



City of Madison

Conditional Use

Location

668 State Street

Project Name

Faust Apartment Addition

Applicant

Scott Faust /Randy Bruce,
Knothe & Bruce Architects

Existing Use

Office

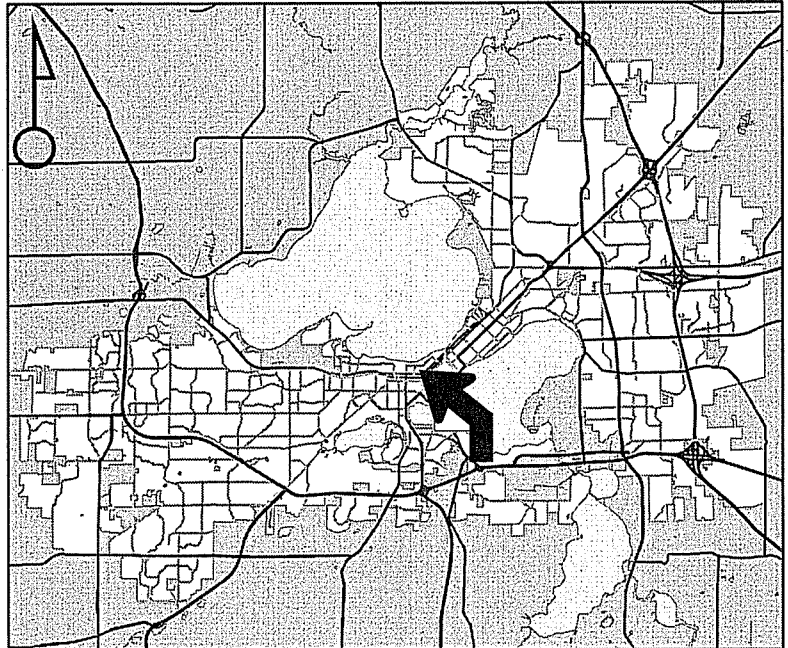
Proposed Use

Construct four-story addition containing
24 apartment units to existing two-story
commercial building

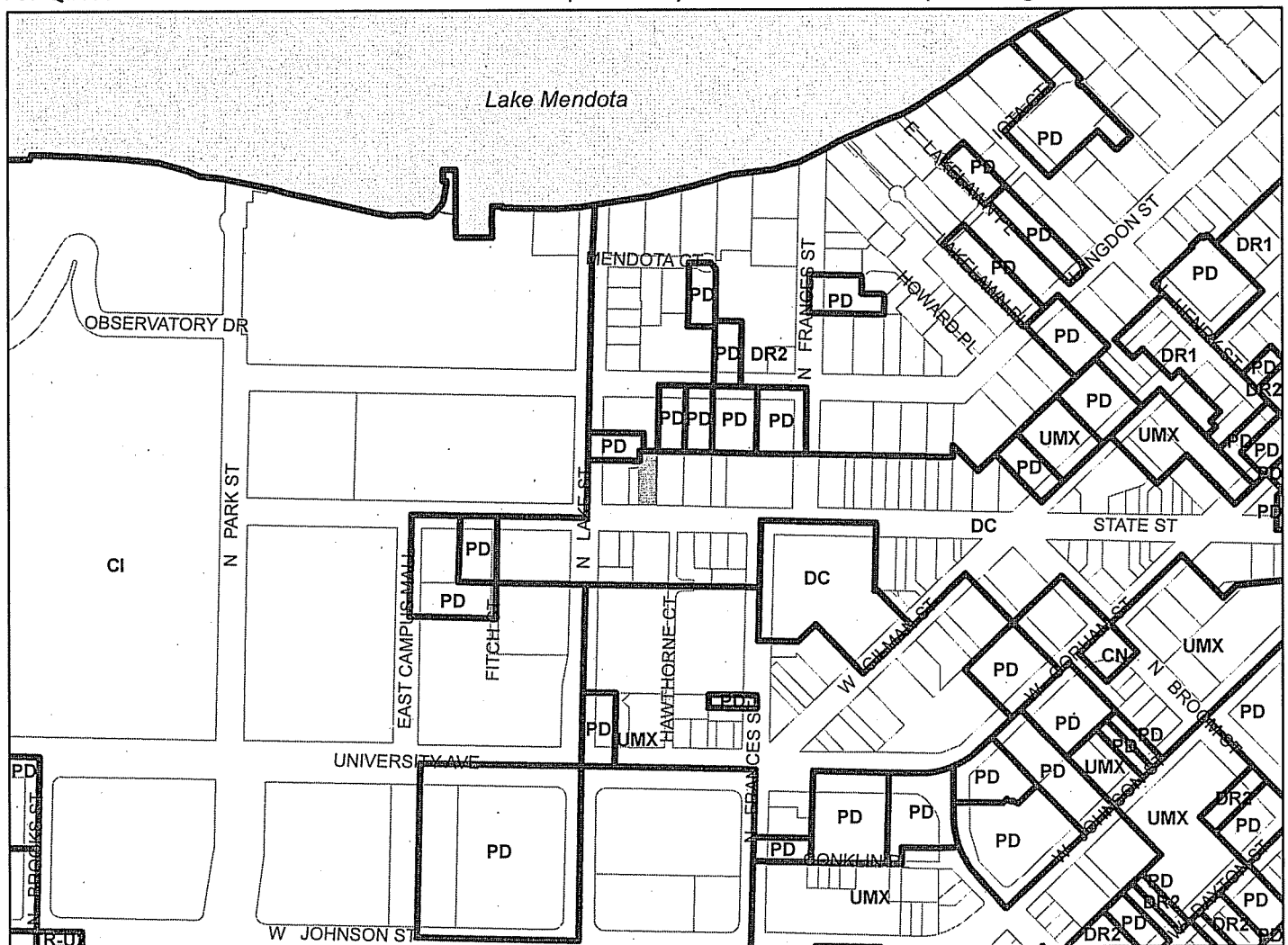
Public Hearing Date

Plan Commission

14 August 2017



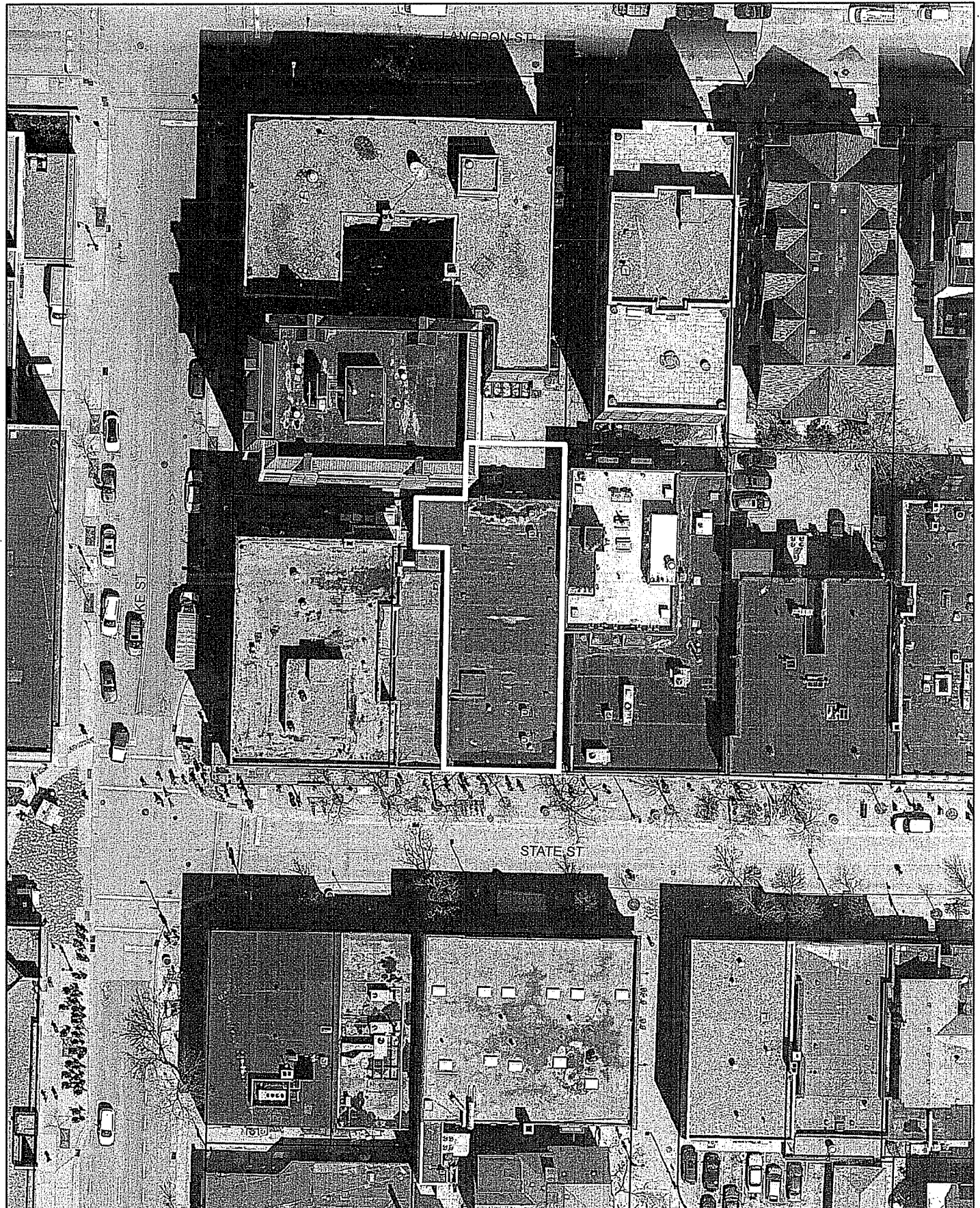
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 7 August 2017

