

# 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](http://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.

|   |  |
|---|--|
| <b>FOR OFFICE USE ONLY:</b>                     |  |
| Amt. Paid <u>\$1500.00</u>                      | Receipt No. <u>89557</u>                             |
| Date Received <u>3/19/08</u>                    |  |
| Received By <u>JLK</u>                          | <u>0709-224-0604-0</u>                               |
| Parcel No. <u>0709 224 06024</u>                |  |
| Aldermanic District <u>13-Julia Kerr</u>        | <u>ALC</u>   |
| GQ <u>3BH, existing CU, Hotel Eng TT, MT</u>    |  |
| Zoning District <u>C2/C3, C2</u>                |  |
| <b>For Complete Submittal</b>                   |  |
| 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 _____                          |  |

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"/> <b>Zoning Map Amendment</b> (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"/> <b>Conditional Use</b>  | <input checked="" type="checkbox"/> <b>Demolition Permit</b>      |
| <input type="checkbox"/> <b>Other Requests</b> (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

**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](mailto: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.

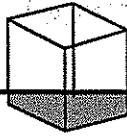
**6. Applicant Declarations:**

- 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 19<sup>th</sup> submittal date to be on the agenda for the May 5<sup>th</sup> 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

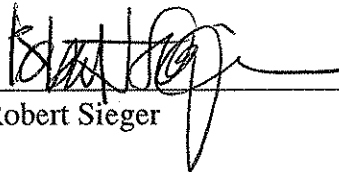
Architect/Contact: Sieger Architecture  
Robert Sieger  
1501 Monroe Street  
Madison, WI 53711  
Phone: 608.283.6100  
Fax: 608.283.6101

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, 7<sup>th</sup> 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

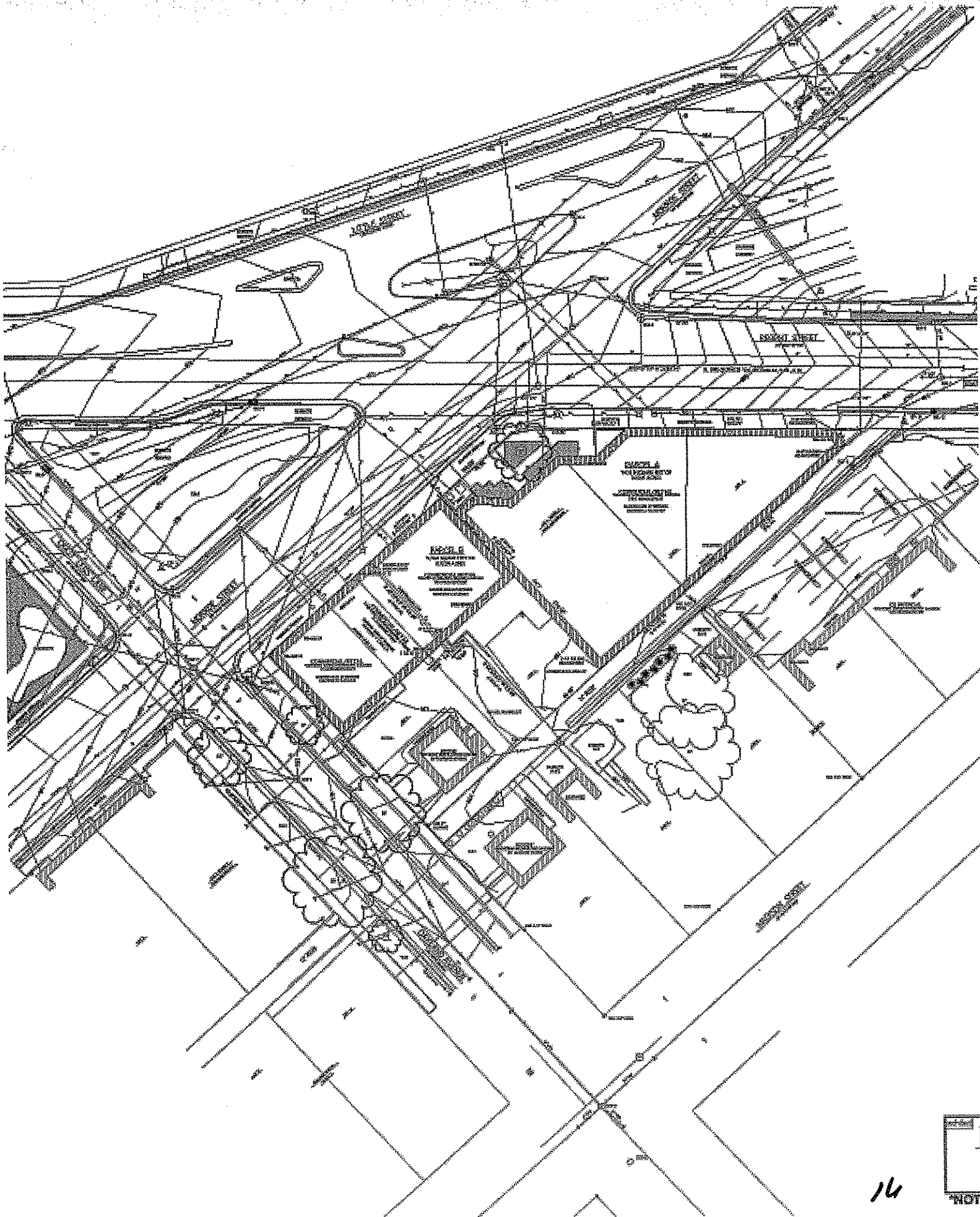
would result in an estimated trip reduction in the PM peak hour of approximately 40% of the existing peak hour with full development.

