



## PREPARED FOR THE PLAN COMMISSION

**Project Address:** 149 E. Wilson Street

**Application Type:** Zoning Map Amendment, Demolition Permit and Conditional Use

**Legistar File ID #** [32265](#) and [32124](#)

**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

**Requested Action:** Approval of a request to rezone 149 E. Wilson Street from UMX (Urban Mixed-Use District) to DC (Downtown Core District) and approval of a demolition permit and conditional use to allow demolition of an office building and construction of a 14-story mixed-use building containing approximately 8,850 square feet of first floor retail space and 127 apartments.

## Addendum

On January 13, 2014, the Plan Commission recessed the public hearing and recommended referral of this project to its January 27 meeting to allow the applicant to address safety issues related to use of the fire lane during construction and the use of the loading zone in the driveway; provide more information on the potential co-working space proposed on the first floor; look at the design and physical footprint of the proposed building once more, including reorienting the balconies and windows of the dwelling units on the westerly facade and changes to the corners and setback of the building; provide a trash and recycling plan and a move-in/ move-out plan; provide more information on the bike parking ratio and bike parking locations for the new building, and; to discuss the construction details for the proposed building with the adjacent properties.

The following materials are attached for the Commission's consideration:

- Revised project plans submitted on January 22 that pull the top 3 floors of the proposed 14-story building back 5 feet along the west side adjacent to the Marina Condominiums; the applicant indicated to staff that these revisions were shared with some of the residents of the Marina privately;
- Revised bike parking information for the project, including the relocation of 43 of the proposed stalls to the top level of the under-building parking garage;
- A move-in/ move-out plan for the mixed-use building that includes a plan showing how different-sized vehicles will load and unload.
- The Plan Commission will also find attached a January 22 memo to the Commission from Ed Ruckriegel, Fire Marshal and various related messages regarding the 149 E. Wilson Street project's conformance with fire codes and the status of code compliance for the adjacent Marina Condominiums.
- A message dated January 21 from a resident of the Marina condos is also attached.

**Recommendation:** The Planning Division continues to recommend that the Plan Commission forward Zoning Map Amendment ID 28.022-00091, rezoning 149 E. Wilson Street from UMX to DC, to the Common Council with a recommendation of **approval**, and **approve** a demolition permit and conditional use to allow an office building to be demolished and a mixed-use building to be constructed, subject to input at the public hearing, the conditions from reviewing agencies beginning on page 18 of the January 3, 2014 staff report (attached), and final approval of the revised project plans by the Urban Design Commission prior to final approval and issuance of demolition or building permits.