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LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid \$950 Receipt # 031361-0004
Date received 6/14/17
Received by [Signature]
Parcel # 0709-143-0603-4
Aldermanic district DC
Zoning district B-Wood
Special requirements Capitol Five Dist.
Review required by _____
 UDC PC
 Common Council Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 668 State Street
Title: _____

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Scott Faust Company 668 State Street, LLC
Street address 210 N. Bassett Street City/State/Zip Madison, WI 53703
Telephone 608-256-9500 Email _____

Project contact person Randy Bruce Company Knothe & Bruce Architects, LLC
Street address 7601 University Ave. Suite 201 City/State/Zip Middleton, WI 53562
Telephone (608)836-3690 Email rbruce@knothebruce.com

Property owner (if not applicant) _____
Street address _____ City/State/Zip _____
Telephone _____ Email _____

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4. Project Description

Provide a brief description of the project and all proposed uses of the site:

This project proposes a façade remodeling, an addition and a vertical expansion of the existing two-story building.

Scheduled start date November 1, 2017 Planned completion date August 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*.

*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 papplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Tim Parks Date April 11, 2017
Zoning staff Matt Tucker Date April 11, 2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

Alder Zach Wood - District #8 - April 3, 2017
Chris Hoffman & Colin Bowden - State-Langdon Neighborhood Association - April 3, 2017

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

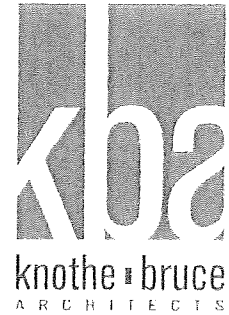
Name of applicant Relationship to property

Authorizing signature of property owner Date

12

June 14, 2017

Ms. Heather Stouder
Department of Planning & Development
City of Madison
126 S. Hamilton Street
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent
Conditional Use
668 State Street
Madison, WI

Dear Ms. Stouder:

The following is submitted together with the plans and application for staff for 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

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 bookstore 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 tenants 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 an informational presentation to the Urban Design Commission on May 24th. 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>2</u>
Total	26

Project Schedule:

The construction will start on November 1, 2017 with completion scheduled for August 2018.

Thank you for your time reviewing our proposal.

Sincerely,


Kevin Burow, AIA

STATE STREET
24.2' WIDE TRAVELED WAY

ISSUED
Issued for Land Use Submittal - June 14, 2017

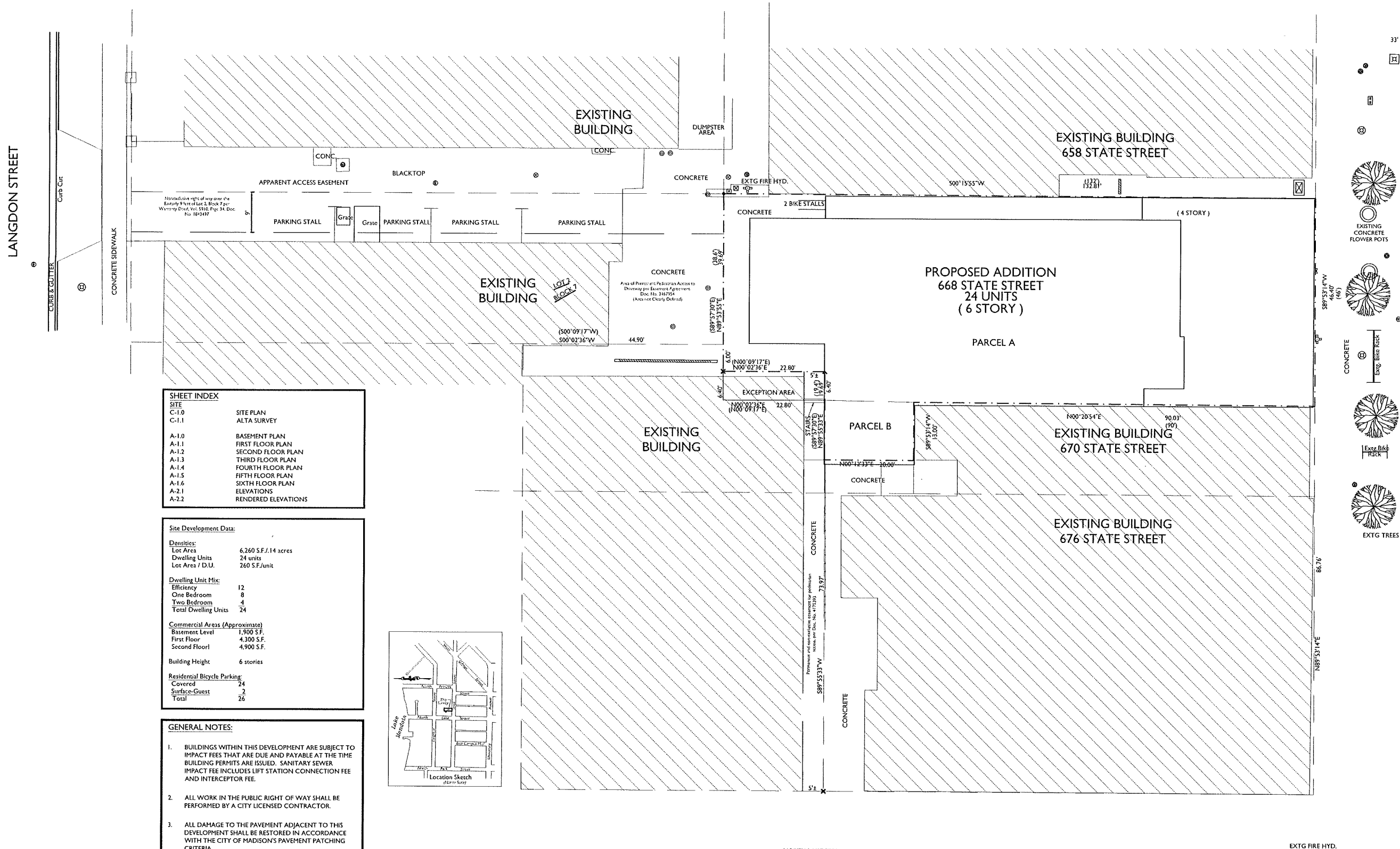
PROJECT TITLE
668 State Street
Vertical Expansion

668 State Street
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

C-1.0

PROJECT NO. 1706
© Knothe & Bruce Architects, LLC



SHEET INDEX

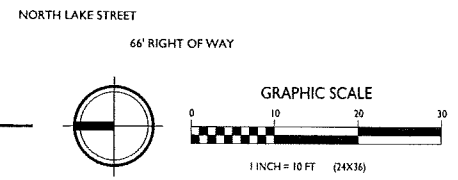
SITE	SITE PLAN
C-1.0	ALTA SURVEY
C-1.1	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	FOURTH FLOOR PLAN
A-1.5	FIFTH FLOOR PLAN
A-1.6	SIXTH FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	RENDERED ELEVATIONS

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	1,300 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	2
Total	26

- 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.

