

## AGENDA # 8

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** March 19, 2014

TITLE:      1902 Tennyson Lane – PD-GDP,  
Northside Prairie Senior Living  
Community. 12<sup>th</sup> Ald. Dist. (31335)      **REFERRED:**  
**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

DATED: March 19, 2014      **ID NUMBER:**

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Members present were: Richard Wagner, Chair; Richard Slayton, Dawn O’Kroley, Cliff Goodhart and John Harrington.

### **SUMMARY:**

At its meeting of March 19, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD-GDP for Northside Prairie Senior Living Community located at 1902 Tennyson Lane. Appearing on behalf of the project were Gene Wells and Rita Giovannoni, representing Independent Living, Inc. Wells presented updates to the plans for the independent living, assisted living and memory care facilities for ages 55+. Changes to the site plan include shifting the entrance slightly and changes to the internal circulation for better vehicular and pedestrian access. No gabled ends will be used on the roofs. Additional surface parking stalls have been added to bring the total to 70 underground for independent living. There will be a need for additional staff parking stalls which will open up as the residents age and stop driving. An orchard with fruit trees is planned as part of the landscape plan.

Comments and questions from the Commission were as follows:

- With those blank ends on the street side, that’s basically the front of the building that’s closest to the street but it doesn’t seem like a good front for the street.
- The amount of asphalt for the number of stalls in that area is deceiving. Each drive is single-loaded. I think there’s a more creative way to do this and get more green out there.
- If you could get parallel parking that lets you have some more greenspace.
- If you’re planning on getting rid of some parking eventually, I would rather see you add some back in here for staff.
- I would make the orchard motif stronger.
- If you open up that west (left) wing of the building may help with sound from the airport. Anything you can do to soften that point.
- Maybe you use that future public street as your exit. I would create a loop for your guests.
- I see the base and I see a middle but I don’t see the top. As you develop it, make it less motel feeling.

- Be cautious with your use of EIFS, how you combine it with other materials and how you deal with the articulation of the façade. Large fields of EIFS are not inviting.
- Look at it as an overall composition. Breaking it up to have a couple of major reads on the building would help.

**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 5 and 5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1902 Tennyson Lane**

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

General Comments:

- Reconsider parking: too much asphalt to stall quantity.