

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
May 25, 2006

**ZONING MAP AMENDMENT, I.D. 03694 LOCATED ON TWO LOTS AT 5817-5818 GEMINI DRIVE:**

1. Requested Action: Approval 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 11-unit townhouse condominium located at 5817 Gemini Drive and one 12-unit condominium building across the street at 5818 Gemini Drive.
2. Applicable Regulations: Section 28.07(6) provides the framework and guidelines for Planned Unit Development Districts. Section 28.07(6)(g)3 and 4 provide the requirements and process for the approval of Specific Implementation Plans. Section 28.12(10) provides the process for zoning map amendments.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Larry Albrecht, Albrecht Construction, 3536 Siggelkow Road, McFarland, WI 53558; and Russ Kowalski, GMK Architecture, 718 Post Road, Madison, WI 53713.
2. Status of Applicants: Property owner/builder and architect.
3. Development Schedule: The applicants wish to commence construction of these townhouse units in the summer of 2006. The applicants hope to have the units ready for occupancy by December 2006.
4. Parcel Location: These two lots are located on opposite sides of Gemini Drive between the intersections with North Starr Drive and Jupiter Drive, approximately two blocks north of Cottage Grove Road, east of the I-39/90 corridor in the Grandview Commons neighborhood, Aldermanic District 3, Madison Metropolitan School District.
5. Parcel Size: The property at 5817 Gemini Drive contains 26,885 square feet (0.617 acres). The property located at 5818 Gemini Drive contains 32,015 square feet (0.735 acres).
6. Existing Zoning: PUD(GDP). The Grandview Commons General Development Plan authorizes these properties to be developed for multiple-family residential purposes at maximum net densities of approximately 28 dwelling units per acre (see attached General Development Plan documents).
7. Existing Land Use: Two vacant lots.

8. Proposed Use: 5817 Gemini Drive: 11 townhouse condominium units; 5818 Gemini Drive: 12 townhouse condominium units.
9. Surrounding Land Use and Zoning (See map): This property is located in the Grandview Commons Traditional Neighborhood Development which includes a range of one and two-family homes, multiple-family development and neighborhood commercial uses zoned PUD(SIP) and PUD(GDP).
10. Adopted Land Use Plan: MDR-Medium Density Residential (16-40 dwelling units per acre). The Grandview Commons General Development Plan specifically recommends these two lots for townhouse residential uses at a maximum density of approximately 28 dwelling units per acre.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

#### **PUBLIC UTILITIES AND SERVICES:**

A full range of urban services are being extended to this neighborhood upon development.

#### **STANDARDS FOR REVIEW:**

This application is subject to the Planned Unit Development District standards. This application is exempt from the requirements of Sec. 28.04(25) regarding the provision of Inclusionary Housing Units as it is in compliance with a previously approved General Development Plan.

#### **ANALYSIS AND EVALUATION:**

##### **Existing Site Characteristics**

This application covers two platted lots in the Grandview Commons subdivision. The lot at 5817 Gemini Drive is approximately 0.62 acres and is proposed to accommodate an 11-unit townhouse building. The lot at 5818 Gemini Drive is located on the north side of the street, contains approximately 0.74 acres and is proposed to accommodate a 12-unit townhouse building. These lots are wide and narrow, the smaller lot being 283-feet in width and 93-feet in depth; and the 12-unit lot being 337-feet in width and also 95-feet in depth. Both lots slope rather steeply down from east to west approximately 25-feet for each lot. This development site is also located approximately one block west of the Grandview Commons Village Green and the neighborhood commercial center.

##### **Proposed Development Plans**

These proposed townhouse units will be constructed each in a single-row house stepping down the slope in pairs of units. All units will be provided with built-in two-car garages. These will be

located at the first floor level for the 11-unit building, but due to a front to rear slope, they will be located in the lower level of the 12-unit building. A driveway for garage access will be located along the rear of each structure. Projected and anticipated development on the lots adjacent to these sites will also provide common driveways along lot lines and shared surface parking facilities among all buildings in each block for short-term tenant and visitor use.

