

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
April 11, 2006

**CONDITIONAL USE APPLICATION:**

1. Requested Action: Approval to remodel the façade and construct a fourth floor addition onto an existing 3-story bank building located at 202 State Street. At the time existing leases expire, the applicant also wishes to demolish an adjacent building located at 204-206 State Street and replace it with a new 4-story building that will create a single structure and a continuation of the new façade.
2. Applicable Regulations: Section 28.04(22) provides the guidelines and regulations for the demolition of existing structures. Section 28.09(5)(d) requires that new construction of a building, an addition to an existing building, or major alteration to the exterior face of a building requires a conditional use permit in the C4 Central Commercial District.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Martin Rifken, 14 West Mifflin Street, Suite 300, Madison, WI 53701; and Arlan Kay, 116 East Dayton Street, Madison, WI 53703.
2. Status of Applicant: Property owner and project architect.
3. Development Schedule: The applicant proposes a two-phase development. Phase I will reconstruct the façade of the existing structure located at 202 State Street, which also has frontage on adjacent West Dayton Street during 2006. Due to existing leases for the space within the adjacent 204-206 State Street building, the applicant proposes to demolish that building as Phase II in 2011 when that structure becomes vacant. A new 4-story building will be constructed commencing in 2011 which will match the existing, remodeled structure at 202 State Street. It is expected the entire project will be completed by 2011-2012.
4. Parcel Location: North side of State Street at the intersection with West Dayton Street approximately one block west of the Capitol Square, Aldermanic District 4, Madison Metropolitan School District.
5. Parcel Size: 13,051 square feet (0.30 acres).
6. Existing Zoning: C4 Central Commercial District.
7. Existing Land Use: Bank, retail shoe store and offices.
8. Surrounding Land Use and Zoning: The subject property is located along the north side of State Street in the Central Business District. This area consists of a variety of retail and

service commercial uses, business, professional and governmental offices, banks, churches and high density residential uses zoned C4, C2, R5, R6 and R6H.

9. Proposed Land Use: Fourth floor addition and façade remodeling to the existing 3-story bank building and the future demolition of the adjacent 3-story retail and office building to allow for the construction of a new 4-story addition with an exterior façade to match the remodeled bank building.
10. Adopted Land Use Plan: The subject property is located in the State Street Subdistrict of the Downtown District within the recently adopted Comprehensive Plan. This district includes mixed-use buildings with a combination of retail, dining, entertainment, office or service uses on the ground floor, and residential uses on upper floors.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

#### **PUBLIC UTILITIES AND SERVICES:**

This location is served by a full range of urban services.

#### **STANDARDS FOR REVIEW:**

This application is subject to the demolition and conditional use standards.

#### **ANALYSIS, EVALUATION AND CONCLUSION:**

The applicant, Marty Rifken, purchased the subject property in December 2005 and wishes to construct a fourth floor addition onto the 3-story Associated Bank building (formerly First Federal Savings and Loan) located at the corner of State Street and West Dayton Street. The applicant also wishes to construct a new façade onto this existing building, including the proposed fourth floor addition. The applicant also wishes to demolish the adjacent 3-story building located at 204-206 State Street. In its place, the applicant wishes to construct a 4-story addition to the bank building which will match the existing building in floor levels and exterior façade treatment. This building cannot be demolished until the year 2011 due to existing leases.

The existing bank building located at 202 State Street was originally constructed in 1962-63 and is of steel frame/concrete construction. This building is 3-stories in height and is occupied by a bank on the first floor and lower level, and two floors of offices. The exterior of this structure, which faces State and West Dayton Streets, is a typical 1960s concrete and glass façade. The applicant wishes to add an additional floor to this existing building to provide a four-story structure. In addition, the applicant wishes to remodel the existing façade providing a new exterior consisting of limestone in a more traditional design reflecting other old structures along State Street.

The adjacent property at 204-206 State Street consists of a 3-story structure originally constructed in 1929. This building accommodates a retail store on the first floor and offices on the second and third floors. This building is also of steel frame and concrete construction. The applicant feels that this structure is overdue for considerable interior rehab and also requires an exterior facelift. Interior floors do not match those of the 202 State Street building and therefore, the applicant has concluded that a demolition of this existing structure and the construction of a new 4-story addition to the adjacent 202 State Street building which will match the interior floor elevations and exterior design treatment. Katherine Rankin, City Preservation Planner, has reviewed the proposed demolition and has concluded that this structure is not a potential landmark.

