

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
<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>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

LANGDON STREET

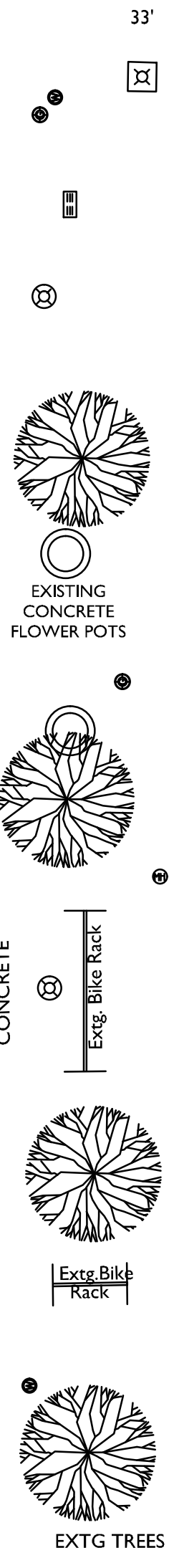
CURB & GUTTER

Curb Cut

CONCRETE SIDEWALK

STATE STREET
24.2' WIDE TRAVELED WAY

CURB & GUTTER



EXTG FIRE HYD.

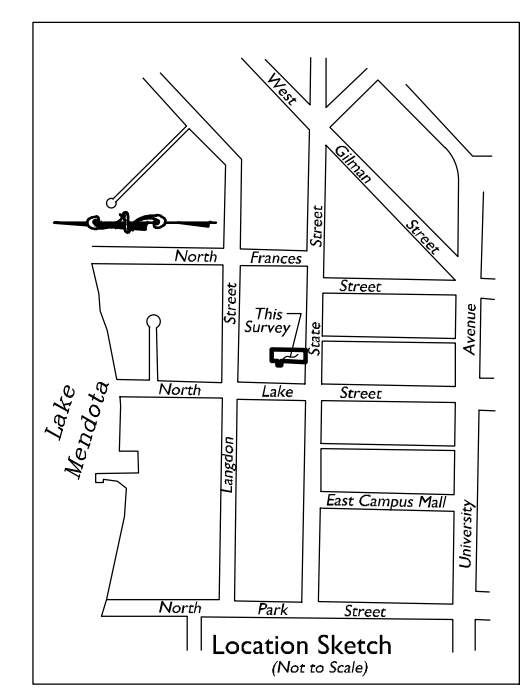
SHEET INDEX

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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:

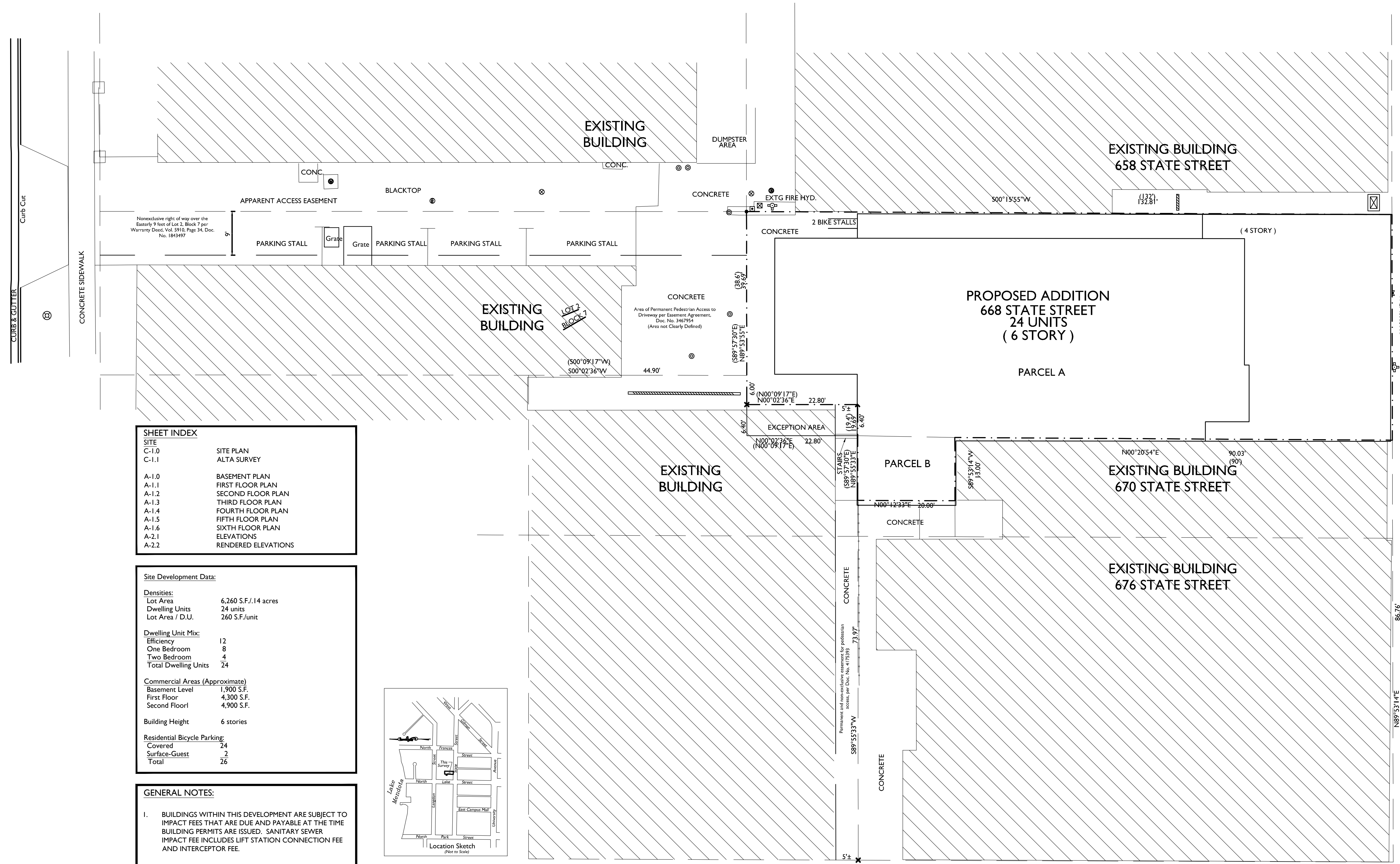
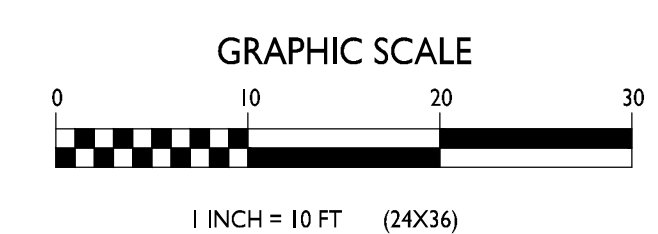
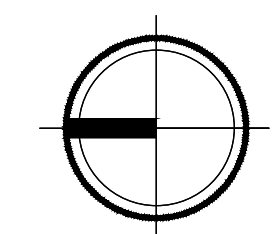
Densities:	
Lot Area	6,260 S.F./1.14 acres
Dwelling Units	24 units
Lot Area / D.U.	260 S.F./unit
Dwelling Unit Mix:	
Efficiency	12
One Bedroom	8
Two Bedroom	4
Total Dwelling Units	24
Commercial Areas (Approximate)	
Basement Level	1,900 S.F.
First Floor	4,300 S.F.
Second Floor	4,900 S.F.
Building Height	
	6 stories
Residential Bicycle Parking:	
Covered	24
Surface-Guest	2
Total	26

