



To this point aspects of the development has been presented and discussed as discrete two-dimensional isolated pieces. It is now time to evaluate how the various components work together in three dimensions and how the ensemble as a whole relates to the larger urban context.

Failure to consider and address certain key issues that have to date been overlooked will effectively prevent the development from delivering on its stated goals.

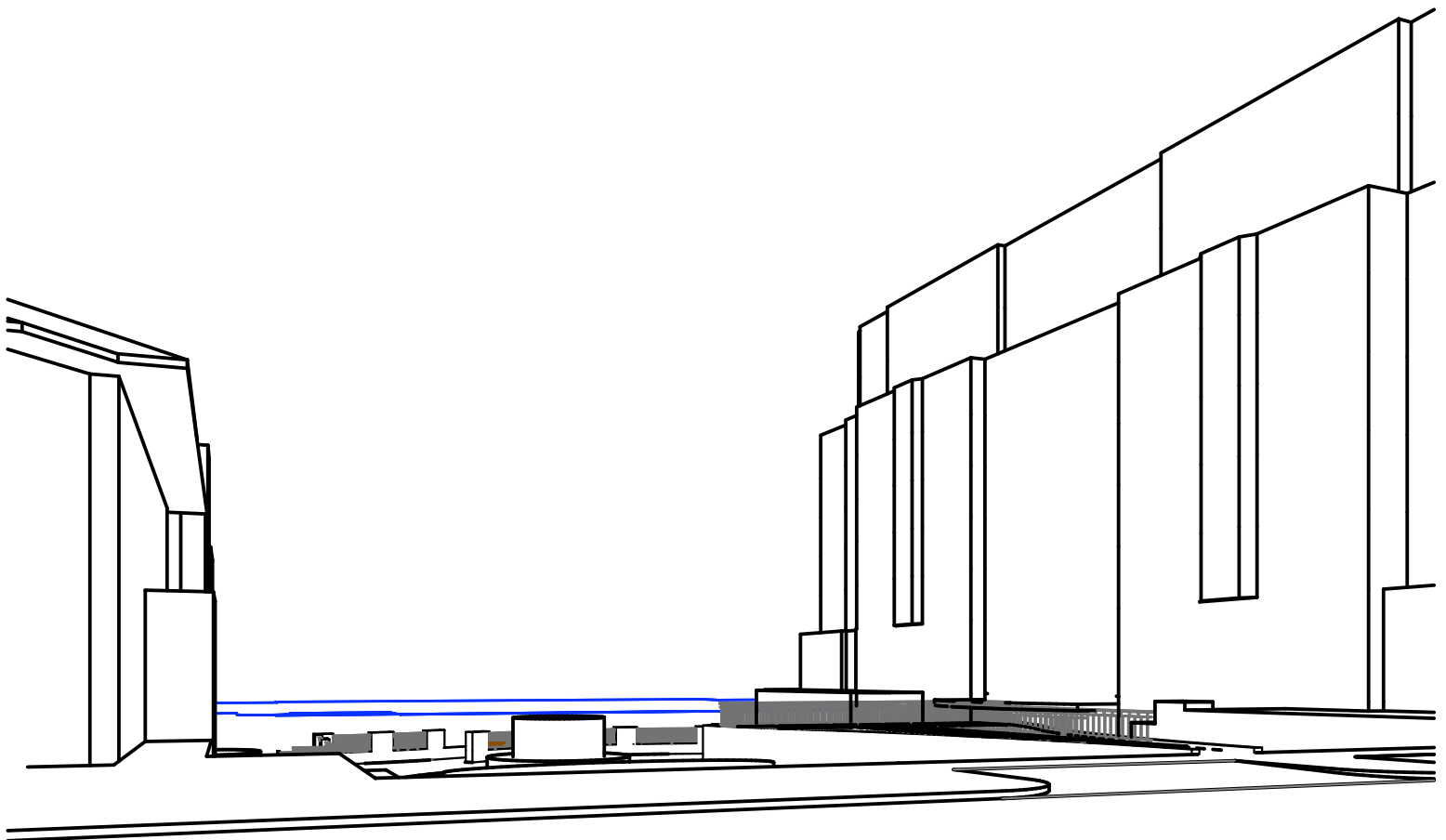
## The Stair

The existing stair from Langdon to the hotel for all its lack of charm follows the contours of the hillside and thus plainly visible. It is also of manageable length and its terminus is in plain sight. The limited number of patrons that enter and leave the hotel on foot clearly favor the stair walk.

