

**BUILDING INFORMATION:**

**DESCRIPTION:** 5 Story Mixed-Use Office/Retail/Residential

**SITE AREA:** 19,515 sq. ft.

**BUILDING FOOTPRINT:** 15,484 sq. ft.

**OCCUPANCY CLASSIFICATION:** C4 , R4 - Mixed Use

**CLASS OF CONSTRUCTION:** Type 1B Sprinklered

**BUILDING HEIGHT:** 74' - 6" From Monroe Street

**FIRE PROTECTION:** Building shall have smoke detectors and fire alarms per governing code. Life safety per 2006 NFPA 101 life safety code. Sprinklers per NFPA 13.

**RESIDENTIAL UNIT COUNT:**

**TOTAL DWELLING UNITS: 39**

ONE BEDROOMS - 17

TWO BEDROOMS - 22

**TOTAL NO. OF BEDROOMS: 61**

**RESIDENTIAL UNIT COUNT:**

**TOTAL PARKING SQ.FT : 45,770**

SUB-ALLEY 2 = 14,375

SUB-ALLEY 1 = 16,980

ALLEY = 14,415

**TOTAL FLOOR SQ.FT : 82,430**

FIRST FLOOR = 14,210

SECOND FLOOR = 14,190

THIRD FLOOR = 18,920

FOURTH FLOOR = 18,385

PENTHOUSE = 16,725

**ADA NOTES**

**GRAB BARS:**

MOUNT SIDE GRAB BAR 12" FROM REAR WALL. 42" LONG MIN. MOUNT REAR GRAB BAR 6" FROM SIDE WALL 36" LONG MIN. GRAB BARS SHALL PROVIDE 1 1/8" CLEARANCE FROM WALL, 1 1/4" - 1 1/2" DIA. AND SHALL BE MOUNTED 33" - 36" A.F.F. TO TOP.

**TOILET PAPER DISPENSER:**

MOUNT 19" MIN. A.F.F. TO CENTER.

**TOWEL DISPENSER:**

SLOT @ 40" A.F.F.

**TOILET SEAT:**

SHALL BE @ 17" - 19" ABOVE FLOOR.

**MIRROR:**

BOTTOM @ 40" A.F.F.

**SINK:**

RIM @ 34" MAX A.F.F. CLEAR SPACE OF 29" FLOOR TO APRON. EXPOSED PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

PROVIDE SOLID WOOD BLOCKING IN WALLS FOR MOUNTING OF ALL ACCESSORIES.

**NOTE:**

INSTALL ALL HC GRAB BARS AND ACCESSORIES PER STATE AND LOCAL CODES - G.C. IS RESPONSIBLE FOR VERIFYING COMPLIANCE

PROJECT  
**FIELDHOUSE STATION**

1501 MONROE STREET  
MADISON, WI 53711

**DEVELOPER/OWNER**

BOB SIEGER  
1501 MONROE ST  
MADISON, WI 53711  
Phone: 608.283.6100  
Fax: 608.283.6101

**CONTRACTOR**

ARCHITECT  
**SIEGER ARCHITECTS**

1501 Monroe Street  
Madison, WI 53711  
Phone: 608.283.6100  
Fax: 608.283.6101

PROJECT #  
0502

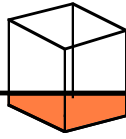
NOVEMBER 28TH , 2006

**URBAN DESIGN COMMISSION  
GENERAL DEVELOPMENT PLAN  
PLANNED UNIT DEVELOPMENT  
FINAL APPROVAL REQUEST**

**SHEET INDEX**

- C1.0 Existing Site Survey
- C1.1 Site plan & Grading/ Utility concept
- C1.2 Landscaping and lighting plan
- C1.3 Fire Protection Plan
- C1.4 Aerial Photo
- C1.5 Model Study
- A1.01 Sub-Alley 1
- A1.02 Sub-Alley 2
- A1.0 Alley Level
- A1.1 First Floor Plan
- A1.2 Second Floor Plan
- A1.3 Third Floor Plan
- A1.4 Fourth Floor Plan
- A1.5 Penthouse Plan
- A4.1 Monroe St Regent St Elevation
- A4.2 Alley & South Elevation





SIEGER LLC

ARCHITECTURE

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

**ZONING TEXT GDP- PUD**

**Fieldhouse Station  
1501 Monroe Street  
Madison, WI 53711  
November 28, 2006**

**Legal Description: The lands subject to this planned unit development shall include those described hereto:**

Parcel Number: 070922406024, Address: 1501 Monroe Street, Lot Number: 0, Block Number: 1, OAKLAND HEIGHTS LOTS 1, 2 & 3. Parcel Number: 070922406040, Address: 1509 Monroe Street, Lot Number: 0, Block Number: 1, OAKLAND HEIGHTS, NE 50 FT OF NW 1/2 LOT 4 AND NE 40 FT OF SE 1/2 LOT 4

**A. Statement of Purpose:**

- a. **Residential:** The Family definition for the residential portion of this project shall be as established by the City of Madison R2 zoning district. However, the purpose of the housing shall be similar to the R6 general residence district, which is established to stabilize and protect the essential characteristics of high density residential areas located in the central part of the City. The housing shall promote and encourage, insofar as compatible with the intensity of land uses, a suitable environment for a predominantly adult population, and in this central area located in close proximity to the campus of the University of Wisconsin, promote and encourage a suitable environment for fee-simple and owner occupied housing.
- b. **Commercial:** The commercial portion of this project shall be similar to the City of Madison C2 zoning district. It is established to accommodate the shopping needs of a much larger consumer population and area of residency that is served by the C1 limited commercial district. This district, which is located in relative proximity to residential areas and to major thoroughfares, permits a wider range of uses than in the C1 limited commercial district. Uses permitted in this district include not only the retailing of convenience goods and the furnishing of certain personal services, but also the retailing of durable and fashion goods and the furnishing of other types of services. Also permitted are all types of office use, except as noted in Para. C page 3. Within this zoning there is no limitation on the size of establishments as provided in the C2 portion of the project, except that any retail use may not exceed the C2 portion of the approved plan.

- c. **General Regulations:** Uses permitted in this district are subject to the following conditions:
- i. All goods produced on the premises shall be sold at retail on the premises where produced, unless approved as a conditional use.
  - ii. All business, servicing or processing shall be conducted within completely enclosed buildings, except for the following:
    1. Off-street parking and off-street loading;
    2. Outdoor seating, eating, entertainment, and recreation areas of an office, restaurants or food and beverage facility on north or west side of the zoning lot, facing Monroe Street or Regent Street;
  - iii. Parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereinafter, shall be limited to vehicles of not over 12' in height or 30' in length.
  - iv. Any major alteration to the exterior face of commercial or residential portion building, including but not limited to painting of an unpainted exterior face, shall be permitted only after Urban Design Commission review and approval and approval of the City Plan Commission.
  - v. Restricted Uses can only be permitted after approval from the neighborhood associations adjacent to the zoning lot and the City Plan Commission.

**B. Permitted Uses:** The following uses are permitted in this Zoning lot

- a. Residential;
  - i. Any use permitted in the R2 district except restricted uses per page 3 Para. C;
  - ii. Any use permitted in the R6 district except the R-2 Family Definition and the restricted uses per page 3 Para. C;
  - iii. On-site management offices for the sale or leasing of the commercial space or the sale of dwelling units on this zoning lot, provided that the office serves only the space on the same zoning lot;
  - iv. On-site residential laundry services;
  - v. On-site residential fitness services;
  - vi. On site residential parking facility with all hours of operation;
- b. Commercial;
  - i. Any use permitted in the C1 district except restricted uses per page 3 Para. C;
  - ii. Any use permitted in the C2 district except restricted uses per page 3 Para. C;
  - iii. Communication equipment. Such equipment in excess of 30' above the highest roof must be approved by the Urban Design Commission;
  - iv. Food and beverage establishments provided sales are at a minimum 30% food and 70% beverages and alcohol, except during all Camp Randall/ UW Fieldhouse events, where there shall be no minimum ratio to beverages required. Food must be served during all business hours. Business hours shall be limited to the hours of operation established by the City of Madison for all food and beverage establishments holding an alcohol license.

- v. One (1) alcohol “CLASS B” liquor license and One (1) class “B” fermented malt beverage license with a “CLASS C” wine license shall be permitted unless approved by the planning commission and alcohol license review committee;
- vi. Commercially used outdoor seating, eating, entertainment and recreation areas will be permitted on the Monroe street and Regent street first and second level plazas per approved plan during the hours of 8am to 11pm. Amplified music or entertainment shall be permitted on these plazas and within the building up to 85 decibels as measured at the street curb on the corner of Monroe and Regent street between the hours 10am to 10pm, 7 days a week. No amplified music from these plazas or from within the commercial building shall be located or permitted that will be audible at levels greater than 40 decibels to the Vilas neighborhood as measured at the intersection of the North side of Oakland street and the alley. At all Camp Randall/ UW Fieldhouse events, hours of outdoor operation may be modified to allow use 2 hours before event and three hours after the event. All Camp Randall/ UW Fieldhouse events hour of outdoor operation outlined in this text shall be subject to and superceded by any uniform requirements the City of Madison places on the area similar venues.
- c. Accessory uses;
  - i. Home occupations and professional offices in a home as defined in Sec.28.03;
  - ii. Off Street parking facility as defined in text below;

**C. Restricted uses:**

- a. Outpatient Housing Facilities;
- b. Bed and Breakfast Establishments;
- c. Hotels or Motels, except private guest rooms owned by the condo association;
- d. Outdoor display and sale of farm produce and nursery stock;
- e. Display of merchandise such as garden, lawn and recreation supplies and equipment for sale to the public;
- f. Establishments of the Drive-in type;
- g. Convalescent homes and nursing homes;
- h. Hospitals and Sanitariums;
- i. Laboratories—research, development and testing;
- j. Theaters, indoor;
- k. Tobacco shops;
- l. Undertaking establishments and funeral parlors;
- m. Sewer cleaning service;
- n. Hostels;
- o. Automobile laundries;
- p. Boat showrooms
- q. Garages for repair and servicing of motor vehicles of not over one and one-half tons capacity, including accessory towing and wrecker service, body repairs, painting or motor rebuilding;
- r. Warehousing establishments;

- s. Small machine shops;
- t. Business community parking lot for operable passenger automobiles;
- u. Trailer rental;
- v. Automobile rental agencies;
- w. Motorcycle Sales;
- x. Automobile Sales establishments;
- y. Model homes or garage displays;
- z. Public baths;
- aa. Jail facilities;
- bb. Dance halls;
- cc. Amusement arcades;
- dd. Keeping up to 4 chickens
- ee. Churches as a part of floors 3 thru penthouse
- ff. Fire and police stations as a part of floors 3 thru penthouse
- gg. All other non family dwelling unit uses permitted as outlined in R-1 & R-2 districts as a part of floors 3 thru penthouse except as noted in this text as permitted.

**D. Lot Area:** There shall be no lot area requirements. (Am. by Ord. 6052, 11-29-77)

**E. Floor Area Ratio:**

- a. Maximum floor area ratio as shown on approved plans.
- b. Maximum building height as shown on approved plans

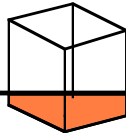
**F. Yard Requirements:** Yard areas will be provided as shown on approved plans

**G. Landscaping:** Site landscaping will be provided as shown on the approved plans.

**H. Accessory off-street parking & Loading:**

- a. **Purpose:** the purpose of this section is to provide off-street vehicle parking, loading for this project per approved plan.
- b. **Permitted uses:**
  - i. Automobile parking lots, open and accessory to a nonresidential use (alley level) and intended for the use of employees and patrons of the use of this facility, and provided further;
    1. That such parking lot shall be used solely for the parking of passenger automobiles and may have a charge for the use of the space consistent City of Madison parking charges.
    2. That such parking lot at the alley level shall be closed and secure between the hours of 2:00am and 6:00am.
    3. The building Condominium association owners shall have the option to sell parking spaces, on a temporary basis, within the designated parking area on the approved plan on Camp Randall / UW Fieldhouse special events.
    4. The residential parking on sub-1 and sub-2 shall be permitted to be sold as condominium spaces to the owners of the building.

- I. Lighting:** Site lighting will be provided as shown on approved plans.
- J. Signage:** Signage will be allowed as per chapter 31 of the Madison General Ordinances, as compared to the C4 district, or signage will be provided as approved on the recorded plans.
- K. Family Definition:** The family definition of this GDP-PUD shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R2 zoning district.
- L. Alterations and Revisions:** There will be no alterations to the exterior design, height, square footage or use of internal space as shown on approved plans except per page 2 Para. C-iv. However, the zoning administrator shall issue permits for minor alterations and/or additions, which are approved by the director of planning and development and are compatible with the concept approved by the City Plan Commission. Permitted alterations are as follows;
  - a.** Maximum number of residential units shall be as shown on approved plans, however if a residential unit purchase includes another adjacent units or additional square footage for the purpose of increasing the square footage for a single unit, it shall be permitted.
  - b.** Customization of the interior residential or commercial space design shall be permitted.
  - c.** The interior commercial concept space allocation shown on the plan for individual office and retail tenant use and space requirement shall be permitted to be modified, but not exceed the C-2 square footage of the approved plan.



SIEGER LLC

ARCHITECTURE

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

November 28, 2006

City of Madison Urban Design Commission  
Planning & Development Office  
LL-100 Madison Municipal Building  
215 Martin Luther King Jr Blvd  
Madison, WI 53703

### **LETTER OF INTENT**

Re: Fieldhouse Station

Dear Plan Commission Members:

Sieger Architecture submits the following information as the developer of the proposed redevelopment of 1501 Monroe Street to be referred to from here on as Fieldhouse Station. Fieldhouse Station is intended to be four levels plus penthouse in a mixed use building offering two levels of retail condominiums, and office condominiums plus three levels of residential condominiums with underground parking. The current goal of the project is to offer contemporary and architecturally designed housing in the downtown area at an affordable price.

The existing 12' alley to the east of the site, which is expanded to 20' at the entrance to Regent Street, provides its current vehicular access. The alley has also been expanded by 18' for a total width of 30' for an additional length of 72' at the rear loading areas. Pedestrian access is encouraged with a large plaza at the intersection of Monroe and Regent Street.

