

PLANNING DIVISION STAFF REPORT

August 28, 2023



PREPARED FOR THE PLAN COMMISSION

Project Address: 18-30 N Carroll Street (District 4 – Alder Verveer)

Application Type: Demolition Permit, Conditional Use, and Certified Survey Map Referral

Legistar File ID # [78192](#), [78194](#), and [78225](#)

Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Wisconsin Historical Society; 816 State Street; Madison, WI 53703

Contact: George Austin; Agency Representative, WHS; 6120 University Avenue; Middleton, WI 53562

Property Owners: Wisconsin Historical Foundation, Inc.; 751 North Jefferson Street Suite 200; Milwaukee, WI 53202

Requested Actions: There are three requests before the Plan Commission:

- ID [78192](#) – Consideration of a demolition permit to demolish two commercial buildings and a museum at 18-30 N Carroll Street;
- ID [78194](#) – Consideration of a conditional use in the Downtown Core (DC) District for a new building greater than 20,000 square feet or that has more than four stories to allow construction of a five-story museum; and
- ID [78225](#) – Consideration of a Certified Survey Map of property located at 18-30 N Carroll Street, which is owned by Wisconsin Historical Foundation, Inc.

Proposal Summary: The applicant is requesting approvals to allow the demolition of three buildings and the construction of a five-story museum. Due to the large floor-to-ceiling heights, the proposed facility is just below the maximum Capitol Height Limit. The applicant proposes to commence demolition of the existing structures and begin construction of the development in early 2024, with completion anticipated in 2026.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolitions [MGO Section 28.185(7)]. It is also subject to the standards for Conditional Uses [MGO §28.183(6)] as MGO Section 28.074(4)(c) states, “All new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories [in the Downtown Core (DC) District] shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in [Sec. 28.071\(3\)](#), if applicable, and the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.” Lastly, MGO Section 16.23(5)(g) provides the process and standards of approval for certified survey maps.

Review Required By: Urban Design Commission, Plan Commission, and Common Council (CSM only).

Summary Recommendation:

- That the Planning Division recommends that the Plan Commission **approve** the demolition of the three commercial buildings, if it can find the demolition standards met;
- The Planning Division recommends that the Plan Commission find the conditional use standards of approval met and **approve** the request for a new building greater than 20,000 square feet and more than four stories in the DC District - all to allow construction of a 5-story museum;
- Finally, should the other aspects of the proposal be approved, the Planning Division believes the technical standards for land divisions can be found met and recommends the Plan Commission should forward the Certified Survey Map to the Common Council with a recommendation of **approval**.

Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning on **page 11** of this report for the land use requests, and on **page 19** for the CSM.

Background Information

Parcel Location: The development site is 20,371 square-feet (0.47 acres) in area and is located to the south of the intersection of N Carroll and W Mifflin Streets with frontage along both streets. It is located within Alder District 4 (Ald. Verveer) and the Madison Metropolitan School District.

Existing Conditions and Land Use:

- 20 N Carroll Street – a three-story commercial building with roughly 3,780 square-feet of retail and 9,730 square-feet of office space. City Assessor’s Office records note it was constructed in 1912 while City Preservation files note it was constructed in 1900.
- 22 N Carroll Street – a three-story commercial building with roughly 1,860 square-feet of retail and 11,640 square-feet of office space. According to City Assessor’s Office records it was constructed in 1905.
- 30 N Carroll Street – the four-story State Historical Museum.

All three parcels are zoned DC (Downtown Core) District.

Surrounding Land Uses and Zoning:

Northwest: Across W Mifflin Street is are two- and three-story buildings with ground-floor retail and residential units above. Both are zoned DC (Downtown Core District);

Northeast: Across N Carroll Street is the Wisconsin State Capitol, zoned DC;

Southeast: The Churchill Building - a nine-story office building, zoned DC; and

Southwest: A three-story private parking ramp, zoned DC, beyond which are single-story commercial buildings, all zoned DC.

Adopted Land Use Plan: Information regarding plan recommendations and consistency is located in the body of this report.

Zoning Summary: The site is in the Downtown Core (DC) District

Requirements	Required	Proposed
Front Yard Setback	0' or 5'	0'
Max. Front Yard Setback	Buildings facing State St, King St, or Capitol Square: 5'	0'
Side Yard Setback	0'	0' southeast 0' northwest
Rear Yard Setback	0'	0'
Minimum Building Height	2 stories	5 stories
Maximum Building Height: Downtown Height Map	Capitol View Preservation Limit	Less than CV preservation limit
Stepback: Downtown Stepback Map	None	None

Site Design	Required	Proposed
Number Parking Stalls	No minimum required: Central Area	None
Electric Vehicle Stalls	Not required	None
Accessible Stalls	Not required	None
Loading	Not required	Loading dock
Number Bike Parking Stalls	Museum: 1 per 2,000 sq. ft. floor area (55)	6 stalls (See Comments #40 & #41)
Landscaping and Screening	Yes	Yes (See Comment #45)
Lighting	Yes	Yes
Building Form and Design	Yes	Civic/ Institutional building (See Comments #42, #43, & #46)

Other Critical Zoning Items	
Yes:	Urban Design (DC Zoning District), Utility Easements; Barrier Free (ILHR 69)
No:	Historic District; Floodplain, Wetlands, Wellhead Protection, Adjacent to Park, TOD Overlay

Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

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

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit service which operates daily all-day transit service along State Street and South Carroll Street adjacent this property - with trips at least every 15 minutes.

Project Description

The applicant is requesting approval of a demolition permit to raze the existing museum and two adjacent commercial buildings, and a conditional use (for the building's size and height) – all to allow the construction of a 5-story museum. The applicant is also requesting approval of a one-lot certified survey map to combine the three lots into one development site.

The 0.46-acre subject site is located to the south of the intersection of N Carroll and W Mifflin Streets (See Image 1.)

The site currently contains three buildings which are all proposed for demolition:

- 20 N Carroll Street – a three-story commercial building with roughly 3,780 square-feet of retail and 9,730 square-feet of office space. City Assessor's Office records note it was constructed in 1912 while City Preservation files note it was constructed in 1900.
- 22 N Carroll Street – a three-story commercial building with roughly 1,860 square-feet of retail and 11,640 square-feet of office space. According to City Assessor's Office records it was constructed in 1905.
- 30 N Carroll Street – the four-story State Historical Museum.

The applicant has submitted [photos](#) of the interior and exterior of each of the three buildings.