Due to the existence of a long-term lease which runs until 2011, the applicant cannot demolish that structure until the lease term has concluded. Due to the reconstruction proposal for the existing bank building, the applicant wishes to secure approval of the demolition, new construction, and exterior appearance at this time for the adjacent site located at 204-206 State Street. Staff does not object to this approval subject to a condition stating that demolition and new construction on the property located at 204-206 State Street is approved unless changes are made to the number of stories or exterior appearance of the addition proposed for that location. Both buildings currently occupy one parcel of land.

The C4 Central Commercial District requires that any building additions or major exterior alterations must be approved by the Urban Design Commission and the Plan Commission. The Urban Design Commission, at their March 22, 2006 meeting, approved the proposed remodeling and fourth story addition to the existing building and the proposed future addition (see attached report). Proposed uses of the existing and enlarged building will include a bank and retail space on the first floor, and offices on the second-fourth floors. These uses are all permitted uses in the C4 Central Commercial District.

The purpose of the demolition section, in part, is to foster and encourage the preservation of existing buildings which are structurally sound, economically productive and suitable for rehabilitation and repair, and to require the Plan Commission to evaluate proposed alternative uses of property before existing buildings are destroyed or moved. The applicant wishes to upgrade and rehabilitate the existing building at 202 State Street. The adjacent building at 204-206 State Street is structurally sound, but incorporation of that building into the existing Associated Bank building, due to differential floor heights; internal heating, ventilating, air conditioning and electrical systems; and the difficulty in providing compatibility with the proposed façade alterations make preservation of this building cost prohibitive and impractical. The applicant has therefore determined that a demolition and replacement of the 204-206 State Street structure would be more architecturally unified and economically viable. Planning Unit staff do not object to this proposal. The proposed uses of the property both at 202 State Street and the proposed four-story addition to be constructed at 204-206 State Street are compatible with the intent and purpose and the requirements of the zoning district within which these properties are located. The Planning Unit believes that the standards for approval of both the demolition and the additions can be met.

## **RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve a fourth-floor addition and major façade remodeling of the existing Associated Bank building located at 202 State Street, and the future demolition of the existing three-story building located at 204-206 State Street to allow for the construction of a new four-story addition to the Associated Bank building once existing leases allow this space to become vacant and available for demolition, subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. The approval of the demolition and new construction on the property at 204-206 State Street shall be valid through the year 2011 unless the proposed four-story addition or façade treatment changes significantly from that included within this development proposal.



## Land Use

### Building Height

- Two stories minimum.
- Capitol view maximum height limit at the Capitol Square, with a maximum height step down away from the Square to reflect the underlying topography of the central Isthmus.

### Design Standards

- All development in this sub-district shall be consistent with City-adopted building, urban design and site design standards.
- Historic preservation standards for historic buildings and sites within the sub-district.

### State Street (b)

The State Street sub-district consists of State Street and limited segments of intersecting and adjacent streets. It is predominantly a cultural, entertainment, and shopping mixed-use district, and includes the Overture Center, Main Branch Public Library and the concentration of retail, entertainment, and drinking and dining establishments along State Street and extending up the cross streets. Residential uses are encouraged above ground-floor retail. Design standards seek to maintain the retail continuity of the State Street frontage and preserve the mid-rise character.

### Recommended Land Uses

- Mixed-use buildings with a combination of retail, dining, entertainment, office, or service uses on the ground floor and residential uses on upper floors.
- Government and institutional uses.
- Cultural and arts facilities and activities.
- Education facilities.
- Dining and entertainment.
- Multi-unit residential buildings.
- Commercial Lodging.
- Structured parking, but not on the State Street frontage.
- Public and private open space.



## Land Use

### Building Height

- Upper State Street: 2 story minimum, 4 story maximum at the street; 6 stories maximum if the building is stepped-back.

### City Station (f)

The City Station sub-district includes a mix of office, retail and residential uses. This sub-district abuts the University of Wisconsin-Madison campus and planning for development or redevelopment in these areas will require careful coordination between the City and the University.

### Recommended Land Uses

- Offices.
- Mixed-use buildings with retail, service, dining, entertainment, offices, and/or residential.
- Commercial (C-3 zoning).
- Industrial (M-1 zoning)
- Residential medium density (16 to 40 dwelling units per net acre or less), with densities defined in adopted neighborhood or special area plans.
- Public and private open space.