Each dwelling unit will be located with its front entrance along the Gemini Drive street right-of-way. Front yard setbacks will be 15-feet to the building face to allow room for limited front yard open space, access sidewalks, stairs and open front porches. Due to the shallow depth of these lots and the requirement for rear yard driveway and garage access, rear yard open space will be kept to a minimum. Common open space will be provided in the lower (western) side yard. Staff does not object to this arrangement due to this traditional neighborhood development concept and the location of these properties in close proximity to the neighborhood park and village green. Each unit will also be provided with a balcony and open entrance porch for private open space. The proposed buildings will be designed in a modern (art moderne) architectural style, which has also been utilized by a few other multi-family buildings within this neighborhood.

This development proposal will result in twenty-three 2-bedroom dwelling units each containing approximately 1,500 square feet of living space. The 11-unit proposal will yield a density of approximately 17.8 dwelling units per acre on its 0.62 acre site. The 12-unit building will yield a density of approximately 16.3 dwelling units per acre on its 0.74 acre site. Together these two projects will average approximately 17 dwelling units per acre. This is consistent with the Grandview Commons General Development Plan which sets a maximum density of approximately 28 dwelling units per acre for this portion of the neighborhood center residential district (see attached documents).

### **Off-Street Parking**

Each dwelling unit will be provided with a lower level built-in 2-car garage and will result in an off-street parking area of 2.0 parking stalls per dwelling unit. In addition, shared surface parking stalls will be provided for short-term tenant and visitor use. Initially, seven parking stalls will be provided within this development proposal. Some of these stalls will, however, serve adjacent multi-family developments which have yet to be approved or constructed. In the aggregate, this development and surrounding multi-family developments will be providing sufficient off-street parking to serve resident needs and to accommodate short-term use and visitor parking.

### **Consistency With Adopted Plans**

The recently adopted Comprehensive Plan for the City of Madison recommends this portion of the Grandview Commons traditional neighborhood for medium density residential uses (16-40 dwelling units per acre). This proposal, averaging approximately 17 dwelling units per acre, is within this range.

The adopted Sprecher Neighborhood Development Plan designates this area for medium density residential purposes. This designation recommends a density range of approximately 16-30 dwelling units per acre. This proposal is also consistent with this plan recommendation.

The approved Grandview Commons General Development plan also makes specific land use recommendations for each development site. The subject property is located within the Neighborhood Center Residential District as contained within the General Development Plan. Plan recommendations include multi-family residential development, specifically rowhouse or townhouse style buildings on these two lots, at an average density not to exceed approximately 28 dwelling units per acre. This proposal is consistent with the density recommendations within the General Development Plan for Grandview Commons. This proposal is also consistent with other recommendations and objectives as put forward within the General Development Plan.

### **Standards For Review For Planned Unit Development**

In addition to compatibility with the recommendations of adopted plans, the review of Planned Unit Development proposals requires consideration of other specific criteria to ensure that the project is consistent with the spirit and intent of the ordinance and has the potential for producing significant community benefit in terms of environmental and aesthetic design. These criteria include character and intensity of use, community impact and preservation and maintenance of open space. The Grandview Commons Traditional Neighborhood Development established a character and intensity of use via its adopted General Development Plan. This includes development at densities generally ranging from 15 to 40 dwelling units per acre throughout this neighborhood, a variety of housing types, public parklands, mixed-use developments, the expectations of a future Madison Metro transit corridor, creating a walkable neighborhood, and the objective to reduce the need for private motor vehicle transportation. Traditional neighborhood design standards include front porches, smaller front and rear yard setbacks than that which is typical for developments today to encourage a "street presence" for residential buildings and a reduction of off-street parking requirements. The proposed development complies with the underlying General Development Plan regulations and design guidelines for this neighborhood.

A thorough analysis of the potential community impact of the Grandview Commons Traditional Neighborhood Development was considered at the time of the review and approval of the preliminary plat and General Development Plan. This proposed development is consistent with the requirements set forth in the General Development Plan and should not result in an impact different than what was envisioned at the time of the approval of the underlying General Development Plan. The goal of the Grandview Commons Neighborhood was to provide residential densities sufficient to support the future success of the neighborhood commercial center, which is being developed along the Cottage Grove right-of-way at the North Star Drive intersection.

