

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 1, 2021

TITLE: 5818 Gemini Drive – Planned
Development (PD) for Capitol View
Townhouses. 3rd Ald. Dist. (67174)

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 12-unit condominium development has eliminated all brick material in favor of siding and stone wrapping around back with aluminum siding to separate the units. They have simplified the building, addressing and providing siding at each corner. More landscaping has been added at the entries. Wood grain long board siding and engineered wood siding in both vertical and horizontal patterns are proposed.

The Commission discussed the following:

- How are the corners treated as they come around?
 - Trim board colored to match the siding.
- It looks sliced off, is there a drip where the roof comes in? It needs to be chosen carefully so it looks OK on all those different materials.
 - There will be a cap applied to the parapet wall that is very difficult to see in renderings. The material color will blend in with the materials chosen.
- Thank you for the revisions, this got more sophisticated and unified. Can you speak to the vertical element between two units?
 - That piece is a fire wall to limit the requirement for sprinklering. We've tried to limit the amount of stone for cost reasons. We tried to blend that in with what we did to the back of the building, we separated each garage with the same type of wall with a screen between the garage patios which mimic the front.
- This elevation is really strong and that one element isn't quite fitting. I would suggest revisiting that.
- The windows above garage, side and around the corner, the tops don't align with the rest of the windows.

- They should have aligned, must have been a rendering issue. The tops of windows all match the tops of doors.
- The east elevation in our packet was shown as a repetition of the south elevation.
 - Those were the corrected ones we submitted very late today.
- The design looks good, I like it.
- The east, north and west elevations have rather significant long extensions of solid wall at the ground floor. Should there be more variation in height and species to the landscaping there to break that up?
- This is a huge improvement, really seem to connect to each other in a much better way. Like the front doors going up the hill on the condominiums.
- Landscape plan looks fine to me. The rendering we saw was a little deceiving; it did feel like a tree would help anchor that corner of the building. It doesn't now look like there is as much space in the plan view. Either way, just one tree to have something that punctuates the massing.

ACTION:

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

The motion noted approval as is, with the recommendation to revisit the fire wall suggestion at a staff level approval, to consider an ornamental tree to anchor the corner and to align the windows.