

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 7, 2012
TITLE: 8301 Old Sauk Road – Amendment to a Previously Approved 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: March 7, 2012	ID NUMBER:

Members present were: Marsha Rummel, Dawn O’Kroley, Todd Barnett, Richard Slayton, John Harrington, R. Richard Wagner, Melissa Huggins, and Henry Lufler, Jr.

SUMMARY:

At its meeting of March 7, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of a flat roof option amendment to a previously approved PUD(GDP-SIP) located at 8301 Old Sauk Road. Appearing on behalf of the project were Duane Helwig and Tom Martin, both representing Attic Angel Place, Inc. The current building was approved by the Urban Design Commission in September and further design and engineering necessitate a change in the roof because of a “bathtub” effect where gabled/shed roof elements meet the flat portion of the roof; the vertical and horizontal joints meeting up at the roof are potentially problematic. This plan would allow them to do a flat roof but contain the contextuels they already have. The mansard roofs would be removed from the middle while maintaining the gables. The flat roofs would be in a more heavy cornice to match the architecture. They are also looking at using a fiber cement panel rather than EIFS. Comments and questions for the Commission were as follows:

- I wonder if you just lost all the gables and came up with an entirely flat roof, you’d be moving from a bathtub to a shower.
 - We did that early on but we weren’t too pleased about the look of it. I think it’s actually moving in a better direction.
- Study variation in elements at your entries. Ice the cake and add some points of interest that help you feel more resolved in dealing with some of the other geometry.
- I think you’ll find that this will add some real interest to the buildings around you. In particular as the far west side continues to build, this is a much more appropriate expression.

ACTION:

On a motion by Huggins, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL** of modifications to the roof profile for a flat roof option. The motion was passed on a vote of (7-0). The motion provided for the following:

- Work to provide some interest in the verticality and screen rooftop utilities.
- Adjust the front entrance is more in keeping with the modified flat roof.
- Screening will be required.
- Final plans and details to be approved by staff.

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, 6, 6 and 7.

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
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	7
	-	6	-	-	-	-	-	6

General Comments:

- Improved.