A basic requirement for all residential developments is the provision of adequate usable open space. This proposed development provides open porches and balconies for private open space and additional common open space in the side yard areas and will share other open space with future adjacent multi-family development. A sub-neighborhood public park (village green) is provided approximately on block east of the subject property, and an additional neighborhood park and school site are planned within the neighborhood. This private and public open space should meet the needs of the proposed development.

## **Urban Design Commission Review**

The Urban Design Commission, at their May 24, 2006 meeting, recommended final approval for the proposed development, with suggestions for minor modifications to the development plans.

## **Inclusionary Dwelling Unit Requirements**

The underlying Grandview Commons Traditional Neighborhood Development, including preliminary and final plats and General Development Plan, were approved prior to the creation of the Inclusionary Dwelling Unit requirements. The proposed development, which will provide a total of 23 townhouse units, is consistent with the maximum dwelling unit provisions for these lots as specified within the approved Grandview Commons General Development Plan. The provision of inclusionary dwelling units for this project, therefore, is not required.

## **CONCLUSION:**

The Plan Commission and Common Council are being asked to approve a Planned Unit Development District, which includes the construction of twenty-three townhouse units on two platted lots located in the Grandview Commons Traditional Neighborhood Development.

In considering this application, the Planned Unit Development District standards and the rezoning process require that the Plan Commission and Common Council give due consideration to the City's adopted neighborhood development plan. As described above, the recommended land use for this area is Medium Density Multi-Family Development with a density range of approximately 16-23 dwelling units per acre. In addition, the Grandview Commons approved General Development Plan recommends multi-family residential development at no greater than approximately 28 dwelling units per acre for these lots. The proposed development yielding an average of approximately 17 dwelling units per acre is within the adopted plans recommended density range and below the maximum set by the General Development Plan.

This development proposal substantially complies with the basic intent of the R5 zoning district (used for comparative purposes) and the bulk requirements as shown in the Zoning staff report. This project also complies with the underlying requirements of the approved and recorded General Development Plan for this neighborhood. This project has been reviewed by and a final approval recommendation received from the Urban Design Commission. Staff supports the proposed Specific Implementation Plan to allow twenty-three townhouse units to be constructed on these two lots.

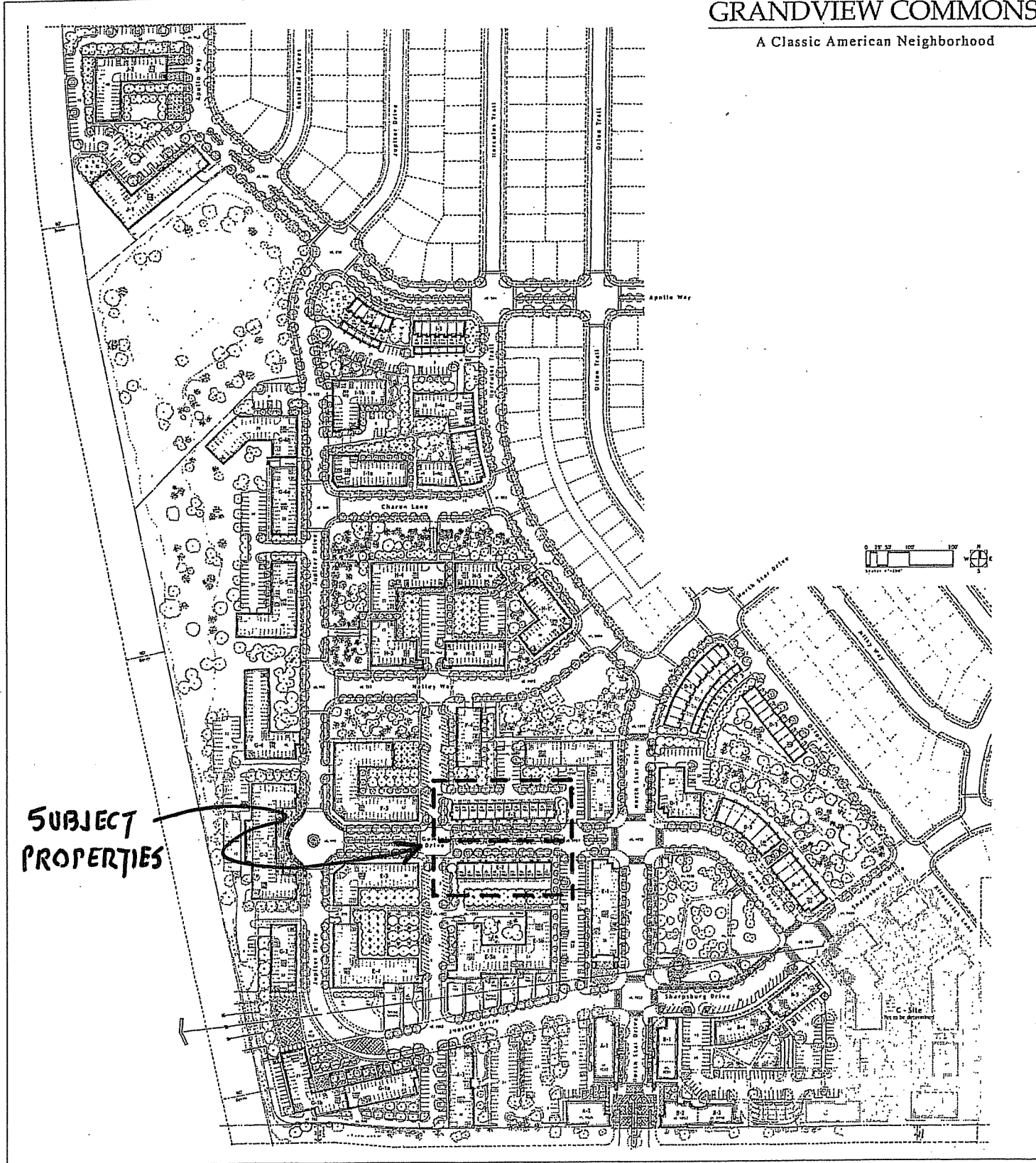
## **RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission forward Ordinance I.D. 03694, to rezone property located at 5817-5818 Gemini Drive from PUD(GDP) Planned Unit Development-General Development Plan District to PUD(SIP) Planned Unit Development-Specific Implementation Plan District to the Common Council with a favorable recommendation subject to input at the public hearing and reviewing agency comments. 7

