

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** June 28, 2017

TITLE: 5565 Tancho Drive – PD(GDP-SIP),      **REFERRED:**

Update of Facilities at Oakwood Village  
Prairie Ridge Campus. 17<sup>th</sup> Ald. Dist.  
(46734)      **REREFERRED:**

**REPORTED BACK:**

AUTHOR: Chris Wells, Acting Secretary      **ADOPTED:**      **POF:**

DATED: June 28, 2017      **ID NUMBER:**

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Tom DeChant, John Harrington, Amanda Hall, Lois Braun-Oddo and Rafeeq Asad.

**SUMMARY:**

At its meeting of June 28, 2017, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD(GDP-SIP) for update to the facilities at Oakwood Village Prairie Ridge Campus located at 5565 Tancho Drive. Appearing on behalf of the project were Thomas Miller, Joe Pepitone and Anne Anderson, all representing Oakwood Village. The project in large part remains the same program from last time, comprised of the independent living building (three separate buildings on top of the parking deck with green roof), the second component is the community center (restoration and addition), and the assisted living which is a 3-story addition to the existing facility, along with site improvements that go along with these. The entrance to the community center will be more emphasized and the building material palette has been simplified. Some areas will be repaved and they will be reconfiguring the existing pond at the entry to work with the existing aesthetic. To address direct connectivity from the courtyard back to the campus, and provide an opportunity for people to reach the walking paths around the campus, ramps will be installed at several locations. Planning staff had commented on how the independent living building addresses American Parkway. They have added windows in the areas where the façade was too plain. Landscaping and stairs will be added near the plinth for connectivity to walking paths. Brick will be used for the base of buildings and vertical accents, fiber cement panels in two different finishes (material samples were not provided). The original buildings are vinyl siding so these new buildings will use a much more durable and sustainable product.

Comments and questions from the Commission were as follows:

- I like the way you presented what has changed, it answers the question of how you addressed the concerns of the Commission. I definitely like the green roof additional access.
- The plinth, I wonder if that edge needs to be a 90-degree angle. Maybe it sort of meanders with the hillside or curves in a more natural form.
- Thank you for having your listening ears on last time you were here. Great job.
- I appreciate the addition of the windows but I wonder if within certain elevation elements you regulate some of the window sizes within the same elevation itself, to be more of an intentional design.

**ACTION:**

On a motion by Braun-Oddo, seconded by Harrington, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for the lighting and photometric plans to be approved at a staff level, for the applicant to look at softening the landscaping (right angle of the plinth), and to present photos and building material samples to staff for comparison and approval.