As proposed, the new museum will be roughly 116,100 square-feet in size and five stories (roughly 138 feet) in height. Submitted plans show the building, including the rooftop mechanicals, right at but not exceeding the Capitol View Preservation Limit, as defined by MGO Section 28.134(3). Regarding the massing, the building occupies nearly the entirety of the site at grade, sitting roughly one foot back from the W Mifflin Street property line and four feet from the N Carroll Street line. The building's main entrance is located along the W Mifflin Street façade, near the primary (north) corner (i.e. at the intersection of N Carroll and W Mifflin Streets). It leads to an open lobby from which a retail space, lunchroom, classroom, ticketing area, guest lockers, public restrooms, and public elevators and stairs can be accessed. Also located on the ground floor, at the west corner of the building, is a stock room, loading dock (which is accessed from the W Mifflin Street), and freight elevator. Below, a full basement will provide mechanical space as well as exhibit preparation, storage, and support office space. Sitting above the southeast half of the ground floor will be a partial mezzanine with a café, café seating, and rooms for educational instruction. The second floor consists primarily of gallery space with some small rooms allocated to museum operations and public restrooms occupying the rest. The third floor contains exhibition space along with public restrooms. It is at the fourth floor level where the building's mass changes orientation. Here, the rectangular mass, which on the lower three floors, ran roughly parallel to the two street frontages, is rotated counterclockwise



Image 1: The parcels proposed to be combined via Certified Survey Map (CSM) to form the subject parcel

roughly ten degrees. The result is a wedge-shaped outdoor terrace located along both street-facing façades. Inside, the fourth floor contains gallery space, a multi-purpose room, and public restrooms. At the fifth floor level, the W Mifflin Street façade is pulled back again, so to be roughly 33 feet back from and parallel with the associated façade of the first three floors. Unlike with the mass rotation at the fourth floor level, at the fifth floor, the outdoor terrace is partially enclosed with perforated metal paneling located on the same plane as the façade of the floor below. Visually, the perforated paneling allows for the creation of an additional outdoor terrace while visually maintaining the appearance of a building with a single rotation to its mass. Inside, the fifth floor contains event space, catering and storage space, and public restrooms.

As for materials, floor-to-ceiling glazing covers the majority of the first two stories along the N Carroll façade. While this 2-story glazing wraps the corner onto the W Mifflin Street façade, it soon drops down to cover just the ground floor and mezzanine levels before stopping altogether about halfway down the W Mifflin Street façade. The rest of the building up to the fourth floor is clad with vertical stainless steel metal panels which are each angled out slightly with pre-weathered zinc on the returns. On the upper two floors, these materials are switched with the angled vertical panels clad with the pre-weathered zinc and the stainless steel cladding the returns. Floor-to-ceiling glazing and the previously mentioned perforated metal paneling are also used on the upper two floors. To visually separate the proposed building from the adjacent Churchill Building, a band of grey, pre-cast concrete paneling, roughly 8½-feet wide and 5-stories tall will be clad the N Carroll Street façade at the junction. Finally, aluminum metal paneling clads the rooftop mechanicals.

Regarding on-site parking, zero automobile stalls are provided (none are required by code) and only five short-term bicycle stalls for staff are provided on site (inside the loading dock room). The applicant has submitted a parking reduction to the Zoning Administrator to reduce the bicycle parking requirement of 55 stalls and argues that the urban zero-lot line condition, lower number of employees (roughly 30) than a similarly sized office building for justification.

Regarding the loading dock, the applicant has communicated to staff that it will be able to accommodate up to a 28-foot box truck. Larger exhibits will be delivered to a nearby facility, broken down into smaller components and delivered. The loading dock will also be used for typical delivery and garbage trucks.

Analysis

This proposal is subject to the standards for Demolitions [MGO Section 28.185(7)]. It is also subject to the standards for Conditional Uses [MGO §28.183(6)] as MGO Section 28.074(4)(c) states, *“All new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories [in the Downtown Core (DC) District] shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in [Sec. 28.071\(3\)](#), if applicable, and the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.”* Lastly, MGO Section 16.23(5)(g) provides the process and standards of approval for certified survey maps.

Conformance with Adopted Plans

The 2018 [Comprehensive Plan](#) recommends Downtown Core (DC) development for the subject site’s entire block as well as the neighboring blocks to the south of W Mifflin Street and east of N Carroll Street. The Plan notes that DC development *“represents the nucleus of downtown and accommodates a wide variety of employment, service, retail, government, residential, and other uses in large scale buildings that comprise the most intensely developed*

part of the city.” For details on heights, mix of uses, ground floor uses, pedestrian friendly design, and other considerations which the Plan notes “*must be addressed for development within this category*”, the Plan defers to the Downtown Plan.

The 2012 Downtown Plan notes that the appropriate height for new buildings is influenced by numerous factors such as topography, important view corridors and viewsheds, the presence of historic buildings, the use and scale recommendations for an area, and the existing scale of buildings in the vicinity. For the subject site, it recommends heights up to the Capitol View Preservation Limit. The Plan also provides various recommendations related to historic preservation and related tools.

It also identifies the subject site within the “Downtown Core” neighborhood/district for which it recommends, “*Continued expansion of a mix of uses, such as employment, retail, entertainment, cultural, and residential, will help ensure that the Downtown Core remains a popular destination beyond normal business hours. Street frontages and the first floor of buildings around Capitol Square should be reserved for non-residential uses to provide an active pedestrian connection between State Street and the King Street-Monona Terrace area.*”

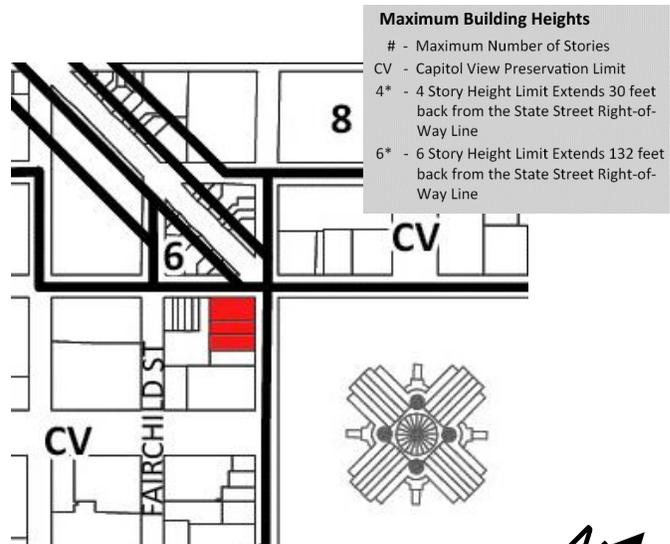


Image 2: Maximum Building Heights (Note: The image shown above is from Sec 28.071(2)(a) of the Zoning Code. That said, the maximum building recommendations are identical to those of the 2012 Downtown Plan.)

