



PREPARED FOR THE PLAN COMMISSION

Project Address: 5818 Gemini Drive (3rd Alder District – Ald. Lemmer)
Application Type: Planned Development (PD) Zoning Map Amendment
Legistar File ID # [68642](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant & Property Owner: Scott Frank; Oak Park Place; 719 Jupiter Drive, Madison, WI 53718

Contact: Bradley R Servin; Architectural Design Consultants, Inc.; 5100 Eastpark Boulevard, Suite 310; Madison, WI 53718

Requested Action: The applicant requests consideration of two Planned Development zoning map amendments – to approve an Amended General Development Plan (PD-GDP) on property located at 5818 Gemini Drive, and to approve a Specific Implementation Plan (PD-SIP) for the same property – in order to construct a 12-unit townhouse condominium located at 5818 Gemini Drive.

Proposal Summary: This proposal includes requests for an amended GDP and a new SIP for a 12-unit condominium townhouse building. It is very similar to the 12-unit proposal which was approved in June 2006 by the Common Council, but was never constructed (and whose approval has subsequently expired).

Applicable Regulations & Standards: This proposal is subject to the approval standards for Zoning Map Amendments [MGO Section 28.182(6)] and Planned Developments [MGO 28.098].

Review Required By: Urban Design Commission (UDC), Plan Commission (PC), and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022 - 00525, rezoning 5818 Gemini Drive from Amended PD-GDP (Planned Development Plan - General Development Plan) to Amended PD-GDP and forward Zoning Map Amendment 28.022 – 00525, approving a PD-SIP (Planned Development – Specific Implementation Plan) at 5818 Gemini Drive with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The subject 32,015-square-foot (0.73-acre) site is part of the Grandview Commons development. This site is located on the north side of Gemini Drive, between Jupiter Drive and N Star Drive. The site is in Alder District 3 (Ald. Lemmer) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site, zoned PD (Planned Development District), is currently undeveloped.

Surrounding Land Use and Zoning:

North: A vacant site where a 4-story, 99-unit, age-restricted development is proposed and has been submitted to the city for review (See Legistar File ID [68644](#)). The site is zoned PD (Planned Development District);

South: Across Gemini Drive is an 11-unit Condominium Townhome development, and 82- and 54-unit multi-family developments, all zoned PD;

East: Apartment and Condominium developments, zoned PD; and

West: Oak Park Senior housing campus, zoned PD

Adopted Land Use Plan: The [2018 Comprehensive Plan](#) and [Sprecher Neighborhood Development Plan](#) both recommend Medium Residential uses for the subject property. Whereas the Comprehensive Plan describes this use as 2-5 stories and 20-90 dwelling units per acre, the Sprecher Plan defines it as 12-16 dwelling units per acre.

Zoning Summary: The property is an existing Planned Development (PD).

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plan.	As per submitted plan.
Lot Width	As per approved plan.	As per submitted plan.
Front Yard Setback	As per approved plan.	As per submitted plan.
Side Yard Setback	As per approved plan.	As per submitted plan.
Rear Yard Setback	As per approved plan.	As per submitted plan.
Usable Open Space	As per approved plan.	As per submitted plan.
Maximum Lot Coverage	As per approved plan.	As per submitted plan.
Floor Area Ratio	As per approved plan.	As per submitted plan.
Building Height	As per approved plan.	As per submitted plan.

Site Design	Required	Proposed
Number Parking Stalls	As per approved plans.	As per submitted plans. <i>(See Comment #27)</i>
Accessible Stalls	No	No
Loading	As per approved plans.	As per submitted plans.
Number Bike Parking Stalls	Single-family attached dwelling: 1 per dwelling (12)	12 garage 3 surface
Landscaping and Screening	Yes	Yes <i>(See Comment #28 & #29)</i>
Lighting	No	No <i>(See Comment #31)</i>
Building Forms	As per approved plans.	As per submitted plans. <i>(See Comment #30)</i>

Other Critical Zoning Items	Urban Design (Planned Development (PD)); Utility Easements; Barrier Free (ILHR 69)
------------------------------------	--

Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Related Approvals

At its July 6, 2006 meeting, the Common Council approved a zoning map amendment request to rezone property from PUD(GDP) Planned Unit Development-General Development Plan District to PUD(SIP) Planned Unit Development-Specific Implementation Plan District to allow for the construction of one 12-unit condominium building at 5818 Gemini Drive and one 11-unit townhouse condominium located across the street at 5817 Gemini Drive. (Legistar File ID [03694](#)) While the 11-unit building at 5817 Gemini Drive was constructed, the 12-unit at 5818 Gemini Drive was not and, as a result, the approval has subsequently expired.

