



Location  
1907-1911 Monroe Street

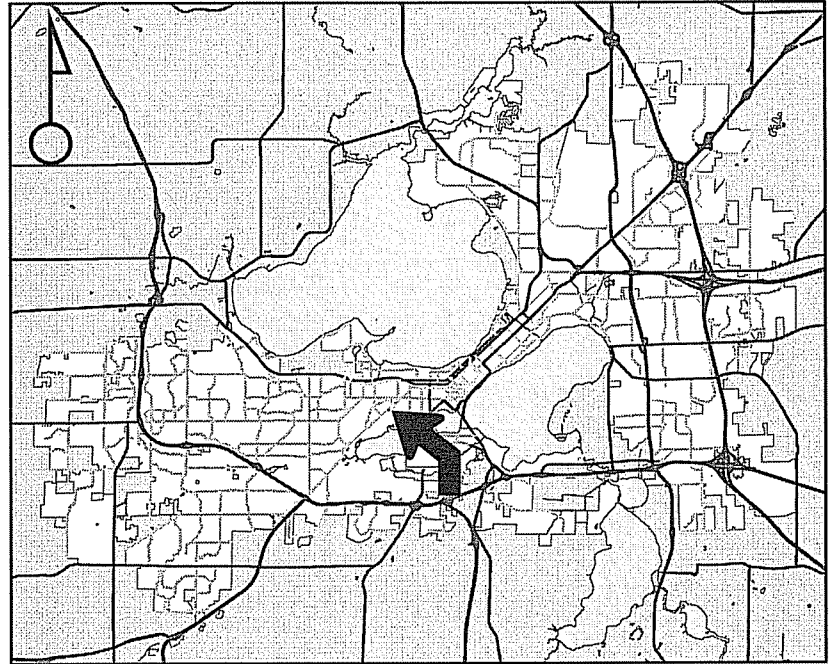
Applicant  
Mark & Maggie Smith – Empire Photography/  
Randy Bruce – Knothe & Bruce Architects

From: C2 To: PUD-GDP-SIP

Existing Use  
2 Residential Structures

Proposed Use  
Demolish two residential structures to allow construction of a mixed-use building with 18 apartment units and 4,400 square feet of first floor commercial space

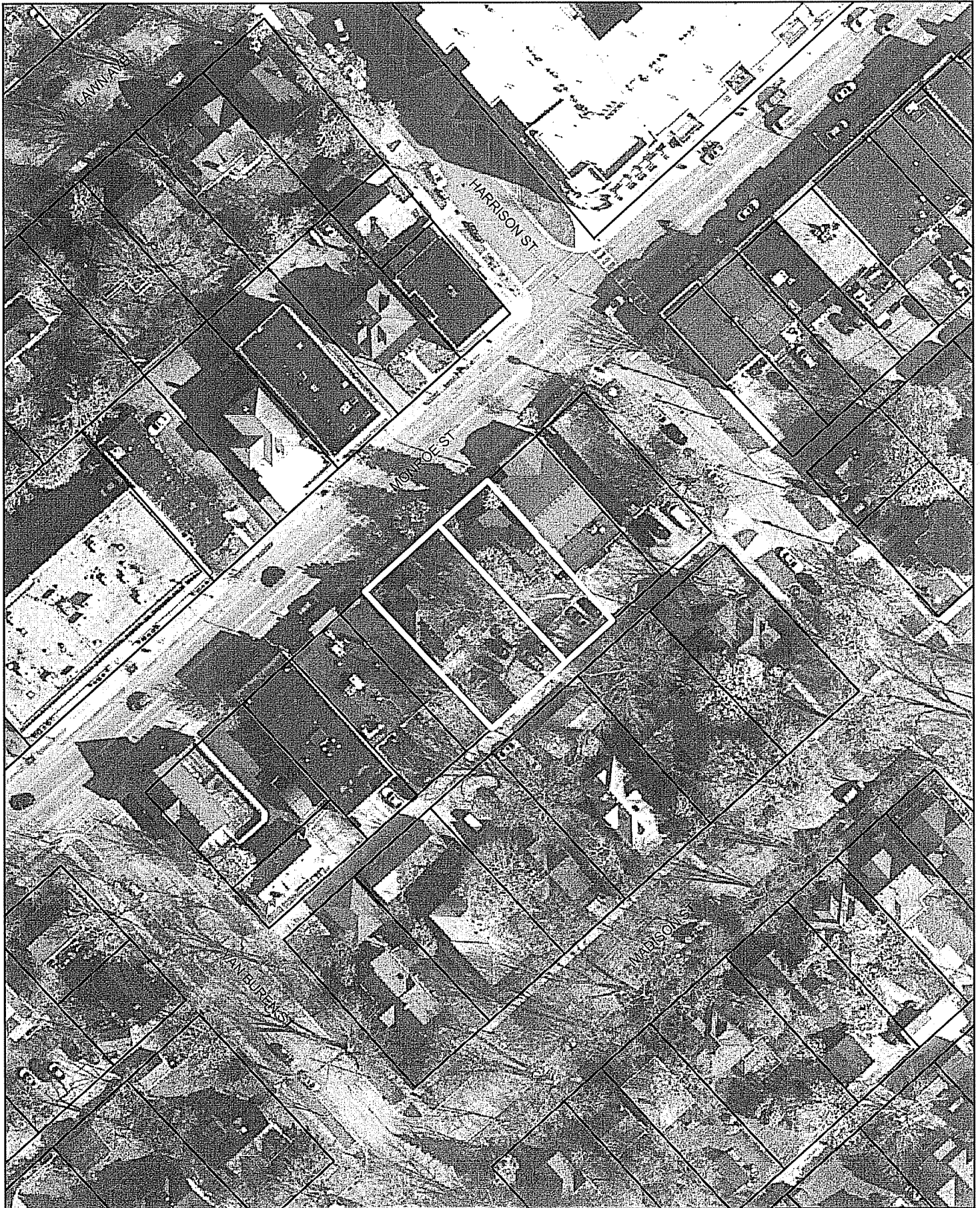
Public Hearing Date  
Plan Commission  
16 May 2011  
Common Council  
07 June 2011



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'





# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

OR OFFICE USE ONLY:	
Amt. Paid	<u>\$1250.<sup>00</sup></u> Receipt No. <u>118240</u>
Date Received	<u>3/2/11</u>
Received By	<u>JLK</u> <u>2604-0</u>
Parcel No.	<u>0709-223-2603-2</u>
Aldermanic District	<u>B-Julia Kerr</u>
GQ	<u>ZBA</u>
Zoning District	<u>C2</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<u>3/2/11</u>

1. Project Address: 1907 - 1911 Monroe Street Project Area in Acres: .26

Project Title (if any): \_\_\_\_\_

### 2. This is an application for:

**Zoning Map Amendment** (check the appropriate box(es) in only one of the columns below)

**Rezoning to a Non-PUD or PCD Zoning Dist.:**

Existing Zoning: \_\_\_\_\_ to \_\_\_\_\_  
Proposed Zoning (ex: R1, R2T, C3): \_\_\_\_\_

**Rezoning to or Amendment of a PUD or PCD District:**

Ex. Zoning: \_\_\_\_\_ to PUD/PCD-GDP  
 Ex. Zoning: C2 to PUD/PCD-SIP  
 Amended Gen. Dev.  Amended Spec. Imp. Plan

**Conditional Use**

**Demolition Permit**

**Other Requests (Specify):** \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Mark + Maggie Smith Company: Empire Photography

Street Address: 1911 Monroe St. City/State: Madison WI Zip: 53711

Telephone: (608) 257-2941 Fax: (608) 257-2969 Email: marksmith@mailbag.com

Project Contact Person: Randy Bruce Company: Knothe + Bruce Architects, LLC

Street Address: 7601 University Ave, Ste 201 City/State: Middleton WI Zip: 53562

Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Multi-family building with first floor commercial

Development Schedule: Commencement Summer 2011 Completion Spring 2012

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5. Required Submittals:

- Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - 7 copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - 7 copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - 1 copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies): describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$1,250 See the fee schedule on the application cover page. Make checks payable to: City Treasurer.
- Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City 30 or 60 days prior to filing their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies): must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of Dudgeon-Monroe Neighborhood Plan, which recommends: (CMU Community Mixed-use) (C2) Commercial for this property.
- Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than 30 days prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
1/20/2011 Alder Julia Kerr, Alder Brian Solomon, Vilas Neighborhood + Dudgeon-Monroe  
 NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
  - Planning Staff: Heather (DAT meeting) Date: 1/20/11 Zoning Staff: DAT Meeting attendees Date: 1/20/11
- Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name J. RANDY BLUCE Date 3/2/11  
 Signature [Signature] Relation to Property Owner AGENT

Authorizing Signature of Property Owner [Signature] Date 3.2.2011

March 02, 2011

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
PUD- SIP  
1907-1911 Monroe Street  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner: Mark & Maggie Smith  
1911 Monroe Street  
Madison, WI 53711  
608-257-2941  
608-257-2969 fax  
Contact: Mark  
[marksmith@mailbag.com](mailto:marksmith@mailbag.com)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: CJ Engineering  
9205 W. Center Street  
Milwaukee, WI 53222  
Ph: (414) 443-1312  
Fax: (414) 443-1317  
[www.cj-engineering.com](http://www.cj-engineering.com)

Landscape Design: Paul Skidmore  
13 Red maple Trail  
Madison, WI 53717  
(608) 826-0032  
[paulskidmore@tds.net](mailto:paulskidmore@tds.net)

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934

**Introduction:**

The proposed site is located on the south east side of Monroe Street in the block west of the Monroe Commons/Trader Joe's development. The property owners have been operating Empire Photography on this block of Monroe Street since the mid 1980's and for many years have run their business out of a converted house at 1911 Monroe St. The owners recently purchased the adjacent property at 1907 Monroe St. with the intention of developing a mixed-use building with housing over commercial space. The proposed development will allow the owners to reinvest in their business and the Monroe Street Commercial District while also providing in-fill housing for the neighborhood.