I SITE PLAN
C-1.0 1" = 10'



LANGDON STREET

STATE STREET

NOTES:

- UTILITY EASEMENT. NO POLES OR BURED 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.
- 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.
- 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. 346754. Description ambiguous. Affects property. Not plottable.

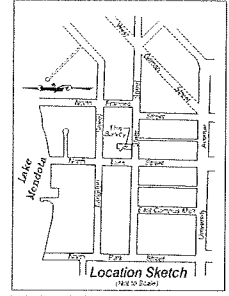
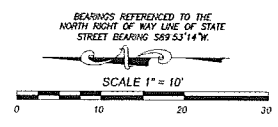
n. Doc. No. 4175393. Affects property. Plotted as shown.

r. Document No. 330228. Reference made to certain easements. Said easements not described. Affect property. Not plottable.

s. Document No. 1846811. State Street Air Space Encroachment terminated by Doc. No. 4000689.

v. Party wall rights, if any. Party walls shown.

As. 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 45 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
A 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 50 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\"/>

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 Odona 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 18, 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.

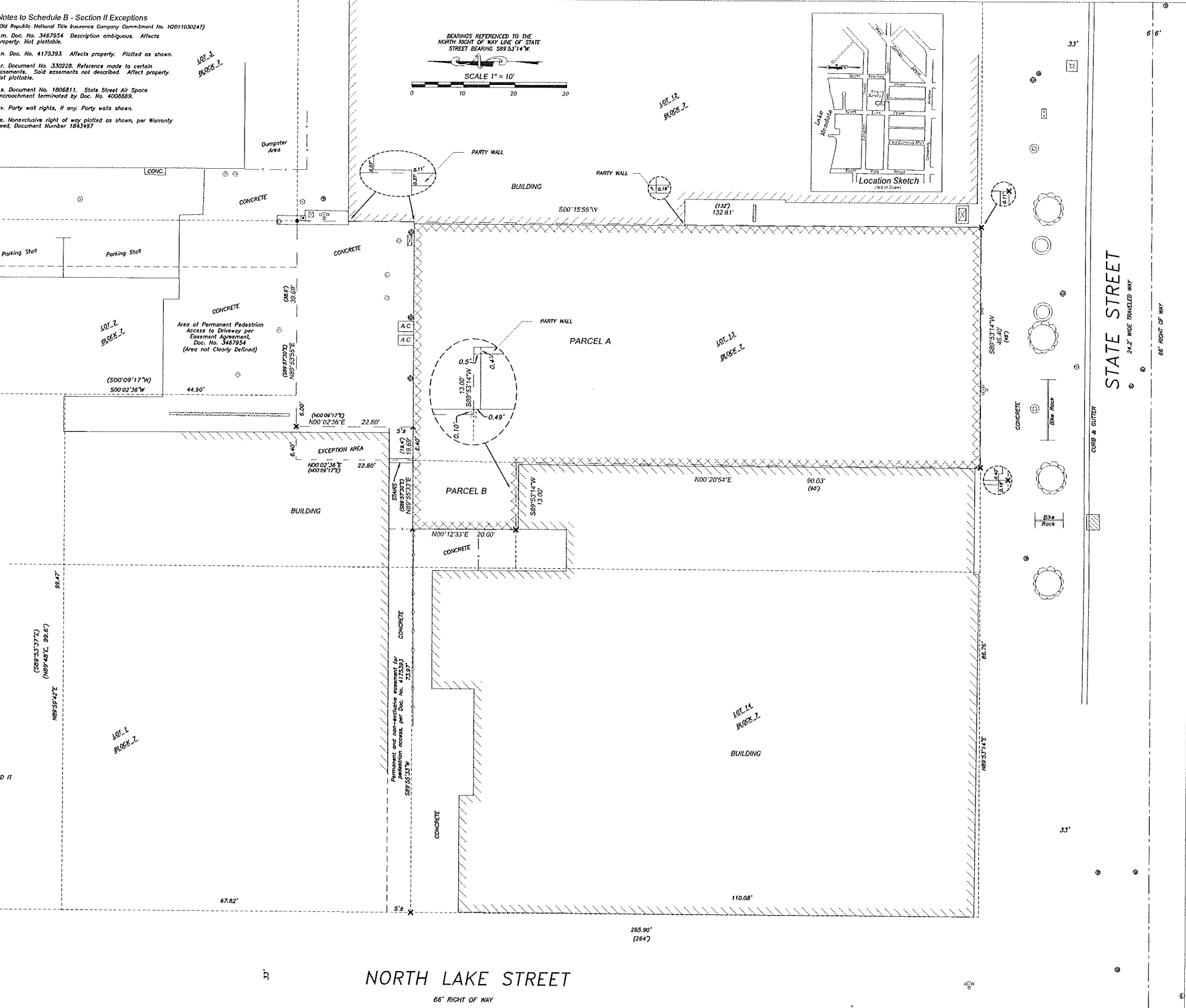
The Surveyor accepts no responsibility for non-original copies of this document.

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 plot 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 adapted by ALTA and NSPS, and includes No. 1 items of Table A thereof. The field work was completed on April 27, 2011.

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

- LEGEND:**
- FOUND 3/4" IRON REBAR
 - ✕ FOUND "X" #4 CONCRETE
 - FOUND CROWS FOOT ON WALL
 - CONCRETE BOLLARD
 - ⊙ ROOF DRAIN
 - ⊠ DUCT WORK (VENTS)
 - ⊞ 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, M&E)
 - ⊞ CONCRETE FLOWER POT
 - DECIDUOUS TREE & GRATE AROUND IT
 - FENCE
 - HAND RAIL
 - PROPERTY LINE
 - ⊞ AIR CONDITIONING UNIT ON WALL



NORTH LAKE STREET

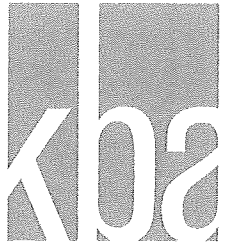
BIRRENKOTT SURVEYING INC.
LAND SURVEYING & PERC TESTING
P.O. BOX 237
1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590
(608) 837-7463
FAX (608) 837-1081

**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.
APPR'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 Land Use Submittal - June 14, 2017

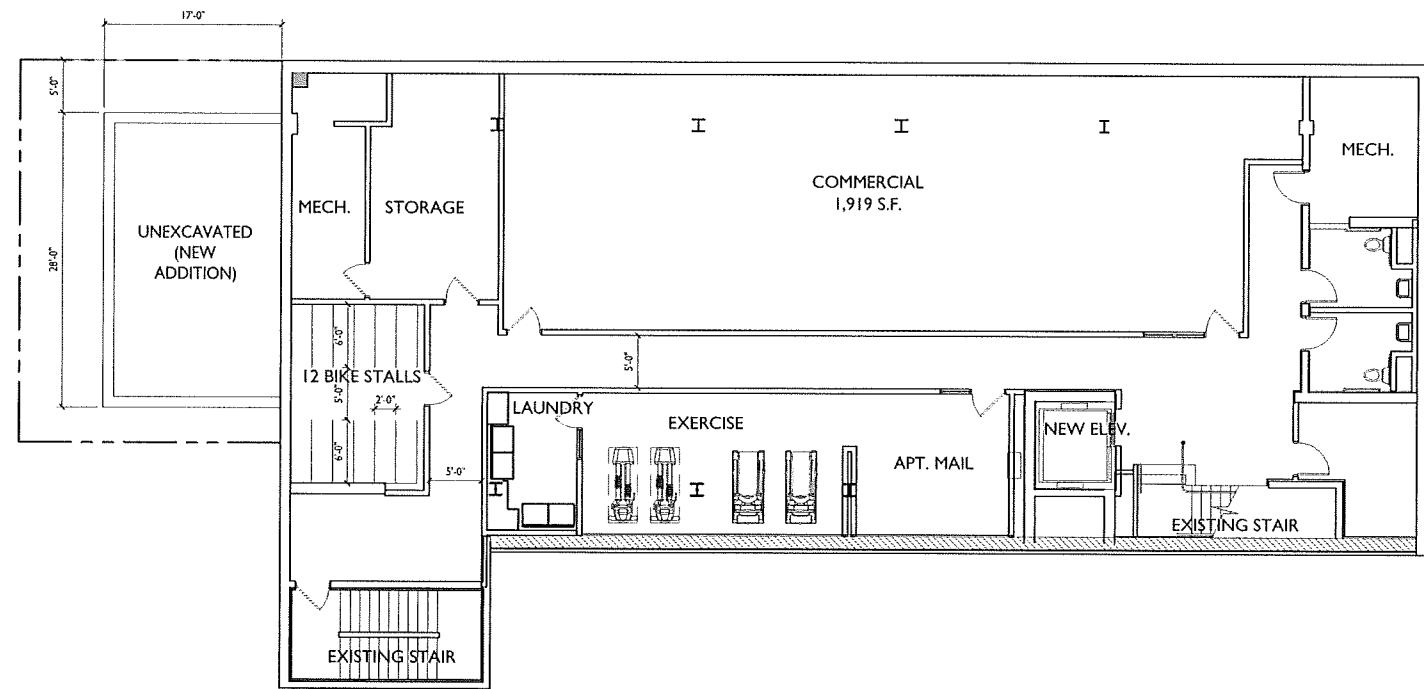
PROJECT TITLE
668 State Street
Vertical Expansion

