

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 7, 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 7, 2011	ID NUMBER:

Members present were: Richard Wagner, Marsha Rummel, Todd Barnett, Dawn O’Kroley, Henry Lufler, Mark Smith and John Harrington.

SUMMARY:

At its meeting of September 7, 2011, the Urban Design Commission **REFERRED** consideration of a PUD(GDP-SIP) located at 8301 Old Sauk Road. Appearing on behalf of the project were Duane Helwig and Mary Ann Drescher, representing Attic Angel Place, Inc. Drescher gave a brief overview of the Attic Angel facilities and what they offer their residents. The proposal calls for more private beds as well as an increase of 20 beds in their assisted living facility. Helwig presented contextual plans showing the surrounding area. The addition also calls for a walkway connection to the dining/activity area and physical therapy center. Attic Angels requested the architect to look at how they can improve on their outdoor space connections. Building materials and massing will match the existing development. Comments and questions from the Commission were as follows:

- Your landscaping plan could look a lot better. It feels like you’re just thrown plants in here and there is no plant matching with any species.
- Your drop-off parking and loading zone at the south side of the addition doesn’t look like it meets code.
- Take another look at the proportions of the upper level columns, compare to existing to make sure they feel strong enough.
- Your new outdoor space is excellent.
- Think about incorporating a bench in the walkway.
- Look at moving the parking to increase your open space. Barnett talked a bit about shifting parking to accommodate more open space and other outdoor amenities, accommodate the fire lanes, as well as making the property more aesthetically pleasing.
- We will need lighting plans and colored renderings/elevations in order to give final approval.

ACTION:

On a motion by Barnett, seconded by Harrington, the Urban Design Commission **REFERRED** this item. The motion was passed on a vote of (6-0). The motion for referral suggested the following:

- Look at the potential for alternatives for the new parking lot, in combination with existing surface parking to reduce the amount of impervious area and provide efficiency.
- Study the two parking pads at the side of the addition, as well as requesting the Fire Department to look at ways of reducing the width of the 26-foot stall to introduce parallel parking.
- Investigate the proportions of the columns on the second floor.

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 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	-	-	5	-	-	5	-	5.5
	5	6	3	-	-	5	6	6
	5	5	-	-	-	5	5	5

General Comments:

- Look at various parking.