



Agenda Item #:	8
Project Title:	121 E. Wilson Street - Alteration to a Previously Approved Mixed-Use Building in UMX Zoning. 4th Ald. Dist.
Legistar File ID #:	71621
Members Present:	Cliff Goodhart, Chair; Lois Braun-Oddo, Shane Bernau, Amanda Arnold, Christian Harper, and Rafeeq Asad
Prepared By:	Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of April 26, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of an alteration to a previously approved mixed-use building located at 121 E Wilson Street. Registered and speaking in support were Dan Kennelly, Brian Reed, and Andrew Laufenberg. Registered in support and available to answer questions was Doug Hursh.

Updates include cleaning up the metal panel design and the mullion design in the framed portion of the glass volumes. The new proposed elevation along E Wilson Street shows the previous vertical reveal has been removed, the metal panels themselves have been dispersed more throughout the entire façade, and the metal panel scale has been increased to now be flattened and span two stories to respond to the scale of the building without being overly fussy. Some of the operable windows have been reduced on the Wilson Street façade to allow the façade to become cleaner.

The Commission discussed the following:

- Looks much less chaotic to me.
- I really like the changes you've made, it looks really nice and taut, and interesting still. I like that the panels are a little more integrated throughout all the floors and not just making their way up the building, nice job, thank you.
- I still like the initial one with the bent things, but since that has gone away, I will make a motion for Final Approval.
- (Secretary) Regarding the treatment of the underside of the balconies of this project, staff has requested that the Commission make findings or include a condition related to the design and treatment of the underside of any new projecting or exposed corner balconies.
- You are talking about something that has changed between our first approval and the last time they presented?
- (Secretary) The balconies in the courtyard were originally recessed but are now projected. There was a vertical element here as well at the building corners that was removed that further exposes these corner elements. Given the discussion of recessed balconies versus projecting balconies and the treatment of the underside of balconies, and we are still on Wilson Street, I think that it's prudent for the Commission to take action on that.
- Would you amend your motion to accept the balconies as shown? It's Final Approval and wouldn't that be implied, Jess?
- (Secretary) We can certainly do that, ultimately I was looking for the Commission to discuss or acknowledge it, or if they wanted a condition to do that.
- I'm okay with it, I don't think it's a detriment to the project if we are moving away from the bent metal panels, I can be okay with moving away from the corner frame element too. I did like it but I think its fine. Final Approval as presented.

- The motion was amended to include both the façade and the balcony treatment.
- Just to clarify, it goes in that category of things from the original design we wish we still had. In the original one, it did have more of a frame on the Wilson Street elevation that captured the balconies and I thought that was better and stronger. I don't feel so strongly though as to kill the motion, just wanted to throw that out there as a little bit of context.
- I like that first design, the second one was going in the wrong direction so to me they've done a course correct. This is certainly better than version two but I think we missed a chance of having a more dynamic building looking out onto John Nolen Drive. This is still a very good looking building but we lost something along the way and I'm sorry to see that. The balconies, clearly I was the lone no vote on the last project, I'm a little taken aback by our acceptance of these simple poured concrete balconies, at least we got a finished edge and colored concrete on the previous project, which I consider major plusses, but we're willing to let this one go with just plain concrete. These are such good looking buildings, as a Commission we seem to be obsessed with materials and finishes, and I'm just a little surprised everybody seems to be okay with poured concrete with no finish or trim or anything like that. I sense a disconnect between our intention to those types of material details on other things but looking the other way on these balconies.

Action

On a motion by Asad, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-1-1) with Rummel abstaining and Goodhart non-voting.

The motion accepts the balconies and façade changes as designed.