lou Host-Jablonski and Todd Barnett.

### **SUMMARY:**

At its meeting of September 19, 2007, the Urban Design Commission **REFERRED** consideration of a PUD-SIP for an assisted living facility located at 719 Jupiter Drive at Grandview Commons. Appearing on behalf of the project Joseph C. Hanauer, Scott Frank, Jim Klett, and Stu LaRose. The modified plans as presented featured the following:

- The removal of the entry feature located at the corner of Gemini and Jupiter Drives, including a canopy feature.
- The simplification and variation in building materials and colors on the north elevation's façade treatment.
- An enhanced landscape plan treatment within the enclosed courtyard along the east elevation of the building with an emphasis on going beyond the gated fence entry, along with a variation in the heights of landscaping proposed around the building along the ground level façade.
- A reduction in the amount and number of retaining walls along the north elevation from a previously proposed four to two, which provides for the preservation of existing trees.

Following the presentation the Commission noted the following:

- Relevant to the retaining wall being constructed of modular block, consider the use of natural stone as utilized on the building.
- The building elevations present too many strong forms in an array of contrasting materials; still too cutesy, busy, too much of a retail/commercial appearance.
- Too many levels of scale, needs to rework the composition of the elevations; create a priority of meaning.
- Adjust the differential roof treatment over projecting bays and over roof condition, a double double roof condition.

As part of the presentation the applicant provided detailed information from the master plan for the Grandview Commons subdivision as to the project's consistency with the adopted plan.

## **ACTION:**

On a motion by Host-Jablonski, seconded by Woods, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (7-0). The motion required that the architect resolve the issues with multiple forms versus materials and coloration on the building elevations, especially taking care with the utilization of fiber cement trim. The Commission noted its previous comments relevant to the array of detailing materials and architectural elements on each of the building's elevations requiring simplification, need for scale and coherency.

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, 6, 6, 6.5, 7, 7 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 719 Jupiter Drive at Grandview Commons**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	9	7	7.5	8	-	9	8	8
	-	-	-	-	-	-	-	6.5
	-	-	-	-	-	-	-	7
	6	6	6	-	-	6	-	6
	6	6	6	-	-	6	6	6
	7	7	7	-	-	6	6	7
	6	6	6	6	-	6	6	6

General Comments:

- Clarify priorities of elevations.
- Well-designed project just need some architectural tweaking.
- Exterior elevations still too busy.