668 State Street
Madison, Wisconsin
SHEET TITLE
Basement Floor

SHEET NUMBER

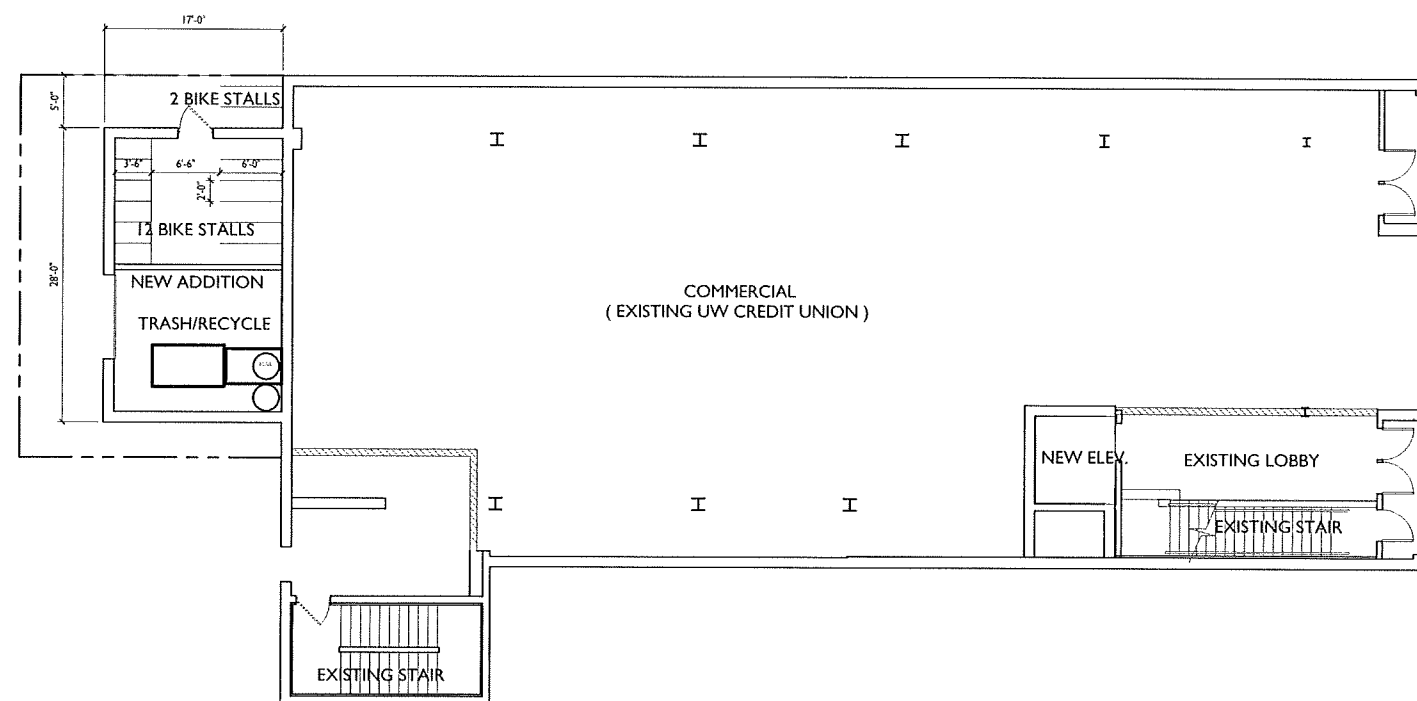
A-1.0

PROJECT NO. 1706
©Knothe & Bruce Architects, LLC



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





ISSUED
 Issued for Land Use Submittal - June 14, 2017

PROJECT TITLE
668 State Street
Vertical Expansion

668 State Street
 Madison, Wisconsin
 SHEET TITLE
First Floor Plan

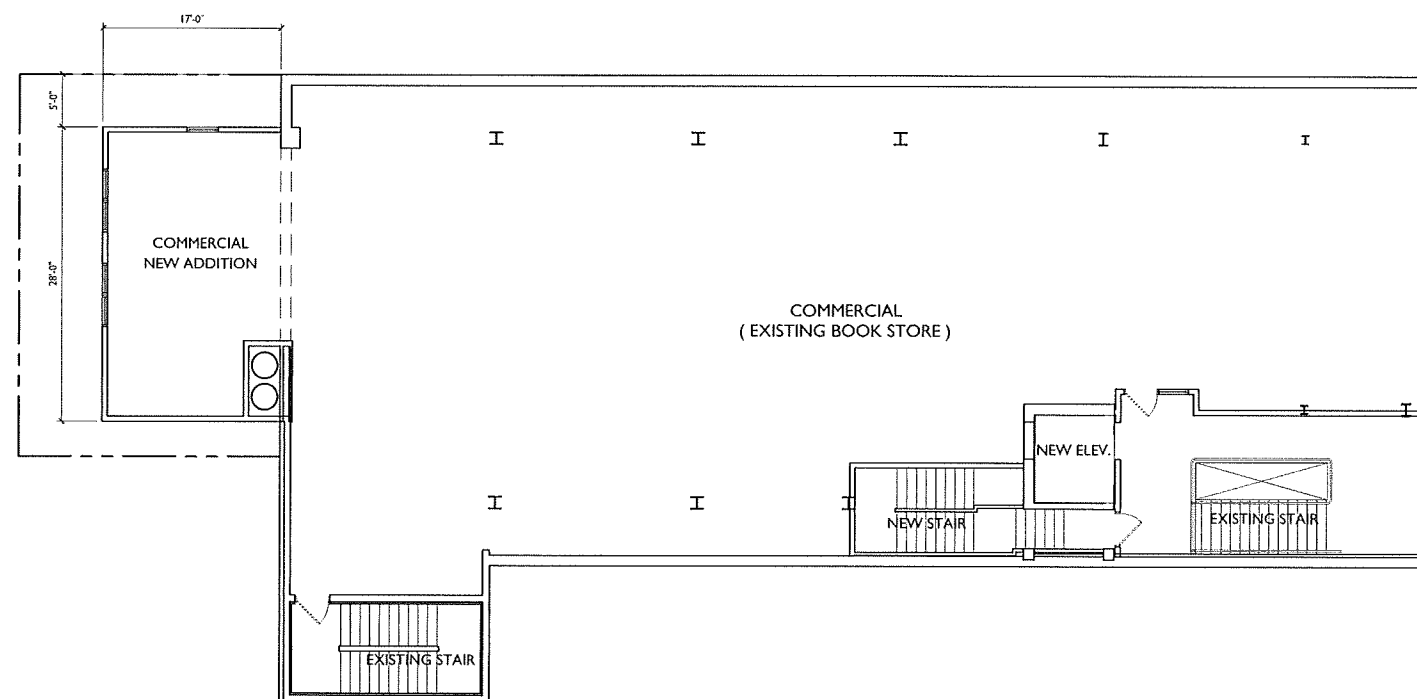
1 FIRST FLOOR PLAN
 A-1.1 1/8" = 1'-0"



SHEET NUMBER

A-1.1

PROJECT NO. **1706**
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ISSUED
 Issued for Land Use Submittal - June 14, 2017

