

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 23, 2014

TITLE: 149 East Wilson Street – Revisions to a Previously Approved Mixed-Use, Fourteen-Story Building Containing 127 Apartment Units in UMX District. 4th Ald. Dist. (31917)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Jay Wendt, Acting Secretary

ADOPTED:

POF:

DATED: April 23, 2014

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Melissa Huggins, Richard Slayton, John Harrington, Tom DeChant and Cliff Goodhart.

SUMMARY:

At its meeting of April 23, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of revisions to a previously approved mixed-use, fourteen-story building containing 127 apartment units in the UMX District located at 149 East Wilson Street. Appearing on behalf of the project were Marc Schellpfeffer and Paul Cuta, representing McGrath Property Group. Registered and speaking in opposition was Mary Waitrovich, representing the Marina Condominium Association. Alterations were made after final approval based on conversations with the neighbors. The Marina Condominium side elevation above the third floor has been pulled back 5-feet from where it was originally. This is articulated with black anodized metal pulling up and around. One minor adjustment made is the width of the fire drive aisle; it was 18-feet and is now at 19-feet.

Mary Waitrovich spoke in opposition. She addressed the change to the loading zone that still does not meet one of the conditions of approval that the Plan Commission set and has the potential to obstruct The Marina’s fire lane beyond 5-feet. The Fire Marshall stated it is permissible as long as the trucks are always attended, which is questionable. Now with the loading zone being reduced from 35-feet to 30-feet, it is in a worse condition. The Plan Commission stated that a move-in/move-out plan shall be submitted that “shall include use of the loading zone for all moves unless a move requires the use of a semi.” A typical moving truck from Two Men & A Truck can be 35-feet in length, with a 10-foot ramp and move to maneuver; this configuration would obstruct The Marina fire lane by 25-feet. This loading zone is kind of fictional because no truck can really fit in there and have move-ins take place. The Plan Commission did require that all moves should use that space, which she sees as unusable. She also noted that over 50 magic paks are planned for this side of the building, each with a decibel rating of 80 decibels, which is equal to a vacuum cleaner. There has been talk of insulating the magic paks but that has not been made a requirement.

Cuta noted that they are still working with the City on a move-in/move-out plan.

Comments from the Commission were as follows:

- I have no issues with the design but I am concerned about the move-in/move-out plans and this loading zone issue. This has to be resolved.
- We could ask Traffic Engineering to report to us on the functionality and suitability of the plan that is submitted for their consideration.
- I'd like to request that some type of insulation be worked into the magic pak units to address the noise issue.
 - There's an insulation that goes around the condensing unit. That's what we talked about at Common Council.
 - It's not 10-feet from the window. Their windows are 10-feet from the lot line; we're 18-feet from that.

ACTION:

On a motion by Huggins, seconded by O'Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion provided that Traffic Engineering report back to the Urban Design Commission on the suitability of the move-in/move-out plan.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall rating for this project is 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 149 East Wilson Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	7	-	-	-	6	8	7