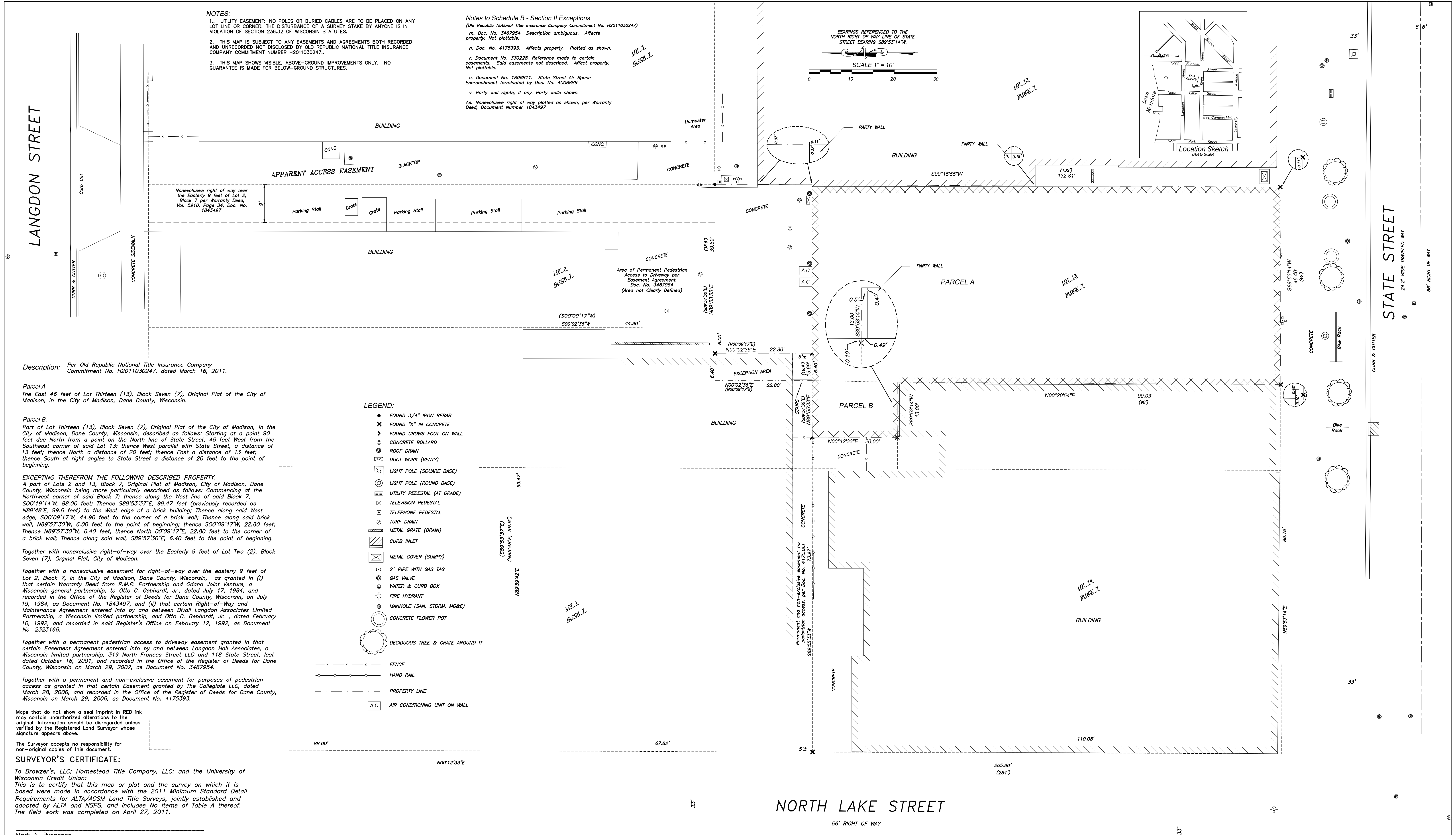
- GENERAL NOTES:**
- BUILDINGS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED. SANITARY SEWER IMPACT FEE INCLUDES LIFT STATION CONNECTION FEE AND INTERCEPTOR FEE.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED 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.



SITE PLAN
C-1.0 1" = 10'

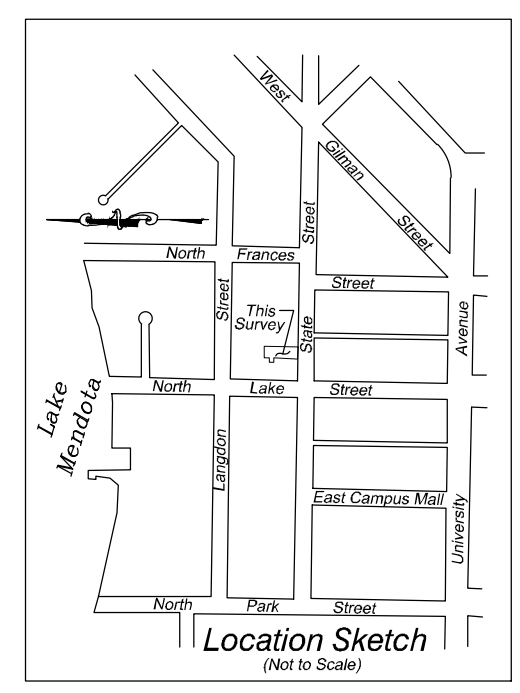
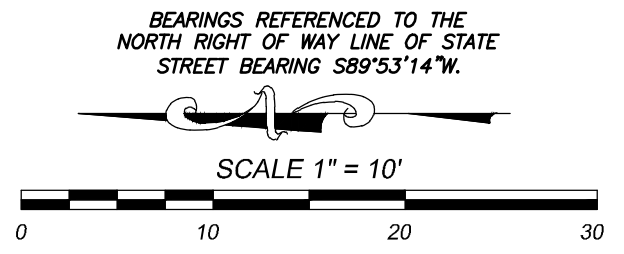
NORTH LAKE STREET
66' RIGHT OF WAY





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



LANGDON STREET

STATE STREET

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.

