

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submission reviewed by \_\_\_\_\_ 9/26/22  
11:52 a.m.   
Legistar # \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: \_\_\_\_\_  
Title: \_\_\_\_\_

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested \_\_\_\_\_  
New development                      Alteration to an existing or previously-approved development  
Informational                              Initial approval                              Final approval

## 3. Project Type

Project in an Urban Design District  
Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
Planned Development (PD)  
    General Development Plan (GDP)  
    Specific Implementation Plan (SIP)  
Planned Multi-Use Site or Residential Building Complex

### Signage

Comprehensive Design Review (CDR)  
Signage Variance (i.e. modification of signage height, area, and setback)  
Signage Exception

### Other

Please specify  
\_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** \_\_\_\_\_ Company \_\_\_\_\_  
Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_  
**Project contact person** \_\_\_\_\_ Company \_\_\_\_\_  
Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_  
**Property owner (if not applicant)** \_\_\_\_\_  
Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_

**5. Required Submittal Materials**

**Application Form**

**Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

**Development Plans** (Refer to checklist on Page 4 for plan details)

**Filing fee**

**Electronic Submittal\***

**Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with \_\_\_\_\_ on \_\_\_\_\_.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant \_\_\_\_\_ Relationship to property \_\_\_\_\_

Authorizing signature of property owner  Date \_\_\_\_\_

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)*

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

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
<u>Two bedroom</u>	<u>4</u>
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
<u>Guest stalls</u>	<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

# Project #1706 – 668 State Street

## Context photos



661 State Street (Across the street, looking south)



670 State Street (Adjacent to project, looking west)



639 State Street (Across the street, looking south)



658 State Street (Adjacent to project, looking east)



629, 639 State Street (Across the street, looking south)



664 & 668 State Street (Existing building being renovated and expanded)

LANGDON STREET

CURB & GUTTER

Curb Cut

CONCRETE SIDEWALK

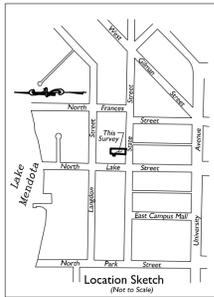
CONCRETE

Nonexclusive right of way over the  
Easterly 9 feet of Lot 2, Block 7 per  
Warranty Deed, Vol. 5910, Page 34, Doc.  
No. 1843497

SHEET INDEX	
SITE	
C-1.0	SITE PLAN
C-1.1	ALTA SURVEY
A-1.0 BASEMENT PLAN	
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-1.6	SIXTH FLOOR PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	COLOR ELEVATIONS
A204	COLOR ELEVATIONS RENDERINGS

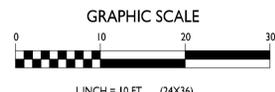
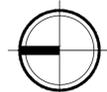
Site Development Data:	
Densities:	
Lot Area	6,260 S.F./1.14 acres
Dwelling Units	24 units
Lot Area / D.U.	260 S.F./unit
Dwelling Unit Mix:	
Efficiency	12
One Bedroom	8
Two Bedroom	4
Total Dwelling Units	24
Commercial Areas (Approximate)	
Basement Level	1,900 S.F.
First Floor	4,300 S.F.
Second Floor	4,900 S.F.
Building Height 6 stories	
Residential Bicycle Parking:	
Covered	24
Surface-Guest	8
Total	32

- GENERAL NOTES:**
- BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED. SANITARY SEWER IMPACT FEE INCLUDES LIFT STATION CONNECTION FEE AND INTERCEPTOR FEE.
  - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
  - ALL DAMAGE TO THE PAVEMENT ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  - THE CONTRACTOR SHALL REPLACE ALL CURB AND GUTTER ADJACENT TO THIS DEVELOPMENT AS DEEMED NECESSARY BY THE CITY ENGINEER.
  - THE MAXIMUM RUNNING SLOPE OF ALL WALKS SHALL BE 1:20. THE MAXIMUM SLOPE OF RAMPS SHALL BE 1:12. THE MAXIMUM CROSS SLOPE AT ALL WALKS & RAMPS SHALL BE 1:50.
  - VERIFY THAT EXISTING SANITARY AND WATER MEET PROPOSED ADDITION DEMANDS.



**SITE PLAN**  
C-1.0 1" = 10'

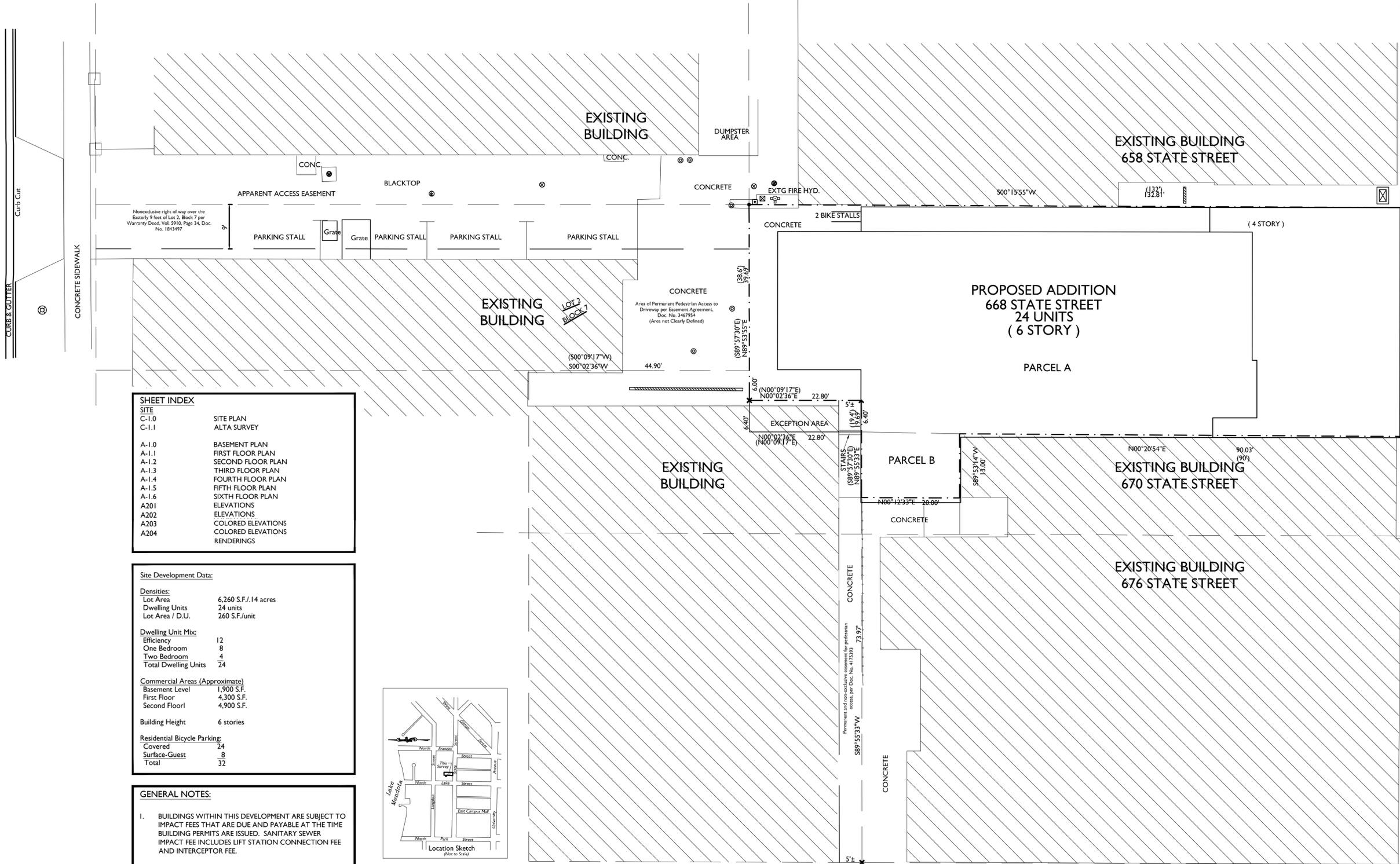
NORTH LAKE STREET  
66' RIGHT OF WAY

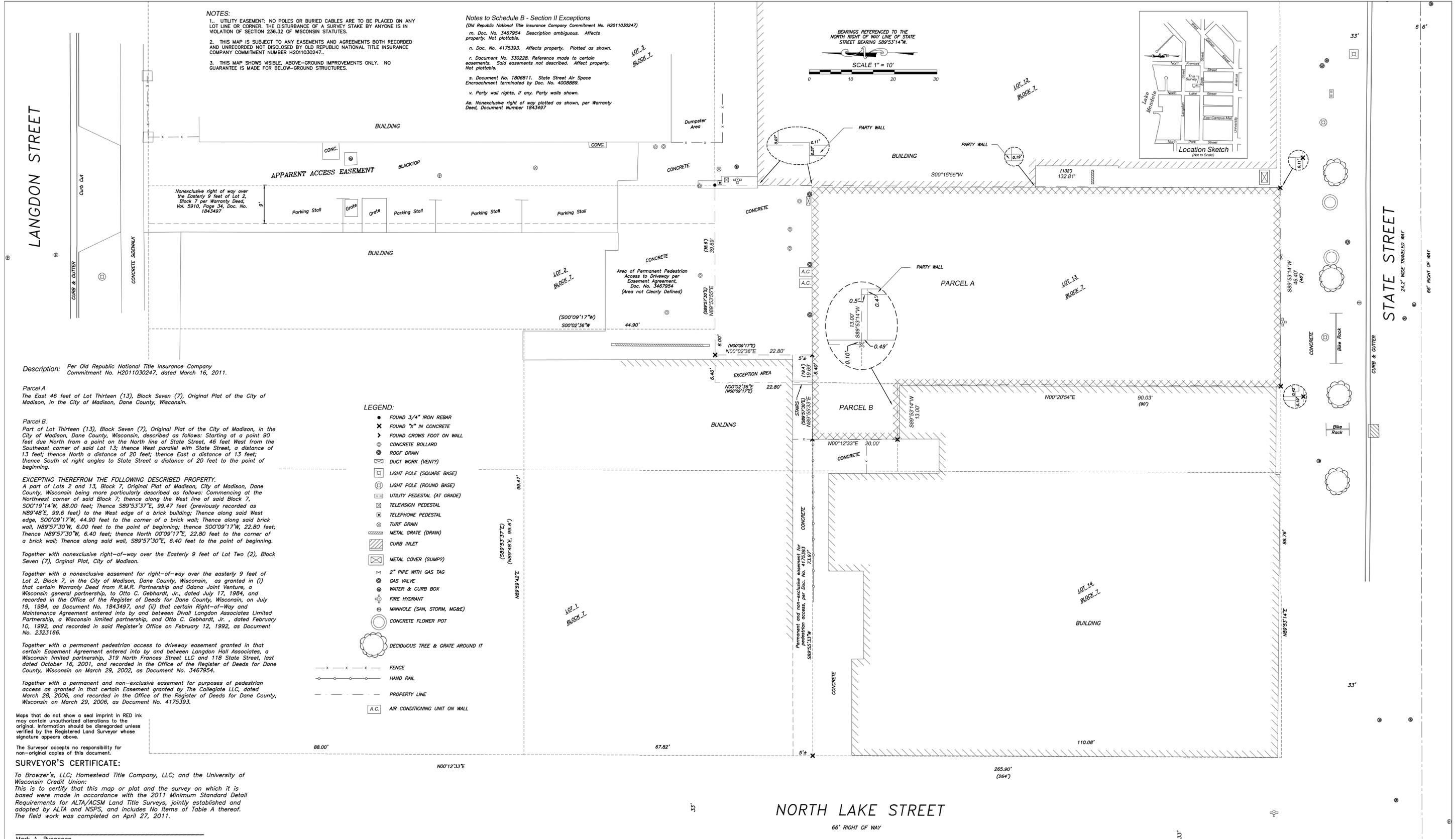


- 33'
- EXISTING CONCRETE FLOWER POTS
- EXISTING CONCRETE FLOWER POTS
- CONCRETE
- EXG. Bike Rack 6 Stalls
- CONCRETE
- EXG. Bike Rack
- EXTG TREES

STATE STREET  
24.2' WIDE TRAVELED WAY  
CURB & GUTTER

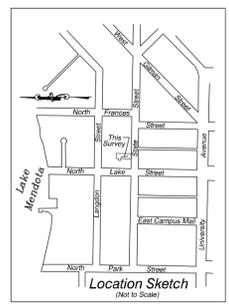
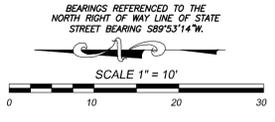
EXTG FIRE HYD.





**NOTES:**  
 1. UTILITY EASEMENT: NO POLES OR BURIED CABLES ARE TO BE PLACED ON ANY LOT LINE OR CORNER. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.  
 2. THIS MAP IS SUBJECT TO ANY EASEMENTS AND AGREEMENTS BOTH RECORDED AND UNRECORDED NOT DISCLOSED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER H2011030247.  
 3. THIS MAP SHOWS VISIBLE, ABOVE-GROUND IMPROVEMENTS ONLY. NO GUARANTEE IS MADE FOR BELOW-GROUND STRUCTURES.

**Notes to Schedule B - Section II Exceptions**  
 (Old Republic National Title Insurance Company Commitment No. H2011030247)  
 m. Doc. No. 3467954 Description ambiguous. Affects property. Not plottable.  
 n. Doc. No. 4175393. Affects property. Plotted as shown.  
 r. Document No. 330228. Reference made to certain easements. Said easements not described. Affect property. Not plottable.  
 s. Document No. 1806811. State Street Air Space Encroachment terminated by Doc. No. 4008889.  
 v. Party wall rights, if any. Party walls shown.  
 Aa. Nonexclusive right of way plotted as shown, per Warranty Deed, Document Number 1843497



**Description:** Per Old Republic National Title Insurance Company Commitment No. H2011030247, dated March 16, 2011.

**Parcel A**  
 The East 46 feet of Lot Thirteen (13), Block Seven (7), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

**Parcel B**  
 Part of Lot Thirteen (13), Block Seven (7), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Starting at a point 90 feet due North from a point on the North line of State Street, 46 feet West from the Southeast corner of said Lot 13; thence West parallel with State Street, a distance of 13 feet; thence North a distance of 20 feet; thence East a distance of 13 feet; thence South at right angles to State Street a distance of 20 feet to the point of beginning.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY.**  
 A part of Lots 2 and 13, Block 7, Original Plat of Madison, City of Madison, Dane County, Wisconsin being more particularly described as follows: Commencing at the Northwest corner of said Block 7; thence along the West line of said Block 7, S00°19'14"W, 88.00 feet; thence S89°53'37"E, 99.47 feet (previously recorded as N89°48'E, 99.8 feet) to the West edge of a brick building; thence along said West edge, S00°09'17"W, 44.90 feet to the corner of a brick wall; thence along said brick wall, N89°57'30"W, 6.00 feet to the point of beginning; thence S00°09'17"W, 22.80 feet; thence N89°57'30"W, 6.40 feet; thence North 00°09'17"E, 22.80 feet to the corner of a brick wall; thence along said wall, S89°57'30"E, 6.40 feet to the point of beginning.

Together with nonexclusive right-of-way over the Easterly 9 feet of Lot Two (2), Block Seven (7), Original Plat, City of Madison.

Together with a nonexclusive easement for right-of-way over the easterly 9 feet of Lot 2, Block 7, in the City of Madison, Dane County, Wisconsin, as granted in (i) that certain Warranty Deed from R.M.R. Partnership and Odana Joint Venture, a Wisconsin general partnership, to Otto C. Gebhardt, Jr., dated July 17, 1984, and recorded in the Office of the Register of Deeds for Dane County, Wisconsin, on July 19, 1984, as Document No. 1843497, and (ii) that certain Right-of-Way and Maintenance Agreement entered into by and between Divall Langdon Associates Limited Partnership, a Wisconsin limited partnership, and Otto C. Gebhardt, Jr., dated February 10, 1992, and recorded in said Register's Office on February 12, 1992, as Document No. 2323166.

Together with a permanent pedestrian access to driveway easement granted in that certain Easement Agreement entered into by and between Langdon Hall Associates, a Wisconsin limited partnership, 319 North Frances Street LLC and 118 State Street, last dated October 16, 2001, and recorded in the Office of the Register of Deeds for Dane County, Wisconsin on March 29, 2002, as Document No. 3467954.

Together with a permanent and non-exclusive easement for purposes of pedestrian access as granted in that certain Easement granted by The Collegiate LLC, dated March 28, 2006, and recorded in the Office of the Register of Deeds for Dane County, Wisconsin on March 29, 2006, as Document No. 4175393.

Maps that do not show a seal imprint in RED ink may contain unauthorized alterations to the original. Information should be disregarded unless verified by the Registered Land Surveyor whose signature appears above.

The Surveyor accepts no responsibility for non-original copies of this document.

**SURVEYOR'S CERTIFICATE:**

To Browzer's, LLC; Homestead Title Company, LLC; and the University of Wisconsin Credit Union:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes No Items of Table A thereof. The field work was completed on April 27, 2011.

Mark A. Pynnnonen  
 Wisconsin Registered Land Surveyor No. S-2538.

- LEGEND:**
- FOUND 3/4" IRON REBAR
  - ✕ FOUND "X" IN CONCRETE
  - FOUND CROWS FOOT ON WALL
  - ⊙ CONCRETE BOLLARD
  - ⊖ ROOF DRAIN
  - ⊕ DUCT WORK (VENT?)
  - ⊠ LIGHT POLE (SQUARE BASE)
  - ⊡ LIGHT POLE (ROUND BASE)
  - ⊞ UTILITY PEDESTAL (AT GRADE)
  - ⊟ TELEVISION PEDESTAL
  - ⊠ TELEPHONE PEDESTAL
  - ⊖ TURF DRAIN
  - ⊖ METAL GRATE (DRAIN)
  - ⊖ CURB INLET
  - ⊖ METAL COVER (SLUMP?)
  - ⊖ 2" PIPE WITH GAS TAG
  - ⊖ GAS VALVE
  - ⊖ WATER & CURB BOX
  - ⊖ FIRE HYDRANT
  - ⊖ MANHOLE (SAN, STORM, MG&E)
  - ⊖ CONCRETE FLOWER POT
  - ⊖ DECIDUOUS TREE & GRATE AROUND IT
  - - - - - FENCE
  - - - - - HAND RAIL
  - - - - - PROPERTY LINE
  - A.C. AIR CONDITIONING UNIT ON WALL

**BIRRENKOTT SURVEYING INC.**  
 LAND SURVEYING & PERC TESTING  
 P.O. BOX 237 1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590  
 (608) 837-7463 FAX (608) 837-1081

**ALTA/ACSM LAND TITLE SURVEY**  
 REVISED: MAY 23, 2011 APRIL 27, 2011

SURVEYED BY P.F.M.C./C.K.C.  
 DRAWN BY P.F.M.C./M.A.P.  
 CHECKED BY M.A.P./D.V.B.  
 APPRV'D BY D.V.B.

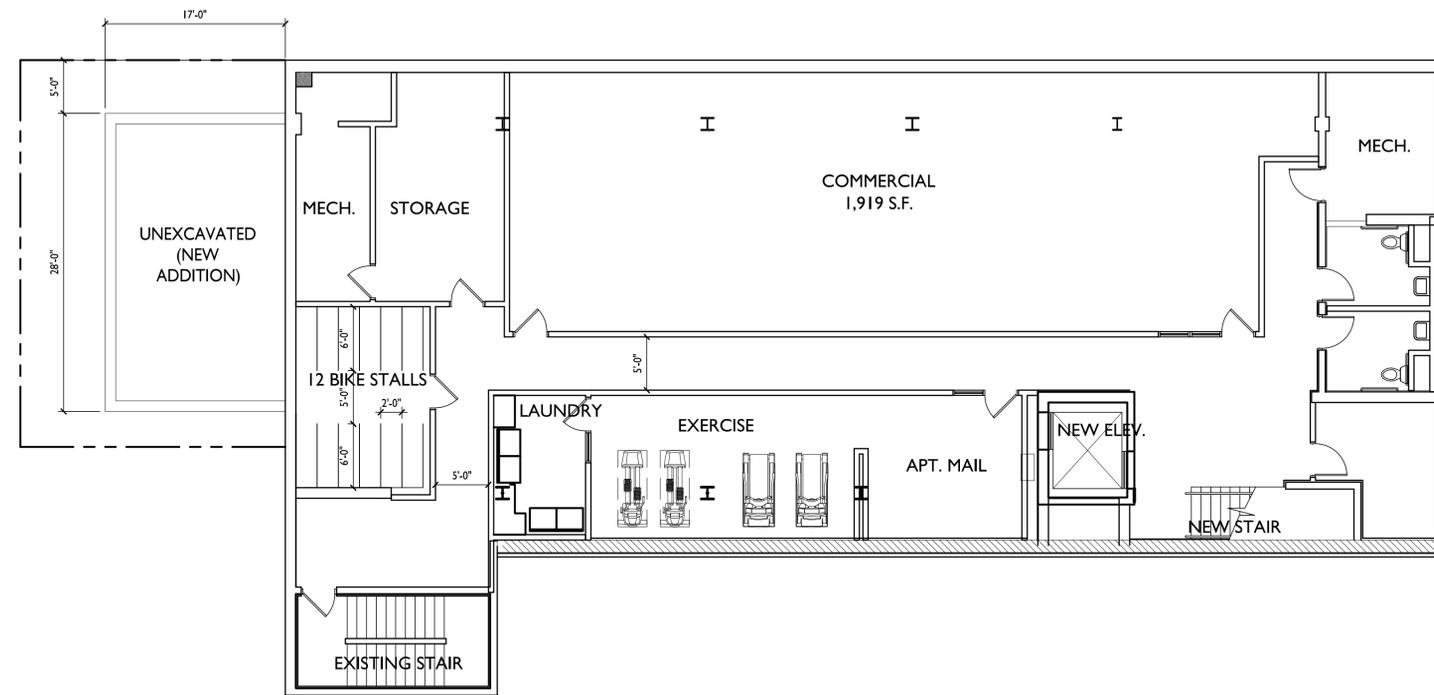
PREPARED FOR:  
**BROWZERS, LLP**  
 513 N. LAKE STREET  
 MADISON, WI 53703  
 608-576-1132

JOB NO. 110184  
 SHEET **C-1.1**  
 FB 321/27-28



**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562



ISSUED  
Issued for LUA & UDC - September 26, 2022

PROJECT TITLE  
**668 State Street  
Vertical Expansion**

664 & 668 State Street,  
Madison, Wisconsin  
SHEET TITLE  
**Basement Floor**

**1** BASEMENT FLOOR PLAN  
A-1.0 1/8" = 1'-0"



SHEET NUMBER

**A-1.0**

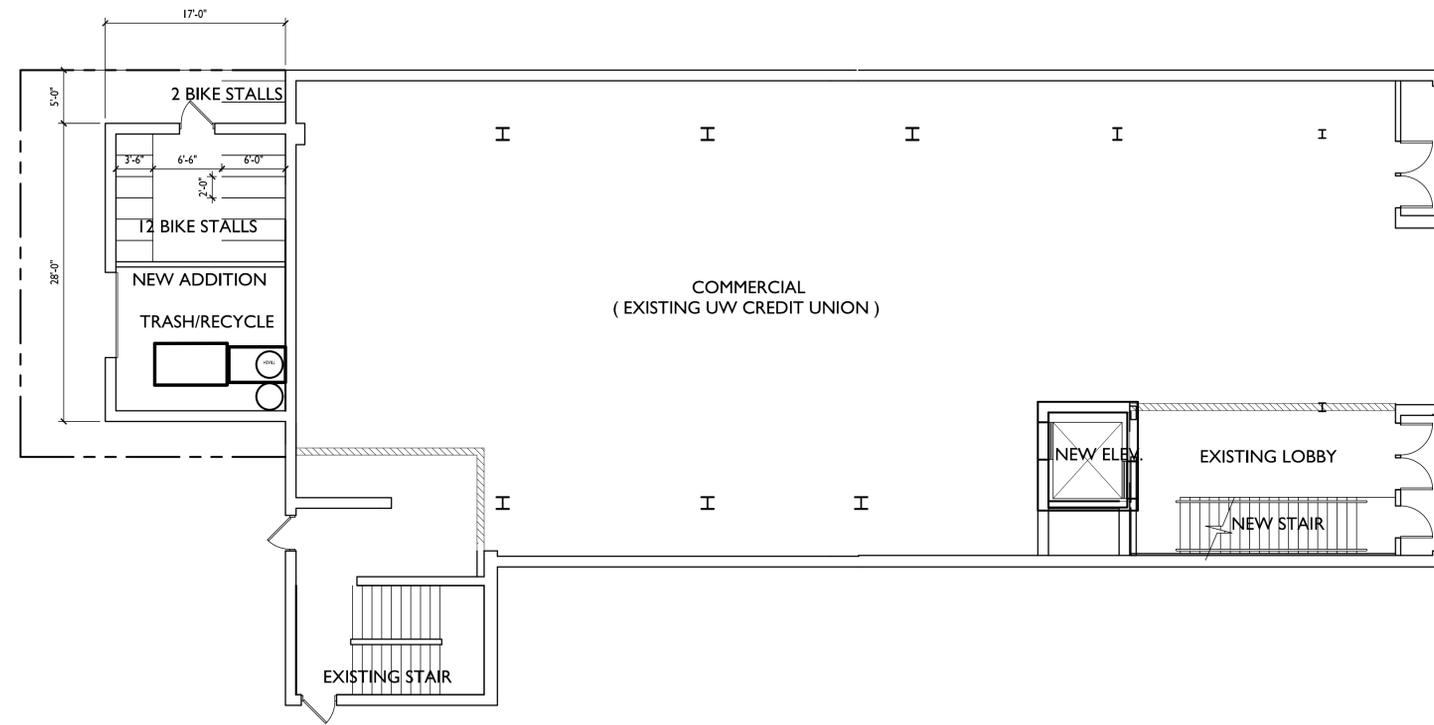
PROJECT NO. **1706**

© Knothe & Bruce Architects, LLC



**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562



ISSUED  
Issued for LUA & UDC - September 26, 2022

PROJECT TITLE  
**668 State Street**  
**Vertical Expansion**

664 & 668 State Street,  
Madison, Wisconsin  
SHEET TITLE  
**First Floor Plan**

**1** FIRST FLOOR PLAN  
A-1.1 1/8" = 1'-0"



SHEET NUMBER

**A-1.1**

PROJECT NO. **1706**

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ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

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Issued for LUA & UDC - September 26, 2022

PROJECT TITLE  
**668 State Street**  
Vertical Expansion

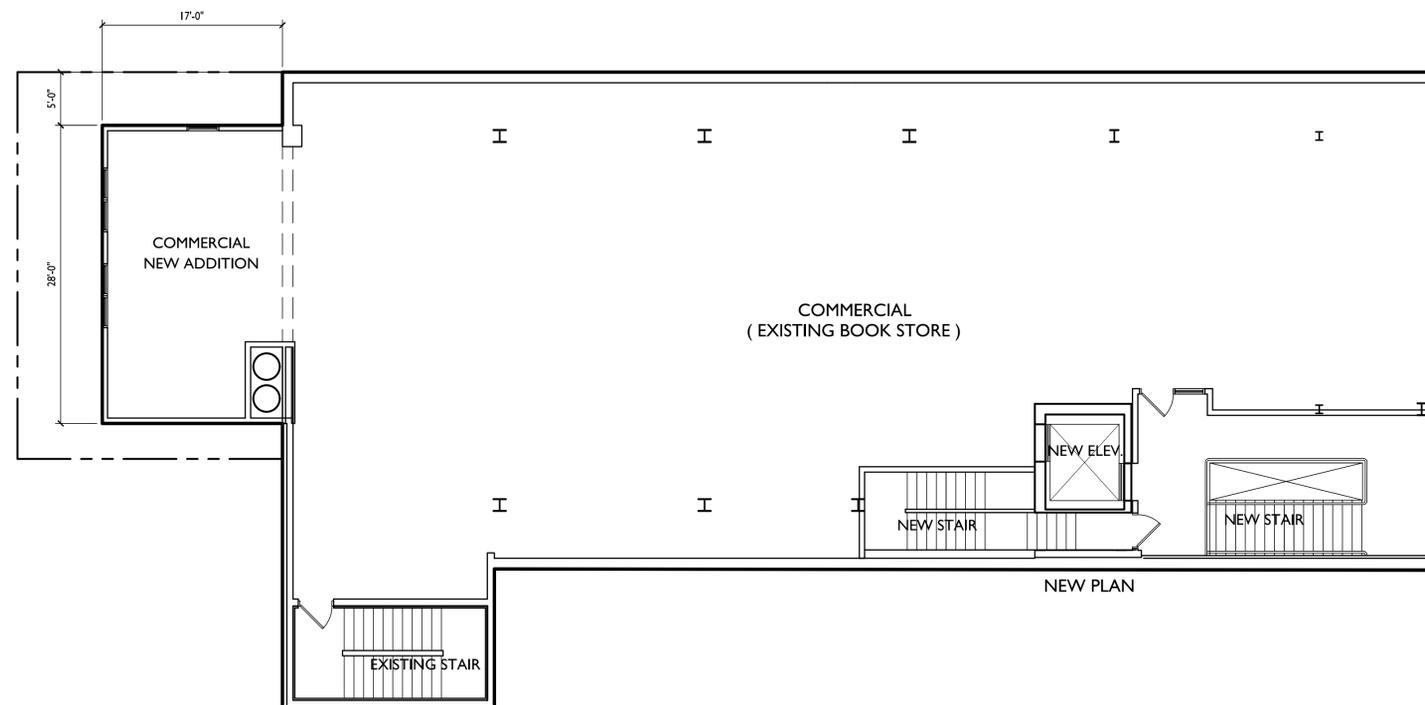
664 & 668 State Street,  
Madison, Wisconsin  
SHEET TITLE  
**Second Floor Plan**

SHEET NUMBER

**A-1.2**

PROJECT NO. **1706**

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**1 SECOND FLOOR PLAN**  
A-1.2 1/8" = 1'-0"





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PROJECT TITLE  
**668 State Street  
Vertical Expansion**

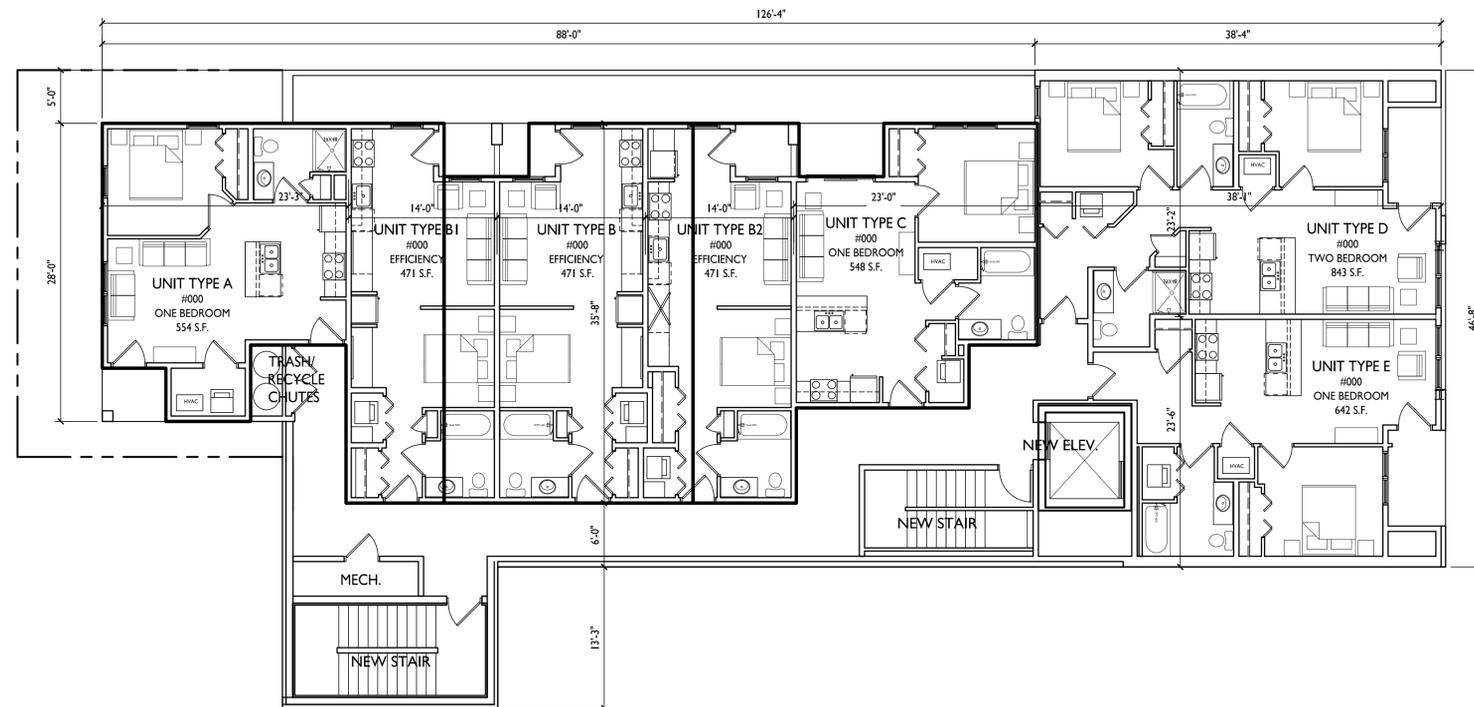
664 & 668 State Street,  
Madison, Wisconsin  
SHEET TITLE  
**Third Floor Plan**

SHEET NUMBER

**A-1.3**

PROJECT NO. **1706**

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**1 THIRD FLOOR PLAN**  
A-1.3 1/8" = 1'-0"





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PROJECT TITLE  
**668 State Street  
Vertical Expansion**

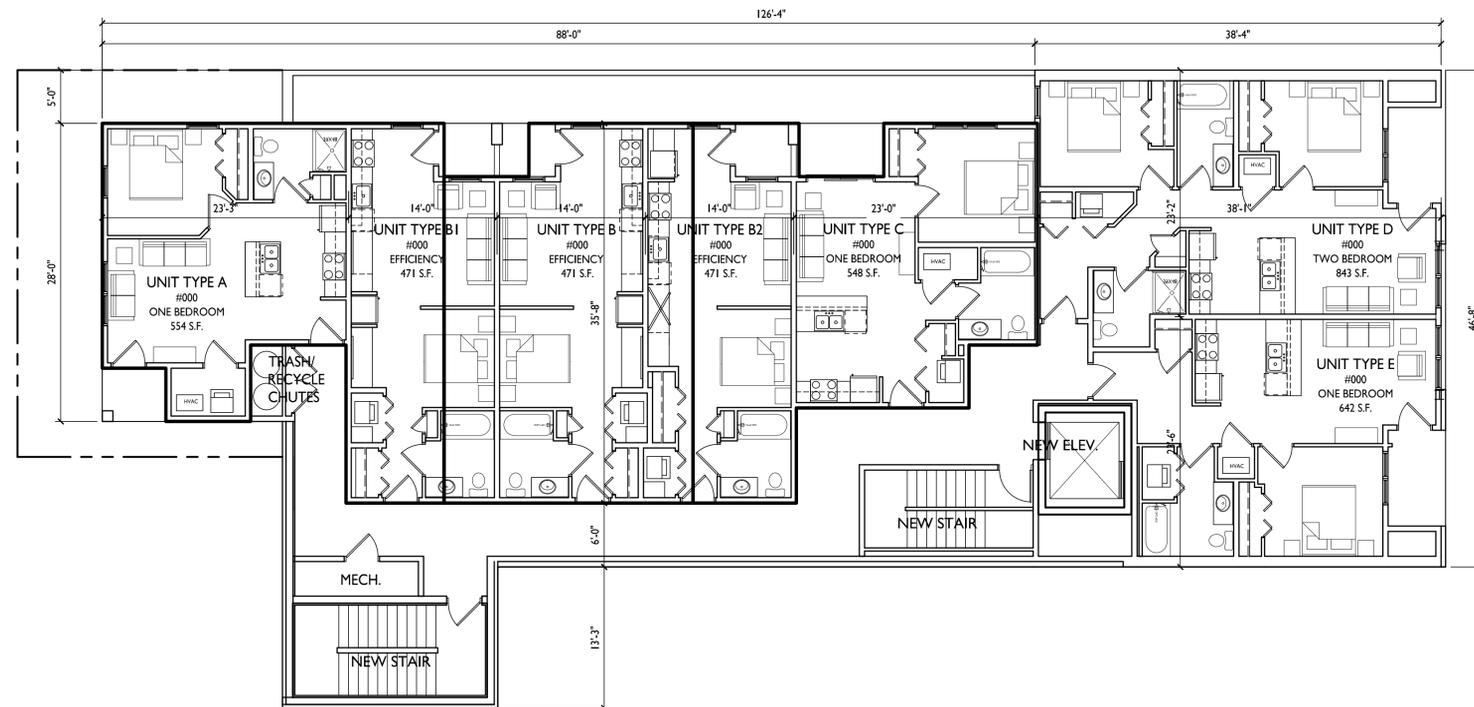
664 & 668 State Street,  
Madison, Wisconsin  
SHEET TITLE  
**Fourth Floor Plan**

SHEET NUMBER

**A-1.4**

PROJECT NO. **1706**

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**1** FOURTH FLOOR PLAN  
A-1.4 1/8" = 1'-0"



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PROJECT TITLE  
**668 State Street  
Vertical Expansion**