The new replacement stair is consigned as it is to a narrow slot between the parking structure the existing building at Two Langdon effectively shielding it from view street side. By its very nature a stair is typically lacks visual presence when can be seen only from above and this one is no exception. There is scant evidence of its existence from Langdon Street and it is invisible from Wisconsin Avenue. With the absence of visual cues this stair will be little noticed and will elicit only infrequent serendipitous discovery,

With its sixty foot, 116 step, six plus story height this particular stair presents an intimidating challenge to fitness level of a substantial portion of the population and will require a discomfoting level of exertion for most people. Few will attempt it and even fewer will use it twice.

Mansion Hill is not without lake access. Lake & Frances Streets end at the lake edge and there are short manageable stairs to the shore in place at ends of Henry, Carroll & Pinckney Streets. In addition the UW Lifesaving Station at 144 East Gilman offers both a stair down to the Lake and a rooftop-viewing plaza.



View of the Stair from southwestern of Langdon and Wisconsin

## **The Lakefront**

The DNR has made it very clear some time ago that there will be no grand pier as shown in the drawings and renderings and that they will not allow the reinstallation of the “Dining Platform”. The lakeshore will be limited to the 2,400 square foot private deck in place, a new short boat dock and a 150 to 215 foot length of six and a half foot wide sidewalk separated from the lake by four feet of rubble riprap.

There will simply be “no there there “ and little to entice anyone to climb up and down the stairs. This is not promising as there is no pent up demand for physical access to the lake as Madisonians are not without options. The UW campus along with Tenney, Giddings and James Madison Parks contribute to nearly six miles of readily accessible Lake Mendota shoreline between Shorewood and the Yahara River.

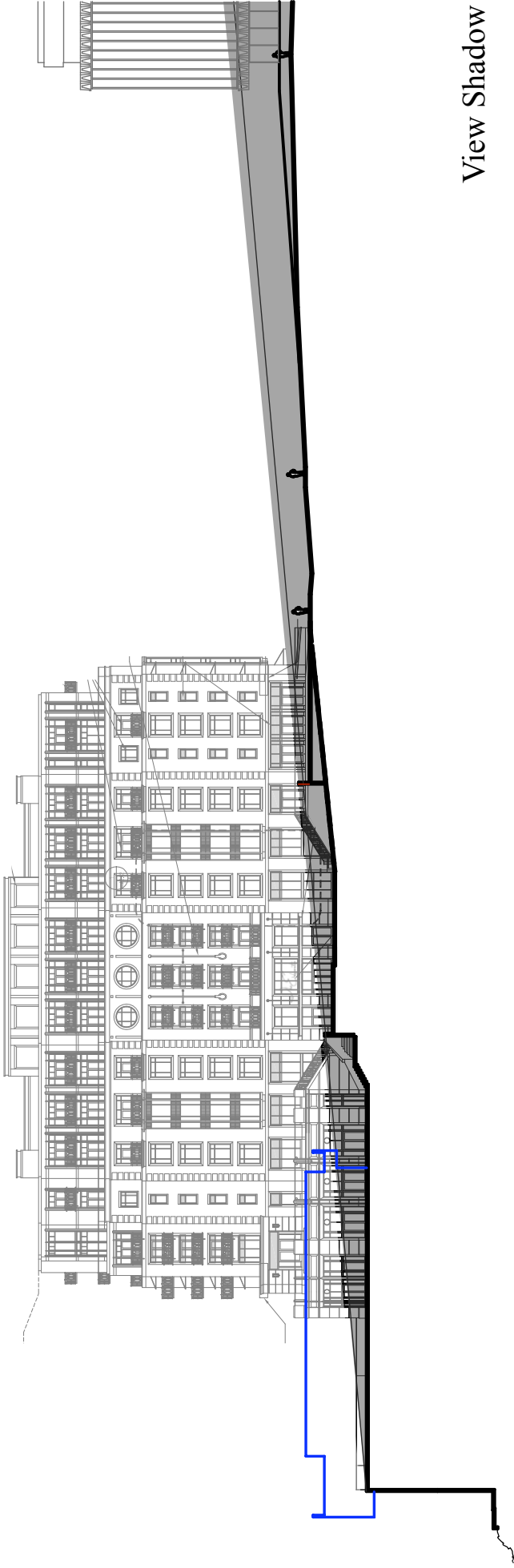
## **The Roof Deck**

Regardless as to how it is detailed and decorated the roof deck will be completely hidden from Langdon Street, Wisconsin Avenue or any other location in the City except from portions of the Edgewater, One Langdon and Two Langdon due to the insertion of the tiered two story tall parking structure between street and deck.