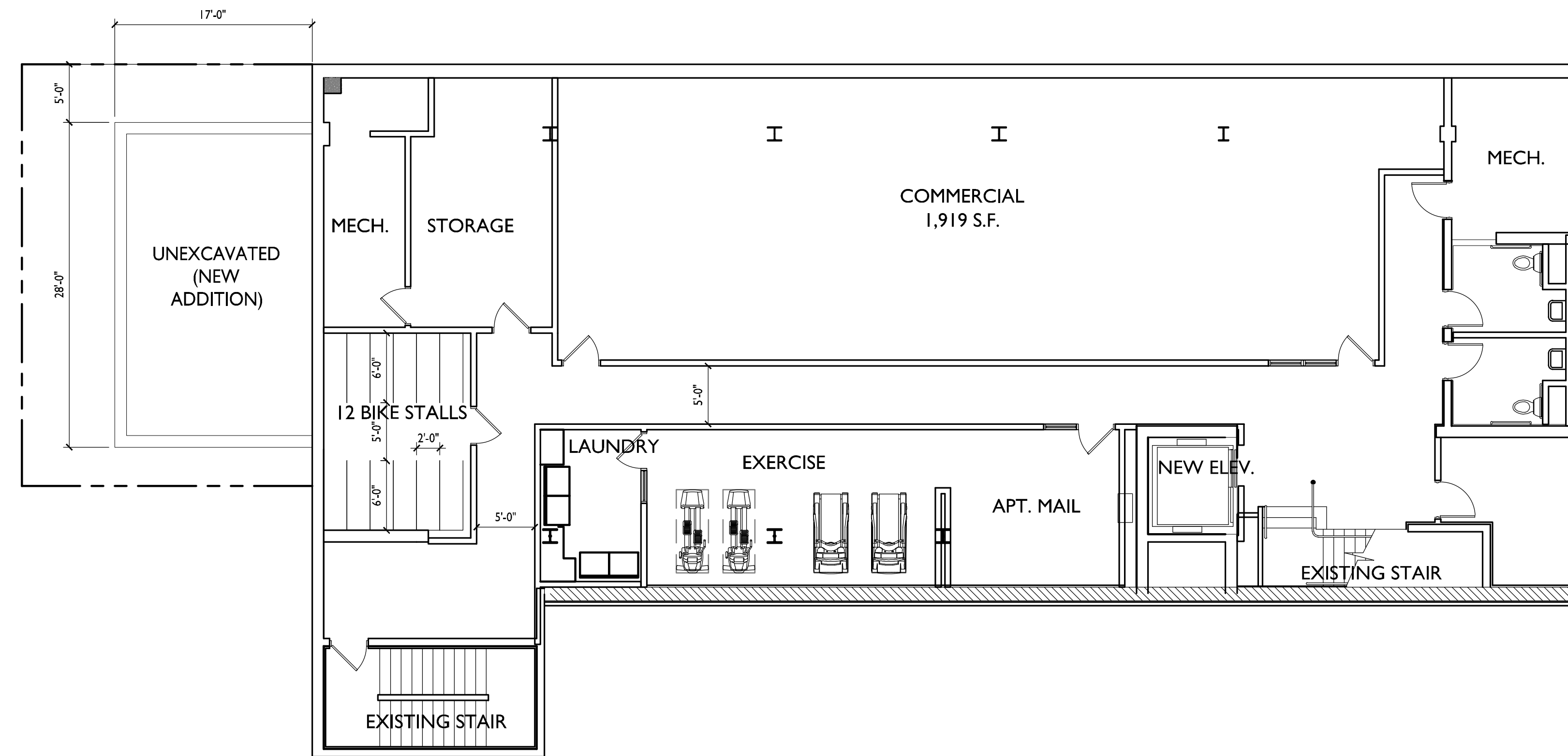
PREPARED FOR:
BROWZERS, LLP
 513 N. LAKE STREET
 MADISON, WI 53703
 608-576-1132

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

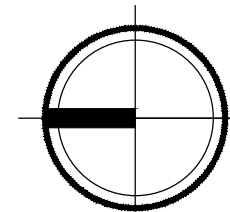


ISSUED
Issued for Land Use Submittal - June 14, 2017

PROJECT TITLE
668 State Street
Vertical Expansion

668 State Street
Madison, Wisconsin
SHEET TITLE
Basement Floor

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



SHEET NUMBER

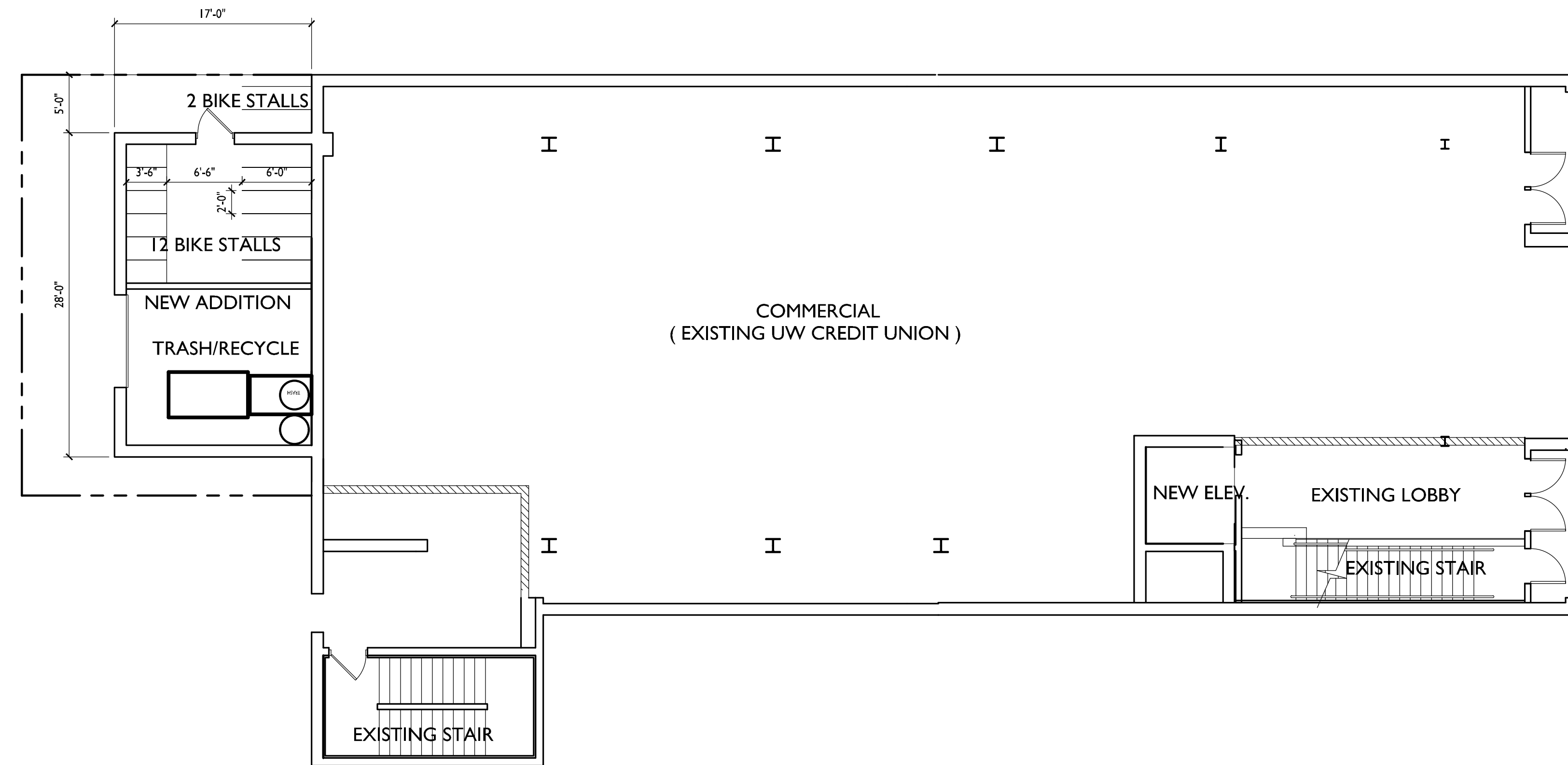
A-1.0

PROJECT NO. **1706**
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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
First Floor Plan

