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March 9, 2022

City of Madison
Urban Design Commission

VIA EMAIL

Re: Meeting for March 9, 2022
Agenda Item 8, 139 W. Wilson

Dear Commission:

On behalf of my client, Wilson Street Redevelopment, LLC, I request that the Urban Design Commission (UDC) consider the following points in its decision whether or not to recommend approval of the proposal to the Plan Commission.

1. **Design Considerations.** Madison Ordinance 28.071 lists several factors in its statement of purpose for the Downtown and Urban District, including the following:
 - a. Recognize and enhance Downtown as the civic and cultural center of the City and region; the seat of state, county, and city government, and a significant retail, entertainment, and employment center;
 - b. Recognize and enhance the unique characteristics of Downtown neighborhoods;
 - c. Recognize the architectural heritage and cultural resources of Downtown neighborhoods;
 - d. Facilitate context-sensitive development;
 - e. Foster development with high-quality architecture and urban design; and,
 - f. Protect important views as identified in the Downtown Plan.

The UDC should consider and give weight to each of these factors, and whether or not the 335 unit building, as proposed, meets these objectives. The site at 139 West Wilson is a major site in downtown Madison with significant views along the Lake Monona view corridor. Does the proposed building enhance the unique character of this neighborhood? Does the proposed building meet the goal of developing high quality urban design? How does the proposed building compare

to the design of the neighboring building approved for construction at 145 West Wilson?

2. **Code Considerations.** The UDC should also consider relevant code provisions in its consideration of the proposed project, including the following:
 - a. **Fire Safety.** The proposed building at 139 West Wilson would be within approximately 10 feet of the building currently approved for construction at 145 West Wilson, which has significant glazing on the side facing 139 West Wilson. The maximum allowable glazing per 705.8 of the IBC for this fire separation distance is 45% for sprinklered buildings, but the building under construction already exceeds that amount. As proposed, the 139 West Wilson building would, if built, create a code violation.
 - b. **Handicap Parking.** Handicap parking is not provided for in the plan. Per the relevant building codes, 8 handicap parking stalls (including 2 van size stalls) are required for the proposed unit count of 335. Wherever located, these handicap stalls must always be available for handicap users for any tenant or visitor to the 139 West Wilson project. Since the proposed building is new, the parking ramp proposed for use for handicap users must meet current code requirements.
 - c. **First Floor Façade.** Per the current zoning code, 28.021(3)(e)1, for street facing façades without ground story residential use, the ground story door and window openings shall comprise a minimum of 50% of the façade area. The design, as submitted does not meet this requirement.

For the points raised above (and by City Staff in their report) I request that the plan, as submitted, not be recommended for approval.

Sincerely,

Daniel J. Evans

cc: Client