

CITY OF MADISON Proposed Demolition & Conditional Use

Location: 202 State Street

Project Name: Rifkin's State St Project

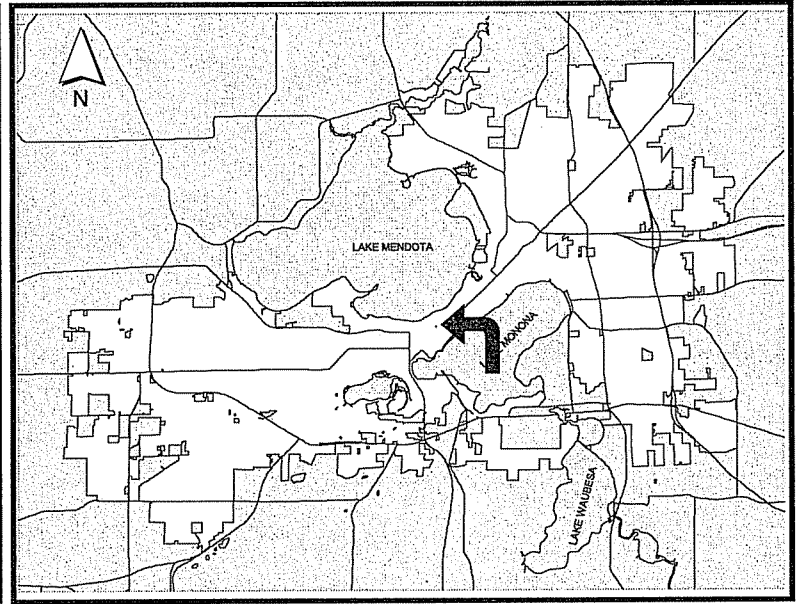
Applicant: Marty Rifkin/Arlan Kay-
Architecture Network

Existing Use: Commercial Building

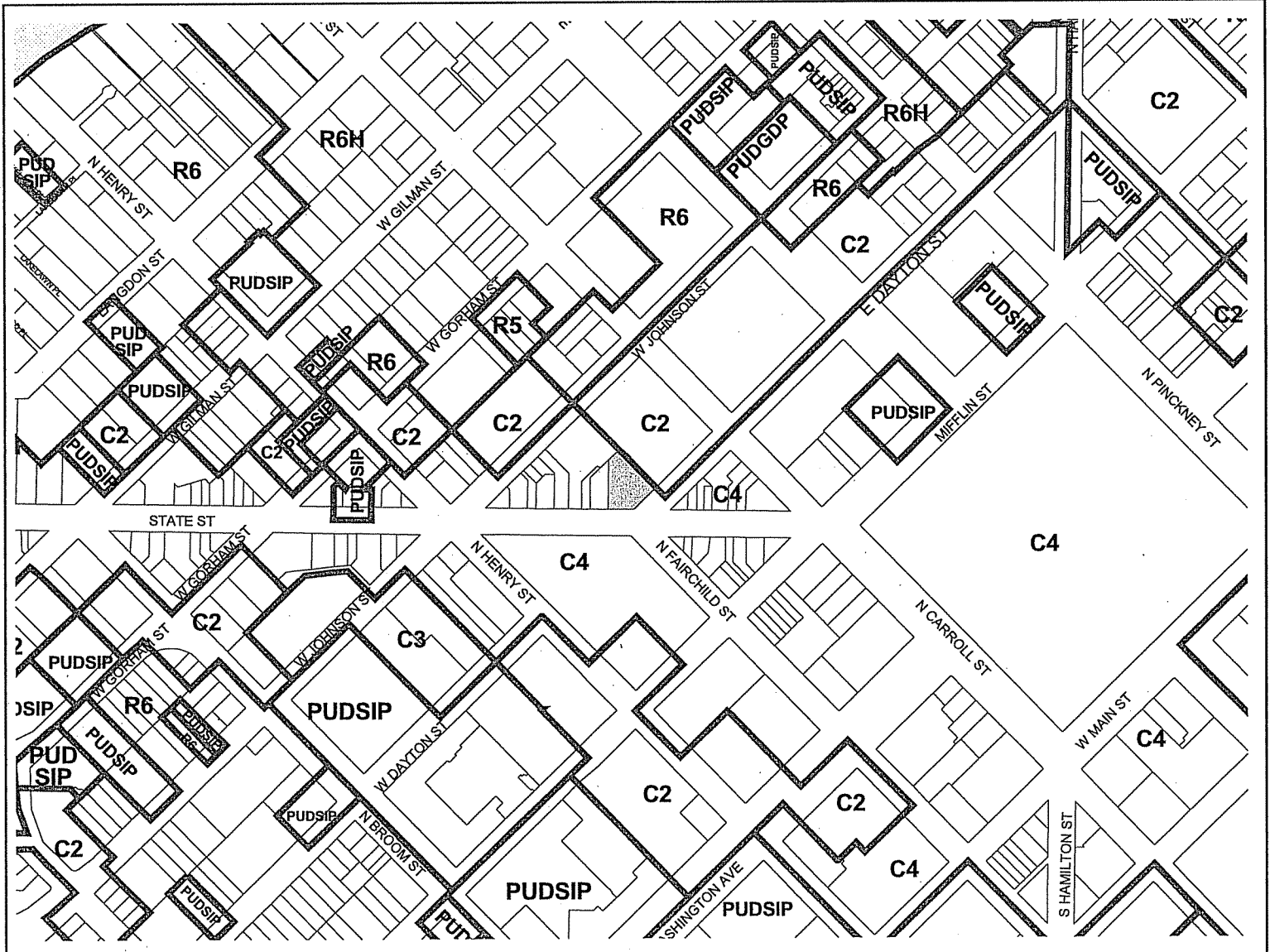
Proposed Use: Remove Commercial Building &
Construct Addition & Exterior Alteration to Existing Building

Public Hearing Date: _____ in C4 District

Plan Commission 17 April 2006



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



202 State Street

100 0 100 Feet



Date of Aerial Photography - April 2003





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network, inc.

116 E. Dayton St.
Madison, WI 53703

608.251.7515
608.251.7566 FAX

8 February 2006

Planning Commission
City of Madison, Wisconsin

REDEVELOPMENT OF 202, 204 & 206 STATE STREET

It is the intent of the Owner, Martin Rifken, to build the first phase of a two phase project. Phase one involves only 202 State Street, the former First Federal Building, and includes the addition of a fourth floor and reconstruction of the State and Dayton Street facades. This phase is to be completed in 2006.