Finally, staff notes that the Arts, Cultural, and Entertainment section of the Downtown Plan specifically recommends this area for museum and similar cultural uses. Specifically, Recommendation 208 states: “*Concentrate cultural venues near the top of State Street/Capitol Square and designate a cultural district connecting it to similar clusters on the UW campus at the interface with Downtown.*”

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of the proposed future use as a factor in approving demolition requests. The Plan Commission shall consider the seven approval standards in §28.185(9)(c) M.G.O. when making a determination regarding demolition requests and find them met in order to approve. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. The statement of purpose in Section 28.185 states, in part:

“The purpose of this section is therefore to ensure the preservation of historic buildings, encourage applicants to strongly consider relocating rather than demolishing existing buildings, aid in the implementation of adopted City plans, maximize the reuse or recycling of materials resulting from a demolition, protect the public from potentially unsafe structures and public nuisances...”

In regards to Standard 1 related to the possible building relocation efforts, the Plan Commission is required to consider any information provided related to possible relocation activities. In the submitted materials, the applicant notes that the Wisconsin Historical Society (WHS) *“has not attempted to relocate the 20 and 22 North Carroll Street buildings. They are zero lot line buildings and of such a size that relocation is impractical and not feasible.”*

Related to the historic value of the structures, staff notes Standard 4 states:

“The Plan Commission has received and considered the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.”

The Landmarks Commission reviewed the demolition of the three buildings at its May 15, 2023 meeting and recommended to the Plan Commission that the building at 30 N Carroll Street *“has no known historic value.”*

Regarding the buildings at 20 N Carroll Street and 22 N Carroll Street, while City Preservation staff recommended a finding that the building *“historic value related to the vernacular context of Madison's built environment, but the buildings themselves not to be historically, architecturally, or culturally significant”*, at their May 15, 2023 meeting, the Landmarks Commission found that the buildings *“have historic value based on cultural and historic significance and as the work/product of architects of note.”* (Materials related to that review from the May 15, 2023 meeting can be found here: the [Staff Report to the Landmarks Commission](#) and the [Meeting Report](#) prepared by the Landmarks Commission Secretary.)

Of note, the report to the Landmarks Commission referenced above, for the building at 20 N Carroll Street, City Preservation Staff note, *“The preservation file for this building states it was is a Queen Anne brick structure built by Madison architects Gordon and Paunack, designed by F.L. Kronenberg, for C.S. Slichter and his wife. An addition was added in 1905. The Anti-saloon league was based in this building in 1925. It housed Spoo and Stephan, “one of the longest term extant building men's clothing stores in the city” which operated from 1907 until at least the 1980s under various names. The Wisconsin Historical Society site file contains similar information.”* For the building at 22 N Bassett, City Preservation Staff note, *“The preservation file names this the Vroman block, a neo-classical revival brick structure, which housed a variety of businesses from milliners and modistes to dentists and publishers. There is no site file with the Wisconsin Historical Society.”*

Regarding the historical nature of these two properties, the applicant notes that, in conjunction with purchasing the two building, the Wisconsin Historical Society conducted research and developed a report on the two buildings to understand the history and condition of the buildings. The report concluded:

- *“When the Carroll Block properties (18-20 North Carroll Street) and the Vroman Block properties (22-24 North Carroll Street) were built in the early 1900s, they filled some of the last available parcels on the capitol square. Business blocks with first-floor retail and offices above were a common building type. Designed by the same architects and erected simultaneously, the Carroll and Vroman blocks employed popular styles of the period. In the 120 years since their construction, both buildings have seen frequent modifications at street level as business demands and consumer tastes have changed. At the same time, the second- and third-story facades have remained largely unaltered.*
- *Interior spaces have been significantly changed over the years, and little of the original plan, materials, or finishes remain. Street-level alterations reflect the rise and decline of retail on the square. The tenants on the upper floors have changed too, from an early mix of tradespeople (dressmaker, bookbinder,*

photographer) and professionals (lawyer, dentist, engineer) to a narrow range of mostly professional tenants (lawyer, consultant, advocacy organizations). While several well-known individuals and organizations have occupied the buildings over the years, their presence is not associated with significant events or occupancies.

Based on these conclusions, the applicant notes that the Society determined that while the 20-22 N Carroll St. buildings have had a presence on the capitol square for a century, the historic nature of the buildings did not rise to a level of significance that would outweigh the Society's plan to develop a new History Center." However, the Society has initiated the formal Historic Preservation Office review of the buildings and expects the Office to recommend that the Society take mitigation steps as part of the Society's development plans. They believe such steps would likely include photographic documentation of the buildings as well as educational displays and panels.

In regards to Standard 6, Planning Division staff have not received any comments from City Building Inspection, Fire, or Police and have no further condition information other than the interior and exterior photos. From the submitted information, staff is not aware of significant structural issues. While the code notes condition must be considered, it does not specify that a certain structural condition or level of disrepair is necessary in order to approve a demolition.

Standard 7, which includes references the standards 1-6 states that *"The Plan Commission shall consider the factors and information specified in items 1-6 and find that the proposed demolition or removal is consistent with the statement of purpose of this section and with the health, prosperity, safety, and welfare of the City of Madison."* In applying this standard, the Plan Commission must consider the required information and advisory recommendations and make findings related to the demolition section's statement of purpose overall health, prosperity, safety, and welfare of the City. Staff advises that careful consideration should be given to those advisory reports, though the Plan Commission is the deciding body on the demolition requests. Since adoption of the revised demolition standards, there have been instances in which the Plan Commission approved and denied demolition requests that were found to have historic value.

Conditional Use Standards

The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met]."

Staff provide the following discussion:

Standard 7 states:

"The conditional use conforms to all applicable regulations of the district in which it is located."

Staff note that a Zoning Text Amendment (See Legistar File ID [78688](#)) was approved by the Common Council on August 1, 2023 to address the applicability of requirements for door and window openings for Civic or Institutional Buildings in, among other districts, the "Downtown and Urban" zoning districts (i.e. MGO Section 28.071(3)(e)).

