



architecture  
network, inc.

116 E. Dayton St.  
Madison, WI 53703

608.251.7515  
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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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## 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.