**The Monroe Street Commercial District Plan:**

The Monroe Street commercial District Plan that was adopted in March, 2007 was created to ensure appropriate contextual redevelopment of Monroe Street. The plan specifically addresses this block (Block 14 in the plan) and identifies it as possessing redevelopment opportunities. In addition to the general design guidelines, the plan lists the following site specific guidelines:

- Buildings to be built up to the existing sidewalk line.
- Building heights of 2 to 4 stories with the upper level set back from the front façade.
- Buildings should be articulated to emphasize verticality and to replicate the sense of scale along the street.
- Principal entries on Monroe Street.
- Parking and service access should be provided from the alley.
- 

The proposed redevelopment plan was designed to meet these guidelines.

**Demolition Standards:**

This proposed development envisions the deconstruction of the two buildings and garage that currently exist on the site. As part of this project's review and approval, a recycling and re-use plan for the buildings will be prepared and submitted to staff.

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the plan commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

As the plan commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

Given the recommendations of the Neighborhood Plan, we believe that the demolition standards can be met.

**Project Description:**

The project consists of 18 apartments over 4400 s.f. of ground floor commercial space. The

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building is designed to fit within the architectural fabric of the neighborhood and to maintain the scale and rhythm of the surrounding Monroe Street storefronts. The building is placed close to the front property line with relatively limited side yards to strengthen the traditional shopping streetscape. The high-quality exterior materials will be a combination of masonry, horizontal fiber-cement siding and contemporary metal siding.

The building has a total of three stories of housing over the commercial level. The uppermost floor is stepped back from the front, sides and rear of the building minimizing the apparent height of the building. The resulting roof area created by the step-back provides roof terraces for the upper level.

Vehicular access to the site is achieved from the rear alley. Underground parking for 19 cars is provided for the residents. An additional 6 garage spaces for the commercial user are provided along the alley at the ground floor level. Bicycle parking is well distributed in the basement and on site at the front and back of the building.

The exterior open space of the development, while somewhat limited, is well designed and provides attractive areas for the residents and guests. A common roof deck is provided on the south side of the building and the majority of the apartments will have a balcony for private open space.

**Site Development Data:**

**Dwelling Unit Mix:**

Efficiency	2
One-Bedroom	9
Two-Bedroom	2
<u>Two-Bedroom Townhomes</u>	<u>5</u>
Total Dwelling Units	18

**Areas:**

Commercial Area	4,372 S.F.
<u>Residential Area</u>	<u>19,572 S.F.</u>
Total Gross Area	23,944 S.F.

**Densities:**

Lot Area	11,446 or .26 Acres
Lot Area / D.U.	636 SF/unit
Density	69 units/acre

**Building Height:**

Four Stories

**Vehicle Parking:**

Underground-Residential	18 stalls
<u>Garage- Commercial</u>	<u>6 stalls</u>
Total	24 stalls

**Bicycle Parking:**

Underground	9 stalls
<u>Surface- standard 2'x6'</u>	<u>13 stalls</u>
Total	22 stalls (18 required)

**Project Schedule:**

Letter of Intent – PUD-SIP  
1907-1911 Monroe Street  
March 02, 2011  
Page 4 of 4

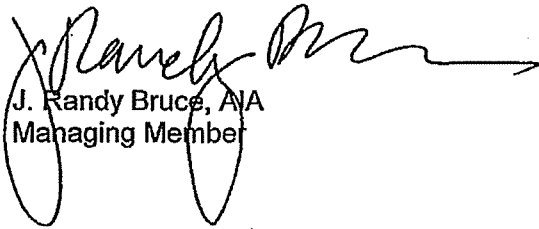
It is anticipated that the new construction phase will start in the summer of 2011 and be completed in spring 2012.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. The re-development of this property will provide a pedestrian and transit-oriented development, enhance the Monroe Street Commercial area and provide additional in-fill housing.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA  
Managing Member



**Zoning Text**  
Amended PUD- SIP  
1907-1911 Monroe Street  
April 27, 2011

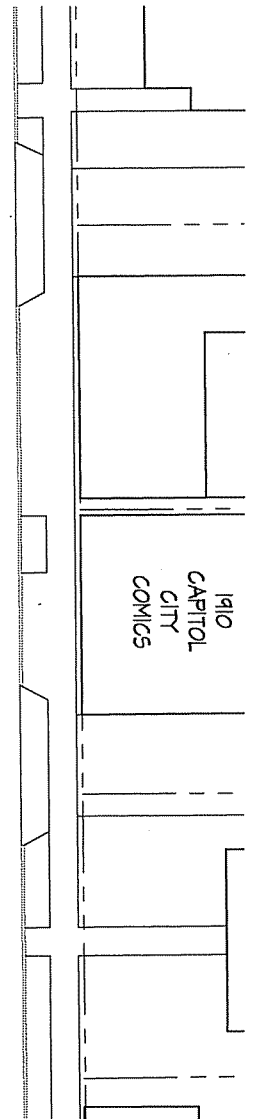
**Legal Description:** The lands subject to this PUD- SIP shall include The Southwest 40 Feet of Lot 2, Block 3, Wingra Park, in the City of Madison, Dane County, Wisconsin. Containing 4,585 Square Feet and Lot 3, Block 3, Wingra Park, in the City of Madison, Dane County, Wisconsin. Containing 6,861 Square Feet.

A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed use building with 4,400 square feet of commercial space and 18 dwelling units.

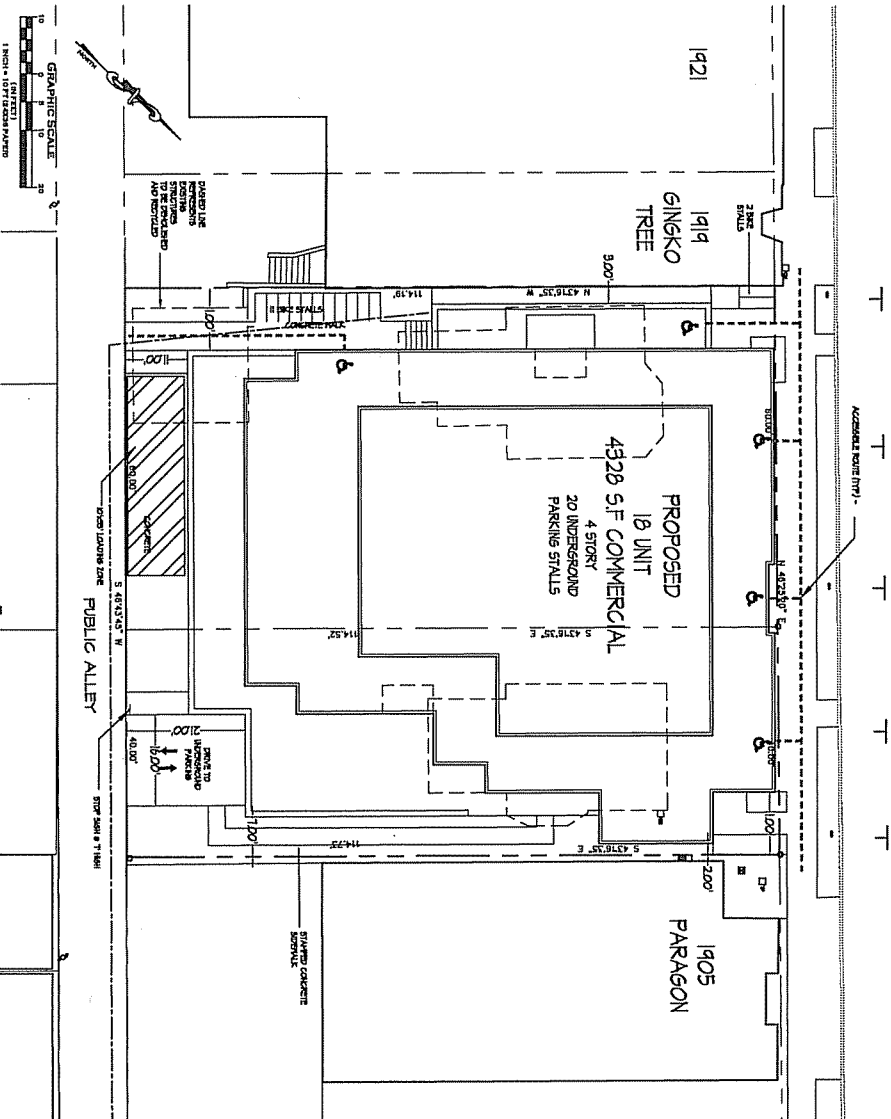
B. **Permitted Uses:** Following are permitted uses:

1. The following commercial uses:
  - a. Artist, photographer, studio, etc.
  - b. Insurance office, real estate office, sales office
  - c. General office
  - d. Clinic – Health
  - e. Physical, occupational or massage therapy
  - f. Veterinary clinic
  - g. Animal grooming
  - h. Bank, Financial institution
  - i. Business sales and services
  - j. Food and related goods sales
  - k. General retail
  - l. Laundromat, self-service
  - m. Liquor store
  - n. Photocopying
  - o. Post office
  - p. Service business
  - q. Small appliance repair
  - r. Sporting goods store, bait shop
  - s. Tattoo shop
  - t. Tobacco shop
  - u. Coffee shop, tea house
  - v. Restaurant
  - w. Artisan workshop
  - x. Printing and publishing
2. Multifamily residential uses as shown in approved plans.
3. Accessory uses including but not limited to:
  - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
  - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