The project will provide 114 in-building parking stalls and 24 surface stalls leased for a 27 year term for a total of 138 parking stalls. The project will offer 11,285 sq. ft. of Retail space, and 12,160 sq. ft. of Office space. The residential condominiums consist of 22 one bedrooms, and 17 two bedrooms for a total of 39 living units. Upper residential levels of the building incorporate architectural design techniques utilizing step-backs, residential materials and colors, rooftop terraces and large decks to minimize the massing scale of the building.

The developer is familiar with provisions of the Inclusionary Zoning Ordinance and will comply with all of the City of Madison Inclusionary Zoning ordinances and at 15%, which requires 6 units. This project will offer 2 additional units above the required number for a total of 8 units to be sold under the

Inclusionary Zoning Ordinance as of the GDP-PUD submittal date. Developer assumes that any changes to the ordinance, that occurs prior to the submittal application of the SIP-PUD will then apply.

The schedule to for the project anticipates an early spring of 2007 construction start with completion by late fall of 2008.

The Project development team includes the following individuals and firms:

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

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

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

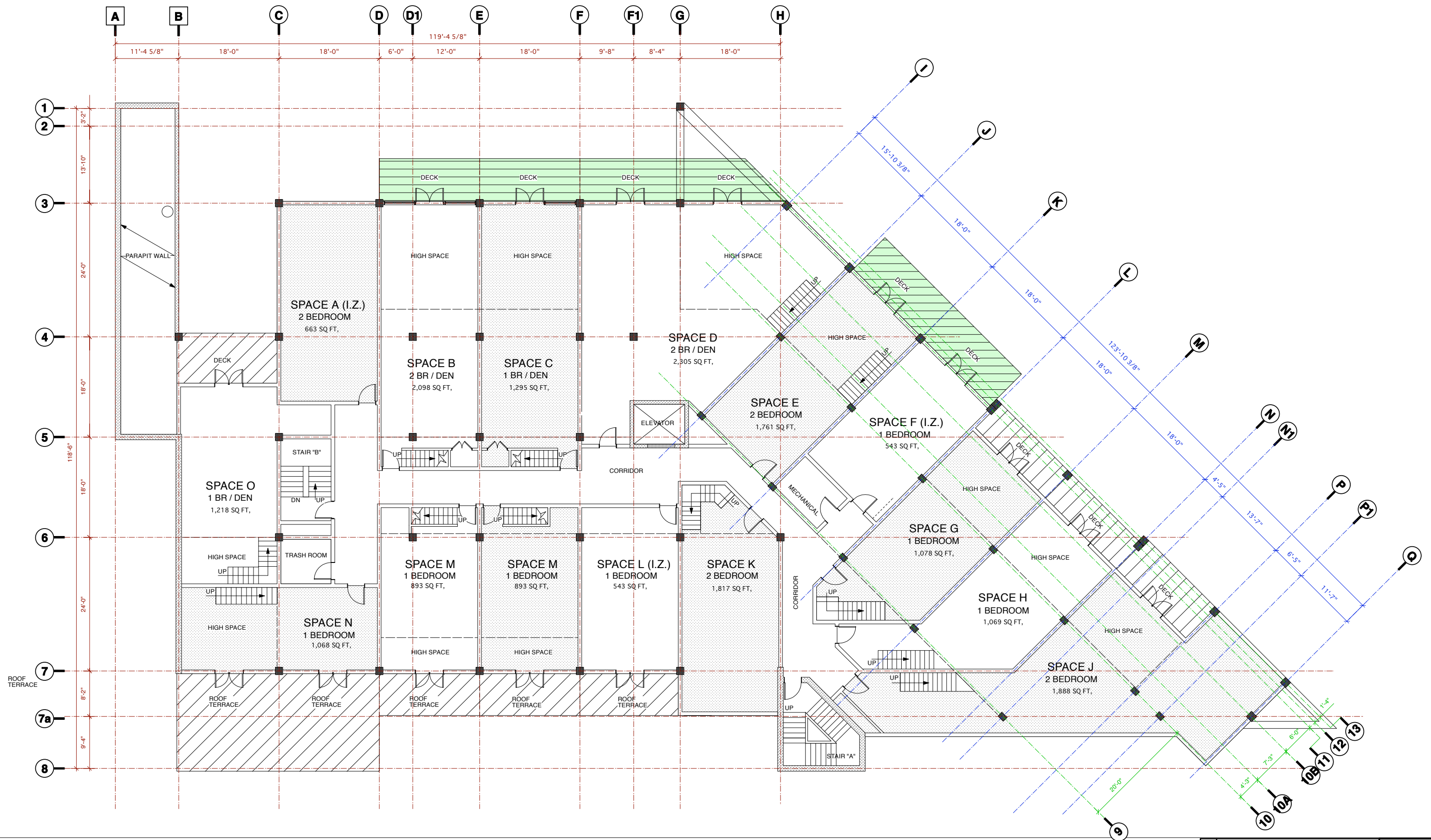
Signed:

Date:

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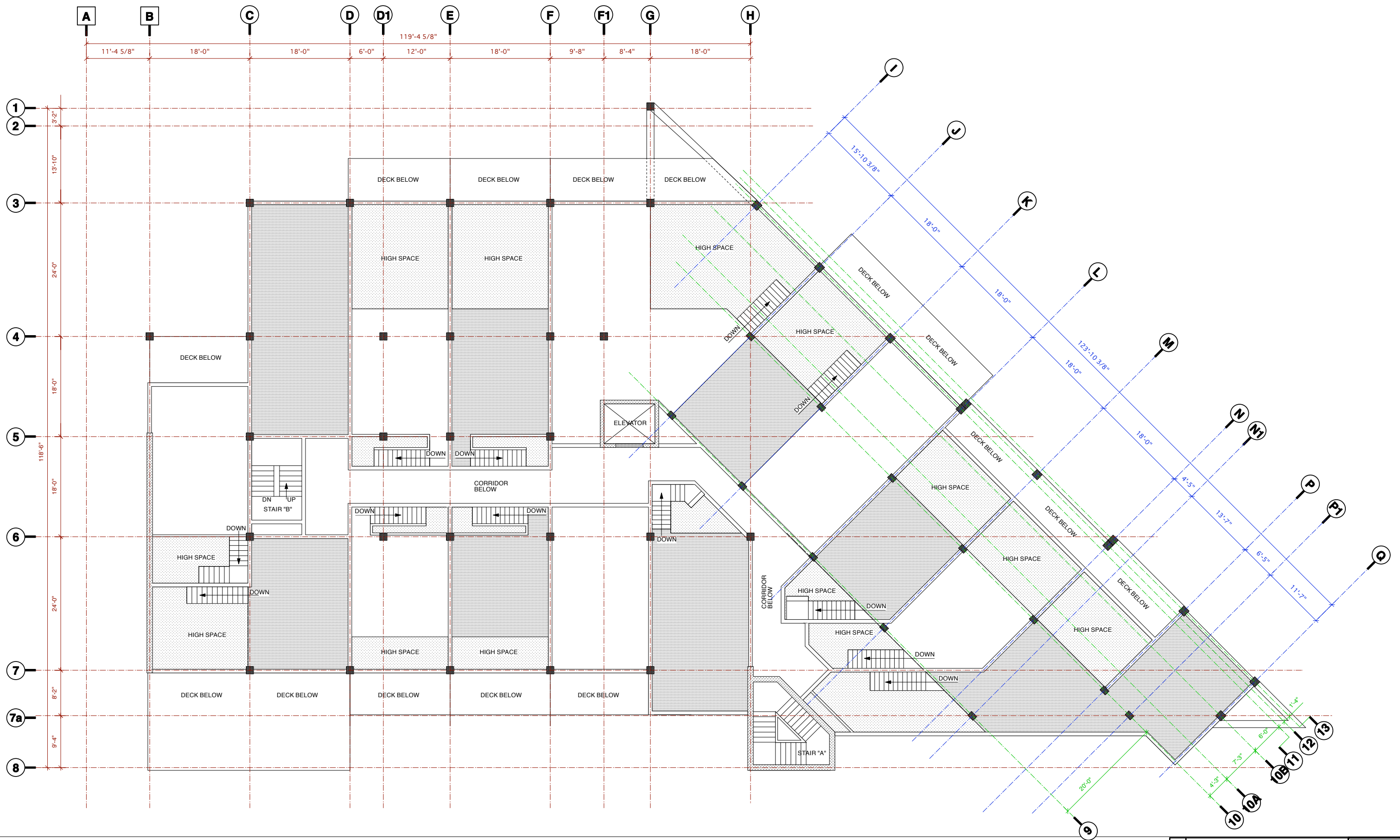
Robert Sieger






**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1' - 0"

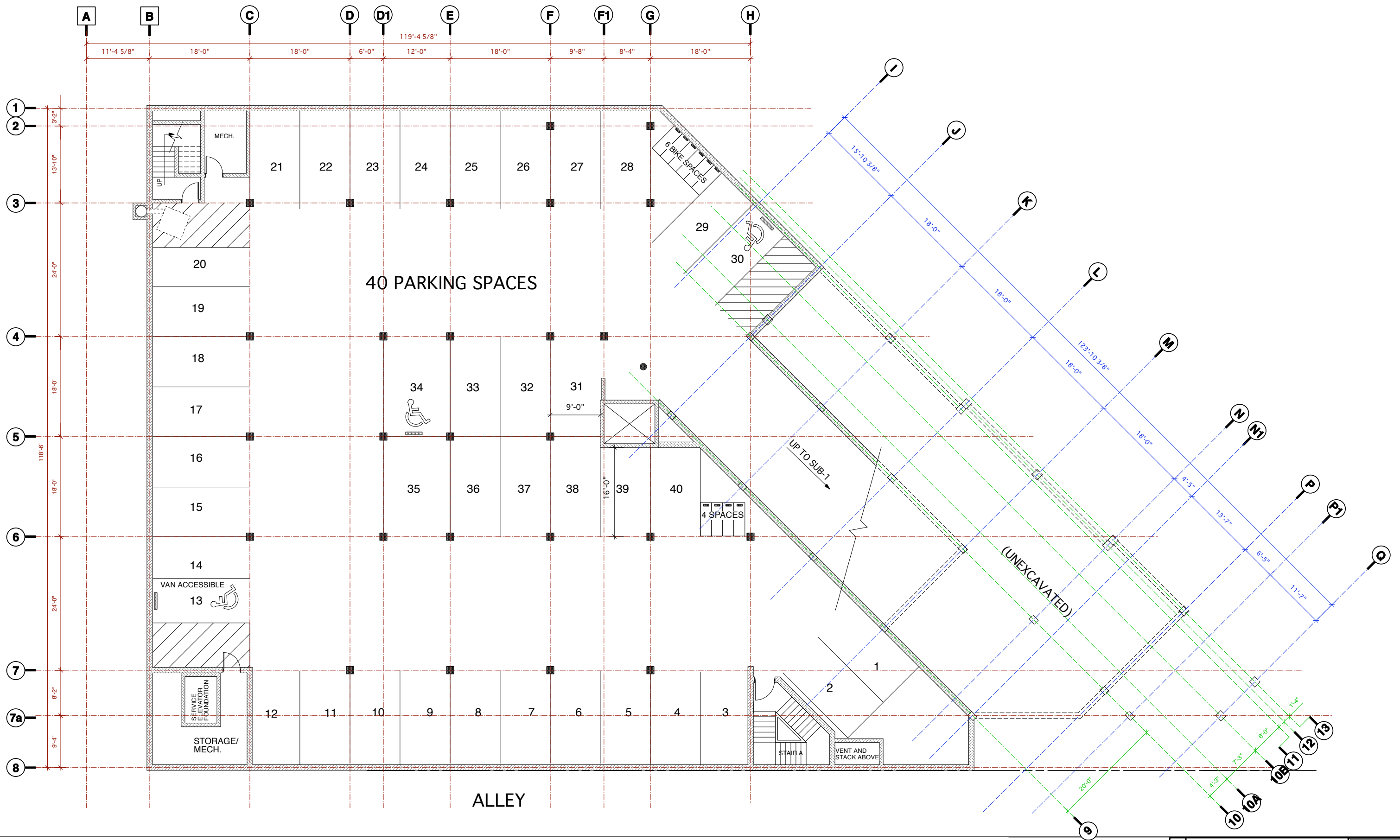
architect <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>FLOOR PLANS</b> SCALE: 1/8" = 1'-0"		<b>A1.3</b> 11.28.06
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	owner <b>Wisconsin Avenue Associates</b>	




**THIRD FLOOR LOFT PLAN**  
 SCALE: 1/8" = 1' - 0"

architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>FLOOR PLANS</b> SCALE: 1/8" = 1'-0"		<b>A1.3.5</b> 11.28.06
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	owner <b>Wisconsin Avenue Associates</b>	

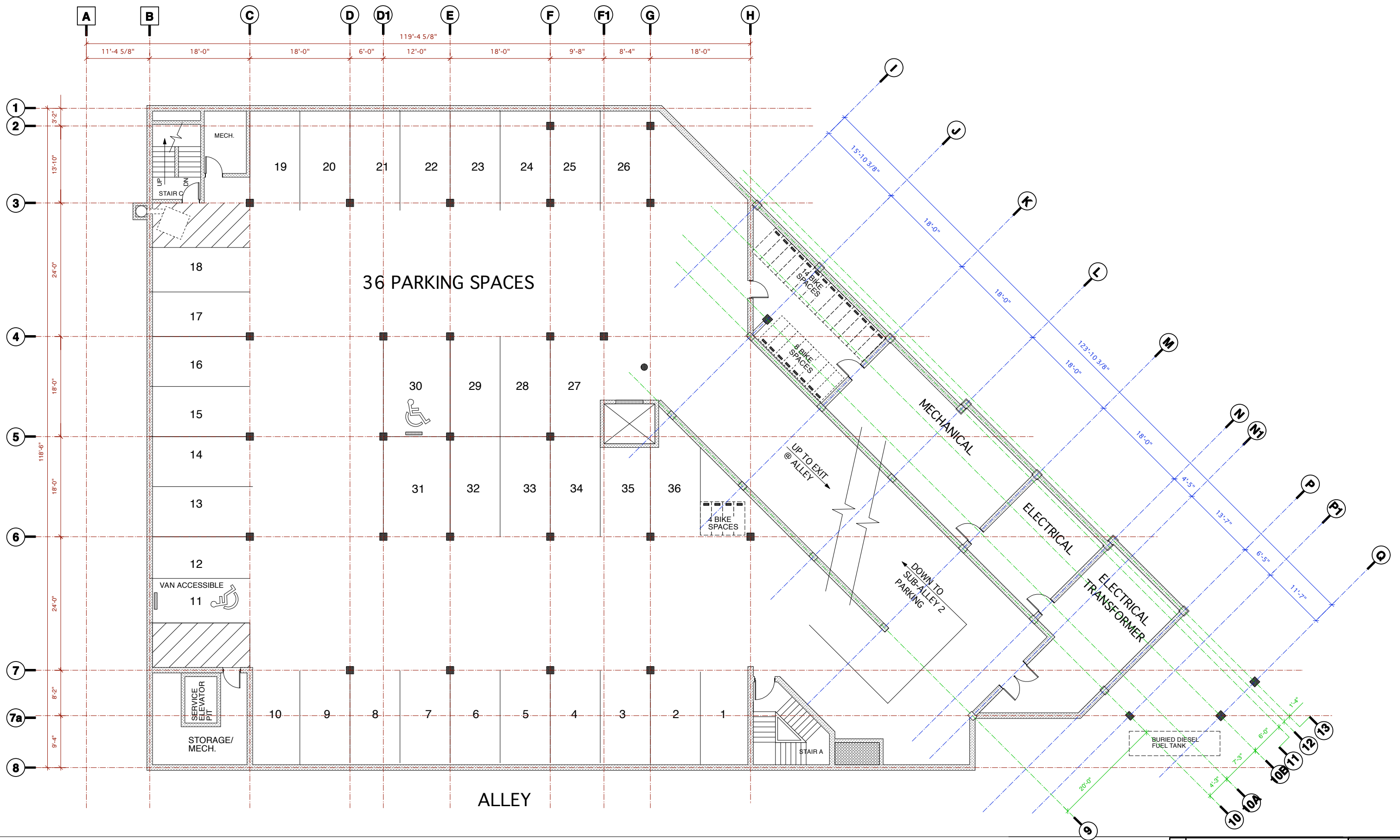
\*NOTE: Drawings are 50% scale for 11x17 print sets.