Phase two, planned for 2011, encompasses the removal of the three story 204 & 206 State Street and replace it with a four story building that will create a single building with coordinated floor levels.

The facades will incorporate Indiana Limestone components salvaged from the Commercial State Bank Building that was demolished to make way for the Overture Center. The balance of the façade will include brick masonry, large windows and balconies on the fourth floor.

The vertical elements at the corner of Dayton and State Streets house the elevator and stair towers and provide the corner anchor.

If you have any questions, please do not hesitate to call.

Arlan Kay, AIA
Architect



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116 E. Dayton St.
Madison, WI 53703

608.251.7515
608.251.7566 FAX

PROJECT DATA
Letter of Intent

202, 204 & 206 State Street, Madison, WI

Owner Developer Martin Rifken 258-4640 ext 204
14 W. Mifflin Street, Suite 300
Madison, WI 53701-2077

Architect: Arlan Kay, AIA 252-7515
Jason Ekstrom, Assoc. AIA
Architecture Network, Inc.

General Contractor To be selected

Area & Uses 202 State Street 5409 Gross SF/floor
27,045 Gross SF/Building

Existing Building

Basement Level	Bank
First floor	Bank
Second & Third	Offices

New Construction

Fourth Floor	Offices
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Phase 2 planned for 2011

204 & 206 State St.	Area to be determined
	Retail first floor
	Offices second to Fourth

Hours of Operation Typical downtown office hours, 7:00 AM to 6:00 PM +/-

Site Area 13,051 SF, includes 202, 204 & 206 State Street

Dwelling Units None

Trash Removal Trash shall continue to be stored and removed at the rear ally of the existing buildings.

PART A

Occupant Notification Fee: \$50
 Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

FOR OFFICE USE ONLY:	
Amt. Paid \$ <u>900</u>	Receipt # _____
Date Received <u>3-1-06</u>	_____
Parcel No. <u>0709-144-2713-7</u>	_____
Aldermanic District <u>4, Michael Verveer</u>	_____
GO <u>Capitol Five</u>	_____
Zoning District <u>C4</u>	_____
For complete submittal:	
Application <input checked="" type="checkbox"/>	_____
Legal Description <input checked="" type="checkbox"/>	_____
Letter of Intent <input checked="" type="checkbox"/>	_____
Plans <input checked="" type="checkbox"/>	_____
Zoning Text <u>N/A</u>	_____
Received By <u>RT</u>	_____
Alder Notif. <input checked="" type="checkbox"/>	Waiver _____
Nbr. Assn. Notif. <input checked="" type="checkbox"/>	Waiver _____
Issued Sign _____	_____

- Address of Site: 202 STATE STREET
 Name of Project: FOURTH FLOOR ADDITION & FACADE RENOVATION for 202 STATE ST
 Acreage of Site: 13,051 S.F.
- This is an application for (check at least one):
 Rezoning from _____ to _____
 Conditional Use
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) REDEVELOPMENT IN C-4 DISTRICT
- You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is NOT a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (Any application, without a proper, complete and appropriate legal description, will NOT be processed). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
SEE ATTACHED SHEET
- General description of the project or intended use(s) of this property.
EXTERIOR RENOVATION / FOURTH FLOOR ADDITION
- Are there existing buildings on this site? YES
 What is the present zoning of this site? C4
 What are the present uses of this site? COMMERCIAL
- Do you intend to use the existing building(s)? YES

7. What exterior changes are proposed to the existing building(s)? FULL FACADE RENOVATION / FOURTH FLOOR ADDITION

8. What interior changes are proposed to the existing building(s)? NONE

9. Are you proposing to add or build new dwelling units? NO
How many units? _____
Owner occupied _____ selling price, from \$ _____ to \$ _____
Rental _____ rent levels, from \$ _____ to \$ _____

10. For rental housing will you be accepting Section 8 housing vouchers? N/A

11. When do you wish to occupy this site or building? OCCUPIED UNDER CONSTRUCTION

12. Does this proposal involve any development in the public right-of-way? _____
No _____ Yes Explain: CORNICE PROJECTS OVER P.O.W.

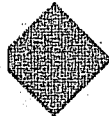
13. Please print (or type) name and mailing address of the property owner. (Please include all owners involved in partnerships) MACHIN RIFKEN
14 W. MIFFLIN ST SUITE 300
MADISON WI 53701
Phone: (608) 258-4640 x1204 Fax: (608) 258-4647

Please print (or type) name and mailing address of contact person for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. ALLAN KAY / JASON ERSTROM
116 E. DAYTON ST MADISON WI 53703
Phone: (608) 251-7515 Fax: (608) 251-7566

14. Property owner's authorization signature. _____
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].
 Owner _____ Offer to Purchase _____ Other (Explain _____)