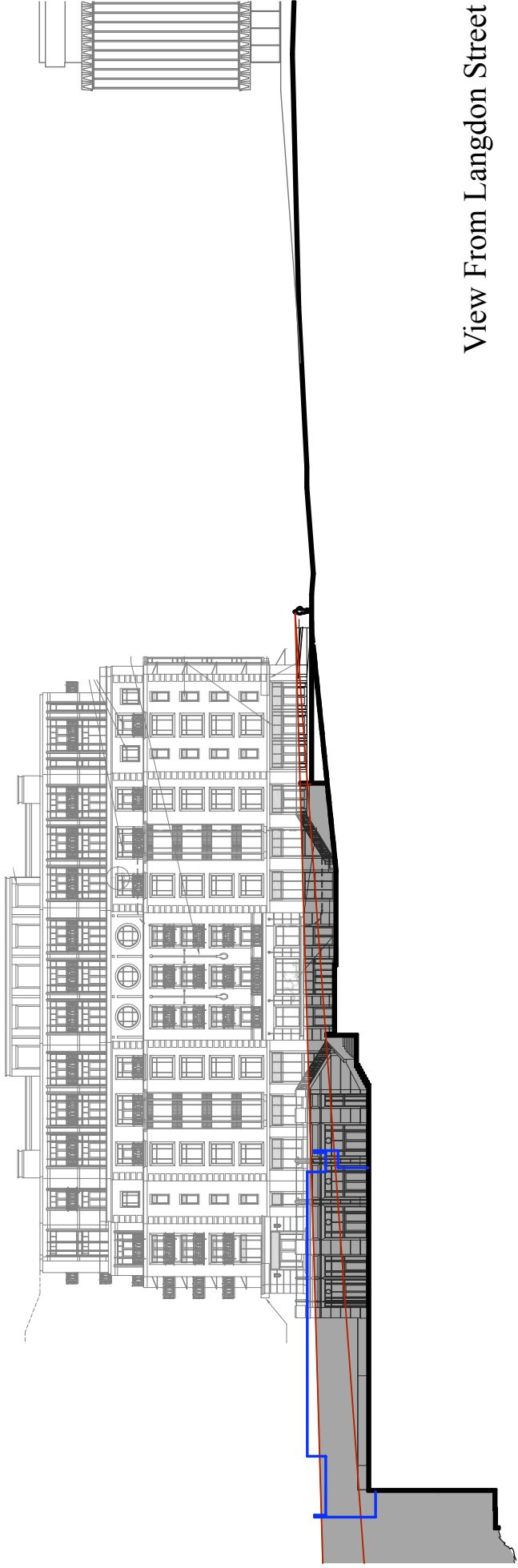
What is being presented, as an open and inviting public plaza will be instead be a hidden semi-private courtyard.

There is nothing inherently wrong with secluded courtyards just so long as it is understood that the roof deck as located and configured cannot physically function as a natural extension of the public realm.

It will be completely hidden from view and “Out of sight is out of mind”. No amount of programming will overcome the space’s lack of visibility.