As the associated [staff memo](#) notes, “Specifically related to door and windows, the Downtown and Urban Zoning District standards require that for street-facing facades with ground-story non-residential uses, the ground-story door and window openings shall comprise a minimum of fifty percent of the facade area, and that for all buildings, upper story openings shall comprise a minimum of 15% of the façade per story. [...] Due to their prescriptive nature, such standards do not always reflect design considerations related to other types of building forms such as places of worship, museums, auditoriums/halls, or other uses that may traditionally have different window patterning or limitations beyond those of a typical residential or mixed-use building as a result of their use.” (For the proposed museum, there were inflexible requirements for having windowless exhibition spaces (which occupy the third and fourth floors) to protect the artwork from UV light. With the approval of this Zoning Text Amendment, the Zoning Administrator has found that the proposal meets MGO Section 28.071(3)(e).

Furthermore, Table 28E-1 in MGO Section 28.071(3)(f) notes that in Downtown and Urban Districts, metal panels “shall be a heavy gauge, non-reflective metal.” Staff notes that the City’s Zoning Administrator reviewed the proposed metal panels and determined that they were considered a non-reflective metal.

Therefore, Staff believe this standard can be found met.

Standard 9 states, in part:

“When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district.”

With the design-related changes noted above and the UDC’s recommendation of approval (with associated conditions) (see below), Staff believe this standard can be found met.

Urban Design Commission Review

The Urban Design Commission was both an approving and advisory body on this request. As it relates to their advisory role to the Plan Commission, the proposed building is located within the DC (Downtown Core) District, requiring an advisory UDC review. Section 28.074(4)(c) states that: “All new buildings and additions greater than twenty thousand (20,000) square feet or that have more than four (4) stories shall 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.”

At their meeting on August 16, 2023, the Urban Design Commission made an **ADVISORY RECOMMENDATION to the Plan Commission to grant Initial Approval with the project returning to the UDC for Final Approval**. (A copy of the report of the UDC has been included at the end of this staff report and the [Staff Report to the Urban Design Commission](#) is linked here as a reference). The motion, which passed with a unanimous vote, included the following conditions:

- Revise the materials palette to reflect less of a contrast between the zinc and stainless steel panel – more zinc, less contrast.
- The street facing elevation shall be revised to bring the zinc metal panels down to the ground versus the stainless steel panels.
- The design of the Mifflin Street elevation should be revisited to refine the texture and materials from a pedestrian scale/experience perspective.

Land Division

The applicant has submitted a certified survey map to combine the 18-30 N Carroll Street parcels in order to create one parcel. M.G.O. Section 16.23(5)(g) provides the process for certified survey maps. Staff believe that all applicable standards for land divisions can be found met, subject to the comments recommended by reviewing agencies.

Public Input

At time of writing, Staff have received public comments opposing the demolition of the buildings at 20 and 22 N Carroll Street. These comments have been added to the public record for the demolition permit request for this project.

Conclusion

The applicant is requesting approval of a demolition permit to raze the existing museum and two commercial buildings, and a conditional use for the building's size and height – all to allow the construction of a new museum complex. This applicant is also requesting approval of a one-lot certified survey map to combine the various lots into one development site.

As noted in this report, Staff believes the conditional use and land division standards can be found met. Staff also believe the demolition standards can be found met, though note careful consideration should be given to the historic preservation considerations referenced in this report, especially related to the buildings at 20 N Carroll Street and 22 N Carroll Street. Staff notes that the proposal is consistent with adopted plan recommendations related to height and land use recommendations, including specific recommendations to concentrate cultural venues near the top of State Street and the Capitol Square area.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

- That the Planning Division recommends that the Plan Commission **approve** the demolition of the three commercial buildings, if it can find the demolition standards met;
- The Planning Division recommends that the Plan Commission find the conditional use standards of approval met and **approve** the request for a new building greater than 20,000 square feet and more than four stories in the DC District - all to allow construction of a 5-story museum;
- Finally, should the other aspects of the proposal be approved, the Planning Division believes the technical standards for land divisions can be found met and recommends the Plan Commission should forward the Certified Survey Map to the Common Council with a recommendation of **approval**.

Approval of the project should be subject to input at the public hearing, and the recommended conditions **on the following page** for the land use requests, and on **page 19** for the CSM.

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

Urban Design Commission (Contact Jessica Vaughn, UDC Secretary, (608) 267-8740)

1. Before any permits, including demolition permits, are issued for this project, the plans shall receive final approval from the Urban Design Commission, addressing the following considerations:
 - a) Revise the materials palette to reflect less of a contrast between the zinc and stainless steel panel – more zinc, less contrast.
 - b) The street facing elevation shall be revised to bring the zinc metal panels down to the ground versus
 - c) The design of the Mifflin Street elevation should be revisited to refine the texture and materials from a pedestrian scale/experience perspective.

The following conditions have been submitted by reviewing agencies:

Land Use Request – Demolition Permit and Conditional Use

Engineering Division (Main Office) (Contact Tim Troester, (608) 267-1995)

2. The applicant shall connect to or extend public storm sewer connecting directly to a public storm structure that is either in the public sidewalk or terrace area, or inlet at the curb on the side of the street, adjacent to the development. Any storm lateral extension crossing any lanes of traffic or running longitudinally within a public street right of way for over 20ft, in order to connect to the public system, shall be considered a private storm sewer lateral and will require an approved and recorded privilege in streets agreement. (POLICY)
3. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. An excavation in the ROW permit may be used in lieu of Developer Agreement. Deposits to cover staff time/work will be required.
4. Construct sidewalk, curb & gutter & pavement to a plan as approved by City Engineer. The City may propose to perform the restoration here as a public works project. Provide a deposit for cost of restoration work, including but not limited to C1 Concrete sidewalk, Trees, Grates, Granite pavers, terrace support system, curb and gutter, pavement.
5. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
6. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

7. Obtain a permit to plug each existing storm sewer. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 37.05(7))
8. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
9. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
10. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
11. This site appears to disturb less than one (1) acre of land. No submittal to the WDNR, CARPC or Department of Safety and Professional Services (DSPA) is required as the City of Madison Building Inspection Department is an approved agent for DSPA.
12. Complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate must be approved by the City. Notify the Construction Engineer prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
13. Remove all existing vaults in the ROW as part of new foundation construction.
14. Provide an ownership/maintenance agreement (recorded) for the private sewer main prior to CSM/plan approval. (Policy)
15. Revise the site plan 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. (POLICY)
16. Revise plan to show the location of all rain gutter down spout discharge locations. Downspouts shall be directed to drain to public Right of Way (ROW). (POLICY)
17. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

18. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10- year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

19. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering – Mapping (Contact Julius Smith, (608) 264-9276)

20. The Site Plan indicates a large utility vault, a small portion of the loading dock and planters encroaching into the both Carrol and Mifflin right of way. The Applicant shall confirm and note on the plans all encroachments, including, (but not limited to) balconies, roof overhangs and underground vaults. Make an application with City of Madison Real Estate for a privilege in streets agreement. Link as follows - <http://www.cityofmadison.com/developmentcenter/landdevelopment/streetencroachment.cfm>. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way. Additionally there are existing agreements that will no longer affect the property that will need to be terminated these shall be terminated when the building is demolished.
21. For underground encroachments, provide a signed and sealed Plat of Survey and legal description by a Professional Land Surveyor compliant with Chapter A-E 7 of the Wisconsin Administrative Code showing the improvements with a fully dimensioned and legally described three dimensional boundary of the encroachment area. Dimensions tied to a quarter section line and referenced to the Dane County Coordinate System and NAVD 88(91). Provide an electronic copy of the survey (pdf) and legal description (MS Word) to the Land Records Coordinator, (Jule Smith Jsmith4@cityofmadison.com) for review, comment and coordination. The encroachment agreement shall require Applicant/Owner to be a member of Diggers Hotline throughout the term of this agreement and shall adequately mark the location of underground features upon a Digger's Hotline notification. The Proposed Vault if allowed will need to be located. The vault may also be determined to be a lease area.
22. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the CSM.
23. MGE Easement 1673562 shall be release prior to any demolition of he vault
24. Show the Alley way agreement in Doc 267767
25. The proposed new building crosses an underlying platted lot line. Prepare a Certified Survey Map (CSM) and submit to the Planning Unit to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building permit or early start permit.
26. Developer/owner/contractor are responsible to arrange any further agreements or amendments to existing agreements needed to upgrade sanitary and storm sewers in alley as shown proposed as may be required by other parties.
27. Owner should also consider just updating language all together as it was noted these utilities were questioned in title documents provided in concurrent CSM.
28. Developer/owner/contractor are responsible to protect and maintain the rights in Party Wall agreement Doc 267767.

Traffic Engineering (Contact Sean Malloy, (608) 266-5987)

29. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements. The currently proposed access point will require modifications and tree removal to the Mifflin Street plaza, for which, a privilege in streets will be required.
30. Applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements. The currently proposed access point will require modifications and tree removal to the Mifflin Street plaza, for which, a privilege in streets will be required.
31. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; 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 two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
32. 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.
33. 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.
34. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
35. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) – Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
36. The applicant shall remove all reference to private interest amenities in the public Right-of-Way as they are not approvable through the Site Plan Review process. The applicant shall be allowed to add an additional page clearly marked 'for informational purposes only, not for construction, if approved the final configuration may be altered from what is shown.' If the applicant would like to pursue installation of amenities in the public Right-of-Way they shall apply for an encroachment agreement through City Real Estate which shall be routed for approval to all required agencies.

37. 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 three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
38. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on State Street and Carroll Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.
39. Traffic Engineering has several conduits and fiber located in the Mifflin Street Right of Way adjacent the proposed building. Applicant shall accommodate and be financially responsible for damages to all underground Traffic Engineering infrastructure in the area.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

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| <ol style="list-style-type: none">40. Bicycle parking for the History Museum shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). A minimum of one (1) bicycle stall per 2,000 sq. ft. floor area (55 stalls) are required. A bicycle parking reduction will be required per Section 28.141(5). Submit a request for a parking reduction with the final plan submittal including information to support the argument for reducing the required number of spaces.41. Bicycle stalls are proposed in the N Carroll Street public right-of-way. Note that bicycle stalls located in the public right-of-way do not count toward the minimum bicycle parking requirement. Privilege in the Streets approval is required through the City of Madison Office of Real Estate Services.42. A Zoning Text Amendment has been introduced to address the applicability of requirements for door and window openings for Civic or Institutional Buildings.43. The metal panels shall be a heavy gauge, non-reflective metal. The selection of the metal panel shall be approved by Zoning and Urban Design staff. |
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44. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.
 45. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

46. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. All glass railings must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.
47. 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.
48. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Madison Fire Department (Contact Bill Sullivan, (608) 261-9658)

49. Fire access lanes shall be established outside of parking stalls and sidewalks unless the sidewalks are designed with rolled curbs and capable of supporting 75-psi loads. Update fire access lane documentation accordingly.

Parks Division (Contact Ann Freiwald, (608) 243-2848)

The agency reviewed this request and has recommended no conditions of approval.

Forestry Division (Contact Bradley Hofmann, (608) 267-4908)

50. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apparatus and street tree plan sets. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
51. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.
52. City Forestry will issue a street tree removal permit for 25 trees 3"-12" diameter due to construction conflicts. The Contractor shall contact City Forestry at (608)266-4816 to obtain permit. Add as a note on both the demolition and street tree plan set.

53. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.
54. On this project, the installation of a pavement support system (Silva Cell®, GreenBlue® or equivalent as approved by city) surrounding tree grate locations is required where the terrace is concrete. The Contractor shall contact City Forestry at (608) 266-4816 to identify and locate underground conflicts (utilities, vaults, conduit) or other underground obstructions and determine grate locations before support system installation. Add as a note on both the site and street tree plan set.
55. No later than five business days prior to forming concrete and constructing tree grate sites, the Contractor shall contact City Forestry at (608) 266-4816 to identify and locate underground conflicts (utilities, vaults, conduit) or other underground obstructions and determine grate locations. The Contractor will be required to obtain the grate, matching frame and/or tree guard. Tree grate type and matching frame: Neenah 4x8 (R-8815-A). Tree guard Neenah (R-8501-4818). Add as a note on both the landscape and street tree plan set.
56. Tree grates are the property of the City of Madison. The Contractor shall contact City Forestry at (608) 266-4816 to schedule delivery of salvaged tree grates to City Forestry facility. Add as a note on the demolition and street tree plan set.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

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| 57. Update Site Utility plan to indicate the size and material for the proposed water service. |
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58. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Timothy Sobota, (608) 261-4289)