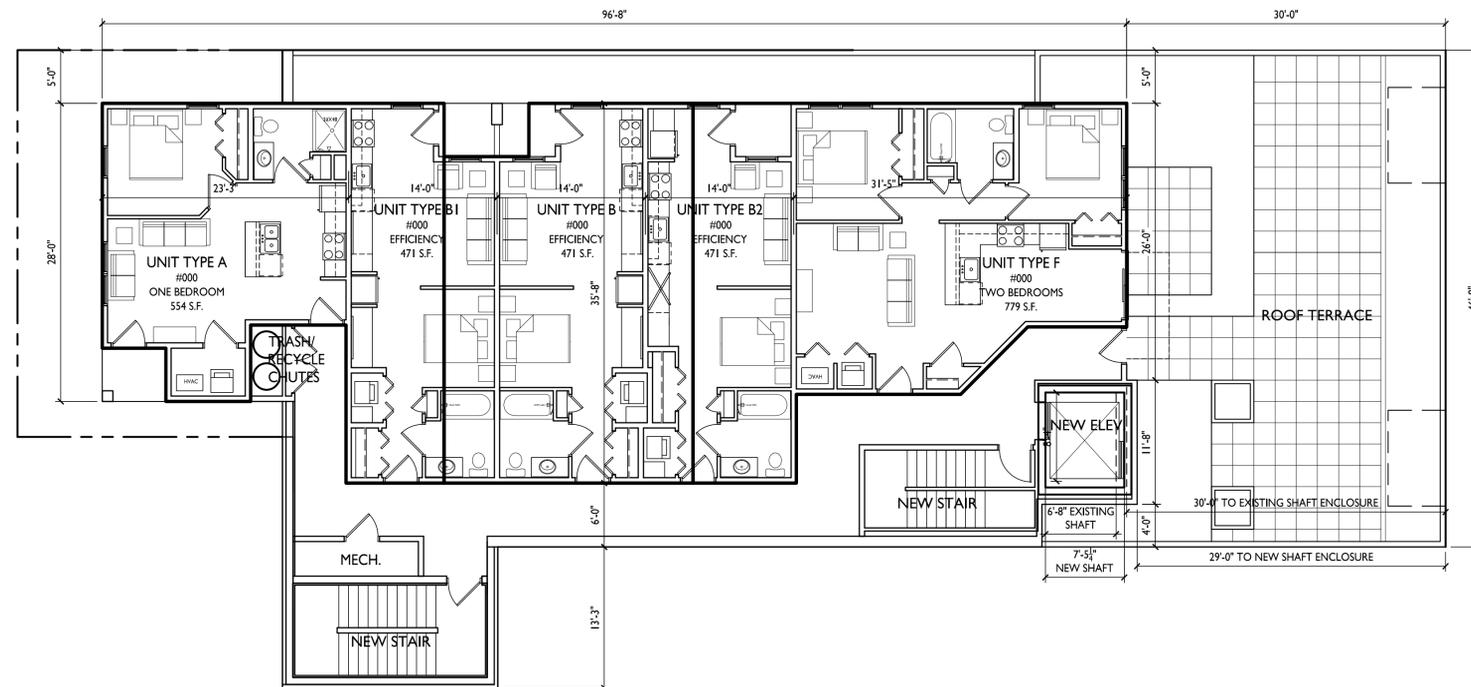
664 & 668 State Street,  
Madison, Wisconsin  
SHEET TITLE  
**Fifth Floor Plan**

SHEET NUMBER

**A-1.5**

PROJECT NO. **1706**

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**FIFTH FLOOR PLAN**  
A-1.5 1/8" = 1'-0"





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PROJECT TITLE  
**668 State Street**  
Vertical Expansion

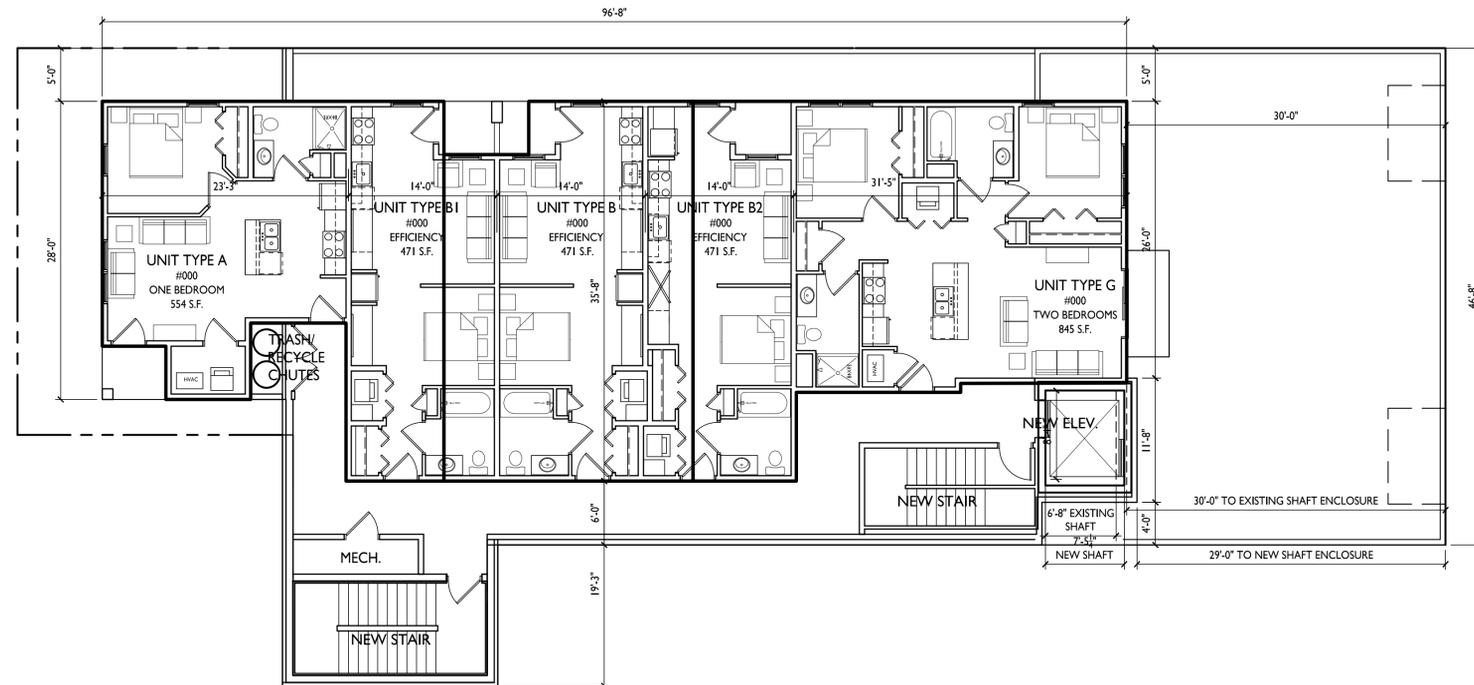
664 & 668 State Street,  
Madison, Wisconsin  
SHEET TITLE  
**Sixth Floor Plan**

SHEET NUMBER

**A-1.6**

PROJECT NO. **1706**

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**SIXTH FLOOR PLAN**  
A-1.6 1/8" = 1'-0"



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PROJECT TITLE  
**668 State Street  
 Vertical  
 Expansion**

