

September 26, 2022



Ms. Heather Stouder  
Director, Planning Division  
City of Madison Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd., Ste 017  
Madison, Wisconsin 53703

Re: Letter of Intent – Land Use Application and UDC Application  
668 State Street  
Madison, WI

Dear Ms. Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

**Organizational structure:**

Owner: 668 State Street, LLC  
210 N. Bassett Street  
Madison, WI 53703  
608-256-9500  
Contact: Scott Faust  
scott@rentmadison.com

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
Contact: Kevin Burow  
[kburow@knothebruce.com](mailto:kburow@knothebruce.com)

**Introduction:**

This project proposes a façade remodeling, a rear addition and a vertical expansion of the existing two-story building at 668 State Street. The existing building underwent a comprehensive remodeling in 2005 at which time a vertical expansion to six-stories was anticipated. This proposal will expand the building to 6 stories with a building step-back of 30 feet above the fourth floor (note that an application for a zoning variance has been submitted to request a small encroachment into the 30-foot step-back.) A small addition to the rear of the building that will extend the entire 6 stories is also proposed.

**Project Description:**

The existing two-story building contains a credit union on the first floor and a vacant commercial space on the second floor. The basement level contains vacant commercial space that has not been occupied since the 2005 remodeling. It is planned that the existing tenant will remain in the building during and after the construction of the expansion.

The vertical expansion proposes student-oriented apartments on floors three through six. A mix of well-designed studio, one and two bedroom apartments are proposed. A roof terrace on the fifth floor level will provide an exterior area for social gatherings and outdoor grilling. In addition to the roof terrace all of the apartments will have private balconies.

Some remodeling is proposed to occur on the existing basement, first and second floors. On the first and second floors, the entry to the upper levels will be upgraded and new windows installed as part of the façade improvements. At the basement level, residential amenities will be added including a mail and

parcel delivery area and an exercise room. The remaining basement area will be marketed for commercial use.

The addition at the rear of the building will provide an area for bikes and trash/recycling at the first floor, added commercial area on the second floor and residential area on floors three through six.

The State Street façade has been designed to meet the Downtown Design Guidelines and comments resulting from presentations to the Urban Design Commission in 2017. The four-story State Street façade is vertically articulated and the predominantly brick façade relates to the surrounding urban fabric. The exterior materials on the upper levels are metal and extend around the sides and rear of the building. The visibility of the side façades has been considered and the east façade has an attractive fenestration and material pattern.

**Site Development Data:**

Densities:

Lot Area	6,260 sf or .14 acres
Dwelling Units	24 units
Lot Area / D.U.	260 sf /unit

Dwelling Unit Mix:

Efficiency	12
One Bedroom	8
Two bedroom	4
Total Dwelling Units	24

Commercial Areas (approximate):

Basement Level	1,900 sf
First Floor	4,300 sf
Second Floor	4,900 sf

Building Height: 6 stories

Bicycle Parking Stalls:

Covered stalls	24
Guest stalls	<u>8 (2 residential &amp; 6 commercial)</u>
Total	32

**Project Schedule:**

The construction will start in the Spring of 2023 with completion scheduled for August 2023.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member