- C. ***Lot Area:*** As shown on the approved plans.
- D. ***Height Regulations:*** As shown on the approved plans.
- E. ***Yard Regulations:*** As shown on the approved plans.
- F. ***Landscaping:*** Site Landscaping will be provided as shown on the approved plans.
- G. ***Usable Open Space Requirements:*** Usable open space will be provided as shown on the approved plans.
- H. ***Parking & Loading:*** Off-street parking and loading shall be provided as shown on the approved plans .All underground parking stalls will be assigned to specific units by the developer.
- I. ***Family Definition:*** A family shall be defined as a household not to exceed three unrelated persons.
- J. ***Signage:*** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.
- K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

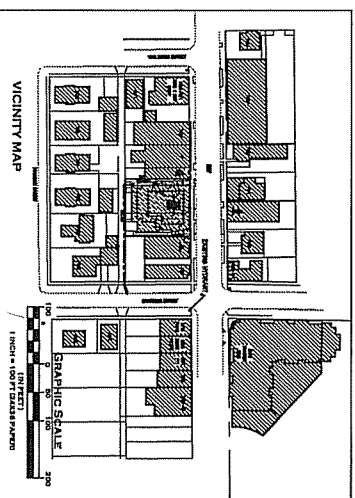


MONROE STREET



SHEET INDEX	
C-11	SITE PLAN
C-21	SITE GRADING PLAN
C-31	SITE UTILITIES PLAN
C-41	LANDSCAPE PLAN
A-11	BASEMENT & GROUND FLOOR PLAN
A-12	FIRST & SECOND FLOOR PLAN
A-13	THIRD & FOURTH FLOOR PLAN
A-21	MONROE STREET ELEVATION
A-22	ELEVATIONS

SITE STATISTICS	
Building Lot Area	2
One-Bedroom	2
Two-Bedroom	2
Three-Bedroom	2
Total Dwelling Units	18
Commercial Area	4320 SF
Residential Area	1872 SF
Total Gross Area	23502 SF
Lot Area	1146 or 26 Acres
Lot Area / D.U.	636 SF/Unit
Density	64 units/acre
Building Height	Three-Four Stories
Vehicle Parking	20 stalls
Underground-Residential	5 stalls
Surface-Commercial	26 stalls
Surface-Residential	12 stalls
Underground	12 stalls
Surface-Shared Park	20 stalls (8 required)



**KNOTHE & BRUCE ARCHITECTS**  
 7001 University Avenue Suite 201  
 Middleton, Wisconsin 53562  
 608-836-3180 Fax 608-836-8194

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MIDDLETON ORDINANCES AND RESOLUTIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MIDDLETON ORDINANCES AND RESOLUTIONS.
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10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MIDDLETON ORDINANCES AND RESOLUTIONS.

**Planning Division**  
 Noted Comments

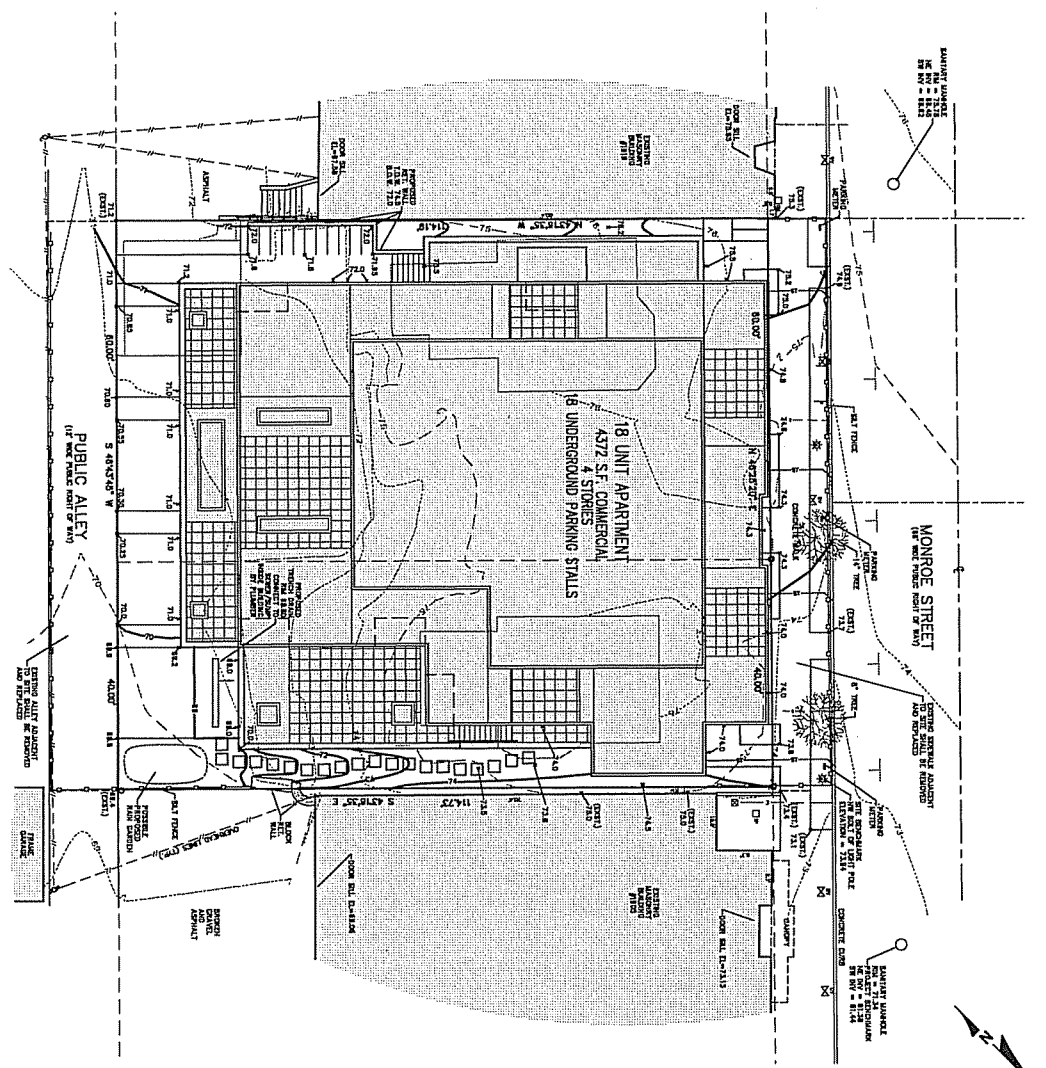
Project Title: 1907-1911 Monroe St.  
 Drawing Title: Site Plan  
 Project No: 1045  
 Drawing No: C-11

**Engineering**  
 5140 Industrial Drive  
 Suite 214  
 Madison, WI 53718  
 Phone: (608) 271-1111  
 Fax: (608) 271-1112  
 www.cj-engineering.com

**MONROE STREET DEVELOPMENT**  
 1907, 1911, 1913 MONROE ST. MADISON, WI

CJE NO.: 106R2  
 MARCH 02, 2011

**SITE GRADING AND  
 EROSION CONTROL PLAN**  
**C2.1**  
 SHEET 1 OF 4



- NOTES:**
1. ALL EXISTING CONDITIONS ARE FROM THE SURVEY OF CAPITAL SURVEY.
  2. THE PROPOSED SITE IS LOCATED IN THE CITY OF MADISON, WISCONSIN. THE CITY OF MADISON HAS REVIEWED THIS PLAN AND APPROVED IT FOR CONSTRUCTION. THE CITY OF MADISON HAS REVIEWED THIS PLAN AND APPROVED IT FOR CONSTRUCTION. THE CITY OF MADISON HAS REVIEWED THIS PLAN AND APPROVED IT FOR CONSTRUCTION.
  3. ALL EXISTING CONDITIONS ARE FROM THE SURVEY OF CAPITAL SURVEY.

**LEGEND**

--- 75 ---	EXISTING CONTAIN
--- 75 ---	PROPOSED CONTAIN
--- 75 ---	EXISTING ELEVATION
--- 75 ---	PROPOSED ELEVATION
--- 75 ---	EXISTING STORM SEWER
--- 75 ---	PROPOSED STORM SEWER
--- 75 ---	EXISTING SIDEWALK
--- 75 ---	PROPOSED SIDEWALK