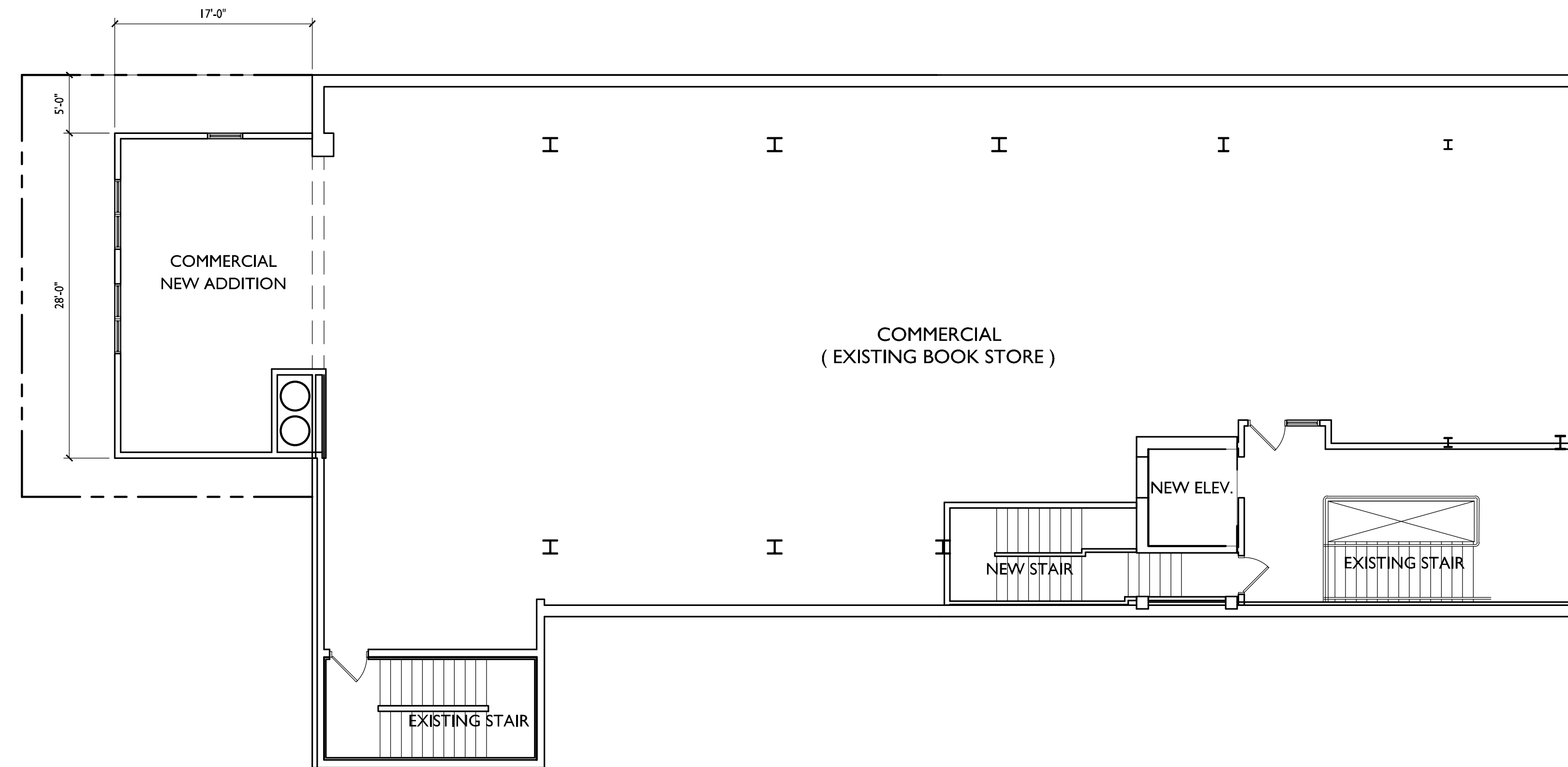
FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0"



SHEET NUMBER

A-1.1

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



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" 

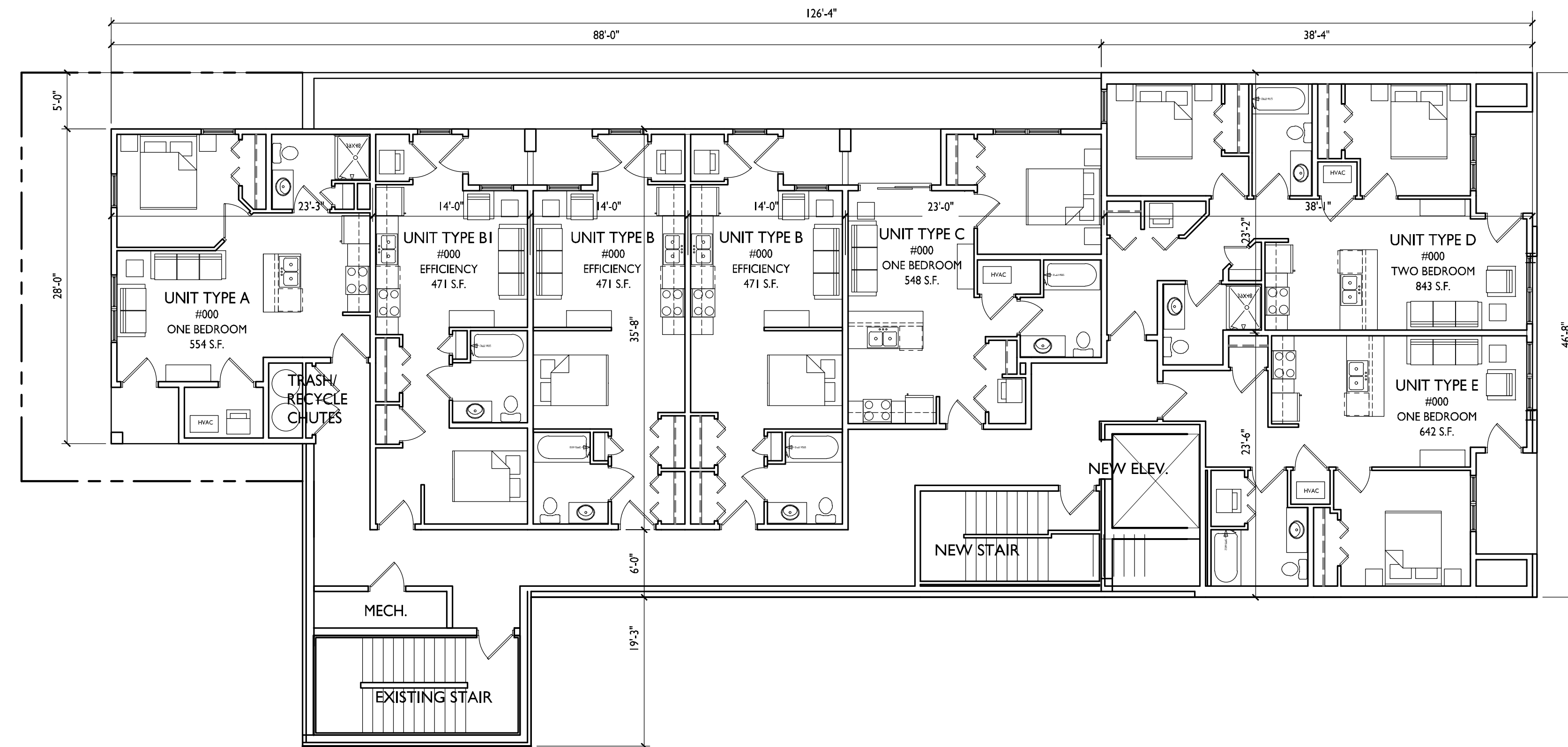
SHEET NUMBER

A-1.2
 PROJECT NO. 1706
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knothe • bruce
ARCHITECTS

