



T. Wall Enterprises

September 19, 2023

Ms. Heather Stouder, Director
Urban Design Commission
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Room 017
Madison, WI 53703

RE: Concerns Regarding Proposed Redevelopment of 139 W. Wilson Street

Dear Ms. Stouder and the Members of Urban Design Commission:

I urge the City of Madison Department of Planning & Community & Economic Development, as well as the Urban Design Commission, to truly listen to the community of Madison District 4 when they take into consideration the proposed redevelopment of 139 W. Wilson Street.

As the developer of the property next door to 139 W. Wilson, we are not opposed to the redevelopment of 139 W. Wilson Street and are in favor of additional multi-family housing within a market rate luxury multi-family building. However, it must incorporate appropriate parking, outdoor spaces, and amenities in addition to being fully compliant with all building and fire codes and UDC design codes.

- Where is the dedicated move-in; move-out space? With the constant flow of tenants given 300 units moving in and out, moving vehicles will block traffic given that there will likely be multiple moving/storage trucks (rental, U-Haul's, pick-ups, etc.) lined up to move in and out simultaneously.
- The design of the 3D fractal pattern façade wall panels will only serve to collect dirt. This does not enhance the diversity of the design and will only lead individuals to believe that it is a prison, especially with the jail right across the street.
- The LED tube running up 52ft will absolutely destroy the night sky for all adjacent residents. The design does not soften the all-concrete wall panels.
- During the Neighborhood Meeting, the architect, John Seaman, said "the land use is really intense". He is proposing 280 sf micro studios, with only a few larger than that. He also stated that there is only "10 ft between buildings on the southside".



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- The overall landscaping plan may meet the minimum points required, but most of those points are within the skydeck. This does nothing for the other residents on Wilson Street, or the public.
- The PTAK units (HVAC) vents are straight out, and are not shown on the actual plans, and we were unable to find any sort of HVAC for the common area spaces.

Additionally, attached is a list of concerns and objections noted by a licensed architect.

Sincerely,

The Moment Residences, LLC

By: Terrence R. Wall, President of
T. Wall Enterprises Mgt, LLC, its Manager



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Code Concerns:

- Size of stairs and required clearances does not meet codes on door clearances or indications for high rise pressurization.
- Multiple locations indicate showers that structural columns interrupt. Inadequate and may not meet codes for clearances. No bathtubs in any unit.
- No outdoor bike parking. Something is shown in the fire lane, but is not clear if fire access, services vehicles, visitor bike parking, 4 community shared vehicle, trash/recycling removal, move-in & move-out parking and building services can be accommodated.
- Undersized electrical room. Door egress and clearances do not meet code.
- Missing a location for MG&E service vaults, clearances, access and required emergency egress.
- Handicap parking is a problem and will need to be resolved and located with a clear dedicated route to the building – that is required per Federal regulations.
- Clearances to adjacent properties, required fire separations combined with the City 22% of minimal openings is not clearly defined and appears not to meet the fire code visa vi the existing and the new building going up at 133 W. Wilson St.
- No indication of a location for providing heating, cooling, or air movement equipment for all common spaces on all levels.
- Access to the four parking spots indicated does not meet handicap codes.
- Drive access required site lines does not consider the approved adjacent property.
- Egress from 16th floor amenity space does not meet code; needs a door that swings out. May not work with exit corridor configuration.
- Exit from John Nolen egress stair does not align with the door.
- No venting path for all washers and dryers.
- Code clearances for generator room and venting adjacent properties is not defined.
- Solar PV array may intrude into the Capitol view preservation height limit. Building elevation indicated parapet is at the allowed limit.
- Access to the stair that is a part of the elevator override may require security fencing if it is closer than 10' to the building edge.
- No railing indicated at steep drop to railroad tracks.

Design Issues:

- Blocky single form building with no relief does not satisfy city's design code; the zoning appeal was rejected.
- Boring repetitive window forms.



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- Comment of 9'-4" ceiling height indicates bare concrete ceilings with exposed conduits, lights, and sprinkler lines attached directly to the open structure, very prison like and not up to standard.
- No operable windows defined on the plans or elevations as required.
- Applique images of green spaces on the building does not enhance the blocky design. Appears pasted on the square building form.
- Trash/recycling room is viewed as grossly inadequate for approximately 335 residents - if there was one occupant per unit.
- No on-site storage for tenant belongings.
- Access to the approximately 10 SF per unit of outdoor space is through a bicycle storage room. Does the building meet the required outdoor space?
- Most of the minimal open 'green' space is directly adjacent to train tracks with no visible separation offered.
- No balconies to allow larger openings to fresh air and light from any unit.
- One washer/dryer combination for approximately every 5/6 households seems inadequate.
- Without a vestibule security can only be controlled from the two doors facing West Wilson, also lacking temperature control of lobby.
- No management office indicated for service personnel, leasing staff or support of visual control of the security doors.
- Sheet A2.1 indicates the possibility for a sub grade level. Please clarify.

Commentary Items:

- No indication of vertical services for required items such items as stair pressurization, and elevator pressurization. Inclusion of these will further reduce usable living space.
- Largely one sleeping 'area' for most units with all showers. Not welcoming to families or changing needs of family life.
- Parking is not provided for and is an afront to individuals of lower economic levels forcing them to acquire off-site parking, which will create a huge parking problem on this block as residents will tie up street spaces that are intended for temporary use.
- This building will be remembered as an inhumane vertical eye sore with minimal access to services and outdoor spaces for hundreds of people. It will be a blight on the downtown and should not be approved, especially since it fails to meet so many code requirements.