View Shadow



View From Langdon Street

View Limitations  
February 1, 2010

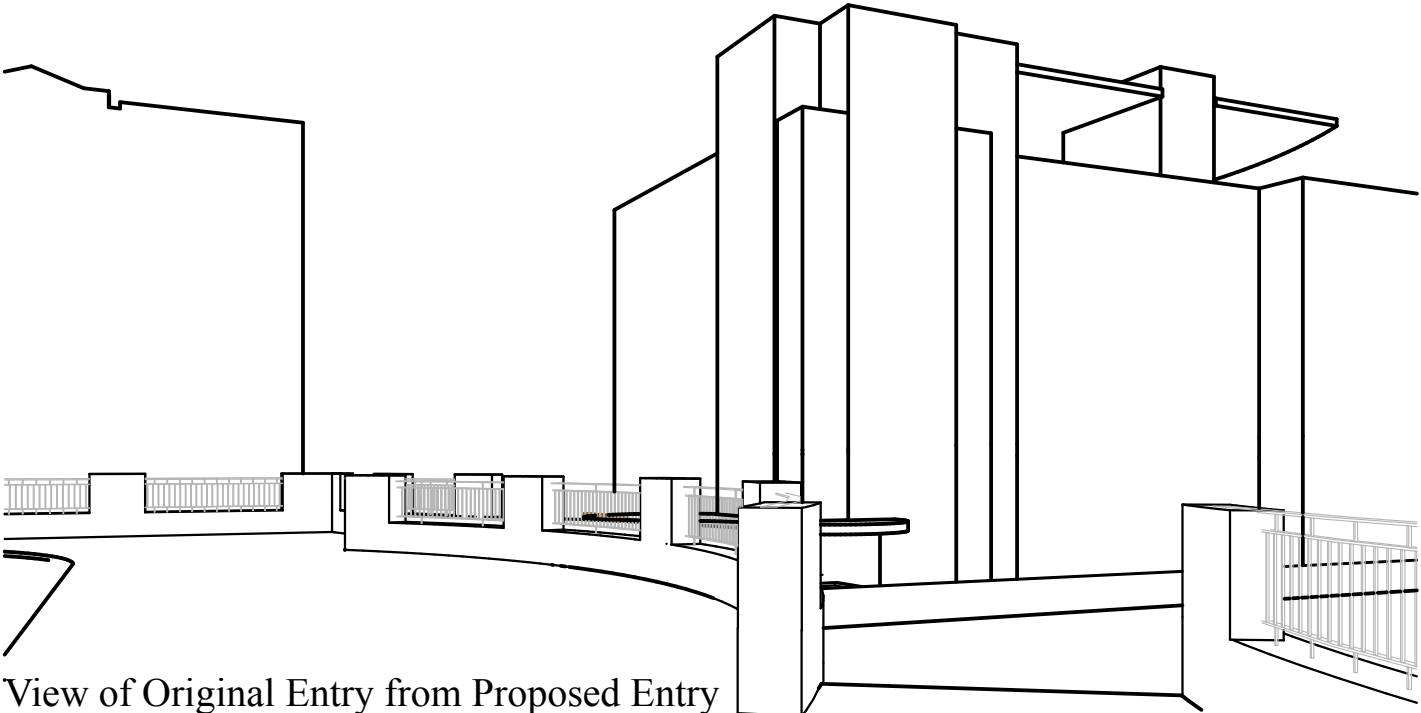
## **The Existing Edgewater**

The essence of art moderne is its use of fresh forms to express the dynamic vitality of movement particularly of the mechanical variety. Typical of the style the Edgewater as is apparent in the accompanying photograph celebrated the automobile and reached out and actively engaged the street.

It is no small matter that the original hotel will be sstraightjacketed with a deck and addition constructed in a manner that would have been considered mind numbingly static and stultifying moribund sixty years ago. It is bad enough that the surroundings will be physically overwhelming and of a style antithetical to that of the original but its connection to the street will be physically severed. The new entry will be an empty meaningless “Entry from Nowhere”. To compound matters further the location and configuration of the parking structure will effectively obscure the proposed renovations and improvements not only from the street but also from the Edgewater’s grand new entry.



Historic Photo Showing Active Engagement with the Street



View of Original Entry from Proposed Entry

Historic and Proposed Views  
February 1, 2010

## **The Parking Structure**

The location of the parking structure in the Wisconsin Avenue right of way has created a host of unanticipated consequences that negatively affect all other aspects of the development.