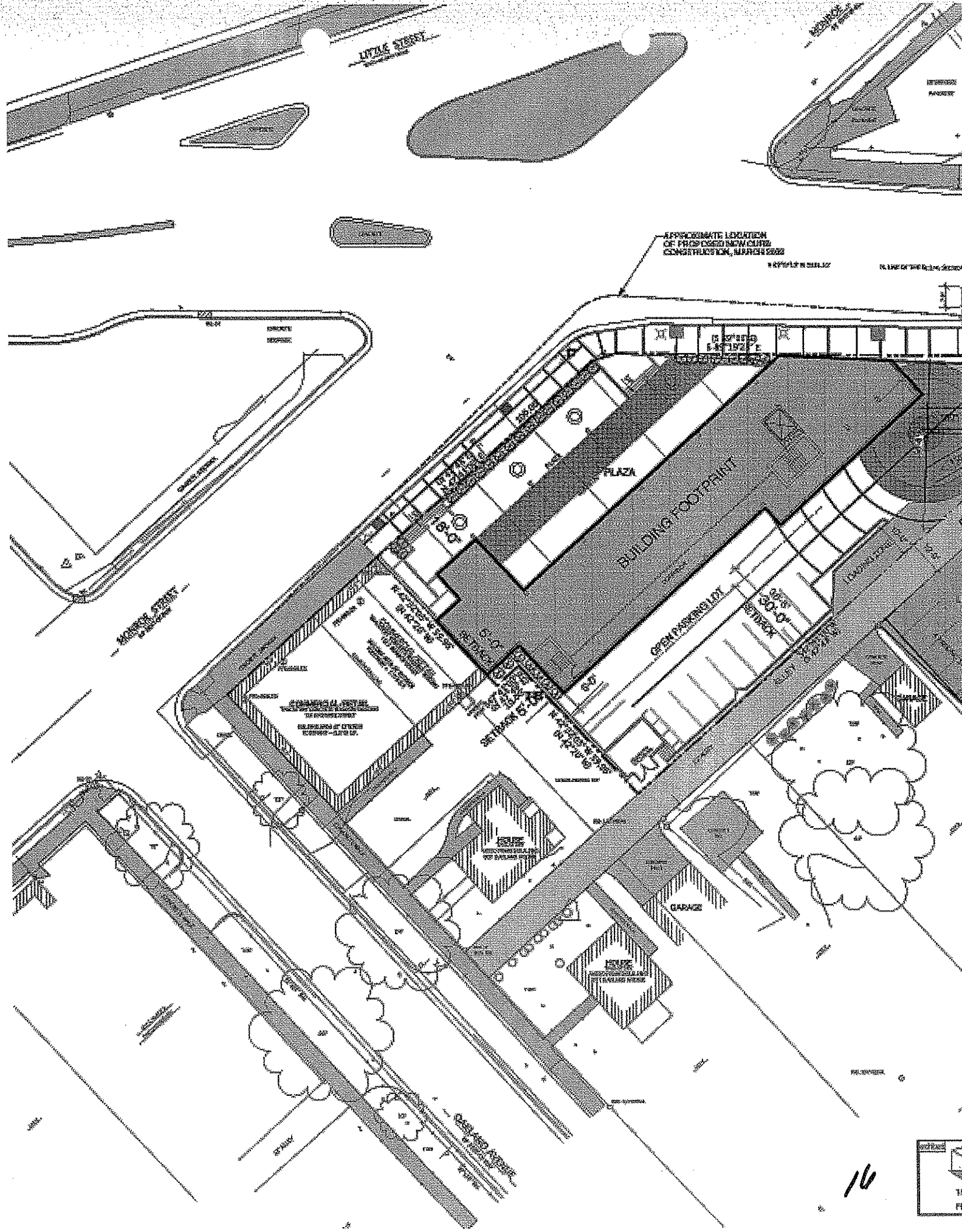
Traffic counts on Regent Street in this location indicate 15,000 daily trips or approximately 1500 trips during the afternoon peak hour. Full development of the existing development of 85 PM peak hour trips accounts for 5.6% of those trips. Reducing the PM peak hour trips from the existing 85 trips to 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.