# GENERAL DEVELOPMENT - CONCEPT PLAN

## GRANDVIEW COMMONS

A Classic American Neighborhood



SUBJECT PROPERTIES

# GRANDVIEW COMMONS - GENERAL DEVELOPMENT PLAN

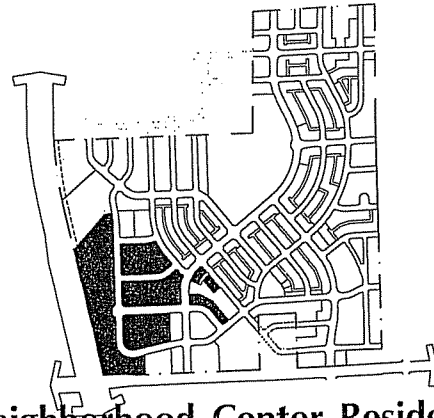
VERIDIAN HOMES

GRANDVIEW COMMONS

## NEIGHBORHOOD CENTER RESIDENTIAL

Revised: August 11, 2003

Final Plat Numbers 435-439, 442-454, 460-464



**Neighborhood Center Residential District Locations**

### Description

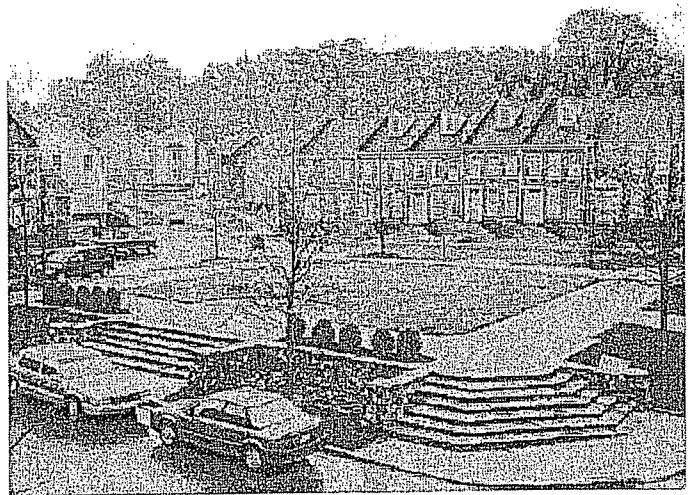
The Neighborhood Center Residential design and layout help capture the unique qualities of several of the sites found in Grandview Commons, creating a wide range of housing types and options to fit many differing life-styles. These units range from attached units to urban style apartments and townhomes, and may contain a mixture of rental and owner occupied housing.