PROJECT TITLE
 668 State Street
 Vertical Expansion

668 State Street
 Madison, Wisconsin
 SHEET TITLE
 Second Floor Plan

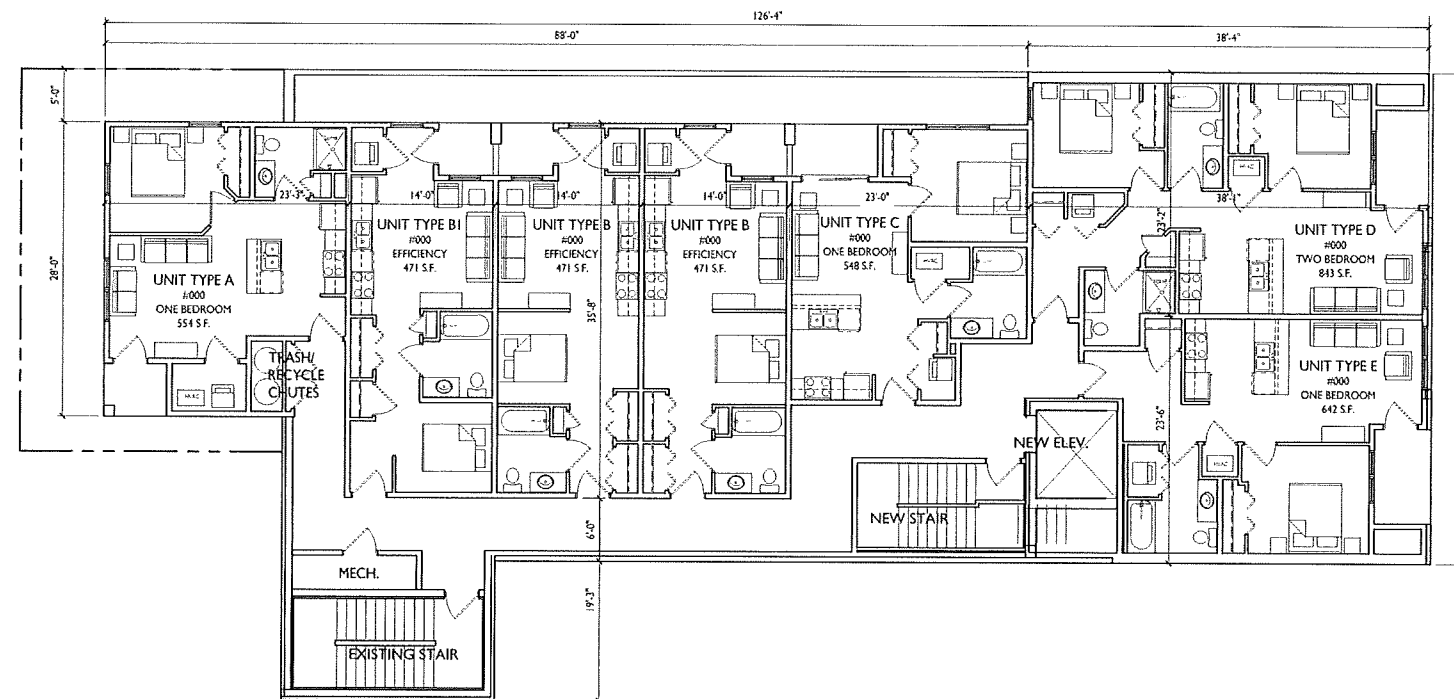
1 SECOND FLOOR PLAN
 A-1.2 1/8" = 1'-0"



SHEET NUMBER

A-1.2

PROJECT NO. 1706
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ISSUED
 Issued for Land Use Submittal - June 14, 2017

PROJECT TITLE
**668 State Street
 Vertical Expansion**

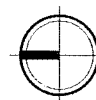
668 State Street
 Madison, Wisconsin
 SHEET TITLE
Third Floor Plan

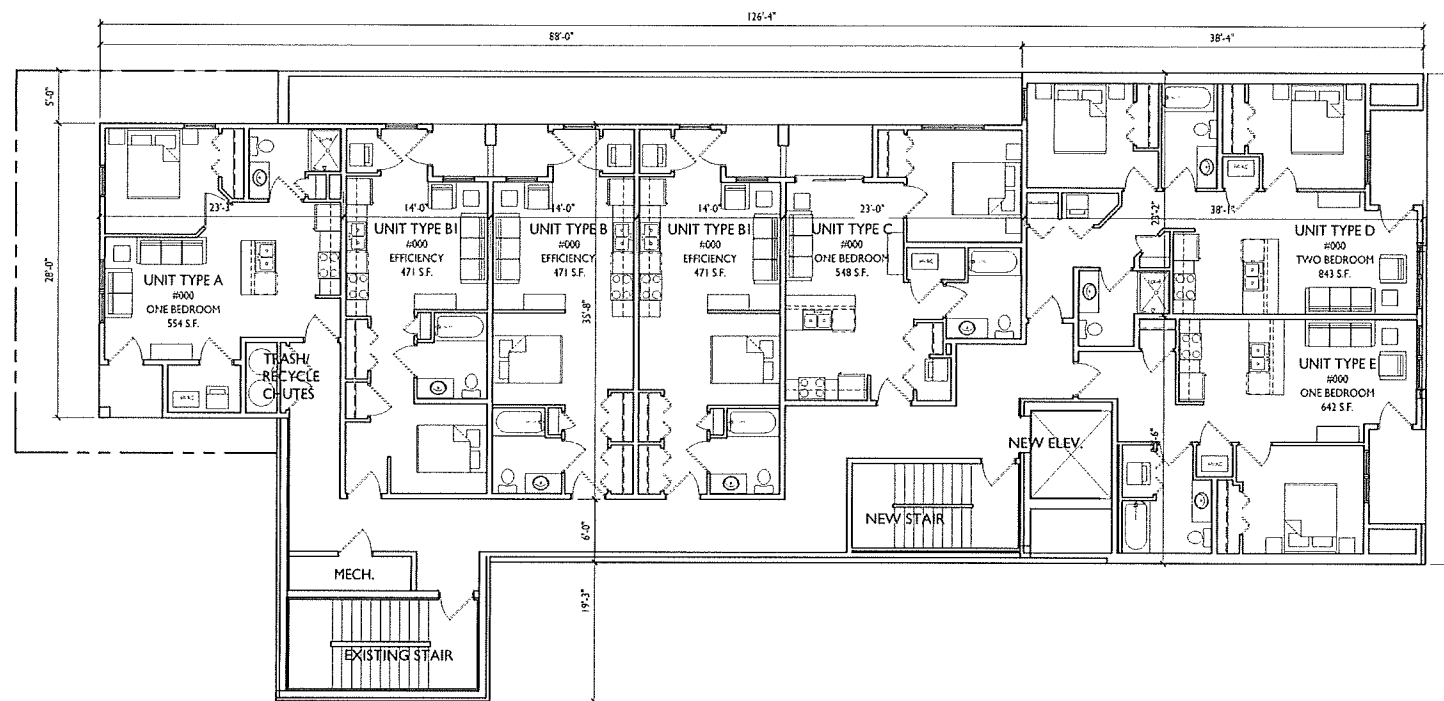
SHEET NUMBER

A-1.3

PROJECT NO. **1706**
 © Knothe & Bruce Architects, LLC

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





ISSUED
 Issued for Land Use Submittal - June 14, 2017

PROJECT TITLE
 668 State Street
 Vertical Expansion

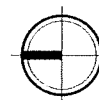
668 State Street
 Madison, Wisconsin
 SHEET TITLE
 Fourth Floor Plan