### Building Height

- Two-story minimum, 5 stories maximum.

### Findorff Yards (e)

This sub-district is focused on Findorff properties and adjacent lands. This area includes new construction such as the Findorff corporate headquarters building and adaptive reuse of the historic tobacco warehouses into residential uses.

### Recommended Land Uses

- Mixed-use buildings with retail, service, dining, entertainment, offices, and/or residential.
- Office/Service.



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## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

April 6, 2006

TO: Plan Commission  
FROM: David C. Dryer, P.E., City Traffic Engineer  
SUBJECT: **202 State Street – Conditional Use – Exterior Alteration**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None
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### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
3. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Arlan Kay  
Fax: 608-251-7566  
Email:

DCD:DJM:dm



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: March 31, 2006  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 202 State Street Conditional Use and Facade Alteration

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Applicant shall provide a detailed construction drawing of the facade at ground level.
2. No equipment, materials, scaffolding, etc. may occupy the right-of-way on State Street or Dayton Street without the written approval of the City Engineer.
3. All sidewalk, amenities, utilities, granite, etc. within the right-of-way that is damaged by the applicant or their contractors shall be replaced or repaired in accordance with the original plans for the improvement of State Street/Dayton Street and shall utilize the same materials or suppliers as the original. Restoration limits shall be determined by the City Engineer and shall utilize the existing joint patterns. Final restoration must meet approval of the City Engineer or it will be required that it be replaced until it meets the Engineers approval.
4. Bus traffic on State Street must be maintained.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 202 State Street Conditional Use and Facade Alteration

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

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- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Right of Way / Easements**

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall

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complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified 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.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

#### Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle).
  - Control 80% TSS (5 micron particle).
  - Provide infiltration in accordance with NR-151.
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or

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flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.

- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicate a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

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.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.

- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

**Sanitary Sewer**

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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## AGENDA # 3

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> March 22, 2006	
<b>TITLE:</b> 202 State Street – Demolition and Exterior Remodeling and Fourth-Story Addition to a Retail/Commercial Building in C4 District. 4 <sup>th</sup> Ald. Dist.	<b>REFERRED:</b>	
	<b>REREFERRED:</b>	
	<b>REPORTED BACK:</b>	
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b>	<b>POF:</b>
<b>DATED:</b> March 22, 2006	<b>ID NUMBER:</b>	

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Members present were: Paul Wagner, Chair; Lisa Geer, Lou Host-Jablonski, Cathleen Feland, Jack Williams, Robert March and Ald. Noel Radomski.

### **SUMMARY:**

At its meeting of March 22, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a demolition and exterior remodeling and fourth-story addition to a retail/commercial building in C4 District. Appearing on behalf of the project were Jason Ekstrom and Rosemary Lee. The plans as presented featured the following:

- Additional windows have been added on the elevator façade's facets of the tower featuring deep sills.
- The issue with the location of the ATM at the apex of the corner in the face of the elevator tower could not be provided on its exterior face due to the size and type of available automatic teller equipment; therefore it will be located within an interior security accessible lobby.
- Typical wall signage details were presented illustrating the use of uniformed raceways to provide for the location of proposed wall signage to be further developed in consultation with staff.

### **ACTION:**

On a motion by Host-Jablonski, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Feland abstaining. The motion required that no backlit letters are to be displayed with all signage to be located on a uniform raceway to color match the building, specific details of the signage package to be approved by staff.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 4.5, 7, 7, 7.5, 8, 8 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 202 State Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	8	-	-	4	-	8	8
	-	9	-	-	5	6	8	8
	7	7	-	7	6	7	7	7
	-	7	-	-	-	-	8	7.5
	-	4.5	-	-	-	-	-	4.5
	6	7	7	7	7	-	8	7
	-	8	-	8	8	-	8	8

**General Comments:**

- Good idea to put ATM in vestibule. Good work!
- Fabulous adaptive reuse. Sign to comply with a permanent raceway and no box.
- Solid, straightforward reuse of historic elements. It would have been very interesting to see a fresher reinterpretation, but this is still very good.
- Applaud reusing/recycling building materials, however, concerned with too many historic elements pieced together without a new or fresh use. Disheartening project, in a prominent location.



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: April 5, 2006  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: 202 State St.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

## GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
  - a. The site plans shall clearly identify the location of all fire lanes.
  - b. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt