



City of Madison Planning Division

215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 702-706 WILLIAMSON STREET Aldermanic District: 6

2. PROJECT

Date Submitted: FEBRUARY 17, 2014

Project Title / Description: COMMERCIAL AND MULTI-FAMILY HOUSING DEVELOPMENT

This is an application for: (check all that apply)

- ☐ Alteration / Addition to a Designated Madison Landmark
- ☐ Alteration / Addition to a building adjacent to a Designated Madison Landmark
- ☐ Alteration / Addition to a building in a Local Historic District (specify):
- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
- ☐ University Heights ☐ Marquette Bungalows
- ☒ New Construction in a Local Historic District (specify):
- ☐ Mansion Hill ☒ Third Lake Ridge ☐ First Settlement
- ☐ University Heights ☐ Marquette Bungalows
- ☒ Demolition
- ☐ Variance from the Landmarks Ordinance
- ☐ Referral from Common Council, Plan Commission, or other referral
- ☐ Other (specify): _____

3. APPLICANT

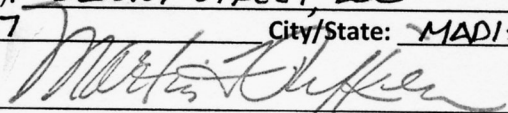
Applicant's Name: MARTIN RIFKEN Company: THE RIFKEN GROUP, LTD.

Address: P.O. BOX 2077 City/State: MADISON, WI Zip: 53701-2077

Telephone: (608) 253-4640 E-mail: MARTY@RIFKEN.COM

Property Owner (if not applicant): BLOUNT STREET LLC

Address: P.O. BOX 2077 City/State: MADISON, WI Zip: 53701-2077

Property Owner's Signature:  Date: 2/17/2014

MARTIN F. RIFKEN, MANAGING MEMBER

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

Project:

Commercial and Multi-Family housing Development

Location:

702-706 Williamson Street

Project Description:

Martin Rifken of The Rifken Group, Ltd. is in the process of submitting an application to the City of Madison to demolish the one-story commercial building located at 702-706 Williamson Street (northeast corner of South Blount Street and Williamson Street). The building was constructed in 1926 but has been extensively remodeled throughout the years, most recently in 1998 and 2007.

In its place, under current plans, the development group would like to construct a new six-story building with approximately 7,500 square feet of commercial space on the first floor (ground level) and five stories (60 units) of apartments on the upper floors. There would also be a lower level garage with 34 parking stalls on the site. In addition to the underground parking, the development group would own a 30-stall surface parking lot across the street at 651 E. Wilson Street.

Contextual Information:

Photo Key Plan



Overall Plan

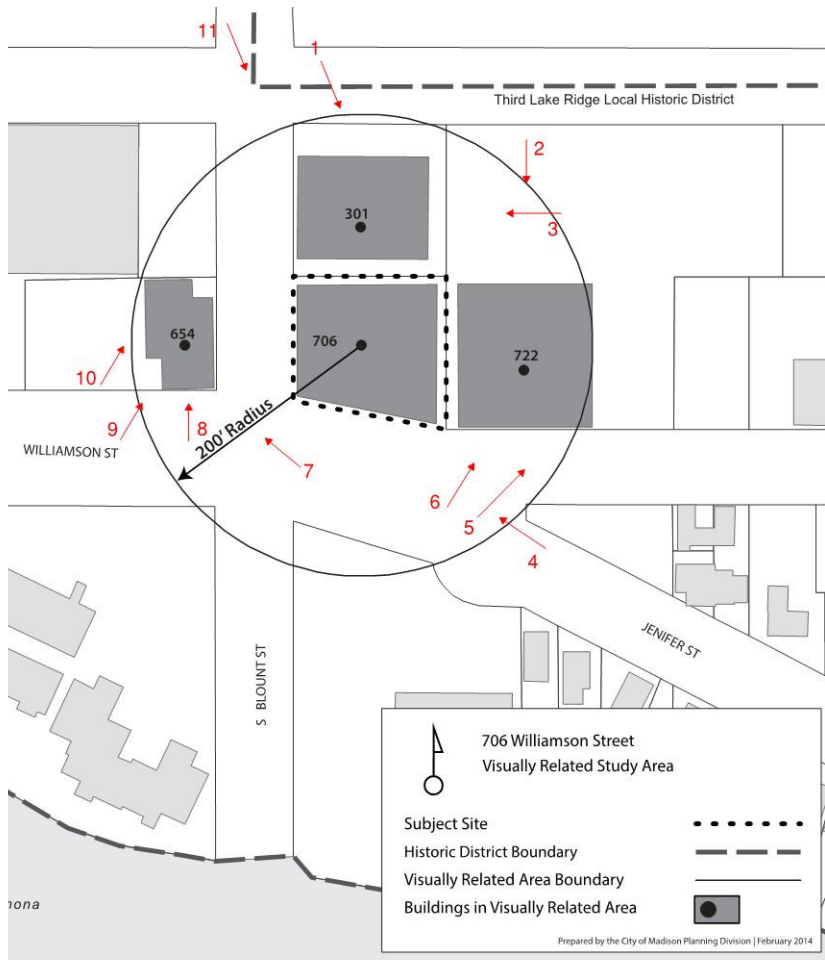


Photo Key Plan



Photo #1



Photo #2



Photo #3



Photo #4



Photo #5



Photo #6



Photo #7



Photo #8



Photo #9



Photo #10



Photo #11



BLOUNT STEET

WILLIAMSON STEET

706 Willy Street

CONTEXT - EXISTING BUILDING - 706 WILLIAMSON STREET

Scale: NTS

2/17/14

Engberg Anderson Project No. 142324.00

200'-0"
NEIGHBORING CONTEXT

SURFACE PARKING LOT

PROPERTY LINE



ROOF AT 706 WILLIAMSON STREET
878' - 3"

Level 1
857' - 0"

706 Willy Street

CONTEXT - ADJACENT BUILDING WEST - 654 WILLIAMSON STREET

Scale: 1" = 16'-0"

2/17/14

Engberg Anderson Project No. 142324.00



706 Willy Street

CONTEXT - ADJACENT BUILDING EAST - 714 WILLIAMSON STREET

Scale: 1" = 16'-0"

2/17/14

Engberg Anderson Project No. 142324.00



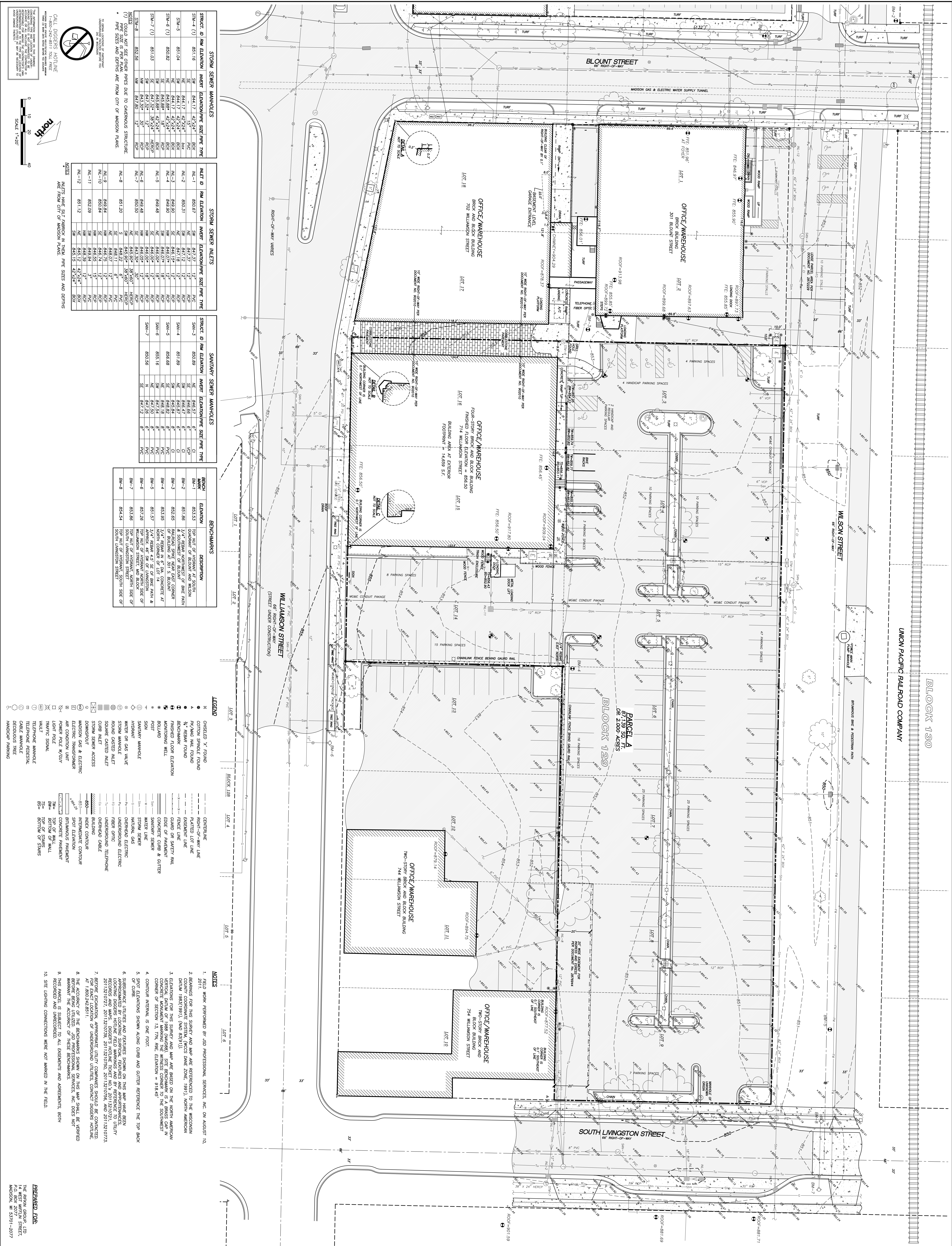
706 Willy Street

CONTEXT - ADJACENT BUILDING NORTH - 301 BLOUNT STREET

Scale: 1" = 16'-0"

2/17/14

Engberg Anderson Project No. 142324.00



OPTION SUMMARY

I. PARKING:

LOWER LEVEL = 34 SPACES (2 TANDEM)
LEVEL ONE = 10 SPACES (5 TANDEM)