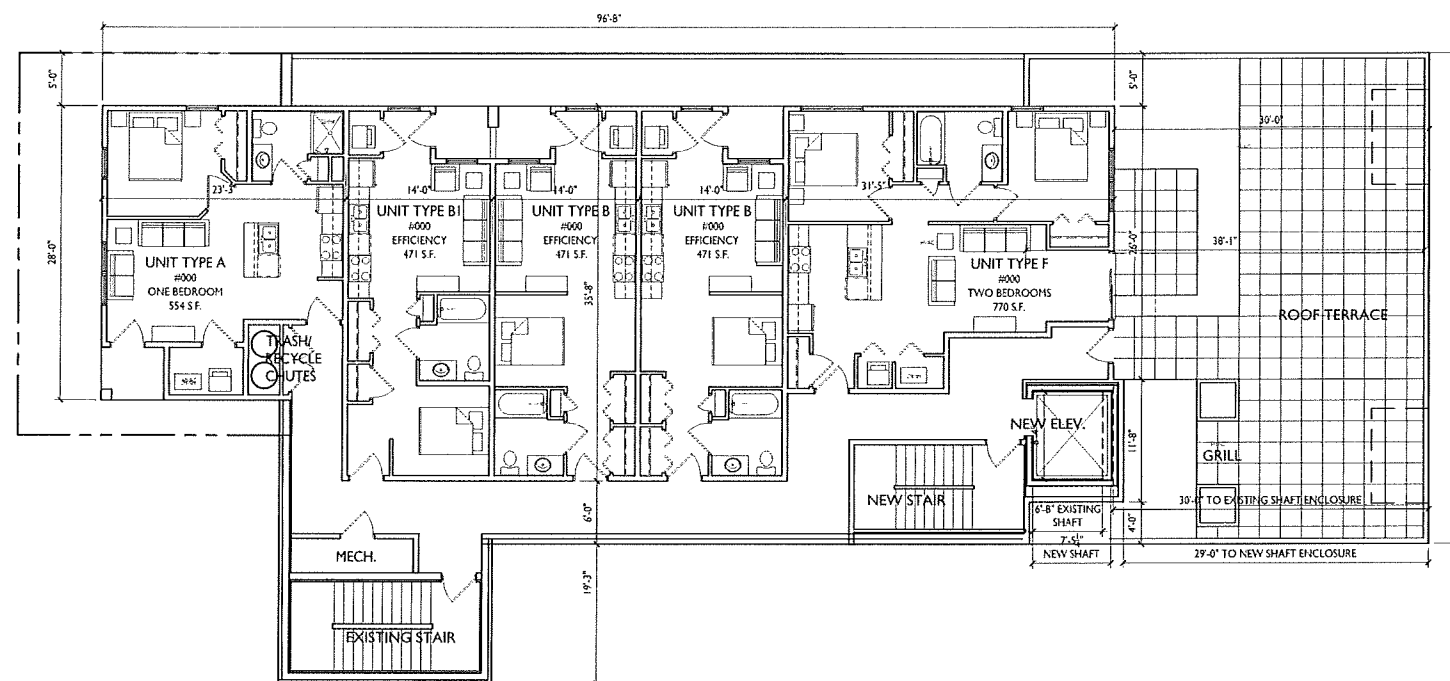
SHEET NUMBER

A-1.4

PROJECT NO. 1706
 © Knothe & Bruce Architects, LLC

1
 A-1.4
 1/8" = 1'-0"





ISSUED
 Issued for Land Use Submittal - June 14, 2017

PROJECT TITLE
 668 State Street
 Vertical Expansion

668 State Street
 Madison, Wisconsin
 SHEET TITLE
 Fifth Floor Plan

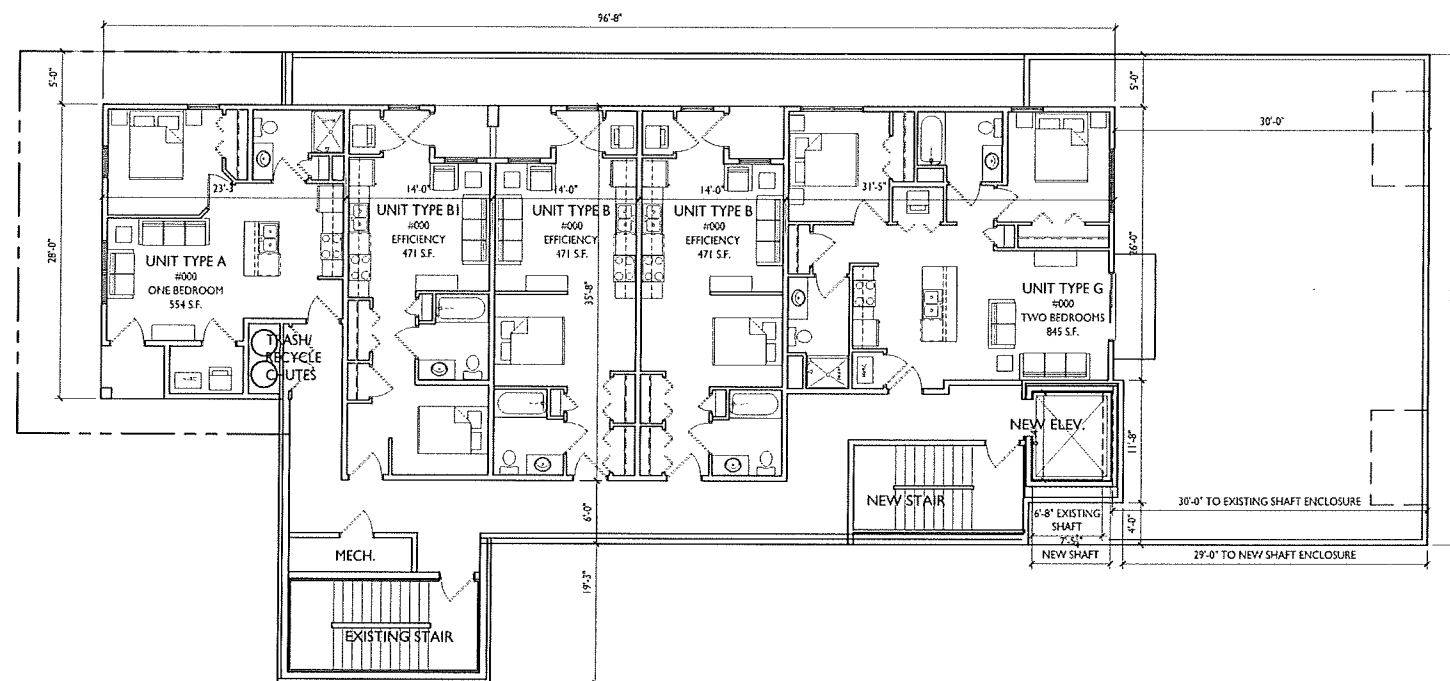
SHEET NUMBER

A-1.5

PROJECT NO. 1706
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FIFTH FLOOR PLAN
 1/8" = 1'-0"





ISSUED
 Issued for Land Use Submittal - June 14, 2017

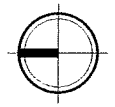
PROJECT TITLE
 668 State Street
 Vertical Expansion

668 State Street
 Madison, Wisconsin
 SHEET TITLE
 Sixth Floor Plan

SHEET NUMBER

A-1.6

PROJECT NO. 1706
 © Knothe & Bruce Architects, LLC

SIXTH FLOOR PLAN
 1/8" = 1'-0"


ISSUED
 Issued for Land Use Submittal - June 14, 2017

PROJECT TITLE
**668 State Street
 Vertical Expansion**

668 State Street
 Madison, Wisconsin
 SHEET TITLE
**Exterior
 Elevations**

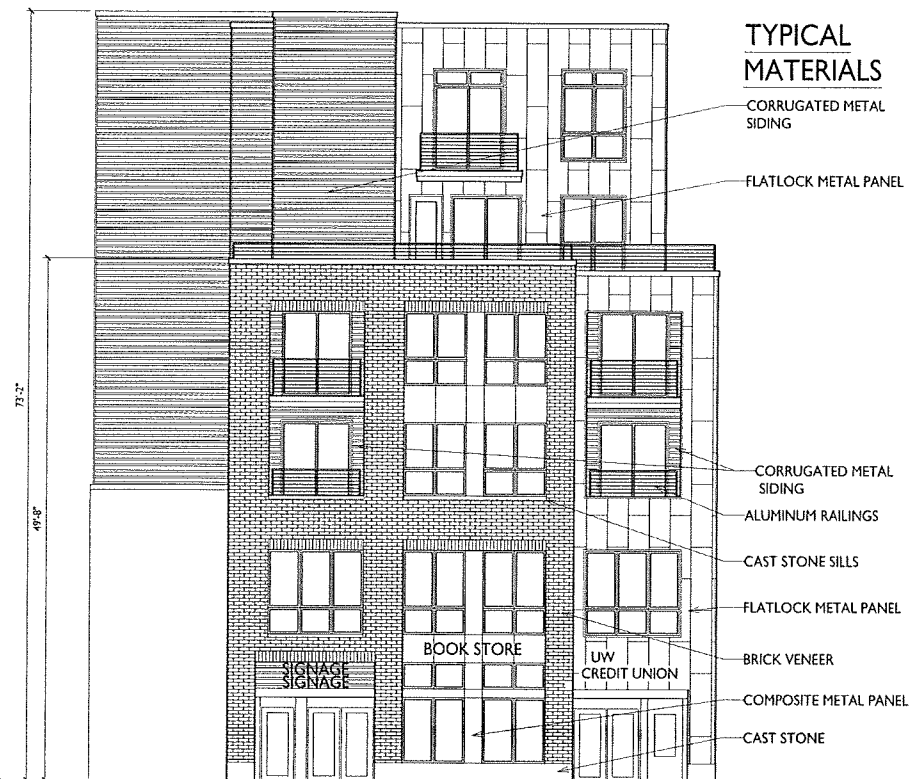
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A-2.1

