

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** December 16, 2009

TITLE: 825 Jupiter Drive and 5801 Gemini Drive – **REFERRED:**  
Amended PUD(GDP-SIP), Redesign of **REREFERRED:**  
Previously Approved Residential **REPORTED BACK:**  
Development. 3<sup>rd</sup> Ald. Dist. (16824)

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

DATED: December 16, 2009      **ID NUMBER:**

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Members present were: Marsha Rummel, Mark Smith, Dawn Weber, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, R. Richard Wagner and Jay Ferm.

### **SUMMARY:**

At its meeting of December 16, 2009, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PUD(GDP-SIP) located at 825 Jupiter Drive and 5801 Gemini Drive. Appearing on behalf of the project were David Baehr, the property owner; and Casey Louther, representing David Baehr. Louther provided summary of the project's previous history noting that it was a 69-unit apartment project approved in October 2005 featuring a 33-unit building and a 36-unit building. He further noted that the 33-unit building is under construction where the 36-unit building has yet to be started. He apprised the Commission of a minor alteration to the project which featured modifications to both buildings brick deck towers in October of 2009. He further noted that the final modifications to the project as proposed provide for a density change from 33-units to 40-units in the existing building under construction and a downsizing of the previously proposed 36-unit building to a 29-unit apartment building. Outside of the array of modifications to the buildings as noted, the site, landscaping, lighting, building materials and color pallet are as originally approved with some modifications to the exterior of the building façade of the now 29-unit building as presented. Following his presentation the Commission noted the following:

- Bothered with the relationship of the entry/lion elevation facing the adjacent to the parking lot and how it's detailed. Project out symmetrically that portion of the building behind the lion face canopy and extend up to the parapet.

### **ACTION:**

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). The motion required modifications to the 29-unit's east elevation to project asymmetrically up to the parapet that portion of the building adjunct to the lion's canopied entry. In addition, the landscape plan should be modified to remove the use of autumn purple ash with a more appropriate wide canopy tree due to issues with bore infestation.

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, 5 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 825 Jupiter Drive & 5801 Gemini Drive**

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

General Comments:

- Don't know history. Typical developer project.
- Adjusted unit mix = market reality. OK with it.