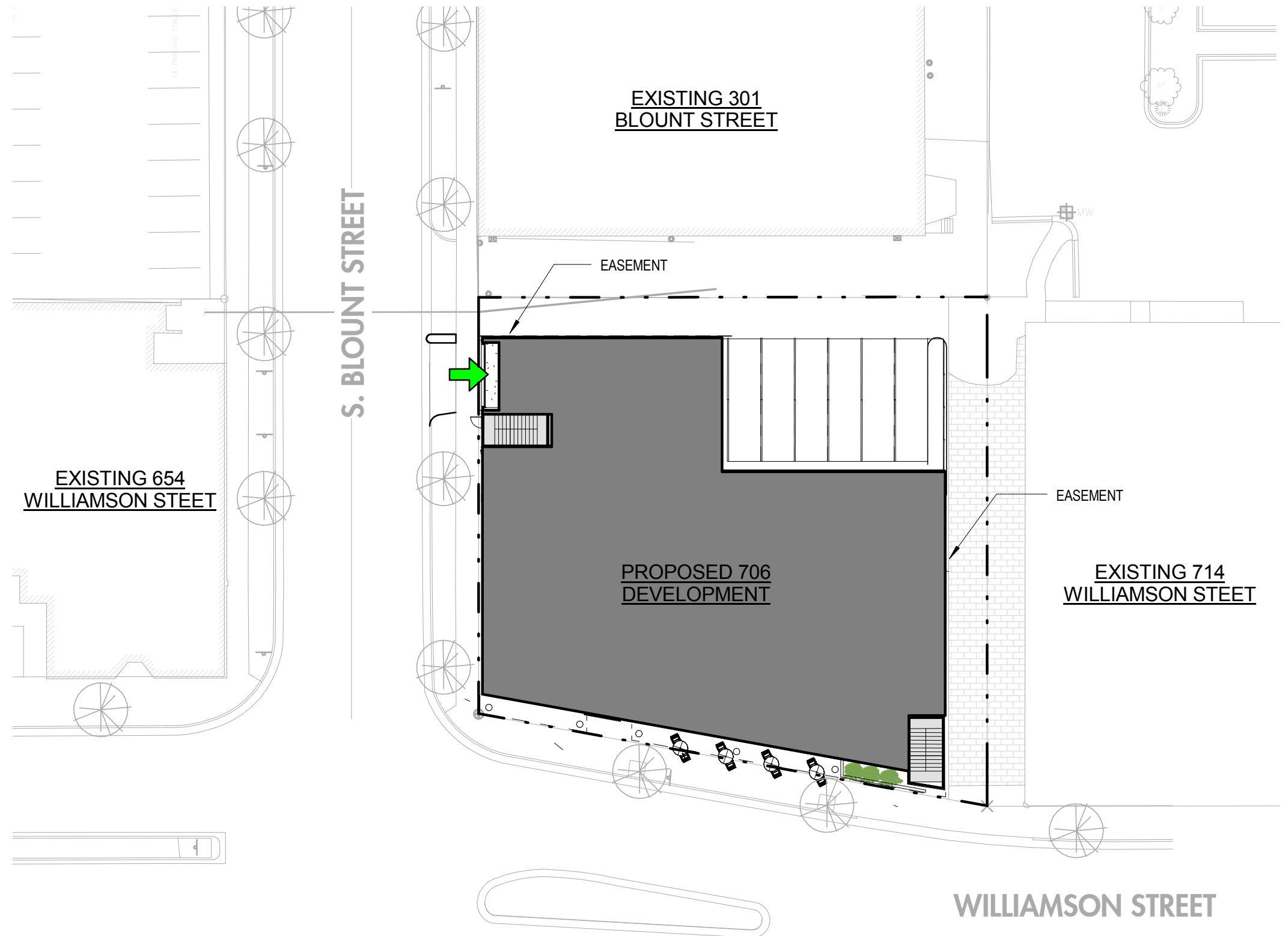
44 TOTAL PARKING SPACES

II. SF SUMMARY:

7,500 SF RETAIL AT LEVEL ONE

APARTMENT UNITS:
(12) UNITS PER TYPICAL FLOOR
(5) TYPICAL FLOORS

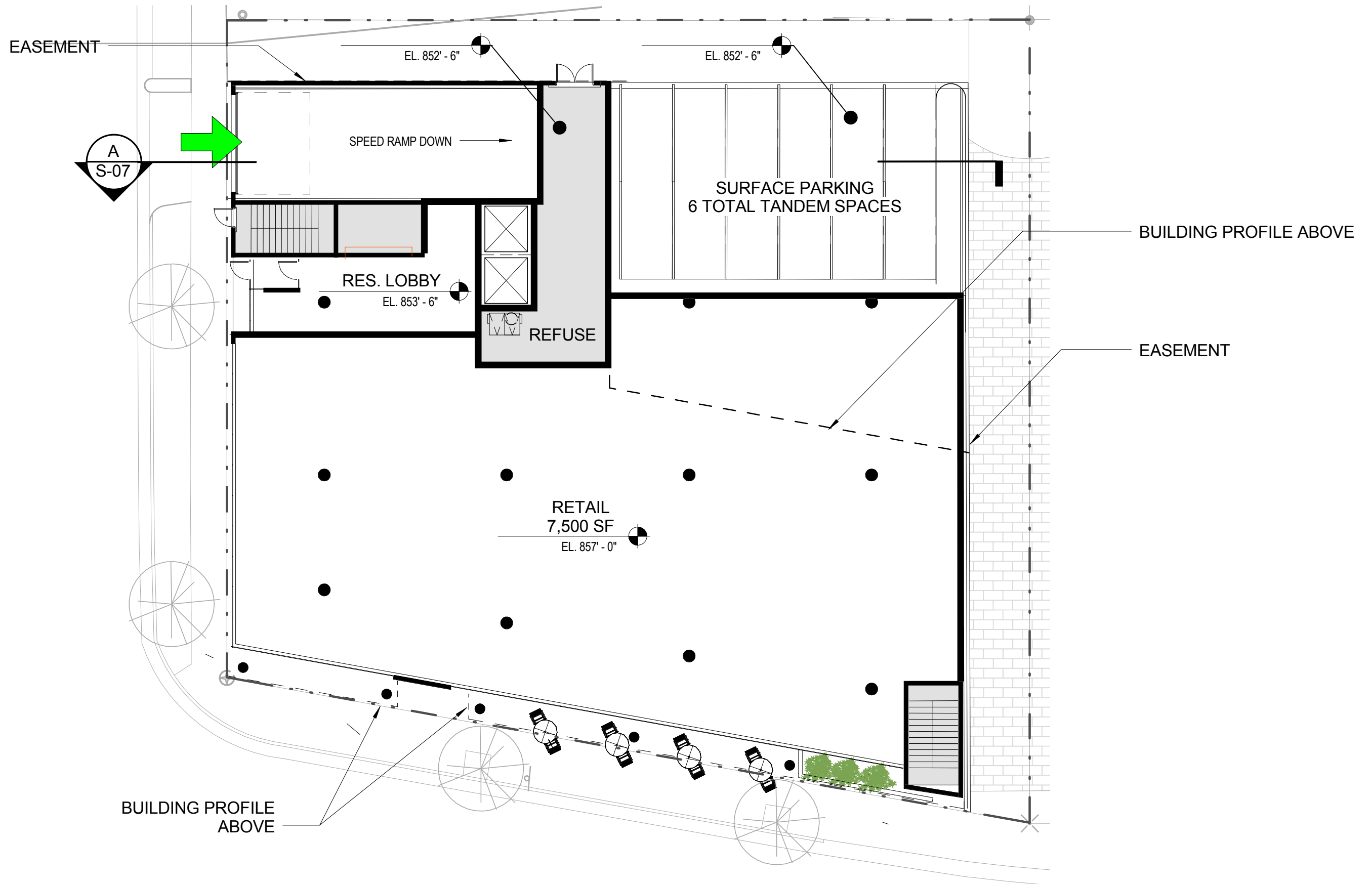
60 TOTAL UNITS





LOWER LEVEL PARKING
30 TOTAL SPACES







706 Willy Street

Typical Residential Floor Plan - Alternate

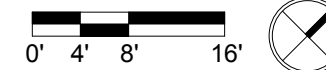
