

January 5, 2023

Plan Commission
City of Madison

Re: 131 W. Wilson St.

Plan Commission January 9, 2023 meeting Agenda Item 7

Plan Commissioners,

The applicant has maximized the footprint on the proposed building on this site. There is limited space left available for supporting deliveries, move in/move out or trash removal. In turn the proposal is looking to use portions of the street right of way to support the functioning of the building.

It appears that the loading zone to the east of the entry drive shown on the First Floor plan (A-201) is not of sufficient size to accommodate trash trucks or other large delivery vehicles. The proposal is required to provide a loading area with a minimum size of 10' x 35'. The plan does not provide specific measurements defining a loading zone. The overhead door at the loading area is noted elsewhere to be 8'-0" wide. Using this and other dimensions on this plan sheet as a guide the loading area looks undersized. This could result in blocking of the driveway creating other access issues.

The applicant has also requested the City to provide an extended 40' long on street loading zone. (Shown on Sheet L1.) This plan sheet does not identify the two way cycle track which is part of a City reconstruction of this block of W. Wilson St. scheduled for 2023. The proposed loading zone is in an on street parking area outward of the cycle track. The new configurations will significantly impact the usefulness of any on street loading zone and create conflicts with cyclists and pedestrians. No other building in the downtown area has a dedicated loading zone of this scale and the failure to accommodate the building's needs is not an acceptable rationale for use of the public right of way. This makes providing an adequately sized on site loading zone even more important.

The First Floor plan submitted to the UDC notes a location within the parking garage for "Moving Trucks". The plans submitted for Plan Commission approval do not include this notation. When queried at a Bassett Neighborhood meeting about the height of the overhead door to the garage the representative indicated the door would be 9'-0" high. The smallest moving truck from U-Haul, noted as sufficient for a studio or one bedroom apartment, has a minimum clearance requirement of 9'-0". This might make it thru the door. The next larger

truck for a two bedroom apartment has a clearance requirement of 11'-0". With a floor to floor height of 11'-0" from the 1st to the 2nd floor clearly only the smallest 'Moving Trucks' will make it into the garage.

With a total of 263 apartments and limited on street parking of any sort, this proposal clearly needs at least the minimum required loading zone to adequately support move in/ move out, deliveries, and trash removal. Even this size of a loading zone is likely to be insufficient for servicing a building with this number of units and will likely result in adverse impacts on adjacent properties and those using the street, cycle track and sidewalk. Resolving this issue could result in significant changes to the to the entry area along Wilson St. and should be fully considered prior to any approvals.

Thank you for your consideration,

Peter Ostlind
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Madison, WI