

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 9, 2006
TITLE: 8301 Old Sauk Road – PUD(SIP) – Minor Alteration for a “Memory Care” Addition to the Existing Attic Angel Place. 9 th Ald. Dist. (04273)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: August 9, 2006	ID NUMBER:

Members present were: Lou Host-Jablonski, Acting Chair; Michael Barrett, Todd Barnett, Lisa Geer, Ald. Noel Radomski and Cathleen Feland.

SUMMARY:

At its meeting of August 9, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a minor alteration to a PUD(SIP) for a “Memory Care” addition to the existing Attic Angel Place. Appearing on behalf of the project were Mark Boehlke, Roxanne Johnson and Beth Richardson. Prior to the presentation, staff noted to the Commission that the project provides for the development of a 1-story Alzheimer’s wing to the existing “Attic Angel Place” development where the previously approved PUD-SIP on the site provided for the development of a 3-story future expansion. Based on the prior approval of the overall Attic Angel Place PUD-SIP in 1998, the future 3-story expansion, as well as the current modified proposal could be considered as part of a minor alteration to the overall PUD-SIP with Urban Design Commission approval. Details of the 1-story, 20-unit “Memory Care” facility were presented, combined with plans for the expansion of an existing adjacent surface parking area. The memory care wing will feature a memory garden adjacent to the existing Attic Angel Place complex. The 1-story structure features a combination of the use of vinyl siding, brick at the base of the building, as well as incorporated on full features of its various elevations. The applicant noted that both the neighborhood association and Ald. Skidmore were in support of the project. Following the presentation, the Commission noted the following:

- Replace vinyl siding with hardiplank or other durable alternative.
- The memory garden is too isolated to one end of the building. Consider its relocation in a more centralized area or alternatives.
- The foundation plantings appear minimal and spotty around the perimeter of the building.
- Consider alternative to the memory garden such as the addition of a secured garden courtyard at the niche on the south elevation.

ACTION:

On a motion by Feland, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0-1) with Geer abstaining. The motion required that the vinyl siding be replaced with either brick or hardiplank, along with consideration for a secondary exterior space to offset the location of the memory garden’s position too far to one end of the building.

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, 5, 6, 6, 6 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	4	6	-	7	6	6
	-	-	-	-	-	-	-	6
	6	6	6	6	-	-	6	6
	5	6	5	6	-	5	5	5
	-	6	-	-	-	-	-	6
	5	5	5	5	-	5	4	5

General Comments:

- Landscaping is very weak. No vinyl siding.
- Foundation landscape too minimal abstained.
- Approvable.
- Why not take advantage of the south facing outdoor nook?