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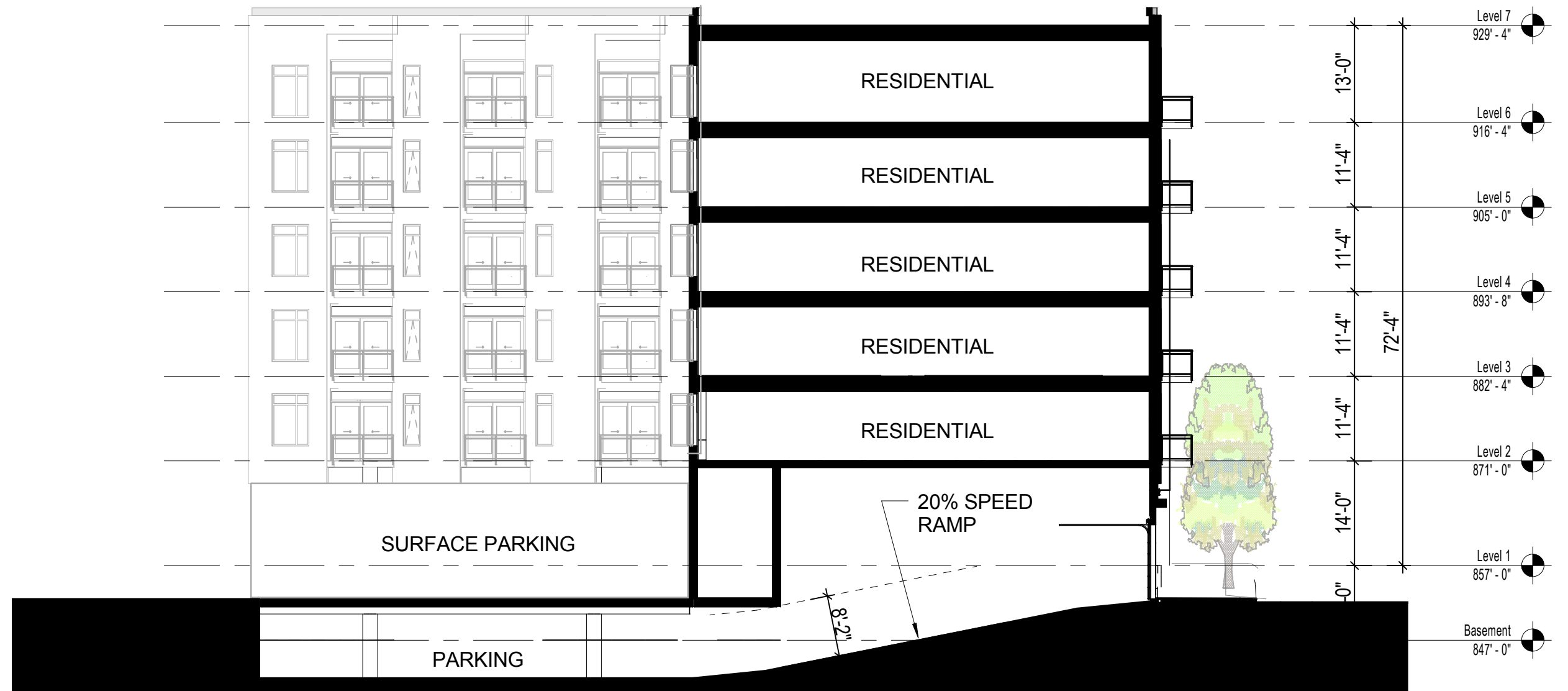
2/17/14

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MILWAUKEE • MADISON • TUCSON







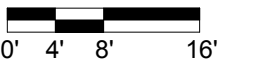
706 Willy Street

Schematic South Elevation

Scale: 1" = 16'-0"

2/17/14

Engberg Anderson Project No. 142324.00



PRE-FINISHED ALUM. COPINGS

ALUMINUM WINDOWS, TYP.

BALCONY GURADRAIL
W/INFILL PANELS

LARGE FORMAT UNIT MASONRY

FORMED METAL WALL PANEL



706 Willy Street

Schematic West Elevation

Scale: 1" = 16'-0"

2/17/14

Engberg Anderson Project No. 142324.00

PRE-FINISHED ALUM. COPINGS

BALCONY GURADRAIL W/INFILL PANELS

LARGE FORMAT UNIT MASONRY

ALUMINUM WINDOWS, TYP.