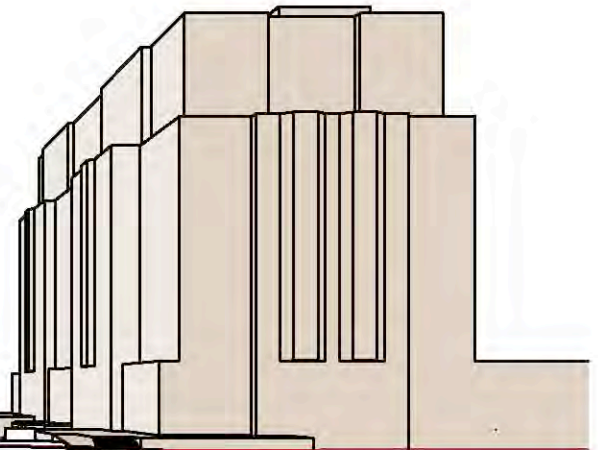
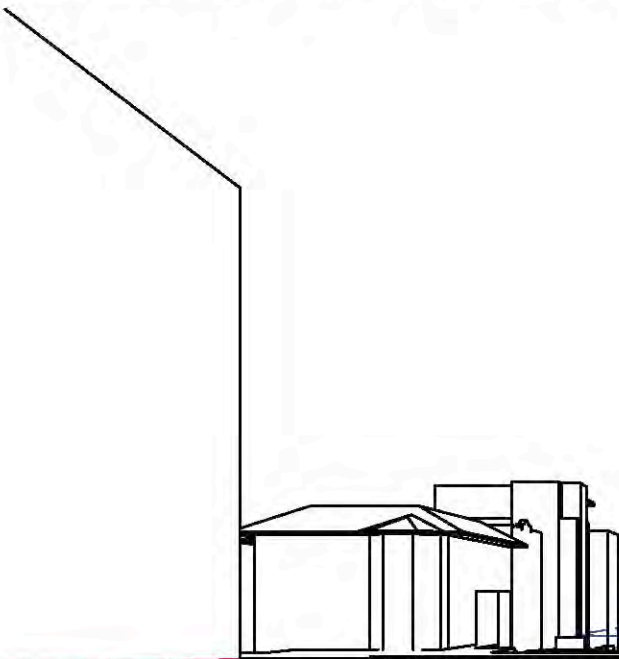
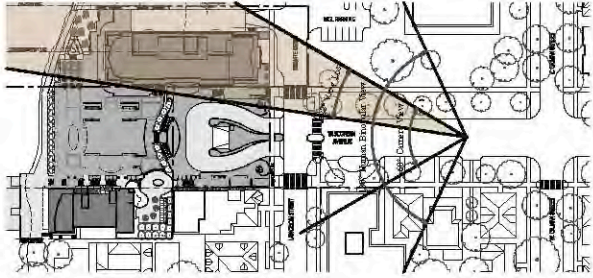
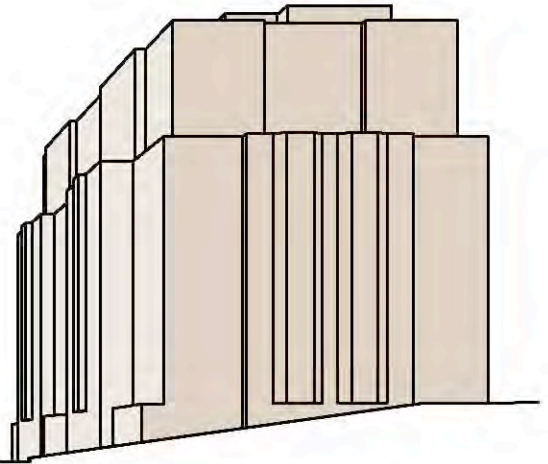
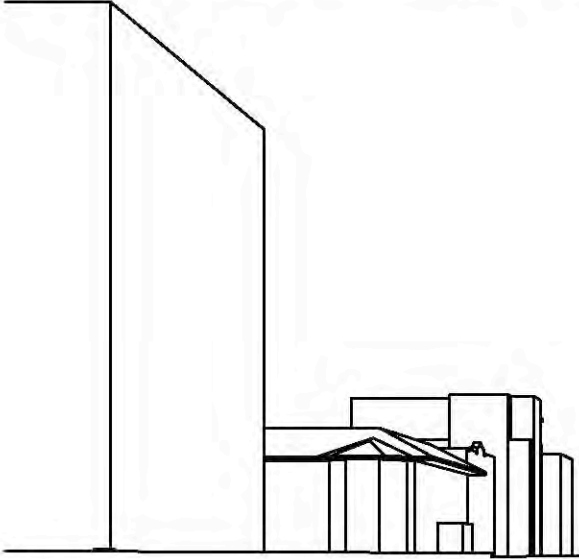
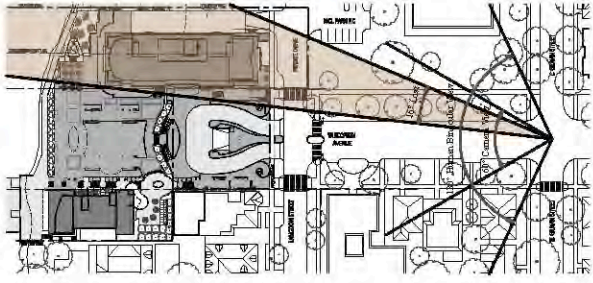
The parking structure largely obscures both the stair down to the lake and the lower levels of the original Edgewater building. Even taking into account the removal of the 70's addition the original building will be less visible from the street than currently. Only hints of the lavishly recreated entry's roof will be even partially visible.