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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
Third Floor Plan

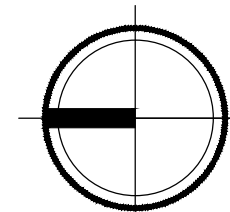
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A-1.3

PROJECT NO. **1706**

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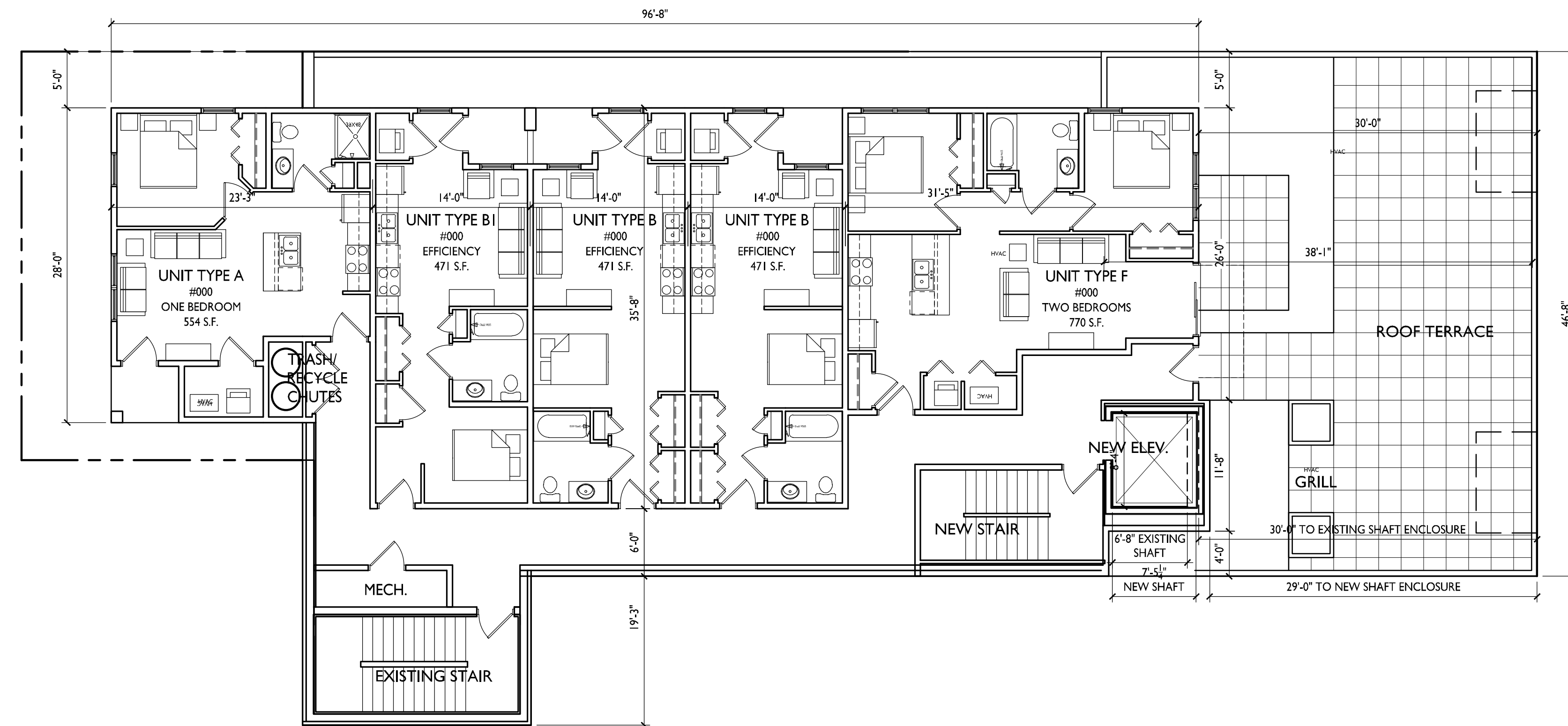
1
A-1.3
THIRD FLOOR PLAN
1/8" = 1'-0"