NICHIA, COLOR 1

NICHIA, COLOR 1

MASONRY

Level 7
929' - 4"

Level 6
916' - 4"

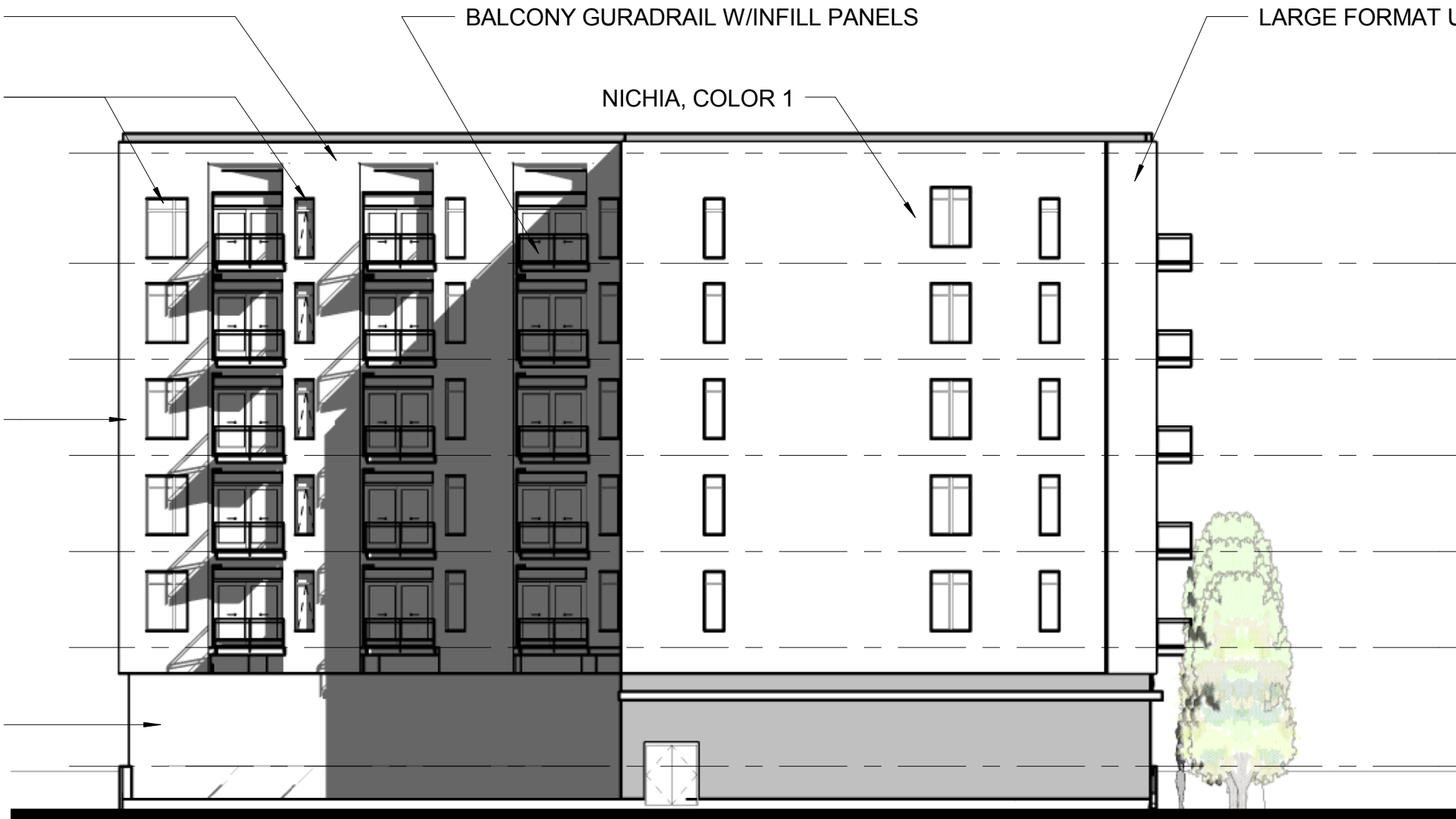
Level 5
905' - 0"

Level 4
893' - 8"

Level 3
882' - 4"

Level 2
871' - 0"

Level 1
857' - 0"







706 Willy Street

Six Story Option - Schematic Massing

2/17/14

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