### \* Total District Averages

Net Acreage	34.0 29.0 acres
Proposed Dwelling Units	798 648 units
Net Density	<u>23.5 22.4 dwelling units/acre</u>
Maximum Office/Retail Development	30,000-square feet
Restricted to Village Green Area	

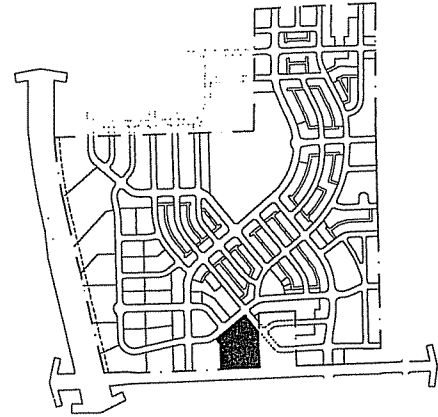
### Character Guidelines

- Balconies, entry bays, and front porches are recommended to enhance the human scale of the public street façade.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- Front entries for units should be oriented towards the public street frontage.
- To ensure that the alley width, when alleys are utilized, does not become visually similar to the street width, alley-loaded garages should be set back no more than four feet from the rear property line for exterior lots, and eight feet from the rear property line for interior lots. The varied setback ensures that the entrances to the alley system are clearly defined as an alley and visually separated from the street intersections. This clear delineation of the alley versus street will help



**Neighborhood Center Residential 3 (Lots 439)**

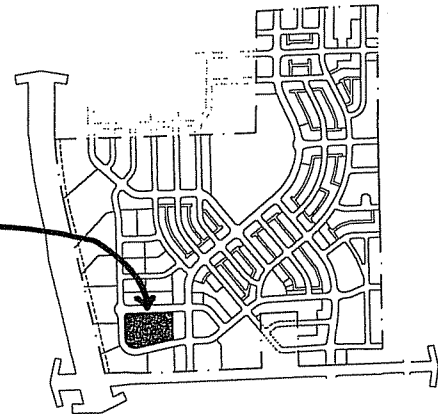
NCR 3 creates the southern boundary to the Village Green and offers a mixture of residential housing, ranging from flex space apartments to larger unit buildings. These buildings will be placed to reinforce the pedestrian streetscape and Village Green, with parking located underground, or as interior parking courts. The addition of flex space allows the potential for retail or office uses along the pedestrian oriented Village Green Frontage, wrapping the overall commercial district around the corner and onto the site.



Net Acreage	5.0 acres
Maximum Dwelling Units	150 units (6 flex space units)
Net Density	30.0 dwelling units/acre
Maximum Retail/Office Development	30,000 square feet

**\* Neighborhood Center Residential 4 (Lots 442-445)**

NCR 4 transitions the Village Green center to the highway frontage areas. Buildings within this 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.

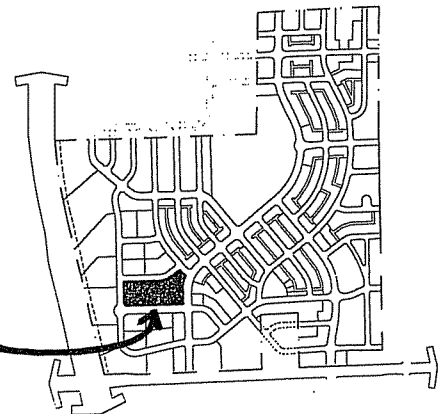


Net Acreage	4.4 acres
Maximum Dwelling Units	126 units
Net Density	<u>28.5 dwelling units/acre</u>

LOT  
415

**\* Neighborhood Center Residential 5 (Lots 446-450)**

NCR 4 transitions the Village Green center to the highway frontage areas. Buildings within this 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.