59. Vehicle travel lanes on the State Street transit mall and South Carroll Street have been officially designated by the City of Madison as fixed guideway facilities for transit operations with the Federal Transit Administration. This official designation, and the associated travel restrictions against general traffic usage, allows the City of Madison to receive annual Federal funding that goes towards the operation and maintenance of these lane facilities for transit operations.
60. Any closure of the designated transit travel lanes along State Street or South Carroll Street, that may be approved 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 the potential loss of Federal funding - for any period of time where scheduled transit trips might be required to detour off this fixed guideway facility.
61. Any detour of scheduled transit trips to alternate downtown streets, that may be implemented by Metro Transit in response to such an approved closure of State Street and/or South Carroll Street may additionally require that the applicant reimburse the Madison Parking Utility for the loss of any parking meter revenue (where implementing alternate bus stop zones may eliminate existing metered parking stalls).
62. Metro Transit operates daily all-day transit service along State Street and South Carroll Street adjacent this property - with trips at least every 15 minutes.
63. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 222 Weekday & 88 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Certified Survey Map

Engineering Division (Main Office) (Contact Tim Troester, (608) 267-1995)

64. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
65. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)
66. Provide an ownership/maintenance agreement (recorded) for the private sewer main prior to CSM/plan approval. (Policy)

City Engineering – Mapping (Contact Julius Smith, (608) 264-9276)

67. Any portion(s) of a public easement that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) to coordinate the Real Estate project, and associated information and fees required. If any release is required prior to recording of the plat, acknowledgement of the release and document number shall be noted on the face of the plat.
68. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
69. Show the Alley reservation in Doc 267767.
70. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering (jsmith4@cityofmadison.com)
71. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.
72. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jule Smith (jsmith4@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
73. Update street names to W. Mifflin Street and N. Carroll St.
74. Correct the spelling of recorded, add document no. of Prichette plat to legal description and verify all courses of the legal description with the line table.
75. After now reviewing that 8 inches of lot 2 are not part of the legal for 30 N Carroll ST and that found X do not represent the 66' lot in entirety remove the 66' recorded as from sheet 2 of 5. also include or label the 8 inch portion of lot 2 as Lot 2
76. Submit to Jule Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
 - a) Right-of-Way lines (public and private)
 - b) Lot lines

- c) Lot numbers
- d) Lot/Plat dimensions
- e) Street names
- f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Office of Real Estate Services (Contact Lance Vest, (608) 245-5794)

77. Prior to approval sign-off by the Office of Real Estate Services (“ORES”), the Owner’s Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report.

When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

78. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner’s Certificate(s).

79. As of July 17, 2023, the 2022 real estate taxes remain due for the subject property.

Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to:

City of Madison Treasurer
210 Martin Luther King, Jr. Blvd.
Madison, WI 53701

80. As of July 17, 2023, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1.

81. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Lance Vest (lvest@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (February 27, 2023) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

82. Depict, name, and identify by document number all existing easements cited in record title and the updated title report. Depict or include a reference to Doc. Nos. 493259, 1673565, and 5131111 as referenced in the Title Report.
83. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.

The following agencies have reviewed this CSM request and has recommended no conditions of approval:

Planning, Traffic Engineering, Zoning, Assessor's Office, Fire, Parks, Forestry, Water Utility, and Metro



Agenda Item #: 9

Project Title: 20, 22, 30 N Carroll Street - Public Building, New Wisconsin History Center in the Downtown Core (DC) District. 4th Ald. Dist.

Legistar File ID #: 77005

Members Present: Cliff Goodhart, Chair; Wendy Von Below*, Rafeeq Asad, Christian Harper, Jessica Klehr, Russell Knudson, and Marsha Rummel

Prepared By: Jessica Vaughn, AICP, UDC Secretary

*Von Below was recused on this item

Summary

At its meeting of August 16, 2023, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a public building located at 20, 22, 30 N Carroll Street.

1:47:42 No Audio – 1:48:21 Audio Resumes

Registered and speaking in support were Monteil Crawley and Ivo Rozendaal.

Registered in support and available to answer questions were Robert Barr and George Austin.

The project is fully funded. The new center will double the exhibition space and student capacity. Heard a lot of good comments since our April meeting and have responded to the Commission's comments and are requesting Initial/Final Approval. The History Center will be a hub for cultural history. The ground floor is meant to be transparent, we also relocated an entrance to the corner. A warm welcoming communal stair. The lenticulation being too much of a good thing – the materials have been inverted to create a stronger vertical read. The heavy massing at the top has been softened at the fifth story. The design language carries around to the southern façade, which is flattened, but the spirit of that lenticulation is echoed in the materials/design. The building stays within the Capital View Height Preservation Limit. The materiality of the building is weathered zinc and stainless steel. The "zipper" wall that connects to the adjacent building is setback. The upper levels are dematerialized and more open. The ribbed precast panel at the ground level is a more a tactile element adding texture at the street level and along the alley. On the west elevation, a standard metal panel is proposed, but with a custom fit and finish to echo the weathered zinc and stainless steel.

We have information related to lighting as well.

The Commission had the following questions for staff and the development team:

- Could you speak to exterior lighting?
 - The intent is to wash the upper portion of the façade and to wash downward on the lower portion. We mistakenly submitted a fixture above 500 lumens. We have modified our design to have a fixture significantly lower, it is now 200 lumens instead of the 800 lumen fixture that is in the submittal materials. We will work with staff to update our submittal and lighting.
- Why did you go to 200, not 500?
 - We have to work with the City on the final fixture. We know we can work with 200 lumens; we have to figure out the proper strategy for lumen ratings and lighting control.

