



PREPARED FOR THE PLAN COMMISSION

Project Address: 668 State Street
Application Type: Conditional Use
Legistar File ID # [47756](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Scott Faust, 668 State Street, LLC; 210 N. Bassett Street; Madison.

Contact Person: Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Requested Action: Approval of a conditional use to construct a four-story addition to a two-story commercial building at 668 State Street.

Proposal Summary: The applicant and property owner is seeking approval to construct a four-story addition to an existing two-story, approximately 11,200 square-foot commercial building located at 668 State Street. The addition will contain 24 dwelling units on floors 3-6. The existing commercial space on the two lower floors and in a finished basement will largely remain with the exception of a small addition on the second floor and a redesign of the lobby leading to floors 2-6. A portion of the basement will be finished as common space for residential tenants. Construction of the addition will commence on November 1, 2017, with completion anticipated in August 2018.

Applicable Regulations & Standards: Section 28.074(4)(c) of the Zoning Code requires that all new buildings and additions greater than 20,000 square feet or that have more than four stories in DC (Downtown Core District) zoning obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in Section 28.071(3), if applicable, and the Downtown Urban Design Guidelines, and shall report its findings to the Plan Commission. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits.

Review Required By: Urban Design Commission and Plan Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction a four-story addition to the existing two-story building located at 668 State Street subject to input at the public hearing, the conditions of the August 2 Urban Design Commission approval , and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: An approximately 6,260 square-foot (0.14-acre) parcel located on the north side of State Street, approximately 100 feet east of N. Lake Street, Aldermanic District 8 (Wood); Madison Metropolitan School District.

Existing Conditions and Land Use: An existing two-story, approximately 11,200 square-foot commercial building with finished space in the basement, zoned DC (Downtown Core District).

Surrounding Land Uses and Zoning:

North: Six-story Langdon Hall Apartments and Kollege Klub, zoned DR-2 (Downtown Residential–2 District); seven-story apartment building, zoned PD;

South: Two- and three-story commercial and mixed-use buildings, zoned DC (Downtown Core District);

West: Five-story mixed-use building (Walgreen’s on first floor), zoned DC; The Collegiate Apartments, zoned PD;

East: One-story commercial building and three-story mixed-use buildings, zoned DC.

Adopted Land Use Plans: The subject site is identified in the State Street mixed-use sub-district of the 2006 Comprehensive Plan. Development in the State Street sub-district is recommended to include mixed-use buildings containing a mix of office, service, dining, entertainment, etc. uses on the lower floors and residential uses on upper floors as well as government, cultural and institutional uses, and lodging. Design standards in the State Street sub-district seek to maintain the historic mid-rise character and retail continuity of the street.

The 2012 Downtown Plan includes the subject site and adjacent properties in the “State Street” District and recommends that these properties be developed with Downtown Mixed-Uses. The Plan seeks to maintain and enhance the “unique,” “vibrant,” “special,” and “intimate” character of the State Street District as the City’s “premier” destination for shopping, dining, culture and entertainment by reinforcing the pedestrian-scale of the district and “human-scale” developments that promote synergy and interaction (Objective 4.2). Heights along State Street are recommended not to exceed four stories at the street, with six stories possible following a 30-foot stepback above four stories.

Zoning Summary: The property is zoned DC (Downtown Core District).

Requirements	Required	Proposed
Lot Area	No minimum	6,054 sq. ft.
Minimum Front Yard	None	None
Maximum Front Yard	5’ for buildings facing State Street	None
Side Yards	None for first two stories of one side	None
Rear Yard	0’	Adequate
Maximum Lot Coverage	None	Approximately 100%
Minimum Building Height	2 stories	6 stories
Maximum Building Height	6 stories after 30’ stepback	6 stories (1’ variance granted by ZBA to 30’ stepback)
Auto Parking	0 – Central Area	0
Accessible Stalls	None	None
Bike Parking	1 per unit up to 2-bedrooms, half-space per additional bedroom (24) plus 1 guest space per 10 units (2)	24 enclosed 2 surface (See Zoning conditions)
Loading	None	None
Building Forms	Commercial Block Building	Will comply
Other Critical Zoning Items		
Yes:	Urban Design (DC zoning), Barrier Free, Utility Easements	
No:	Floodplain, Landmarks, Waterfront Development, Adjacent to Park, Wellhead Protection	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

Environmental Corridor Status: The subject site is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service along State Street.

