



Project Address: 529-557 State Street, 431-441 North Frances Street, and 432 West Gilman Street
Application Type: Demolition, Rezoning, and Conditional Use
Legistar File ID # [30040](#), [30532](#) and [30660](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Access to Submitted Plans

As with all items before the Common Council, everything received by the applicant, staff, and members of the public are available on the City's Legislative Information website. Here are four quick links to the plans submitted for this proposal with dates to follow its evolution through the review process:

[May 22 Original Submittal](#)

[June 26 Supplements](#)

[July 17 Supplements](#)

[July 31 Supplements](#)

Plan Commission and Urban Design Commission Recommendations

Plan Commission - The Plan Commission on July 22 voted unanimously to recommend **approval** for this proposal, based on the conditions recommended by staff as modified by the Plan Commission. Please see the July 10 [Staff Report](#), the July 22 [Addendum](#), and the July 24 [Addendum #2](#), for a thorough project description, analysis, and list of conditions. The most notable change made by the Plan Commission to the conditions originally recommended by staff was the elimination of the requirement to incorporate a one-lane automobile egress route from the structured parking area onto North Frances Street. Traffic Engineering staff has concerns about the potential impacts this change might have on the State / Gilman / Broom Street intersection, and will be available on August 6 to address any questions the Common Council may have regarding this issue.

Urban Design Commission - At their July 24 meeting, the UDC voted to grant **final design approval with conditions** for specific areas of further study that will be presented again to the UDC on August 7. The UDC recommendations are summarized below, each with a note to indicate the applicant's response and staff's recommendation on the issue, if any. In most cases, the UDC recommendation is within the scope of what was recommended by the Plan Commission, and the applicant's execution of the UDC recommendation is supported by staff.

However, in (f) and (g) below, the UDC and Plan Commission recommendations were not consistent with one another with regard to the window pattern on the tower facades of the building. Staff requests that the Common Council provide guidance on this issue to give clarification to the applicant, UDC, and staff.

UDC Recommendations from July 24

a) *Use the darker "iron spot" brick originally proposed on the corner element and along Frances/Gilman first floor.*

All are in agreement on this decision, which is reflected in the July 31 submittal.

b) *Submit full colored elevations with shadow lines.*

All are in agreement on this decision, which is a requirement of the UDC.

c) *Make changes to the 5th and 6th floors of the corner element so that the proportion of openings and cornice are more consistent with the architecture on 1st through 4th floors of this element.*

The applicant addressed this recommendation in the July 31 submittal, and it is a detail well within the scope of the Plan Commission recommendation.

d) *Study the base of the Frances Street tower element to see if a different treatment at floors 2-3 would better set it apart as the base of the building.*

The applicant has elected to make no changes to this portion of the building, and will explain their reasoning at the August 7 UDC meeting. As shown, the treatment on this part of the building is consistent with the scope of the Plan Commission recommendation.

e) On the State Street tower facade (and similar facades as the building turns toward Gilman), make architectural changes to better define the “top” of the building.

The applicant has made changes to the top of the building by extending brick columns up vertically to the top of the glass railing at a regular interval of approximately 20 feet. This change is well within the scope of the Plan Commission recommendation, and staff supports it.

f) On the State Street tower facade (and similar facades as the building turns toward Gilman), explore the use of additional glass, and explore additional articulation through a plane change or additional balconies.

The applicant’s execution of this recommendation (see Option C on the next page) may be consistent with the Urban Design Commission (to be determined on August 7), but with regard to the window pattern, it is not consistent with recommendations by staff or the Plan Commission (Option B). Specifically, the applicant has proposed a strategy to integrate additional glass on the State Street tower facade (and the Frances Street tower facade) by integrating a new window type wider than the other windows on the building. The design now includes pairings of wide and narrow windows, alternating back and forth from floor to floor, as shown at right. The fluctuation in window type, and especially the alternating pattern moving up the facade, is an architectural feature that has no relationship to interior function or layout. Further, the Gilman Street elevations still have the random window pattern originally proposed.



Staff appreciates the addition of more glass on the State Street tower facade. Option C is an improvement over the original submittal (Option A), but staff does not prefer the combination of mixing window types horizontally and alternating their position from floor to floor.

Instead, staff continues to believe that a linear window pattern on all facades of the tower (Option B) will best contribute to a timeless design on this prominent

Downtown building. This would be consistent with the original staff recommendation and the recommendation by the Plan Commission to the Common Council, especially if additional glass could be incorporated within this pattern. Should the Council approve the window pattern in Option C, staff recommends that the treatment on State Street tower facade be replicated on facades of the building still shown with the original random window pattern.

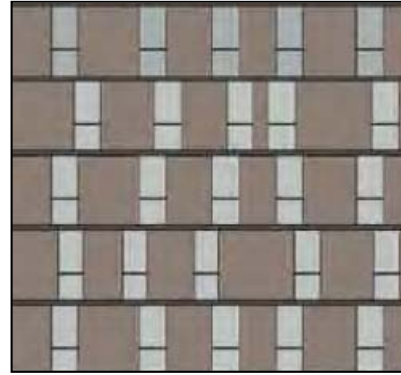
Window patterning is a detail that the Council would not typically discuss. However, in this case, the Common Council has conflicting recommendations from the Plan Commission and Urban Design Commission. Since this will be before the Urban Design Commission on August 7 for a final review, the Common Council should provide clear guidance on this issue in their motion for the benefit of the applicant, the UDC, and staff. In doing so, the Council should keep in mind **Downtown Urban Design Guideline #4a**, which states ***“The size and rhythm of windows and doors in a building should respect those established by existing buildings in the area where a clear pattern exists, and the residential and / or mixed use nature of the building.”***

g) Keep the random windows on the portion of the Frances Street facade as shown in the July 17 supplements.

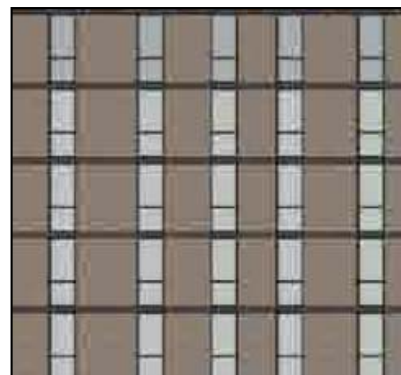
This UDC recommendation was counter to the staff and Plan Commission recommendation, which was to have a linear window pattern on all facades of the building (see discussion in (f) above).

Window Pattern on Tower Elements – Comparison of Options

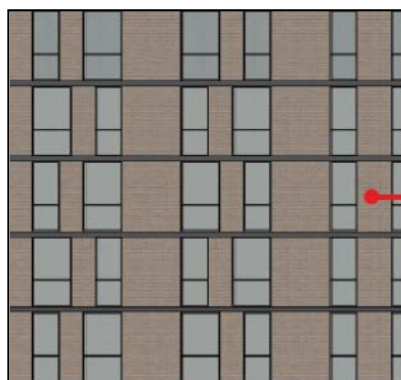
Option A (State Street Tower with Random Window Pattern – Original Submittal)



Option B (State Street Tower with Linear Window Pattern - Recommended by Staff)



Option C (State Street Tower - July 31 Revisions)



Recommendation

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

The Planning Division recommends that the Common Council find that the demolition, zoning map amendment, and conditional use standards can be met and **approve** the requested redevelopment at 529-557 State Street, 431-441 North Frances Street, and 432 West Gilman Street. This recommendation is subject to input at the public hearing and the conditions recommended in the July 10 Staff Report, and as modified in the July 22 and July 24 Staff Addenda.