

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 21, 2011
TITLE: 8301 Old Sauk Road – PUD(GDP-SIP) for an Addition Containing 24 Assisted Units, 14 Private Skilled Nursing Suites and Physical Therapy Center. 9 th Ald. Dist. (23786)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 21, 2011	ID NUMBER:

Members present were: Richard Wagner, Marsha Rummel, Todd Barnett, Dawn O’Kroley, John Harrington, Melissa Huggins and Richard Slayton.

SUMMARY:

At its meeting of September 21, 2011, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) located at 8301 Old Sauk Road. Appearing on behalf of the project was Duane Helwig, representing Attic Angel Place, Inc. Appearing in support and available to answer questions were Mary Ann Drescher, representing Attic Angel Place, Inc.; and Rich Carlson, representing The Bruce Company. Carlson discussed creating more layers to the landscape plan to bring continuity to the existing landscape. They added more landscaping to the parking lot area with a buffer planting and a bioretention pond. Helwig then touched on the Commission’s previous comments on the proposal. They looked at doubling up the driveway with double-loaded parking along Old Sauk Road; the challenge is causing a burden to employees from a distance and safety standpoint. They have reduced the parking from 24 to 20 stalls and added landscaping. He mentioned the possibility of putting parking between light poles onto Attic Angel Circle as an option to creating more on-site surface parking which would require further investigation with the City and may have issue with backing up into the right-of-way. Slayton noted the sight distances from that corner and wondered about problems with visibility and inquired about parallel parking as a more viable option. Slayton noted that this meets criteria but needs review by Traffic Engineering because of safety issues. Helwig noted that column proportions were studied per the Commission’s previous comments.

ACTION:

On a motion by Huggins, seconded by O’Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (3-3) with Barnett, Rummel and Harrington voting no; and Slayton, O’Kroley, Huggins and Wagner voting yes. The motion noted the applicant’s willingness to look at alternatives to the additional surface parking lot versus on-street parking in coordination with Traffic Engineering and City Engineering.

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 3, 5 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 8301 Old Sauk Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	6	6	-	-	5	5	6
	-	-	-	-	-	-	-	3
	-	-	5	-	-	4	5	-
	-	-	-	-	-	-	-	5

General Comments:

- Very poor approach to adding parking that may not be required.
- Parking layout is inefficient and poorly planned.
- Traffic Engineering – please look for alternatives to new surface parking lot, more street parking.