



Location
 1501-1509 Monroe Street

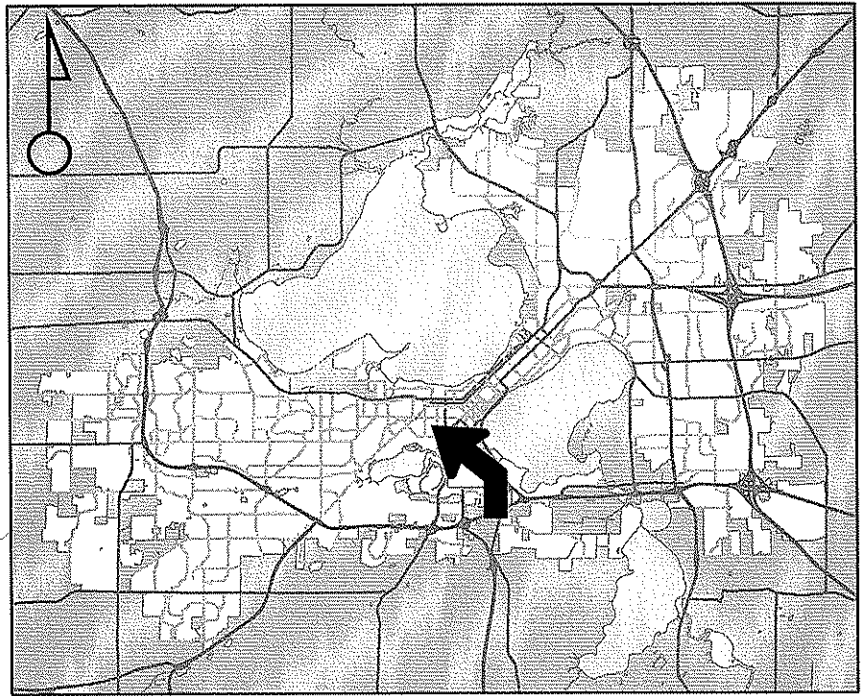
Project Name
 Hotel 1501

Applicant
 Bob Sieger - Sieger Architects

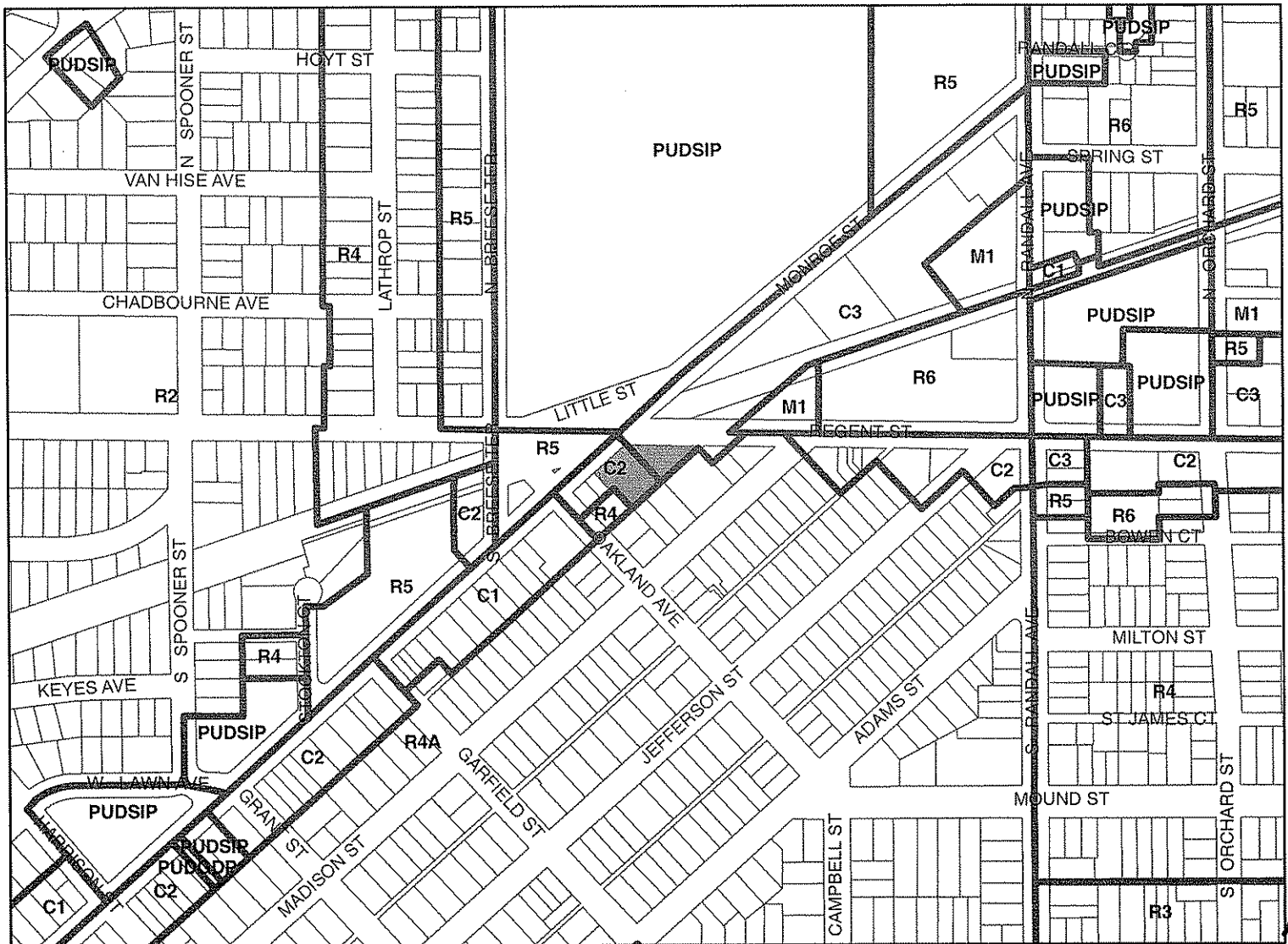
Existing Use
 Commercial Building

Proposed Use
 Demolish Commercial Buildings &
 Construct a 4-Story, 48-Room Hotel

Public Hearing Date
 Plan Commission
 05 May 2008

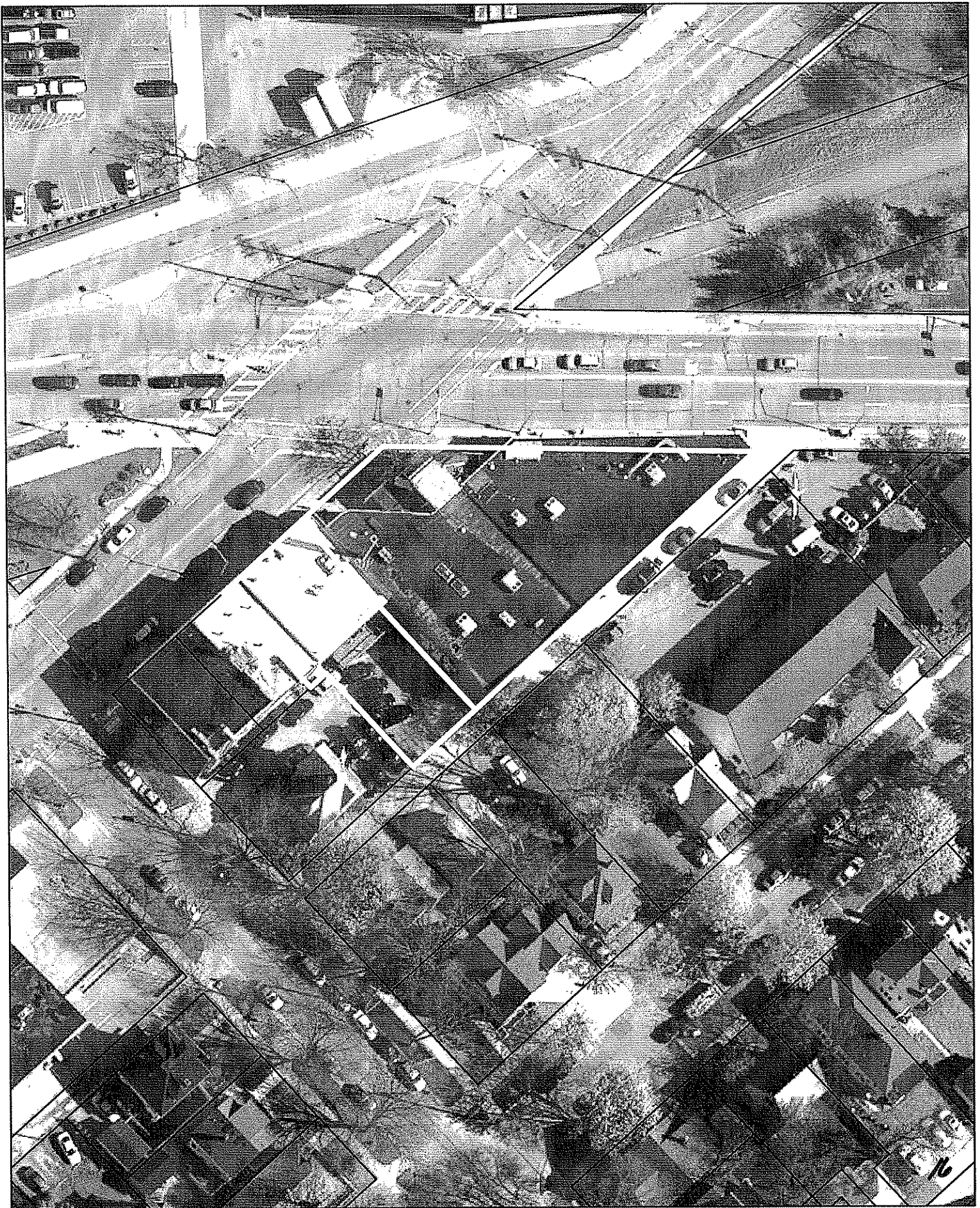


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 April 2008



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.
- 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
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$1500.00</u> Receipt No. <u>89557</u>
Date Received	<u>3/19/08</u>
Received By	<u>JLK 0709-224-0604-0</u>
Parcel No.	<u>0709 224 06024</u>
Aldermanic District	<u>13-Julia Kerr</u>
GQ	<u>3BT, existing CU, HOV Eng TT, MT</u>
Zoning District	<u>C2/C3, C2</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	<input type="checkbox"/> Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. **Project Address:** 1501-1509 Monroe Stv. **Project Area in Acres:** .45 Acres

Project Title (if any): Hotel 1501 a 48 room boutique Hotel

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Robert J. Sieger Company: Sieger Architects

Street Address: 1501 Monroe Stv. City/State: Madison WI Zip: 53711

Telephone: (608) 2836100 Fax: (608) 2836101 Email: siegerarchitects@sbcglobal.net

Project Contact Person: BOB SIEGER Company: S.A. (same)

Street Address: same City/State: same Zip: _____

Telephone: () same Fax: () _____ Email: _____

Property Owner (if not applicant): WISCONSIN AVIS ASSOC.

Street Address: 1501 Monroe City/State: Madison WI Zip: 53711

4. Project Information:

Provide a general description of the project and all proposed uses of the site:

48 room Boutique Hotel, 39,910 sqft. that meets the current C2/C3 zoning as a permitted use

Development Schedule: Commencement May 2008 Completion June 2009

CONTINUE →

5. Required Submittals:

- Site 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:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ NA See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

NA A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

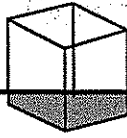
6. Applicant Declarations:

- 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 Monroe Street Commercial District, which recommends: Residential/Commercial Redevelopment for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:
J. Kerr, B. Solomon, R. Weber, E. Judge, R. Boddey, Orange Schwedev.
Mike Florek, All neighbors with in 200'
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form. 2.6.08
- 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 Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 11/07 | Zoning Staff Matt Tucker Date 11/07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Robert J. Sieder Date 3.19.08
 Signature [Signature] Relation to Property Owner OWNER.
 Authorizing Signature of Property Owner [Signature] Date 3.19.08



SIEGER LLC

ARCHITECTURE

1501 Monroe St. Madison, WI 53711
608.283.6100 Fax : 608.283.6101

March 19, 2008

City of Madison Plan Commission
Planning & Development Office
215 Martin Luther King Jr Blvd
Madison, WI 53703

LETTER OF INTENT

Re: 1501, 1509 Monroe St. Building Demolition Application

Dear Plan Commission Members:

Sieger Architecture submits the following information as the contact developer of the proposed redevelopment of 1501 and 1509 Monroe Street to be referred to from here on as 1501 Re-Development Project. This project shall be a hotel designed and constructed in exact accordance to the existing C2/C3 zoning of the property and the Monroe St. Commercial District Plan. No rezoning or building conditional use approval shall be required as part of this demolition submittal.

A traffic study has been completed and is attached.

This project will require the existing approximate 20,000 sq. ft. one story commercial buildings, which are non-conforming, structurally deficient, and economically not viable, to be demolished (see photos in plan set). We have conducted meetings with the zoning and planning staff and alderman as required thirty days before the March 19th submittal date to be on the agenda for the May 5th planning commission meeting.

We have also met with alders, neighbors, and respective neighborhood associations.

The schedule for the project anticipates a summer 2008 construction start with completion by summer of 2009.

The Project development team includes the following individuals and firms:

Contact Developer: Robert and Debra Sieger
1501 Monroe Street
Madison, WI 53711
Phone: 608.283.6100
Fax: 608.283.6101

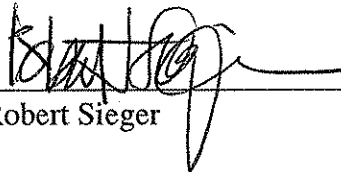
Architect/Contact: Sieger Architecture
Robert Sieger
1501 Monroe Street
Madison, WI 53711
Phone: 608.283.6100
Fax: 608.283.6101

Contact Person:
Robert Sieger
1501 Monroe Street
Madison, WI 53711
Phone: 608.283.6100
Fax: 608.283.6101

Planning Consultant: John Stockham
Stockham Consulting
424 Virginia Terrace
Madison, WI 53726
Phone: 608.233.1827
Fax: 608.516.8423

Traffic Consultant: John Lichtenheld
Schrieber/Anderson Associates Inc.
717 John Nolen Dr.
Madison, WI 53713
Phone: 608.255.0800
Fax: 608.255.7750

Signed:



Robert Sieger

Date:

3.19.05



MEMORANDUM

Date: 2/25/08

Landscape Architecture

Urban Design

To: Mr. Bob Sieger
Sieger Architects
1501 Monroe Street
Madison, WI 53711

From: John Lichtenheid
Project: 1501 Redevelopment
SAA #: 2308

Community Planning

Civil Engineering

Re: 1501 Redevelopment

We have reviewed the redevelopment of the proposed property in the southeast corner of Regent and Monroe Street. The current development includes a split level building housing a bar, architectural firm, pizzeria, and additional retail and office space. There is a total of 6,800 square feet of office space, 8,300 of restaurant /bar space, and another 5,500 square feet of retail/office space. The current buildings occupy approximately .44 acres with 42 spaces of parking. (Figure 1).

The proposed redevelopment includes a 49 room hotel with a total of 66 parking spaces. Of the total spaces, 39 will be available at grade off of the existing alley with an additional 27 parking spaces below grade. Access to the site will be off of an existing alley off of Regent Street and east of Monroe Street. (Figure 2).

Because traffic is a concern in this area, we have completed an initial review of the traffic impact of the proposed plan to redevelop this area. Based on the City of Madison 2006 traffic counts, both Regent Street and Monroe Street in the vicinity of the development carry about 15,000 vehicles per day. There is an existing traffic signal at the intersection of Regent and Monroe Street.

Based on ITE (Institute of Transportation Engineers) Trip Generation, 7th Addition, the current mixed use would generate 112 trips during the morning peak hour and 116 trips in the afternoon peak hour when fully occupied. Assuming a reduction in trips of 25% for both internal trips (10%) and mode split (15%), given the proximity of the development to the University of Wisconsin and other activity centers in the area, the estimated net trip generation would be approximately 86 peak hour trips in the morning and 88 in the afternoon. These trip generation rates are shown in Table 1.

The redevelopment is estimated to generate 34 trips in the morning peak hour and 35 trips in the evening peak hour as shown in Table 2. Hotel peak hour uses are generally later in the morning and mid afternoon which do not coincide with the traditional morning and afternoon peak hours. In addition, the hotel was assumed to be full during these peak hour estimates.

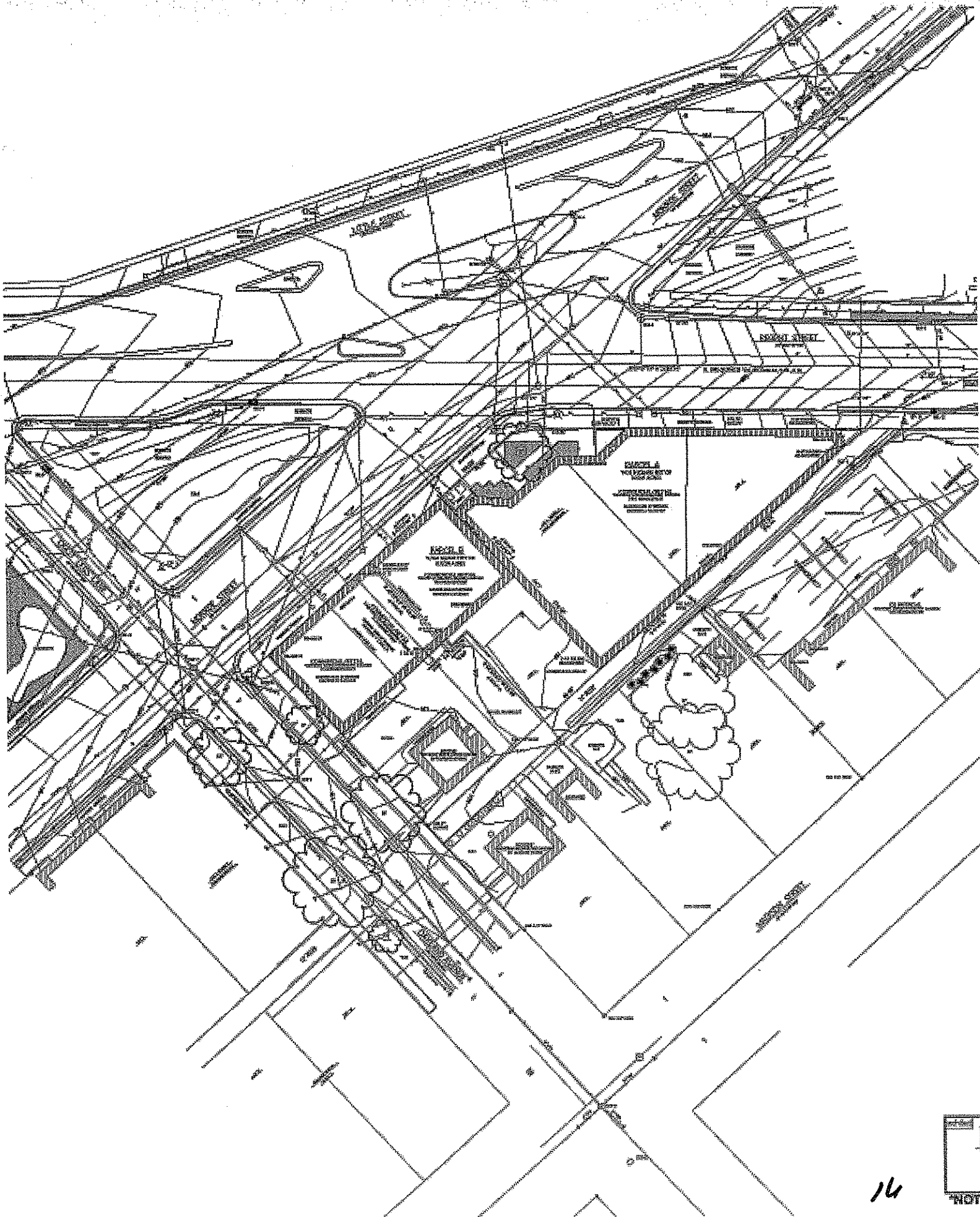
The results indicate that the trip generation from the proposed redevelopment will be approximately 30% of the existing development assuming full occupancy and not accounting for trip reduction during the PM peak hour. Accounting for multi trip and multi modal reduction

would result in an estimated trip reduction in the PM peak hour of approximately 40% of the existing peak hour with full development.

Traffic counts on Regent Street in this location indicate 15,000 daily trips or approximately 1500 trips during the afternoon peak hour. Full development of the existing development of 85 PM peak hour trips accounts for 5.6% of those trips. Reducing the PM peak hour trips from the existing 85 trips to 35 trips with redevelopment results in approximately 50 less trips accessing the site during the peak hour. Assuming all trips access Regent Street, this would result in a decrease in the peak hour traffic on Regent Street of 3.3%.

The following summarizes our findings:

- The proposed redevelopment would generate less traffic than the existing site fully developed. The reduction would conservatively generate less than half the existing potential trips.
- The impact of the trip generation reduction on both Regent and Oakland would result in less traffic on these two streets.
- Given the proposed widening of the northern portion of the alley between Regent and Oakland and the widening of the Regent driveway approach, access to Regent will be improved over existing conditions.
- In order to further discourage traffic "leaking" out onto Oakland instead of Regent, signage could be placed from the hotel parking area restricting right turns onto the alley.
- Left turn restrictions could also be placed on the Regent Street drive during peak hours, but this may not be warranted given the low volume of traffic projected to exit (17 trips) during the PM peak hour.