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

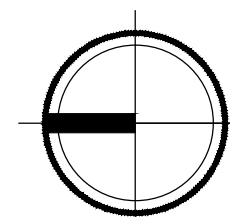


ISSUED
Issued for Land Use Submittal - June 14, 2017

PROJECT TITLE
668 State Street
Vertical Expansion

668 State Street
Madison, Wisconsin
SHEET TITLE
Fifth Floor Plan

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



SHEET NUMBER

A-1.5

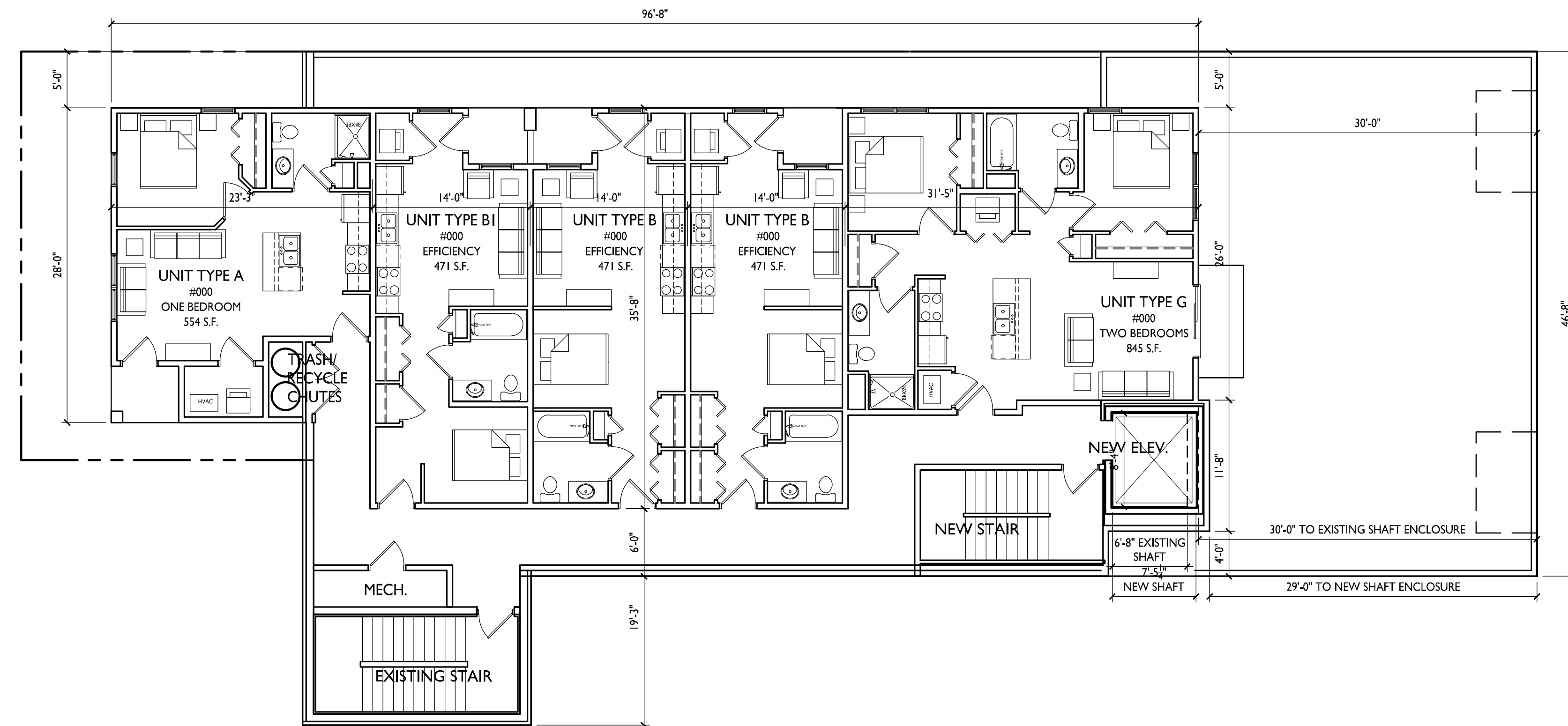
PROJECT NO. **1706**

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ARCHITECTS

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

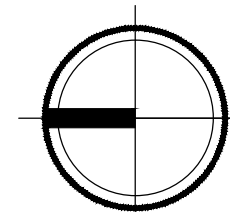


ISSUED
Issued for Land Use Submittal - June 14, 2017

PROJECT TITLE
668 State Street
Vertical Expansion

668 State Street
Madison, Wisconsin
SHEET TITLE
Sixth Floor Plan

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

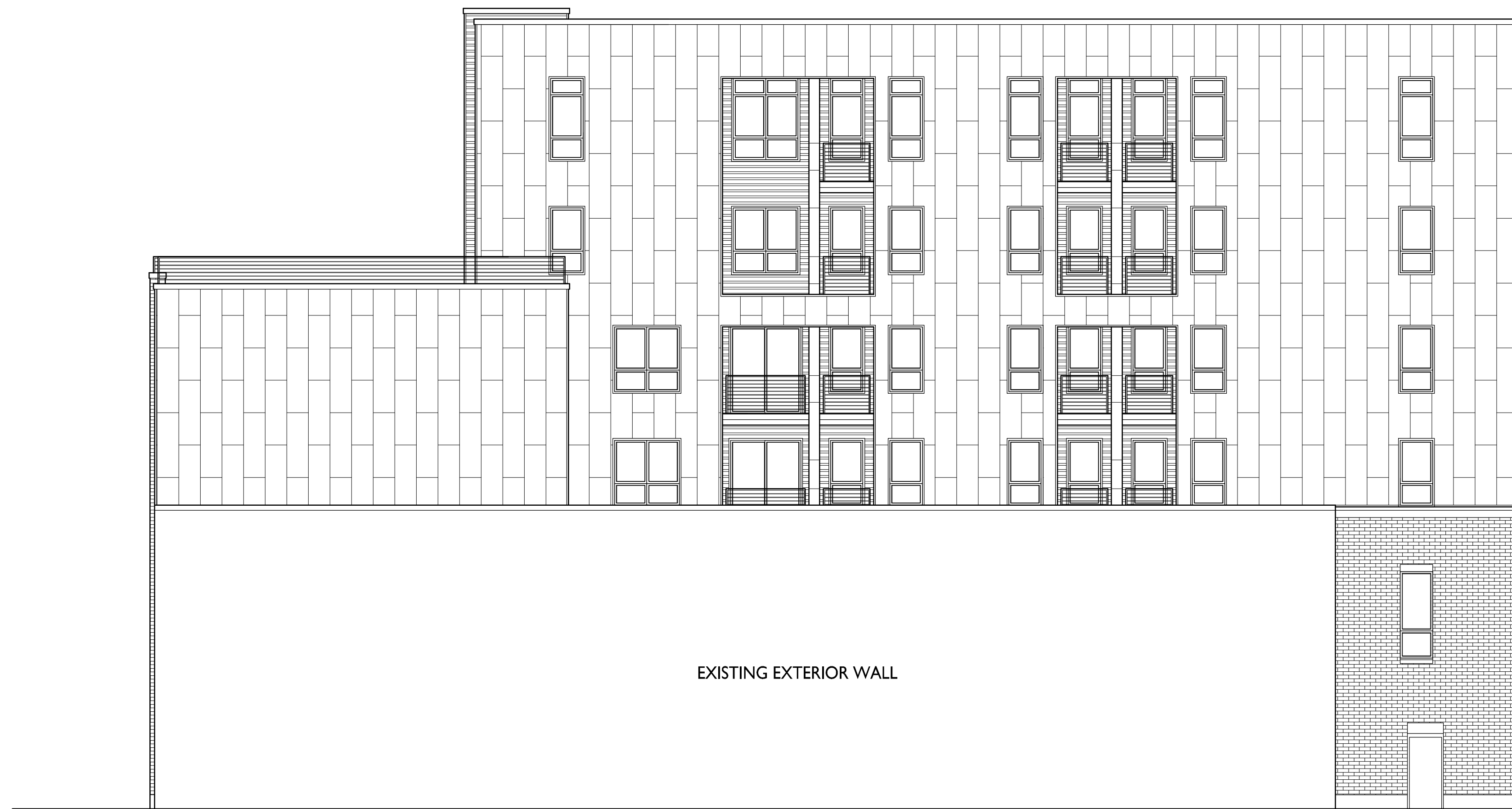


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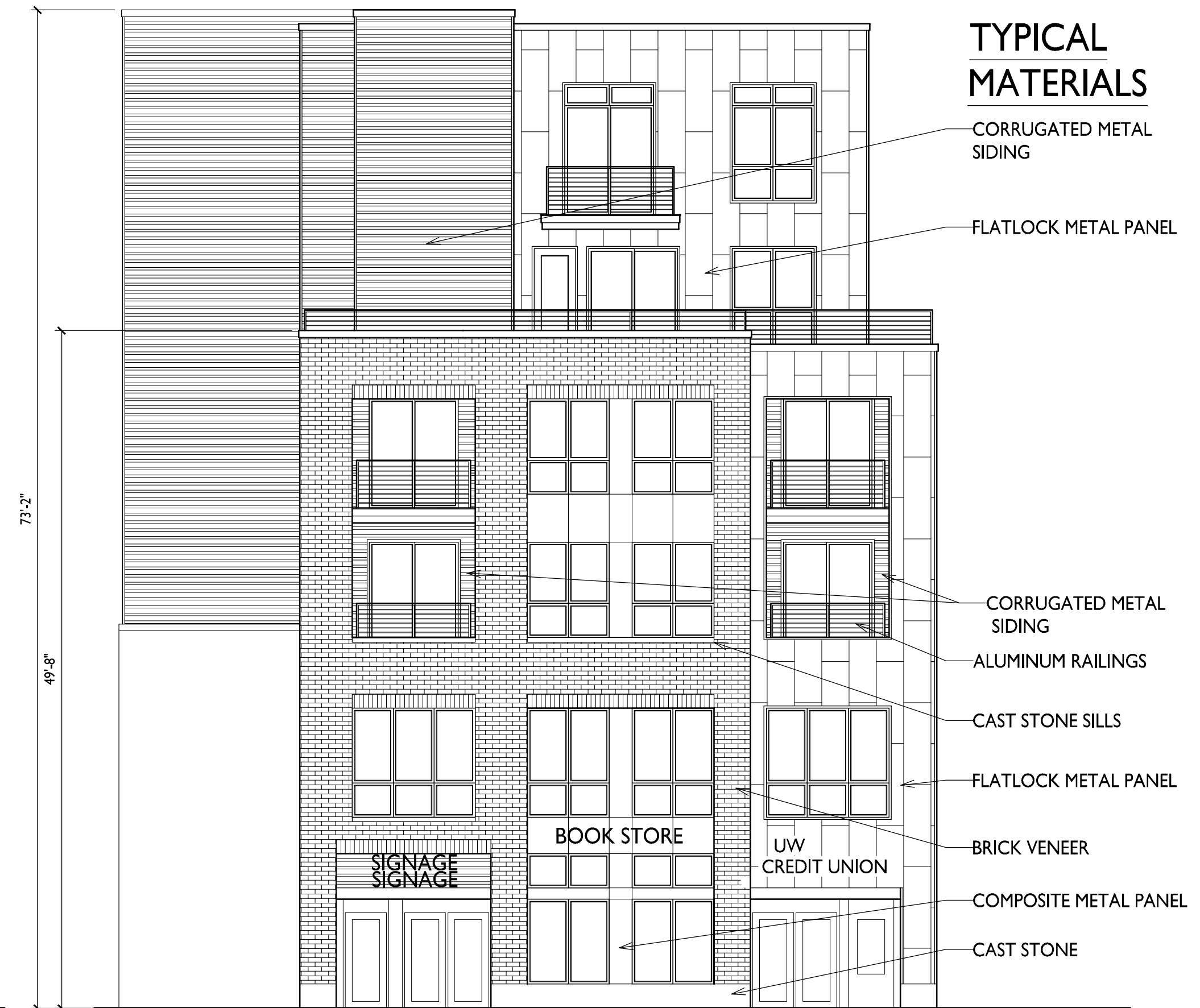
A-1.6