The parking structure relegates the stair down to lake narrow slot hiding its presence.

The parking structure hides the entire roof deck rendering it completely invisible to the passerby.

The parking structure intrudes into the sightlines opened up by the demolition of the 70's addition.

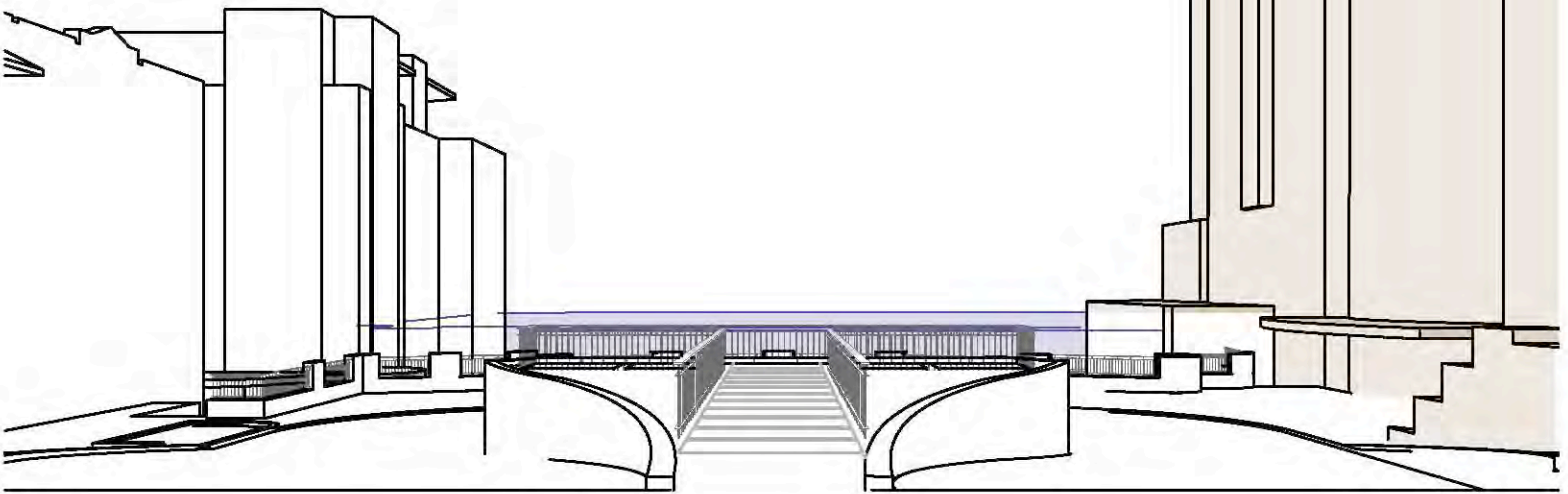
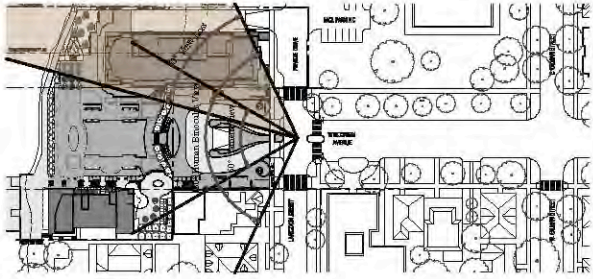
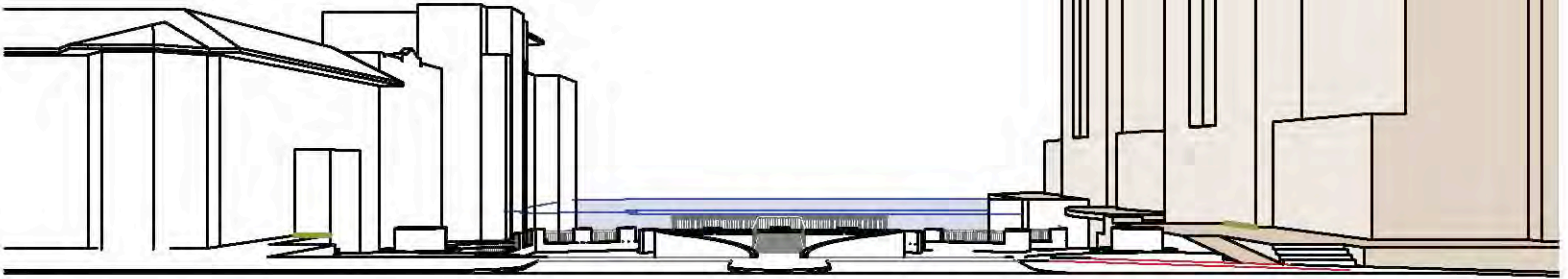
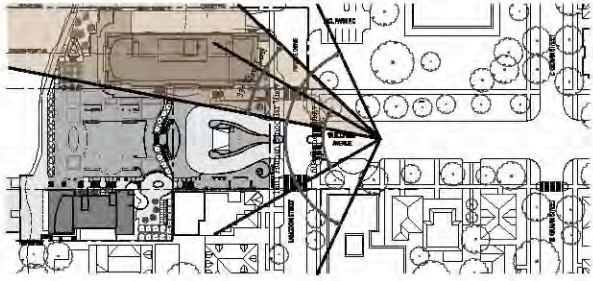
This particular design effectively wipes out the possibility of this development fulfilling its promise to enhance the lake view, provide a grand stair down to lake, open the roof deck to the public while hiding the restored original building from view.



