

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 23, 2007
TITLE: 5833 American Parkway – Alteration to a Previously Approved PUD-SIP, Revised Plans. 17 th Ald. Dist. (06507)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 23, 2007	ID NUMBER:

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

SUMMARY:

At its meeting of May 23, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD-SIP located at 5833 American Parkway. Appearing on behalf of the project was Jerry Bourquin. The project involves alterations to a previously approved “skilled nursing” facility approved as part of the phased development of “Oakwood Village East” in November of 2003. According to Bourquin the alterations to the skilled nursing facility were based on changes to the interior circulation, as well as internal programming which required that the exterior façade of the building be redesigned, relocated and reconfigured, along with the creation of a more enhanced landscape setback adjacent to the interior circulation road, in addition to the elimination of some surface parking stalls with the reconfiguration of the adjacent surface parking lot. The additional landscaping also has been provided between the reconfigured and relocated structure and adjacent structures assisted living component of the development and dementia care. Bourquin then emphasized the addition of a raised canopy at the drop-off in front of the reconfigured facility, along with providing a detailed review of floor plan changes dictated, exterior façade modifications. Following the presentation, the Commission noted the following:

- The former RV parking lot area doesn’t comply with the Commission’s standards relevant to tree islands at an interval of 12-15 stalls.
- Landscape plan has no species list.
- The drive-up entry needs more development. Problems with the drive-up canopy’s columns and base and how it connects to the roof, look at pilasters and how it ties to the building.
- The corner boards are wide and prominent on the front elevation but are less wide on other elevations.
- The flat roof sections on various elevations need to be more detailed and integrated.
- The figure/ground relationship with other adjacent existing buildings has not been provided. Provide details on the proposed building addition’s relationship with existing structures.
- Need landscape plan for the entire parking area as reconfigured, as well as updated tree island requirements.

ACTION:

On a motion by Barnett, seconded by Barrett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Woods abstaining. The motion required address of the above stated comments, in addition to adding a window to the beauty shop area adjacent to the courtyard.

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, 5/6, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5833 American Parkway

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

General Comments:

- Need landscaping plan for former RV parking area.
- Approvable, although the architecture is less than inspiring. As a whole, this is a very large jumbled mass of buildings with little clarity.
- Please submit plant list.
- Landscaping plan for parking lot needed. Review of entry and tower features.
- Lose flat roof section; wider corner boards at gable features; entry pavilion/drop-off structure.