

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** January 27, 2021

TITLE: 6003-6067 Gemini Drive - Minor **REFERRED:**

Alteration to an Approved PD. 3rd Ald.
Dist. (63800)

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: January 27, 2021

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Tom DeChant, Jessica Klehr, Rafeeq Asad*, Christian Harper, Shane Bernau, Syed Abbas and Craig Weisensel.

*Asad was recused on this item.

SUMMARY:

At its meeting of January 27, 2021, the Urban Design Commission granted final approval of a minor alteration to an approved Planned Development located at 6003-6067 Gemini Drive. Registered and speaking in support were Marc Ott and Brian Munson, representing Greyrock at Grandview Commons. Registered in support and available to answer questions was Dan Brinkman, representing DSI Real Estate Group, Inc.

Munson presented design modifications in three categories: commercial enhancements (windows, scale of the wall next to the sidewalk and expanding the outdoor dining area), changes in terms of constructability (location of windows, ramps and access changes), and material availability and design refinement on materials, honed as closely to the approved palette with manufacturer substitutions. Ald. Lemmer has offered her support for the changes.

The Commission discussed the following:

- The end walls where you've reduced the deck size, the detail on top has changed.
 - As we worked with our structural engineers, it was struggling at the depth we had to make it work. We ran into a few options: stay with the original size of the decks with a column, or have some cable tie, we thought that changed the architecture much more than pulling it back a few feet. This dimension still maintains the open cantilever corner and seemed like the most minor change than something more drastic that would change the architecture.
- The very top overhang, I wonder whether that would be more elegant looking in the original as a straight line across?
- I think the center bay would be more successful without any horizontal elements engaging it like the balconies, the overhang or the big band in the middle.
- That's exactly what I was going to say.
 - Just to be clear, I absolutely understand the top of it. The middle of that center bay as well or just the roof band?

- The middle one, the roof band and even having those balconies extend, just pass by it parallel.
- (Secretary) One of the concerns from Planning were the material changes.
- I certainly have a concern about going to a thin stone that's adhered vs. a 4" dimensional stone. It has to be a material that engages door and window openings, and how that turns a corner and looks like a stone veneer vs. a stuck on tile at the corners, we don't have those details and in my mind I would want to see those details to be sure it's the wise move. With regard to the siding, since the texture, color and exposure are pretty much the same I can't say I would have any objections to the siding.
 - We are using actual real stone, it's the exact same product originally approved but the depth is different. We thought it could be successful in this case is that it's random pattern stone. You actually have variation in depth of the stone and texture. The corners won't be pre-manufactured, they will be done the same whether this was full depth or thin veneer. The shadow lines and windows and doors will be a little thinner.
- But on the outside corner you're going to see that thinness, I don't know that they make a corner unit that turns and gives the dimensional stone thickness. What that's going to look like at the corners and jambs would be a concern.
- There was also the request for more patio space and some adjustments for storefront openings.
 - This is an area that had parking underneath it. As we've learned in COVID times about the value of outdoor seating we saw this as an opportunity to expand that and distributed the plantings differently.
- I think it could invite more activity outside the building.
- Typically that thin veneer does have a corner product it's paired with.

ACTION:

On a motion by Braun-Oddo, seconded by Bernau, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0) with Asad recused. The motion provided for the following:

- Look at the overhangs.
- Acceptability of material in terms of appearance of stone and siding.
- Acceptability of patio size and other changes.
- The stone detail at the returns should give more of a sense of a full piece of stone there, and can be administratively reviewed.