**Table 1
CITY OF MADISON 1501 REDEVELOPMENT TRIP GENERATION
Existing 1501-1509 Buildings**

Land Use	Peak Hour Trip Generation Rate			AM		PM		SATURDAY	
				IN	OUT	IN	OUT	IN	OUT
Office (Code 710) 6,800 sf	Weekday AM Peak 1.56 trip per 1,000 sf	Weekday PM Peak 1.49 trips per 1,000 sf	Saturday Peak .41 trips per 1,000 sf	88%	12%	17%	83%	54%	46%
Office Generation	11	10	3	9	1	2	8	2	1
Restaurants (Code 932) 8,300 sf	Weekday AM Peak 11.52 trip per 1,000 sf	Weekday PM Peak 10.92 trips per 1000 sf	Saturday Peak 20 trips per 1,000sf	52%	48%	61%	39%	63%	37%
Restaurants Generation	96	91	166	50	46	55	35	105	61
Specialty Retail (Code 814) * 5,500 SF	Weekday AM Peak 1.03 trips per 1,000sf	Weekday PM Peak 2.71 trips per 1,000sf	Saturday Peak 4.97 trips per 1,000sf	61%	39%	44%	56%	48%	52%
Retail Generation	6	15	27	3	2	7	8	13	14
Total Trips Generated	112	116	196	63	49	64	52	119	77
Internally Captured (10%)	11	12	20	6	5	6	5	12	8
Net External Trips	101	104	177	56	44	57	47	107	69
(15%) Alternate Modes	15	16	26	8	7	9	7	16	10
Net External Vehicle Trips	86	88	150	48	38	49	40	91	59
Pass-By Trips	0	0	0	0	0	0	0	0	0
Total New Trips on Adjacent Street	86	88	150	48	38	49	40	91	59

Source: ITE Trip Generation, 7th Edition, 2003. 2/25/2008

*Shopping Center trip generation(Code 820) rates were used for AM and Saturday Peak Hour since they are not available for Specialty Retail

Internal Capture: 25% PM Peak, Saturday 25%. Assumed due to the proximity to UW campus

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**Table 2
CITY OF MADISON 1501 REDEVELOPMENT TRIP GENERATION
Proposed Development**

Land Use	Peak Hour Trip Generation Rate			AM		PM		SATURDAY	
				IN	OUT	IN	OUT	IN	OUT
Hotel (Code 310) 50 Rooms	Weekday AM Peak .67 trips per Room	Weekday PM Peak .70 trips per Room	Saturday Peak .87 trips per Room	58%	42%	49%	51%	50%	50%
Hotel Generation	34	35	44	19	14	17	18	22	22
Total Trips Generated	34	35	44	19	14	17	18	22	22
Internally Captured	0	0	0	0	0	0	0	0	0
Net External Trips	34	35	44	19	14	17	18	22	22
(0%) Alternate Modes	0	0	0	0	0	0	0	0	0
Net External Vehicle Trips	34	35	44	19	14	17	17	21	21
Pass-By Trips	0	0	0	0	0	0	0	0	0
Total New Trips on Adjacent Street	34	35	44	19	14	17	17	21	21
Source: ITE Trip Generation, 7th Edition, 2003.								2/25/2008	

GKS ENGINEERING, INC.STRUCTURAL ENGINEERS

3310 KINGSTON DRIVE
MADISON, WISCONSIN 53713
(608) 277-9520

December 12, 2007

Attn: Mr. Robert Sieger, AIA
Sieger Architecture, LLC
1501 Monroe Street
Madison, WI 53711Re: Condition Assessment
1501 and 1509 Monroe St.
Madison, WI

Dear Mr. Sieger:

At your request GKS Engineering, Inc. has completed a condition assessment (structural audit) for the properties located at 1501 and 1509 Monroe St. The primary attention during our condition assessment focused on the exterior walls and roof system to determine if there is any present outward manifestation of potential structural problems. The fieldwork was supplemented with discussions with interested parties.

Generally, most building problems with the exception of mechanical systems are related to the building envelope and associated water infiltration. Based upon our review of literature concerning building failures, it appears that a large number of structural failures occur during construction. Those failures, which occur during the buildings' occupancy, may generally be categorized as follows:

- Fires and acts of God;
- Misapplication or use of an existing structure (i.e. subjecting the building to forces for which it was not originally designed);
- Deterioration or damage to structural components created by environmental factors (i.e. wind, snow, rain, temperature extremes, etc.);
- Age of building and available technology at the time of construction.

The last two items clearly have played a role in the present deteriorated condition of the buildings.

An investigation of this nature has limitations and it should be understood that it is not all-inclusive. The effectiveness of the cursory field observations and conclusions drawn there from, are directly related to the abilities and experience of the engineer performing the condition assessment. It should be understood that the following items were excluded from our study:

1. Detailed review of applicable building codes for compliance;

2. Detailed review of the property from a life-safety aspect;
3. Interior finishes condition generally are not addressed unless it may relate to a more serious problem;
4. No attempt was made to confirm that the building construction and specifically the structural elements were generally constructed in accordance with the original design documents;
5. GKS did not perform a comprehensive peer review to confirm that the structural components are adequately sized to carry the design loads;
6. GKS did not perform a comprehensive peer review of the subsurface investigation, analysis and recommendations.

Generally, exclusion of the aforementioned items from a Phase I level condition assessment is common. Depending upon the circumstances encountered, a recommendation may be to perform a more thorough investigation and analysis to confirm the cause of apparent problems noted during the fieldwork.

The following general characteristics identify the contiguous buildings located at 1501 and 1509 Monroe St.:

1509 Monroe

- One story structure with an interior height of approximately 12 ft. A basement level is exposed at the rear of the building.
- The building was constructed approximately in 1928 and encompasses approximately 2800 sq ft.
- The exterior wall system is constructed primarily of uninsulated multi-wythe brick and tinted, thermopane storefront wall system.
- Noticeably aged flat roof with a bituminous built up roof membrane.
- The floor and roof framing systems consist of dimensional lumber. Generally, the floor joists bear on masonry bearing walls. However, prior remodeling efforts to create open spaces has necessitated supplementary post and beam framing.

1501 Monroe

There are two interconnected buildings comprising the property at this address. Both have an interior height of approximately 15 ft and a partially exposed basement level on three sides.

- The western most property (barn) was constructed approximately in 1928 and the eastern most (auto garage) was constructed approximately in 1930.
- The exterior wall system is uninsulated multi-wythe masonry construction with brick veneer and clay tile.
- Noticeably aged flat roof with a bituminous built up roof membrane.
- The barn roof system consists of dimensional lumber roof joists supported on bearing walls and interior steel trusses.
- The garage roof system consists of cold-rolled "I" sections supported on bearing walls and interior steel post and beam construction.
- The floor system for both portions is reinforced concrete joist, beam and column construction.

The following list constitutes observations made, during our site visit on December 10, 2007, that are cause for concern:

1. There is apparent foundation settlement at two garage area columns. One of the existing building columns has been supplemented with a steel pipe column.
2. Multiple concrete pan joists are cracked in the garage area.
3. The exterior brick veneer shows area of distress as evidenced by spalling and cracking. This is common for the softer brick of this era, which has lower strength and is more absorbent. Additionally, the clay tile typically has significantly lower strength than brick or concrete masonry.
4. The roof joists at 1509 Monroe are 2x10 spaced at 16" on center and spanning a maximum of 22 feet. The floor joists are 2x10 spaced at 16" on center and span a maximum of 15 feet. Further, many of the floor joists have been fire damaged. Further, excessive deflection and some joist deterioration are evident.

5. The roof joists at the barn portion of 1501 Monroe are 2x12 spaced at 32" on center and spanning a maximum of 20 feet. The joists have deflected noticeably.

Design documents or as-built documents are not available. Therefore, we analyzed only the principal structural element of concern. In all instances it was the floor or roof joist. Our analysis indicates that the 2x10 roof and floor joists at 1509 Monroe and the 2x12 roof joists at 1501 Monroe do not have sufficient live load capacity to meet current code requirements or prudent engineering design. Particularly as it relates to the roof, joist deflection and associated ponding, flashing and membrane damage will become progressively worse with time.

Based upon our field observations, discussions with concerned individuals and structural analysis it is our opinion that the existing buildings do not meet currently accepted design load criteria and show signs of distress. On a short-term basis we suggest the following:

1. Because the current roof structure does not have sufficient snow load capacity it should be monitored and snow removed as necessary to assure that the allowable capacity is not exceeded.
2. Install crack monitors at cast-in-place concrete pan joist to determine if the cracks are propagating or increasing in width.
3. Establish settlement control points at critical column locations to determine the settlement rate.
4. Take photographs at important locations to establish base line conditions and review on a periodic basis. Emphasis should be placed on documentation of areas of distress including but not limited to the following: deteriorated brick bearing walls and exterior walls; supplemental column location; deflected roof joists and cracked concrete pan joists.

It should be emphasized that these recommendations are only a short-term solution and if it is decided to maintain the buildings for the long term than permanent modifications should be considered. However, keep in mind that if permanent repairs are pursued that the magnitude and extent of work both known and as yet to be discovered may exceed the present value of the buildings. It is our opinion that demolition and reconstruction is the most cost effective long-term option.

We trust that the information included herein is satisfactory for your present needs. It should be emphasized that the condition assessment was based upon available information and our field reconnaissance work. These recommendations may vary due to

limitations of our study. Should you have any questions or comments concerning the contents of this letter report, please contact us.

Sincerely,

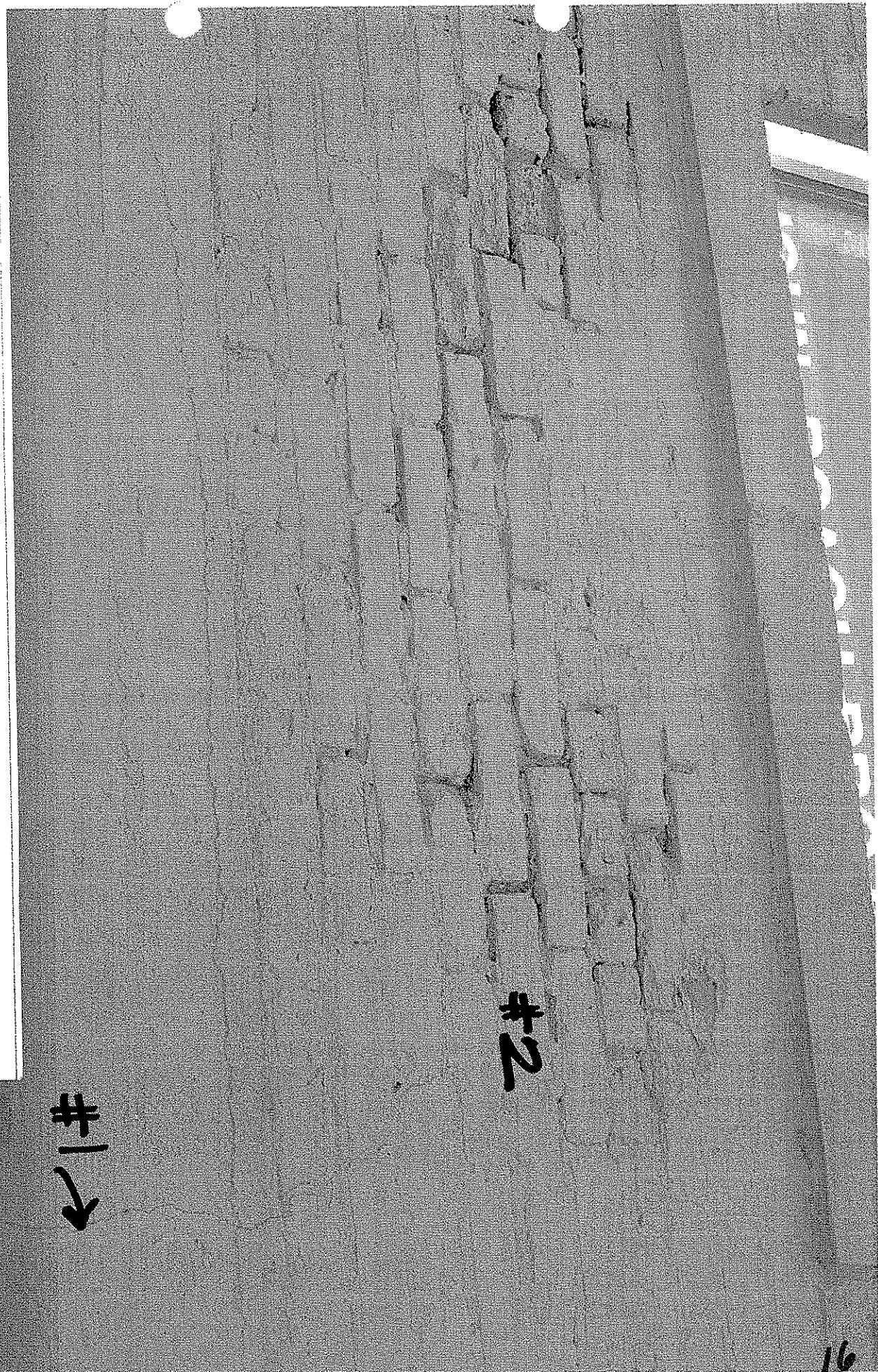
GKS Engineering, Inc.



Robert A. Jones, P.E.
Senior Structural Engineer

PHOTO # 4 STRUCTURAL WALL

- #1 EXTENSIVE CRACKS IN EXTERIOR WALL
- #2 BRICK & MORTAR FAILURE & DAMAGE



#1 →

#2

Photo # 5 STRUCTURAL WALL
1 CRACKS IN STRUCTURAL BEAMING WALLS.