668 State Street  
 Madison, Wisconsin  
 SHEET TITLE

**EXTERIOR  
 ELEVATIONS**

SHEET NUMBER

**A201**

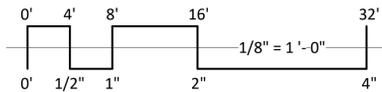
PROJECT NUMBER **1706**



**1**  
 A201 ELEVATION - SOUTH  
 1/8" = 1'-0"



**2**  
 A201 ELEVATION - NORTH  
 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - VISIONLINE F-SERIES - METAL PANEL	MCELROY METAL	SLATE GRAY
(#2) - MULTI-V - METAL PANEL	MCELROY METAL	SANDSTONE
(#3) - METAL PANEL	MCELROY METAL	PATRICIAN BRONZE
COMPOSITE TRIM	MCELROY METAL	COLOR TO MATCH ADJ. TRIM/SIDING
(#4) - BRICK VENEER	SUMMIT BRICK	MISTY
(#5) - BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	MISTY
(#6) - CAST STONE BANDS & HEADERS	ROCKCAST	BUR RIDGE
(#7) - COMPOSITE WINDOWS	ANDERSON	BLACK
ALUM. STOREFRONT	N/A	BLACK
CANOPY & BAY SOFFITS	MCELROY	COLOR TO MATCH ADJ. TRIM/SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK



**knothe bruce**  
ARCHITECTS  
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Middleton, WI 53562

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PROJECT TITLE  
**668 State Street  
Vertical  
Expansion**

668 State Street  
Madison, Wisconsin  
SHEET TITLE

**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

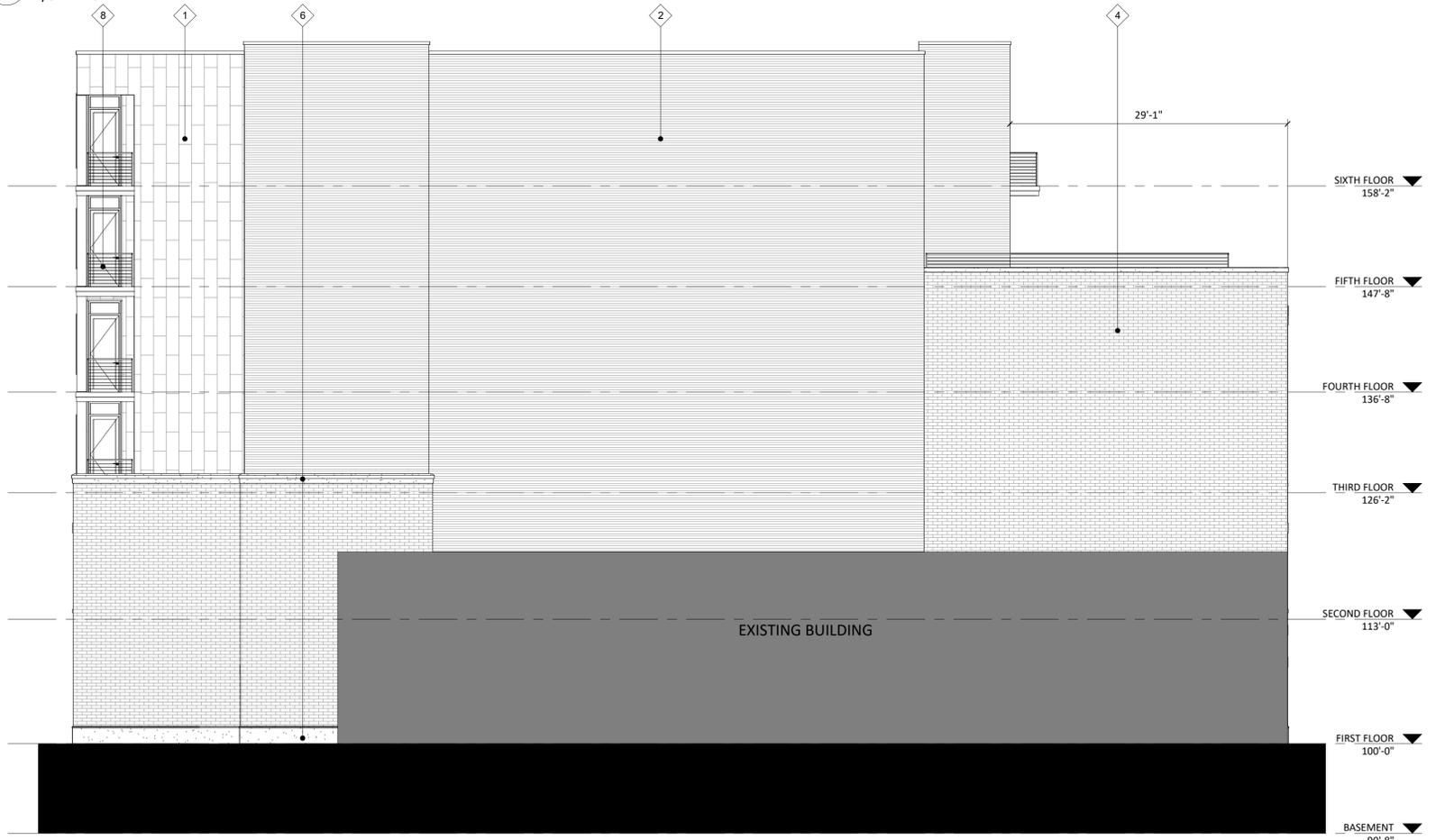
**A202**

PROJECT NUMBER **1706**

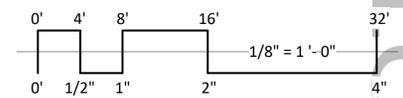
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1 ELEVATION - EAST  
A202 1/8" = 1'-0"



2 ELEVATION - WEST  
A202 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - VISIONLINE F-SERIES - METAL PANEL	MCELROY METAL	SLATE GRAY
(#2) - MULTI-V - METAL PANEL	MCELROY METAL	SANDSTONE
(#3) - METAL PANEL	MCELROY METAL	PATRICIAN BRONZE
COMPOSITE TRIM	MCELROY METAL	COLOR TO MATCH ADJ. TRIM/SIDING
(#4) - BRICK VENEER	SUMMIT BRICK	MISTY
(#5) - BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	MISTY
(#6) - CAST STONE BANDS & HEADERS	ROCKCAST	BUR RIDGE
(#7) - COMPOSITE WINDOWS	ANDERSON	BLACK
ALUM. STOREFRONT	N/A	BLACK
CANOPY & BAY SOFFITS	MCELROY	COLOR TO MATCH ADJ. TRIM/SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