APPROXIMATE LOCATION OF PROPOSED NOW CLAYED CONSTRUCTION, MARCH 1982

BUILDING FOOTPRINT

PLAZA

OPEN PARKING LOT

50'S 50'-0" BUTTOK

GARAGE

MOORE STREET

LITTLE STREET

WETMORE STREET



16

**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)<br>6,800 sf                | Weekday<br>AM Peak<br>1.56 trip per<br>1,000 sf     | Weekday<br>PM Peak<br>1.49 trips per<br>1,000 sf | Saturday Peak<br>.41 trips per<br>1,000 sf | 88% | 12% | 17% | 83% | 54%      | 46% |
| Office Generation                            | 11  | 10   | 3  | 9   | 1   | 2   | 8   | 2        | 1   |
| Restaurants<br>(Code 932)<br>8,300 sf        | Weekday<br>AM Peak<br>11.52 trip<br>per<br>1,000 sf | Weekday<br>PM Peak<br>10.92 trips<br>per 1000 sf | Saturday Peak<br>20 trips<br>per 1,000sf   | 52% | 48% | 61% | 39% | 63%      | 37% |
| Restaurants<br>Generation                    | 96  | 91   | 166  | 50  | 46  | 55  | 35  | 105      | 61  |
| Specialty Retail<br>(Code 814) *<br>5,500 SF | Weekday<br>AM Peak<br>1.03 trips<br>per 1,000sf     | Weekday<br>PM Peak<br>2.71 trips<br>per 1,000sf  | Saturday Peak<br>4.97 trips<br>per 1,000sf | 61% | 39% | 44% | 56% | 48%      | 52% |
| Retail Generation                            | 6   | 15   | 27   | 3   | 2   | 7   | 8   | 13       | 14  |
| Total Trips<br>Generated                     | 112   | 116  | 196  | 63  | 49  | 64  | 52  | 119      | 77  |
| Internally<br>Captured (10%)                 | 11  | 12   | 20   | 6   | 5   | 6   | 5   | 12       | 8   |
| Net External Trips                           | 101   | 104  | 177  | 56  | 44  | 57  | 47  | 107      | 69  |
| (15%)<br>Alternate Modes                     | 15  | 16   | 26   | 8   | 7   | 9   | 7   | 16       | 10  |
| Net External Vehicle<br>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<br>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

14

**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)<br>50 Rooms                    | Weekday<br>AM Peak<br>.67 trips<br>per Room | Weekday<br>PM Peak<br>.70 trips<br>per Room | Saturday<br>Peak<br>.87 trips<br>per Room | 58% | 42% | 49% | 51% | 50%       | 50% |
| Hotel Generation                                | 34  | 35  | 44  | 19  | 14  | 17  | 18  | 22        | 22  |
| Total Trips<br>Generated                        | 34  | 35  | 44  | 19  | 14  | 17  | 18  | 22        | 22  |
| Internally<br>Captured                          | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0         | 0   |
| Net External Trips                              | 34  | 35  | 44  | 19  | 14  | 17  | 18  | 22        | 22  |
| (0%)<br>Alternate Modes                         | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0         | 0   |
| Net External Vehicle<br>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<br>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.