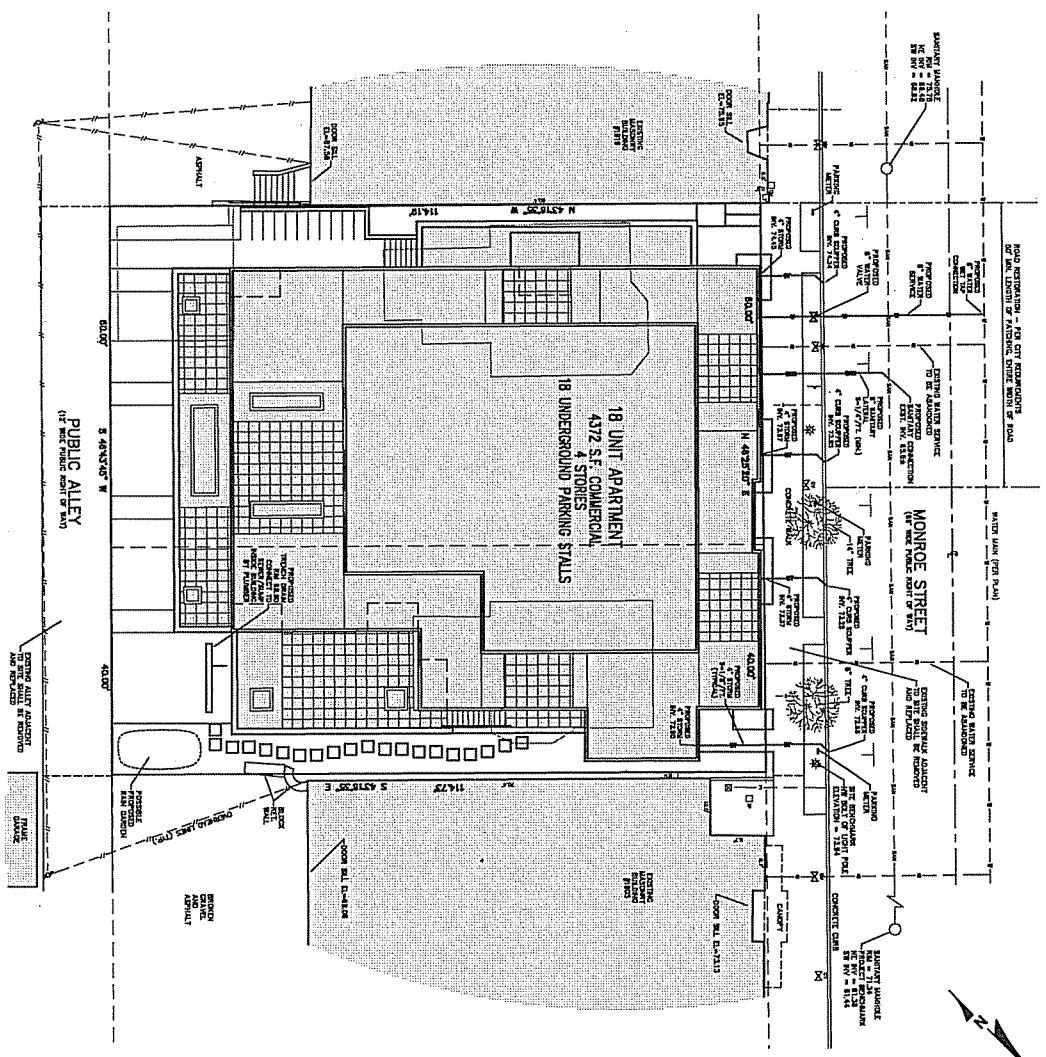




**LEGEND**

	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN

- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REVISIONS TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS AND THE CITY OF MADISON REVISIONS TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS.
  2. ALL PROPOSED STORM SEWER SHALL HAVE EXISTING MANHOLE.
  3. ALL PROPOSED SANITARY SEWER SHALL HAVE EXISTING MANHOLE.
  4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 8 FEET OF COVER.
  5. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND WATER CONNECTIONS FROM TO BE ABANDONED.
  6. ALL EXISTING CONNECTIONS ARE FOR THE BENEFIT OF EXISTING SEWER.



SITE UTILITY PLAN

C3.1  
SHEET 2 OF 2

**MONROE STREET DEVELOPMENT**  
1907, 1911, 1913 MONROE ST. MADISON, WI

**ENGINEERING**  
civil design and consulting  
6205 W. Center Avenue  
Madison, WI 53722  
P.O. Box 445-1375  
Madison, WI 53744  
www.cj-engineering.com

CJE NO.: 106880  
JANUARY 21, 2011

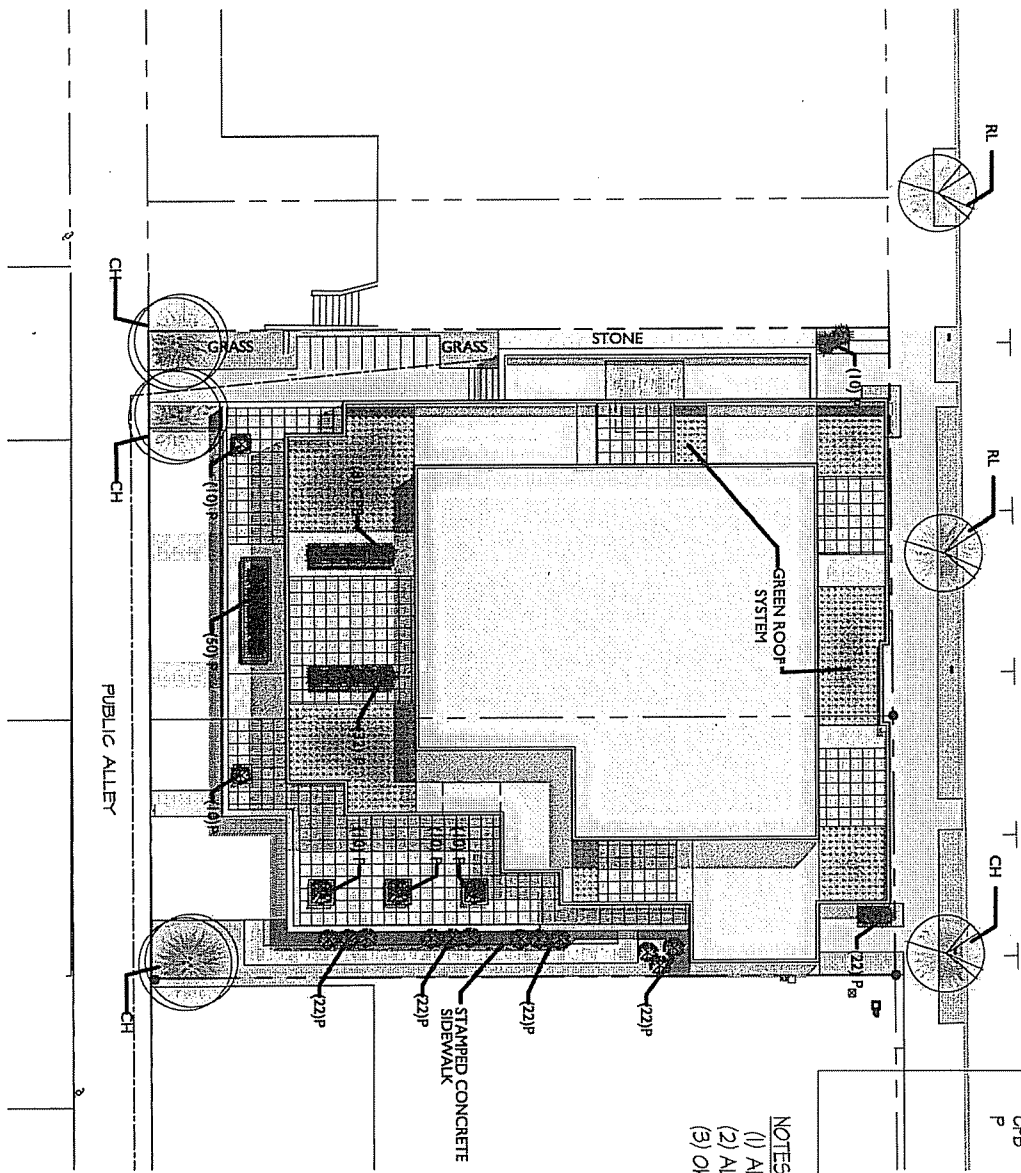
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Consultant

Drawn

PLANT LEGEND			
KEY	SIZE	QUANTITY	TYPE
CH	2.5'-3"	4	COMMON HACKBERRY
RL	2.5'-3"	2	REDMOND LINDEN
CPB	18"	8	CRIMSON PYGMY BARBERRY
P	1 GAL	252	PERENNIALS (ASSORTED)
			STELLA DE ORO DAYLILY
			JAPANESE BLOOD GRASS
			PURPLE PALACE CORAL BELLS
			AUTUMN JOY SEDUM
			BLUE FESCUE GRASS
			FANAL AGSTILBE
			KARL FORESTER FEATHER REED GRASS
			BB
			BB
			CON
			CON

- NOTES:**
- (1) ALL PLANTING BEDS TO RECEIVE PLANTING SOIL MIXTURE
  - (2) ALL PLANTING BEDS TO RECEIVE 3" SHREPPED HARDWOOD BARK 1'-30" MULCH
  - (3) OWNER WILL ACCEPT LANDSCAPE MAINTENANCE AFTER COMPLETION



**Preliminary Drawing  
 Not For Construction**

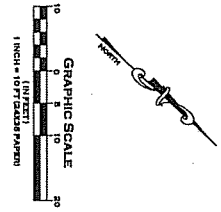
Revision  
 1.0 - 1/12/2011  
 2.0 - 1/20/2011  
 3.0 - 2/1/2011  
 4.0 - 2/1/2011  
 5.0 - 2/1/2011  
 6.0 - 2/1/2011  
 7.0 - 2/1/2011  
 8.0 - 2/1/2011  
 9.0 - 2/1/2011  
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Project Title  
 1907-1911 Monroe St.