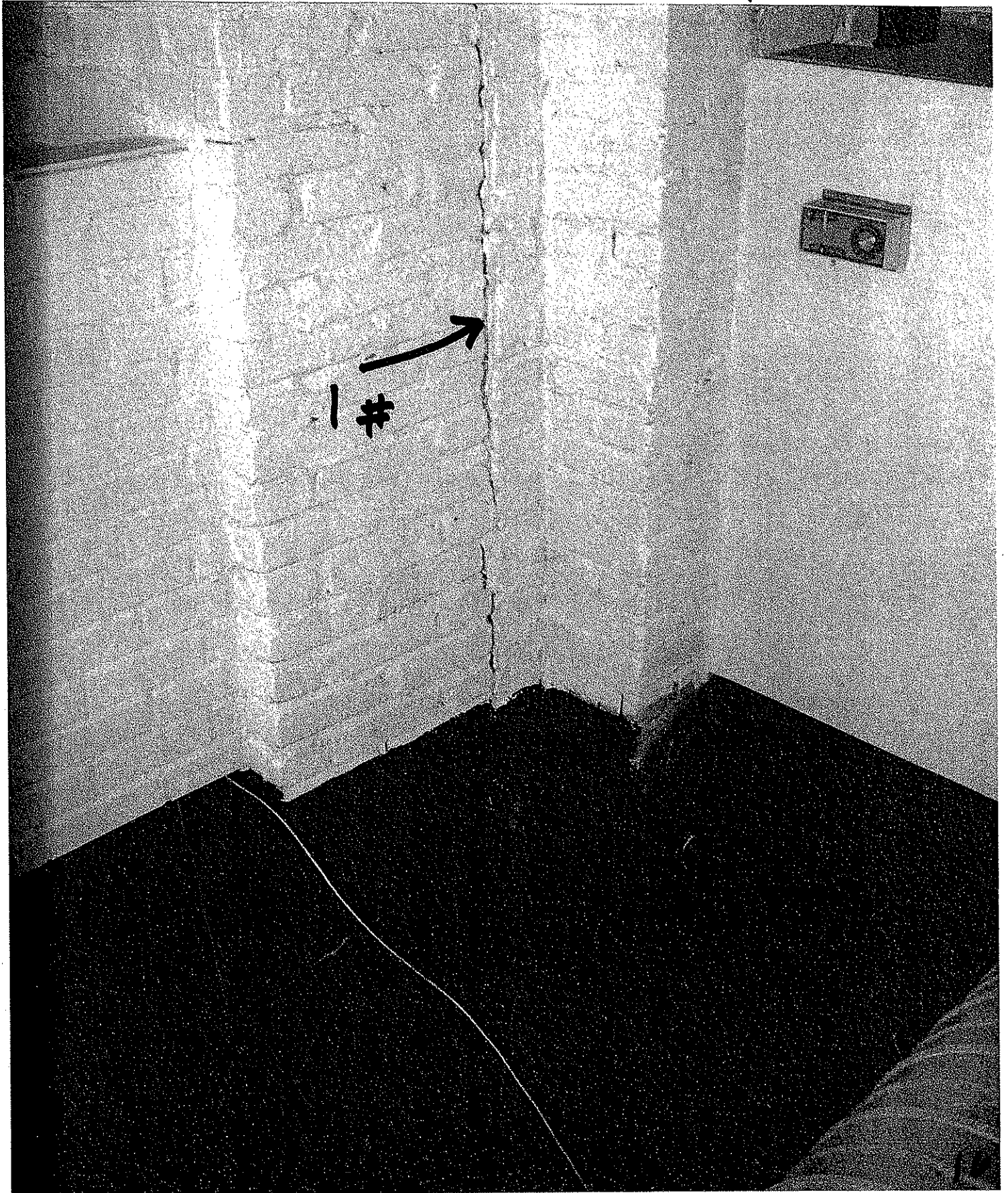


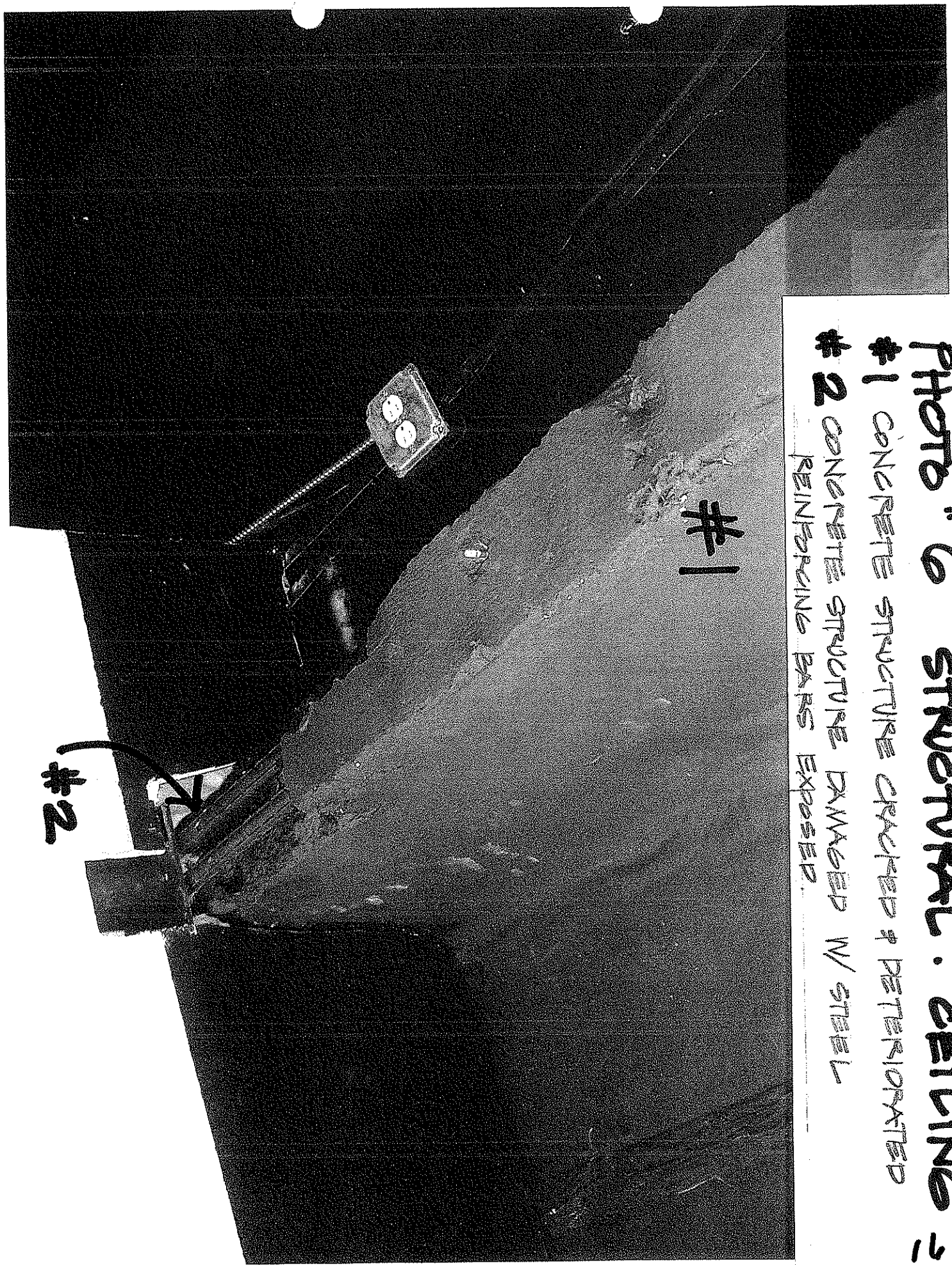
PHOTO # 6 STRUCTURAL - CEILING =

1 CONCRETE STRUCTURE CRACKED & DESTROYED

2 CONCRETE STRUCTURE DAMAGED W/ STEEL REINFORCING BARS EXPOSED

1

2



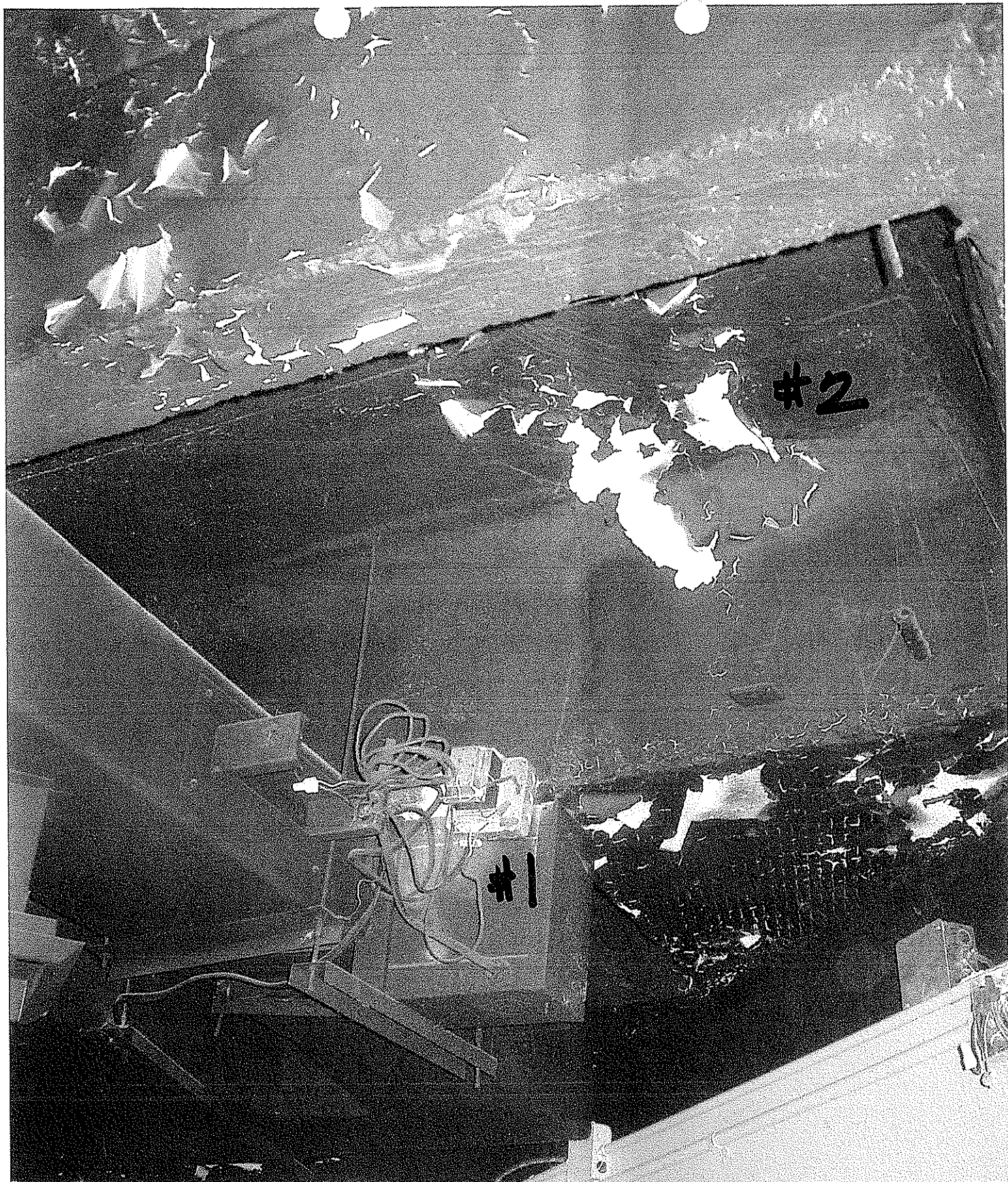


PHOTO # 7 MECHANICAL

- #1** DUCTING & HVAC CONTROL SYSTEMS OBSOLETE
- #2** WATER DAMAGE FROM LEAKING ROOF

PHOTO # 8
MECHANICAL
#1 PERSONS 1980's HVAC EQUIPMT.

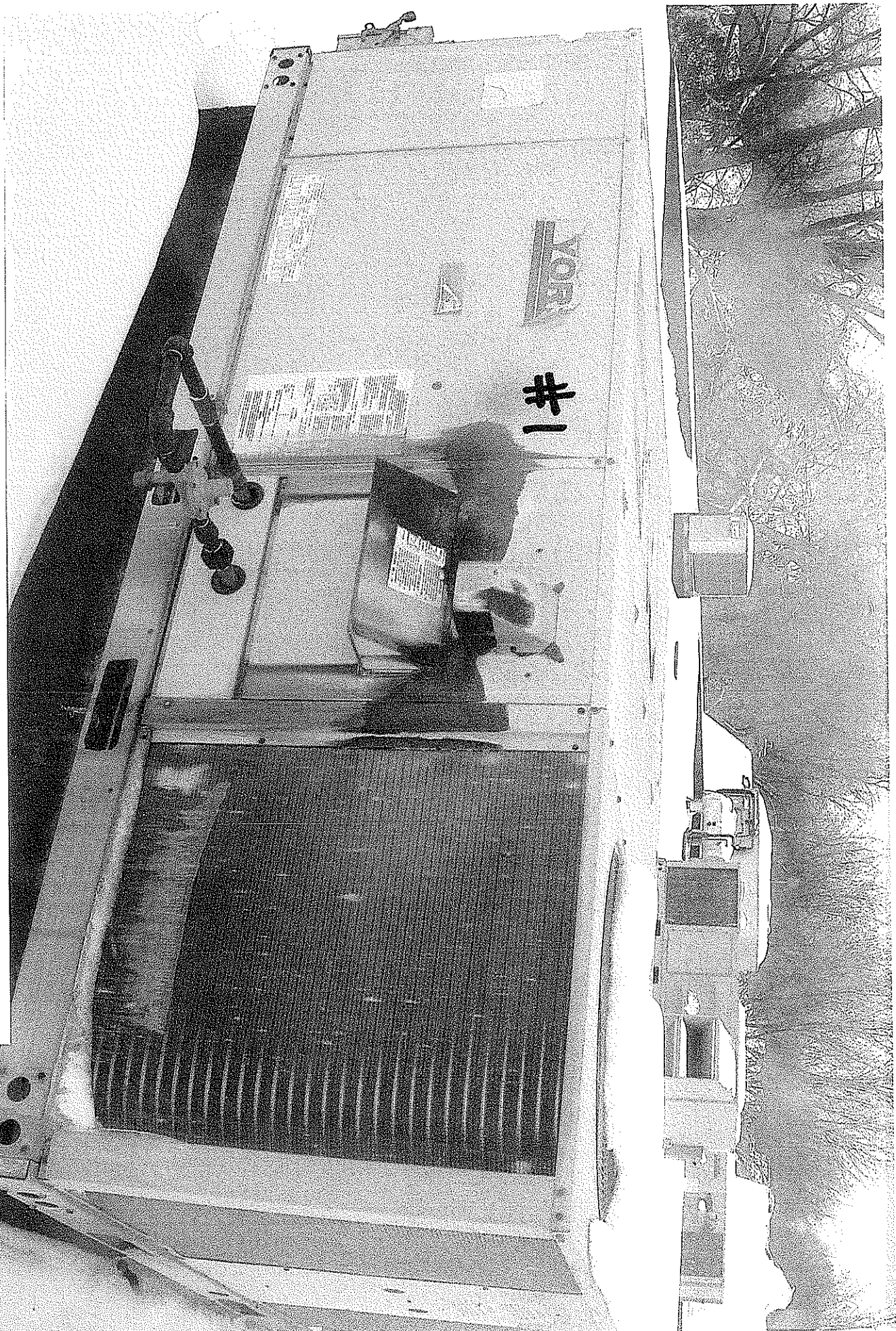
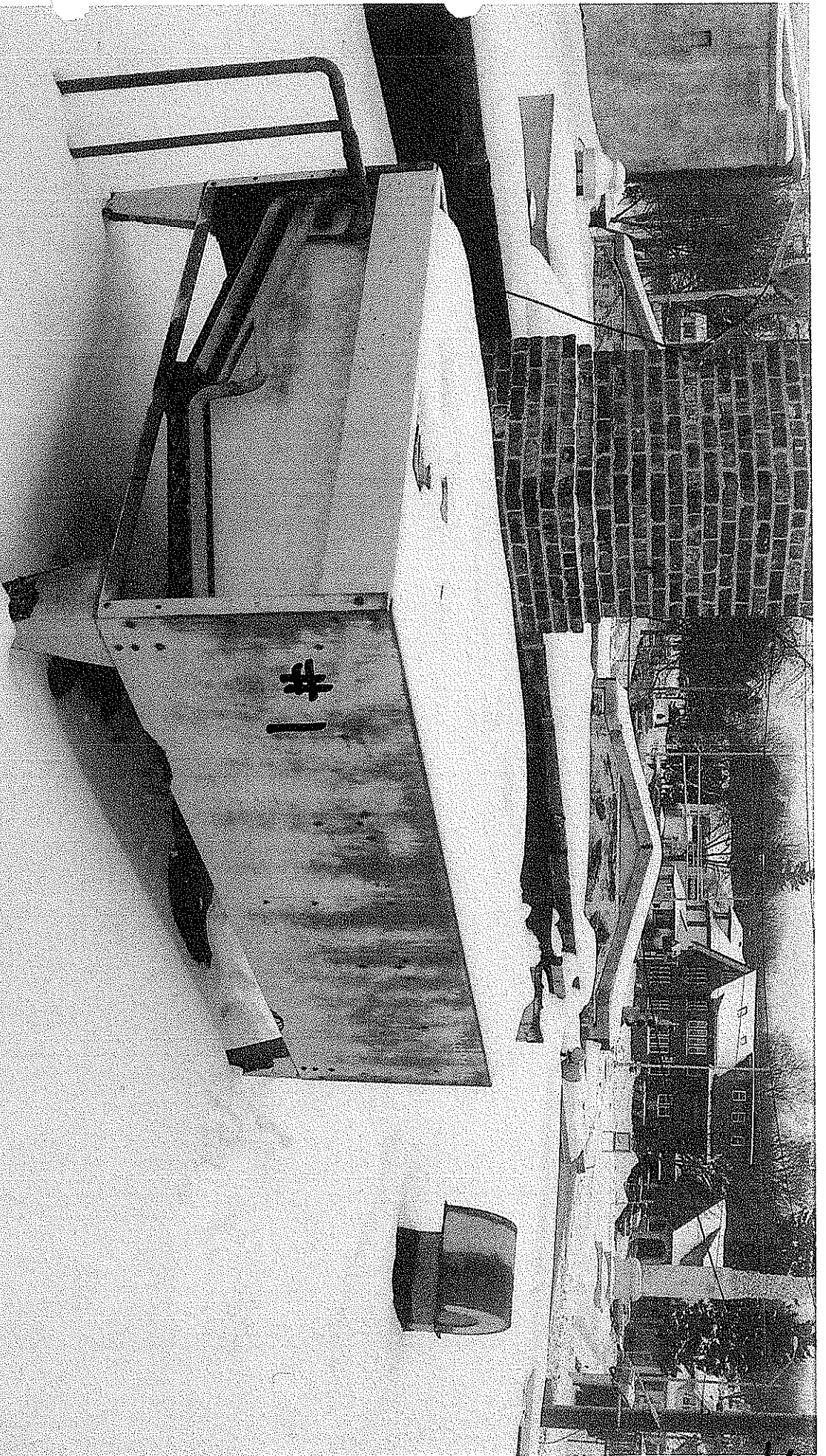


PHOTO # 9 MECHANICAL
1 OBSOLETE 1970's AIR CONDITIONING EQUIP MT.



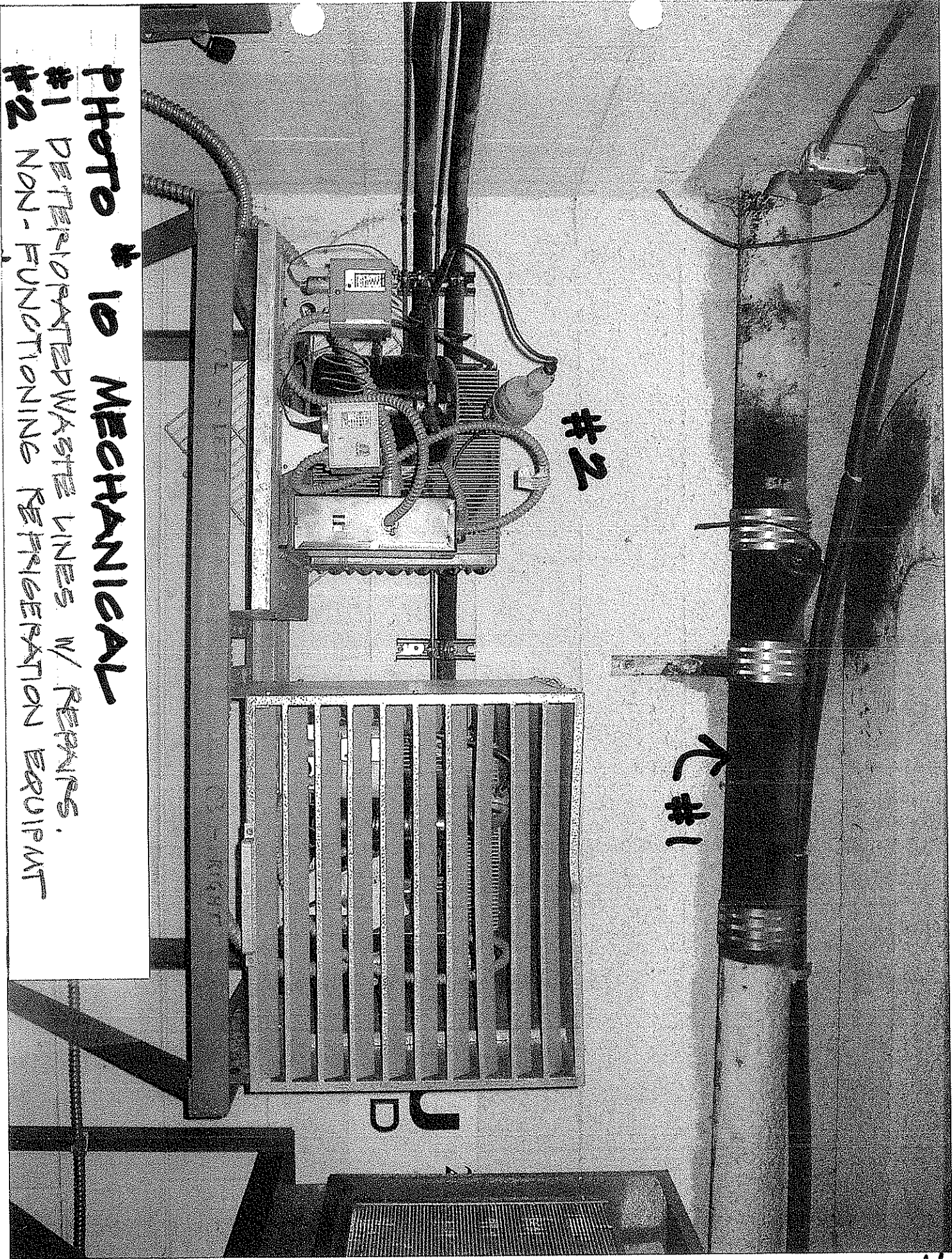
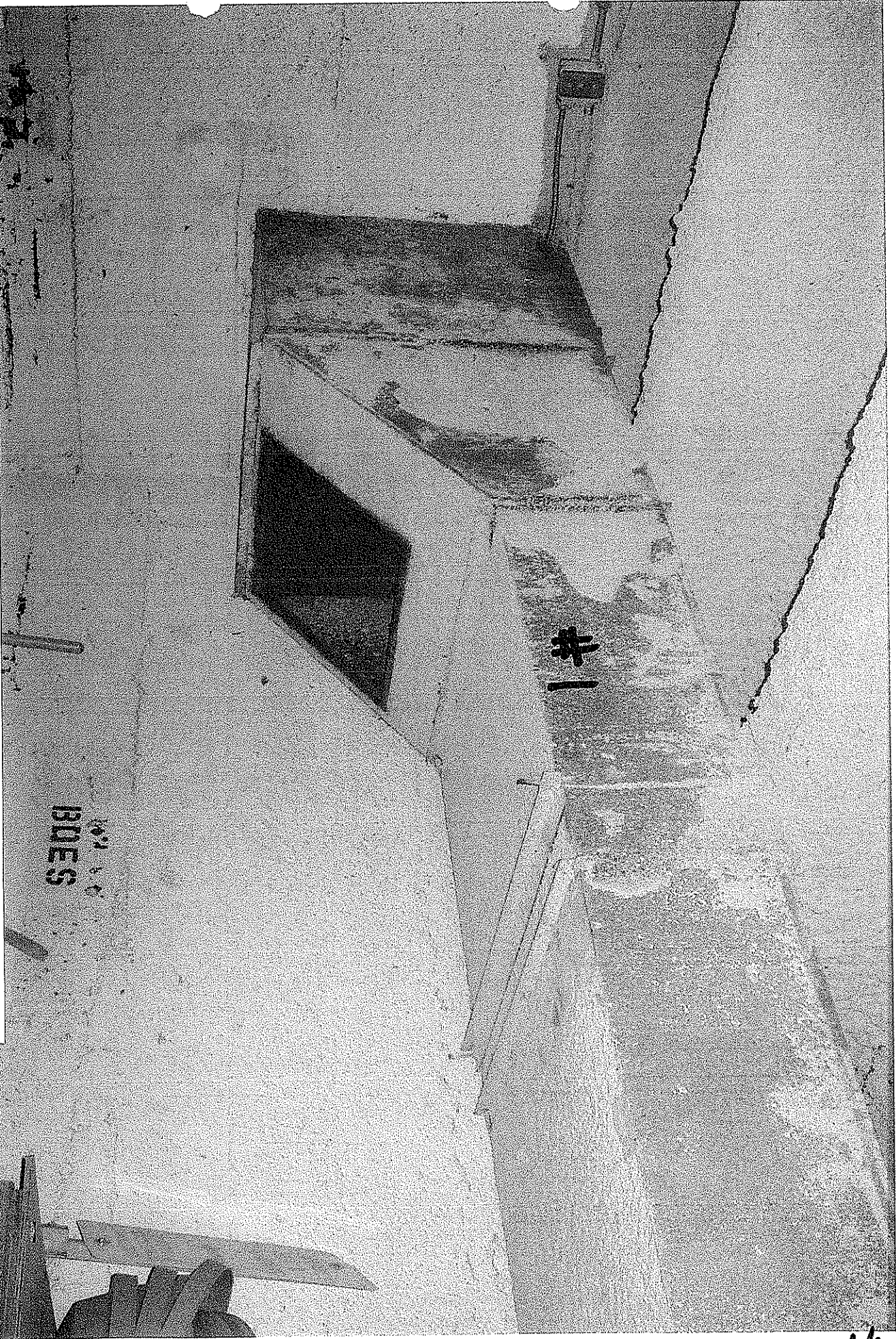