Net Acreage	4.7 acres
Maximum Dwelling Units	131 units
Net Density	<u>27.7 dwelling units/acre</u>

LOT  
447





---

## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

May 25, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **5817 to 5818 Gemini Drive – Rezoning – PUD (GDP) to PUD (SIP) – One-11 Unit & One-12 Unit Condo Buildings**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall add the following to the Zoning Text.

### ***MAINTENANCE OF TRAFFIC MEASURES***

Several streets within the GDP and plat include special traffic islands and traffic calming measures within the public right-of-way. The \_\_\_\_\_ (Association) shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the \_\_\_\_\_ (Association) that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with an asphalt pavement.

The \_\_\_\_\_ (Association) and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its Boards and Commission and their officers, agent and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep.

### **GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

7

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. The applicant shall submit site plans of adjacent properties to comply with M.G.O. The applicant has proposed access over the adjacent property that requires modifications the already approved site. The applicant shall show all of lots 441, 443, 444, 445, 447, & 448 of Grandview Commons. The applicant shall show all driveway approaches, building placement, parking spaces, surfaces, signage, address on one contiguous plan sheet.
4. The applicant notes parking on the easterly side of the property. The applicant shall submit plans for approval according to M.G.O. or remove from site plans.
5. When site plans are submitted for approval, the developer shall provide recorded copies for all the proposed joint driveway ingress/egress and easements for all lots with proposed joint driveways.
6. "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
7. The applicant shall modify the westerly driveway according to M.G.O. 10.08(3)(b), No entrance shall be closer than five (5) ft. to an adjacent property line.
8. The applicant shall modify the driveway approaches according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4).
9. The applicant shall modify the plan so no part of the driveway approaches shall extend in front of the property belonging to a person other than the permittee unless both property owners sign a joint application for a permit or driveway radii waiver letter prior to submittal of plans for approval.
10. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
11. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

## AGENDA # 10

City of Madison, Wisconsin

---

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 19, 2006

TITLE: Gemini Drive – Grandview Commons –  
PUD(SIP), Twenty-Three Unit  
Condominium Project. 16<sup>th</sup> Ald. Dist.  
(03451)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 19, 2006

ID NUMBER:

---

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

### SUMMARY:

At its meeting of April 19, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** on a PUD(SIP) for a twenty-three unit condominium project. Appearing on behalf of the project were Russ Kowalski and Gabe Albrecht. The project provides for the development of a 12-unit and 11-unit condominium buildings on opposing sides (north and south) of Gemini Drive within the Grandview Commons neighborhood. Both buildings feature entries and stoops along the street side façade with rear access to lower level parking for each unit within a double-wide attached garage. The façade treatment features the use of metal siding, painted panels and EIFS in pattern and textures. Both buildings feature flat roofs with interior roof drainage along with the provision of decks and screened porches. Following the presentation, the Commission expressed concerns on the following:

- Issue with the use of EIFS down to grade or ground level, a vulnerable material. The solid line of garages at the rear of each building looks awful and requires a lot of shielding and screening.
- The colors of both structures are fun and playful but the EIFS is a problem. Durability at the lower level is problematic, as well as how it wraps around at the foundation level.
- Need to provide colored side and rear elevations upon further consideration of the project. In addition, find a mechanism to break up the expansive façade of the line of garage doors. Look at breaking up the monotony of the two car garage doors with mixing one and two-car wide garage doors, in combination with building architecture down to the ground.
- Mix of materials does not appear prevalent on the rear garage level elevations.
- Look at opportunities to break up the rear façade treatment.
- Look at fiber cement siding and/or panels in different colors rather than EIFS. Look at porous paving at the rear of both buildings to reduce the extent of asphalt and concrete surfaces.
- Further consideration of the project requires examination of opportunities for more on-site detention, along with adjusting the landscape plan to include both deciduous and evergreen plantings to provide screening around the perimeter of both sites, especially hard surfaces consisting of access, parking and drive aisle areas.

**ACTION:**

On a motion by March, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (9-0).

