

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 24, 2017

TITLE: 668 State Street – Comprehensive Remodel of the Existing 2-Story Building and the Expansion of a 6-Story Area in the Downtown Core District. 8<sup>th</sup> Ald. Dist. (47269)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Chris Wells, Acting Secretary

ADOPTED:

POF:

DATED: May 24, 2017

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Lois Braun-Oddo, Amanda Hall, Tom DeChant and Michael Rosenblum.

**SUMMARY:**

At its meeting of May 24, 2017, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a comprehensive remodel of an existing 2-story building and the expansion of a 6-story area in the Downtown Core District located at 668 State Street. Appearing on behalf of the project were Scott Faust, Randy Bruce and Kevin Burow, representing 668 State Street, LLC. This project is near the end of State Street where the block has a mixture of massing: 10-12-story building on the end of the block to the right, 5-story building on the end to the left. The existing façade was installed in 2005-2006. The intent is to take the second floor windows and elongate them downward toward the ground level and to drop the sill height (2nd floor is currently a bookstore). Bruce stated that pedestrians will get a view of only the lower 4 stories of the façade moving towards the Capitol. You will be able to see all six-stories moving down State Street towards Campus. A five-foot stepback at the third story would accommodate balconies. Flat-lock metal panel needs to be used in order to be maintenance free at this location. The intent is for the light zinc coated metal to visually penetrate the second floor and extend to the ground.

Comments and questions from the Commission were as follows:

- Do you have a party-wall to the east.
  - Yes.
- We're waiting for the building to "land".
  - We liked the pinwheel design of the upper four stories.
- Is the 5-foot stepback mandatory?
  - (Staff) No.
- Look at it as if it were a 4-story composition along State Street.
  - The client would like the extra square footage. Not sure if it would support masonry.
- I question the appropriateness of a 6-story building in the location on State Street. Given the width and scale of State Street, 4-stories is more manageable.
- The design feels cartoonish and doesn't work.

- The building on the corner is cohesive; this design feels jarring. I like the top and the bottom but not together.
  - We liked how the change in forms makes it a little more slender.

The Urban Design Commission asked for more perspectives upon the project's return.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.