**SUB ALLEY LEVEL 2 PLAN**  
 SCALE: 1/8" = 1' - 0"

architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>FLOOR PLANS</b> SCALE: 1/8" = 1'-0"		<b>A1.02</b> 11.28.06
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	owner <b>Wisconsin Avenue Associates</b>	

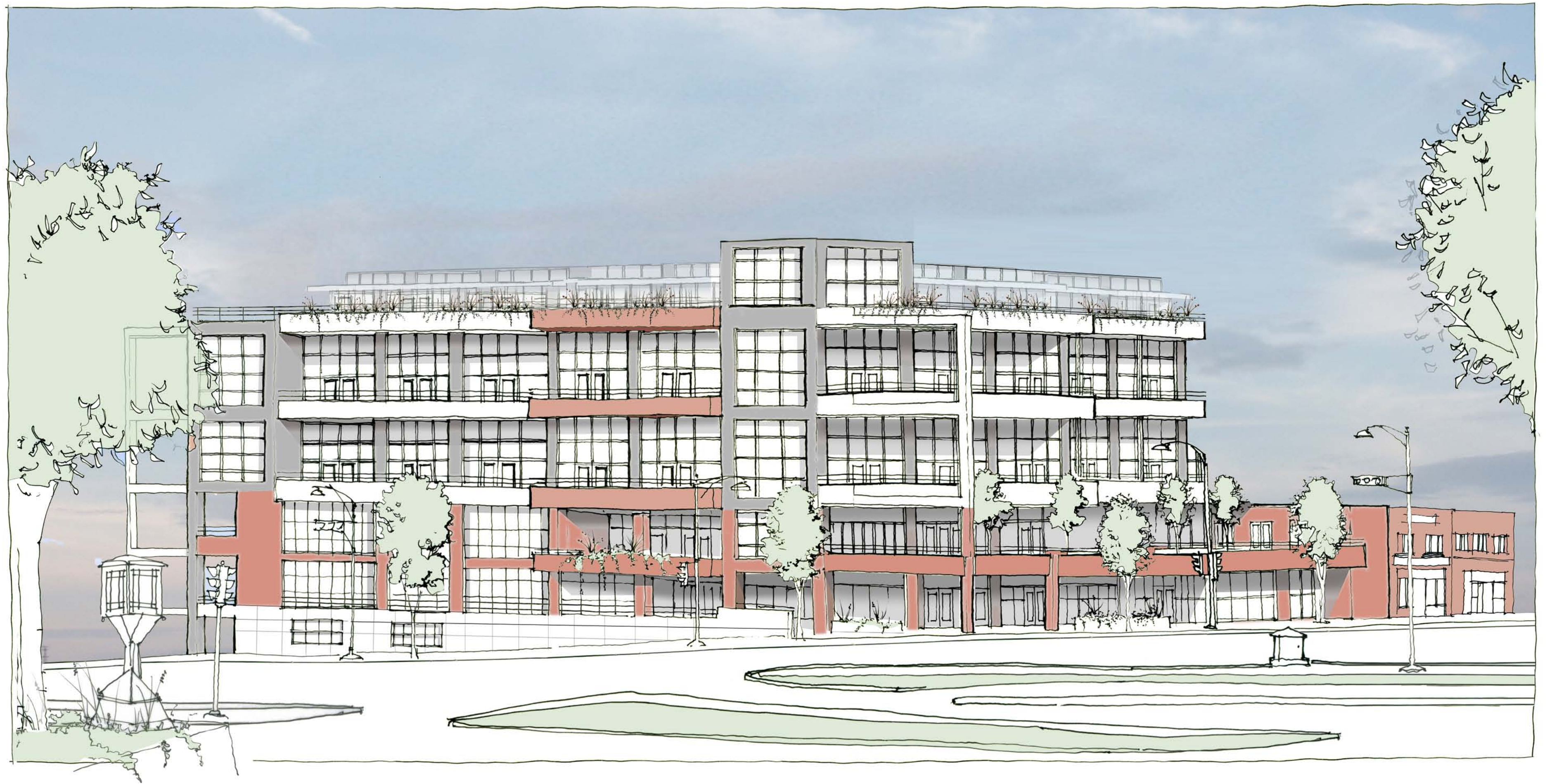
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**SUB ALLEY LEVEL 1 PLAN**  
 SCALE: 1/8" = 1' - 0"

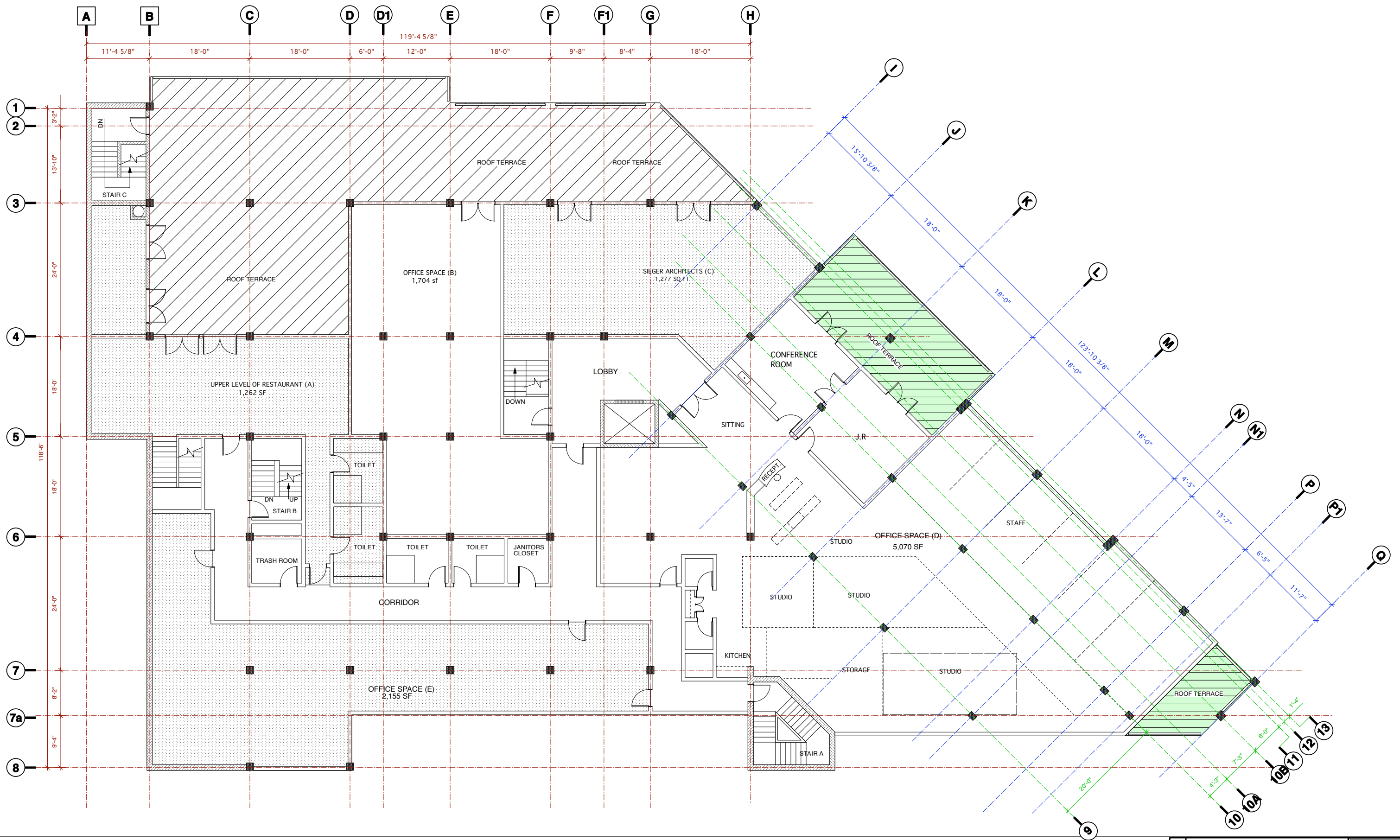
architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>FLOOR PLANS</b> SCALE: 1/8" = 1'-0"		<b>A1.01</b> 11.28.06
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711		
	owner <b>Wisconsin Avenue Associates</b>		