- View Gained  
Demolition of 70's Addition
- View Lost  
Proposed New Tower

Perspective Sketches from Wisconsin Avenue  
February 1, 2010





- View Gained  
Demolition of 70's Addition
- View Lost  
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Perspective Sketches from Wisconsin Avenue  
February 1, 2010

## **Tower Location**

The alignment of structures along a shared common path or thoroughfare is a characteristic of all human settlements across cultures and through history. This has been codified with each and every zoning ordinance establishing district and use appropriate setback distances from a property's respective street right of way,

This universal organizational principal is particularly important along Wisconsin Avenue, as it is the City's central axis that ceremonially joins the two lakes and the State Capitol. Wisconsin Avenue predates the incorporation of the Village of Madison by ten years and the view corridor it continues to offer was a key reason Madison was selected as the seat of the State government. It is not something to trifle with.

Wisconsin Avenue is historic and many of the structures located along it were erected prior to the adoption of the zoning ordinance but with two exceptions all buildings fronting on Wisconsin Avenue are setback from the right of way. The two exceptions being the condos at 100 Wisconsin and the Manchester place parking ramp both on the one hundred block. Two Langdon and the original Edgewater were south with Wisconsin Avenue a side yard. Two Langdon has a fourteen-foot long one-story bay that extends to the property line (the remainder of its 124' length is 5'-8" back). The Edgewater has an irregular dumbbell shape with the vertical towers constructed to the property line and the remainder setback 7'-4".

Typically the older residences are located back ten to fifteen feet as are the Quisling Clinic and Towers. As is the norm the larger and more important the building the deeper the front yard with setbacks of eighteen feet for the Masonic Temple, twenty eight feet for Central High (demolished), nineteen feet for Bethel Lutheran's hall and thirty four feet for its sanctuary. The upper floors of the Manchester Place and the Concourse and are set back thirteen and fifteen feet respectively. In deference to the importance of the street and the historic character of the neighborhood National Guardian Life reached an agreement with the City to locate their building a full seventy feet off Wisconsin Avenue.

The tower as proposed is 70'-4" wide and it is being placed on a 105'-4" deep lot.