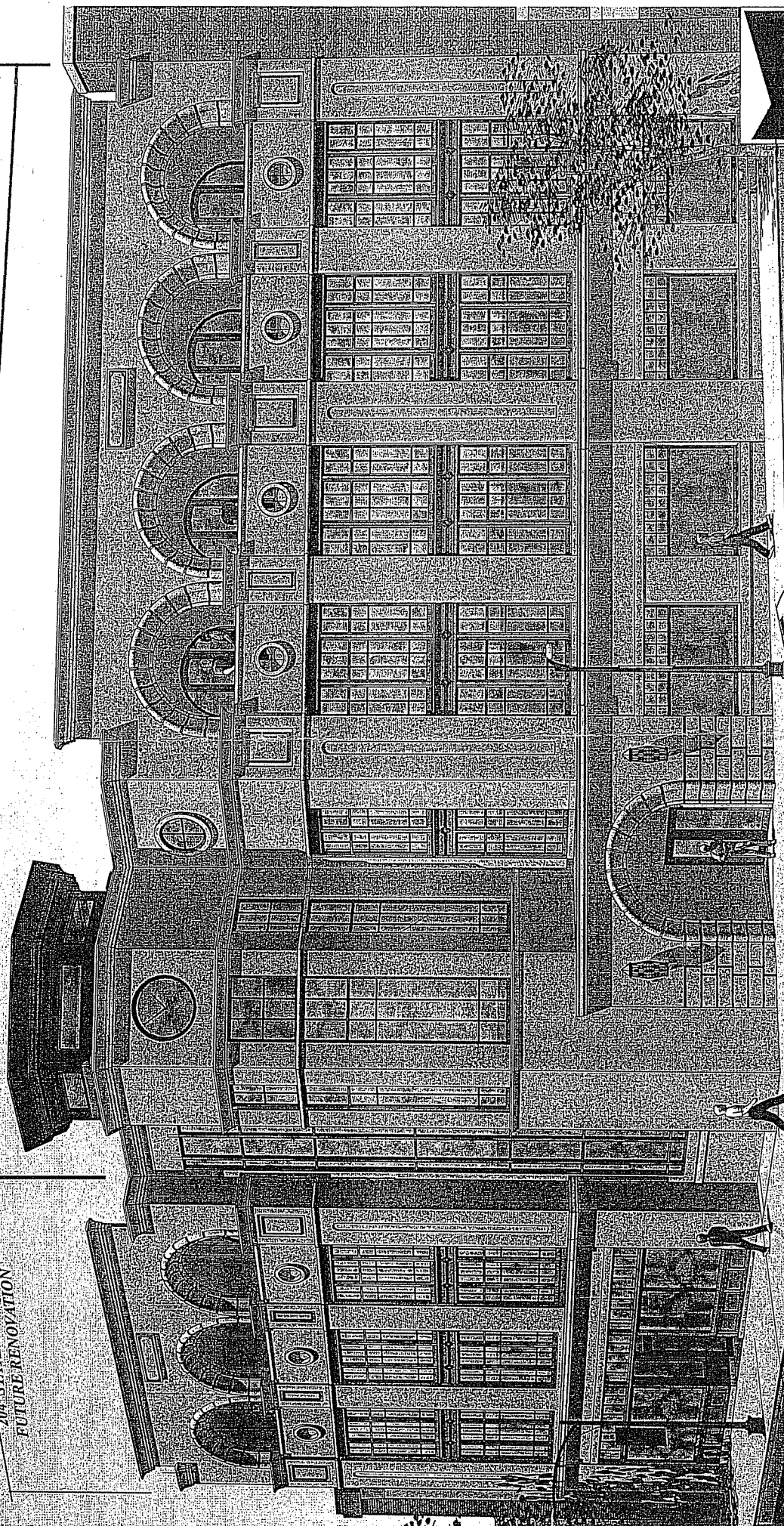
15. It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson MICHAEL VERVEER and VEDERA ZENERS of the Capitol Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.
Yes No _____
Date that the alderperson was notified: FEB 1 2006
Date that the Neighborhood Association was notified: 2/21/06 Sedell Zelle

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PHASE ONE
202 STATE STREET EXTERIOR RENOVATION
W/ NEW FOURTH FLOOR

PHASE TWO
202 STATE STREET
FUTURE RENOVATION



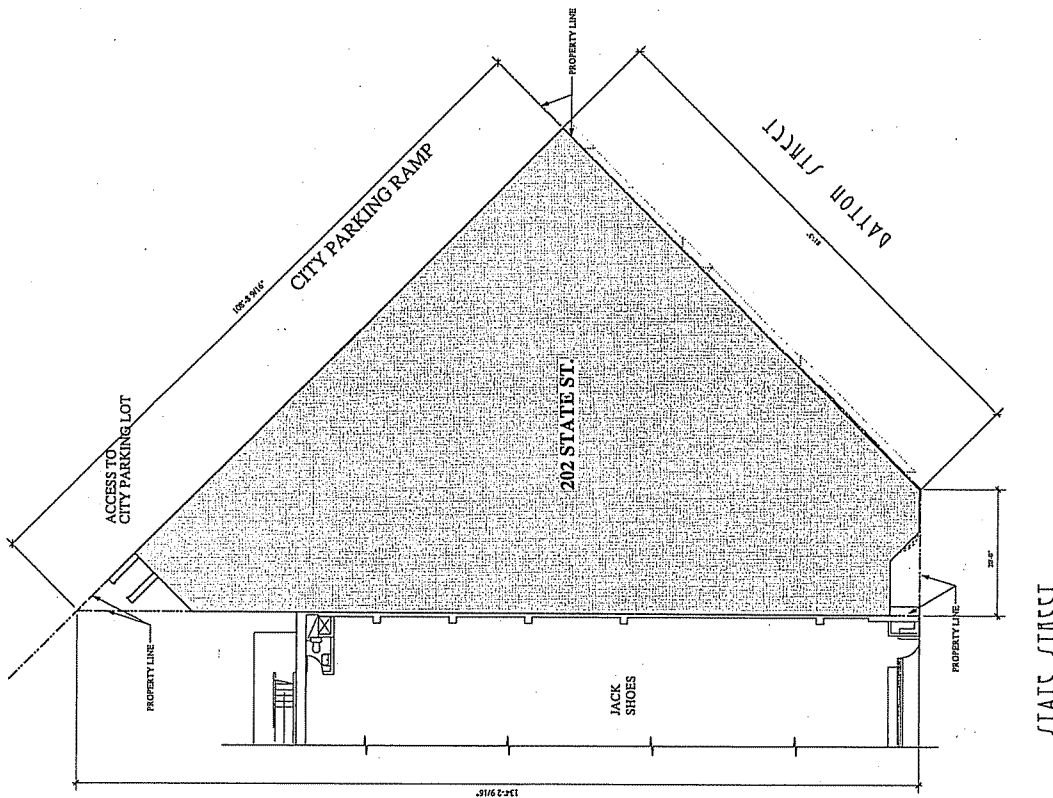
202 STATE STREET

MADISON - WISCONSIN

THE
RIEKEN
GROUP
LTD

DEVELOPMENT

REVISIONS:	DATE:
	1 MARCH 2006
	AS NOTED
	CS&J/HST
	PROJECT: NPH
	DRAWN BY: JF EKSTRON EJE
	DRAWING NAME:



1 SITE PLAN
 SP-1 Scale: 1" = 20' 0"

architecture network, inc.

