



Project Address: 529-557 State Street, 431-441 North Frances Street, and 432 West Gilman Street

Application Type: Demolition, Rezoning, and Conditional Use

Legistar File ID # [30040](#), [30532](#) and [30660](#)

Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Plan Commission Recommendation

At their July 22 meeting, the Plan Commission unanimously voted to recommend approval of the proposal at the August 6 Common Council meeting, based on the conditions recommended by staff in the July 10 Staff Report and the July 22 Addendum, with modifications to Condition Nos. 32 and 44, and new Conditions 56 and 57 as summarized below:

- Elimination of the Frances Street automobile egress route (*this was supported by a vote of 4-2 - see revised Condition No. 32*)
- Allowance for additional bicycle parking to be added at the expense of automobile stalls if staff determines it is necessary after the building is fully occupied (*unanimously supported - see revised Condition No. 44*)
- The addition of a barrier to prevent access from the courtyard area to the rooftop of Porta Bella Restaurant (*unanimously supported - see new Condition No. 56*)
- When the UDC reviews the proposed lighting and signage based on a future application, they should take into account the Downtown Plan recommendations pertaining to State Street (*unanimously supported - see new Condition No. 57*)

As has been explained previously, Planning Division staff has recommended a linear window pattern on all facades of the tower element of the building (Condition No. 3c in the July 22 Addendum). During the Plan Commission discussion on July 22, a proposed amendment to remove Condition No. 3c to allow for portions of the tower element to have a random window pattern failed on a vote of 2-4. The Plan Commission recommended to the Common Council that the building have a linear window pattern as recommended by staff.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition, zoning map amendment, and conditional use standards can be met and **approve** the requested redevelopment at 529-557 State Street, 431-441 North Frances Street, and 432 West Gilman Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval (Included only if added or modified since the July 22 Staff Addendum)

Major/Non-Standard Conditions are Shaded

Traffic Engineering Division

32. Limiting the parking facility access exclusively to Gilman Street may negatively impact the State Street-Gilman Street intersection. Applicant shall provide an additional exit only driveway access from the parking facility onto Frances Street.

Zoning Administrator

44. As submitted, the proposed bike parking solution appears to address the bike parking needs for the development. This cannot be confirmed until the building is built and fully occupied. Thus, the bike parking shall be studied by Zoning and Traffic Engineering staff when the development is fully occupied, and if additional bike parking areas are determined necessary, automobile parking spaces shall be substituted with surface, structured, or wall-mount bicycle parking facilities.

~~Bike parking: The bike parking space requirement is 572, plus adequate parking for future retail. The project provides 145 stalls (identified in submittal text but not displayed on plans) and included the counting of between 600 and 750 bicycle storage spaces within the dwelling units. MGO Section 28.141(11)(c) specifically prohibits the counting of in-unit bike parking spaces toward the bike parking requirement. The submitted plans suggest a significant request for the reduction of the minimum number of required bicycle parking spaces.~~

~~Per MGO Section 28.141(5), a bicycle parking reduction may be granted by the zoning administrator. It is clear that the development will have a significant bike parking demand, and a thorough case, including the provision of more bike parking in the building, will be required to consider such a reduction. At this time, the bike parking cannot be determined to be adequate, and no reduction will be granted.~~

New Conditions added by the Plan Commission, July 22, 2013

56. Final plans shall include a barrier preventing access from the courtyard area to the rooftop of the adjacent restaurant at 425 North Frances Street (Porta Bella Restaurant).

57. Lighting and signage shall be reviewed by the Urban Design Commission in the future in the context of the recommendations in the Downtown Plan for State Street