

## AGENDA # 9

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> April 23, 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)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Jay Wendt, Acting Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: April 23, 2014	<b>ID NUMBER:</b>

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Members present were: Richard Wagner, Chair; Dawn O’Kroley, Richard Slayton, John Harrington, Tom DeChant, Lauren Cnare and Cliff Goodhart.

### **SUMMARY:**

At its meeting of April 23, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of modifications to an approved HVAC system located at 5851 Gemini Drive. Appearing on behalf of the project were Brian Munson, Michael Heim, Joseph Lee and Dan Brinkman, all representing DSI Real Estate. Munson explained that the group had hoped to do a split system as their preferred mechanical system for the building; some of the technical components and limitations of the split system came forward and led to the change and use of magic paks, primarily on recessed façades in most cases. Where they had to look at putting a grill on the primary façade, they still have 9 split systems in the building. When the magic paks are recessed on the balconies the railings conceal them quite a bit. Another strategy they use is to paint the louver the same color as the surrounding material so it blends in. The noise is minimal as inside the units they are tucked away in a closet space. Physically a split system for every unit is not feasible because they have nowhere to place all the condensers.

Staff noted that they are looking at possible aesthetic and noise solutions to this, as well as locations of split systems versus magic paks. One of the main reasons we are seeing these installed as prevalently as they are is a labor equation as they are very efficient to install and maintain in one location. There are also mechanical limitations to a split system that sometimes deem it necessary to facilitate this sort of a system. Economics and engineering solutions aside, the best we can do is see how we can integrate these with the building architecture. This body needs to decide how that integration takes place.

### **ACTION:**

On a motion by Cnare, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0).