16 East Dwyer Street
 Suite 400
 Chicago, IL 60601
 608-475-7166 Fax
 www.architecture-network.net

LEGEND
 - - - - - EXISTING WALL TO REMAIN
 = = = = = NEW EXTERIOR WALL
 = = = = = NEW INTERIOR WALL
 () () EXISTING DOOR TO REMAIN
 ^ ^ ^ NEW DOOR

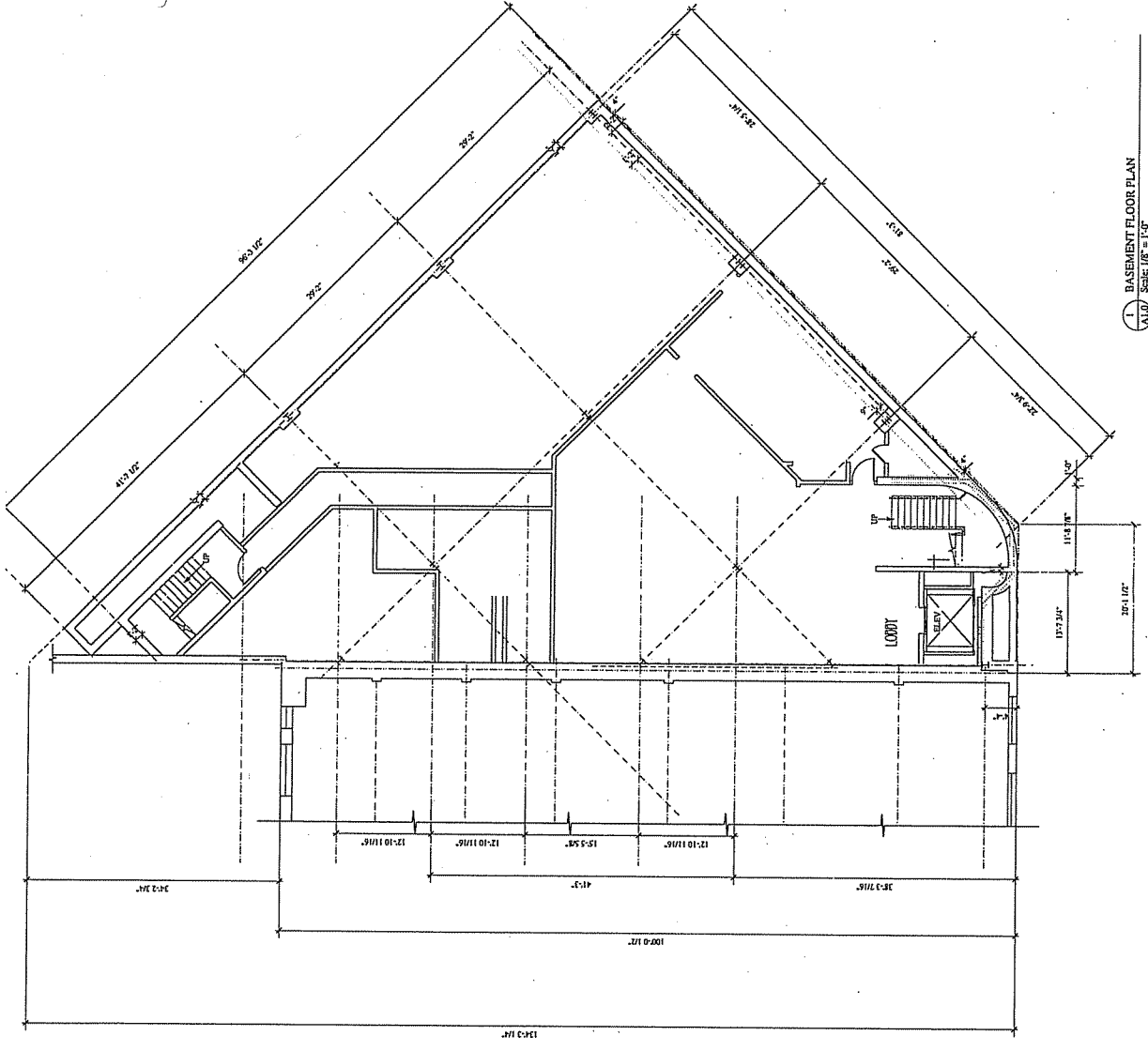
PROJECT: PHOENIX LEVER ADMINISTRATION
 &
 FACADE
 RENOVATION
 TO:
 202
 STATE
 STREET

REVISIONS:	NUMBER	DESCRIPTION

DATE: 1 MARCH 2006
 SCALE: AS NOTED
 0.5" = 1'-0"
 PROJECT: Kopa
 DRAWN BY: J.P. ESTROFF, RJE
 DRAWING NAME:

BASEMENT PLAN
 DRAWING NUMBER: A-I.O

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1 BASEMENT FLOOR PLAN
 A.I.O. SCALE: 1/8" = 1'-0"

architecture network, inc.
 16 East Dayton Street
 Columbus, OH 43215
 608-537-3753 Phone
 608-537-3766 Fax
 www.architecture-network.net

- LEGEND**
- EXISTING WALL TO REMAIN
 - NEW EXTERIOR WALL
 - NEW INTERIOR WALL
 - - - EXISTING DOOR TO REMAIN
 - NEW DOOR