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## FIELDHOUSE STATION

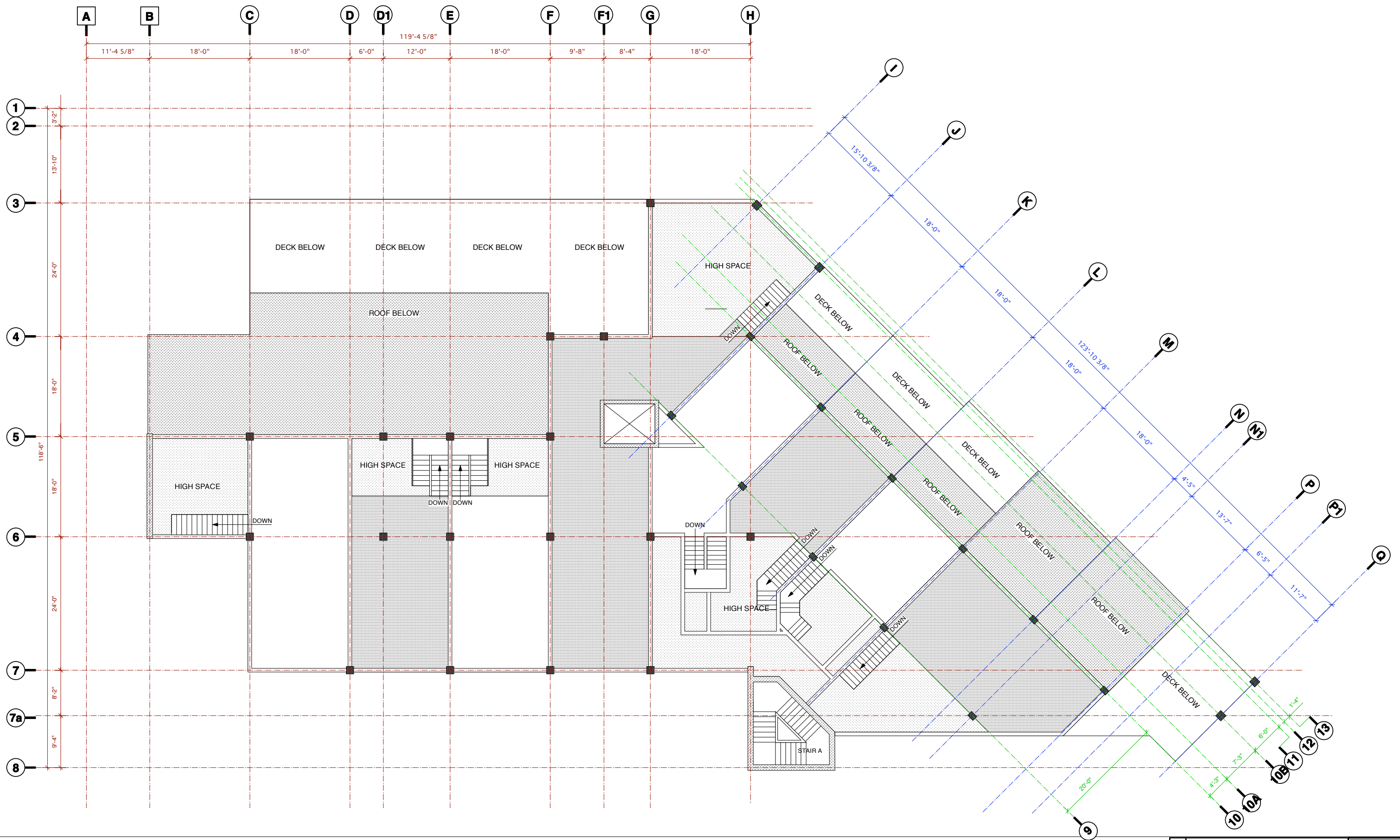
SIEGER ARCHITECTURE LLC  
ILLUSTRATION BY CRESCENDO DESIGN




**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1' - 0"

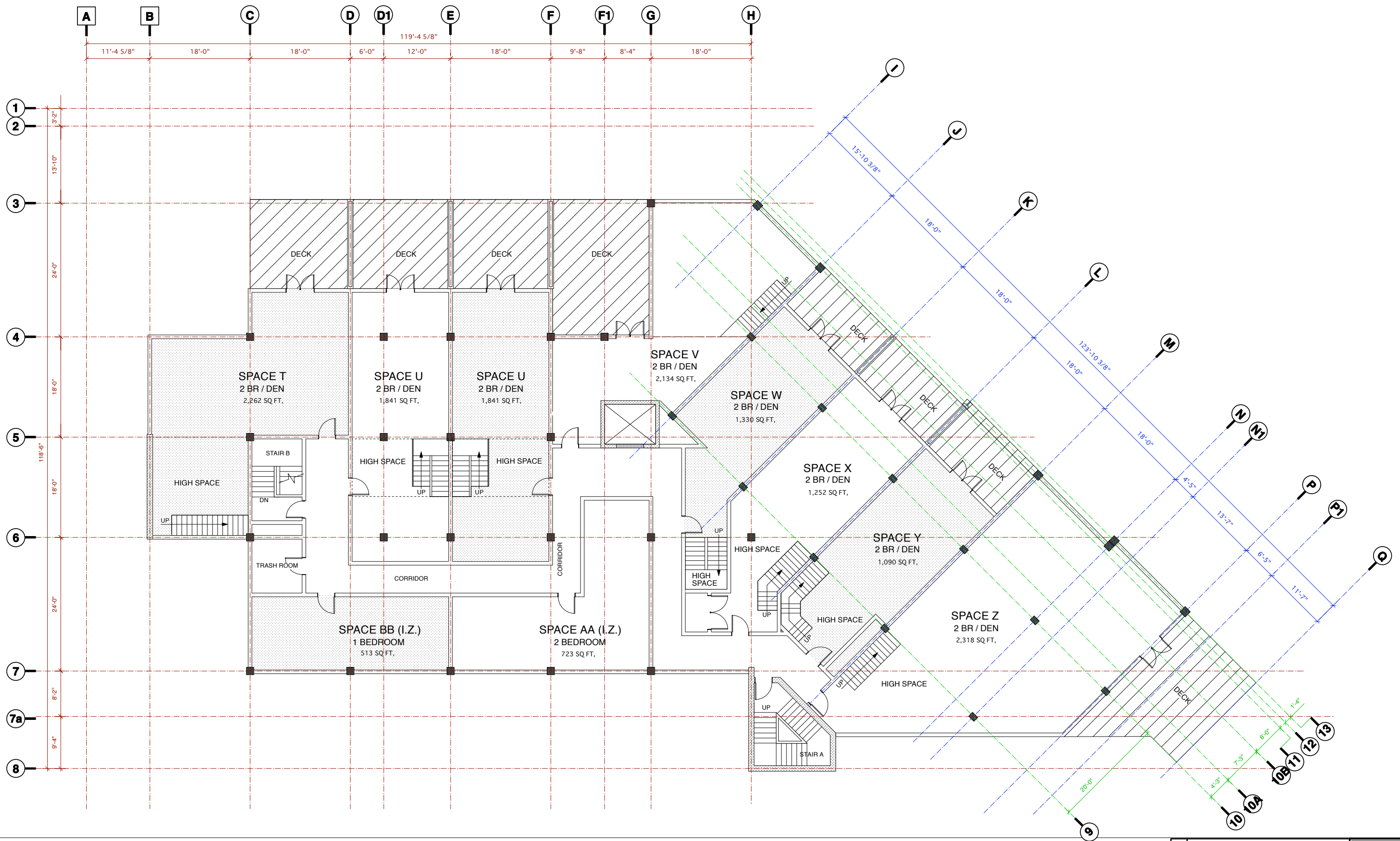
architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>FLOOR PLANS</b> SCALE: 1/8" = 1'-0"		<b>A1.2</b> 11.28.06
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	owner <b>Wisconsin Avenue Associates</b>	

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




**PENTHOUSE LOFT LEVEL PLAN**  
 SCALE: 1/8" = 1' - 0"

architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>FLOOR PLANS</b> SCALE: 1/8" = 1'-0"		<b>A1.5.5</b> 11.28.06	
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	owner <b>Wisconsin Avenue Associates</b>		
	*NOTE: Drawings are 50% scale for 11x17 print sets.			



**PENTHOUSE LEVEL PLAN**  
SCALE: 1/8" = 1' - 0"

architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>FLOOR PLANS</b> SCALE: 1/8" = 1'-0"		<b>A1.5</b> 11.28.06
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	owner <b>Wisconsin Avenue Associates</b>	

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


REGENT STREET LOOKING WEST

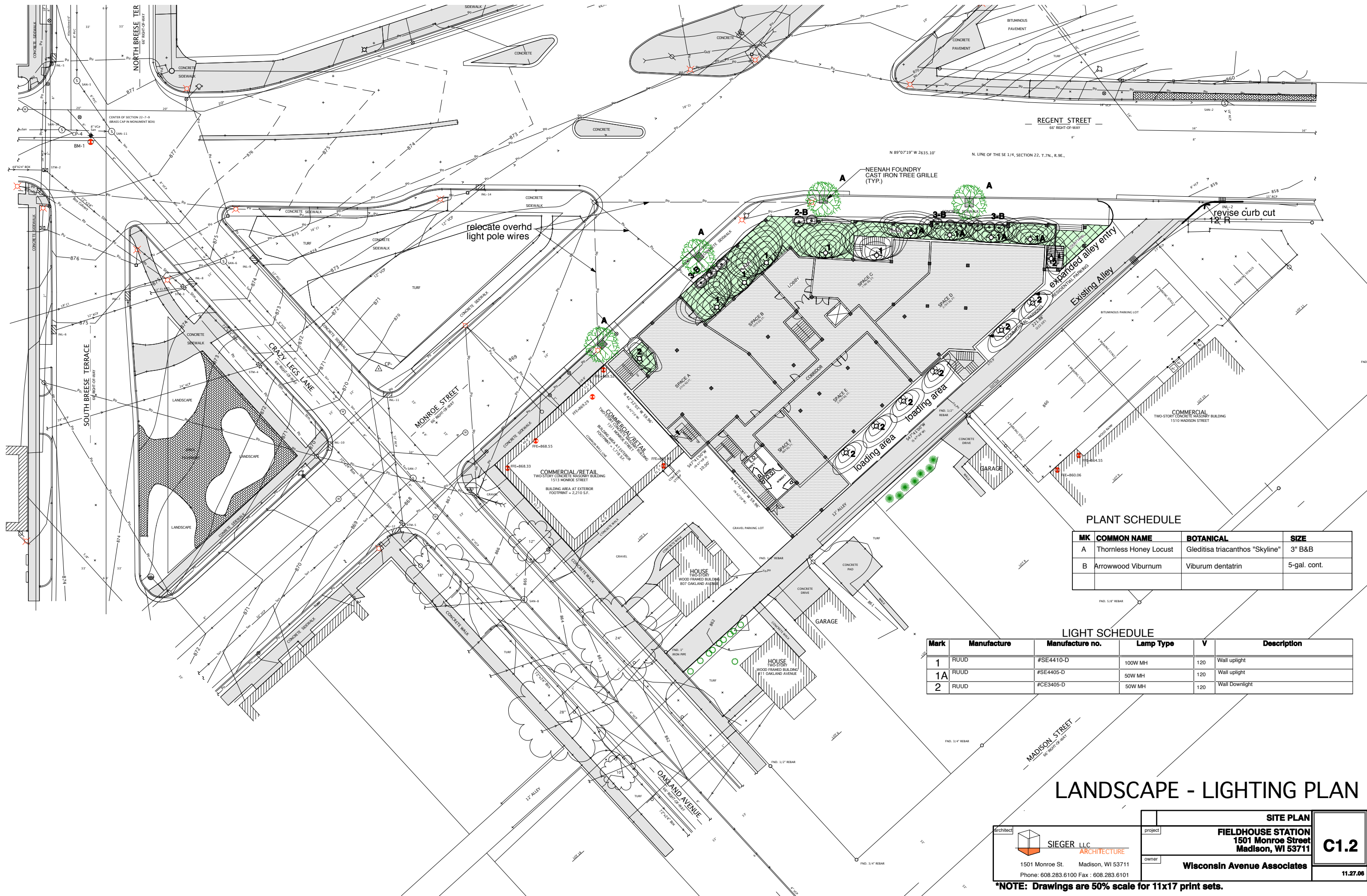


REGENT STREET LOOKING EAST

# MODEL STUDY

<small>architect</small>  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<small>project</small> <b>FIELDHOUSE STATION</b> 1501 Monroe St. Madison, WI 53711	<b>C1.5</b> <small>11.27.06</small>
	<small>owner</small> <b>Wisconsin Avenue Associates</b>	

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



**PLANT SCHEDULE**

MK	COMMON NAME	BOTANICAL	SIZE
A	Thornless Honey Locust	Gleditsia triacanthos "Skyline"	3" B&B
B	Arrowwood Viburnum	Viburnum dentatrin	5-gal. cont.

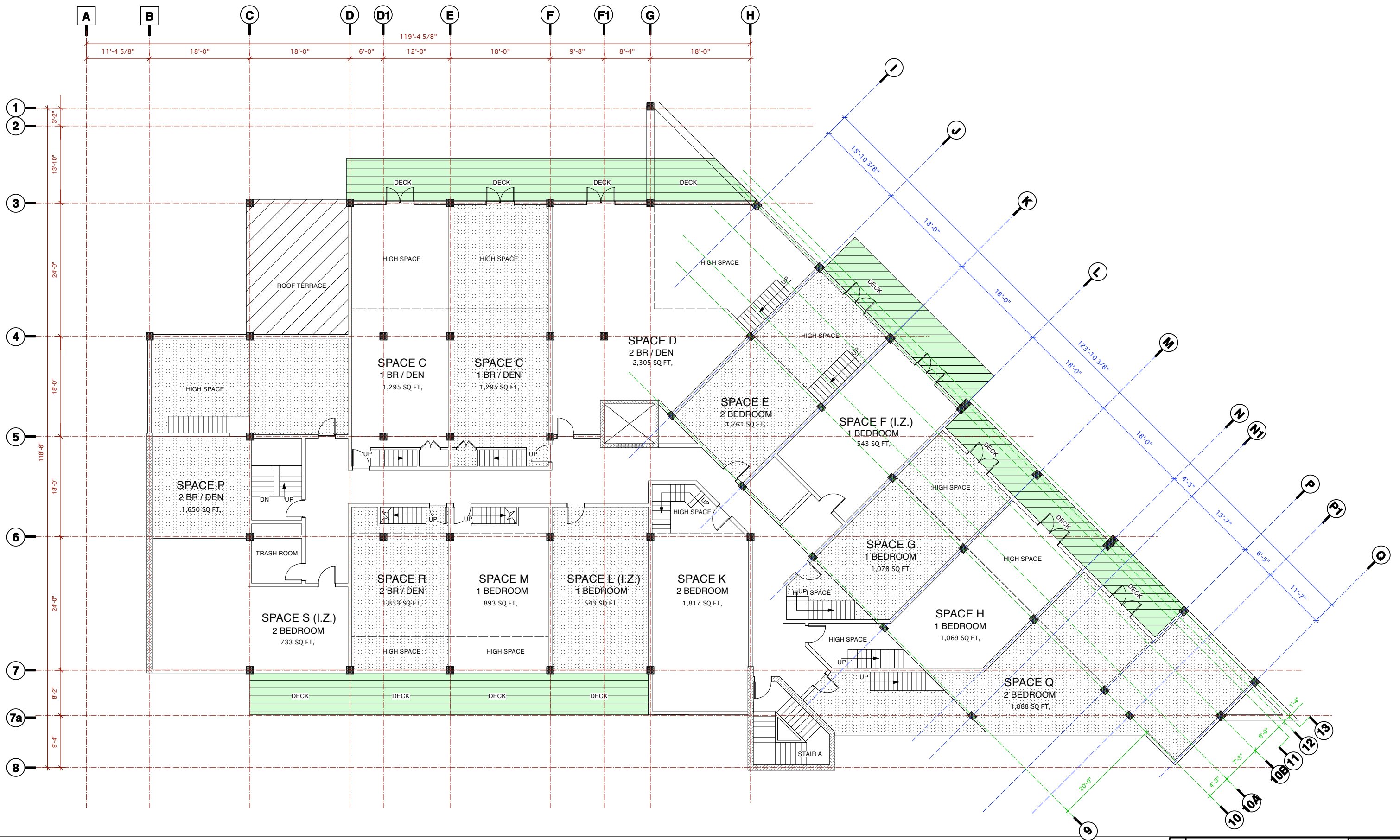
**LIGHT SCHEDULE**

Mark	Manufacture	Manufacture no.	Lamp Type	V	Description
1	RUUD	#SE4410-D	100W MH	120	Wall uplight
1A	RUUD	#SE4405-D	50W MH	120	Wall uplight
2	RUUD	#CE3405-D	50W MH	120	Wall Downlight

**LANDSCAPE - LIGHTING PLAN**

<p><b>SIEGER ARCHITECTURE</b> 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101</p>	<p><b>SITE PLAN</b></p> <p>project: <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711</p>	<p><b>C1.2</b></p> <p>11.27.06</p>
	<p>owner: <b>Wisconsin Avenue Associates</b></p>	