Project Description

The applicant and property owner, Scott Faust, is seeking approval to construct a four-story addition to an existing two-story, approximately 11,200 square-foot commercial building located at 668 State Street, which is located approximately 100 feet east of N. Lake Street. The existing building includes a UW Credit Union branch and Browser's Bookstore as tenants.

The proposed addition will contain 24 dwelling units on floors 3-6, which will consist of 12 efficiencies, eight one-bedroom apartments, and four two-bedroom apartments. The existing commercial space on the two lower floors and in a finished basement will largely remain with the exception of a small addition at the rear of the building and a redesign of the lobby at State Street that will serve floors 2-6. A portion of the basement will be finished as common space for residential tenants. No automobile parking is proposed; parking for 24 bicycles will be provided inside the building, with 12 stalls proposed on both the basement and first floors as shown on the floorplans submitted. Two additional bike stalls will be located adjacent to the rear wall of the building, which is accessed by a warren of private driveways and alleys from Langdon Street to the north and N. Lake Street to the west.

Two of the four stories proposed will be constructed at the front property line abutting State Street, while the top two floors will be setback 29 feet beyond a rooftop terrace for tenants to be located off the fifth floor. The Downtown Height Map in Section 28.071(2)(a) allows up to a four-story building adjacent to State Street, with a maximum of six stories allowed following a 30-foot stepback above four stories. There are no side or rear yards required by zoning. On June 22, 2017, the Zoning Board of Appeals granted a variance to the 30-foot stepback requirement in the amount of one foot at the fifth and sixth floors of the proposed four-story addition. In requesting the variance, the applicant noted that the elevator shaft that will serve the proposed six-story building exists and will be extended to serve the four additional floors. It was represented that the shaft cannot be reasonably relocated or reduced in size due to Building Code requirements.

The exterior of the six-story building will primarily be clad with a combination of dark-colored horizontal corrugated metal siding and lighter-colored vertical "flatlock" metal panels, with the remainder of the facades to be clad in buff-colored brick. The exterior finishes proposed will apply to the entire building, including the existing two-story brick façade along State Street.

Analysis & Conclusion

The subject property and abutting properties along State Street are zoned DC (Downtown Core District). In DC zoning, all new buildings and additions greater than 20,000 square feet or that have more than four stories shall obtain conditional use approval from the Plan Commission. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in Section 28.071(3) of the Zoning Code, if applicable, and the Downtown Urban Design Guidelines, and shall report its findings to the Plan Commission. The Urban Design Commission reviewed the project at its August 2, 2017 meeting and recommended *final* approval as noted in the UDC report included in the Plan Commission materials for this meeting. A memo provided to the UDC by Planning staff to guide their discussion of this project is also included for reference.

The Planning Division believes that the Plan Commission can find the standards met for the proposed four-story residential addition to the existing two-story commercial building. The resulting six-story mixed-use building represents an appropriate infilling of the subject site in a manner consistent with the recommendations in the Downtown Plan, which includes the subject site and adjacent State Street properties in the "State Street" District and recommends that these properties be developed with Downtown Mixed-Uses in buildings not to exceed four stories in height at the street, with up to six stories possible following a 30-foot setback above the fourth story. The proposed building is respectful of the character and desired scale of the State Street District and is generally consistent with the design standards for the Downtown zoning districts in the Zoning Code and the Downtown Urban Design Guidelines. The addition of the residential units on the four proposed stories should contribute to the vibrancy of State Street while maintaining the commercial uses historically present on the existing two floors at the street.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction a four-story addition to the existing two-story building at 668 State Street subject to input at the public hearing, the conditions of the August 2, 2017 Urban Design Commission approval, and the following conditions from reviewing agencies:

