



Project Address: 6003-6067 Gemini Drive
Application Type: Minor Alteration to an Approved Planned Development
Legistar File ID # [63800](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Brian Munson, Vandewalle & Associates/Dan Brinkman, DSI Real Estate, Inc.

Project Description: The applicant is seeking approval for a minor alteration to a previously approved Planned Development that involves changes to the site and building exterior, including substitutions for exterior building materials, expanded outdoor space, shifts in ramps/stairs, landscaping change, and unit deck depth reduction.

Project Schedule:

- The UDC granted final approval of the original development on September 2, 2020, legistar # [60544](#)
- This application was submitted as a planned development minor alteration and has been referred to UDC for an advisory opinion.

Approval Standards:

The UDC is an **advisory body** on this request. Due to the scope of the site and material changes, this proposal was not approved as a UDC-Secretary alteration as such and has been referred to the UDC. Per MGO Sec. 33.24(4)(g), the Director of the Department of Planning and Community and Economic Development may refer a [Minor Alteration to Approved Plans](#) to the Urban Design Commission.

The original approval was reviewed as a **Planned Development** where the Urban Design Commission provided a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval.

Planned Development alterations can be approved administratively by the Director of Planning and Community and Economic Development as a “minor” alteration, with a positive recommendation from the District Alderperson, if they are found are compatible with the concept approved by the Plan Commission and the PD standards.

Summary of Design Considerations and Recommendations

The proposed modifications were not reviewed administratively by the UDC Secretary due to the scope of the changes. Specifically, staff has concerns that this proposal significantly alters the quality of exterior building materials by replacing the approved large sections of exterior Fond du Lac Harvest masonry full bed depth 4” veneer (length 8-36”) with a 1” depth thin veneer (width 8-24”). Additionally, the proposal includes replacing a Nichiha composite panel with James Hardie composite panel siding. Staff recommends that the Commission carefully consider the impact of these aesthetic changes and the quality of the exterior materials against the PD Standards on aesthetics. The standards include the following:

- 28.098(2)(e) The PD 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.