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

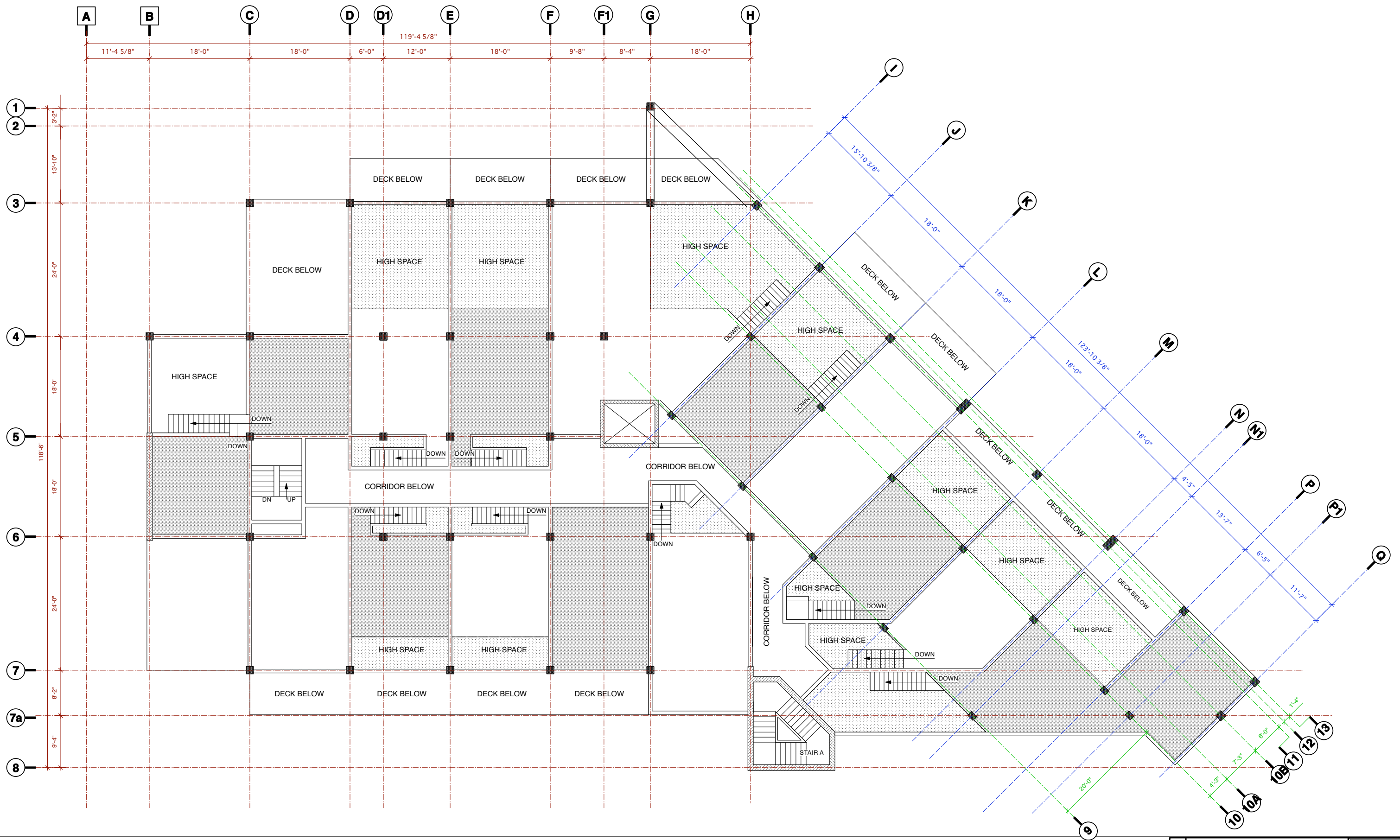


# FOURTH FLOOR PLAN


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

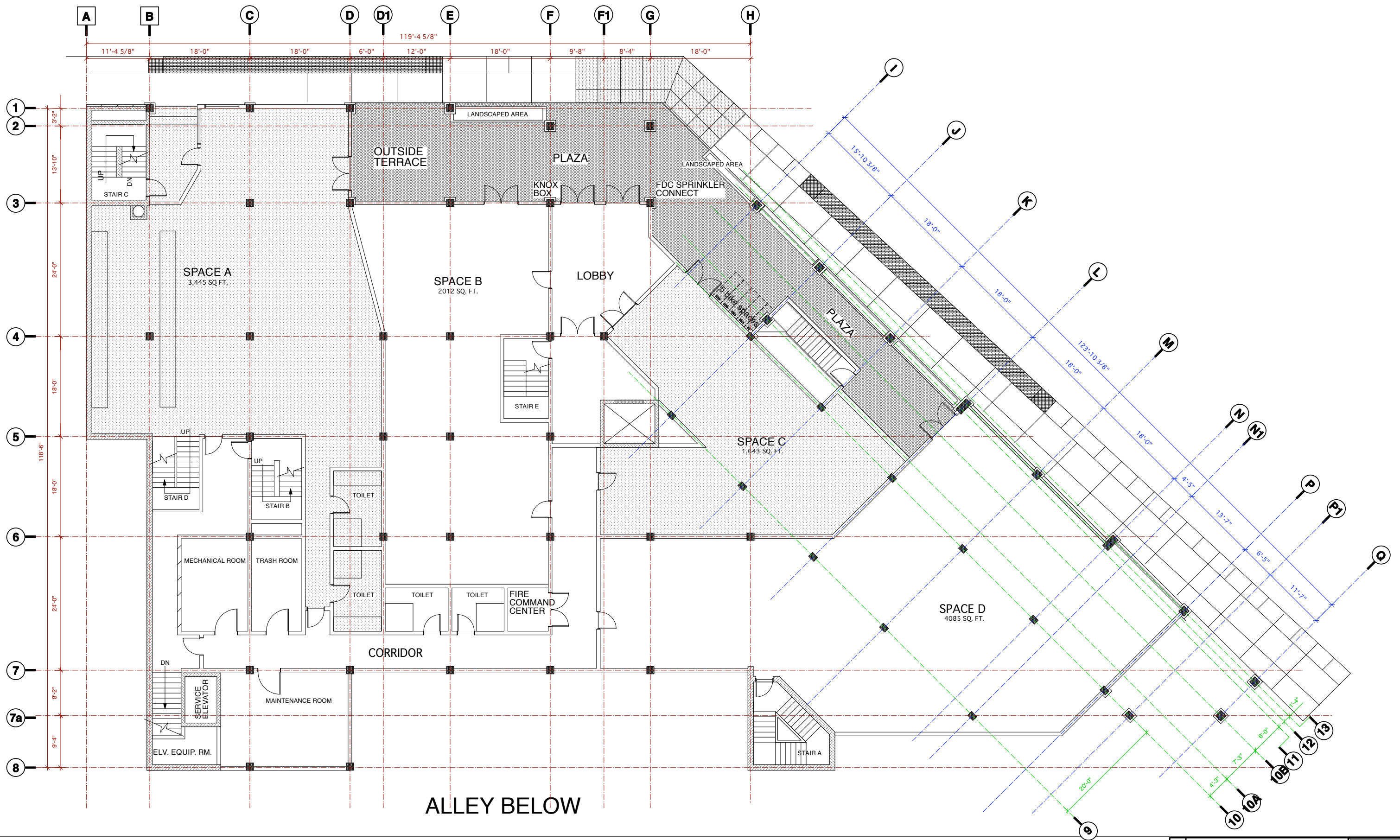
architect <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>FLOOR PLANS</b> SCALE: 1/8" = 1'-0"		<b>A1.4</b> 11.28.06
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	owner <b>Wisconsin Avenue Associates</b>	

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



**FOURTH FLOOR LOFT PLAN**  
 SCALE: 1/8" = 1' - 0"


architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>FLOOR PLANS</b> SCALE: 1/8" = 1'-0"		<b>A1.4.5</b> 11.28.06	
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	owner <b>Wisconsin Avenue Associates</b>		
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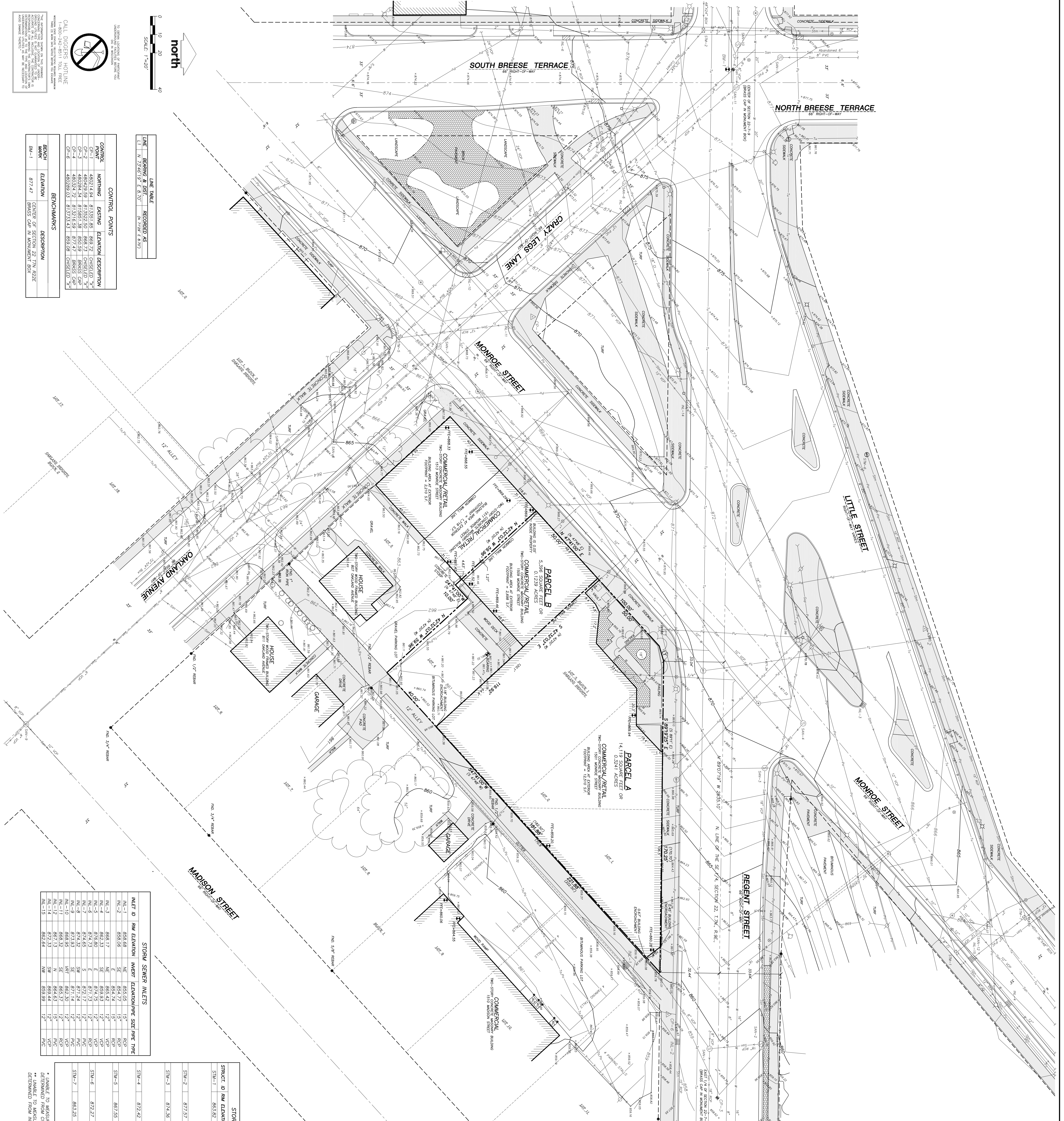
ALLEY BELOW

# FIRST FLOOR PLAN

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

architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>FLOOR PLANS</b> SCALE: 1/8" = 1'-0"		<b>A1.1</b> 11.28.06
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	owner <b>Wisconsin Avenue Associates</b>	

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



**SCALE 1" = 20'**

**north**

CALL DOGERS HOTLINE  
800-368-8268

**CONTROL POINTS**

CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	469242.69	813252.20	868.2	CHESLEDOWN
CP-2	469242.69	813252.20	868.2	CHESLEDOWN
CP-3	469242.69	813252.20	868.2	CHESLEDOWN
CP-4	469242.69	813252.20	868.2	CHESLEDOWN
CP-5	469242.69	813252.20	868.2	CHESLEDOWN
CP-6	469242.69	813252.20	868.2	CHESLEDOWN

**BENCHMARKS**

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	877.47	CENTER OF SECTION 22 T.M. RISE BRASS CAP IN MONUMENT BOX

**LINE TABLE**

LINE	BEARING & DIST.	RECORDED AS
L1	N 27°46'19" E 87.03'	N 27°46' E 87.03'

**STORM SEWER INLETS**

INLET ID	RM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INI-1	863.62	863.62	12"	RCP
INI-2	865.06	865.06	12"	RCP
INI-3	865.13	865.13	12"	RCP
INI-4	876.80	876.80	12"	RCP
INI-5	874.23	874.23	12"	RCP
INI-6	874.32	874.32	12"	RCP
INI-7	871.14	871.14	12"	RCP
INI-8	871.33	871.33	12"	RCP
INI-9	871.24	871.24	12"	RCP
INI-10	868.37	868.37	12"	RCP
INI-11	868.32	868.32	12"	RCP
INI-12	867.13	867.13	15"	RCP
INI-13	862.54	862.54	12"	RCP
INI-14	862.54	862.54	12"	RCP

**STORM SEWER MANHOLES**

STRUCT ID	RM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SM-1	863.62	863.62	8"	CI
SM-2	865.92	865.92	12"	VCP
SM-3	870.74	870.74	12"	VCP
SM-4	871.52	871.52	12"	VCP
SM-5	874.36	874.36	12"	RCP
SM-6	872.42	872.42	12"	RCP
SM-7	868.56	868.56	12"	VCP
SM-8	864.94	864.94	6"	VCP
SM-9	869.75	869.75	6"	VCP
SM-10	871.73	871.73	6"	VCP
SM-11	871.33	871.33	6"	VCP
SM-12	871.33	871.33	6"	VCP
SM-13	873.01	873.01	6"	VCP
SM-14	868.37	868.37	6"	VCP
SM-15	868.32	868.32	6"	VCP
SM-16	867.13	867.13	6"	VCP
SM-17	862.54	862.54	6"	VCP
SM-18	862.54	862.54	6"	VCP

**SANITARY SEWER MANHOLES**

STRUCT ID	RM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SM-1	869.23	869.23	15"	RCP
SM-2	863.50	863.50	8"	CLAY
SM-3	865.09	865.09	18"	RCP
SM-4	865.92	865.92	12"	VCP
SM-5	870.74	870.74	12"	VCP
SM-6	871.52	871.52	12"	VCP
SM-7	874.36	874.36	12"	RCP
SM-8	872.42	872.42	12"	RCP
SM-9	868.56	868.56	12"	VCP
SM-10	864.94	864.94	6"	VCP
SM-11	869.75	869.75	6"	VCP
SM-12	871.73	871.73	6"	VCP
SM-13	871.33	871.33	6"	VCP
SM-14	871.33	871.33	6"	VCP
SM-15	873.01	873.01	6"	VCP
SM-16	868.37	868.37	6"	VCP
SM-17	868.32	868.32	6"	VCP
SM-18	867.13	867.13	6"	VCP
SM-19	862.54	862.54	6"	VCP
SM-20	862.54	862.54	6"	VCP

**DATE**

DAVE M. JENKINS, S-2255  
REGISTERED LAND SURVEYOR

SEWER ARCHITECTS, INC.  
MADISON, WISCONSIN 53711

**SUPPENDED LOG:**

PROJECT NO. 05-2287  
FILE NO. E-29  
SHEET NO. DSB  
F.B. NO/PC 165/46-47  
SHEET NO. 1 OF 1

**LEGAL DESCRIPTION AS DURNISHED**

**PARCEL A**  
LOTS ONE (1), TWO (2), AND THREE (3), BLOCK ONE (1), OAKLAND HEIGHTS, LOCATED IN THE CITY OF MADISON, ONE (1) EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF LOT FOUR (4), BLOCK ONE (1), OAKLAND HEIGHTS, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.  
TAX KEY NUMBER: 07022406840

**PARCEL B**  
THE NORTHEAST 1/4 (NO. 1) OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 (NO. 2) OF THE SOUTHWEST 1/4 OF LOT FOUR (4), BLOCK ONE (1), OAKLAND HEIGHTS, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.  
TAX KEY NUMBER: 07022406824

**SURVEYOR'S CERTIFICATE**

I, DAVE M. JENKINS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE DEFINITION PROVIDED.