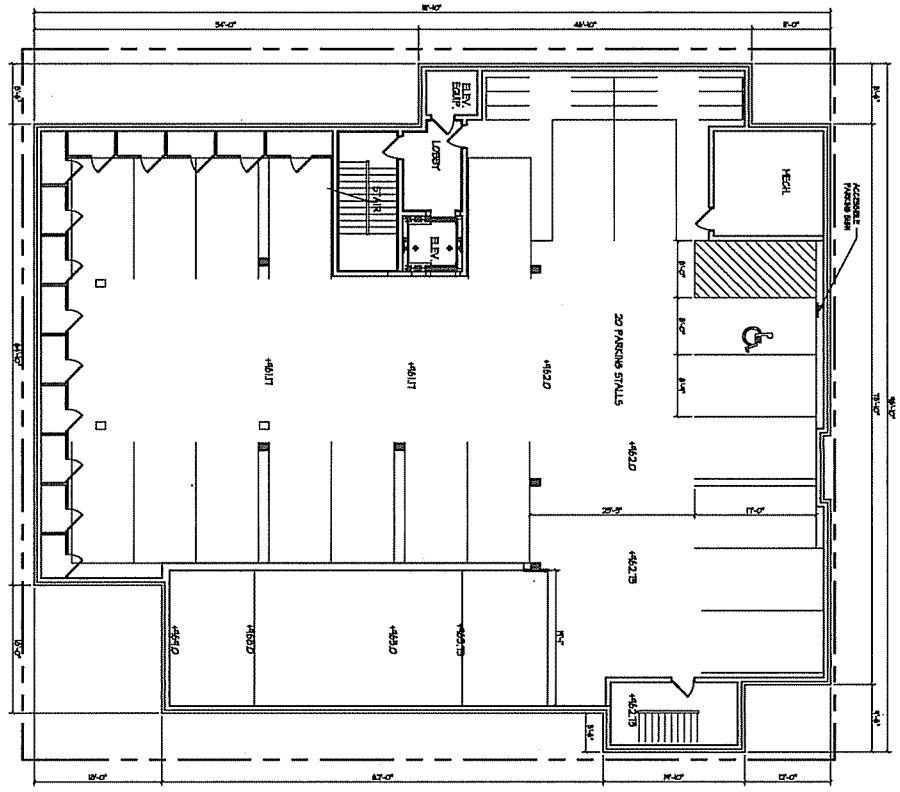
Drawn By  
 Landscape Plan

Project No.  
 1043

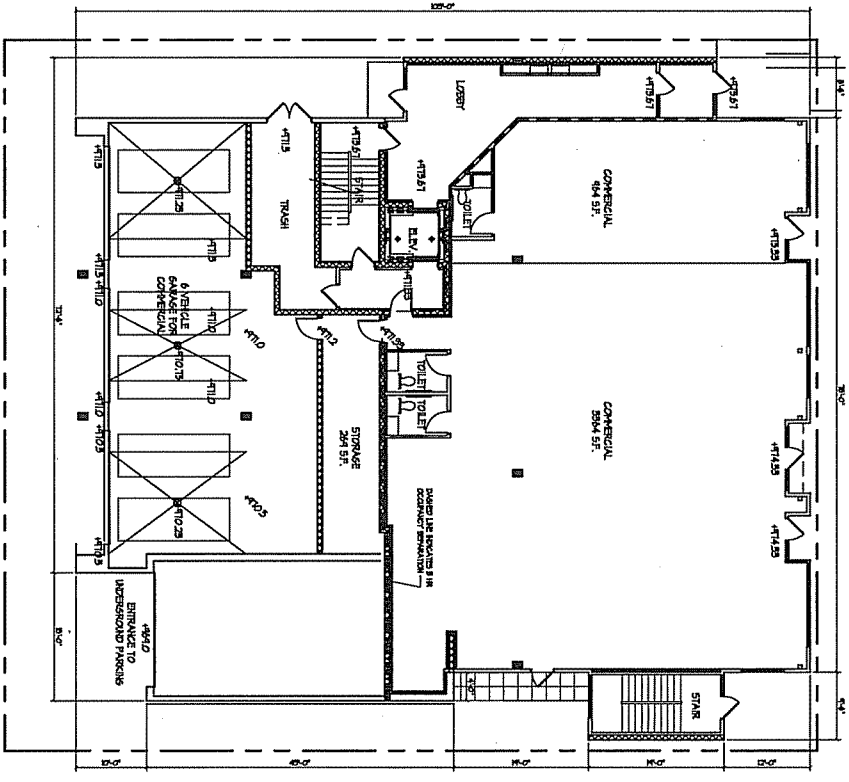
Drawn By  
 C-4



**KNOTHE & BRUCE ARCHITECTS**  
 701 University Avenue, Suite 201  
 Madison, Wisconsin 53706  
 608-263-3190 Fax 608-263-3194



⊗ BASEMENT FLOOR PLAN

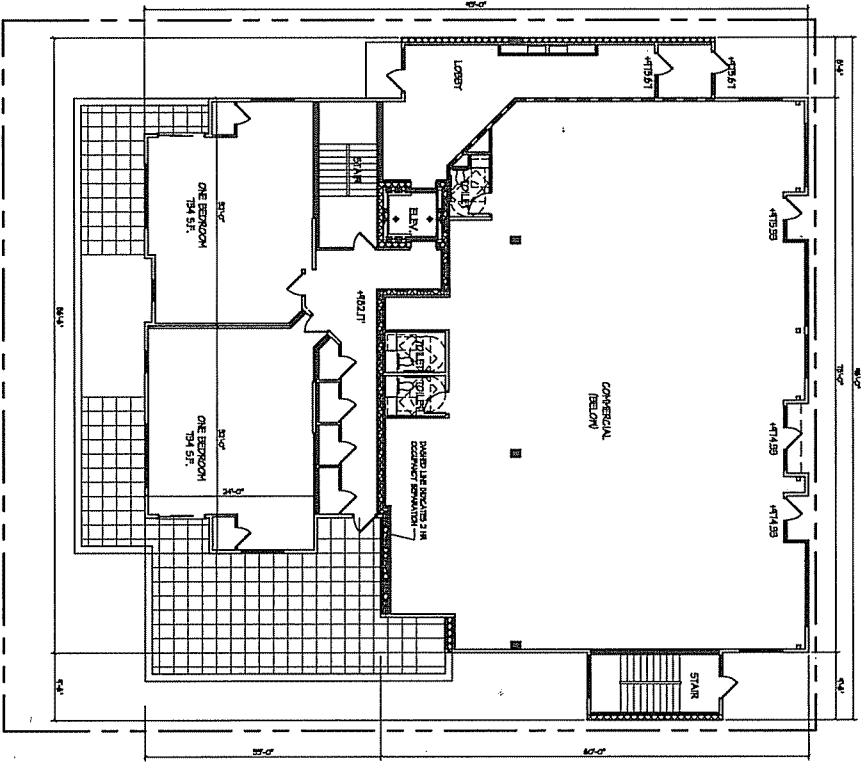


⊗ GROUND FLOOR PLAN

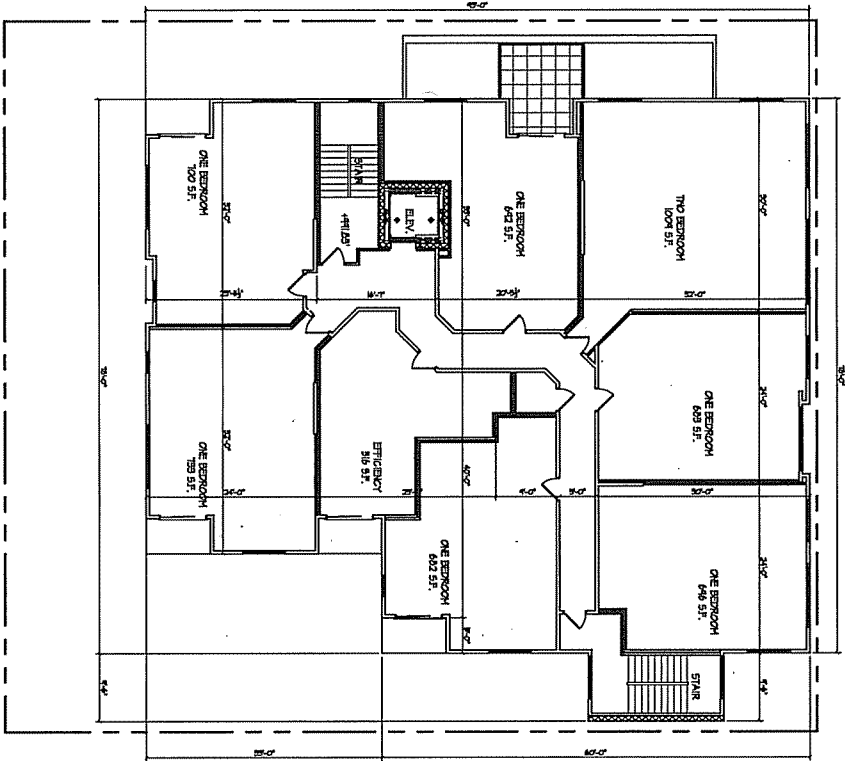
Project Title  
**Empire Photo**  
 1901-1911 Monroe Street  
 Madison, WI

Revision  
 Revised - April 1, 2001  
 No. 1 of 1 of 4, 2001

Drawing Title  
**Basement and Ground Floor Plan**  
 Project No. 1043  
 Drawing No. A-11



⊗ FIRST FLOOR PLAN 7169 SF. TOTAL (6929 SF. COMMERCIAL + 2840 SF. RESIDENTIAL)



⊗ SECOND FLOOR PLAN 6786 SF.

