

## AGENDA # 9

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> May 24, 2006
TITLE: 5817-5818 Gemini Drive – Grandview Commons – PUD(SIP), Twenty-Three Unit Condominium Project. 3 <sup>rd</sup> Ald. Dist. (03451)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: May 24, 2006	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Lisa Geer, Michael Barrett, Todd Barnett, and Cathleen Feland.

### **SUMMARY:**

At its meeting of May 24, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) for a twenty-three unit condominium project located at 5817-5818 Gemini Drive. Appearing on behalf of the project were Russell Kowalski, architect and Brian Munson. Kowalski presented elevational details for both the 11 and 12-unit condominium structures, coordinated with a display of EIFS details and colors, combined with vertical metal siding samples. A discussion relevant to the amount of impervious area on the site in the form of drive aisle access to lower level garages for both structures was at issue due to the amount of proposed impervious area on the adjacent sites. In addition, discussion on the use of the EIFS material at grade was noted with a suggestion to utilize more durable materials at the base of both structures.

### **ACTION:**

On a motion by Geer, seconded by Feland, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required that the treatment of driveway and access aisles was not approved to allow the applicant to meet with the Fire Department to provide permeable paving to allow for more on-site infiltration, as well as consideration for a more durable base alternative on all building elevations within eight inches of ground level utilizing EIFS with a thicker substrate insulation board and heavyweight mesh under the base/finish coats above the base treatment.

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 6, 6.5, 7, 7, 7.5 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 5817-5818 Gemini Drive**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	8	7	-	-	6	7	8
	-	7	-	-	-	-	8	7.5
	7	8	7	8	-	-	7	7
	5	7	6	-	-	5	6	6
	7	8	6	5	-	7	6	7
	-	-	-	-	-	-	-	-
	6	7	6	-	-	6	7	6.5

General Comments:

- Excellent! Nice development from previous presentation.
- Fresh, interesting, contextually appropriate. It will be very interesting how the market acceptance goes, and public appreciation of the unique architecture.
- Provide hard surface material at base of EIFS.
- Nice modern architecture. Every effort should be made to pave less and use porous paving.
- Nice, creative concept but look at considerable porous pavement.
- Improved landscape screen and coordination with bioretention area.