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, 6, 6, 6, 6, 7, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: Gemini Drive – Grandview Commons**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	7	6	-	-	-	7	7
	7	7 (front) 3 (rear)	6	-	-	6	7	6
	6	7	5	-	-	5	6	6
	-	-	-	-	-	-	-	5.5
	7	7	-	-	-	6	8	7
	-	7	-	-	-	7	7	7
	5	6	5	-	-	6	7	6
	6	6	5	-	-	5	6	6

**General Comments:**

- Vary garage sizes and pay more attention to architectural detailing of the backside.
- Rear garage elevation needs more design attention. Front façades work well - fresh and modern.
- Garage door sides must be screened – I like the color features.
- Back should relate to front (architecture); front too busy though. EIFS is not acceptable; scuppers and not roof drains?
- This has the potential to be a very fun and unique residential project. Rear and side elevations need to be developed. Color is fabulous! Bravo!
- Coordinate landscape and drainage plan taking into account the bioretention areas. More rear landscaping to screen garage.
- Don't run EIFS to grade. Back of buildings too stark – needs relief/more interest.



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: May 1, 2006

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 5817 - 5818 Gemini Drive Planned Unit Development

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

- |  |
|--|
| <ol style="list-style-type: none"> <li>1. Condominium unit numbers shall be consecutively numbered 1-13. Condominium unit address are assigned - see attachment.</li> <li>2. Certified survey map approval and recording is required to create legal parcels prior to building permits being issued.</li> <li>3. Dane County Ordinance now requires infiltration on sites that add 20,000 square feet of impervious which this site does.</li> </ol> |
|--|

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 5817 - 5818 Gemini Drive Planned Unit Development

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.

7



- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Right of Way / Easements**

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public

7

right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.

- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

#### Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle).
  - Control 80% TSS (5 micron particle).
  - Provide infiltration in accordance with NR-151.
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

7



CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

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.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

#### Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

7

Notation parcel for part of lot 447 & 448

parcel id is 0710-112-1702-5

site address is 5818 Gemini Drive

unit 1 = 5820 Gemini Drive

unit 2 = 5822 Gemini Drive

unit 3 = 5824 Gemini Drive

unit 4 = 5826 Gemini Drive

unit 5 = 5828 Gemini Drive

unit 6 = 5830 Gemini Drive

unit 7 = 5832 Gemini Drive

unit 8 = 5834 Gemini Drive

unit 9 = 5836 Gemini Drive

unit 10 = 5838 Gemini Drive

unit 11 = 5840 Gemini Drive

unit 12 = 5842 Gemini Drive

Notation parcel for part of lot 445

parcel id is 0710-112-1805-7

site address is 5817 Gemini Drive

unit 13 = 5819 Gemini Drive

unit 14 = 5821 Gemini Drive

unit 15 = 5823 Gemini Drive

unit 16 = 5825 Gemini Drive

unit 17 = 5827 Gemini Drive

unit 18 = 5829 Gemini Drive

unit 19 = 5831 Gemini Drive

unit 20 = 5833 Gemini Drive

unit 21 = 5835 Gemini Drive

unit 22 = 5837 Gemini Drive

unit 23 = 5839 Gemini Drive



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 5/18/06  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **5817-5818 Gemini Dr.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Depending on heights of buildings and location of fire lanes, buildings do not comply with COMM 62.0509 if over 30' in height to fire access. Gemini Drive does not scale out at a minimum of 20' as required for fire access. The 11-unit needs fire access on the east & west sides, but does not have the required turning radius. Unknown if building is sprinklered.

## **GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
  - a. The site plans shall clearly identify the location of all fire lanes.
  - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
  - c. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.
  - d. Per IFC 503.3 Show approved "fire lane, no parking" signs posted on the site plan. A max of 150- feet on center. Signs must be visual and easily read from any location on the fire lane. Fire lanes 20-27 feet wide will be posted as fire lane on both sides, 28-35 feet wide shall be posted fire lane on the appropriate side only.
  - e. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
  - f. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.
  - g. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure.
3. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

**DRAFT**

**AGENDA # 9**

City of Madison, Wisconsin

---

**REPORT OF: URBAN DESIGN COMMISSION**

**PRESENTED:** May 24, 2006

**TITLE:** 5817-5818 Gemini Drive – Grandview Commons – PUD(SIP), Twenty-Three Unit Condominium Project. 3<sup>rd</sup> Ald. Dist. (03451)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

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

**ADOPTED:**

**POF:**

**DATED:** May 24, 2006

**ID NUMBER:**

---

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
Member Ratings	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.

7