**KNOTHE & BRUCE ARCHITECTS**  
 7601 Libenberg Avenue, Suite 201  
 Middleton, Wisconsin 53542  
 608-834-3190 Fax 608-834-8334

2

Project Title  
**Empire Photo**  
 1407-1411 Morris Street  
 Madison, WI

Drawn By  
**1043**

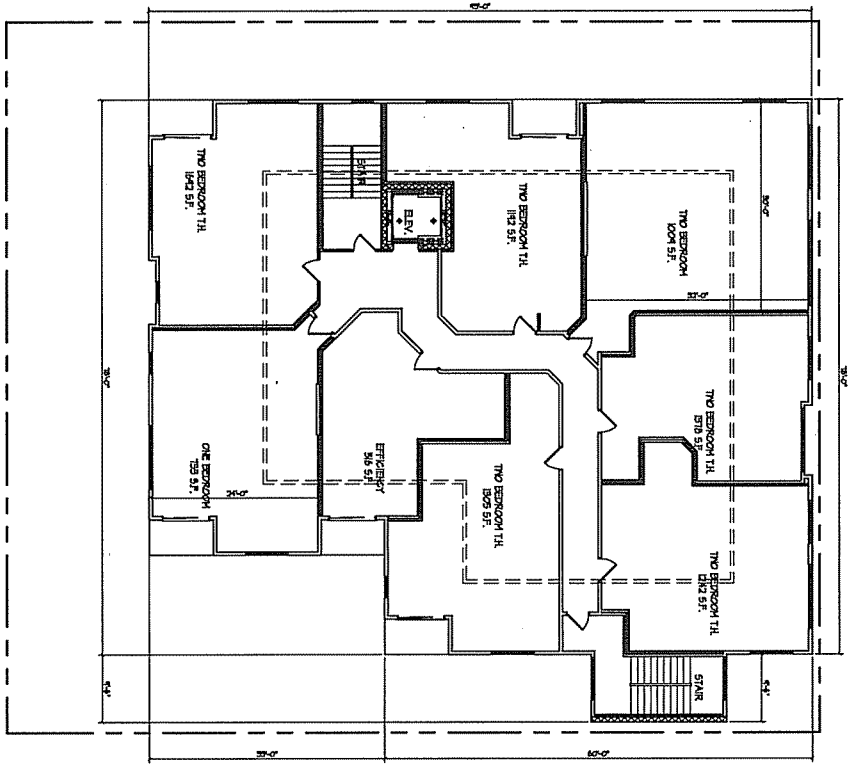
Scale  
**A-12**

Revision  
 Revised: April 1, 2011  
 ISC: 143, 4, 521

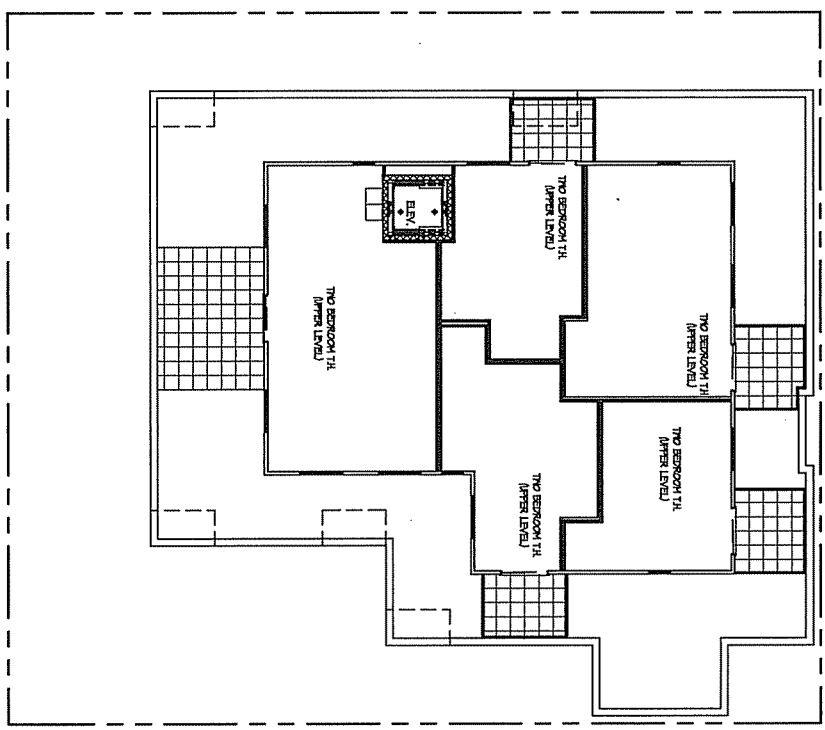


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 7601 University Avenue Suite 201  
 Middleton, Wisconsin 53542  
 608-834-3190 Fax 608-834-9334

Third Floor Plan



THIRD FLOOR PLAN 6786 S.F.



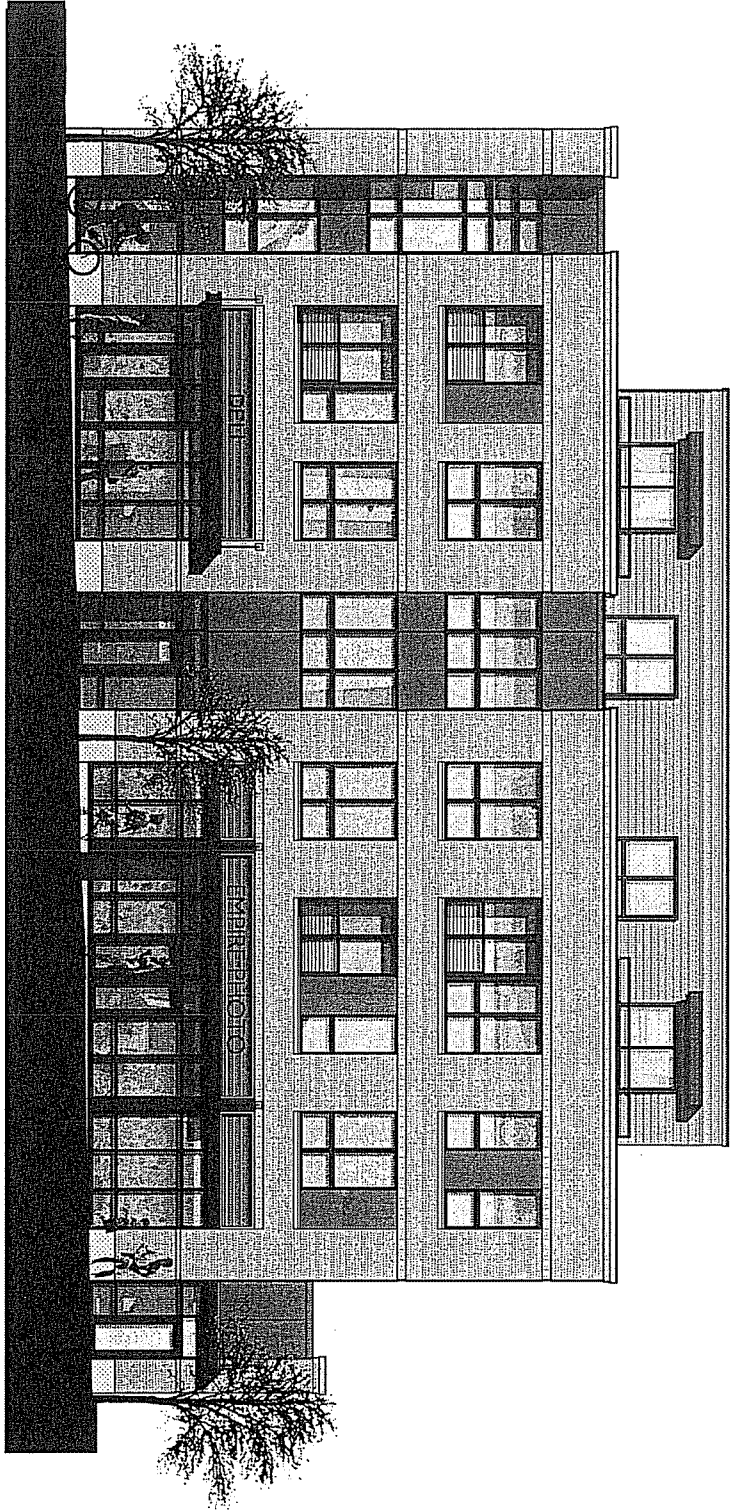
FOURTH FLOOR PLAN 3260 S.F.

Project Title  
**Empire Photo**  
 1907-1911 Monroe Street  
 Madison, WI

Revision  
 Revised - April 2001  
 DSC - 1547 (4.2001)

Drawn By  
**Third And Fourth  
 Floor Plan**  
 Project No.  
**1043**  
 Drawing Title  
**A-13**

