



Agenda Item #:	5
Project Title:	121 E. Wilson Street - New Mixed-Use Residential/Commercial Building with Below Grade Parking in UMX Zoning. 4th Ald. Dist.
Legistar File ID #:	71621
Members Present:	Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Rafeeq Asad, Russell Knudson, Jessica Klehr, Ald. Juliana Bennett and Christian Harper
Prepared By:	Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of September 21, 2022, the Urban Design Commission **RECOMMENDED FINAL APPROVAL** of a new mixed-use building located at 121 E. Wilson Street. Registered and speaking in support were Dan Kennelly and Brian Reed, both representing Quad Capital Partners; Doug Hursh, representing Potter Lawson, Inc.; and Christopher Sina, representing Saiki Design, Inc. Registered in support and available to answer questions were William Seth Martin, and Zack Skarzynski, representing Quad Capital Partners. Registered in support but not wishing to speak was Michael C. Martin.

The building program remains consistent with key features including the promenade and a terrace overlooking the lake. Loading and commercial uses are still located on the west. The residential entry is now a two story architectural lobby on E. Wilson Street to bring additional activity out to that streetscape. Some lakeside balconies have been removed to accentuate and strengthen the three part expression happening along the lake. Landscape design at the ground level shows raised planters in a precast concrete material filled with wooden shrubs and herbaceous plantings to soften that façade, as well as new street terrace plantings. Through the promenade there will be a series of permanent built-in planters with understory type trees and perennials, built-in seating areas, as well as some sort of lighting element. As the promenade opens to the lakeshore the planters will be modular and moveable to define the space as the users of the promenade see fit, or to be cleared out entirely for a larger event. The second floor roof terrace will be a series of public spaces including fire pits, individual seating groups, artificial turf panel for flexible open space and raised planters for separation. The pool terrace will have intimate seating spaces on the 14th floor rooftop area, a grill island and cabana type structures. The planting plan takes into account the shade cast by the building and is planned for irrigation. The Wilson Street façade has no major changes, but they have looked at a crease pattern in the metal panels for angle and dimension while maintaining the gradation pattern to meet the bird ordinance. They have eliminated the curved brick within the spandrel, instead using metal panels and textured brick for a linear pattern. Vines will help to screen the outdoor area from John Nolen Drive. Removal of some balconies accentuates the stepping of the volumes, and vertical brick on the sides and courtyard breaks up and highlights those volumes. The mechanical penthouses are located back from the street to minimize visual impact. They are working with the City on the building lighting, which may only be in the recessed portions of the metal panels. They are still working on selecting the glazing but noted it will be a high performance glass with no oversaturation of color.

The Commission discussed the following:

- I like the angled lake side integration it's a very appropriate concept. The landscaping is very sophisticated. I don't know that we cannot approve up-lighting of the building.
- They will need to figure out the angle of the light or surface above the source to not project up into the sky.

- Based on the renderings they're not trying to make this a bright building. Wouldn't it just be easier to do downlighting?
 - It's not the same quality of light to us. We are looking at this very seriously. We have recessed that crease element to have the light hit that, we also have a soffit at the top of the building, so looking straight down you won't see the lights. The lighting designers have a light fixture that faces back towards the building vs. shooting the light straight up.
- Regardless of how you do it, buildings at night make a difference. I would not like to see the lighting go away, it doesn't make for a vibrant downtown. This being as prominent as it is, the amount of activity, the lighting is important and I would like to see it happen. Anything you can do to keep it involved in the project in some way.
- Overall I think it's a great project.
- Overall I think all of your big moves on the design are really fantastic, really nice. The Wilson Street active corridor leading you back to a terrace overlooking the lake is really cool urban design. I also love how the solid void helps activate Wilson Street. All the terraces and amenities, the bench elements, the plantings are all really nicely done and overall the site and architecture have a lot of unique really nice details that get me excited, including the lighting.
- The lake side façade, I think that's still where I'm not in love with it, especially as you look at it from a perspective from John Nolen, it still seems like one large building occupying a very wide lot at the same datum as the buildings next to it. Those three volumes are stepping back very subtly, and I still don't feel like it's there, it's a very monolithic façade on this side. I like how you've made some adjustments, what you've done with the balconies and rhythm is refined and better than last time. The gradation of these solid bars against the glass is nice. I still feel like it could go more solid towards the bottom, there's a ton of glass and probably solar gain issues facing a wide open lake too. Both aesthetically and from a solar gain efficiency perspective, having more solid at the bottom to make that gradation more obvious would be better.
- On the parking lot plinth where you have the vines growing up, that doesn't relate to anything above it. Could be stronger if the zone with the vine or cables matched a line that related to something somewhere else above.
- I'm wondering if this building feels welcoming to all percentages of our population. This is an opportunity for it to be a public space as you promoted it, but I wonder already, how do people know they are welcome to be here, to stay here, how long can they stay, do they need to buy coffee? Thinking about Hilldale, with all the seating and outdoor space that's supposed to be welcoming, but there's a sense that you need to buy something to have a reason to be sitting there. I would welcome more conversation on making that space accessible and welcoming to all citizens.
 - What is it about the design that is not welcoming to you?
- The umbrellas and the closeness of the tables, I would think I need to buy something to be there. It could maybe be more playful?
 - The promenade space and programing, we can't guarantee we'll get everything the developer wants. The plan is for a food hall and potentially a coffee shop and restaurant down by the lake. Down this middle space it is kind of a public space where you could buy something, come outside and eat, or benches where you could sit. That goes all the way down to the lake. Potentially on the terrace side would be public seating for the food hall, but potentially a restaurant with seating just to support that restaurant. We can continue to think about your ideas.
- Great to see this continue with more details. The crease, is that a bent metal or is there going to be a seam?
 - It is a bent panel with no seam. Potentially as we get into the details there could be a seam in that location. It is a heavier gauge metal that will remain flat, there will be a series of joints on each of the panels.
 - The intent is that it is an actual folded panel to accentuate that and catch and play with the light, not necessarily have the reveal going across it. As we get into the details and how they manufacture that is still to be determined. Our intent is a series of folded panels that progress across the face of it.
- Very intriguing idea, wondering if over time there are potentials for corners to find their way enough out to be able to experience some separation or changes that are not desired. Unintended consequences.
- How are you achieving this depth, a curtain wall or a window wall system?