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Tim Troester, 267-1995)

1. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees.
2. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
3. The property adjacent to the proposed development, 654 State Street, operated as a dry cleaner from at least 1949 to 1957. The City recommends the developer test beneath the foundation slab at 668 State Street to verify that there is no vapor intrusion from historically spilled chemicals. Please contact Brynn Bemis, City Engineering, for more information (608.267.1986, bbemis@cityofmadison.com).
4. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.

City Engineering Division–Mapping Section (Contact Jeff Quamme, 266-4097)

5. Any vehicular access to the rear of this property is provided legally by a wide right of way over the east 9 feet of 633 Langdon Street per Document Nos. 1843497 and 2323166. No legal document providing access over any portion of 625 Langdon Street has been provided with this application. Currently 633 Langdon permits

its residents to park vehicles within the 9-foot right of way, thus effectively blocking the legal access. The applicant shall provide recorded legal documentation that provides full and adequate access to accommodate the rear of this site as proposed prior to final sign-off.

6. Submit the condo application for review of the condominium expansion/amendment with the Planning Division. After approval, the condominium expansion/amendment to the declaration and condominium plat addendum shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for the land record.
7. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that an interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

8. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the public right-of-way on State Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr 267-8755) prior to final signoff.
9. The developer shall work with the City to resolve any construction-related issues. A detailed construction plan shall be provided showing all access and staging areas.
10. The applicant shall submit one contiguous plan for approval showing proposed conditions and one contiguous plan showing existing conditions. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
11. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
12. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
13. All parking facility design shall conform to the standards in MGO Section 10.08(6).
14. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and

building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4766) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

15. On June 22, 2017, the Zoning Board of Appeals granted a variance to the 30-foot setback requirement at the fifth and sixth floors of the proposed four-story addition.
16. Show the 30-foot setback line on the site plan.
17. Submit bike rack details for the ground-mounted and vertical- or wall-mounted bike racks.
18. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop equipment shall be screened from view from adjacent streets and public rights-of-way per Sections 28.060(2)(f) and 28.142(9)(d). Screens shall be of durable, permanent materials that are compatible with the primary building materials.
19. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
20. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and Chapter 33.24 Urban Design Commission ordinance. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, 261-9658)

21. Due to the existing public streetscape, the public street will not provide sufficient aerial access. Additional safety features will be necessary above the code required minimums.

Water Utility (Contact Adam Wiederhoeft, 261-9121)

22. Verify that existing six-inch water service lateral and existing water meter meet proposed building addition demands. Contact the Madison Water Utility to coordinate any service/meter upgrades, if required.

Parks Division (Contact Janet Schmidt, 261-9688)

23. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID#17131 when contacting Parks Division staff about this project.

24. The developer or his contractor shall work with the necessary city staff on an earth retention system and construction staging plan to identify tree impacts prior to final approval of the conditional use.

25. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
26. Existing street trees shall be protected. Please include the following note on the site plan: “Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266- 4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in Section 107.13 of City of Madison Standard Specifications for Public Works Construction. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Metro Transit (Contact Tim Sobota, 261-4289)

27. Metro Transit and the City of Madison receive Federal funding, based on transit trips that operate along the State Street transit mall facility. Any closure of the travel lanes along State Street, which may be authorized by City Traffic Engineering to facilitate construction of this project, may require that the applicant post a deposit or otherwise reimburse Metro Transit and the City of Madison for any loss of Federal funding for any period of time where transit trips might be required to detour off the State Street transit mall facility.
28. Note: Metro Transit operates daily bus service along the 600-block of the State Street transit mall, with the number of trips varying by day of week and the UW academic calendar - in the range from 32 daily trips on Sundays in the summer to as high as 117 daily trips during a weeknight when UW classes are in session.