

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 12, 2006
TITLE: 618 Jupiter Drive – PUD(SIP), Independent Living Facility, Alteration to Previously Approved SIP. 3 rd Ald. Dist. (04079)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 12, 2006	ID NUMBER:

Members present were: Lou Host-Jablonski, Chair; Todd Barnett, Lisa Geer, Cathleen Feland, Robert March and Michael Barrett.

SUMMARY:

At its meeting of July 12, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) of alterations to a previously approved PUD-SIP located at 618 Jupiter Drive. Appearing on behalf of the project was Cliff Goodhart, architect. The plans as presented provide for an alteration to the previously approved plans for the development of the site for an 82-unit independent living senior apartment/condominium building that was approved in conjunction with an already constructed Phase 1 development for a 100-bed skilled nursing facility and a 72-bed assisted living facility as part of the Oakpark Senior Community. The revisions to the project as previously approved provide for alterations to all elevations of the four-story building including an increase in building footprint that will allow for an increase in density from 77-units to 82-units, in addition to an increase in the number of lower grade parking stalls from 77 to 81. According to Goodhart, the overall increase in bulk provides for an additional 3,000 square feet of building footprint with the elimination of an exterior ramp and stair, and a slight movement of the building westerly toward its frontage with I 90/94, and a noise abatement berm. The building materials and colors will be in the range as previously proposed, consisting of cement board siding, shingles and corner boards, and modular brick. It was noted that the west elevation, due to budget, did reflect a lesser application of brick. Following the presentation, the Commission expressed concerns on the following:

- Concern with the harshness of the split face block at the base, especially its exposure along Jupiter Drive.

ACTION:

On a motion by March, seconded by Feland, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Geer abstaining. The motion requested that the applicant look at replacing split face with brick or another alternative in areas exposed at grade level.

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 5, 6, 6.5, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 618 Jupiter Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	7
	-	6.5	-	-	-	-	-	6.5
	5	5	6	6	-	4	4	5
	8	7	7	-	-	6	7	7
	-	-	-	-	-	-	-	6

General Comments:

- 7 on changes.
- Minor changes do not materially affect the prior approval.
- More density at this site is entirely appropriate.
- Not changed much, still OK but not outstanding.