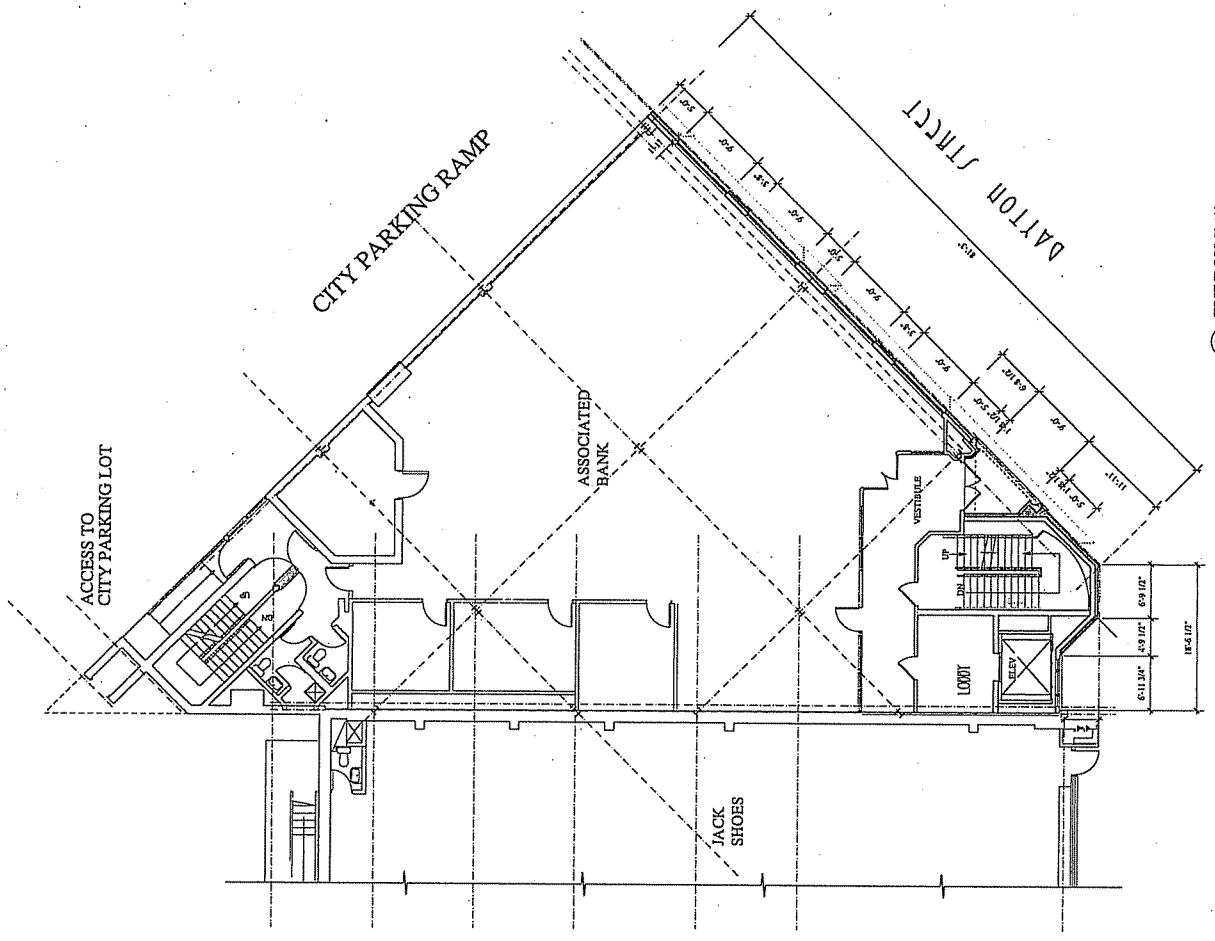
PROJECT: 202 STATE STREET
 202 STATE STREET
 202 STATE STREET

REVISIONS

DATE: 1 MARCH 2006
 SCALE: AS NOTED
 PROJECT: 202 STATE STREET
 DRAWN BY: JF ENSTROM
 EJE
 DRAWING NAME: FIRST FLOOR PLAN

FIRST FLOOR PLAN

DRAWING NUMBER: A-1.1



1. FIRST FLOOR PLAN
 ALL SCALE: 1/8" = 1'-0"

STATE STREET

LEGEND	EXISTING WALL TO REMAIN
	EXISTING WALL TO REMAIN
	NEW EXTERIOR WALL
	NEW INTERIOR WALL
	EXISTING DOOR TO REMAIN
	NEW DOOR

PROJECT: MARTIN NEFF ADOPTION & FACADE RENOVATION
TO
202
STATE STREET

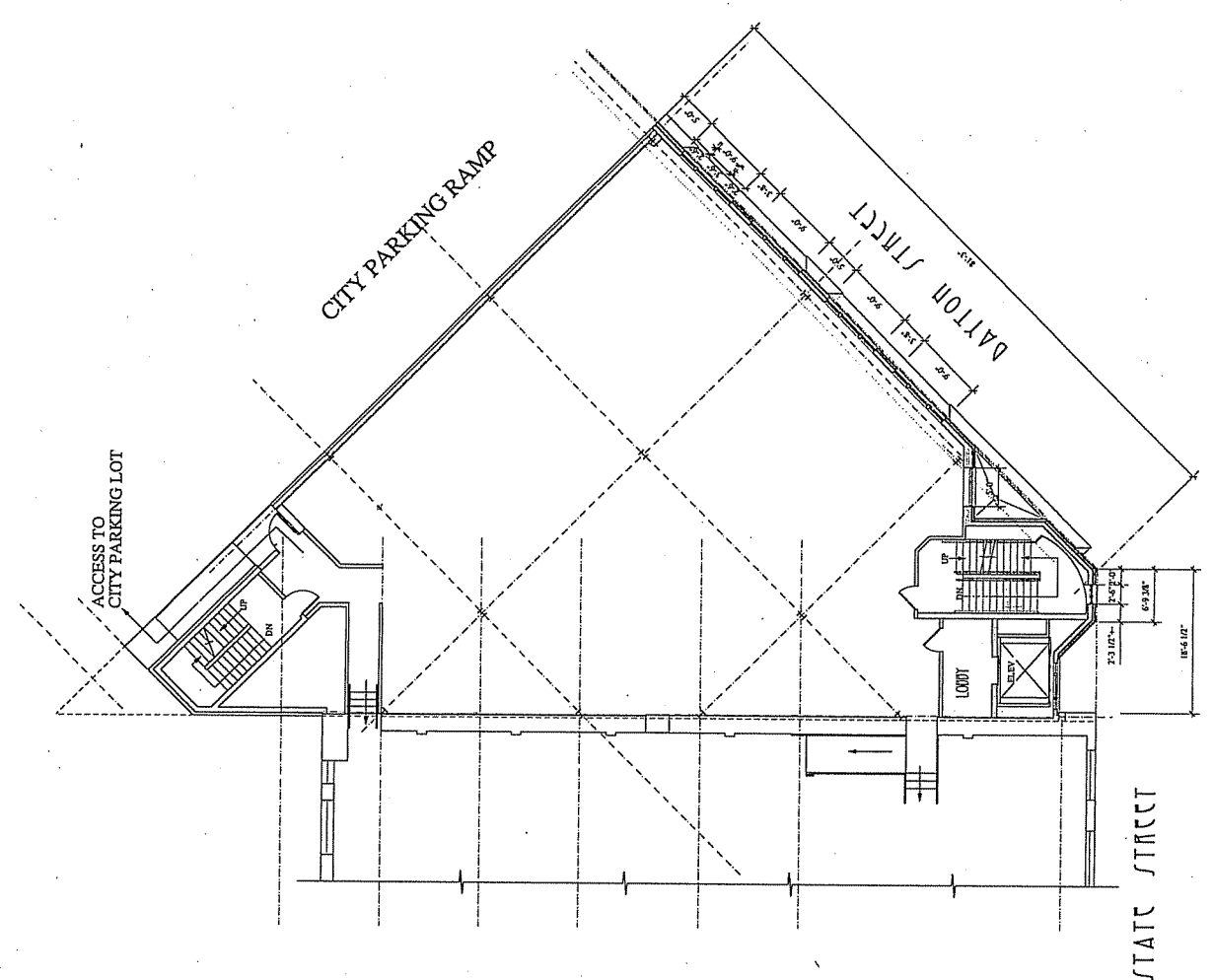
REVISIONS	DATE	BY	DESCRIPTION

DATE: 1 MARCH 2006
SCALE: AS NOTED
PROJECT: 202 STATE STREET
DRAWN BY: JPEKSTROM EJE
DRAWING NUMBER:

SECOND FLOOR PLAN
DRAWING NUMBER:

1. SECOND FLOOR PLAN
2. 1/8" = 1'-0"

A-I.2





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116 East Dayton Street
Dayton, OH 45402
608-31-7166 Phone
608-31-7166 Fax
www.architecture-network.net

LEGEND

	EXISTING WALL TO REMAIN
	NEW EXTERIOR WALL
	NEW INTERIOR WALL
	EXISTING DOOR TO REMAIN
	NEW DOOR

PROJECT: FOURTH FLOOR ADDITION
&
FACADE
RENOVATION
TO:
202
STATE
STREET

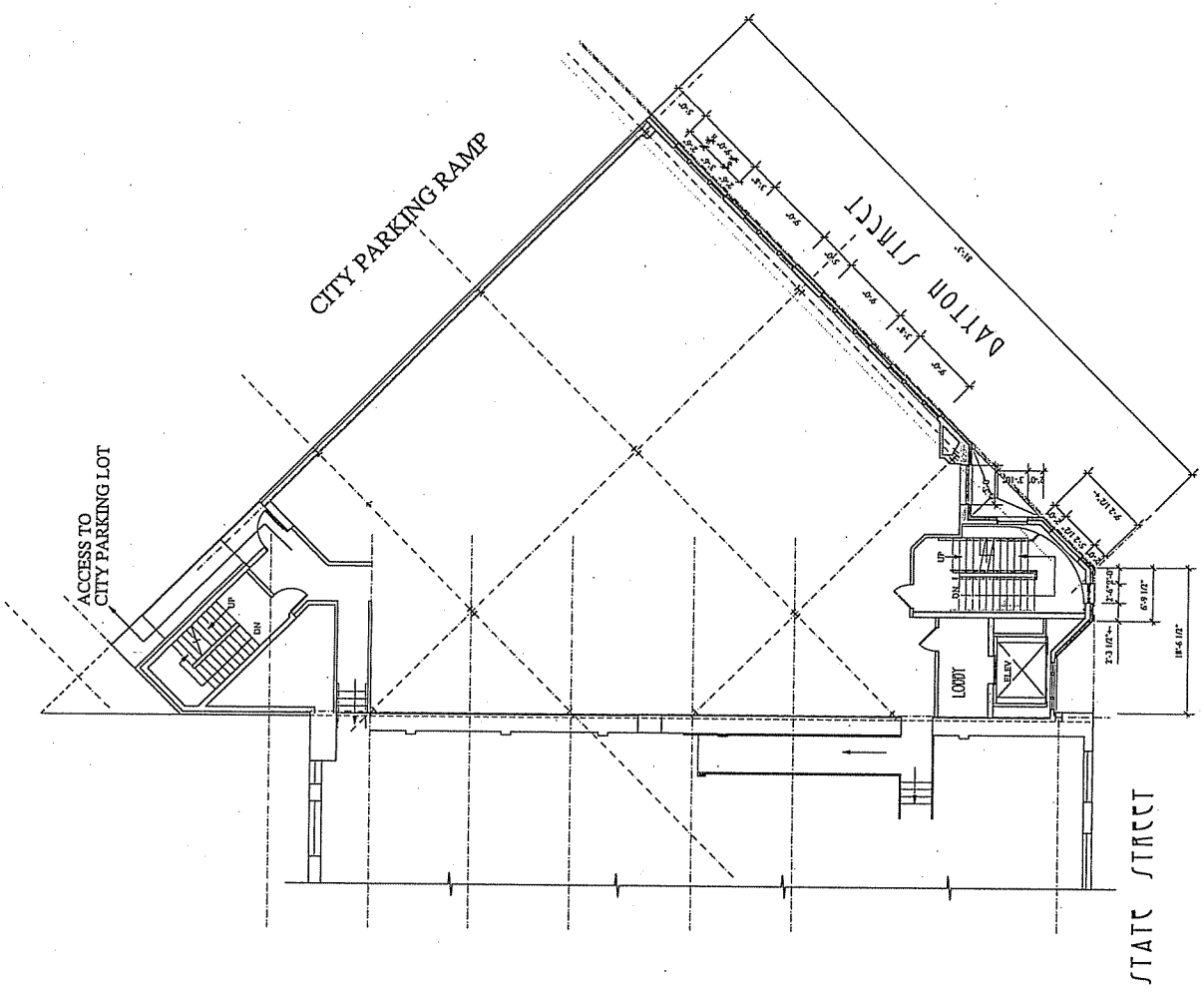
REVISIONS

NO.	DESCRIPTION

DATE: 1 MARCH 2006
SCALE: AS NOTED
DES. & LIT. T.
PROJECT: Kopl
DRAWN BY: J.P. EKSTROM EJE
DRAWING NAME:

THIRD FLOOR
PLAN

DRAWING NUMBER:
A-1.3



1 THIRD FLOOR PLAN
A1.3 Scale: 1/8" = 1'-0"

LEGEND

	EXISTING WALL TO REMAIN
	NEW EXTERIOR WALL
	NEW INTERIOR WALL
	EXISTING DOOR TO REMAIN
	NEW DOOR

PROJECT: FOURTH FLOOR ADDITION
AND
RENOVATION
OF
202
STATE
STREET

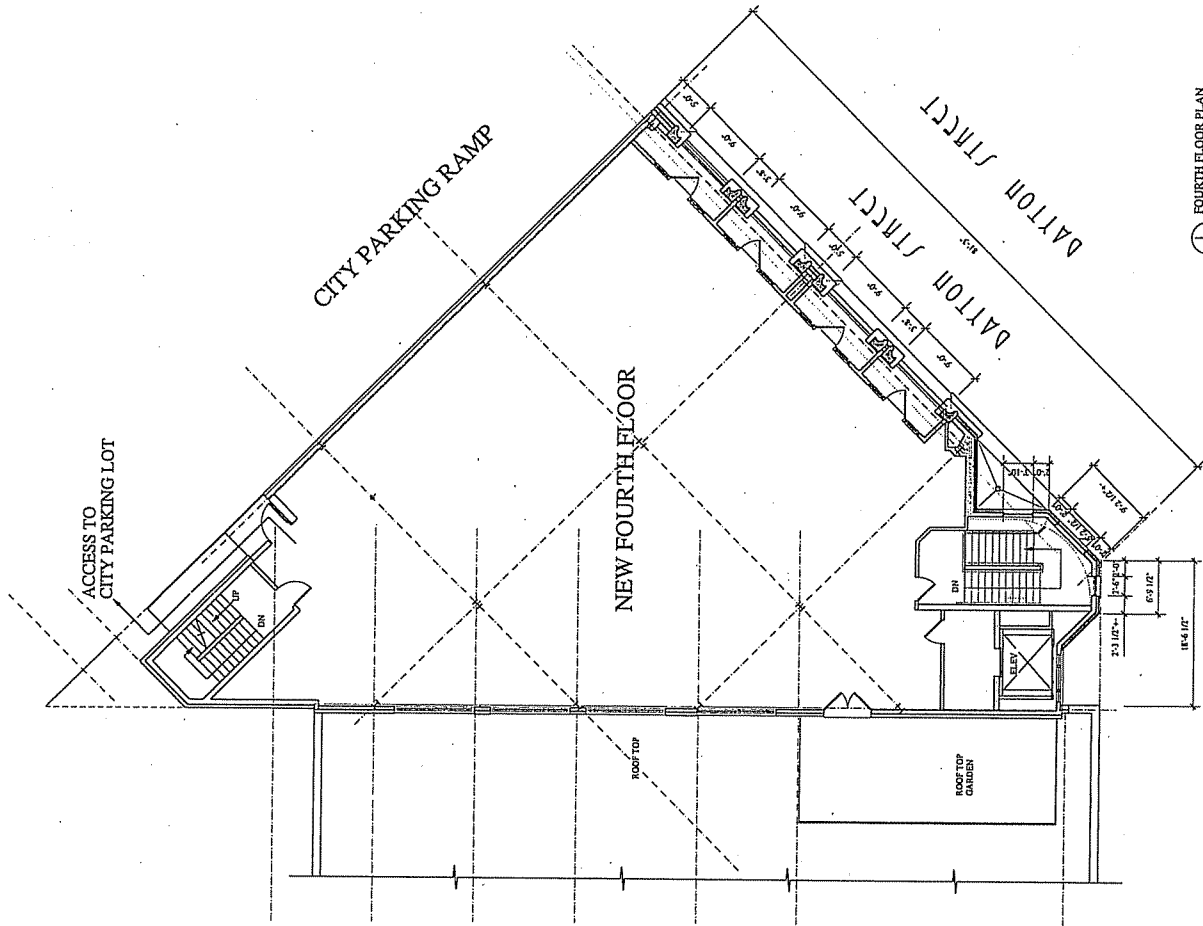
REVISIONS

DATE: 1 MARCH 2006
SCALE: AS NOTED
PROJECT: 02-01187
DRAWN BY: J. PEKSTROM
EJE
DRAWING NUMBER:

FOURTH FLOOR
PLAN

DRAWING NUMBER:

A-1.4



FOURTH FLOOR PLAN
Scale: 1/8" = 1'-0"

STATE STREET

PHASE I

architecture network, inc.
 116 East Dwyer Street
 Madison, WI 53703
 608-591-7275 Phone
 www.architecturenw.com

GENERAL EXTERIOR NOTES:
 2x4 BRONZE STOREFRONT W/
 SIMULATED DIVIDED LIGHT
 SALVAGED INDIANA LIMESTONE
 SALVAGED LIMESTONE PANELS
 BRONZE SPANDREL PANELS
 SALVAGED EXTERIOR LIGHTS