- NOTES**
- HORIZONTAL LOCATION FOR THIS SURVEY AND MAP IS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM.
  - BENCHMARK FOR THIS SURVEY AND MAP ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 22, T2N, R22E, RECORDED AS N 89°07'18" W.
  - ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAD83). SITE BENCHMARK IS A BRASS CAP IN MONUMENT BOX BEING THE CENTER OF SECTION 22-7-22, ELEVATION 877.14.
  - EXISTING CONDITIONS SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. THE WEEK OF APRIL 21, 2006.
  - SPOT ELEVATIONS ALONG CURB DENOTES TOP OF CURB ELEVATION.
  - CONTROL INTERVAL IS ONE FOOT.
  - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND APPROPRIATELY LOCATING DOGERS' HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DOGERS' HOTLINE TOLERANCE IS 20001003448.
  - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. COMPANY RECORDS SHOULD BE OBTAINED PRIOR TO EXCAVATION.
  - UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE TO THE BEST OF MY KNOWLEDGE.
  - WHEREAS PUBLIC OR PRIVATE LOTS HAVE BEEN LOCATED ON THIS MAP, THEY ARE NOT TO BE CONSIDERED AS BEING PUBLIC OR PRIVATE PROPERTY.
  - THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE ASSUMED TO BE CORRECT. JENKINS SURVEY & DESIGN DOES NOT WARRANT THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS.
  - RIGHT-OF-WAY LINES SHOWN OUTSIDE OF SURVEYED SITE ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.

**LEGEND**

- SECTION CORNER
- PROPERTY CORNER FOUND, TYPE NOTED
- BENCHMARK
- CONTROL POINT
- RECORD BEARING AND DISTANCE
- WATER OR GAS MALE
- PIPE INCH/DIAM
- UTILITY MANHOLE
- STORM SEWER INLET
- UTILITY POLE WITH GUY WIRE
- LIGHT POLE
- TRAFFIC LIGHT POLE
- UTILITY PEDESTAL
- SHRUB
- DECIDUOUS TREE
- CONIFEROUS TREE
- SPOT ELEVATION
- BUILDINGS
- PROPERTY LINE
- PLATTED LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRICAL POWER
- OVERHEAD ELECTRICAL POWER
- OVERHEAD ELECTRICAL POWER & TELEPHONE
- GAS MAIN
- CEMENT CURB & GUTTER
- PAVEMENT EDGE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- RETAINING WALL

**DATE**

DAVE M. JENKINS, S-2255  
REGISTERED LAND SURVEYOR

SEWER ARCHITECTS, INC.  
MADISON, WISCONSIN 53711

**SUPPENDED LOG:**

PROJECT NO. 05-2287  
FILE NO. E-29  
SHEET NO. DSB  
F.B. NO/PC 165/46-47  
SHEET NO. 1 OF 1

**EXISTING CONDITIONS SURVEY**

LOTS ONE (1), TWO (2), THREE (3) AND A PORTION OF LOT FOUR (4), BLOCK 1, OAKLAND HEIGHTS, LOCATED IN THE SOUTHWEST QUARTER (SE 1/4) OF SECTION TWENTY-TWO (22), TOWN 2 NORTH (T2N), RANGE 22 EAST (R22E), CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE	BY	REVISION	DESCRIPTION
04-24-2006	DSB		
05-05-2006	DRS		
05-05-2006	DMJ		

DRAWN BY: DSB  
CHECKED BY: DRS  
APPROVED BY: DMJ

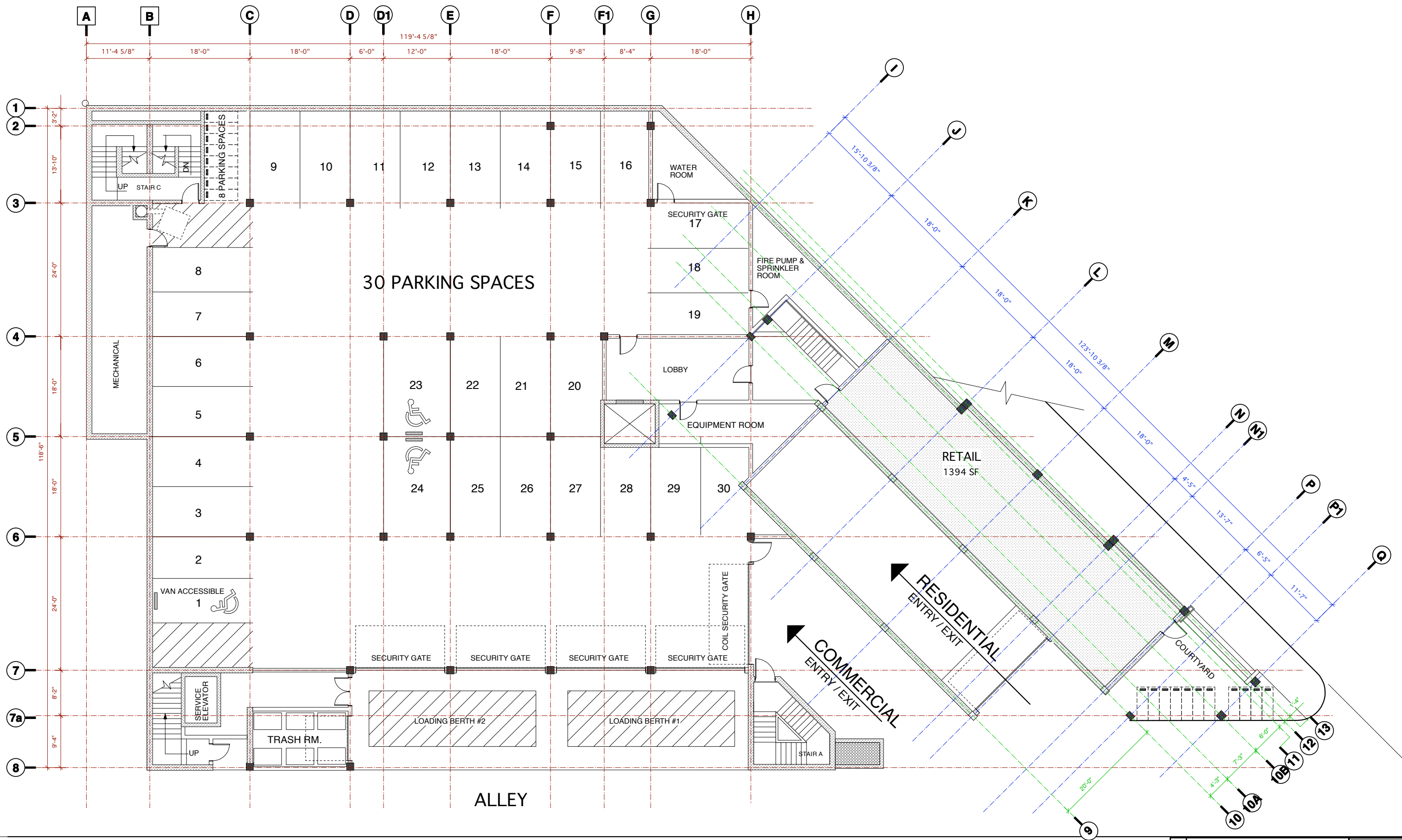
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**JSD** • Engineers • Surveyors  
**Jenkins Survey & Design, Inc.**  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060


PROJECT NO. 05-2287  
FILE NO. E-29  
SHEET NO. DSB  
F.B. NO/PC 165/46-47  
SHEET NO. 1 OF 1

DATE	BY	REVISION	DESCRIPTION
04-24-2006	DSB		
05-05-2006	DRS		
05-05-2006	DMJ		

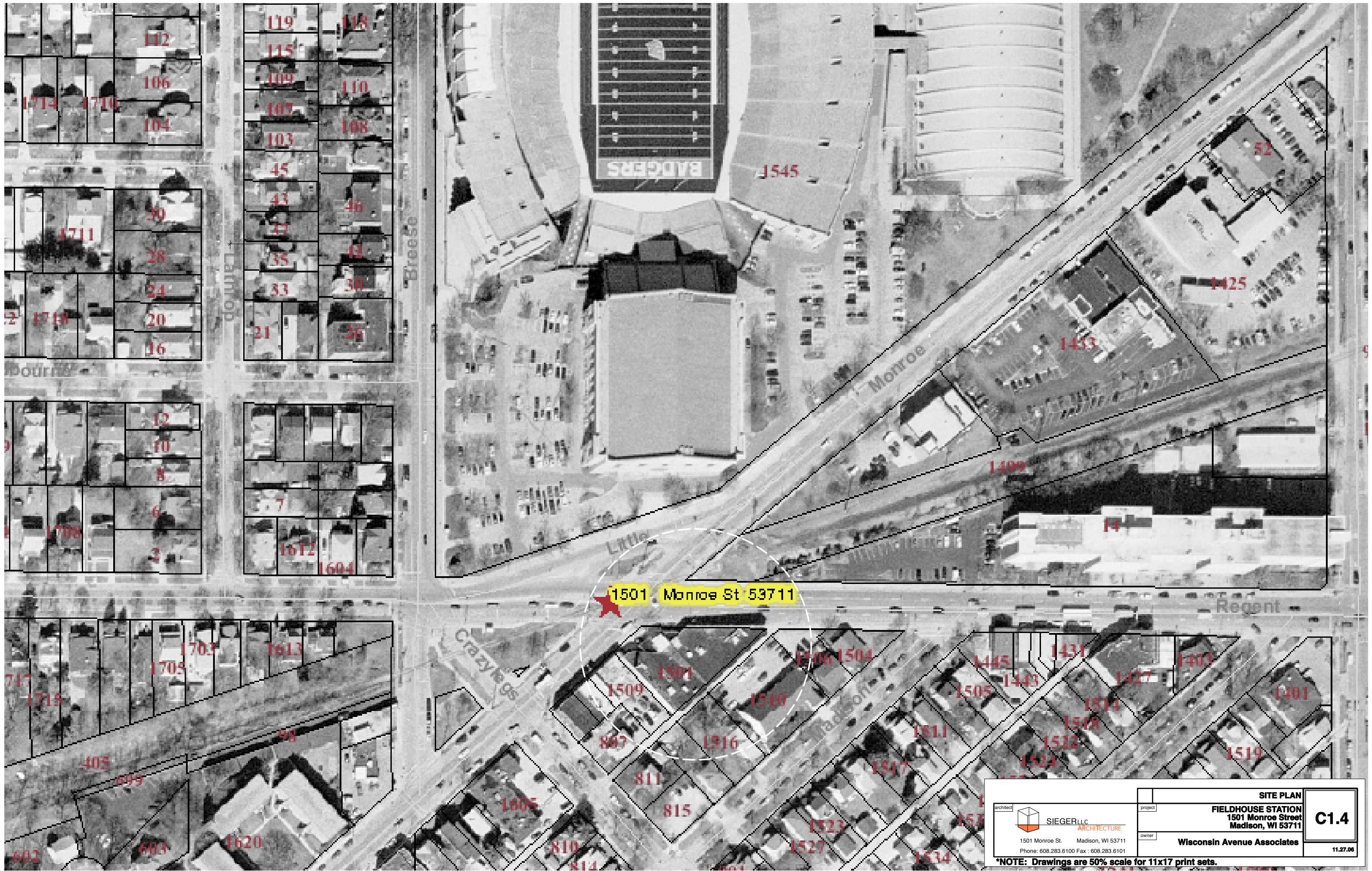
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**ALLEY LEVEL PLAN**  
SCALE: 1/8" = 1' - 0"

architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>FLOOR PLANS</b> SCALE: 1/8" = 1'-0"		<b>A1.0</b> 11.28.06
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	owner <b>Wisconsin Avenue Associates</b>	

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

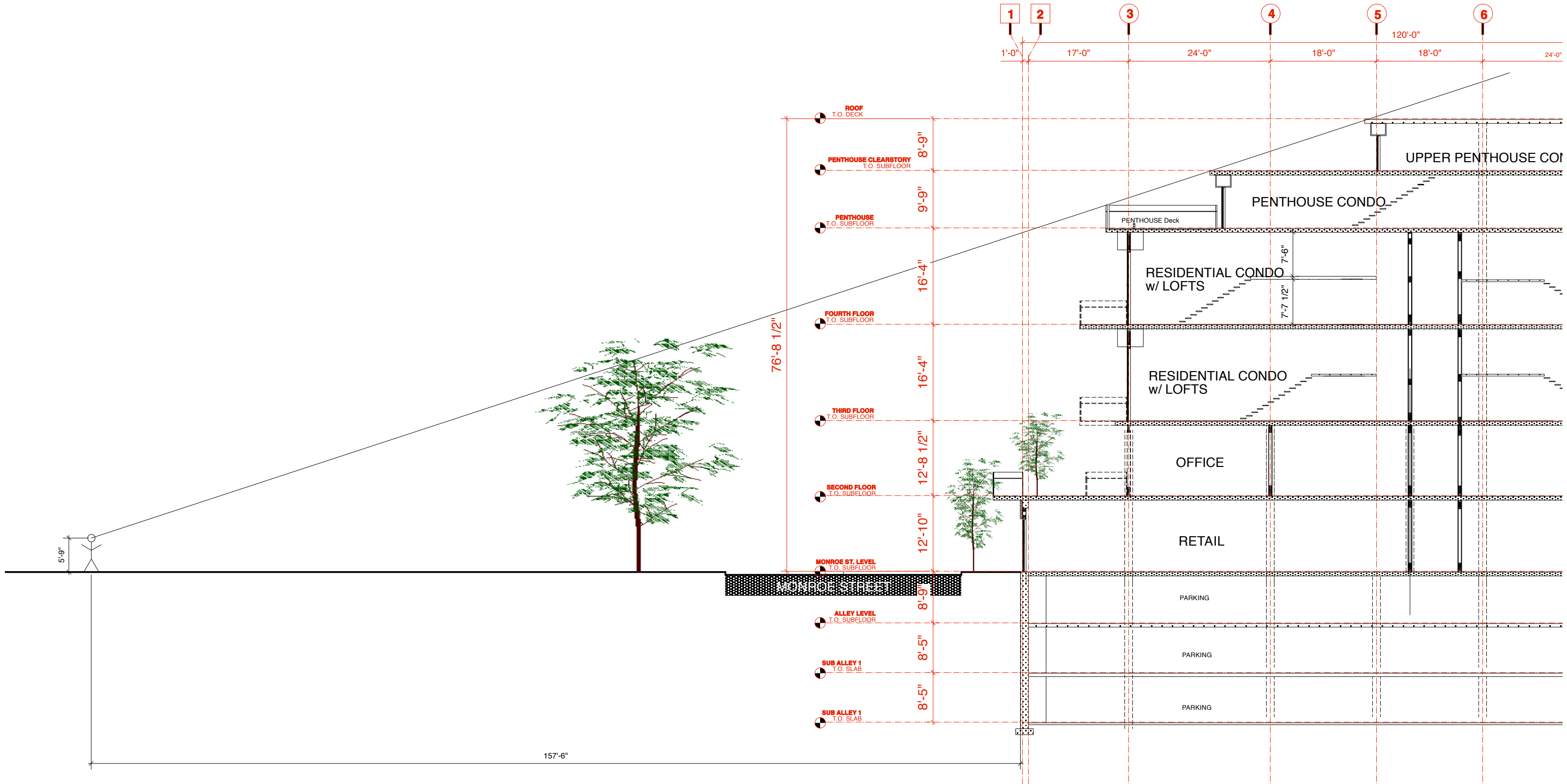


1501 Monroe St 53711


architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	<b>C1.4</b> 11.27.06
	owner <b>Wisconsin Avenue Associates</b>	