PHOTO # 10 MECHANICAL

- #1 DETRIORATED WASTE LINES W/ REPAIRS.
- #2 NON-FUNCTIONING REFRIGERATION EQUIPMENT

PHOTO # 11 MECHANICAL
1 DETERIORATED DUCT & EXHAUST SYSTEM,



BUES



Photo # 12 MECHANICAL

- #1 OBSOLETE 1970 AC EQUIPMENT
- #2 NON-FUNCTIONING KITCHEN Hood EQUIPMENT

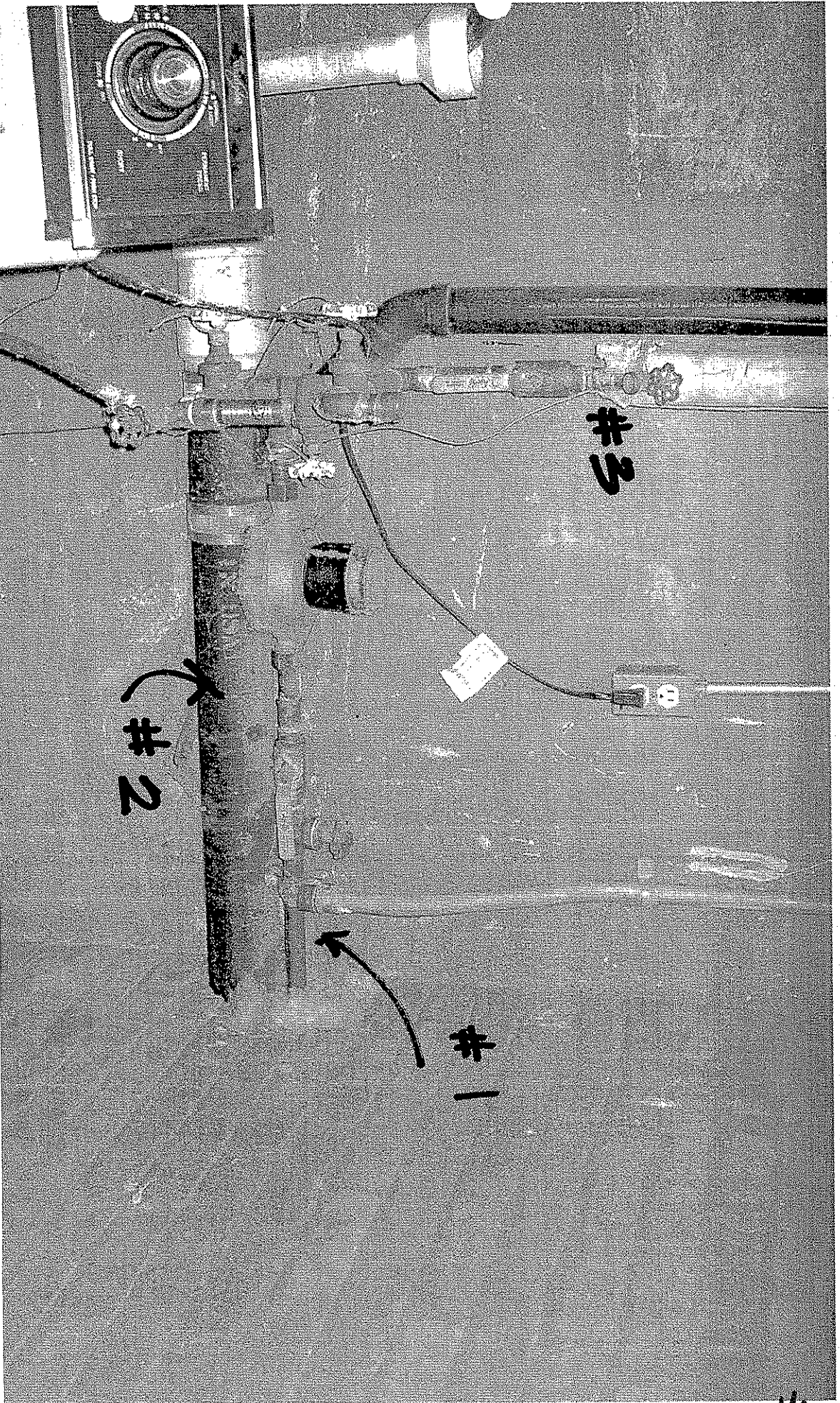
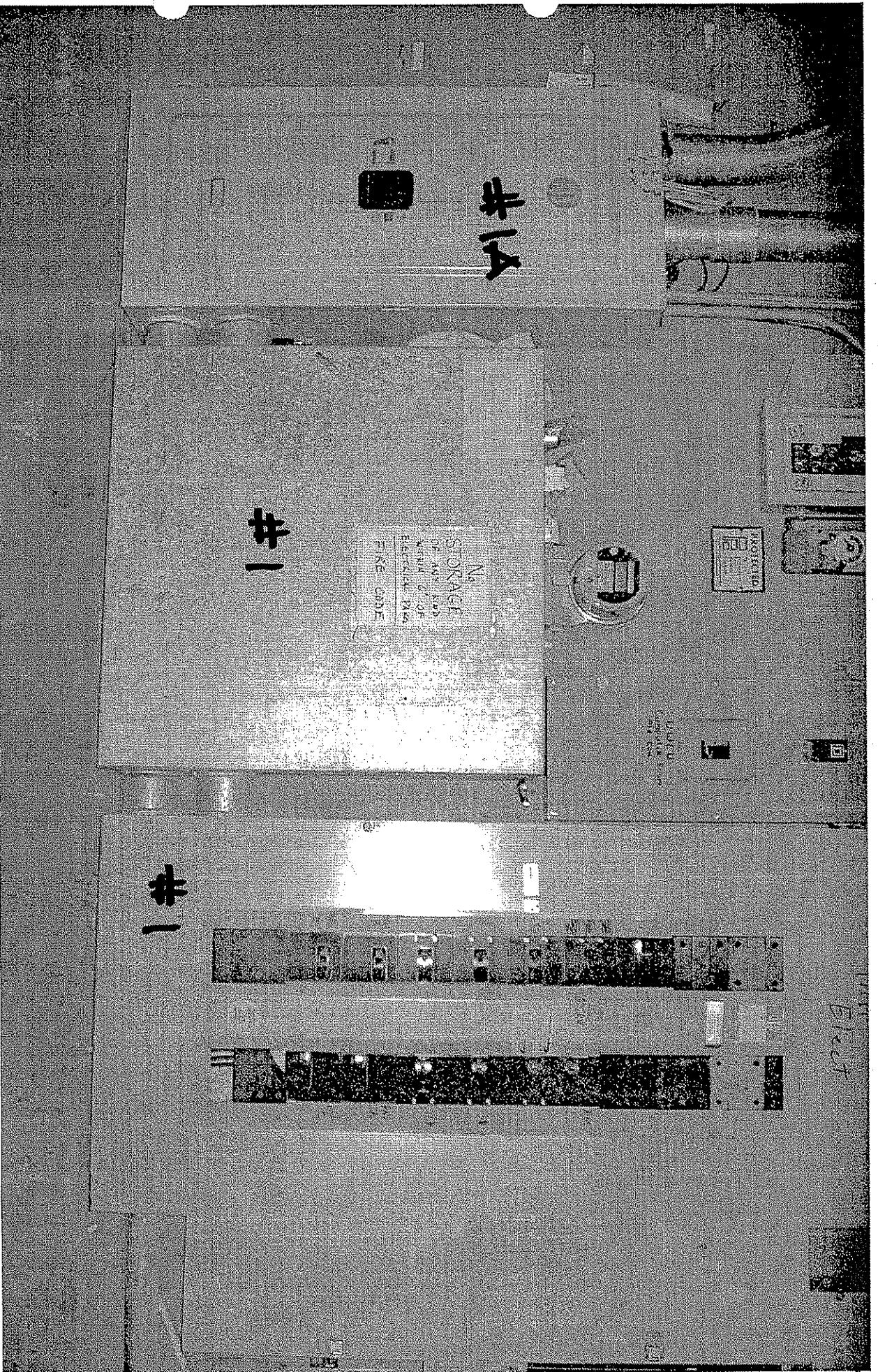


PHOTO # 15 MECHANICAL

- #1 1970'S 1" WATER SERVICE (NORMAL 15,000 SQ FT)
COMMERCIAL BIDS TODAY 3" - 6"
- #2 1970'S 4" SEWER (UNDERSIZED FOR 15,000 SQ FT.)
- #3 PETERS REPORTED CONDITION OF UTILITIES.

PHOTO # 14 ELECTRICAL MAIN
#1 400 AMP - 1970 ELECTRICAL SERVICE INSTALLED
AS USED EQUIPMENT ALL RESOLVED &
UNREGISTERED BY 1000 AMPS



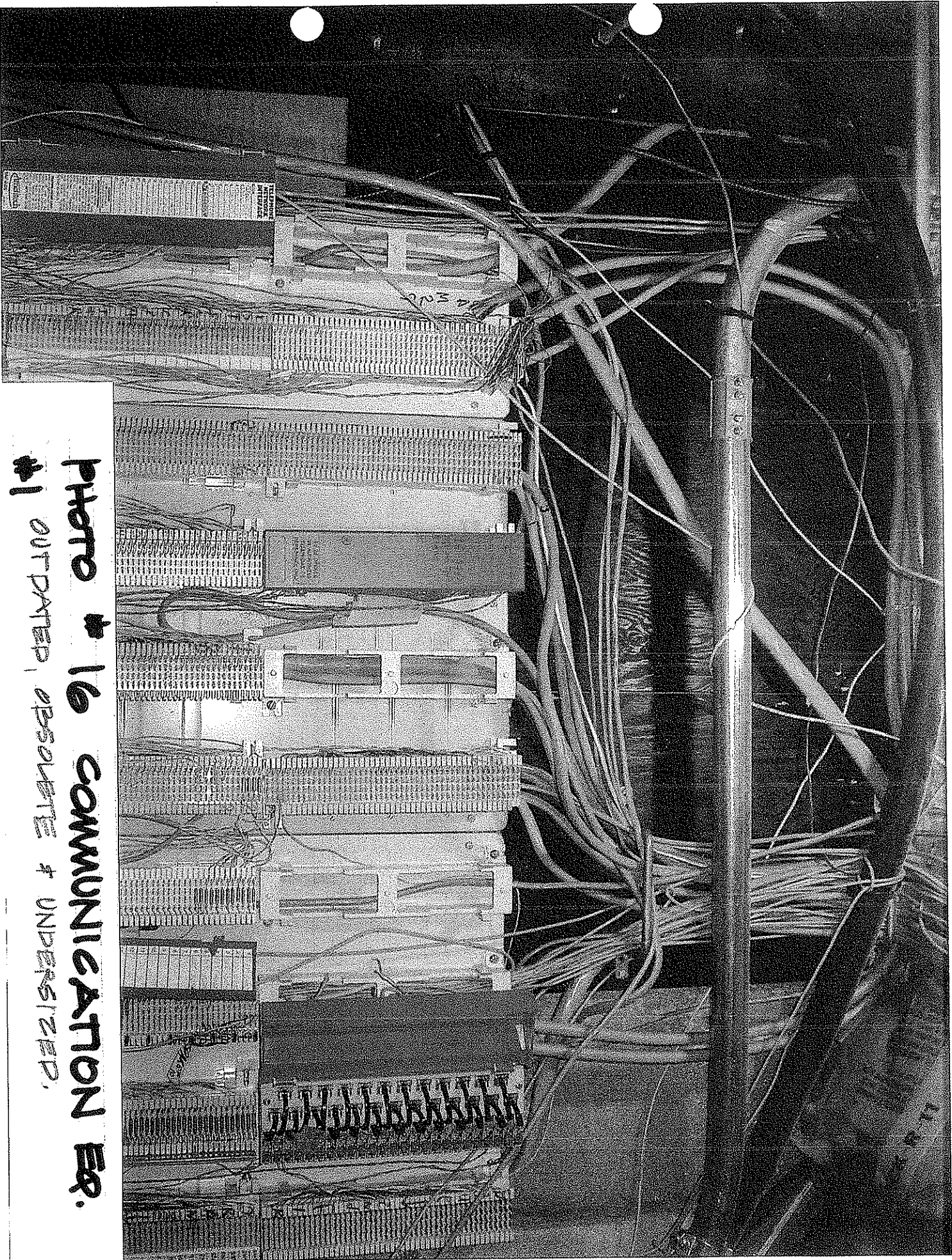


PHOTO # 16 COMMUNICATION EQ.
#1 OUTDATED, OBSOLETE & UNDERSIZED.

PHOTO # 17 ROOFING FAILURE (1970)
#1 LEAKING ROOF & ROTTING ROOF BOARDS.

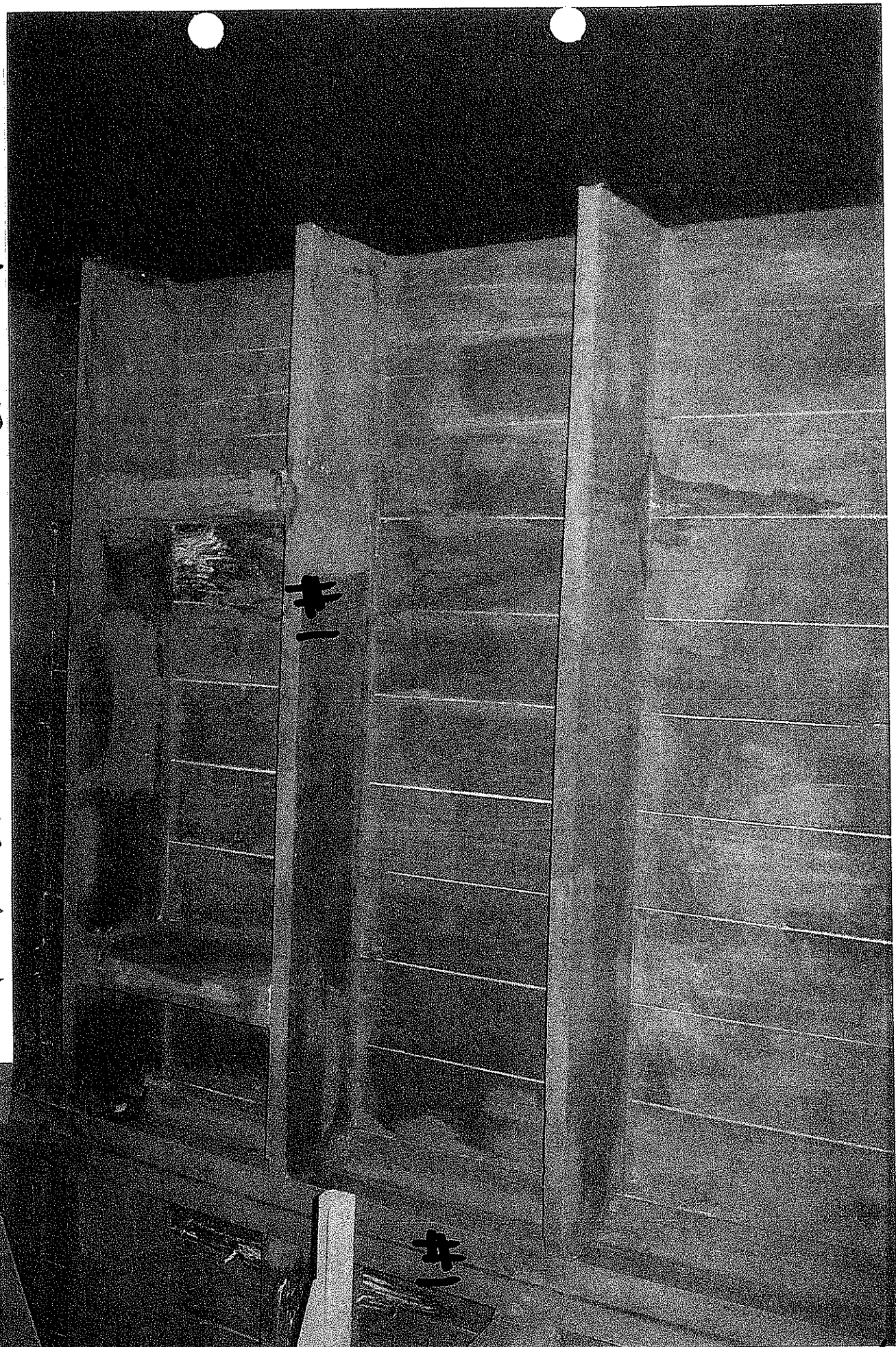


PHOTO # 10 ROOFING FAILURE
#1 LEAKING ROOF CAUSING MOLDING WALLS

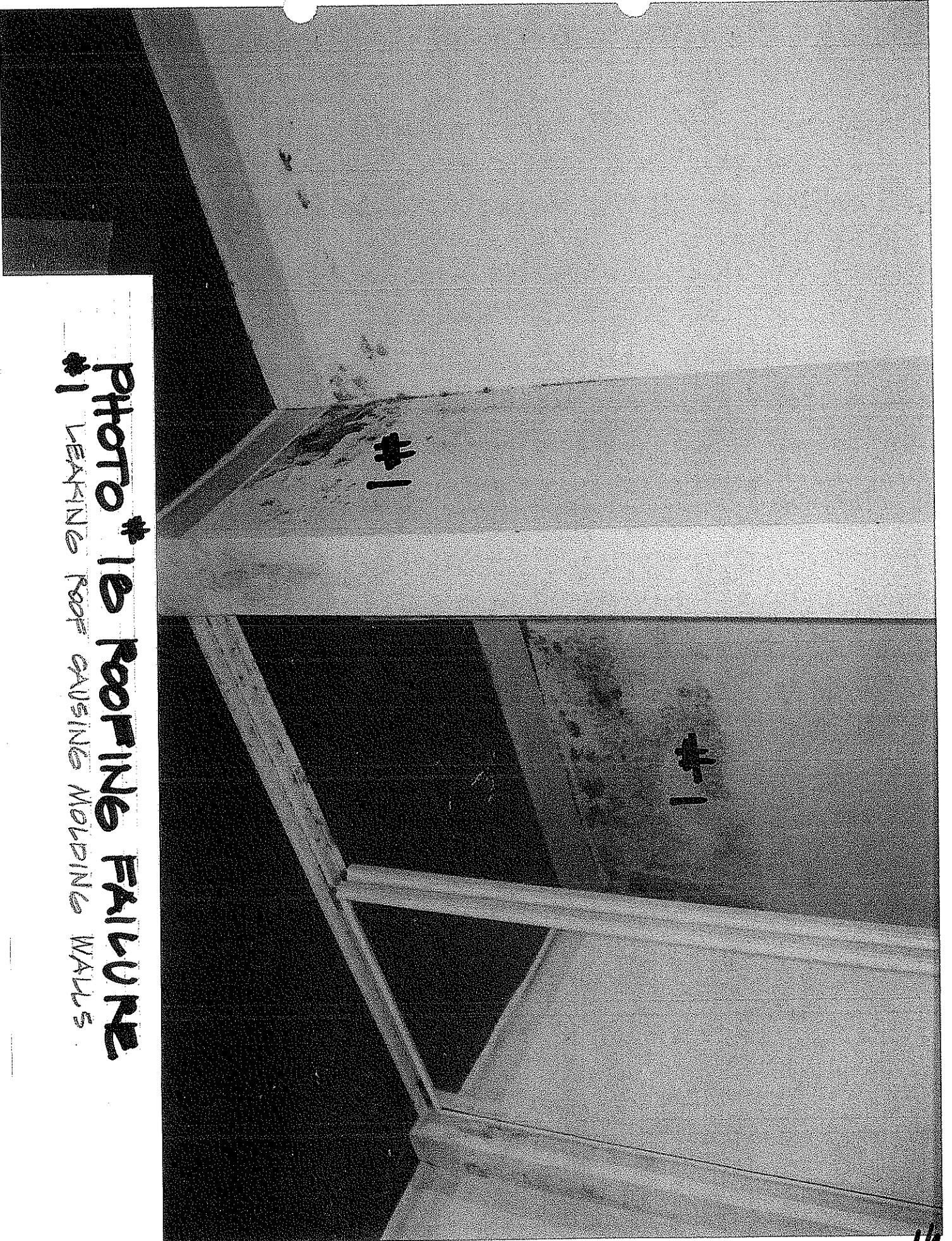


PHOTO # 19 LEAKING RIF

- #1 DAMAGE & MOLDING WALLS
- #2 ROTTED & MOLDED CARPET



PHOTO # 2 MAIN TOILET - 1ST FLR.