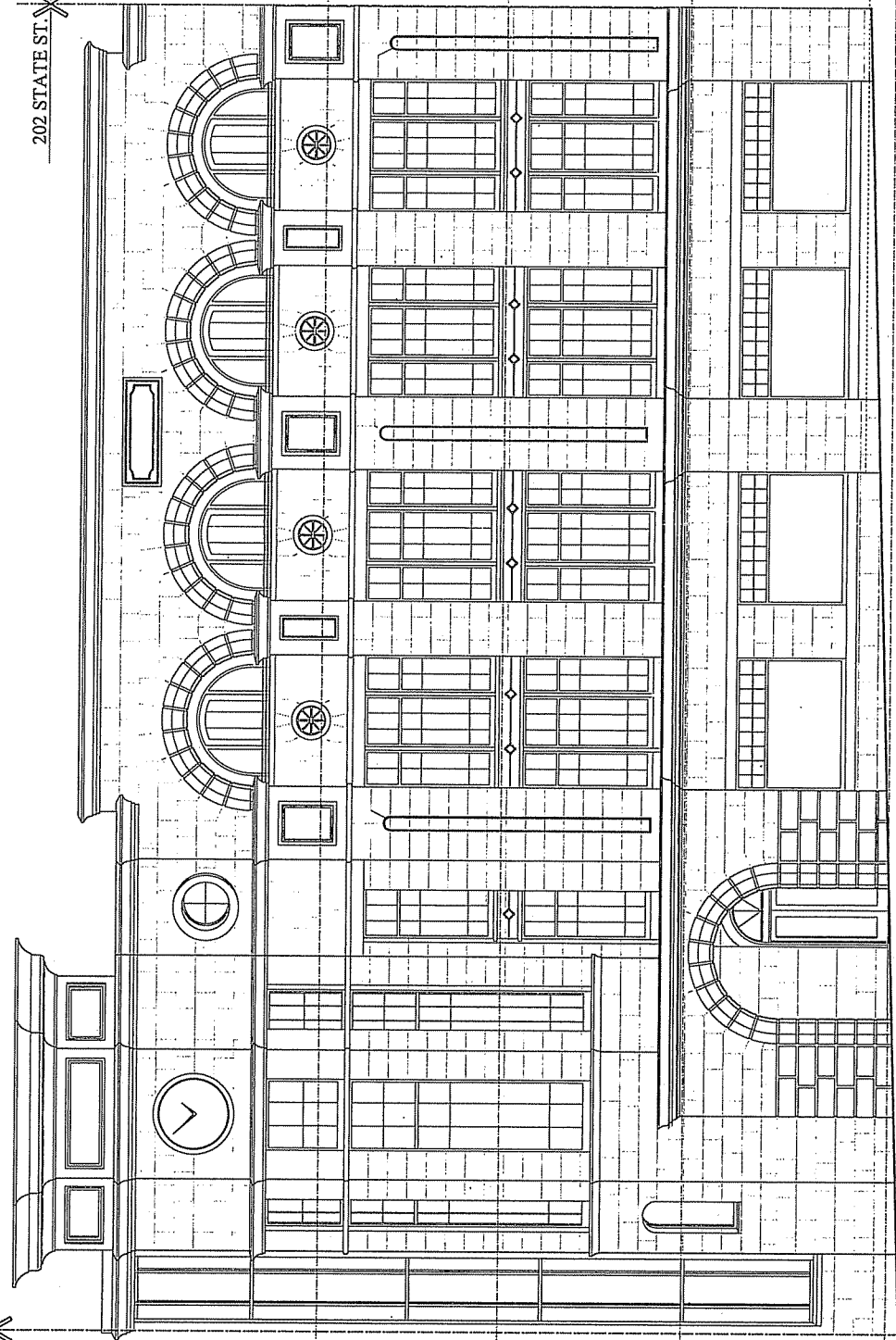
PROJECT: FOURTH FLR. ADDITION
 PLACE
 REVISION TO
 202
 STATE
 STREET

DATE	1 MARCH 2006
SCALE	AS NOTED
PROJECT	Kop21
DRAWN BY	J.P. EKSTROM
DRAWING NAME	

EXTERIOR ELEVATIONS
 DRAWING NUMBER:

A-2.0

204 STATE ST. X 202 STATE ST. CITY RAMP



FOURTH FLOOR LINE
 FINISHED ELEV 77'-1"

THIRD FLOOR LINE
 FINISHED ELEV 64'-4"

SECOND FLOOR LINE
 FINISHED ELEV 42'-0"

FIRST FLOOR LINE
 FINISHED ELEV 24'-0"

BASEMENT FLOOR LINE
 FINISHED ELEV 14'-0"

1 ELEVATION
 1/32" SCALE: 1/4" = 1'-0"

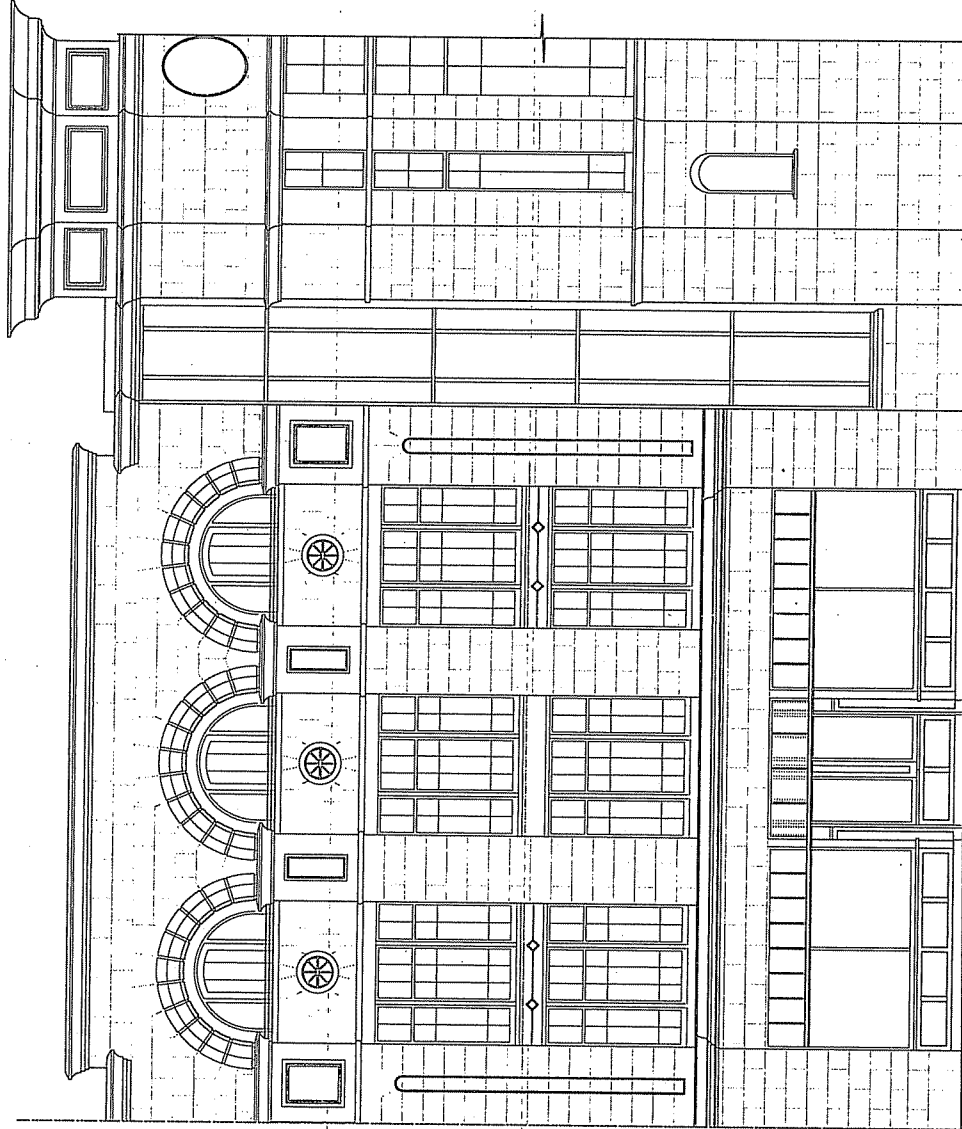
12

PHASE II

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16 East Dayton Street
Madison, WI 53703
608-787-7755 phone
608-787-7757 fax
www.architecturenw.com

GENERAL EXTERIOR NOTES:
2-4 BRONZE STOREFRONT W/
SIMULATED DIVIDED LIGHT
ALUMINUM STOREFRONT
SALVAGED INDIANA LIMESTONE
SALVAGED LIMESTONE PANELS
BRONZE SPANDREL PANELS



PROJECT: FURTHLEPP LABORRY
202
MADISON, WISCONSIN

202
STATE
STREET

REVISIONS:

NO.	DESCRIPTION	DATE

DATE:	1 MARCH 2006
SCALE:	AS SHOWN
PROJECT:	Kop4
DRAWN BY:	J.P. EKSTROM
DRAWING NAME:	

1 ELEVATION
A-1 Scale: 1/4" = 1'-0"

EXTERIOR
ELEVATIONS

DRAWING NUMBER:

A-2.1