Project Description

The applicant requests consideration of two Planned Development zoning map amendments – to approve an Amended General Development Plan (PD-GDP) on property located at 5818 Gemini Drive, and to approve a Specific Implementation Plan (PD-SIP) for the same property – in order to construct a 12-unit townhouse condominium located at 5818 Gemini Drive.

The unit mix will include eight (8) two-story, 2-bedroom units and four (4) three-story, 3-bedroom units. Each of the 12 units will have a pedestrian entrance along Gemini Drive and a private 2-car garage for vehicle and bike storage located on the north side of the building. The garages are accessed via a shared driveway and parking easement which already exists.

The building will be clad primarily with brown-colored aluminum siding, light green-colored composite board and batten siding, and light grey-colored composite lap siding. Stone will be used as an accent material.

Analysis

This request is subject to the Zoning Map Amendment [Section 28.182(6)] and Planned Development standards [Section 28.098(2)] of the Zoning Code. The analysis below begins with a summary of the adopted plan recommendations as the specific approval standards reference these documents.

Conformance with Adopted Plans

The [2018 Comprehensive Plan](#) and [Sprecher Neighborhood Development Plan](#) both recommend Medium Residential uses for the subject property. Whereas the more contemporary Comprehensive Plan describes this use as 2-5 stories and 20-90 dwelling units per acre, the Sprecher Plan defines it as 12-16 dwelling units per acre. The proposal's density for the 12 units on the 0.74-acre site is 16.4 units per acre.

Zoning Map Amendment Standards

Staff believe that the standards for Zoning Map Amendments can be met. The Zoning Map Amendment standards are broad and state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the [Comprehensive Plan](#), and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's [Comprehensive Plan](#). 2010 Wisconsin Act 372 clarified "consistent with" as "furtheres or does not contradict the objectives, goals and policies contained in the comprehensive plan." As noted above, Staff believes that the project is consistent with the [Comprehensive Plan](#).

Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, Staff believe the standards can be found met, with the recommended conditions. Some additional discussion follows regarding Planned Development Standard (e), the requirement of the PD District plan to coordinate architectural styles and building forms to achieve greater compatibility with land use.

Standard (e) states that the *“Planned Development district plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.”* The Urban Design Commission (UDC) reviewed this request on an informational basis at their September 22, 2021 meeting. At their December 1, 2021 meeting, they gave the project unanimous final approval as proposed with the condition recommending that the applicant consider revisiting the exterior material treatment related to the fire wall, consider adding an ornamental tree to anchor the corner, and consider aligning the windows above the garage, side, and around the corner. (The draft of the UDC report from December 1 is included at the end of this staff report.) As no rooftop mechanicals or HVAC “wall-pack” penetrations/louvers have been shown on the submitted plans, Staff have also included a condition of approval requiring any such HVAC “wall-pack” penetrations/louvers to be oriented perpendicular to the main facade, and provided within the recessed balcony spaces. Considering the advisory recommendation of final approval from the UDC, their recommended condition, and the condition regarding “wall-pack” units, the Planning Division believes the Plan Commission may find this standard met.

Finally, M.G.O. Sec. 28.098(5)(c)7 states that, *“...any phases [of a Planned Development] not constructed within ten (10) years of the Common Council approval of the General Development Plan, shall require approval of a new General Development Plan by the Common Council following a recommendation by the Plan Commission. In considering extensions of approved General Development Plans for unconstructed components/phases, the Plan Commission shall consider changes in the surrounding area or neighborhood since approval of the General Development Plan that would render the project incompatible with current conditions.”* Since the underlying PD-GDP was approved by the Common Council in 2003, its approval has expired and therefore requires re-approval.