- You might as well not do anything if are going to use a 200-lumen fixture. The architecture and composition is so unique, the light enhances that in the evening.
- I also struggle with the material changes. Initially it was all the same material. Which made sense, but now that the materials altered, it loses something. Now it is two different materials, on the same form. It loses a little bit of that dynamic appeal. It was much stronger when the whole massing was the same material.
 - Part of it was in response to what we heard last time, but also to give the building a little more definition and character. It also helps our metaphor of changing perspectives and how we think about history and how we observe history in different ways. As you move towards the Mifflin Street, this façade reads the same – the stainless steel, but as you move around you start to move toward this dynamic.
 - Not a deal breaker, I just thought it was stronger as one material.
- There was also some concerns about the activation of the street – you reoriented the door from the plaza to Carroll. Seems to be met the requirements with moving the door.
- A lot has not changed but something is off, it is the contrast because it's the State Historical Society; it's an institution and when I think of other institutions in town and around the square, they've all done really well with one material and one primary color but articulating it in so many different ways with rich texture. There's too much contrast between the stainless and the zinc and not enough subtlety. The form really give you the bold statement. Thinking about is being more subtle and more deliberate contrast between the yin and yang. It would make the building a little bit more timeless.
- Trying to understand how the Detailing between the primary panel and the strips, is there a reveal?
 - Yes, it is just a standard half-inch joint between the two. The two panels don't touch.
- So it really is flush.
 - Yes.
- Is the glass in the main lobby bird safe?
 - Yes, all the glass is bird safe.
- Could you speak to what we'd see related to that bird safe glass and how that compares to what's called out as the fritted glass?
 - The fritted glass on the upper box is a 40% frit, a small ¼" dot with ¾" spacing in a warm gray color. Or maybe we thought about an orange color at one point, but now it became a warm grey frit. For the bird safe glass that frit is further spaced away. Like 2-4 inches, Zoning may call for a 2 x 2 spacing, but a tiny quarter-inch dot in a grid pattern.
- You like to envision the bird safe glass as not being there. Not intended to be part of the design other than its function. Curious if there was consideration to bring some harmony between the two. Accomplish both an aesthetic thing with both the bird safe areas and relate that to the fritted glass.
- The element of the specialty exhibit wall is presented quite publicly, I don't think we know much about what is going on behind that wall. Could you tell us more about the special wall?
 - We're trying to figure that out too. We see it as an opportunity for story telling for the museum, something to draw you into the museum. An element that people see from the outside of the building, and draw them in. Back to the question about the frit, we thought about doing a gradient frit, we never really landed on something we thought worked well and felt harmonious with those two. With the distance between the stainless steel on the lower box before it gets to the fritted glass on the upper level, you would never perceive the two together. S it would make sense for the two to read as separate instead together as one.
- The ceiling of the lobby is another opportunity, could you speak to that.
 - We're playing with the notion of the zinc box turning itself into the lobby. We're proposing the ceiling of the lobby space to be a zinc color, if we cannot get zinc material due to cost, but the whole thing will read as that zinc box.
- Where there is glass on this building is related to environmental concerns. Could you speak to what the function is that has the fritted glass?
 - We have a multi-purpose room for community gatherings, workshops, the solid portion is all gallery space, and as you get to the fifth floor this is all event space with views to the Capitol building. This

lenticulation is all glass with the frit. Where it opens up completely is the fifth floor terrace, it softens that edge of the building, but that is also protected by the perforated panels on that edge.

- I can't stop looking at the zinc example, it's gorgeous. I would like to take a closer look at what happens at the street on this building because a lot of pedestrians will be around. That is where the building will be experienced. We talked about street furniture, interacting with the facade of the building. There is something nice about the zinc because it is earthy and warm. I sure wish the zinc were down lower where people could interact with it. The zinc is really unique and I wish people could get near it.
 - We do provide a little opportunity near at the edge closest to the Churchill building. We are proposing a taller granite piece here, and on top of that, we will have stainless steel. On the short side of that stainless steel will be zinc. You'll get the smaller piece coming down at the street. It will be closer to the public realm, but just in the narrow strips.
- If you revisit the warmer tone and the texture of it and play on color, if more of that came to the street it would be helpful and tie into the staircases. Are school buses coming in on Mifflin?
- (Secretary) Yes, but Carroll Street is an option as well.
- Either way, the precast that you have there, there is so much wonderful texture on this building and people will be walking by the corner. Not to say those panels shouldn't be used, but maybe it doesn't have to look like such a back door. Maybe school buses will get dropped off, but there will definitely be pedestrians. The way it is rendered right now it looks like an afterthought compared to the rest of the beauty of that building. That could use another look.
 - The buses will be on Carroll. It's also the service side so it needs to be more durable.
- Pedestrians are still on Mifflin – that texture is hard on your shoulder as you brush past.
 - The base here is granite about four feet high, and the ribbed precast panel above that. This is also the service side of the building, which is why we went with precast. Still trying to bring texture and human scale texture. Durable material but something that we can shape to more interesting.
- I am hoping that maybe there will be some street furniture or some building that steps out to become furniture.
 - That's also why we have opted to push the building back five feet. We definitely agree that street furniture would be a wonderful element.
- The staff memo talks about encroachments of the right-of-way? Is that handled by pushing it five feet?
 - Yes, the entire building fits within the property line. The only thing in the right-of-way is the transformer vault is the only thing not entirely within the property line. We are reconfiguring that piece. Everything above ground is within the property.
- (Secretary) To clarify, the encroachment is shown on the landscape plan and it's the metal panels on the Carroll Street side. The only sheet that it is on is the landscape plan. If there is an encroachment, there is a separate process for Privilege in Streets.
 - That's incorrect, this is old plan.
- I agree, revisit that material change, I think you had a stronger project from overall massing, pedestrian experience. Composition, not to say that you have too, but I think looking at it.
 - We studied the materiality significantly, from the Society's perspective for a bold, forward-looking building, to be clear in our study, one building with one color would be really maybe cleaner but we had a lot of conversations about what that means. Looking at other institutions that are one monochrome, and that says something. We felt intentional about the contrast between the two materials being bold, they are cleaner, one solid mass. WE felt that one clean white box felt too museumy and less inclusive of the curiosities that are being introduced.
 - Another thing that is lovely about the zinc in such a prominent articulated way is that it is a weather material. Over time it will change and it is a play in how things evolve. This building, in essence will be a living manifestation of that.
- In my opinion it's more zinc and less contrast. You do have the stainless steel accents that are on the otherwise of the zinc panel that we are not seeing from other perspectives. You also have glass, stone, concrete, perforated metal materials as well. This is going to be anything but a white box even if it you made it all stainless steel. There is something timeless to an institutional building like that could really stand to be one primary warm

color. I agree with the comments about the zinc, not only is it warm and mined locally, but it also evokes that limestone warm color. On a cold winter's day – a bunch of stainless steel panels that are ice cold are not as warm welcoming, as if they were strips inside an alternating lenticular wall system that would have all these subtle changes in orientation and direction and I guess I am talking about more subtlety and less of a polychromatic solution.