- #1 1970 TILE OBSOLETE & WORN-OUT
- #2 1970'S TOILET FIXTURES OBSOLETE
- #3 1970'S URINAL NON-FUNCTIONAL

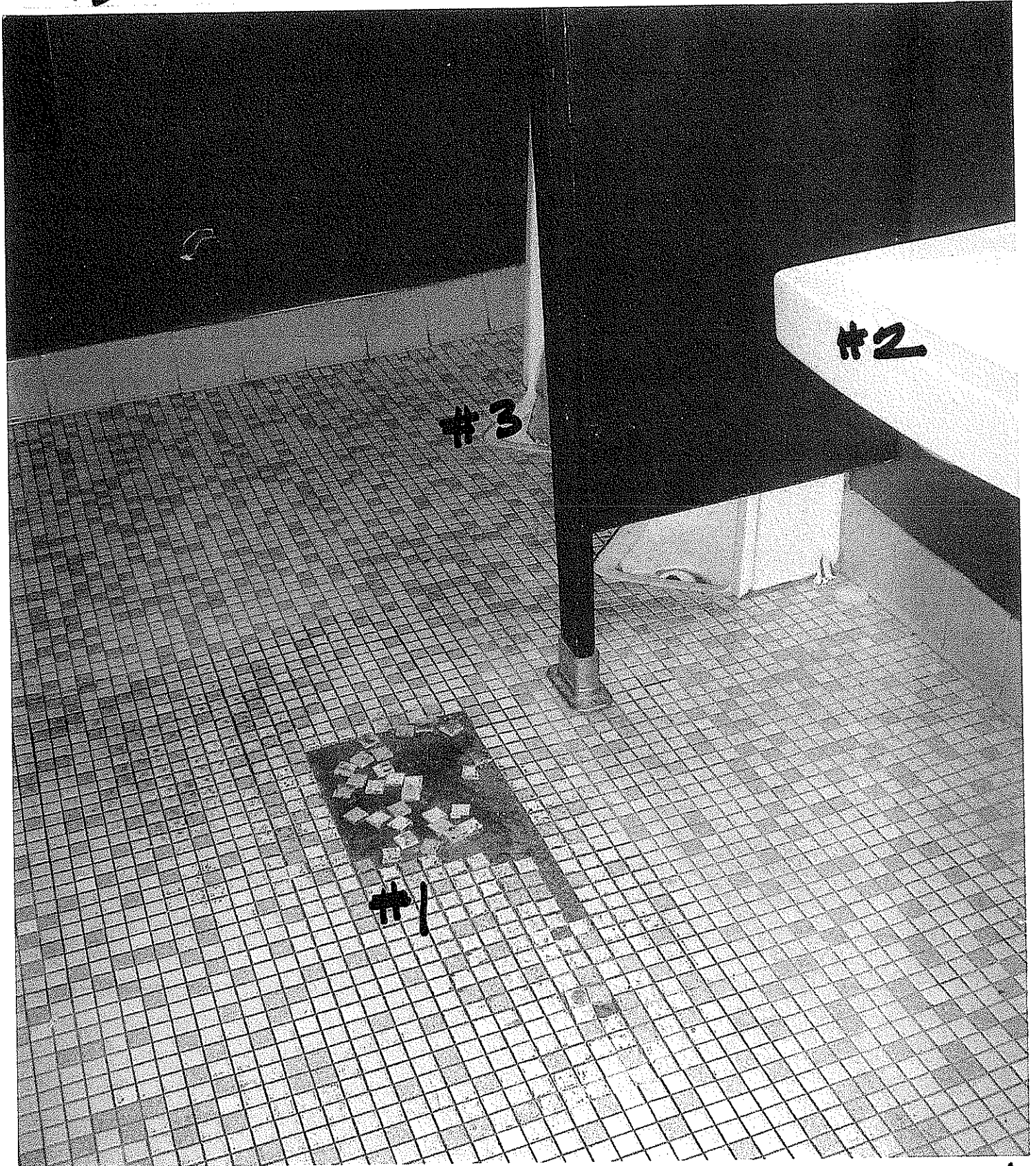


PHOTO # 2, MAIN TOILET - WOMEN
#1 OUTDATED & NON-FUNCTIONING FIXTURES,

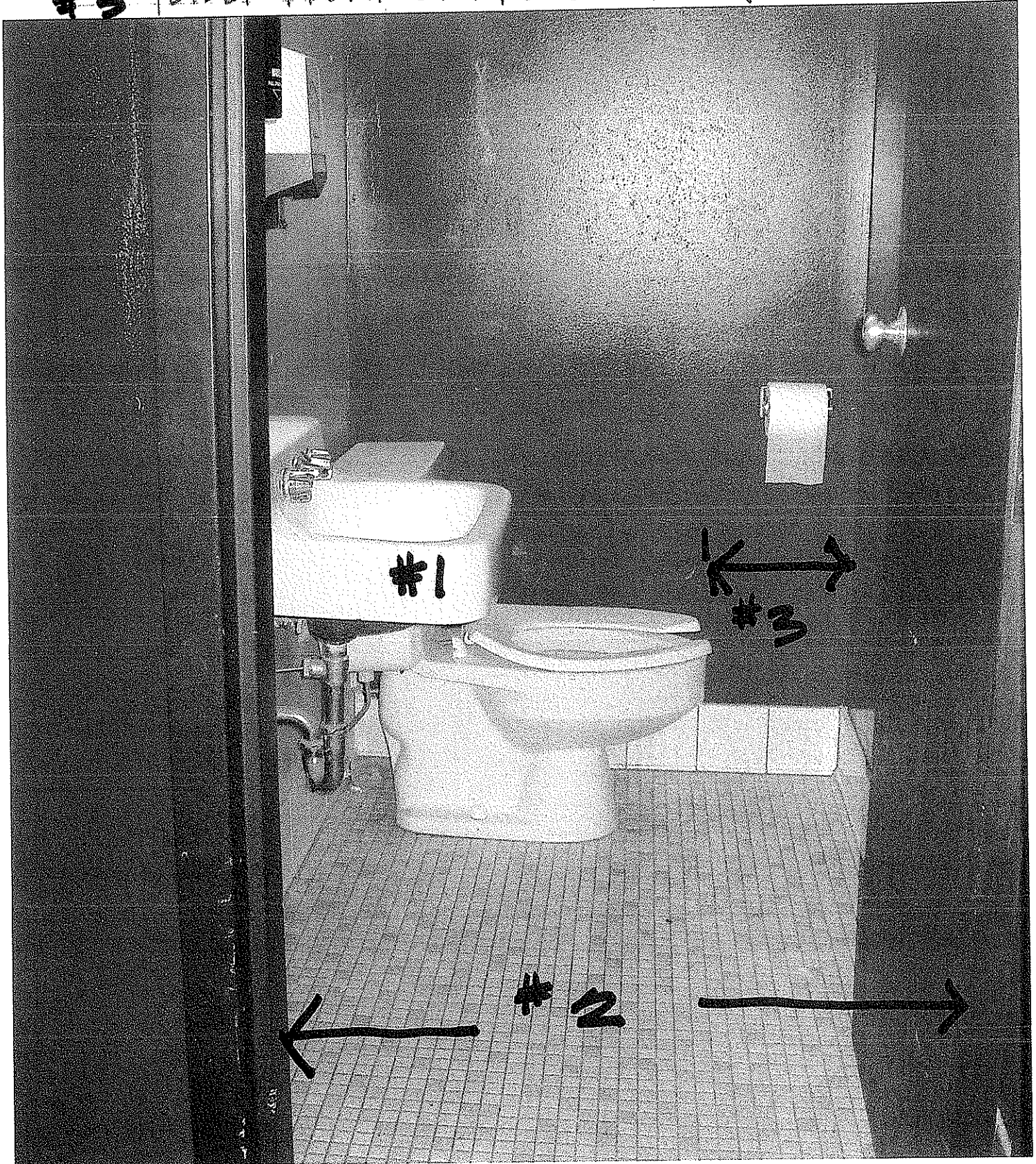


PHOTO # 2 LOWER LEVEL TOILET

#1 OUTDATED FIXTURES (NON CODE CONFORMING)

#2 DOOR WIDTH 2'-0" / HANDICAP REQUIRES 2'-10"

#3 TOILET FRONT CLEARANCE 1'-6" (3'-0" REQ'D)



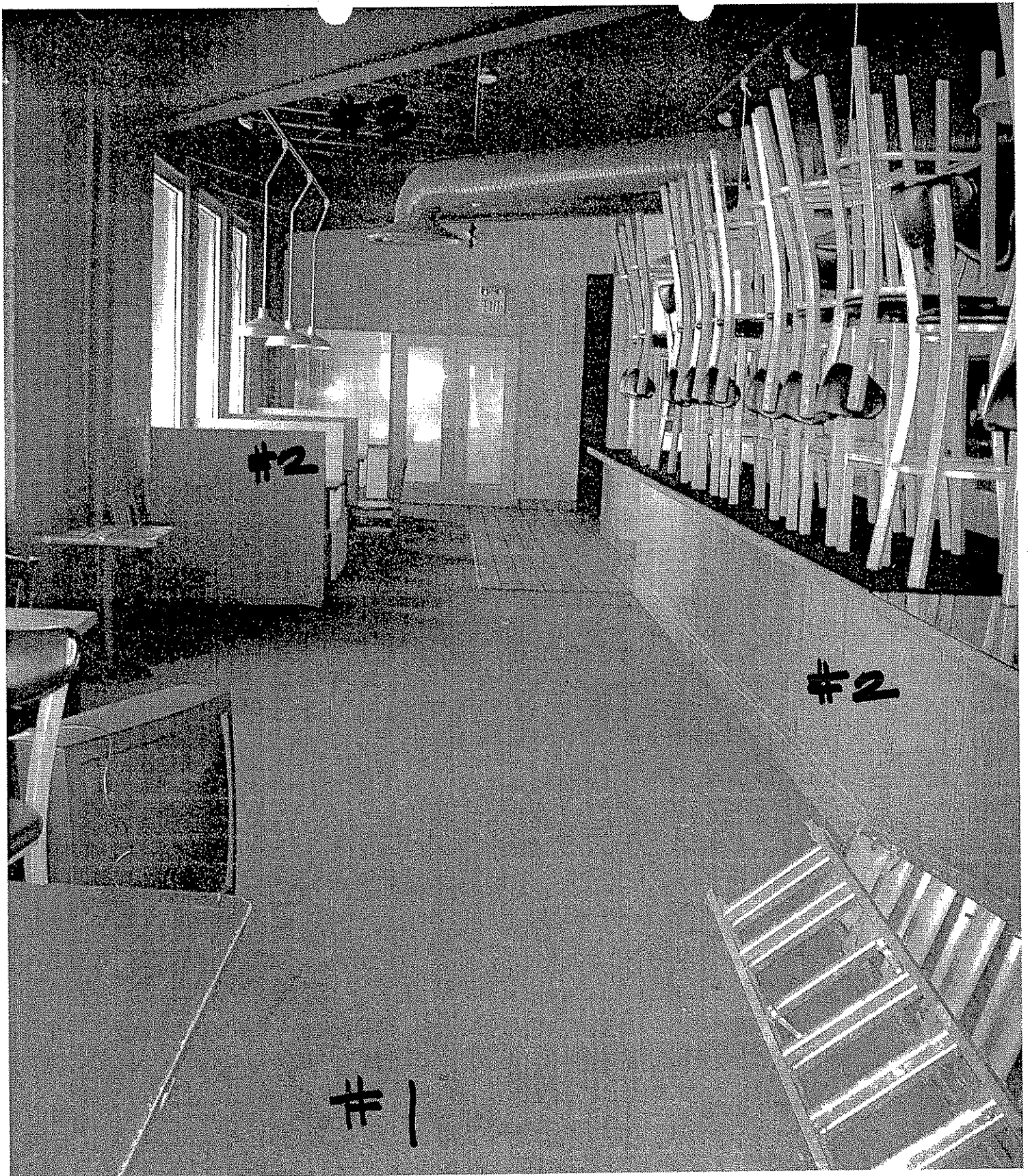


PHOTO # 23 FINISHES.

#1 TYPICAL TENANT SPACE FLOOR FINISHES - WORN BEYOND USE ... REQUIRE REPLACEMENT

#2 TYPICAL FIXTURES REQUIRE REPLACEMENT 14

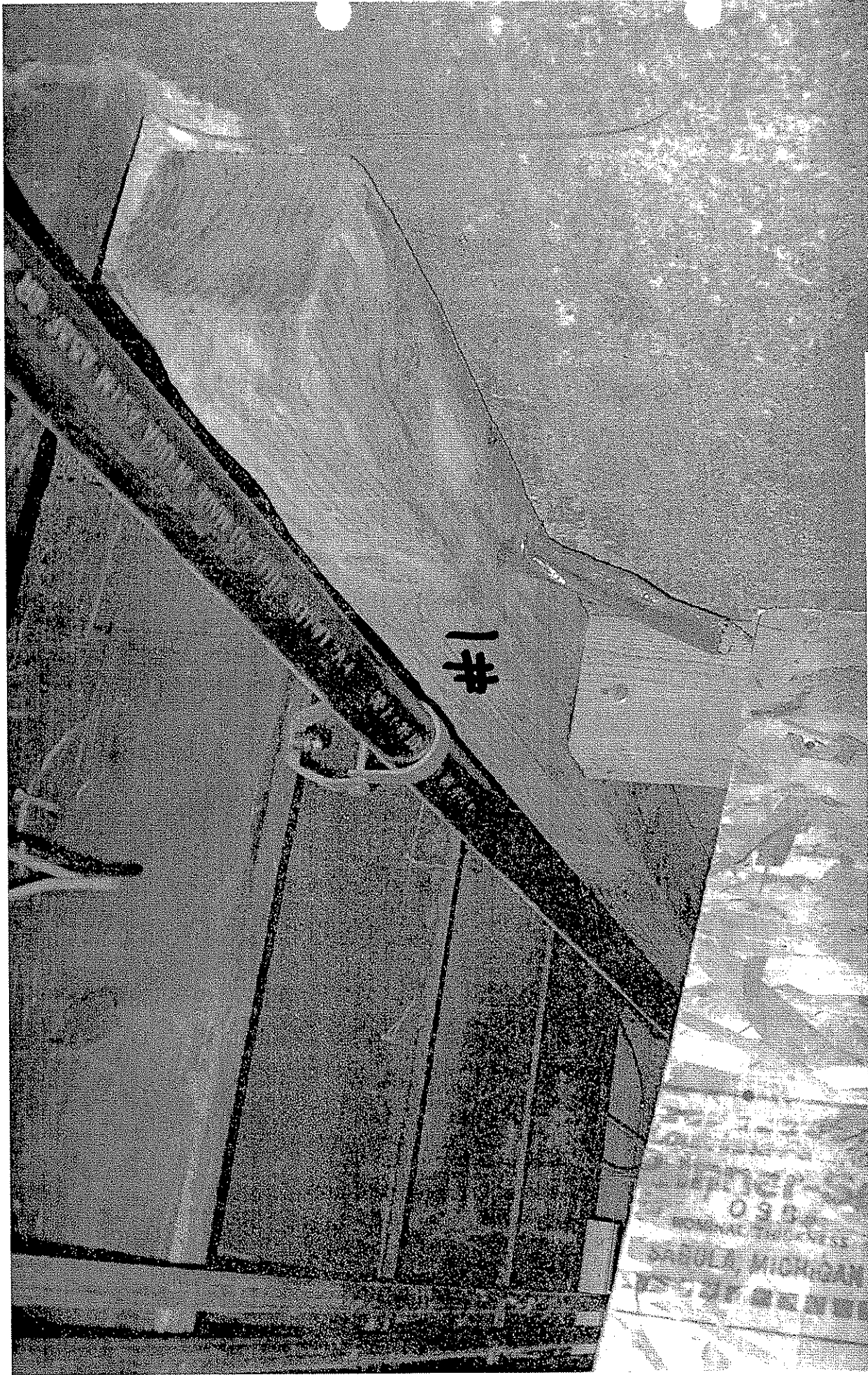


PHOTO # 24 1509 STRUCTURAL

← #1 FLOOR JOIST REINFORCED BEAMS - TEMPORARY

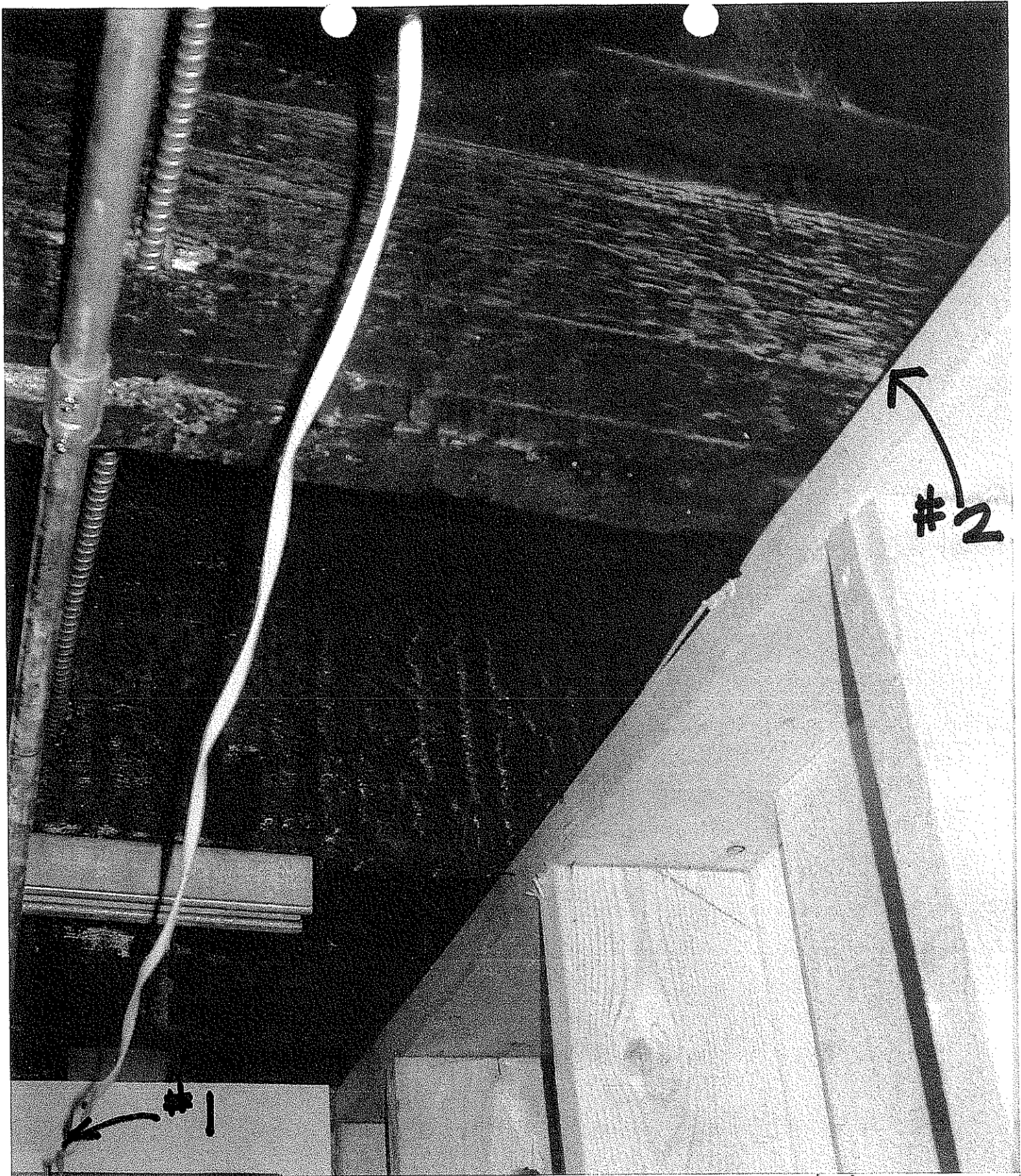


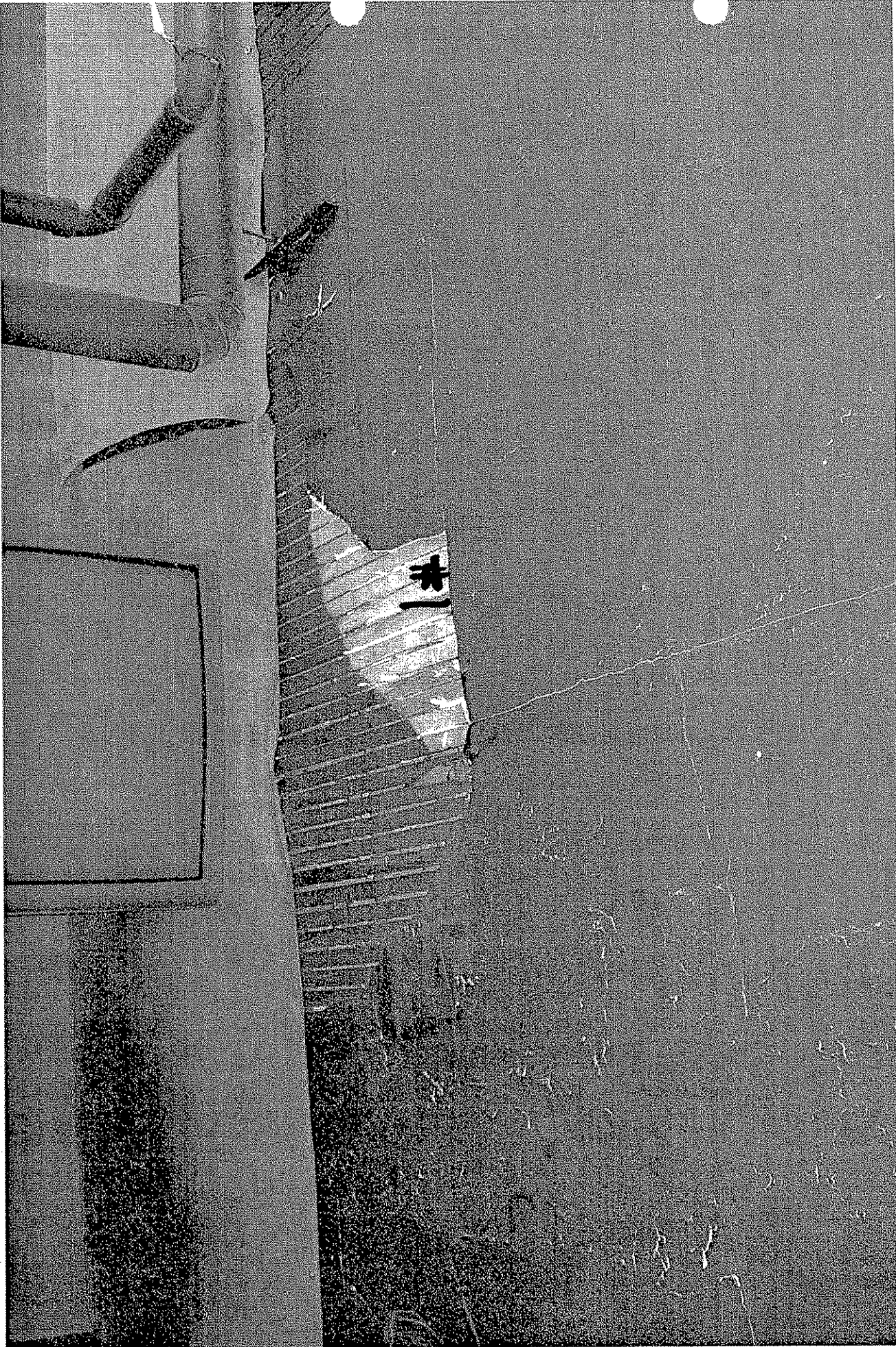
PHOTO # 25 1509 STRUCTURAL/MECH.