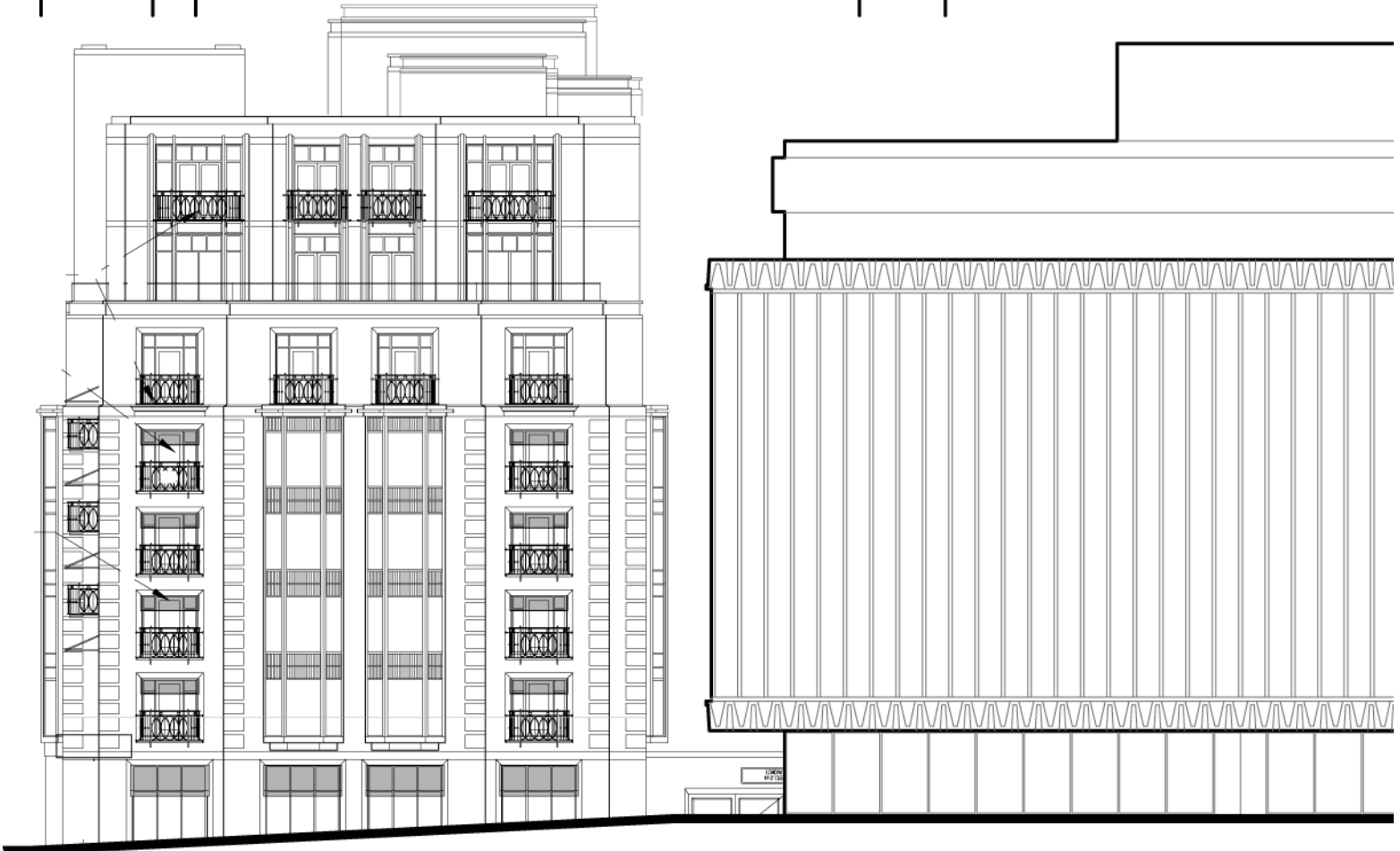
There is room to push the proposed addition back so that it is in alignment with its neighbors. This will allow some sense of coherence and preserve the view corridor that Madison has kept in trust for the last 174 years.

Property Line

Manchester Place  
Masonic Temple

Required Setback

Property Line



Gilman Street Elevation @ 1 = 20'  
February 1, 2010

## Wisconsin Avenue Setbacks

|                        |     |
|------------------------|-----|
| The Masonic Temple     | 18' |
| Christ Scientist       | 15' |
| 401 Wisconsin          | 8'  |
| 407 Wisconsin          | 15' |
| 409 Wisconsin          | 15' |
| 415 Wisconsin          | 10' |
| Quisling Towers        | 15' |
| National Guardian Life | 72' |
| Proposed Edgewater     | 0'  |



Wisconsin Avenue Facade Comparison @ 1" = 30'  
 The Masonic Temple - Quisling Towers  
 December 9, 2009