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

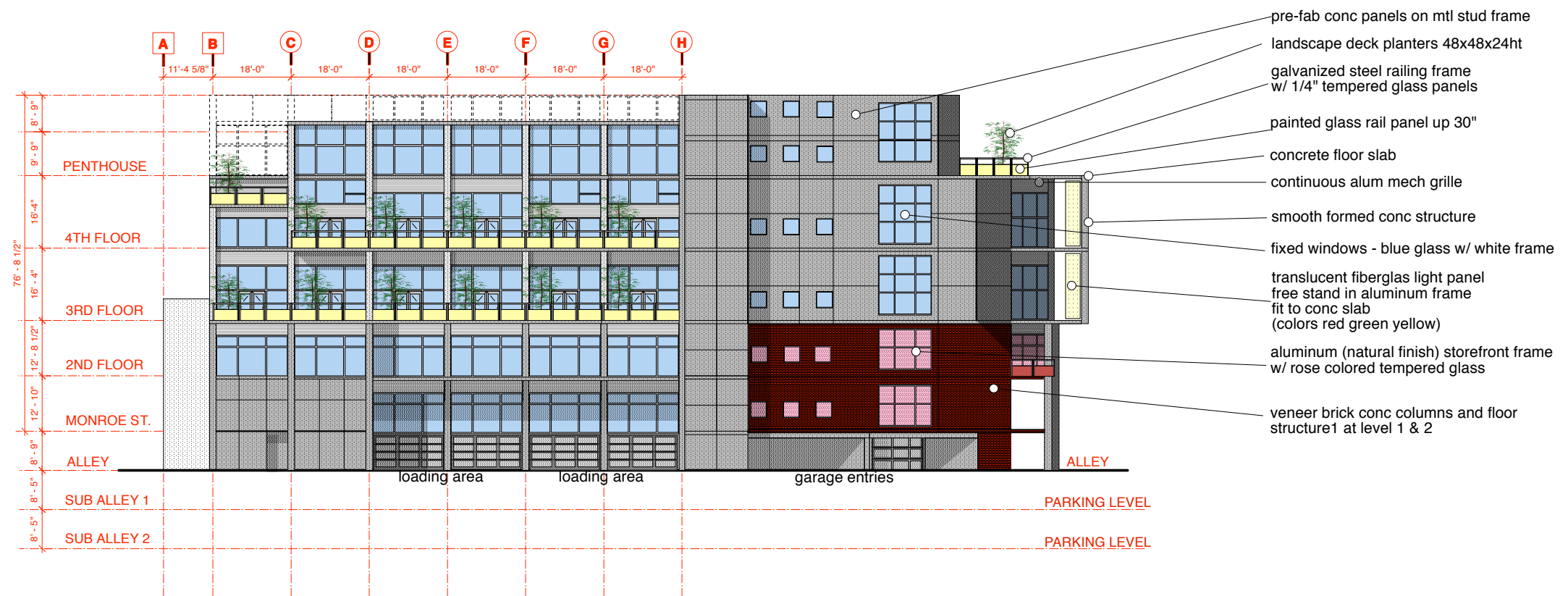




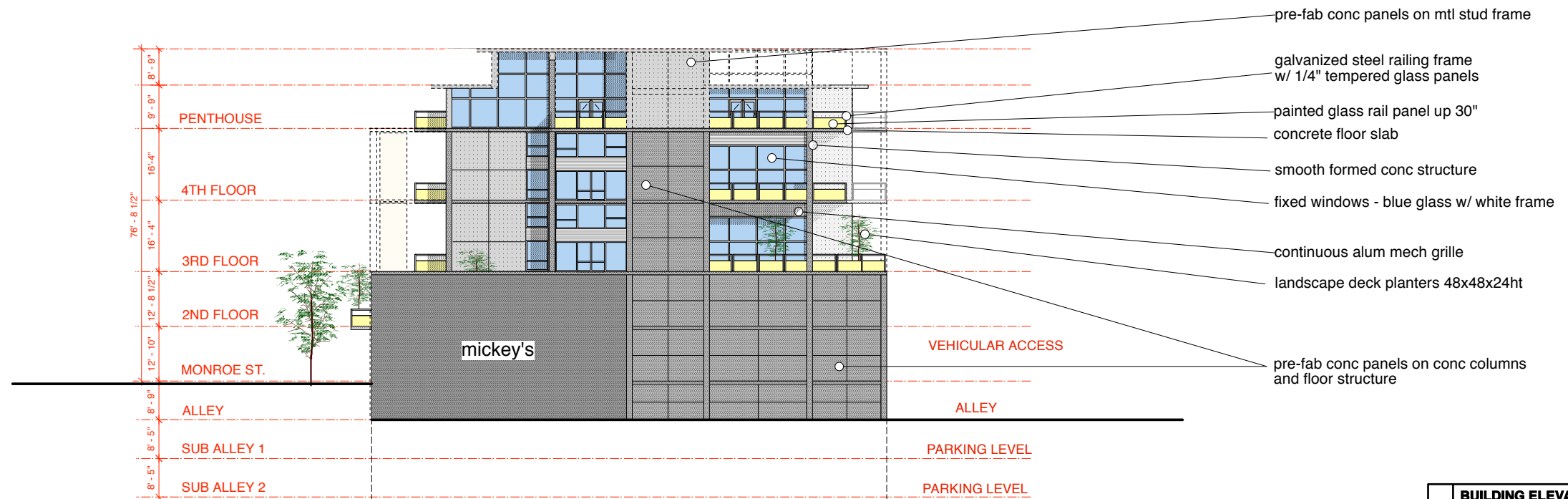
**1** LINE OF SIGHT TO PENTHOUSE LEVEL  
SCALE: 1/8" = 1' - 0"

architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	project <b>BUILDING SECTION</b> <b>FIELDHOUSE STATION</b> 1501 Monroe St. Madison, WI 53711	<b>A4.3</b>  11.28.06
	owner <b>Wisconsin Avenue Associates</b>	


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



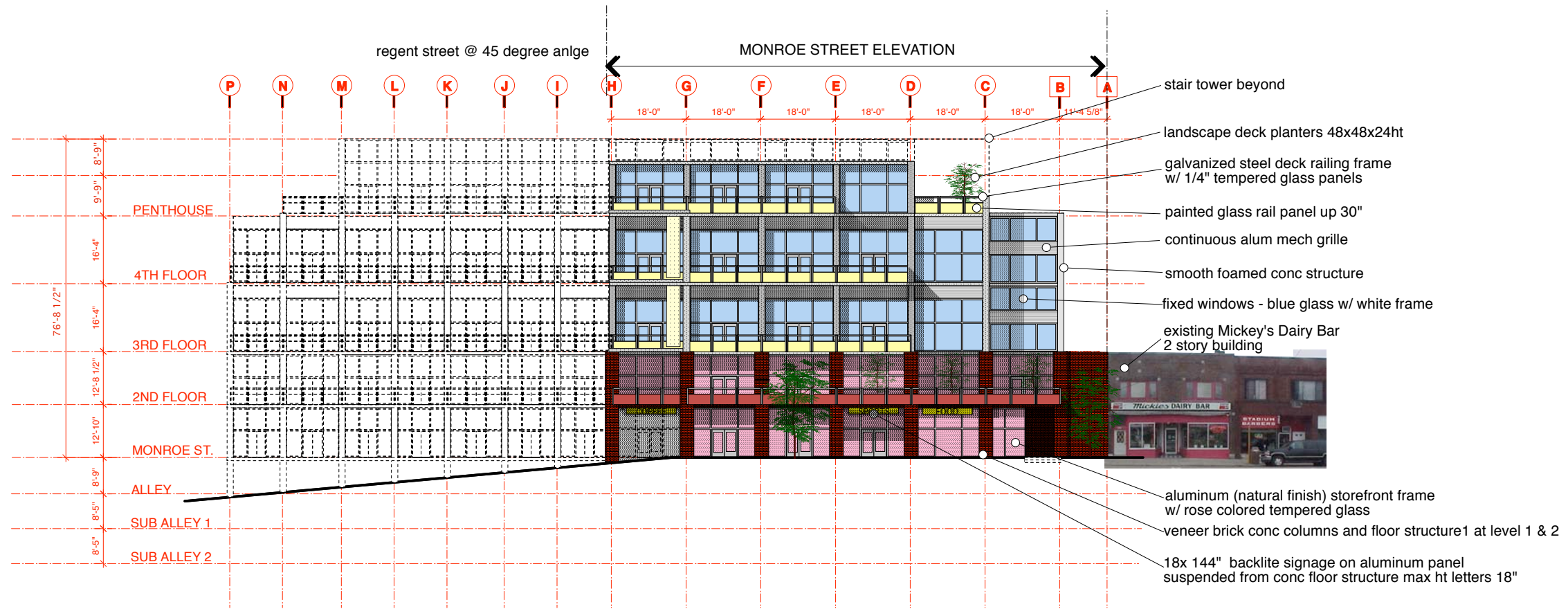
**ALLEY ELEVATION**  
SCALE: 1/16"=1'-0"



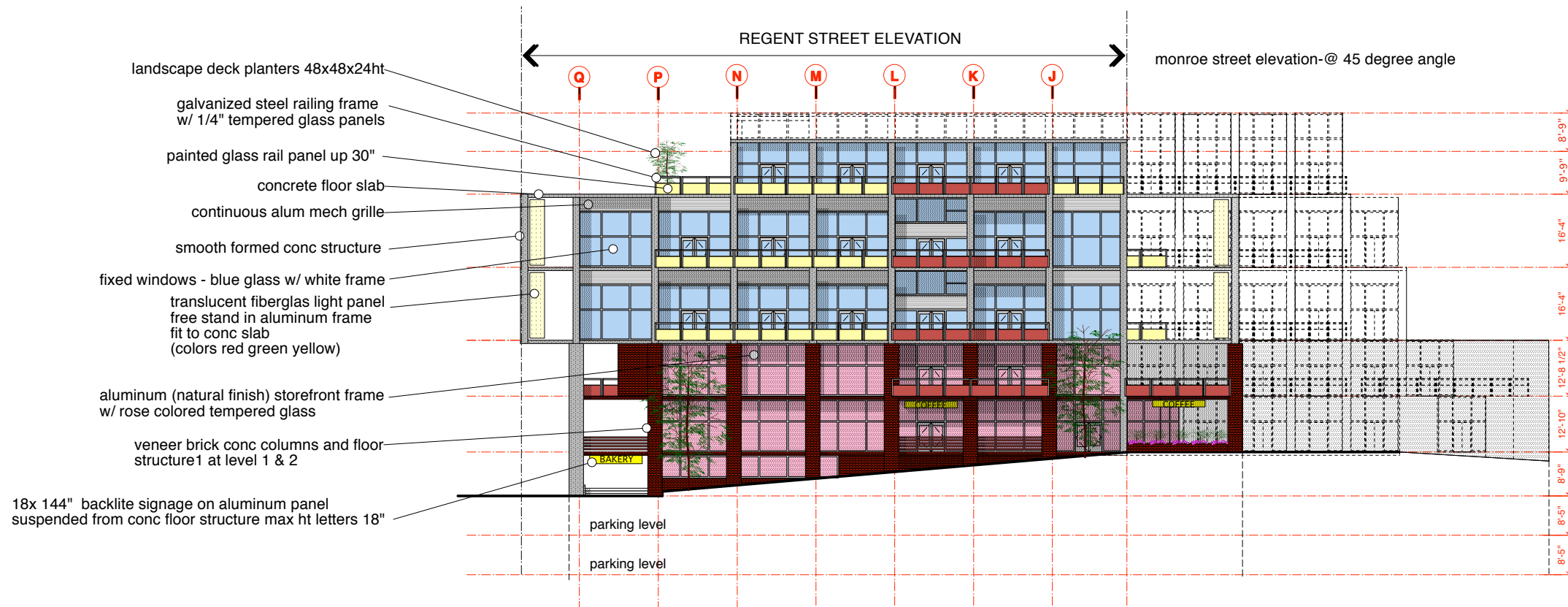
**SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"

architect  <b>SIEGER LLC</b> ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>BUILDING ELEVATIONS.</b>		<b>A4.2</b>
	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	owner <b>Wisconsin Avenue Associates</b>	