#1 TEMPORARY WIRING THROUGH-OUT

#2 30% FLOOR JOISTS BURNT IN 1970 FIRE

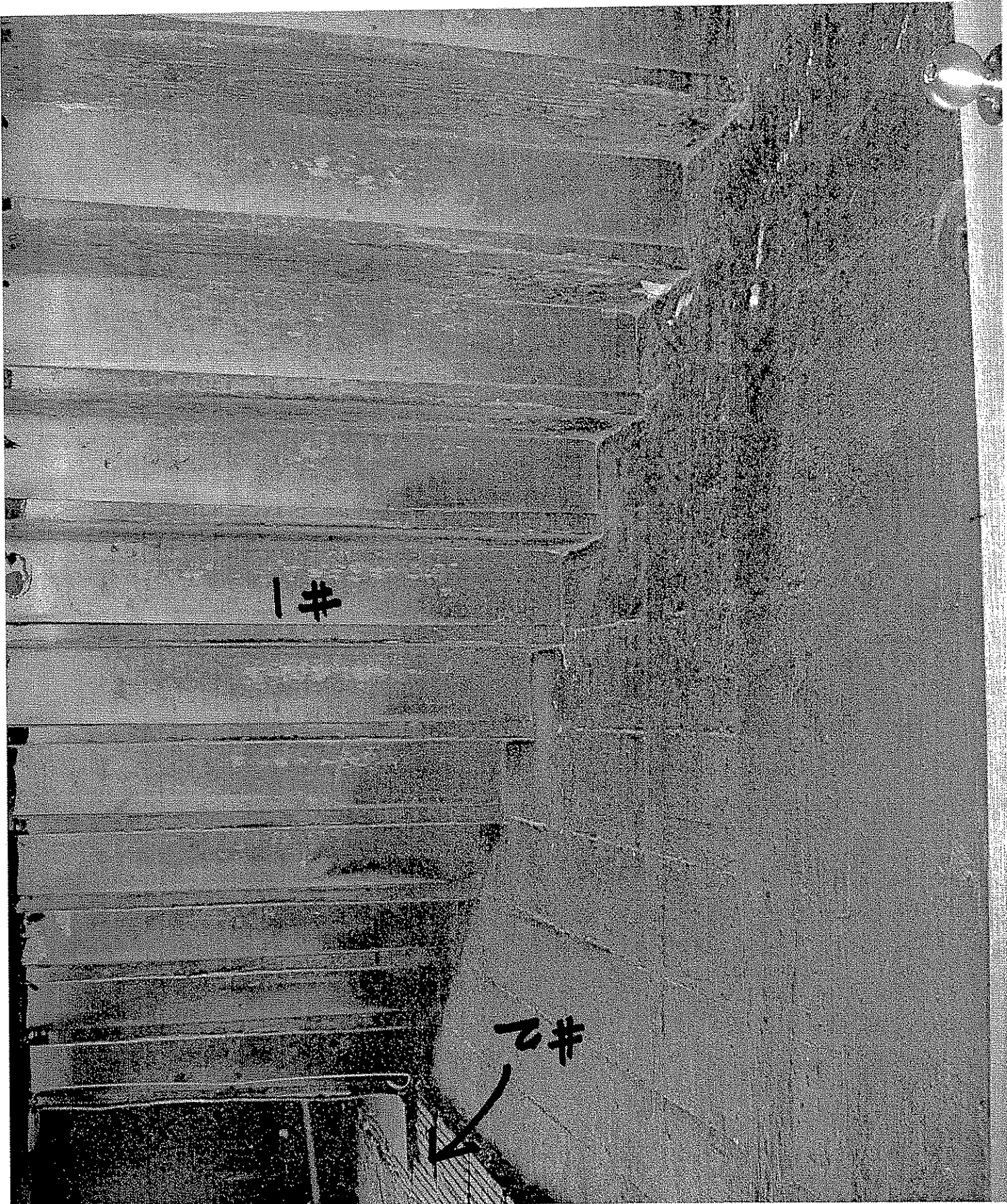
PHOTO # 20 1509 FINISHES.

#1 CEILING PLASTER FINISH - FALLING OFF



#1 WORK & ROTTED 1930 STAIRS.
#2 PLASTER & WALL FINISH FALLEN OFF THRU-OUT

PHOTO # 27 1509 FINISHES.



#1

#2



Photo # 28 1509 FINISHES
#1 CEILING & FLOOR FINISHES REQUIRE
#1 COMPLETE RENOVATION.

#1

#1

PROJECT INFORMATION

DESCRIPTION: Four Story Hotel
Demolition of Existing 2 Story Building

SITE AREA: 19,315 Sq. Ft. (.45 Acres)

ZONING: C-2-C-3 - Hotel is Permitted Use

BUILDING FOOTPRINT: 8,629 Sq. Ft.

BUILDING AREA: 1st Floor = 8,629 Sq. Ft. (Monroe St. Level)

2nd Floor = 8,751 Sq. Ft.

3rd Floor = 8,485 Sq. Ft.

Support Floors

Alley Level = 1397 Sq. Ft.

Sub Alley Level = 1362 Sq. Ft.

OCCUPANCY CLASSIFICATION: Total = 39,857 Sq. Ft.

CLASS OF CONSTRUCTION: Type 1B Concrete - Sprinklered

BUILDING HEIGHT: Approx. 46'-6" From Monroe Street to Roof

FIRE PROTECTION: Building Shall Have Smoke Detectors and Fire Alarms Per Governing Code. Life Safety Per NFPA 101 Life Safety Code. Sprinklers Per NFPA 13R 6.1.3

PARKING INFORMATION

TOTAL PARKING SPACES: 51 SPACES (3 HO)

PARKING SPACES REQUIRED: 1 SPACE PER Guest Room = 48

TOTAL PARKING REQUIRED: 48 SPACES (existing C-2/3 Zoning Code)

HOTEL 1501

48 ROOM HOTEL

DESIGN CONCEPT #3

1501 MONROE ST. MADISON, WI 53711

CONFORMING TO EXISTING C2/C3 ZONING

designed to the

MONROE STREET Commercial District Plan

11/25/06

OWNER

**WISCONSIN AVE ASSOCIATES
& Professional Hospitality**
1501 MONROE ST.
MADISON, WI 53711
PHONE: 608.283.6100
FAX: 608.283.6101

ARCHITECT

SIEGER ARCHITECTS
1501 MONROE ST.
MADISON, WI 53711
PHONE: 608.283.6100
FAX: 608.283.6101
jsieger@architectsiegel.com

PLANNING CONSULTANT

**JOHN STOCKHAM
STOCKHAM CONSULTING**
424 Virginia Terrace
MADISON, WI 53726
PHONE: 608.233.1827
CELL: 608.516.8423

TRAFFIC CONSULTANT

**JOHN LICHTENHELD
SCHRIEBER/ANDERSON
ASSOCIATES INC.**
717 John Nolen Drive
MADISON, WI 53713
PHONE: 608.255.0800
FAX: 608.255.7750

**PLANNING COMMISSION
DEMOLITION SUBMITTAL**

PROPOSED CITY SUBMITTAL DATE: MARCH 19, 2008
PLANNING COMMISSION PUBLIC HEARING DATE: MAY 5, 2008

DESIGN REVISE DATE: 2.29.08

Updated per Neighborhood Mtg 4.17.08 Drawing Update 4-18-08

SHEET INDEX

SITE

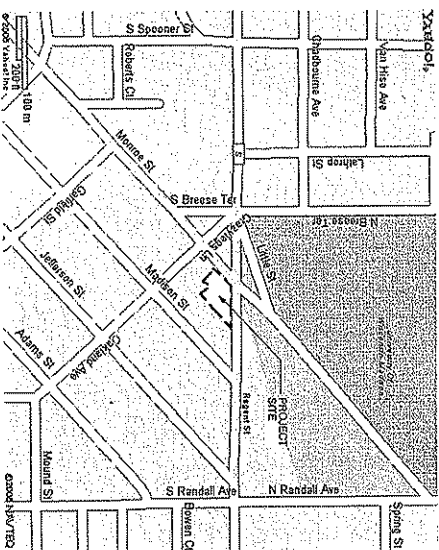
- C1.0 Existing Site Plan
- C1.1A Proposed Initial Site Plan Concept
- C1.2 Proposed Site Plan/Landscape Concept
- C1.4 Aerial Photo

DEMOLITION

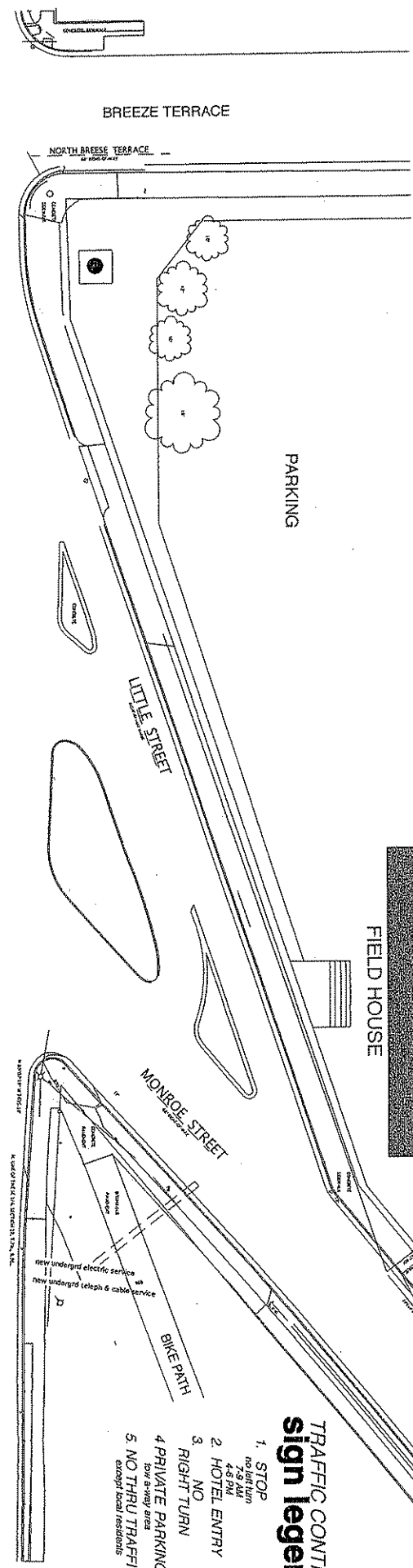
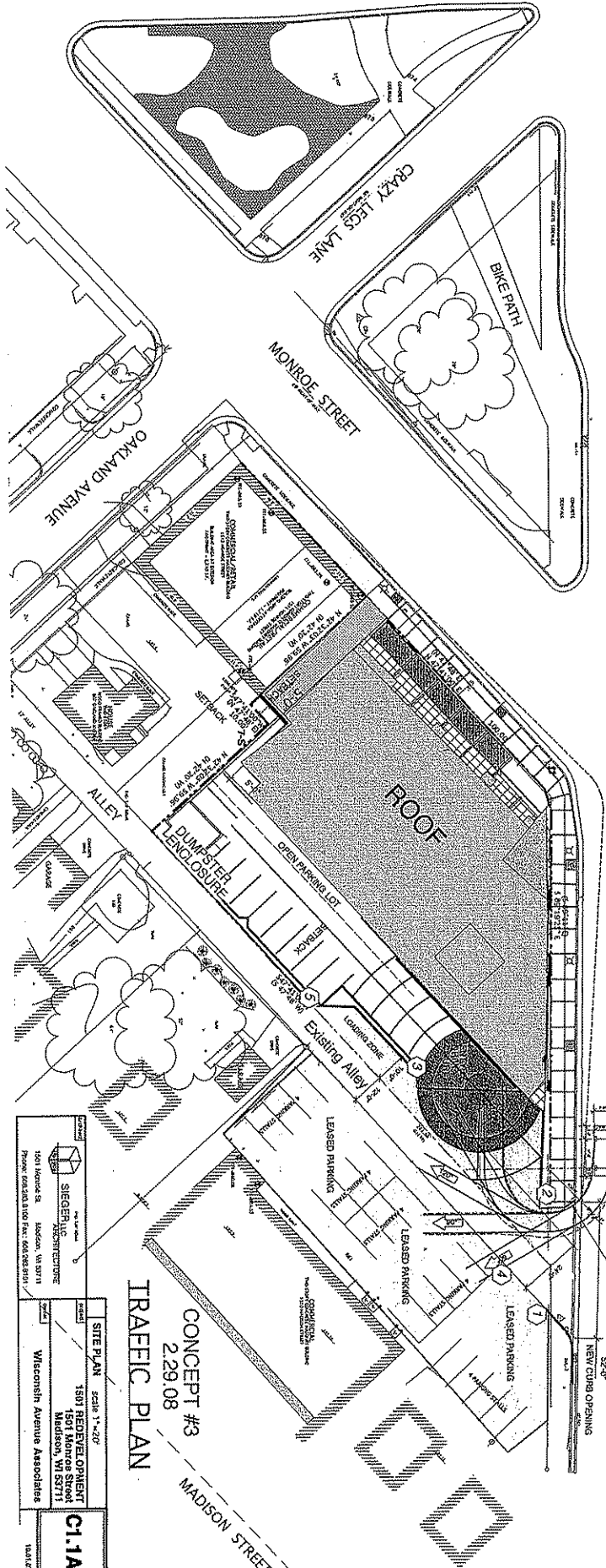
- AD1.1 Lower Level Demo Plan
- AD1.2 Upper Level Demo Plan
- AD1.3 Roof Demo Plan
- AD3.0 Photos of Existing Bldg.
- AD3.1 Photos of Existing Bldg.
- AD3.2 Photos of Existing Bldg.
- AD3.3 Photos of Existing Bldg.

ARCHITECTURAL

- A1.01 Sub Alley Level Plan
- A1.0 Alley Level Plan
- A1.1 1st Floor Plan (Monroe St. Level)
- A1.2 2nd Floor Plan
- A1.3 3rd Floor Plan
- A1.4 4th Floor Plan
- A1.5 Roof Plan
- A4.1 Exterior Building Elevations
- A4.2 Exterior Building Elevations
- A4.3 Exterior Building Elevations



14

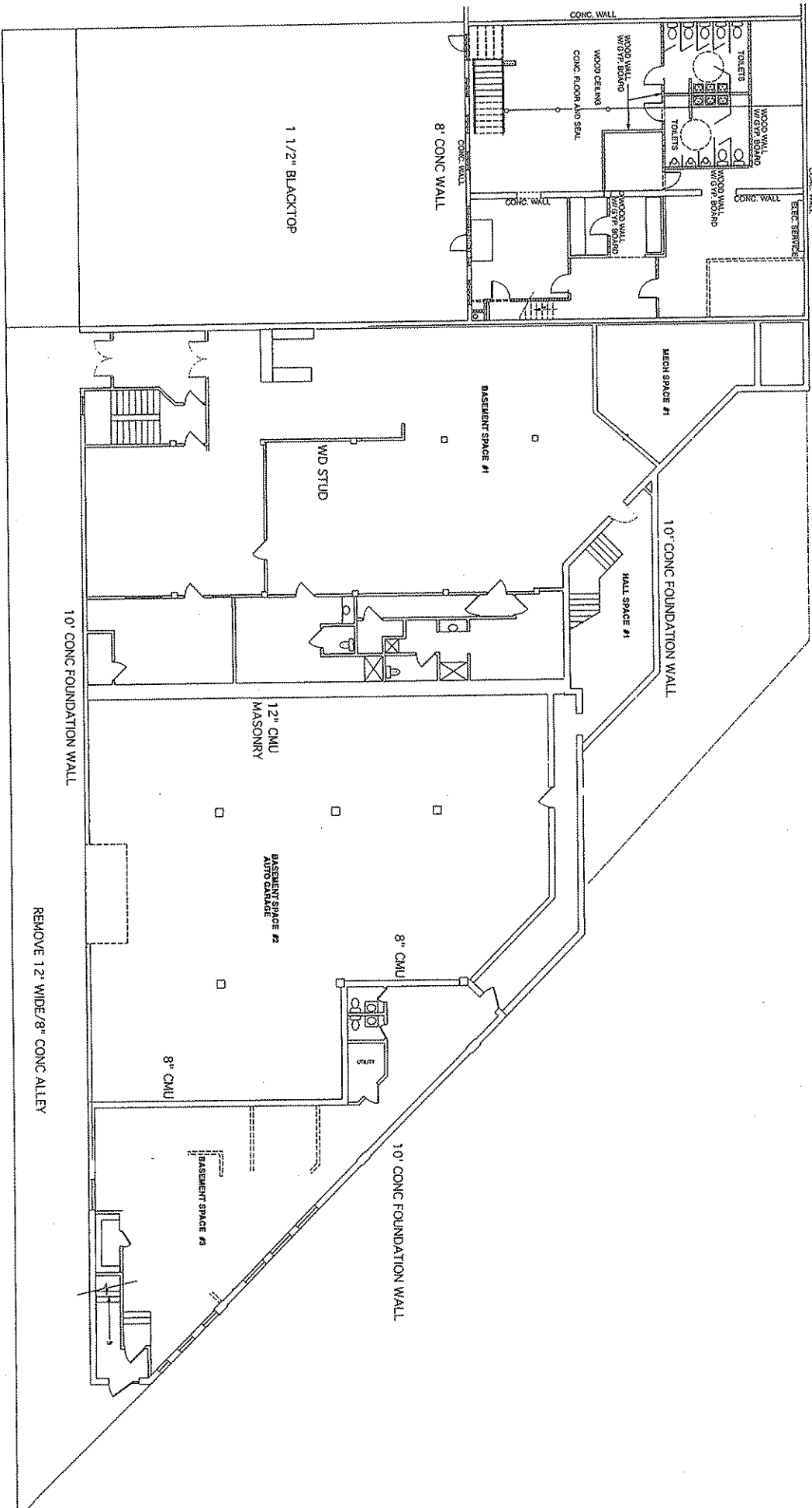


- TRAFFIC CONTROL sign legend**
- 1. STOP
 - 2. HOTEL ENTRY
 - 3. RIGHT TURN
 - 4. PRIVATE PARKING
 - 5. NO THRU TRAFFIC

SIEGHEIC
 ARCHITECTURE
 1501 Monroe St.
 Madison, WI 53711
 Phone: (608) 251-1000
 Fax: (608) 251-1001

Wiscorish Avenue Associates
 1501 Wiscorish Avenue
 Madison, WI 53711

CONCEPT #3
 2.29.08
TRAFFIC PLAN
 MADISON STREET



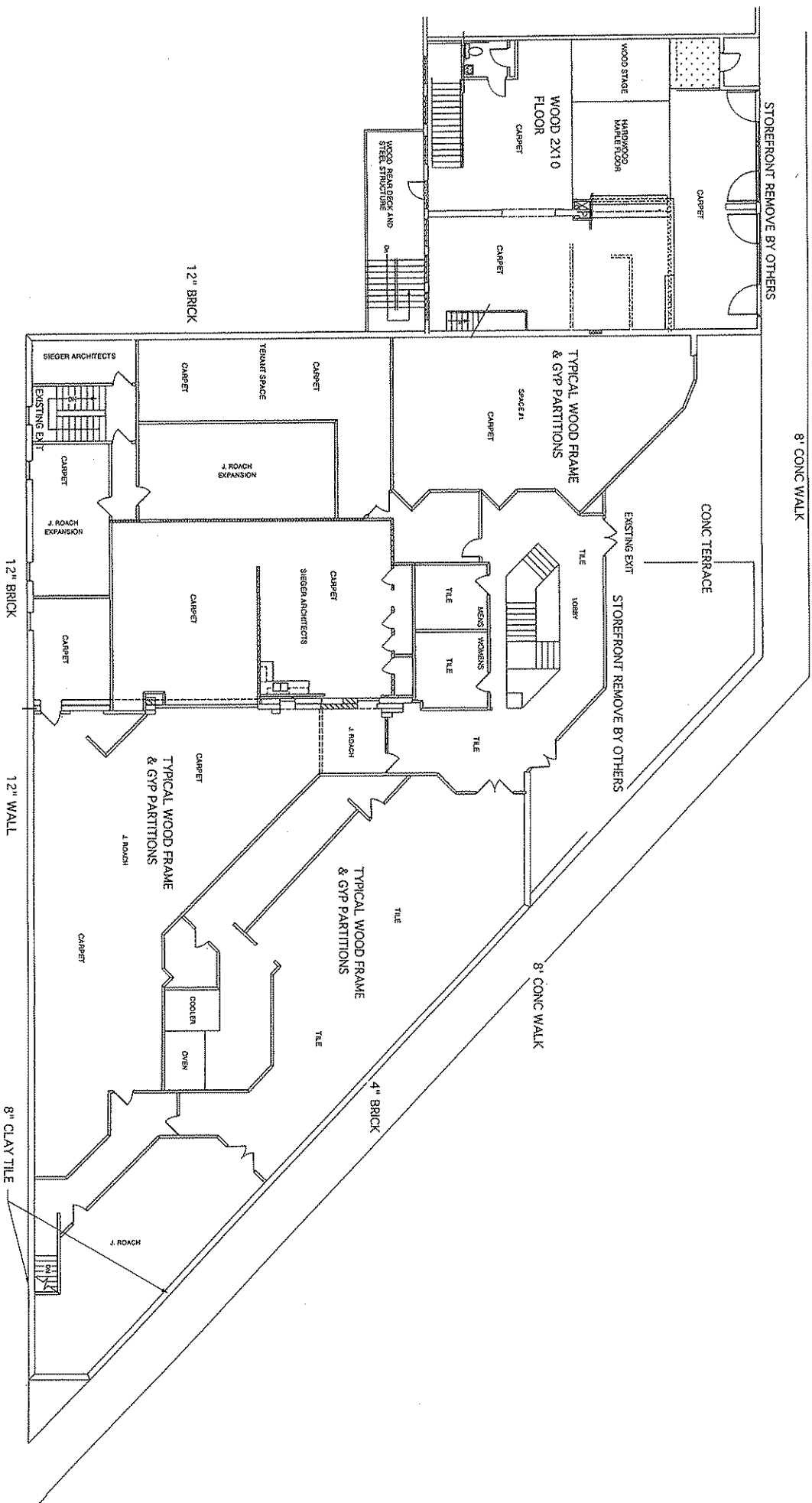
LOWER LEVEL DEMO PLAN

SCALE: 1/8" = 1' - 0"