PROJECT NO. **1706**

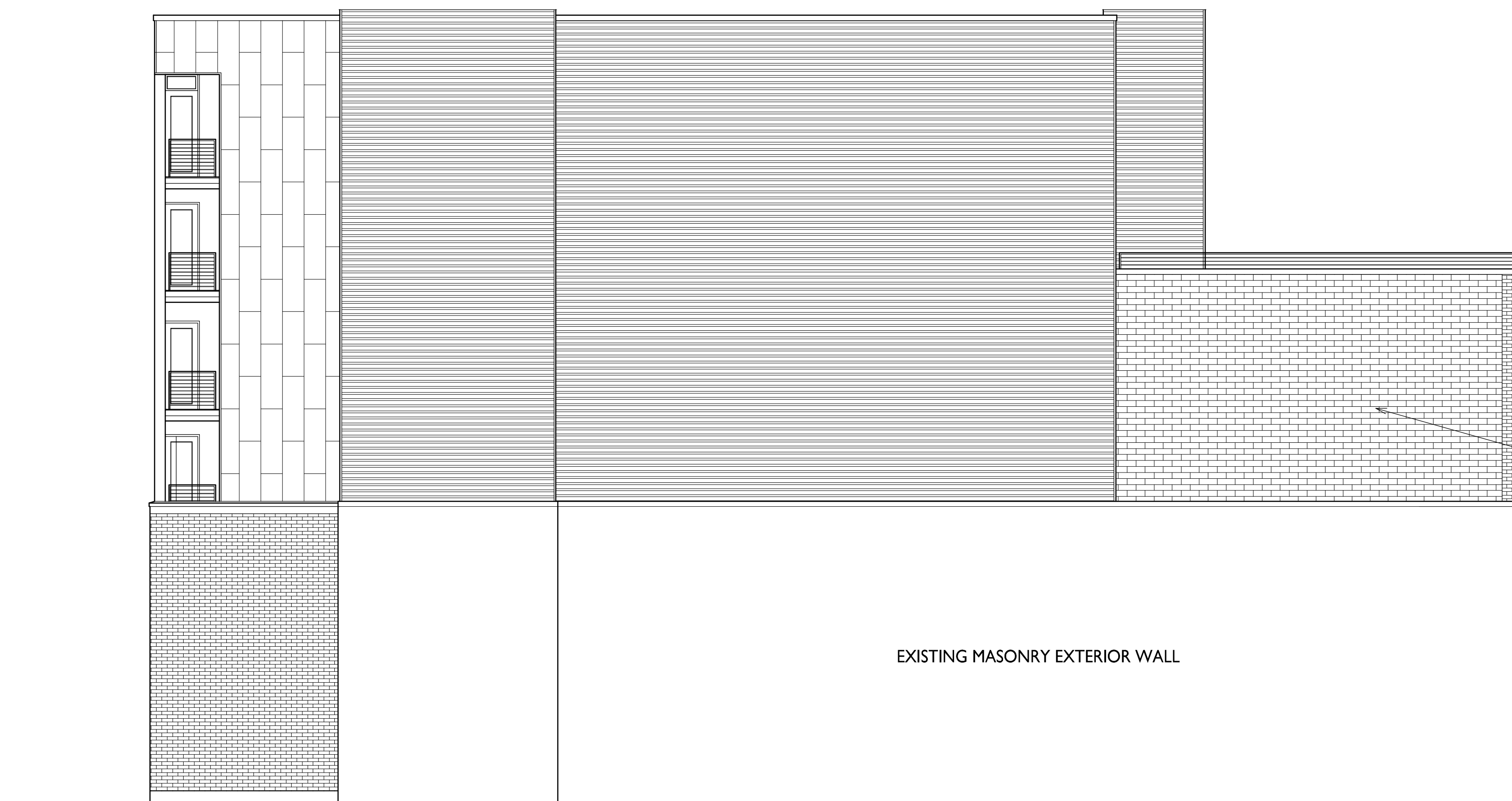
© Knothe & Bruce Architects, LLC



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



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



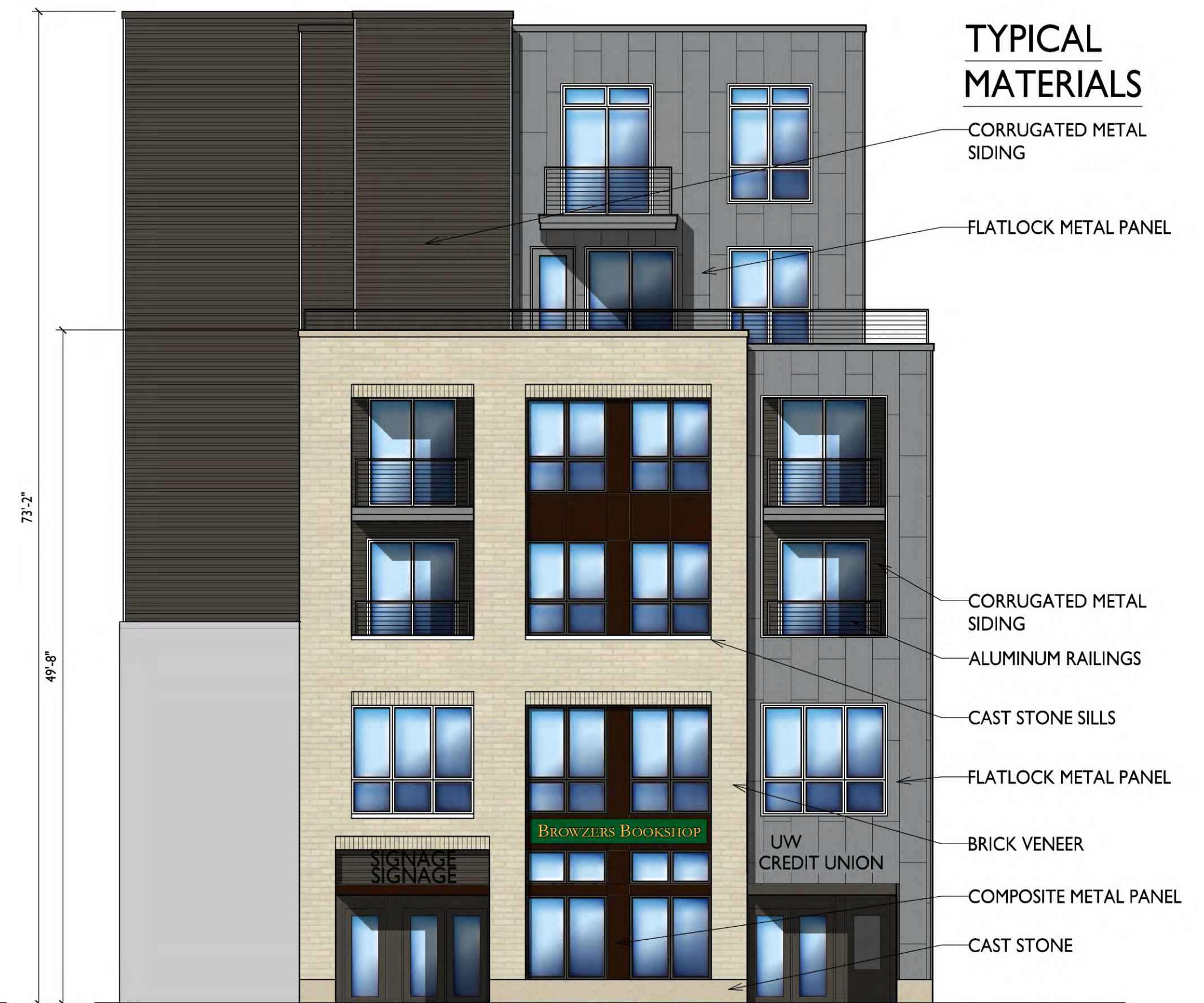
3 WEST SIDE ELEVATION
A-2.1 1/8"=1'-0"



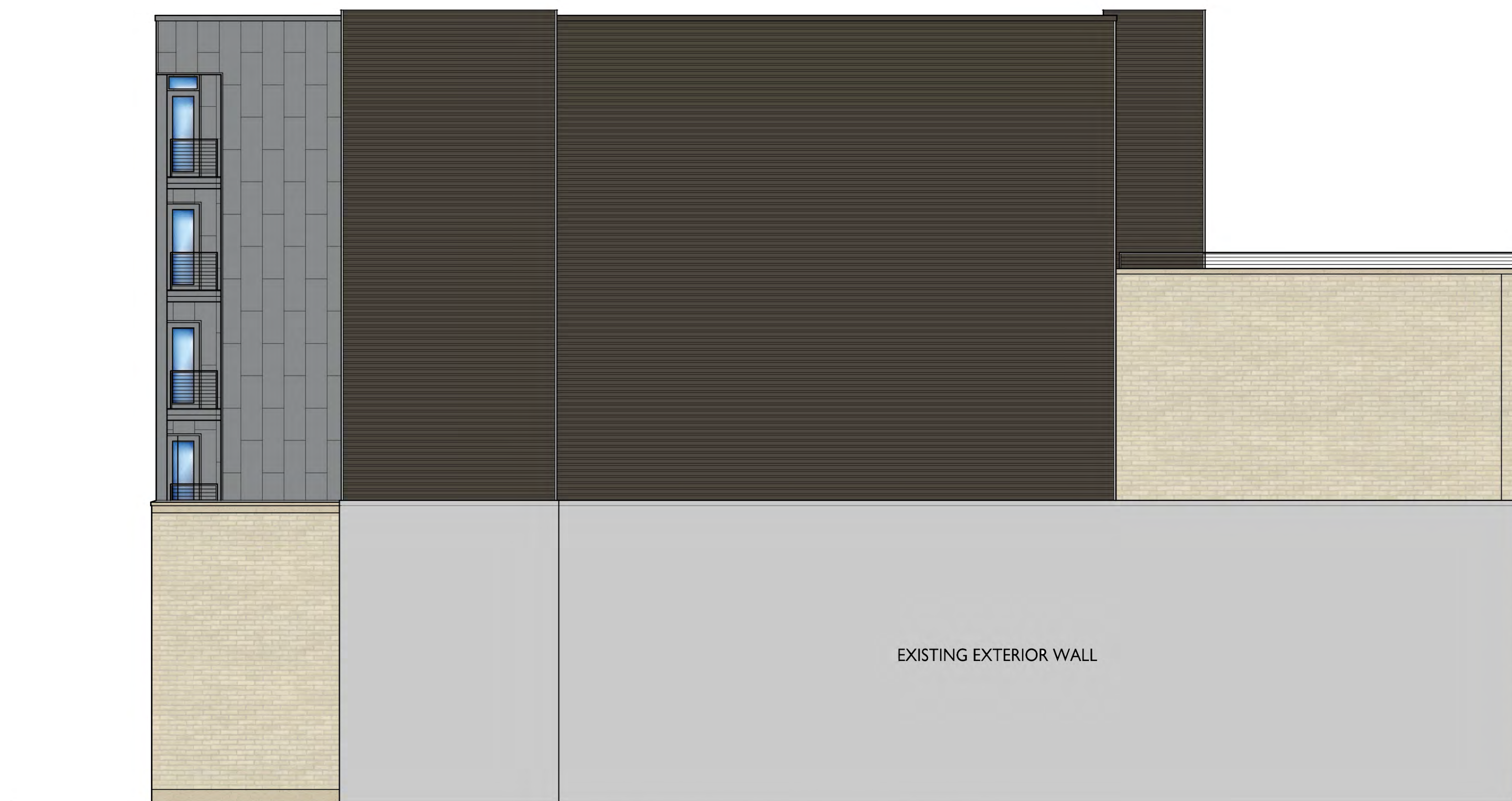
4 REAR NORTH ELEVATION
A-2.1 1/8"=1'-0"



○ EAST SIDE ELEVATION



○ FRONT SOUTH ELEVATION



○ WEST SIDE ELEVATION



○ REAR NORTH ELEVATION



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





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