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



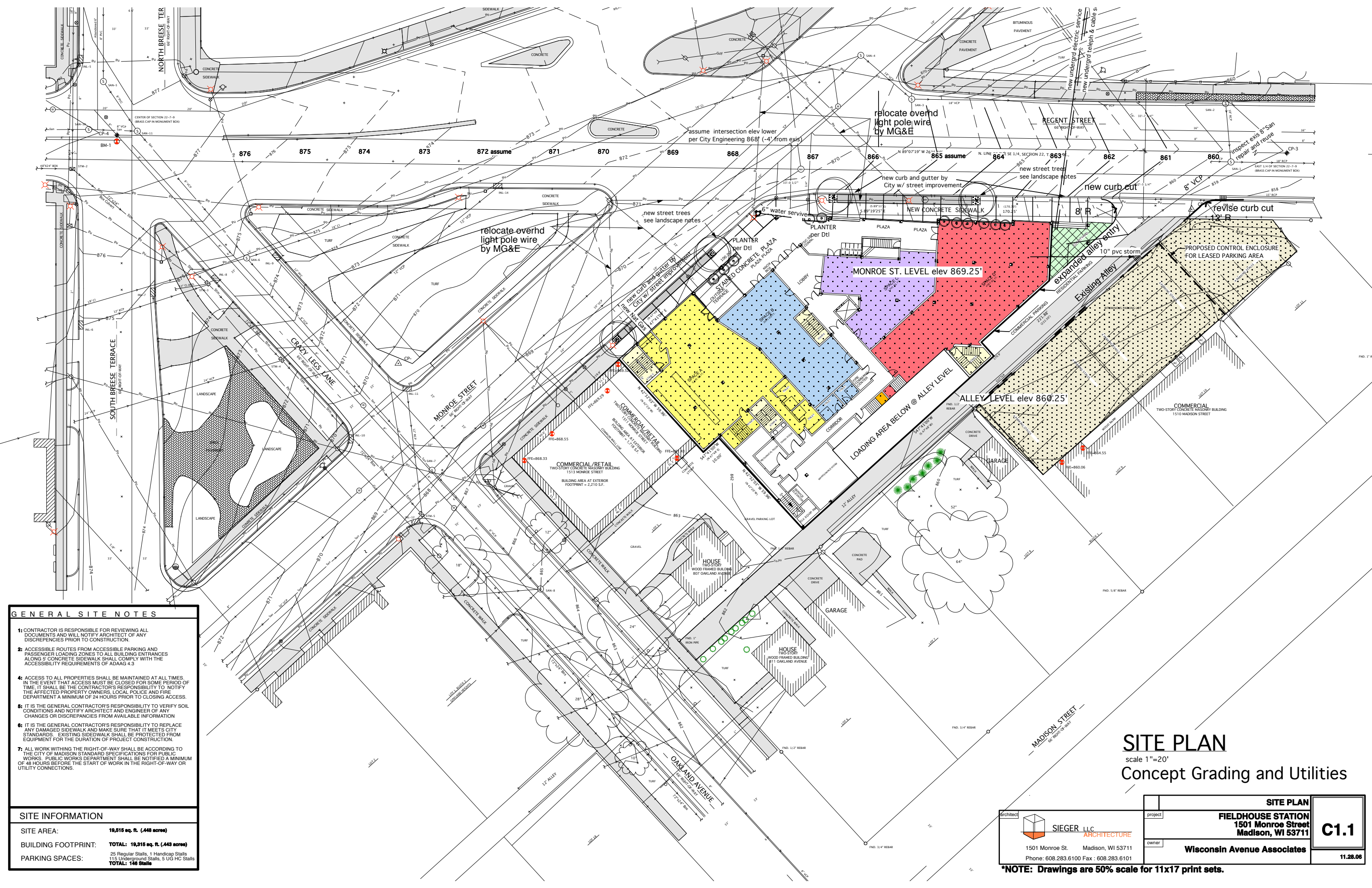
**MONROE ST. ELEVATION**  
SCALE: 1/16"=1'-0"



**REGENT ST. ELEVATION**  
SCALE: 1/16"=1'-0"

		<b>BUILDING ELEVATIONS</b>		<b>A4.1</b>
1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101		project: <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711		
		owner: <b>Wisconsin Avenue Associates</b>		
				11.28.08

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



- GENERAL SITE NOTES**
- 1: CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - 2: ACCESSIBLE ROUTES FROM ACCESSIBLE PARKING AND PASSENGER LOADING ZONES TO ALL BUILDING ENTRANCES ALONG 5' CONCRETE SIDEWALK SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF ADAAG 4.3
  - 4: ACCESS TO ALL PROPERTIES SHALL BE MAINTAINED AT ALL TIMES. IN THE EVENT THAT ACCESS MUST BE CLOSED FOR SOME PERIOD OF TIME, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE AFFECTED PROPERTY OWNERS, LOCAL POLICE AND FIRE DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO CLOSING ACCESS.
  - 5: IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL CONDITIONS AND NOTIFY ARCHITECT AND ENGINEER OF ANY CHANGES OR DISCREPANCIES FROM AVAILABLE INFORMATION
  - 6: IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY DAMAGED SIDEWALK AND MAKE SURE THAT IT MEETS CITY STANDARDS. EXISTING SIDEWALK SHALL BE PROTECTED FROM EQUIPMENT FOR THE DURATION OF PROJECT CONSTRUCTION.
  - 7: ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE ACCORDING TO THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS. PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS BEFORE THE START OF WORK IN THE RIGHT-OF-WAY OR UTILITY CONNECTIONS.

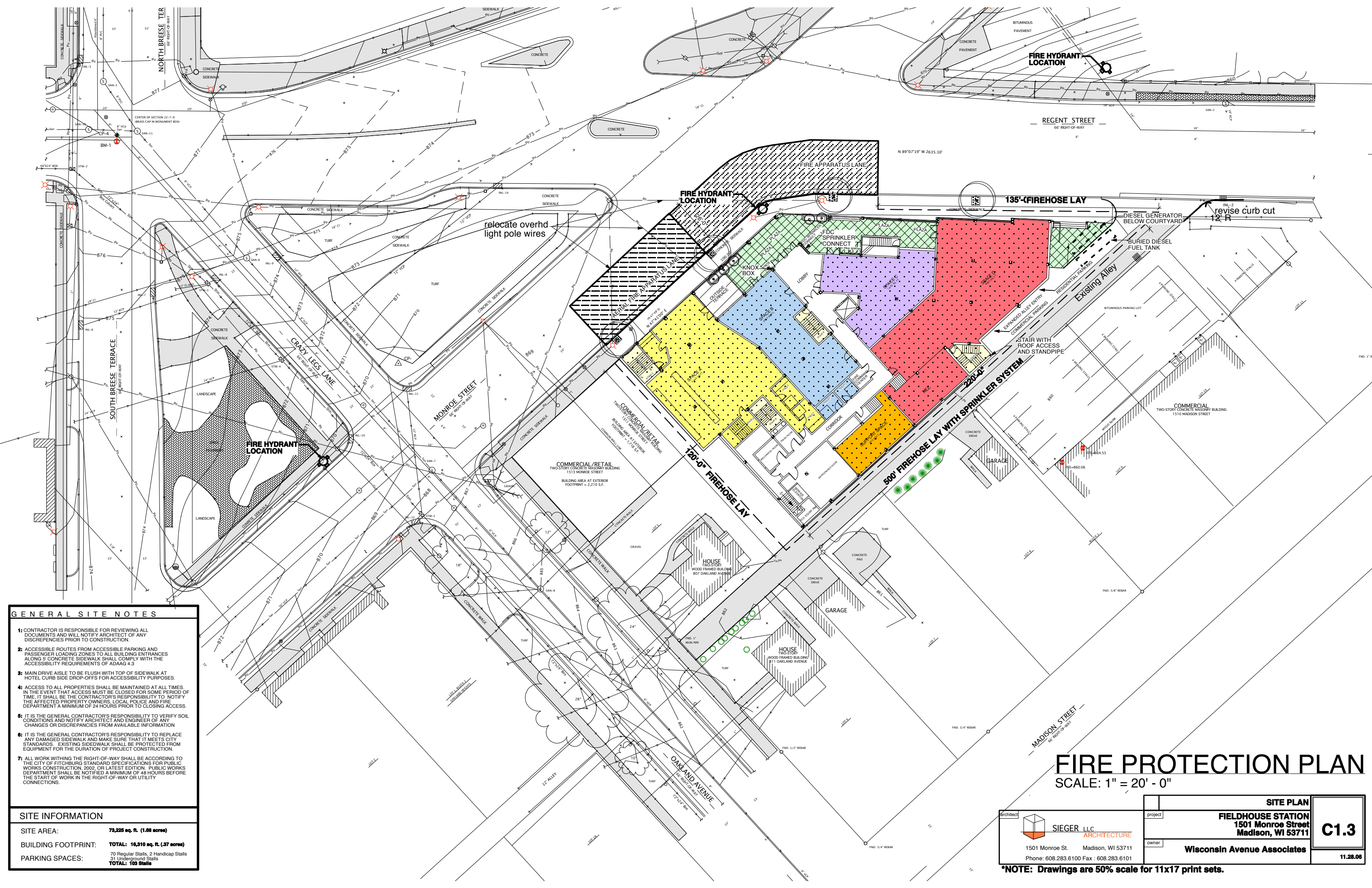
SITE INFORMATION	
SITE AREA:	18,815 sq. ft. (.446 acres)
BUILDING FOOTPRINT:	TOTAL: 18,315 sq. ft. (.443 acres) 25 Regular Stalls, 1 Handicap Stalls
PARKING SPACES:	115 Underground Stalls, 5 UG HC Stalls TOTAL: 146 Stalls

# SITE PLAN

scale 1"=20'

## Concept Grading and Utilities

 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	<b>SITE PLAN</b> project: <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	<b>C1.1</b> owner: <b>Wisconsin Avenue Associates</b> 11.28.08
	<b>*NOTE: Drawings are 50% scale for 11x17 print sets.</b>	



- GENERAL SITE NOTES**
- 1: CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - 2: ACCESSIBLE ROUTES FROM ACCESSIBLE PARKING AND PASSENGER LOADING ZONES TO ALL BUILDING ENTRANCES ALONG 5' CONCRETE SIDEWALK SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF ADAAG 4.3
  - 3: MAIN DRIVE AISLE TO BE FLUSH WITH TOP OF SIDEWALK AT HOTEL CURB SIDE DROP-OFFS FOR ACCESSIBILITY PURPOSES.
  - 4: ACCESS TO ALL PROPERTIES SHALL BE MAINTAINED AT ALL TIMES. IN THE EVENT THAT ACCESS MUST BE CLOSED FOR SOME PERIOD OF TIME, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE AFFECTED PROPERTY OWNERS, LOCAL POLICE AND FIRE DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO CLOSING ACCESS.
  - 5: IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL CONDITIONS AND NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES FROM AVAILABLE INFORMATION
  - 6: IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY DAMAGED SIDEWALK AND MAKE SURE THAT IT MEETS CITY STANDARDS. EXISTING SIDEWALK SHALL BE PROTECTED FROM EQUIPMENT FOR THE DURATION OF PROJECT CONSTRUCTION.
  - 7: ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE ACCORDING TO THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2002, OR LATEST EDITION. PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS BEFORE THE START OF WORK IN THE RIGHT-OF-WAY OR UTILITY CONNECTIONS.

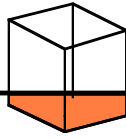
SITE INFORMATION	
SITE AREA:	73,225 sq. ft. (1.66 acres)
BUILDING FOOTPRINT:	TOTAL: 16,310 sq. ft. (.37 acres) 70 Regular Stalls, 2 Handicap Stalls 51 Underground Stalls
PARKING SPACES:	TOTAL: 103 Stalls

# FIRE PROTECTION PLAN

SCALE: 1" = 20' - 0"

 SIEGER ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	project <b>FIELDHOUSE STATION</b> 1501 Monroe Street Madison, WI 53711	<b>C1.3</b> owner <b>Wisconsin Avenue Associates</b> 11.28.06
	SITE PLAN	

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



SIEGER LLC

ARCHITECTURE

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

November 28, 2006

**SIEGER ARCHITECTURE'S ADDENDUM  
TO ZONING TEXT GDP-PUD DOCUMENT**

**THIS ADDENDUM** hereby modifies and supplements the attached Zoning Text document concerning the proposed PUD-GDP rezoning of 1501 Monroe Street herein referred to as Fieldhouse Station.

It shall be agreed that wherever there is any conflict between this Addendum and the Zoning Text GDP-PUD document submitted 10/21/06, the Provisions of this Addendum dated November 28, 2006 to the Zoning Text shall take precedence accordingly.

**ADD. ITEM #1**

Page 2, Section B (Permitted Uses), Para. B Sub iV shall be amended to revise the percentage of food to alcohol ratio.

It shall read:

Food and beverage establishments; provided sales area at a minimum 50% food and 50% beverages and alcohol, except during all Camp Randall / UW Fieldhouse events, where there shall be no minimum ratio to beverages required. Food must be served during all business hours. Business hours shall be limited to the hours of operation established by the City of Madison for all food and beverage establishments holding an alcohol license. These terms are subject to change based on City of Madison Planning Commission approval of a perspective food & beverage establishment's proposed business plan.

**ADD. ITEM #2**

Page 3, Section B (Permitted Uses), Para. B Sub Vi shall be amended to revise the hours of operation and sound levels in accordance with City of Madison Zoning Ordinance 24.08 Noise Regulation for commercial buildings adjacent to residential districts.

It shall read:

Commercially used outdoor seating, eating, entertainment and recreation areas will be permitted on the Monroe Street and Regent Street first and second level plazas per approved plan. Amplified music or entertainment and or any audible sound pressure levels shall be permitted on these plazas and within the building in accordance to the City of Madison Zoning ordinance 24.08 Noise Regulation for commercial buildings adjacent to residential districts. Amplified music shall be permitted up to 75 decibels as measured at the street curb on the corner of Monroe Street and Regent Street. The permitted hours of operation for exterior approved plazas and terraces, shall be 11am to 10pm Monday through Saturday, and 11am to 6pm on Sundays except at all Camp Randall / UW Fieldhouse events, hours of outdoor operation may be modified to allow use of areas with permitted sound pressure levels 2 hours before event and three hours after the event. All Camp Randall / UW Fieldhouse events hours of outdoor

operation outlined in this text shall be subject to and superceded by any uniform requirements the City of Madison places on the areas similar venues.

**ADD. ITEM #3**

Page 5, Section K (Family Definition) shall be amended to revise the number of non related persons in an owner occupied dwelling unit.

It shall read:

The family definition of this GDP-PUD shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R2 zoning district, except that for owner occupied homes the number of non-related persons having occupancy shall be redefined and limited to 1 non-related person for a 1 bedroom home, 2 non-related persons for a 2 bedroom home, and 3 non-related persons for a 3 bedroom home.