- Third floor and above is a window wall system, within the framing we do are accommodating quite a bit of depth to allow the panels to fold back in there. To provide enough space at the folds to insert the lights to hopefully illuminate back towards the building without projecting outward.
- It would be nice to capture that fixture in the depth of the crease. I personally, being a fan of the intent behind the dark sky ordinance, I would support an exception here with the direction you're going as a nice design feature.
- You're stepping back as you go north?
 - The actual site has an angle. The State Office building is further out than Marina Towers. We've kept the building rectilinear with the street grid, as it goes towards the lake it has that stepping.
- One benefit is that you are recognizing the harsher times of solar exposure. The farther out mass is actually providing some protection to the back masses from the afternoon harsher sun times. It's not going to do much, but it's better than nothing. I would advocate for some more depth and more expression there, the angle of the sun could hone in on a functional intent of some stepping there.
- Imagine this project from a window to wall perspective compliance with the energy code going in the direction of performance based compliance. It would be great to understand the glass selection.
- I really like the improvement to the John Nolen side. There's not a lot you can do with a lot of stepping back and three dimensional movement on a tight site without giving up your program space. The bent panel will provide a lot of movement and interest as you move through John Nolen on bike or car. I don't mind that it still has a flatness, I think the reduction of the balconies was a big improvement. Do you have operable windows on all of these units? Can you point out where the exposed fastener panels are?
 - The units will have operable windows in a vertical orientation similar to the pattern occurring with the metal panels.
 - The exposed fasteners would be the tactile high performance concrete panels in a random pattern covering the three floors of the parking structure. That's the only place on the façade they exist.
- Tenants will appreciate the extra floor space vs. a balcony.
- Nice project, I appreciate all the improvements and changes you made in response to our comments last time.
- The renderings do not accurately indicate where the mullions are for those operable units.
 - They would be within the framework of the operable windows in the vertical orientation, not necessarily given the correct thickness that they have.
- The sash and mullion can be heavy, any idea where we're looking at these mullions? Another horizontal near the floor?
 - No not another horizontal, they would be integrated into the smaller vertical windows, and some of the larger openings would have a side portion of that having a vertical member to it as well.
- I'm curious about this mostly 1-bedrooms and studio unit count.
 - We do have two bedrooms and some three bedrooms as well. The majority of one bedrooms is what is marketable.
 - We took a pretty detailed look at the market as we flushed out the design details and went for a variety of different unit sizes and types. We did want to include quite a few studios to create a great attainable housing option, while also providing some larger units that could appeal to families and others.
- The second floor amenity space terrace is great when it's not winter. Have you considered putting in any amenity space that could be used year-round?
 - The 14th floor has fairly substantial interior amenity spaces for tenants with a mix of lounges, dining and other features.
- We're not in a pool shortage in Madison and this is right out on the lake, you could consider adding more greenspace or something else we are short of. This looks good and appropriate for the area.

Action

On a motion by Asad, seconded by Braun-Oddo, the Urban Design Commission **RECOMMENDED FINAL APPROVAL**. The motion was passed on a vote of (6-1-0) with Asad, Braun-Oddo, Harper, Bernau, Klehr and Bennett voting yes; Knudson voting no; and Goodhart non-voting.

The motion noted the following:

- The Commission noted that the proposed projections into the Capital View Height Preservation Limit were acceptable, provided they are the minimum necessary to provide access.