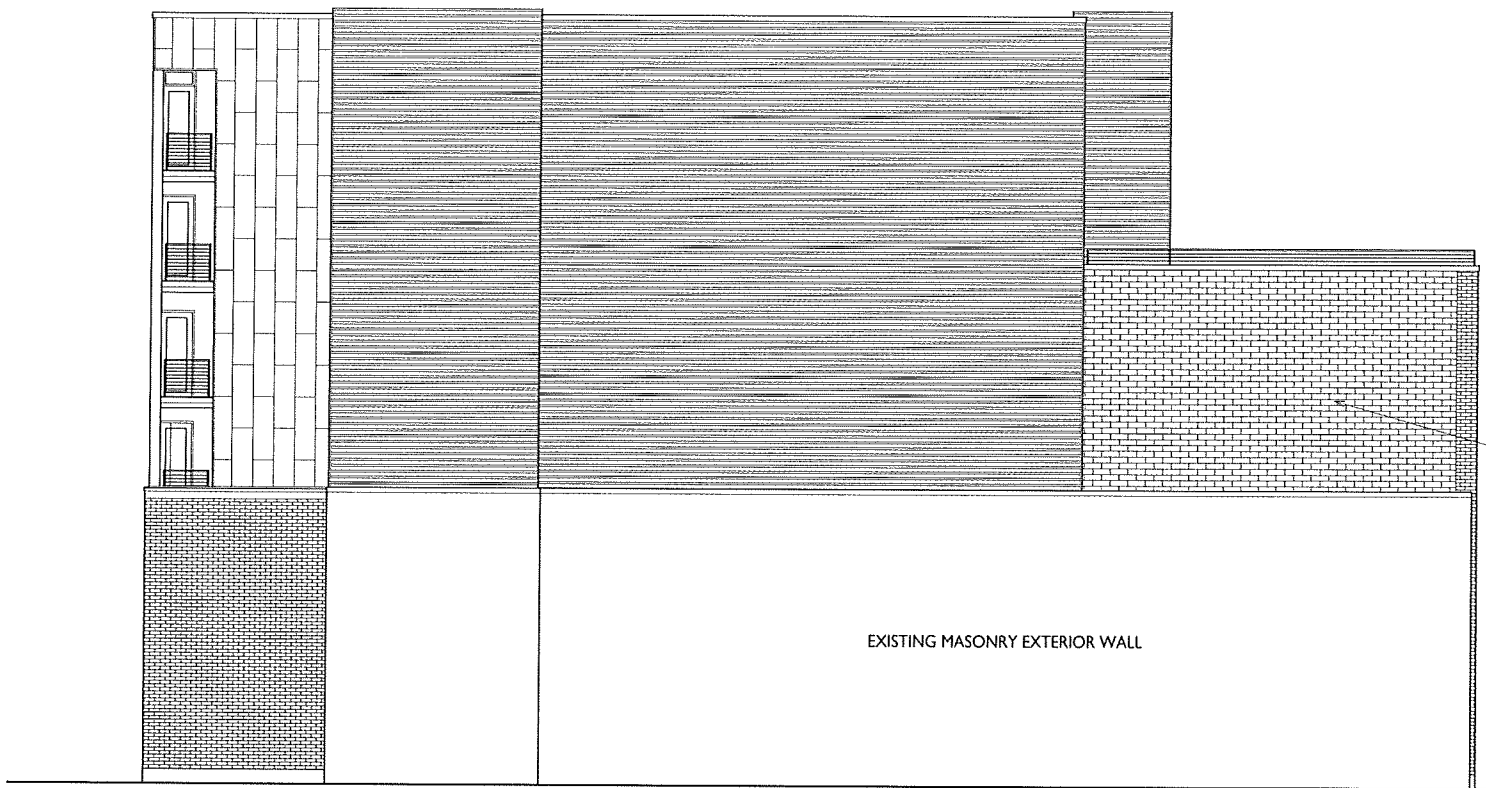
PROJECT NO. **1706**
 © Knothe & Bruce Architects, LLC



1 EAST SIDE ELEVATION
 A-2.1 1/8"=1'-0"



2 FRONT SOUTH ELEVATION
 A-2.1 1/8"=1'-0"



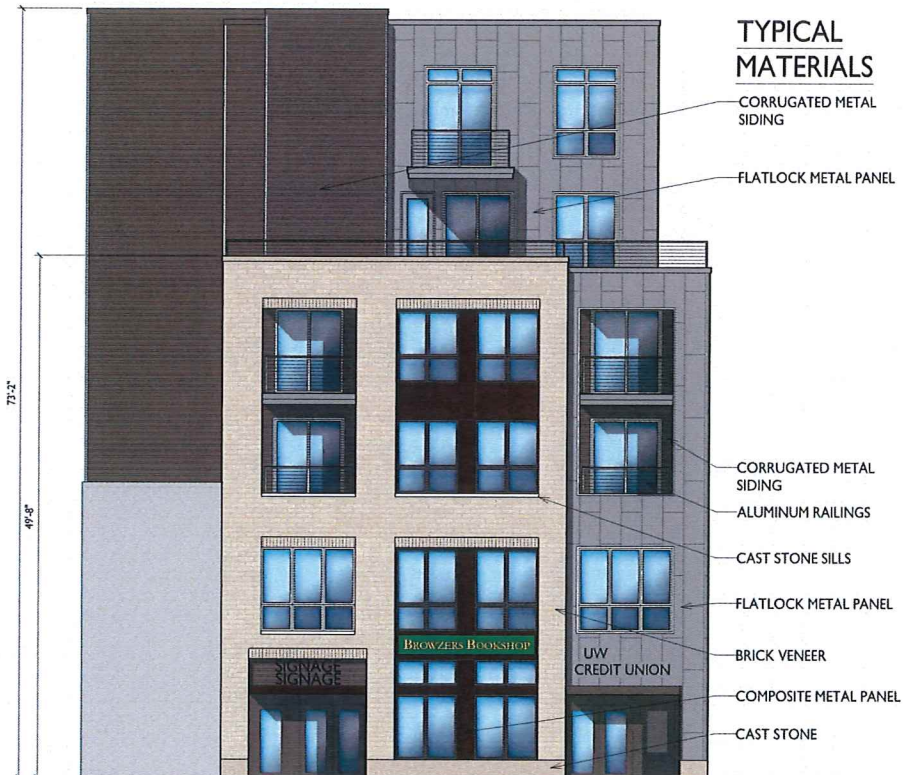
3 WEST SIDE ELEVATION
 A-2.1 1/8"=1'-0"



