



Agenda Item #:	7
Project Title:	139 W. Wilson Street - New Residential Building in UMX Zoning. 4th Ald. Dist.
Legistar File ID #:	70108
Members Present:	Cliff Goodhart, Chair; Tom DeChant, Lois Braun-Oddo, Jessica Klehr, Christian Harper and Russell Knudson
Prepared By:	Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of July 27, 2022, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a residential building located at 139 W. Wilson Street. Speaking on behalf of the project was John Seamon. Registered and speaking in opposition was Daniel Evans.

For this second Informational Presentation, Seamon noted the architecture is now going in a different direction, with little change to the site plan. Building materials have changed from a color shifting metallic panel to a concrete wall panel with the intention of getting texture and dynamic change over the course of a day based on lighting and angle. The 332-unit project includes a fitness space, community rooms on the 16th floor, co-working spaces and efficiency in the design. More Zipcar stalls have been added for a total of six. The landscape plan introduces a bocce court and open gathering space meandering around the side to the back of the building. The five-story stepback with the portal entry and backlit illuminated custom graphic art installation remains the same. The fitness center is now moved forward to the front of the building with large amounts of glazing.

Daniel Evans spoke in opposition, noting concerns with fire code compliance issues with respect to the amount of glazing, and lack of parking, especially accessible parking. This part of W. Wilson Street may be seeing a new bike path that would remove some existing street parking. Where are service vehicles, loading and unloading, and delivery vehicles going to park? The design features and articulation are important on not just the W. Wilson Street side but the John Nolen Drive side as well. There seems to be quite a bit of monotony to this proposal.

The Commission discussed the following:

- What is the sequence for loading/unloading, guest parking, service vehicles? How does this site work with relation to those things? This type of population will probably be getting a lot of deliveries.
 - We see deliveries as an example not occurring on the street but pulling into the private drive parking and then going back out. We see loading and unloading in a very similar way. We don't want loading trucks bringing residents goods from the street. We are considering provisions for access directly into the elevator lobby. Same for trash removal and move-in/move-out, that would be scheduled appropriately so there's not an overlap. We do have a dedicated secured room for packages.
- Do you have a built example of that proposed paneling system?
 - There's no precedent for this yet, it's a custom form of that facet on 10' x 40' panels with punched openings for fenestration. We don't have a mock up for that yet, and a smaller scale mock-up will be about 8'x10' with different paints to get a much better sense of how this will work, and whether or not it will gather dirt.

- I would highly encourage a large scale mock-up tested in weather and light conditions. There's a lot of unknown and a lot of surface area on that building.
- I share the same concerns Mr. Evans brought up. We were excited about the color shifting material.
 - It came down to a cost issue.
- I don't find the new material to not be interesting but I share the concerns with seeing a more hands-on version. I'd encourage shifts in the widths and angles of those facet panels, maybe three different versions would be enough to dramatically change as the light shifts during the day. Given the size of the building it would be monotonous to have it all be the same.
- As a Commission we're all on-board with the idea of having housing not tied into the car culture, but this is a big mass of units and providing six Zipcars, that's a little naïve. Even if only 10% of residents have cars, that's 30 cars in an already scarce parking area. For workforce type housing, where are these cars going to go? It's idealistic to think this will all work out and I have issues with that aspect of it.
- You have the right idea with the limited landscaping available on the site, utilizing columnars and plants that are happy in low light.
- I also have concern with the parking, the view may not be realistic. What is the plan for those that have cars?
 - We are in talks with a nearby garage for some off-site tenant parking.
- The texture is a bit monotonous. It's a very striking entrance, is there any way to give that nod on the Monona side of the building? There might be opportunity to add interest on that side as well. It will take finesse in how you align those fenestrations with that panel size, how you break it up and make it interesting all the way around the building.
 - Efficiency is driving a lot of the cost in a project like this. We're trying to minimize the amount of openings on each panel, but do like the idea of variation. The Monona side will pretty much only be experienced from a textural standpoint.
- There's something elegant about it, it's a little austere. I do wonder the appetite for more depth of those façade elements and whether more depth gives you the ability to have some variation. Maybe introduce different colors on different facets of the panels? I hope the art installation lighting is subtle, the rendering is pretty eerie. Neat idea for that portal.
- Are there any other opportunities or program elements that could take the place of the fitness center? Is that really the best program to put there?
 - We think the 16th floor facing the lake is best for the community room and this facing the sidewalk for the fitness, to activate at the street level.
- I'm not sure it's the best to present publicly, or that people really want to be seen working out in a public way.
- The haze and shadow on this building will be quite beautiful, and the addition of snow will make these facades pretty interesting. You mentioned the lakeside as a priority, the common spaces might be portrayed differently. This is primo real estate, with Monona Terrace parking directly across, it's really visible from the lake. As part of the Madison skyline you could add interest there.
- Everything is really clean but the human scale of that giant corner pillar may need some detailing or a base. It's a little intimidating looking and brutal along the streetscape. I'm also curious about what the walpaks look like.
 - It's a louver, the size and shape will be driven by the window frame.
- You have a great opportunity to do something different there with colors. I'd encourage you to introduce some visual interest with color, but more importantly the building is a little too rusticated. If you were to play with the balance of flat and rusticated you might find a little bit more support with some of the Commissioners who raised concern about the texture.
- It's really good that the walpaks are well integrated.
- Can you describe the construction of that backlit panel?
 - The backlit area is a typical metal frame scenario, the panel is printed and put on top of something similar to Masonite, with a polycarbonate panel in front of that air space, lit with an LED system. We are still working through all those details.
- It will be important for us to understand because it is such a large feature.

- (Secretary) In regards to the Capitol View Height limit and how it relates to rooftop mechanicals, the parapet is just over and will have to come down, with the mechanicals above that height limit. Ultimately the Plan Commission will make that determination.
- It should come down, I'm not sure if that means you lose a floor but you could do something more with the thru-wall units and go wider.
- There will be elevator overruns, no matter how many stories it is.
 - We have an elevator overrun with one fire access stair housed in one enclosure.
- Does it somehow impede the long views? As long as the elevator overrun or the stair tower isn't right on the lakeside facing view, recessed back toward the middle of the building it may not be an issue.
- The column in the corner, p. 203, there was this patterning of the way the windows come down and where that opening is. It feels like if you centered that opening you wouldn't have to have that column. A center alcove with the two sides of the building bearing down.
- Take that all the way to the ground and shift your opening. It feels off balance, the pattern of the windows changes, it feels like this very strong vertical element, maybe it just needs to be brought all the way to the ground.
- That column seems out of place.
- It would help solve the street presence issue. Having a fitness room on the street isn't really activating the street as much as perhaps a leasing office.

Action

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.