REMOVE 12" WIDE/8" CONC ALLEY

<p>SIEGER ARCHITECTS</p> <p>1501 Monroe St. Madison, WI 53711 Phone: 608.263.8700 Fax: 608.263.8710</p>	<p>DEMO PLANS</p> <p>SCALE: 1/8" = 1'-0"</p>
	<p>1501 MONROE REDEVELOPMENT MADISON, WI 53711</p> <p>Wisconsin Avenue Associates</p>
<p>AD1.1</p>	

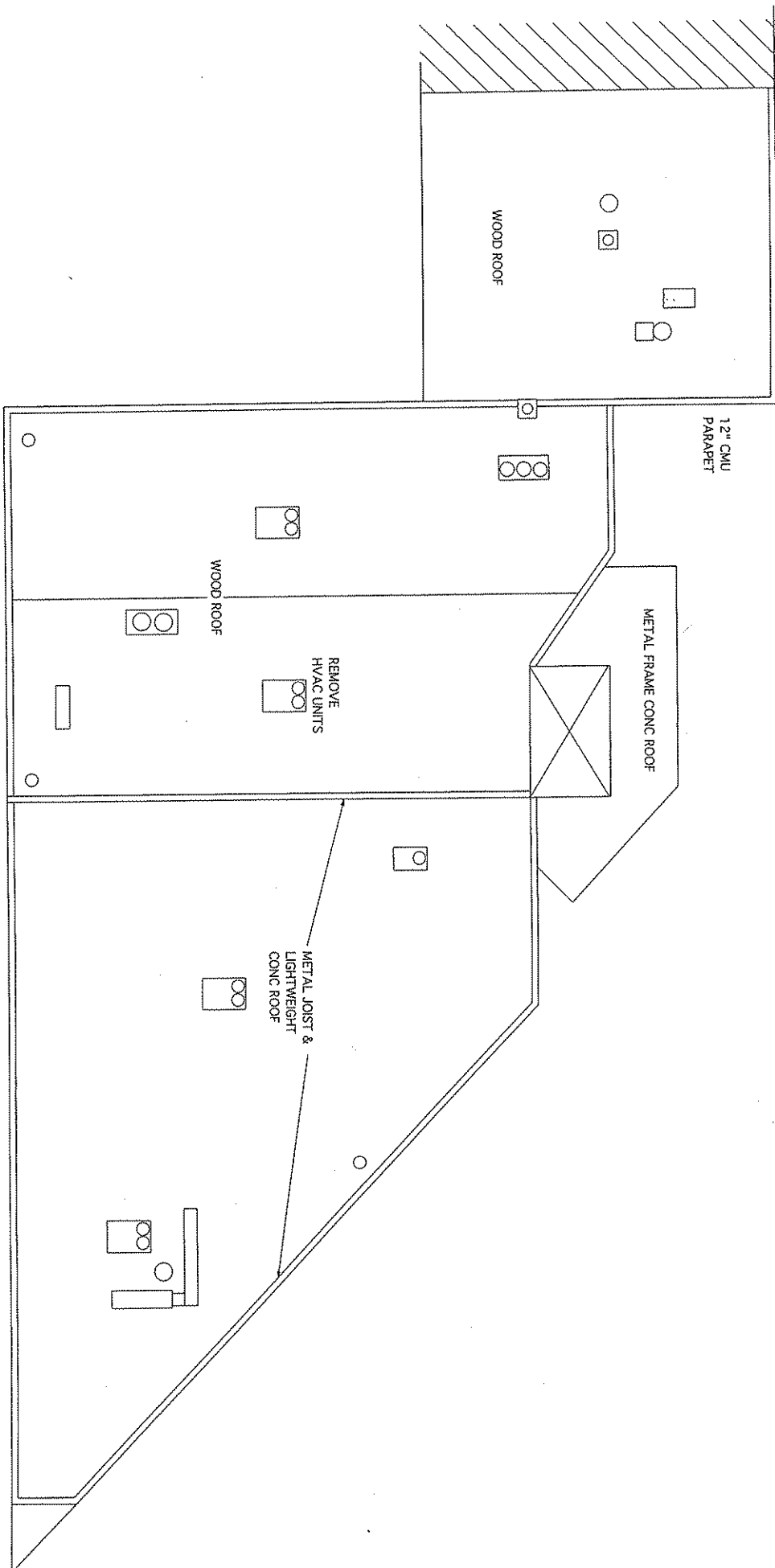
NOTE: Drawings are 50% scale for 11x17 print sets.



UPPER LEVEL DEMO PLAN


SCALE: 1/8" = 1' - 0"

<p>SIEGER LLC ARCHITECTURE</p> <p>1501 Monroe St. Madison, WI 53711 Phone: 608.224.5100 Fax: 608.254.4140</p>		<p>DEMO PLANS SCALE: 1/8" = 1'-0"</p> <p>1501 MONROE REDEVELOPMENT 1501 Monroe Street Madison WI 53711</p> <p>Wisconsin Avenue Associates</p>
<p>NOTE: Drawings are 50% scale for 11x17 print sets.</p>		<p>AD1.2</p> <p>3/14/04</p>

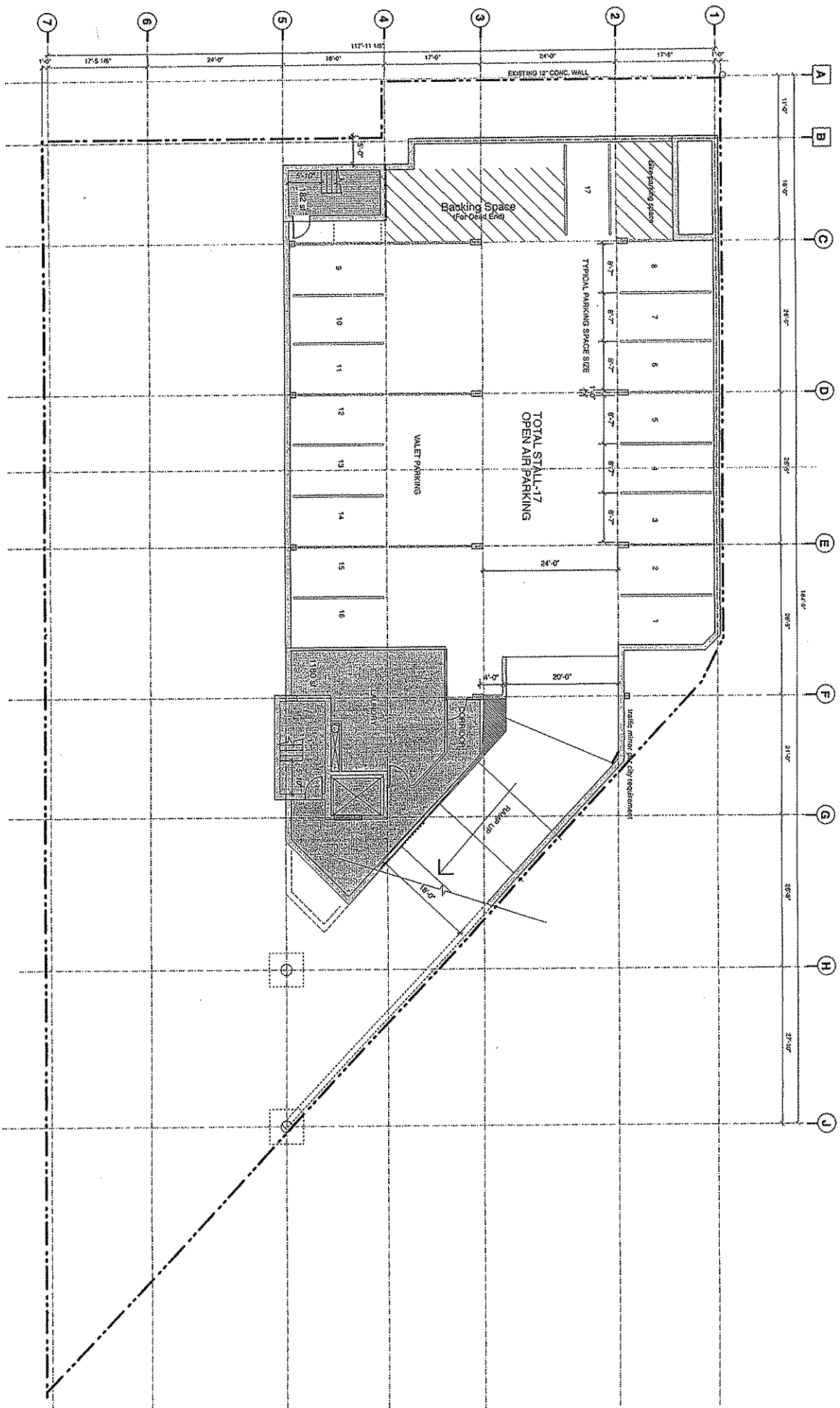


ROOF DEMO PLAN

SCALE: 1/8" = 1' - 0"

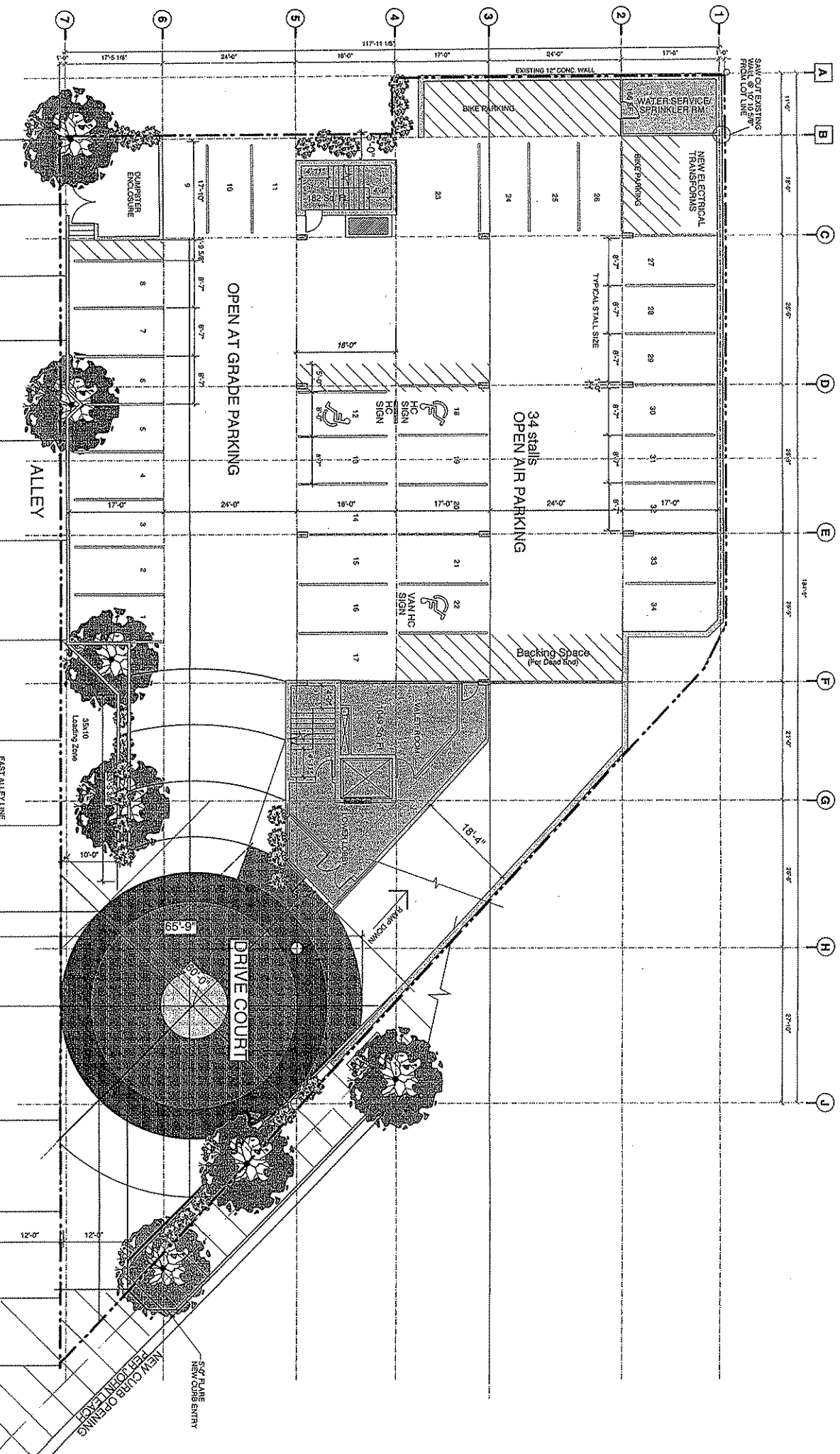
 SIEGER ARCHITECTURE 1501 Monroe St., Madison, WI 53711 Phone: 608.263.8100 Fax: 608.263.8101		DEMO PLANS SCALE: 1/8" = 1'-0"
1501 MONROE REDEVELOPMENT 1501 MONROE STREET MADISON, WI 53711		AD1.3
Wisconsin Avenue Associates		5/16/08

*NOTE: Drawings are 50% scale for 11x17 print sets.



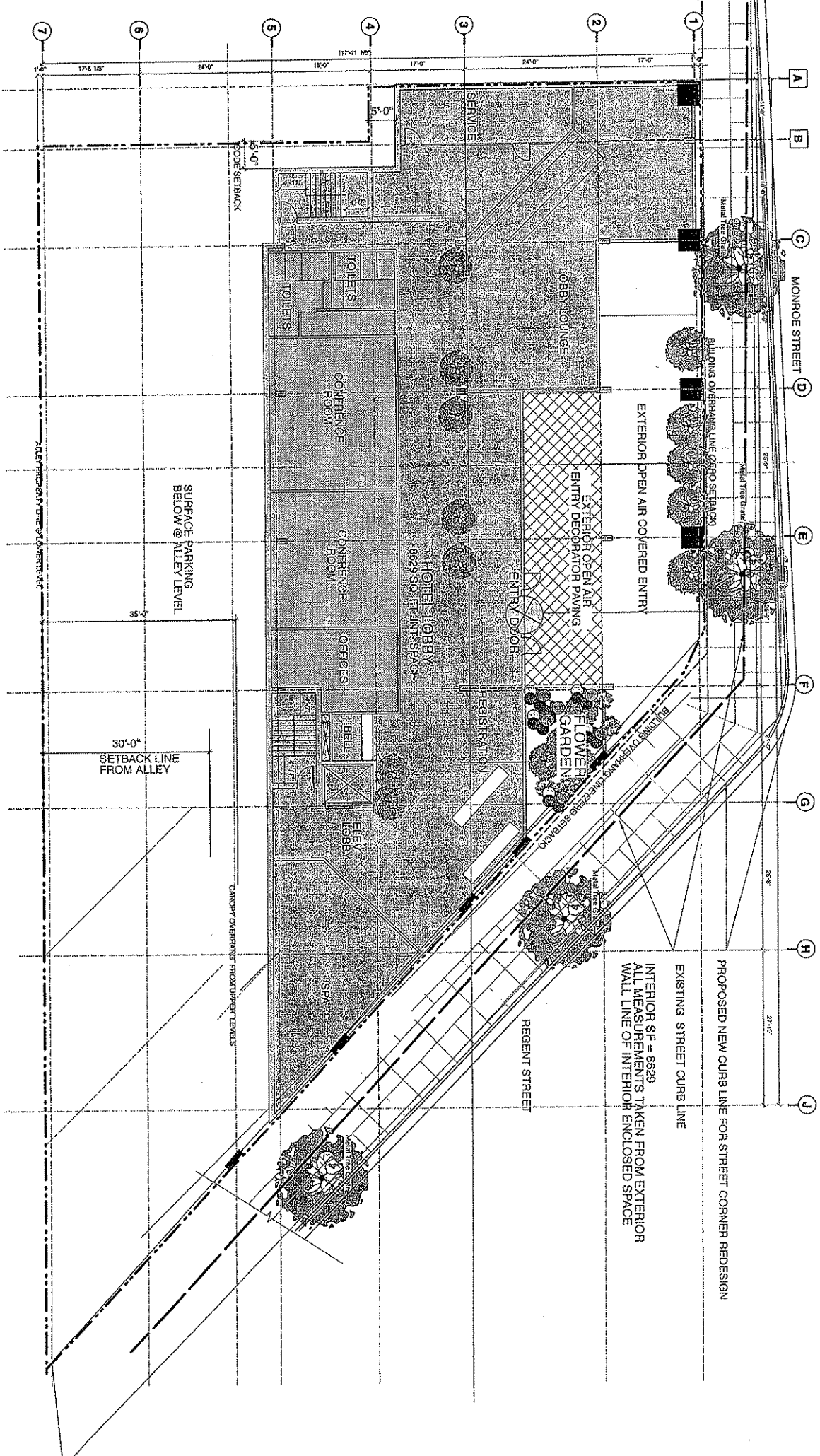
TOTAL INTERIOR SQ. FT 1362
SUB ALLEY LEVEL 1 PLAN
 SCALE: 1/8" = 1'-0"
 UPDATED PLAN 4.18.06

<p>SIEGER ERIC ARCHITECTS</p> <p>1501 Monroe St. Madison, WI 53711 Phone: 608.251.8100 Fax: 608.251.8101</p>	<p>CONCEPT 3 FLOOR PLANS</p>
	<p>1501 REDEVELOPMENT 1501 MONROE ST MADISON, WI 53711</p> <p>Wisconsin Avenue Associates</p>
<p>A1.01</p>	
<p>CS2006</p>	



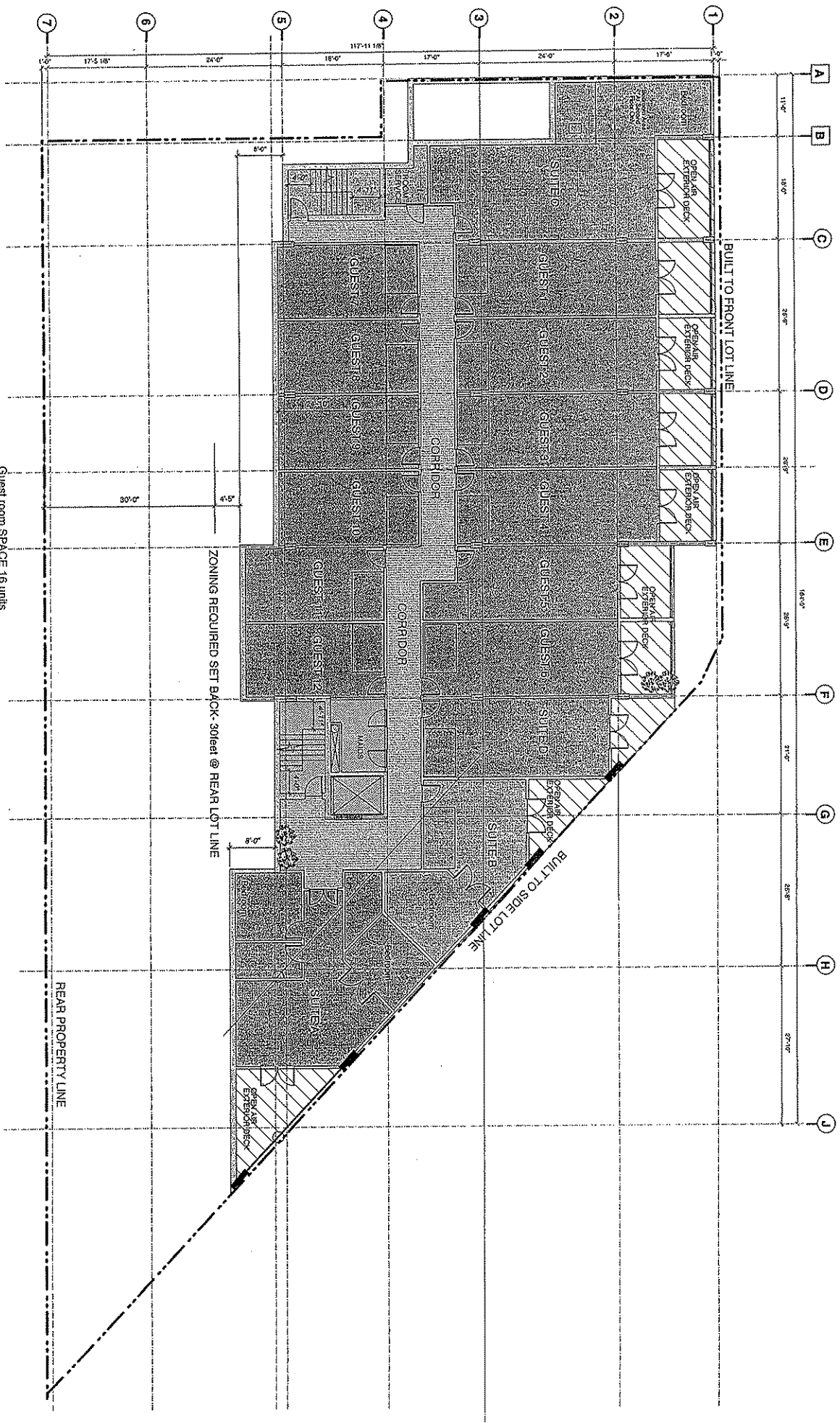
INTERIOR SQ. FT. 1397
ALEVE LEVEL PLAN CONCEPT-3- 2.29.08
 SCALE: 1/8" = 1'-0"
 UPDATED 4.18.08