- What is hard to see here is that the stainless steel will reflect its environment – if a tree is planted here, it will reflect green, on a bright sunny day it will be blueish. On a cold day it will be whitish grey, it takes on the characteristics of its context. Again this is a reflection of Wisconsin and part that is literal and metaphorical. You can literally see yourself here – that is the reason we are considering that as the primary material of the base of the building.
- In some districts, there is some restriction on highly reflective materials.
- (secretary) Correct. We have been working with the Zoning Administrator who has determined that the stainless steel panel we are seeing today has been determined to be non-reflective.
- I know you are going to be using the Mifflin Street plaza as a staging area, will the redesign of that be coming back to us as a separate project down the road?
- (Secretary) That is up in the air at this point. It is a Public Works project and no changes are proposed at this time.
 - Yes, we will be replacing it in kind.

The Commission discussed the following:

- (Secretary) To kick things off, to offer a few considerations. First, with regard to architectural lighting, ultimately, some language should be included in the motion that speaks to architectural lighting. No information was provided in the submittal packet related to architectural lighting although it was provided in the presentation materials. The fixture that was provided did not meet requirements. I recommend the Commission consider a condition of approval that talks about providing a light fixture for architectural lighting either at 200 lumens or a fixture with a higher lumen rating that is code compliant. In addition, additional details with regard to light levels and how the fixtures are mounted to the building. Then we had a lot of conversation about the contrast between the stainless steel metal panel and the zinc, also in terms of increasing the zinc and providing less of a contrast. Then with regard to Carroll Street elevation and the extents of the zinc panel and bringing that down to the ground versus the stainless steel metal panel to create warmth and texture at the ground, and there was conversation about the Mifflin Street plaza elevation in terms of regarding material palette there to provide more color and texture at the pedestrian scale.
- I've liked this project from the get-go, a really bold move in a prominent location. It didn't change a lot from the original submittal, but I found that when I looked at the first version versus the second, I thought the tweaks all look better to me. I'm definitely team zinc, I like the contrast of the stainless steel and the zinc, I am glad to hear that it is not particularly reflective. Good to hear it passes muster on reflectivity. The general massing and twisting and pivoting is really dynamic and interesting. Sometimes we hear about the philosophy behind the missioning of the building and how it manifests in the architecture. I think this team has really articulated in a meaningful way how the composition and materials reflect their mission. I often don't feel that way with some of the presentations. It's going to be a great addition, I can't wait to be inside when it's finished. I am pretty pleased with how this has been adjusted in the process.
- We have to make a motion, I think the project is better, but I don't think it's worth holding up the project. Is the request for Initial or Final Approval?
- The request is for Final Approval. We have to make the best recommendation we can, I'm not so certain that moving it through as quick as possible is the biggest concern of ours. We should be fair in our judgment, that's why we have this portion of the meeting.

A motion was made by Asad, seconded by Harper, to grant Final Approval. Colors and textures are subjective. I think this meets most of our requirements in terms of pedestrian scale. With the conditions that were listed in terms of light fixtures, where they are placed and light levels, etc. and others on the Secretary's list.

- So the conditions are limited to the lighting, not the material contrast?
- Correct.

Discussion on the motion:

- Does it mean anything to approve something that could change at Plan Commission? Help me understand the process and where the project is now.
- (Secretary) This will head to Plan Commission on August 28th. Last time it was referred for a Zoning Code amendment related to glazing requirements in the zoning district.
- So, hypothetically, the Plan Commission could say no to demolition of the historic buildings, and then what would happen?
- (Secretary) If the Plan Commission denies the request for demolition, there is no demolition. However, it is possible for the development team appeal the Plan Commission's decision.
- I think we owe it to this project to see it again. It's very difficult for me to say, I don't think we've seen a more prominent location. While I have a lot of confidence in the design team. I would like to appeal for an Initial Approval so that we saw a big change from last time with the materials and while I really like a lot of aspects we owe it this project to let it go to the Plan Commission to be discussed with an Initial Approval and ask to see it again.
- What would you like to see come back?
- There were questions about the lighting. Sounds like the team has a great plan in place to work it out but there are still some open questions there. We'd like to see some of the results of that deliberation. I'd like to see, it sounds like the design team has played with options on the material selectin but we were not privy to seeing some of the other options. I would be asking to see some of those options come back for more zinc on the building as something to review as a body.
- The motion is for Final Approval, and we have to vote on that motion.

The motion failed on a vote of (2-3-1-1) with Asad and Harper voting yes; Rummel, Klehr and Knudson voting no; Von Below recused; and Chair Goodhart non-voting.

A motion was made by Knudson, seconded by Klehr, to grant Initial Approval, recommending the project to return to the UDC to show an alternate uniformity to the materials selection with using the zinc panels more consistently, one that the design team would be open to and comfortable presenting, and to understand the resolution of the exterior lighting.

Discussion on the motion:

- With regard to the lighting, it's hard to replicate the ambient light around the Square. This building isn't going to be just this black thing because there is all sorts of ambient lighting. I sympathize with them because I'm sure it's difficult to replicate, but it will be a benefit to those on the roof terrace. But I agree, we want to see the details, especially on the mounting of that.
- If they were going to reconsider street furniture or details on how the building meets the street. That would be nice to see if they choose to do it.
- It would have to be in the confines of the property line. We can't compel them to provide street furniture in the right-of-way.
- In my opinion this is not a prescriptive command to change materials, it's about looking at the use of materials and maybe providing more zinc, but also some subtle contrast in the materials so that we are not designing the building or them.

- (Secretary) To clarify, how the building meets the street, was the Commission entertaining a friendly amendment or more of a comment?
- More a comment about street furniture, I understand that is not part of the purview, so never mind.
- (secretary) We did talk about having the zinc panel come down versus the stainless steel. I wasn't sure if that was part of your commentary or not.
- I did talk about that and I think it is understood that that should be reconsidered and come back in the alternates that we will see.
- I'm a little conflicted, it's a gorgeous building but I struggle if it's in the right location. On our most historic block in the whole State of Wisconsin and, while it is a gorgeous building I am not sure this is the right place for this. The living manifestation of stories, those stories in the existing buildings. I will abstain and see what happens at Plan Commission.

Action

On a motion by Knudson, seconded by Klehr, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (4-1-1-1) with Knudson, Klehr, Harper, and Asad voting yes; Rummel abstaining; Von Below recused; and Chair Goodhart non-voting.

The motion passed with the following recommendations:

- That the project return to the UDC for final review and approval.
- The applicant update the plans to show an alternate to the materials selection with using the zinc panels more consistently, one that the design team would be open to and comfortable presenting, and
- The applicant provide additional information for the Commission to better understand the resolution of the proposed exterior lighting.