

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** December 1, 2021

TITLE: 5817 Halley Way – Planned Development
(PD) for a 99-Unit Senior Housing
Development. 3rd Ald. Dist. (67173) **REFERRED:**
REREFERRED:

REPORTED BACK:

AUTHOR: Kevin Firchow, Acting Secretary **ADOPTED:** **POF:**

DATED: December 1, 2021 **ID NUMBER:**

Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Tom DeChant, Shane Bernau, Russell Knudson, Craig Weisensel, Christian Albouras, Christian Harper and Jessica Klehr.

SUMMARY:

At its meeting of December 1, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Development located at 5818 Gemini Drive. Registered and speaking in support was Bradley Servin. Registered in support and available to answer questions was Hayden Frank.

Servin noted that the development is age-restricted for 55 and older. They have identified the building corners with horizontal siding and introduced stone and horizontal lap siding in the middle. Perspectives of the building were shared.

The Commission discussed the following:

- Where stone comes above third floor and goes to paneling, does that stone have a thickness or look like a paper veneer?
 - It is a full depth stone veneer so it does have thickness and a sill cap on it, some dimension to it and projects out from the siding several inches.
- What about this is senior design?
 - It's just age restricted 55 and older.
- Did that affect how you designed this?
 - Some of the interior spaces, community spaces for social gathering, and outdoor space for reach one of the residents. The courtyard patio area for activities and outdoor activity space.
- Looks good, thank you for that.
- This has come a long way. What you submitted late is not what we reviewed, is there anything on those updated renderings you want to point out as being different?
 - The renderings that are include in the packet represent the materials included on the elevations submitted late. The material makeup and composition of the renderings is 100% accurate and representative of what you see on these elevations. We eliminated a cream color brick that is no longer part of the dev. We've treated each corner of the building identical using the horizontal

siding and wrap around balconies. From the previous elevations we've addressed the parapet height and blended that material to the top of the parapet, and expanded any stone up to the bottom of the window frame. The renderings in the packet are correct, the elevations are not.

- The design looks good, I like it.

ACTION:

On a motion by Weisensel, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (9-0).

The motion noted the reference to renderings superseding the elevations.