



Agenda Item #: 7

Project Title: 668 State Street - Re-Approval of a Comprehensive Remodel of an Existing 2-Story Building and the Expansion of a 6-Story Area in the Downtown Core District. 2nd Ald. Dist.

Legistar File ID #: 74063

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Russell Knudson, Jessica Klehr, Christian Harper, Shane Bernau, Amanda Arnold and Juliana Bennett

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of November 9, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** for a comprehensive remodel of an existing building located at 668 State Street. Registered and speaking in support was Kevin Burow. Registered in support and available to answer questions was Scott Faust.

The proposed vertical expansion above the UW Credit Union was originally designed and planned for four extra stories, the infrastructure is there, and no additional site work is involved. A small addition on the backside would house mechanical space, bike parking and dwelling units on the upper stories. It is required to step the building back thirty-feet above the fourth floor facing State Street, utilizing that space for an outdoor terrace. This will provide twenty-six additional housing units with their own private balcony or patio, with the fifth floor having access to larger patio space. The exterior design remains unchanged since the previous approval with a new facade on the front of the building, introducing masonry returns in cream colored brick, and the setback portion being predominantly a metal panel system and some composite panel. You do not see the upper two stories along State Street because of the stepback.

The Commission discussed the following:

- This went through a number of iterations, a few that tried to preserve the red brick storefront façade and the Commission pushed for an all new cohesive design along State Street when we approved this previously because it looked more intentional.
- Curious in reading the reports from when this was originally approved, I noticed that the Final Approval was for four-nothing (4-0). How is that a quorum?
- Quorum has to be a majority of a quorum. So, if a quorum is seven and we had four, that's a majority of the quorum.
- This has already been discussed, and hashed out at length and it's just matter of an expiration. I don't think we should be revisiting the materials and such since it was all done before.
- There are two vertical elements on the building façade, are those recessed, stepped back brick elements to give extra detail along the street?
 - Yes, we've introduced a soldier course of masonry setback slightly to add texture to those vertical elements.
- Then at the top, does that terminate into a precast piece?
 - Yes, it will be a cast on cap.
- That's nice on this scale of a building without being too heavy handed.

Action

On a motion by Braun-Oddo, seconded by Knudson, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0); Goodhart non-voting.