Staff believe that the current proposal is consistent with the 2002 Grandview Commons GDP, including the existing Zoning Text for Lots 446-450 (which includes the subject site) which states, *“Buildings within this district (i.e. the Neighborhood Center Residential 5 District) include townhomes and multi-family buildings that transition the grade across the site and reinforce the pedestrian-oriented streetscape. Building height and placement within the district will be coordinated with the Mixed-Use sub-district 1 to maintain the capital viewshed.”*

Staff believe the density is in line with the density proposed by the Comprehensive Plan for this site while still being compatible with the surrounding development, most notably the 2-story townhouses and the 3-story residential development located to the south, across Gemini Drive. Therefore, Planning staff have no concerns related to the appropriateness of the project given surrounding development and subsequent increased density recommendations of the Comprehensive Plan since the last approval of the GDP.

Public Comment

A virtual neighborhood meeting was held by Ald. Lemmer on September 29, 2021. At the time of report writing, staff have not received any public comments.

Conclusion

The Planning Division believes that the standards for Zoning Map Amendments and Planned Developments can be met. Staff believes that the proposed building is generally well-designed, generally consistent with adopted plan recommendations, and will serve as an attractive complement to other existing and planned developments in and near the Grandview Commons neighborhood development. The request is similar to a previously approved and recorded proposal which was not constructed and whose approval has since expired.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022 - 00525, rezoning 5818 Gemini Drive from Amended PD-GDP (Planned Development Plan - General Development Plan) to Amended PD-GDP and forward Zoning Map Amendment 28.022 – 00525, approving a PD-SIP (Planned Development – Specific Implementation Plan) at 5818 Gemini Drive with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division (Contact Chris Wells, (608) 261-9135)

1. The applicant shall provide updated pages to the PD-GDP reflecting the approved PD modifications. These changes shall be approved by the Planning Division staff and the Zoning Administrator or designee.
2. No HVAC “wall-pack” penetrations/louvers are shown on the street-facing facades. Any HVAC penetrations in the building shall be perpendicular to the main facade, and provided within the recessed balcony spaces. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.

Urban Design Commission (Contact Kevin Firchow, Acting Urban Design Commission Secretary, (608) 267-1150)

3. The applicant shall consider revisiting the exterior material treatment related to the fire wall, consider adding an ornamental tree to anchor the corner, and consider aligning the windows above the garage, side, and around the corner.

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

4. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
5. Construct sidewalk, terrace, curb & gutter & asphalt as needed along Gemini Dr. to a plan as approved by City Engineer
6. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
7. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
8. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.

9. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
10. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)
11. Revise plan to show the location of all rain gutter down spout discharge locations. (POLICY)
12. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

Rate Control: 100 & 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.

Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

14. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
15. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or tstroester@cityofmadison.com (West).

City Engineering Division - Mapping (Contact Lori Zenchenko, (608) 266-4097)

16. Submit a site plan and complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan.

Please highlight all building entrance doors and any interior hallway doors. Prior plan submittals had hallway fire suppression doors shown.

The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said application.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. For any changes, the final approved Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final set of filed site plans.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

17. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

18. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
19. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
20. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
21. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
22. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
23. The applicant shall provide a clearly defined 5' walkway from the front door to the public Right of Way clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
24. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
25. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

26. Work with Zoning and Planning staff for final approval of the Zoning text.
27. Provide electric vehicle stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the residential parking stalls (11 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (2 stalls) must be electric vehicle installed. Identify the locations of the electric vehicle ready and installed stalls on the plans, and add the electric vehicle stall count to the parking summary.
28. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
29. Identify the plantings shown on the rooftop patios.
30. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. All glass railings must be treated. Identify the glass areas that will be treated, and provide a detail of the specific treatment that will be used.

31. Exterior lighting is not required. However, if it is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards. If exterior site lighting is provided, submit an exterior lighting plan and fixture cut sheets with the final plan submittal
32. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

33. Provide and document fire apparatus access in accordance with MGO 34 and the IFC 2021 edition.
34. Fire sprinkler controls for NFPA 13 or NFPA 13R serving more than one dwelling unit shall be located in a commonly accessible location.

Parks Review (Contact Kate Kane, (608) 261-9671)

35. Park Impact Fees for Lot 2 CSM 11777 were previously paid for 12 units by previous owner - no Park Impact Fees are due for the 12-units proposed.

Forestry Review (Contact Jeffrey Heinecke, (608) 266-4890)

36. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
37. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

38. A separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)).
39. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Timothy Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions of approval.

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.