4 REAR NORTH ELEVATION
 A-2.1 1/8"=1'-0"

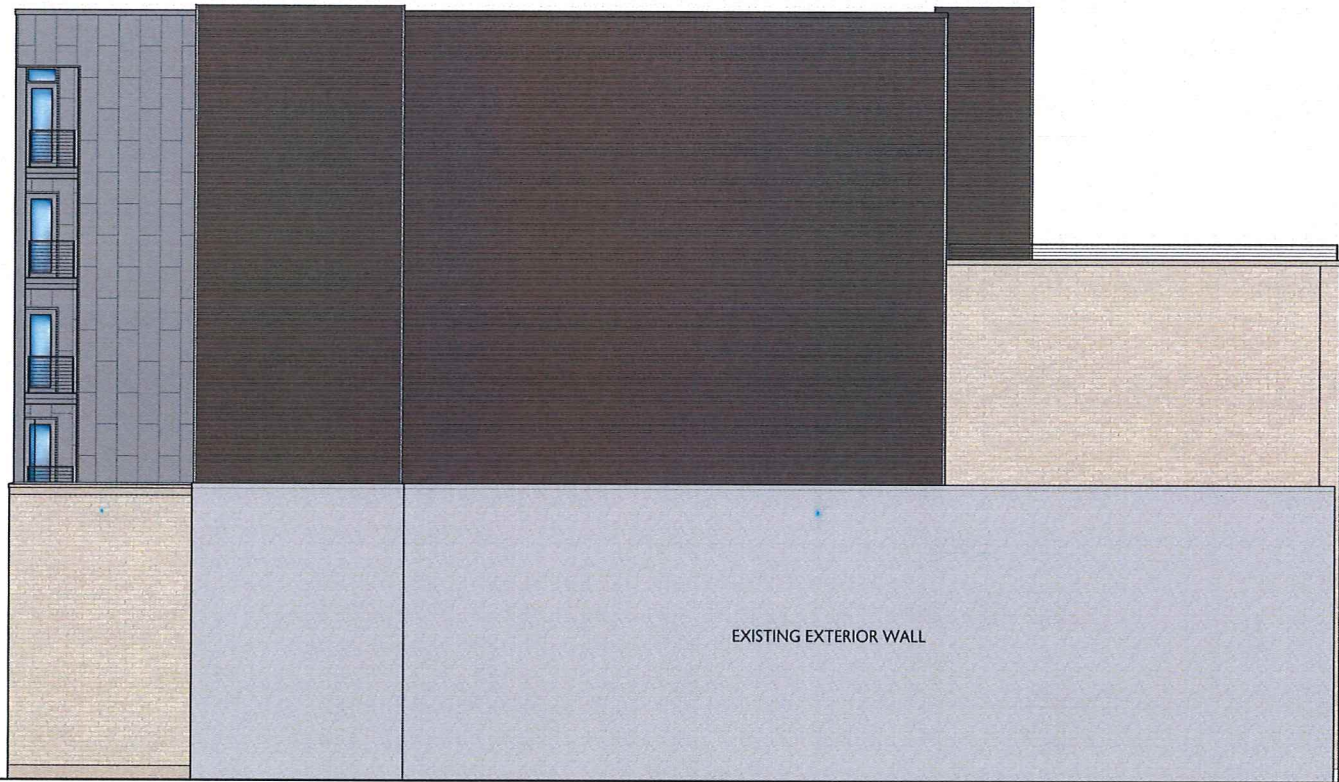


○ EAST SIDE ELEVATION

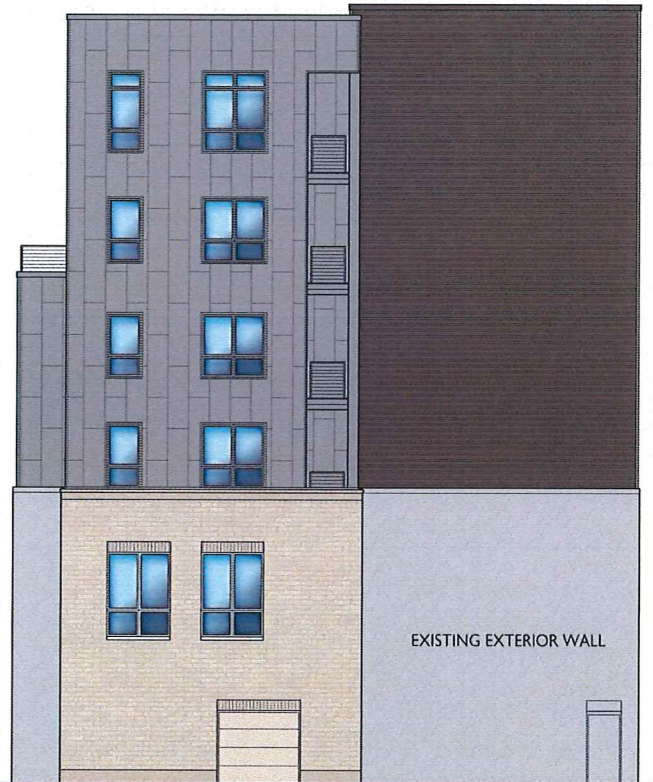


- TYPICAL MATERIALS**
- CORRUGATED METAL SIDING
 - FLATLOCK METAL PANEL
 - CORRUGATED METAL SIDING
 - ALUMINUM RAILINGS
 - CAST STONE SILLS
 - FLATLOCK METAL PANEL
 - BRICK VENEER
 - COMPOSITE METAL PANEL
 - CAST STONE

○ FRONT SOUTH ELEVATION



○ WEST SIDE ELEVATION



○ REAR NORTH ELEVATION





571 State St.

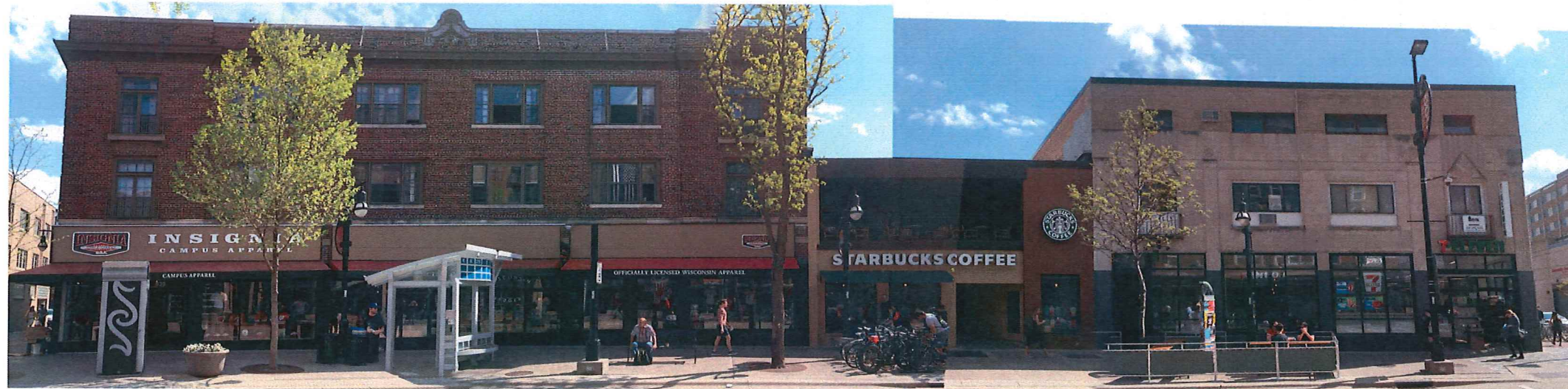


601 State St.

613 State St.

623 State St.

629 State St.



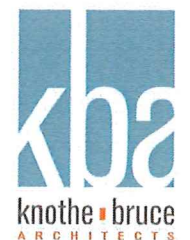
639 State St.

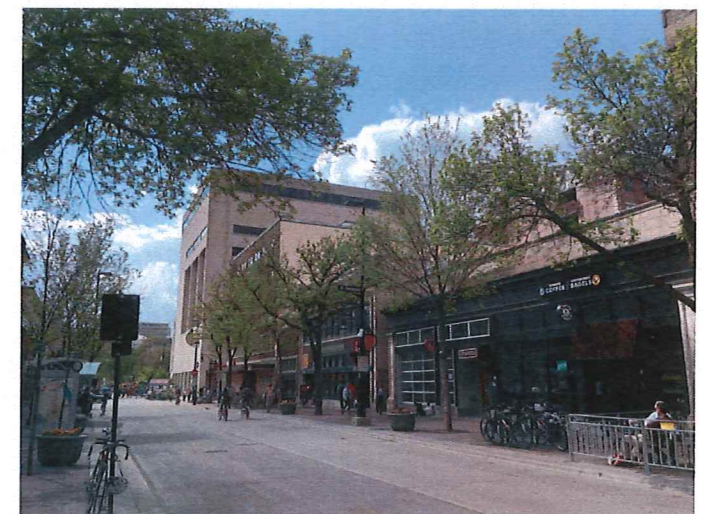
661 State St.

673 State St.

SOUTH WEST ELEVATION ALONG STATE STREET

South West Street Views
600 Block State Street
May 12, 2017





PERSPECTIVES ALONG NORTH EAST STATE STREET



676 State St. 670 State St. 668 State St. 658 State St. 642 State St. 636 State St. 610 State St. 604 State St.

SUBJECT PROPERTY

NORTH EAST ELEVATION ALONG STATE STREET

North East Street Views
600 Block State Street
May 12, 2017





○ FRONT SOUTH ELEVATION



○ EAST SIDE ELEVATION