

## AGENDA # 4

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** January 8, 2014

TITLE: 5851 Gemini Drive (802 North Star/841 Jupiter Drive) – PD-SIP for a Mixed-Use Building Containing 75 Residential Units and 2,000 Square Feet of Commercial Space. 3<sup>rd</sup> Ald. Dist. (31652)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

DATED: January 8, 2014

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Cliff Goodhart, Dawn O’Kroley, Melissa Huggins, Richard Slayton and Lauren Cnare.

### **SUMMARY:**

At its meeting of January 8, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD-SIP for a mixed-use building containing 75 residential units and 2,000 square feet of commercial space located at 5851 Gemini Drive. Appearing on behalf of the project were Joseph Lee, Brian Munson and Dan Brinkman, all representing DSI Realty. Munson noted changes to project, including refinements on the architecture, site plan and landscape plan to address the transition points between when there is commercial first floor and when there is residential first floor. Both sites are planned together with anticipation of an SIP for the lower building to come forward at a later date. Lee detailed the addition of two bays of windows, a change in one corner for the view corridor, noting this does not affect the Capitol View. The rear elevations have been developed and perspectives shown. Building materials were presented and discussed.

Comments and questions from the Commission were as follows:

- What are we doing with HVAC and walpaks?
  - Those are going to be in-unit split systems, the condensers will be on the roof and there are no exposed walpaks.
- The patio at the public walk that slides alongside the patio, what’s the material of that face and how is that going to be a nice walk?
  - The same masonry.
- I think you have enough activity because of the open railing. The plaza is very nice.
- (Ald. Cnare) We had two neighborhood meetings regarding this project that were lightly attended. The greatest concern still remains: fill it with retail as soon as possible.

### **ACTION:**

On a motion by Cnare, seconded by Huggins, the Urban Design Commission **GRANTED FINAL APPROVAL** of site plan B as distributed at the meeting. The motion was passed on a vote of (5-0).