



T. Wall Enterprises

July 31, 2023

Ms. Heather Stouder, Director
Planning Division
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;

Please note that all comments are based on the January 11, 2023 UDC Presentation, and the February 1, 2023 Zoning Board of Appeals documents. There have been no new documents made available that addressed previous concerns, as well as address several code violations within the plans.

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, but 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.

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

We don't want to have to file a lawsuit to get the city to enforce the codes as they so strictly do with our buildings, but we will if forced to.



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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.

From: [Punt, Colin](#)
To: [Plan Commission Comments](#)
Subject: FW: 139 W.wilson
Date: Tuesday, August 1, 2023 1:28:40 PM

Colin Punt (he, him, his)
Planner - City of Madison Planning Division
cpunt@cityofmadison.com | 608.243.0455

From: Jerome Pasdo <japasdo@gmail.com>
Sent: Tuesday, August 1, 2023 1:17 PM
To: Punt, Colin <CPunt@cityofmadison.com>
Subject: Re: 139 W.wilson

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Yes, thanks

On Tue, Aug 1, 2023, 12:22 PM Punt, Colin <CPunt@cityofmadison.com> wrote:

Jerome,

Thank you for your comments. Would you like me to add this to the legislative file as public comment whenever the land use application comes in?

Colin Punt (he, him, his)
Planner - City of Madison Planning Division
cpunt@cityofmadison.com | 608.243.0455

From: Jerome Pasdo <japasdo@gmail.com>
Sent: Tuesday, August 1, 2023 9:42 AM
To: Punt, Colin <CPunt@cityofmadison.com>; Verveer, Michael <district4@cityofmadison.com>
Subject: 139 W.wilson

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Good morning Colin, I was at the meeting last night and shared some concerns with the project. First, I commend the team and know of Randy's many successes over the years. Also the affordability component is laudable. However, the concern I share, as an owner of affordable, 1 br. and studio units downtown, is the livability of the units. My small units range from 310 to 400 square ft so I know they are desirable.

However, they have openable windows, a community feel, and do not have the institutional feel and look of the current project. The long and uninterrupted hall corridor has the feel of

a row of UHAUL lockers. That could be improved with indentations. The exterior face, even with the green curtain wall, has the appearance of a high rise jail. That could be improved with some variableness with the windows. More space should be made available for drop off/Uber type parking. With that many units, onsite management and maintenance is a must. Perhaps having a front desk, live, person.

My main consideration, and I don't want to do a redesign, is the rental component. The entire living community within seems to beget a stressful home experience. Thus, there could be more turnover, increased cost, less desirable residents and could very well be a detriment to the neighborhood and downtown in general. The management team, Hees/Alexander, has experience in smaller units. But, when the property is sold or management changes hands, the City could very well have a nuisance situation like it is having elsewhere.

The team says this is "groundbreaking". But, this should be tried on a smaller scale and perhaps somewhere else. I sincerely worry about our wonderful Basset Area we have worked so hard to preserve.

Jerry Pasdo

Basset owner and Isthmus owner of 40 years.