<p>SIEGENTHAL ARCHITECTS 1501 MADISON ST. MADISON, WI 53711 PHONE: 608.233.1100 FAX: 608.233.5191</p>	<p>CONCEPT 3 FLOOR PLANS</p>
	<p>1501 REDEVELOPMENT 1501 MADISON STREET MADISON, WI 53711 Wisconsin Avenue Associates</p>
<p>A1.0</p>	



CONCEPT -3 2.29.08
 UPDATED 4.18.08
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 8629 SQ. FT. INT. SPACE

 SIEGENIUS ARCHITECTURE 1501 Wisconsin St., Madison, WI 53711 Phone: 608.233.8100 Fax: 608.233.8101	PROJECT CONCEPT 3 FLOOR PLANS
	DRAWING NO. 1501 REDEVELOPMENT BUILDING PHASE 1 SHEET NO. WISCONSIN AVENUE ASSOCIATES
DATE 5/5/2008	SCALE A1.1

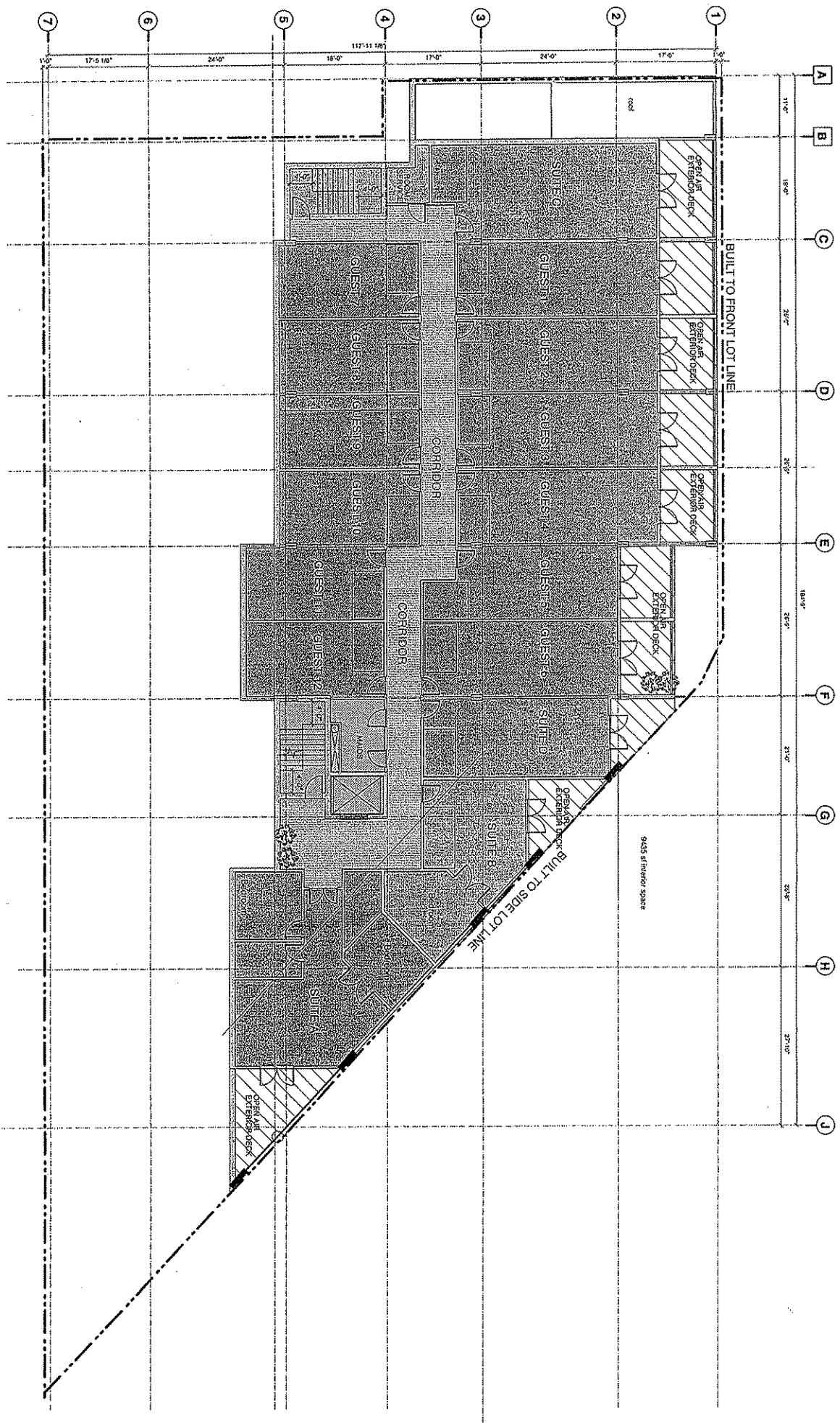


Guest room SPACE 16 units
 Second floor 9751 SQ. FT. INT. SPACE

2nd FLOOR PLAN = 16 guest rooms
 SCALE: 1/8" = 1'-0"
 CONCEPT -3- 2.29.08
 updated 4.18.08

<p>SIEGENHE INC. ARCHITECTURE</p> <p>1501 Madison St. Madison, WI 53711 Phone: (608) 263-8109 Fax: (608) 263-8101</p>	<p>CONCEPT 3 FLOOR PLANS</p>
	<p>1501 REDEVELOPMENT Madison, WI 53711</p>
<p>Wisconsin Avenue Associates</p>	
<p>A1.2</p>	
<p>SF25008</p>	

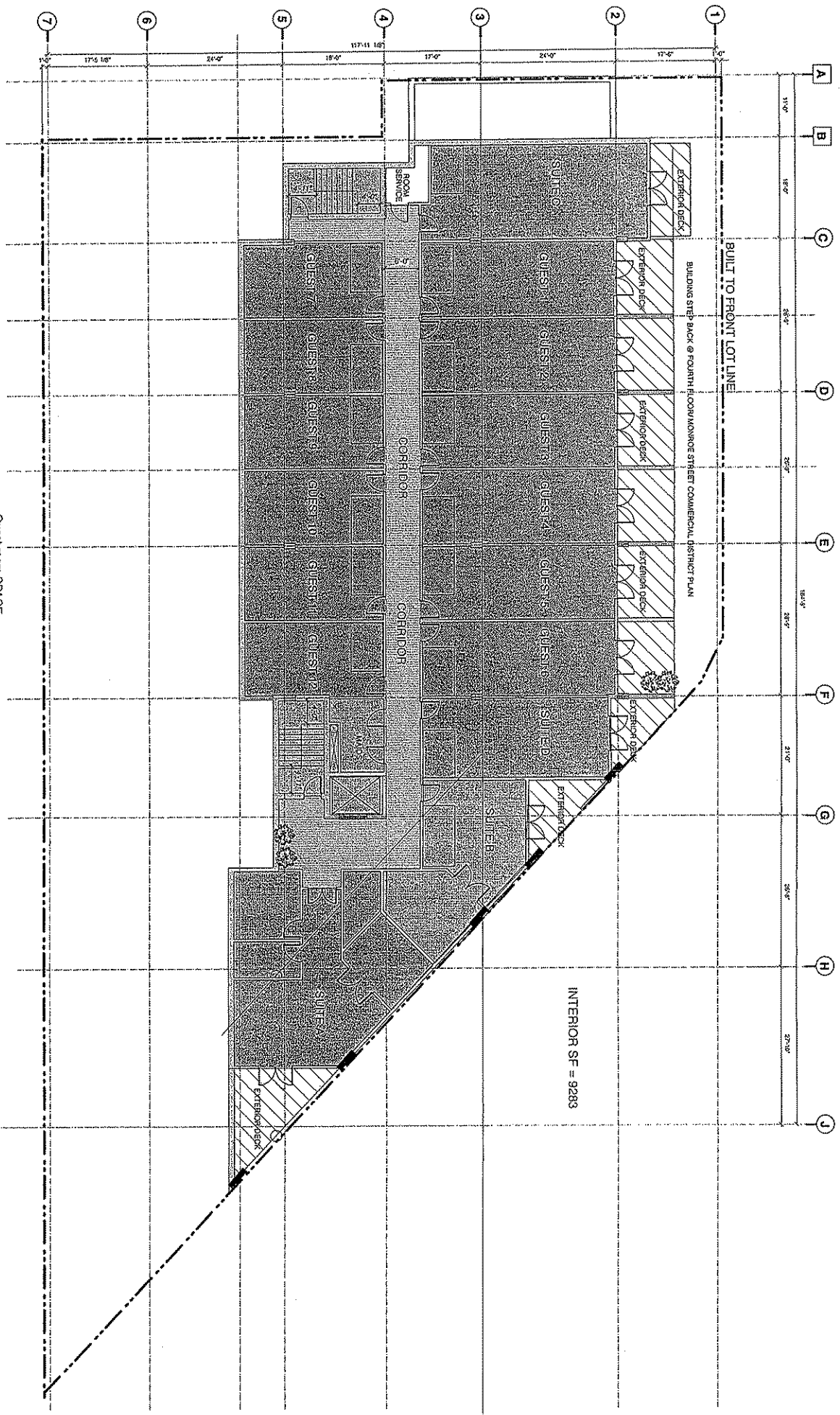
16



9435 sf interior space
3rd FLOOR PLAN = 16 guest rooms
 SCALE: 1/8" = 1' - 0"

1501 Madison St. Madison, WI 53711 Phone: (608) 263-6100 Fax: (608) 263-6101	
CONCEPT 3 FLOOR PLANS	A1.3
1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711 Wisconsin Avenue Association	
5/5/2008	

16



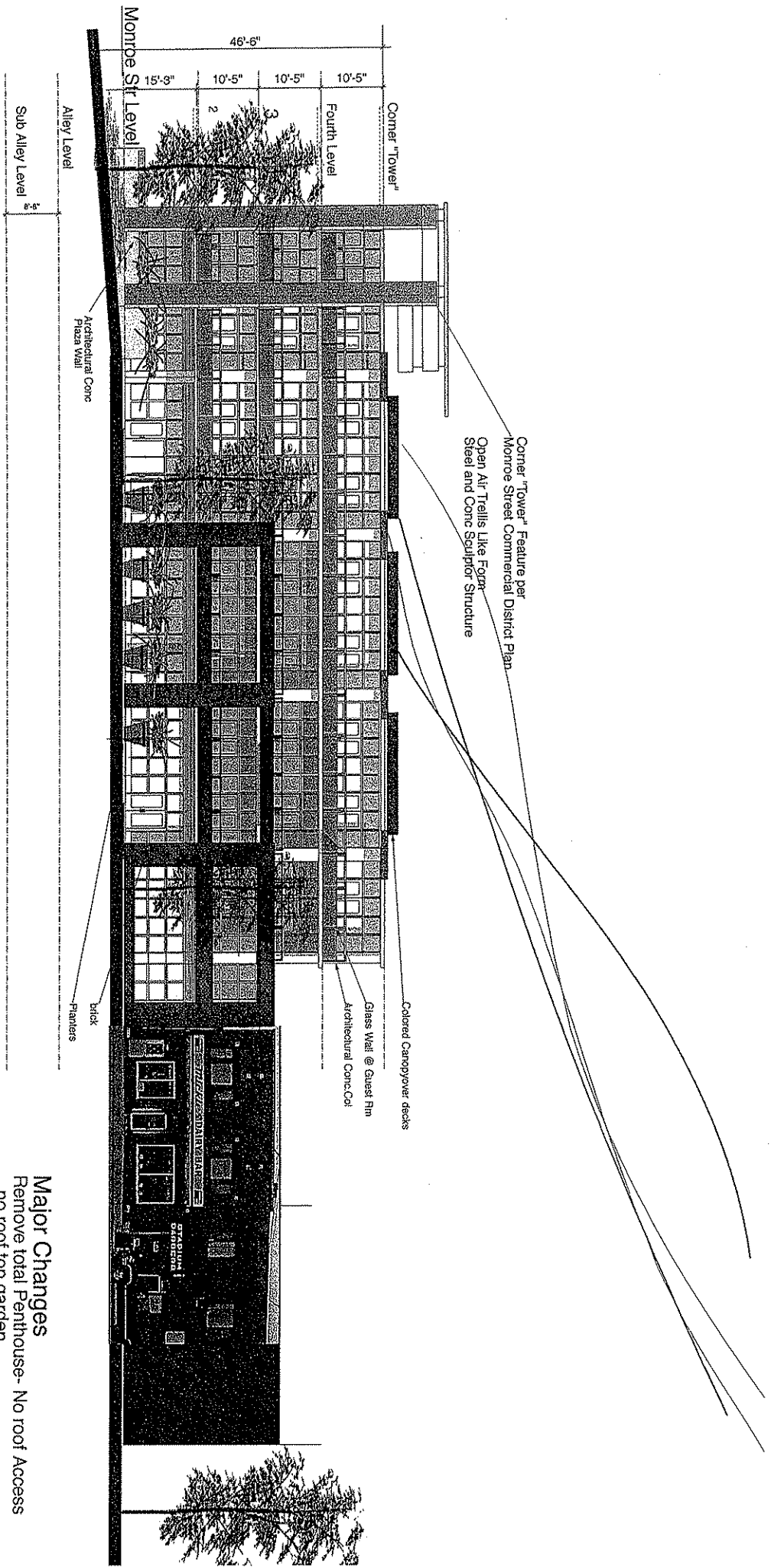
Guest room SPACE
16 guest rooms @ 3283 SQ. FT. INT. SPACE

4TH FLOOR CONCEPT 3-
SCALE: 1/8" = 1'-0"
2.29.08
UPDATED AND CHECKED 4.18.08

INTERIOR SF = 9283

<p>SIEGER & ASSOCIATES ARCHITECTURE</p> <p>1501 Monroe St. Madison, WI 53711 Phone: 608.224.1100 Fax: 608.224.1110</p>		<p>CONCEPT 3 FLOOR PLANS</p> <p>1501 REDEVELOPMENT 1501 Monroe Street Madison WI 53711</p>	<p>Whitecourt Avenue Associates</p>
<p>DATE: 5/5/2008</p>		<p>A1.4</p>	


16



MONROE STREET CONCEPT ELEVATION

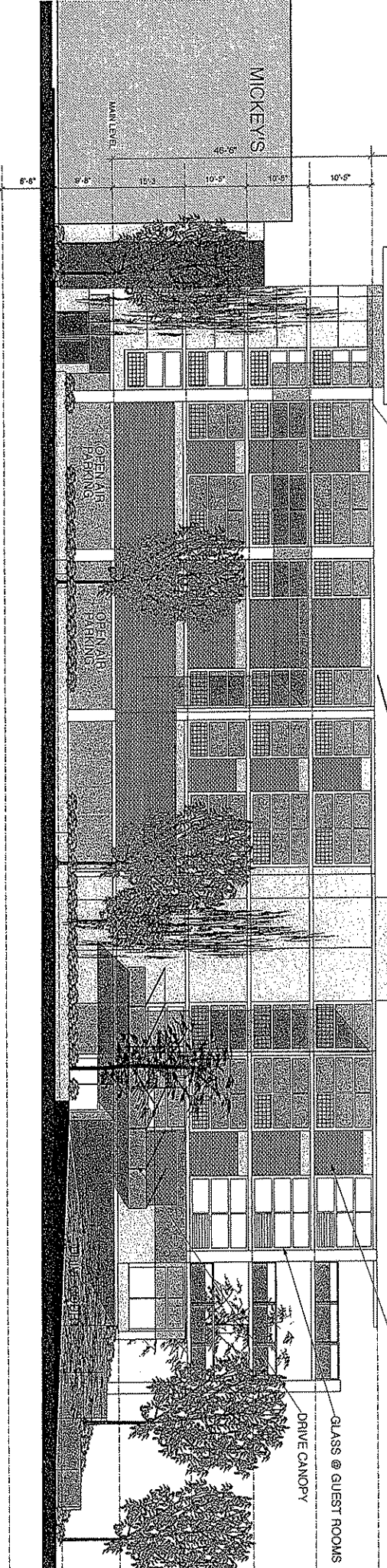
Hotel Concept #3-- Four Story Building

update 4.18.08

 SIEGEL & ASSOCIATES ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.556.6160 FAX: 608.262.0161	Elevation 1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711 Wisconsin Avenue Associates	A4.1 4/17/08
	1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711 Wisconsin Avenue Associates	4/17/08

Major Changes

- Remove total Penthouse- No roof Access no roof top garden
- Add Corner "Tower" Feature per MSCDP
- Step Back fourth floor per MSCDP
- "Zero lot Line design and match frontage line w/ Mickies w/ partial lobby omit elevated plaza and reduce size
- reduce size of exterior decks
- revise elevation level design per MSCDP "building Composition" Pg 69
- MSCDP pg 75 # 1,2,3,4,5,6,7,8,9



Public Restrooms
and Public Access


VENEER BRICK

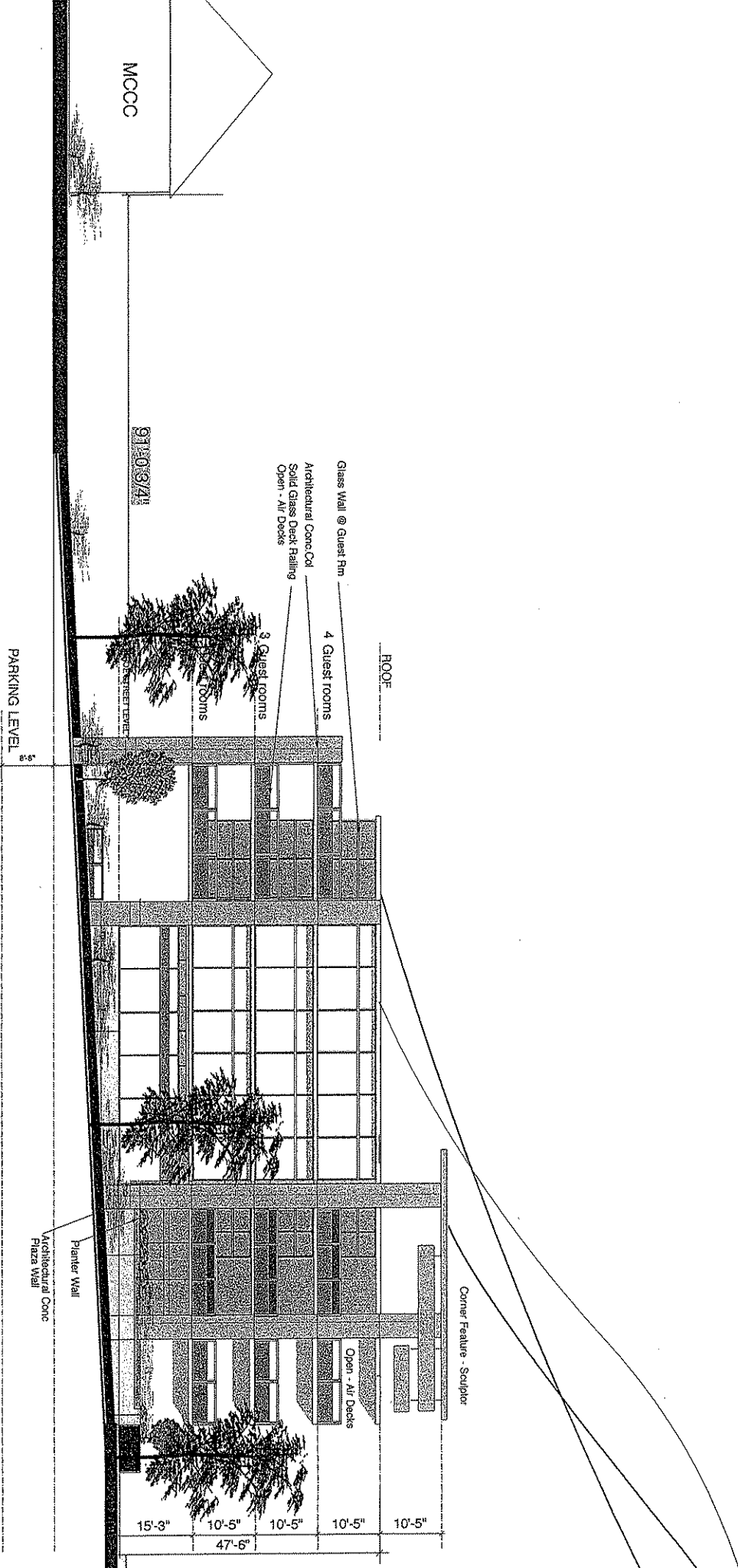
GLASS @ GUEST ROOMS

DRIVE CANOPY

ALLEY ELEVATION HOTEL CONCEPT 3

FEB 29 08
updated 4.18.08

 SIEGER & ASSOCIATES ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.258.8700 Fax: 708.258.2510	Elevations Concept Three
	1501 FREDERICKSON Madison, WI 53711 Wisconsin Avenue Associates
A4.2	



REGENT STREET CONCEPT ELEVATION
 Hotel Concept #3-- Four Story Building update 4.18.08

<p>SIEGRIED ARCHITECTURE</p> <p>1501 Monroe St. Madison, WI 53711 Phone: (608) 261-1500 Fax: (608) 261-2031</p>		<p>Elevations</p> <p>1501 MONROE STREET 1501 Monroe Street Madison, WI 53711</p>	
<p>Wisconsin Avenue Associates</p>		<p>A4.3</p>	
<p>NOTE: Drawings are 50% scale for 11x17 print sets.</p>		<p>1.7.08</p>	