ISSUED  
 Issued for ZBA - September 16, 2022

PROJECT TITLE  
**668 State Street  
 Vertical  
 Expansion**

668 State Street  
 Madison, Wisconsin  
 SHEET TITLE

**EXTERIOR  
 ELEVATIONS  
 COLORED**

SHEET NUMBER

**A203**

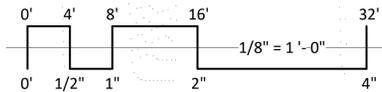
PROJECT NUMBER **1706**



**1** COLORED ELEVATION - SOUTH  
 A203 1/8" = 1'-0"



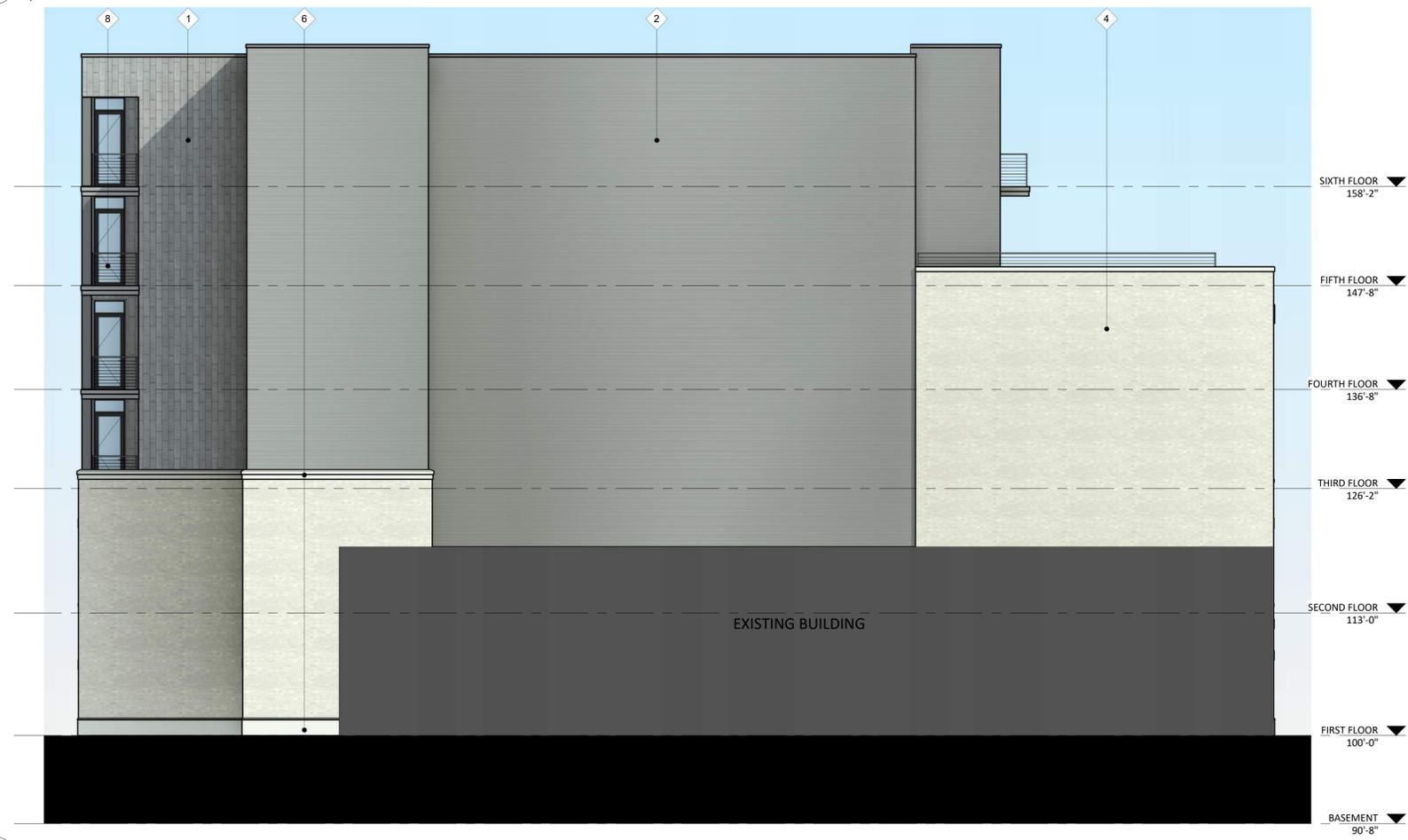
**2** COLORED ELEVATION - NORTH  
 A203 1/8" = 1'-0"



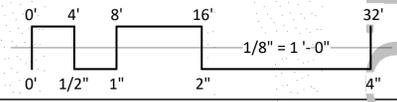
EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - VISIONLINE F-SERIES - METAL PANEL	MCELROY METAL	SLATE GRAY
(#2) - MULTI-V - METAL PANEL	MCELROY METAL	SANDSTONE
(#3) - METAL PANEL	MCELROY METAL	PATRICIAN BRONZE
COMPOSITE TRIM	MCELROY METAL	COLOR TO MATCH ADJ. TRIM/SIDING
(#4) - BRICK VENEER	SUMMIT BRICK	MISTY
(#5) - BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	MISTY
(#6) - CAST STONE BANDS & HEADERS	ROCKCAST	BUR RIDGE
(#7) - COMPOSITE WINDOWS	ANDERSON	BLACK
ALUM. STOREFRONT	N/A	BLACK
CANOPY & BAY SOFFITS	MCELROY	COLOR TO MATCH ADJ. TRIM/SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK



1 COLORED ELEVATION - EAST  
A204 1/8" = 1'-0"



2 COLORED ELEVATION - WEST  
A204 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - VISIONLINE F-SERIES - METAL PANEL	MCELROY METAL	SLATE GRAY
(#2) - MULTI-V - METAL PANEL	MCELROY METAL	SANDSTONE
(#3) - METAL PANEL	MCELROY METAL	PATRICIAN BRONZE
COMPOSITE TRIM	MCELROY METAL	COLOR TO MATCH ADJ. TRIM/SIDING
(#4) - BRICK VENEER	SUMMIT BRICK	MISTY
(#5) - BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	MISTY
(#6) - CAST STONE BANDS & HEADERS	ROCKCAST	BUR RIDGE
(#7) - COMPOSITE WINDOWS	ANDERSON	BLACK
ALUM. STOREFRONT	N/A	BLACK
CANOPY & BAY SOFFITS	MCELROY	COLOR TO MATCH ADJ. TRIM/SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK

NOT FOR CONSTRUCTION

ISSUED  
Issued for ZBA - September 16, 2022

PROJECT TITLE  
**668 State Street  
Vertical  
Expansion**

668 State Street  
Madison, Wisconsin  
SHEET TITLE

**EXTERIOR  
ELEVATIONS  
COLORED**

SHEET NUMBER

**A204**

PROJECT NUMBER **1706**



LOOKING NORTH-WEST





LOOKING NORTH-WEST





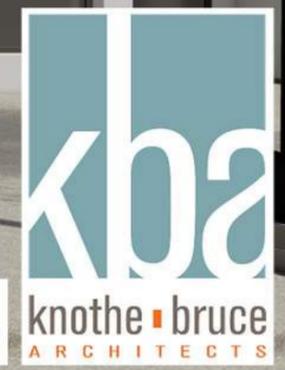
SIGNAGE

SIGNAGE

Uw Credit Union

CHIPOTLE

LOOKING NORTH





SIGNAGE

SIGNAGE

W Credit Union

LOOKING NORTH





LOOKING NORTH-EAST





LOOKING NORTH-EAST





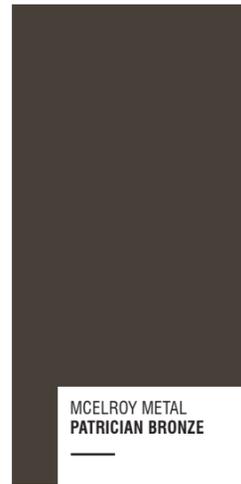
MCELROY METAL  
SANDSTONE

**#1 - VISION LINE F-SERIES  
METAL PANEL**



MCELROY METAL  
SLATE GRAY

**#2 - MULTI-V  
METAL PANEL**



MCELROY METAL  
PATRICIAN BRONZE

**#3  
METAL PANEL**



ROCKCAST  
BUR RIDGE

**CAST STONE BANDS & HEADERS**



MANUFACTURER  
BLACK

**WINDOWS & ALUM. STOREFRONT**



SUMMIT BRICK  
MISTY

**BRICK VENEER**



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - VISIONLINE F-SERIES - METAL PANEL	MCELROY METAL	SLATE GRAY
(#2) - MULTI-V - METAL PANEL	MCELROY METAL	SANDSTONE
(#3) - METAL PANEL	MCELROY METAL	PATRICIAN BRONZE
COMPOSITE TRIM	MCELROY METAL	COLOR TO MATCH ADJ. TRIM/SIDING
(#4) - BRICK VENEER	SUMMIT BRICK	MISTY
(#5) - BRICK VENEER - SOLDIER COURSE	SUMMIT BRICK	MISTY
(#6) - CAST STONE BANDS & HEADERS	ROCKCAST	BUR RIDGE
(#7) - COMPOSITE WINDOWS	ANDERSON	BLACK
ALUM. STOREFRONT	N/A	BLACK
CANOPY & BAY SOFFITS	MCELROY	COLOR TO MATCH ADJ. TRIM/SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK