

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_

02896

DATE SUBMITTED: <u>1 FEB. 2006</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>22 FEB. 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 202 STATE ST MADISON WI

ALDERMANIC DISTRICT: \_\_\_\_\_

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
RIFKEN PROPERTIES LLC JASON EKSTROM  
(MARTY RIFKEN)

CONTACT PERSON: JASON EKSTROM  
Address: 116 E. DAYTON ST  
MADISON WI 53703  
Phone: 608 251-7515 EXT 26  
Fax: 608 251-7566  
E-mail address: JASON\_ARCHNET@TDS.NET

TYPE OF PROJECT:  
(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_



\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



116 E. Dayton St.  
Madison, WI 53703

608.251.7515  
608.251.7566 FAX

31 January 2006

Urban Design 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

A handwritten signature in brown ink that reads "Arlan Kay". The signature is written in a cursive style and is positioned to the right of the typed name.







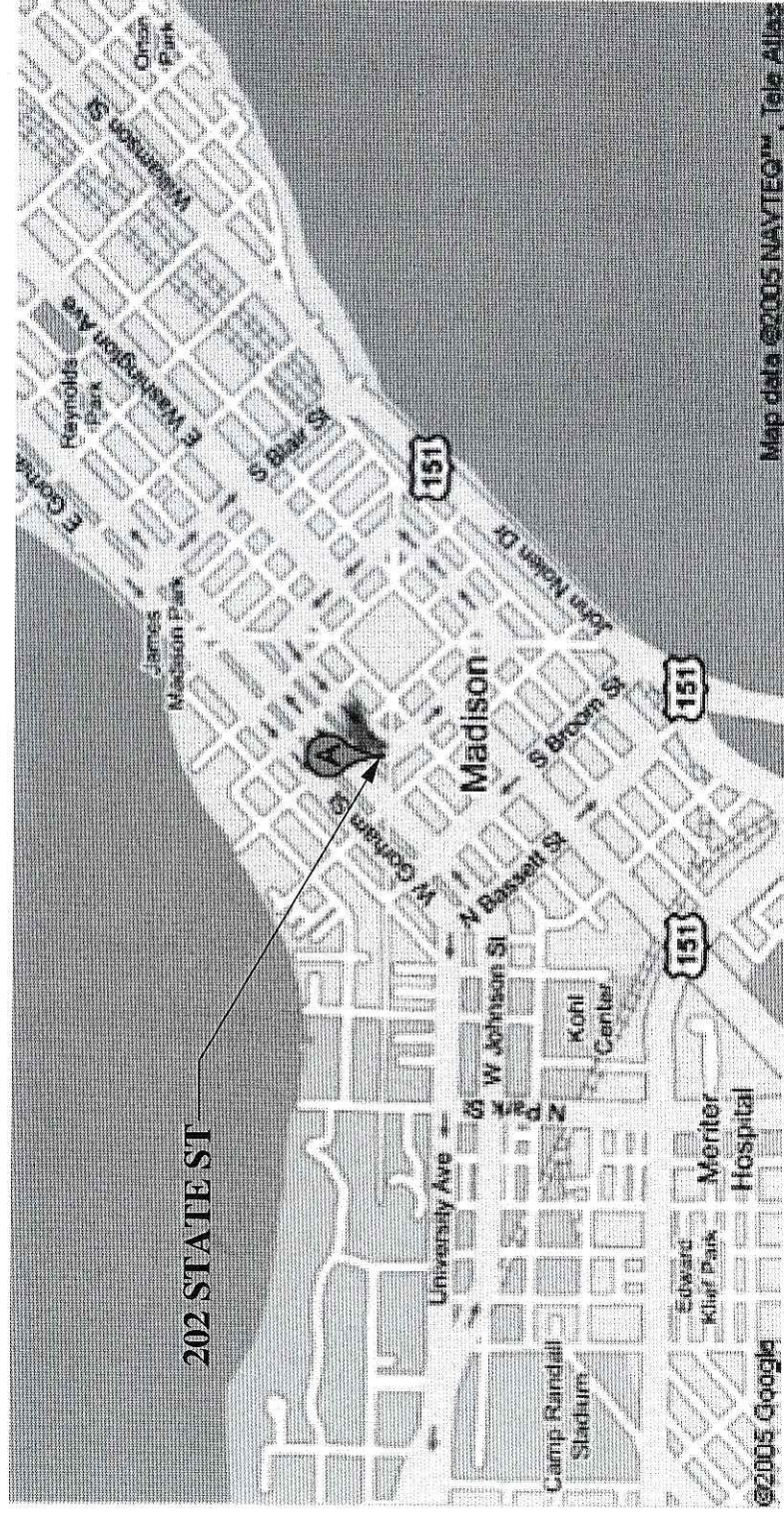
REMODEL  
TO:  
**202  
STATE  
STREET**

