

AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: December 20, 2006
TITLE: 8102 Watts Road – Amended – PUD(GDP-SIP), Assisted Living Facility. 9 th Ald. Dist. (02372)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: December 20, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Lisa Geer, Todd Barnett and Ald. Noel Radomski.

SUMMARY:

At its meeting of December 20, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PUD(GDP-SIP) for an assisted living facility located at 8102 Watts Road. Appearing on behalf of the project were Bill White, Steve Holzhauser, and Tim Hedges. White said this is for a four-story, 74-unit facility. Hedges said the site is appropriate because of the complementary uses in the vicinity. He noted the site slopes 20-feet east to west, which allows for under building parking and only nine surface stalls. Holzhauser stated that the top of the parking deck would be developed as a “park.” He also stated that there will be no EIFS or vinyl siding.

The Commission expressed concern about the amount and treatment of the large retaining wall next to the sidewalk on the northern side of the site (both by the driveway and the rooftop garden). It was suggested that this could be addressed by having the building extend in that direction and/or terracing. It was also suggested that the applicants look at moving the parking from the outer to the inner radius of the entry open space feature. Concern was also expressed about the treatment of the plaza area at the southwest corner of the site along Watts Road.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.

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 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 8201 Watts Road

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

General Comments:

- Like the underground parking potential built into the topography. Integrate shade and seating into plaza off Watts Road. Terrace retaining walls along “hotel” road to transition pedestrian walk next to parking.
- Work on entry drop-off. Work on north edge (no tall, blank walls).
- Pretty well-designed for a large, franchise-type facility.
- Good concept and location.
- Looks like a potentially very attractive project. Bravo on structured parking with green roof. Treatment of grade changes along property lines needs study.