**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 101  
 Hudson, NJ 07631  
 TEL: 973.524.1100 FAX: 973.524.1110

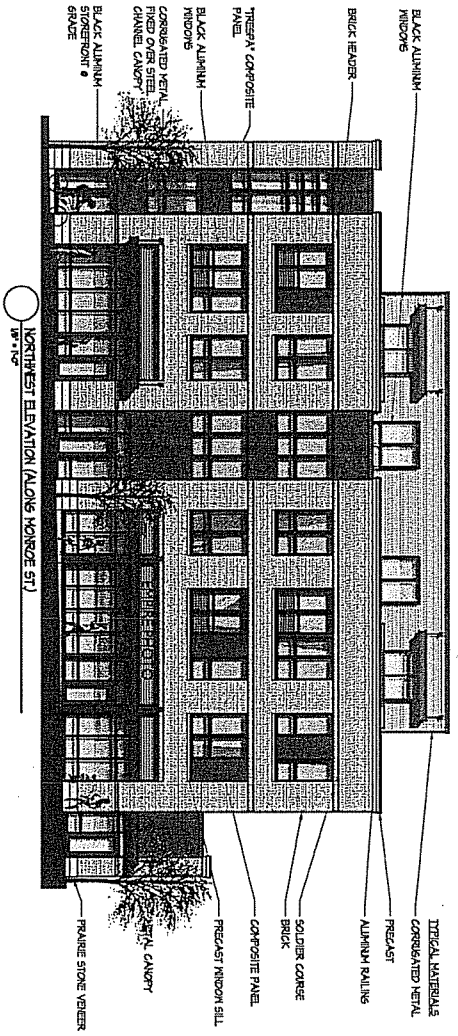


**Notes**  
 1. See Section - North 2, 201  
 2. See Section - North 20, 201

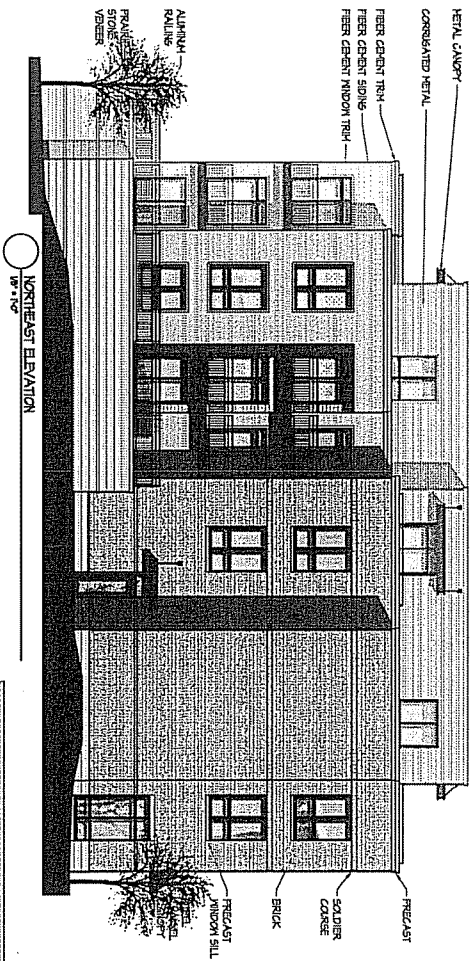
**From Title**  
 Empire Photo  
 1407-Hill Monroe Street  
 Hudson, NJ

**Drawing Title**  
 Monroe Street Elevation

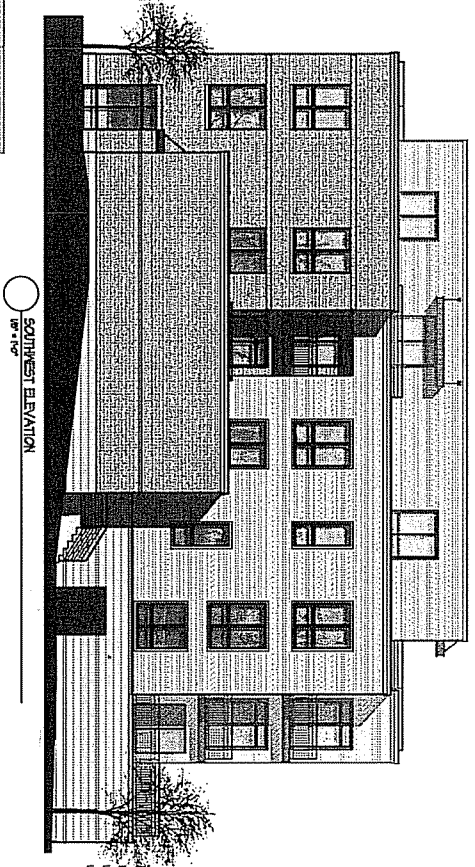
<b>Project No.</b>	<b>Design No.</b>
1049	A-21



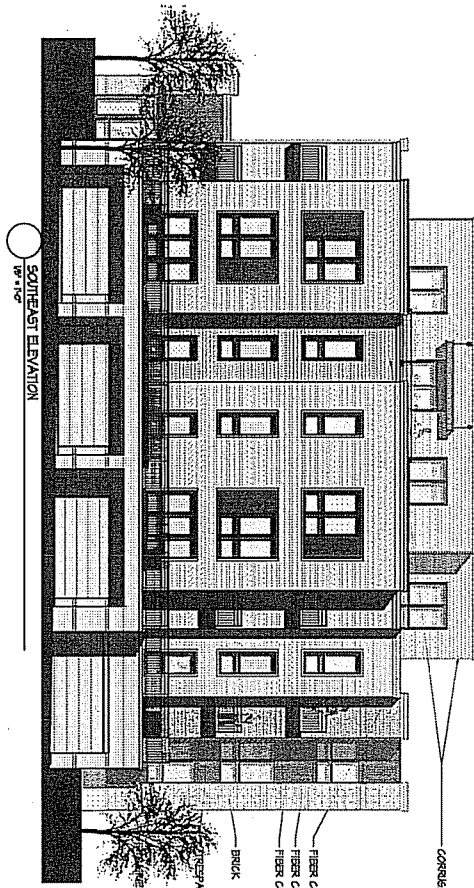
NORTHWEST ELEVATION (ALONG MONROE ST)



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

9

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 701 University Avenue, Suite 201  
 Middleton, Wisconsin 53520  
 608-834-3490 Fax 608-834-4934

Preliminary Drawing  
 Not For Construction

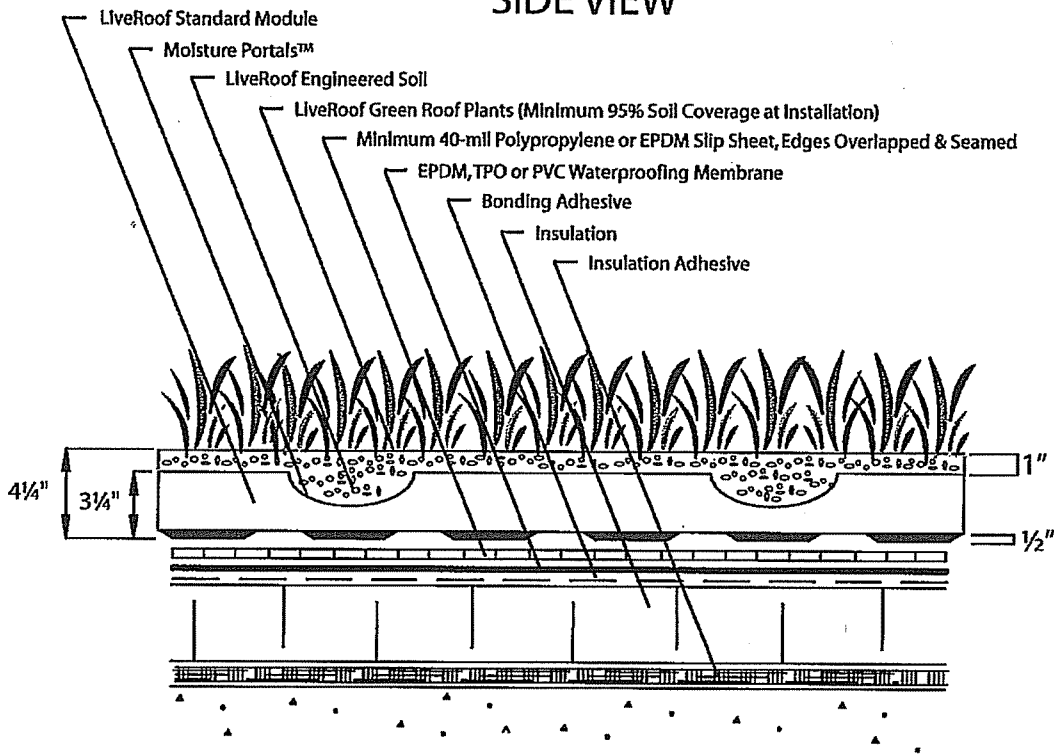
Project: 100-41P Skanska - March 2, 2010  
 1001 Hill Street - March 30, 2010  
 1001 Hill - May 4, 2010

Project: Empire Photo  
 1901 Hill Monroe Street  
 Madison, WI

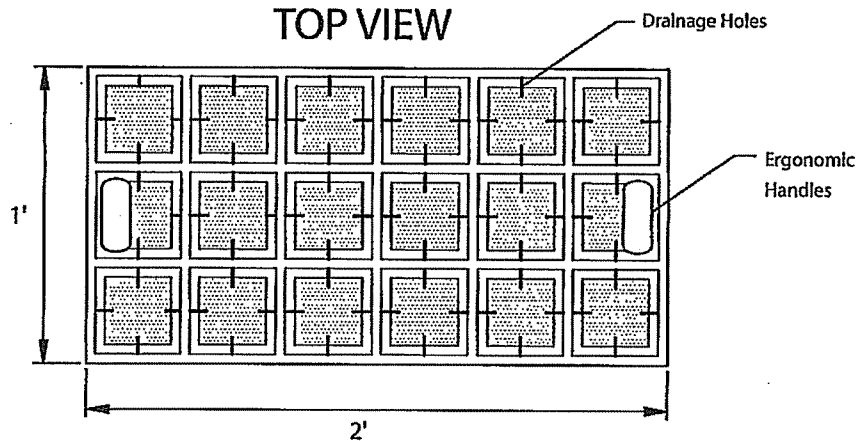
Drawing Title: Elevations  
 Project No: 1049  
 Drawing No: A-22

# LiveRoof STANDARD SYSTEM

## SIDE VIEW



## TOP VIEW



LiveRoof System Saturated Weight: 27 - 29 lbs / sf

NOT TO SCALE

ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

STANDARD A

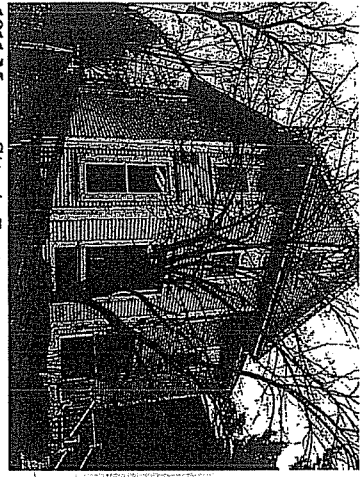


LiveRoof, LLC  
 P.O. Box 533  
 Spring Lake, MI 49456

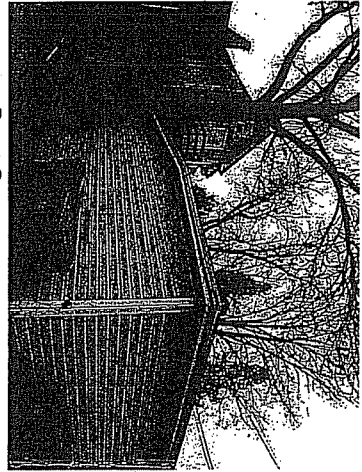
(800) 875-1392  
[www.liveroof.com](http://www.liveroof.com)

# LiveRoof®

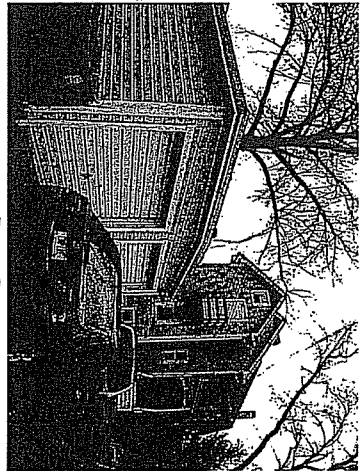
1907-1911 Monroe Street-Exterior & Interior Photos of Existing Buildings



1911 Monroe Street - Front



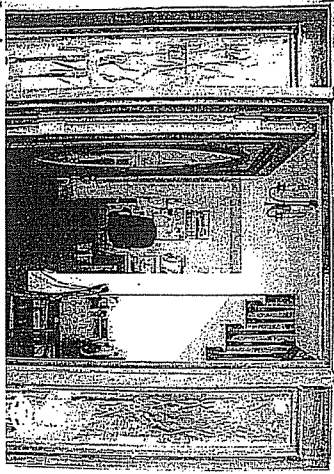
Rear + Garage



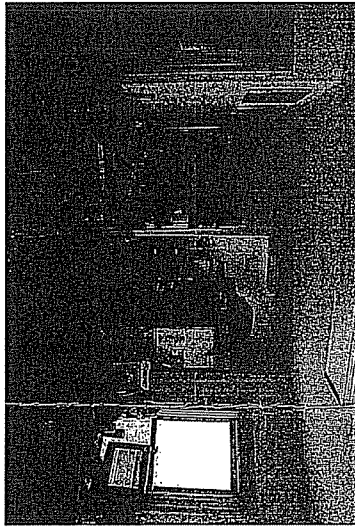
Rear + Garage



Interior



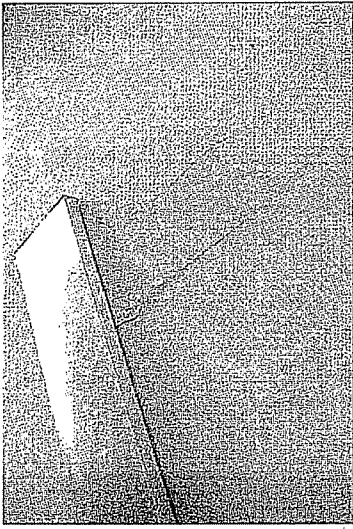
Interior



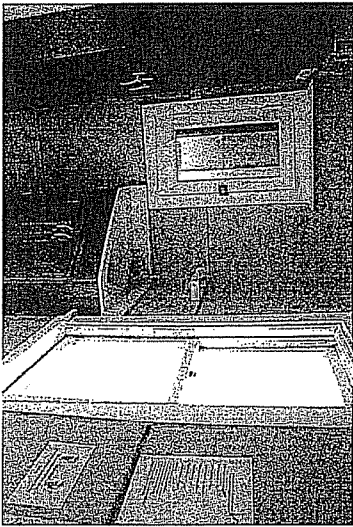
Rear + Garage



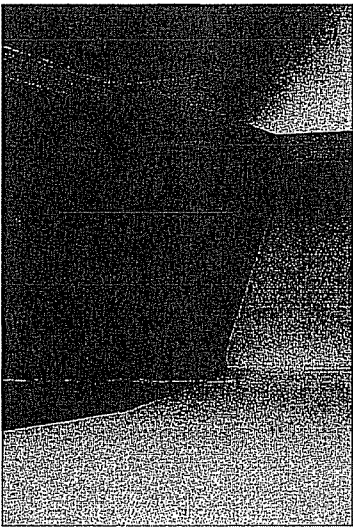
Rear + Garage



Interior



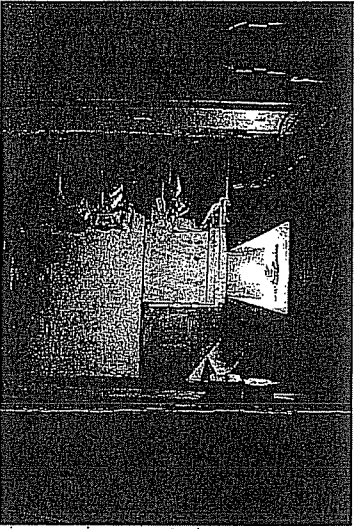
Rear + Garage



Interior



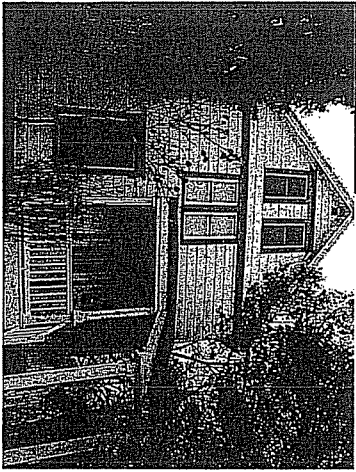
1911 Monroe Street - Interiors Attic



Basement



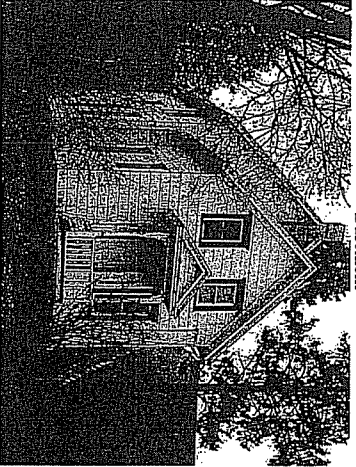
Basement



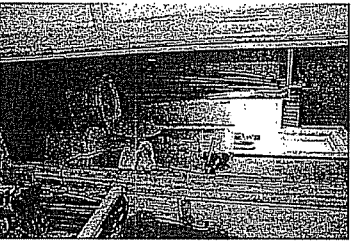
1907 Monroe Street - Front



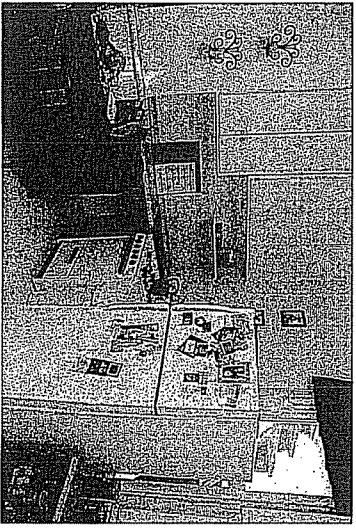
Side



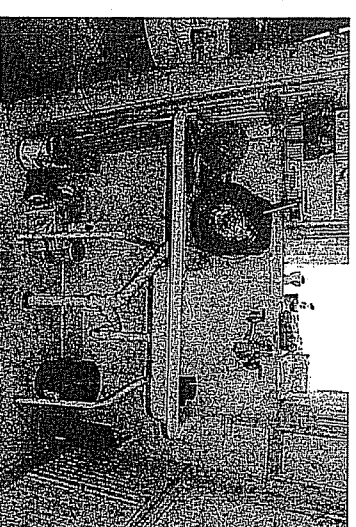
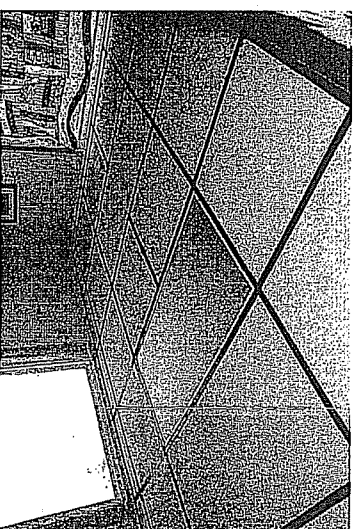
Rear

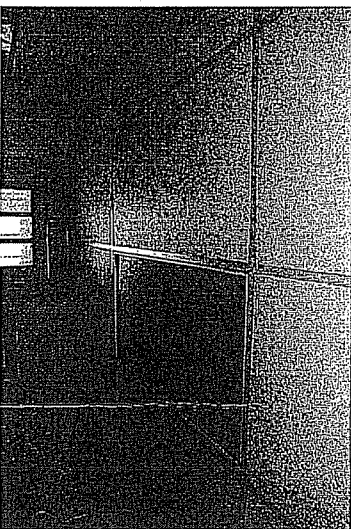


Interior

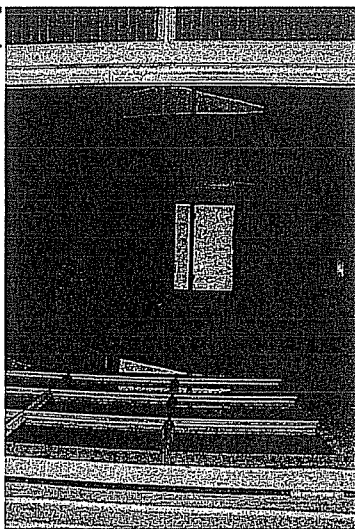


Interiors





1907 Monroe Street Interiors



Interiors