202 STATE ST

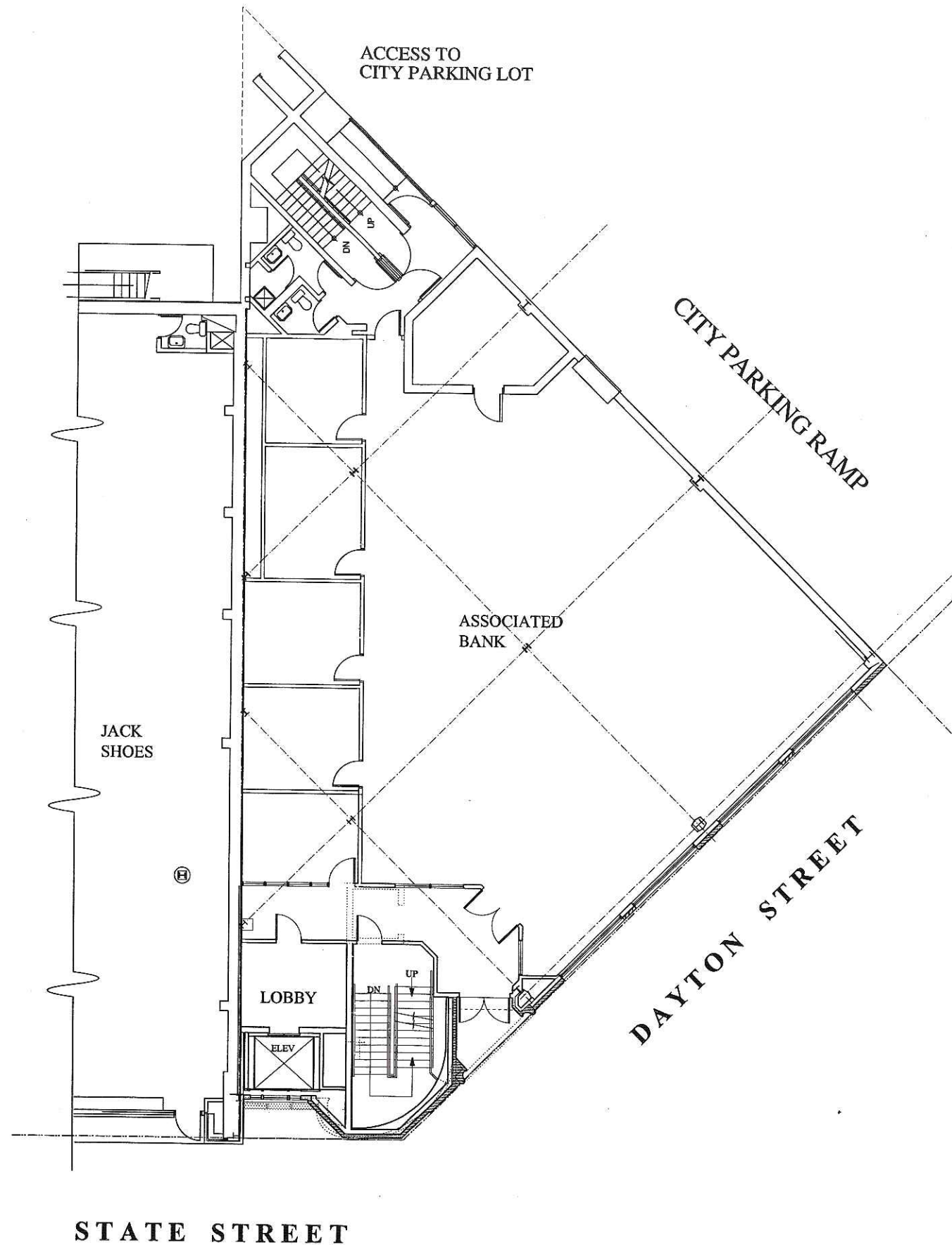
MADISON, WISCONSIN



116 East Dayton Street  
Madison, WI 53703  
608-251-7515 Phone  
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**SITE LOCATION MAP**



**STATE STREET**

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

PROJECT:

REMODEL  
TO:

**202  
STATE  
Street**

202 STATE ST

MADISON, WISCONSIN

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 1 FEB. 2006

SCALE: AS NOTED

PROJECT: K0522

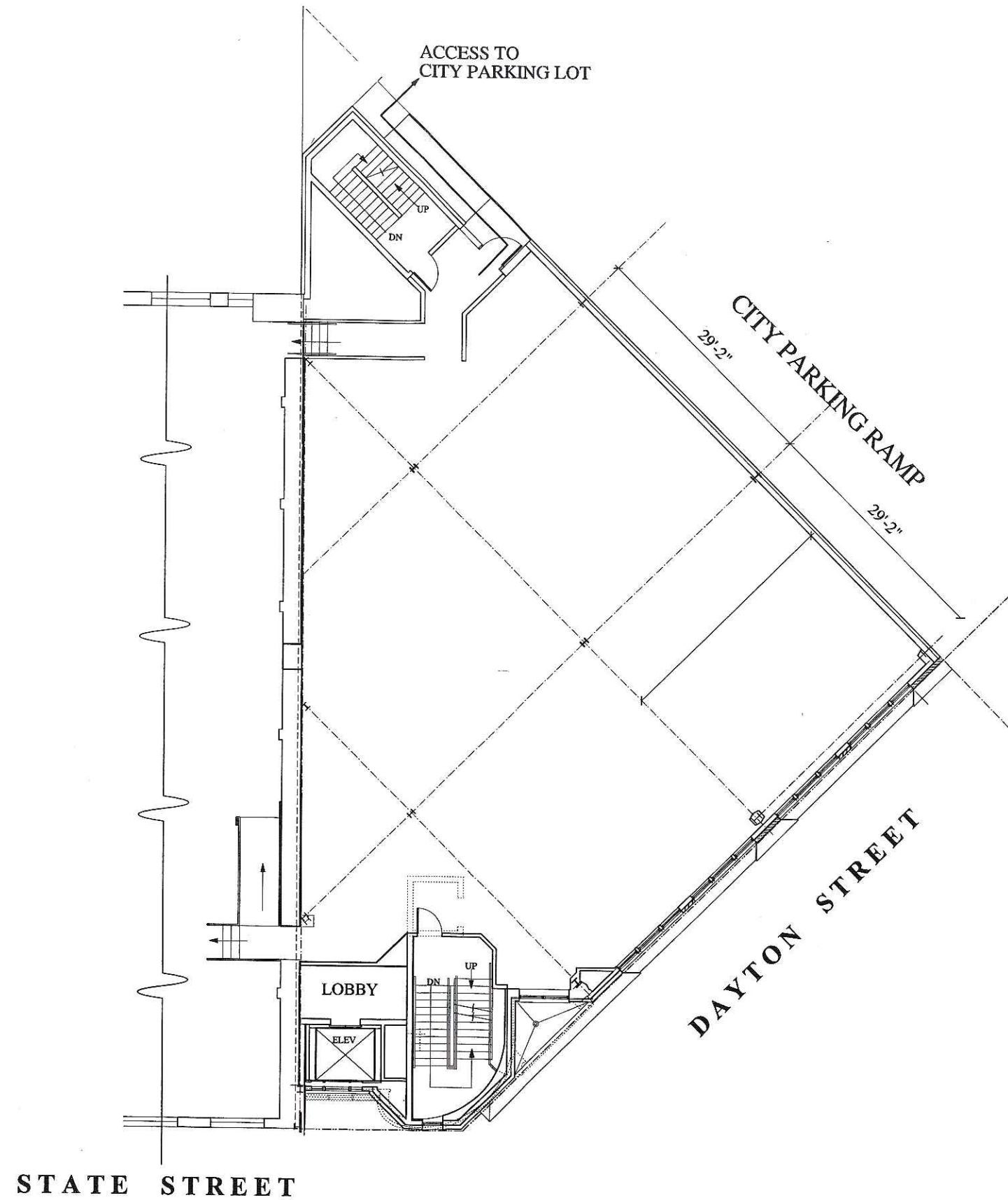
DRAWN BY: J.P. EKSTROM

DRAWING NAME:

FIRST FLOOR  
PLAN

DRAWING NUMBER:

**A-1.1**



PROJECT:

RCMPDEL  
TR:

**202  
STATE  
Street**

202 STATE ST

MADISON, WISCONSIN

REVISIONS:


DATE: 1 FEB. 2006

SCALE: AS NOTED  
50% @ 11x17

PROJECT: K0522

DRAWN BY: J.P. EKSTROM

DRAWING NAME:

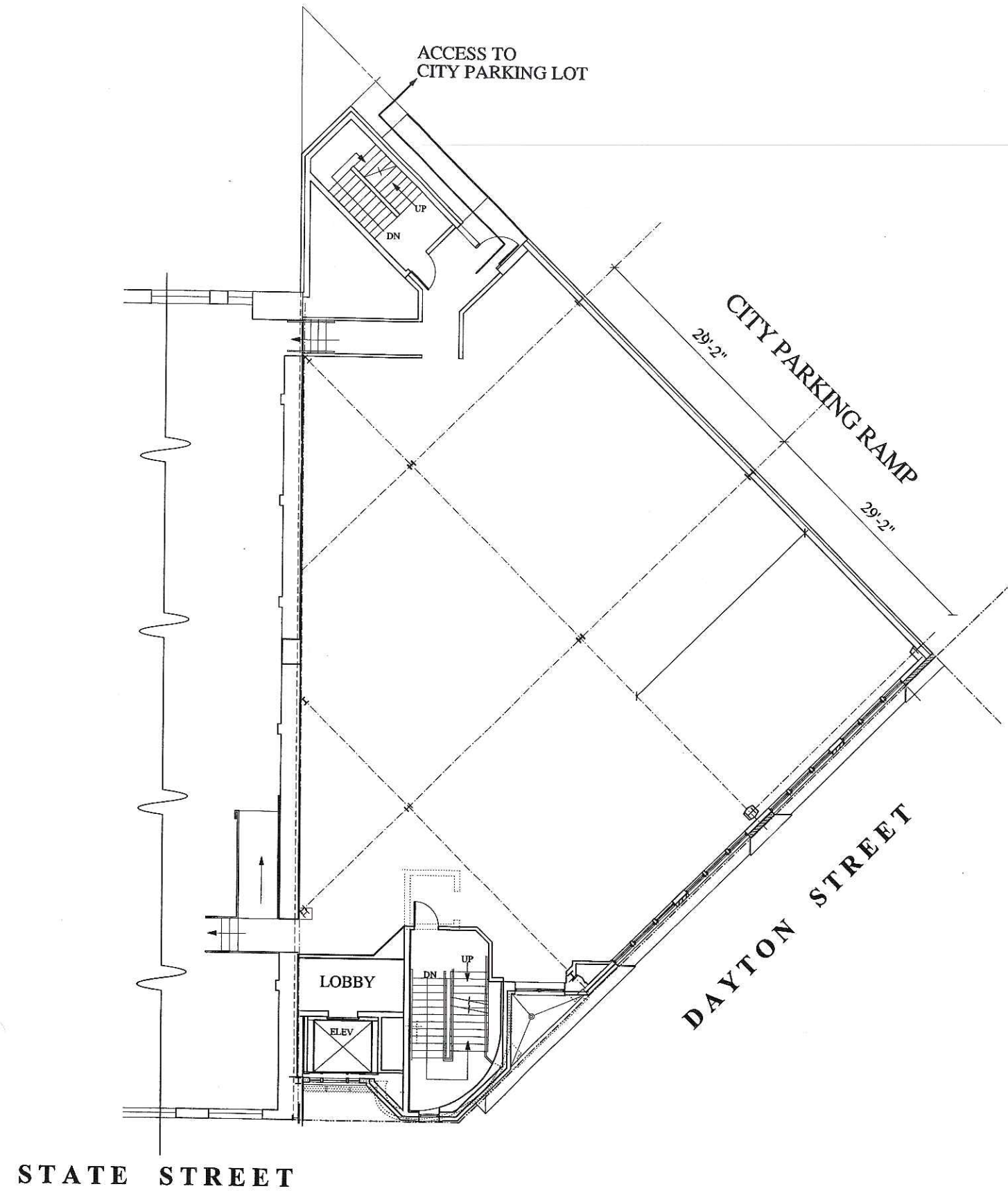
SECOND  
FLOOR PLAN

DRAWING NUMBER:

**A-I.2**

1 SECOND FLOOR PLAN  
A1.2 Scale: 1/8" = 1'-0"





PROJECT:

REMODEL  
 T9:

**202  
 STATE  
 Street**

202 STATE ST

MADISON, WISCONSIN

REVISIONS:


DATE: 1 FEB. 2006

SCALE: AS NOTED  
 50% @ 11x17

PROJECT: K0522

DRAWN BY: J.P. EKSTROM

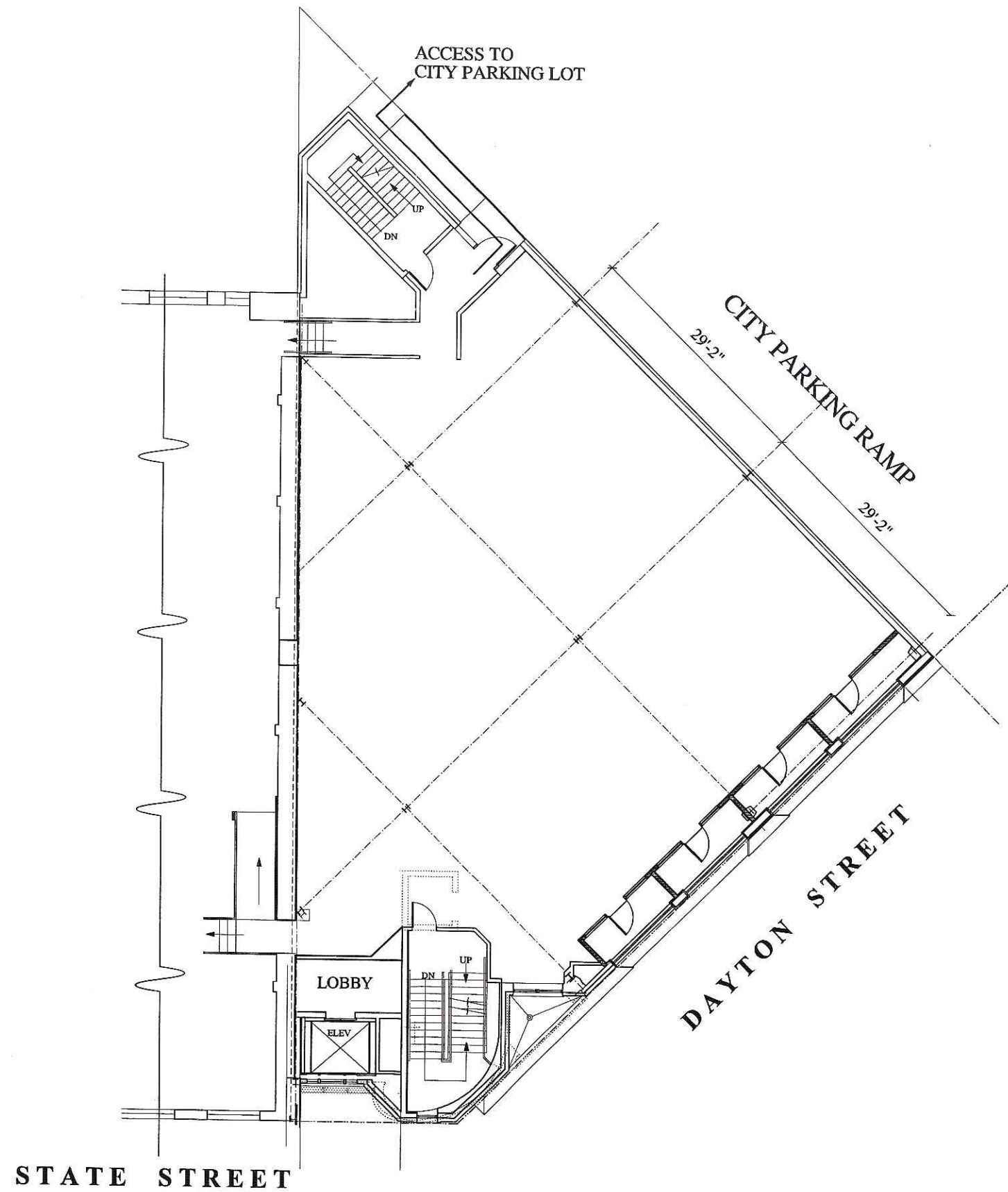
DRAWING NAME:

THIRD FLOOR  
 PLAN

DRAWING NUMBER:

**A-1.3**

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



PROJECT:

REMODEL  
TO:

**202  
STATE  
Street**

202 STATE ST

MADISON, WISCONSIN

REVISIONS:


DATE: 1 FEB. 2006

SCALE: AS NOTED  
50% @ 11x17

PROJECT: K0522

DRAWN BY: J.P. EKSTROM

DRAWING NAME:

FOURTH FLOOR  
PLAN

DRAWING NUMBER:

**A-1.4**

1 FOURTH FLOOR PLAN  
A1.4 Scale: 1/8" = 1'-0"

**PHASE TWO**  
204 STATE STREET  
FUTURE RENOVATION

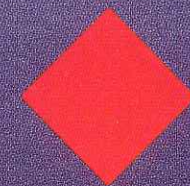
**PHASE ONE**  
202 STATE STREET EXTERIOR RENOVATION  
W/ NEW FOURTH FLOOR

EXISTING 204 STATE ST.  
HEIGHT

202 STATE ST.  
EXISTING HEIGHT

**THE RIFKEN GROUP LTD.**  
DEVELOPMENT  
BROKERAGE  
MANAGEMENT

202 STATE STREET  
MADISON - WISCONSIN



**architecture**  
network, inc.