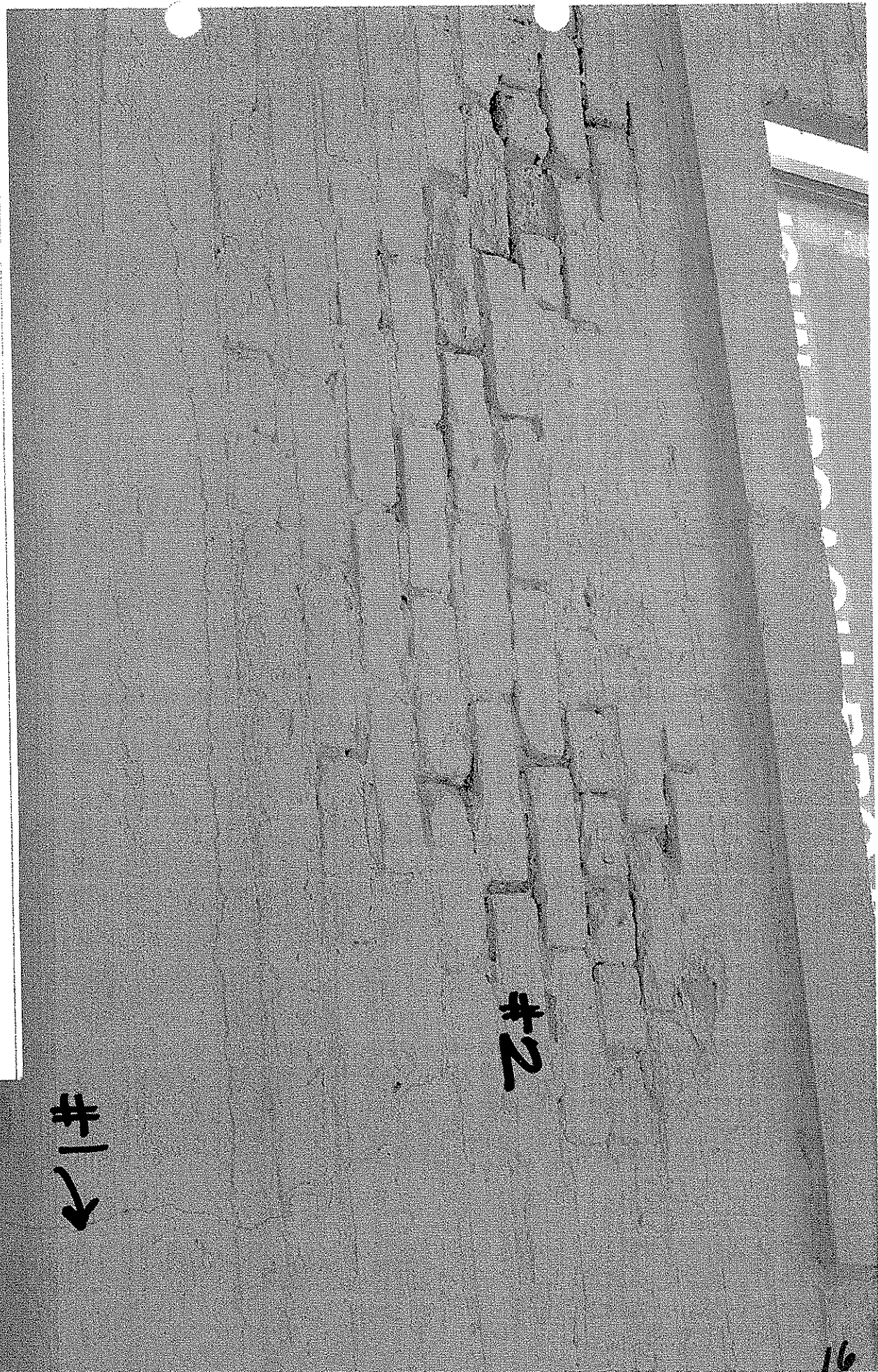


Robert A. Jones, P.E.  
Senior Structural Engineer

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.

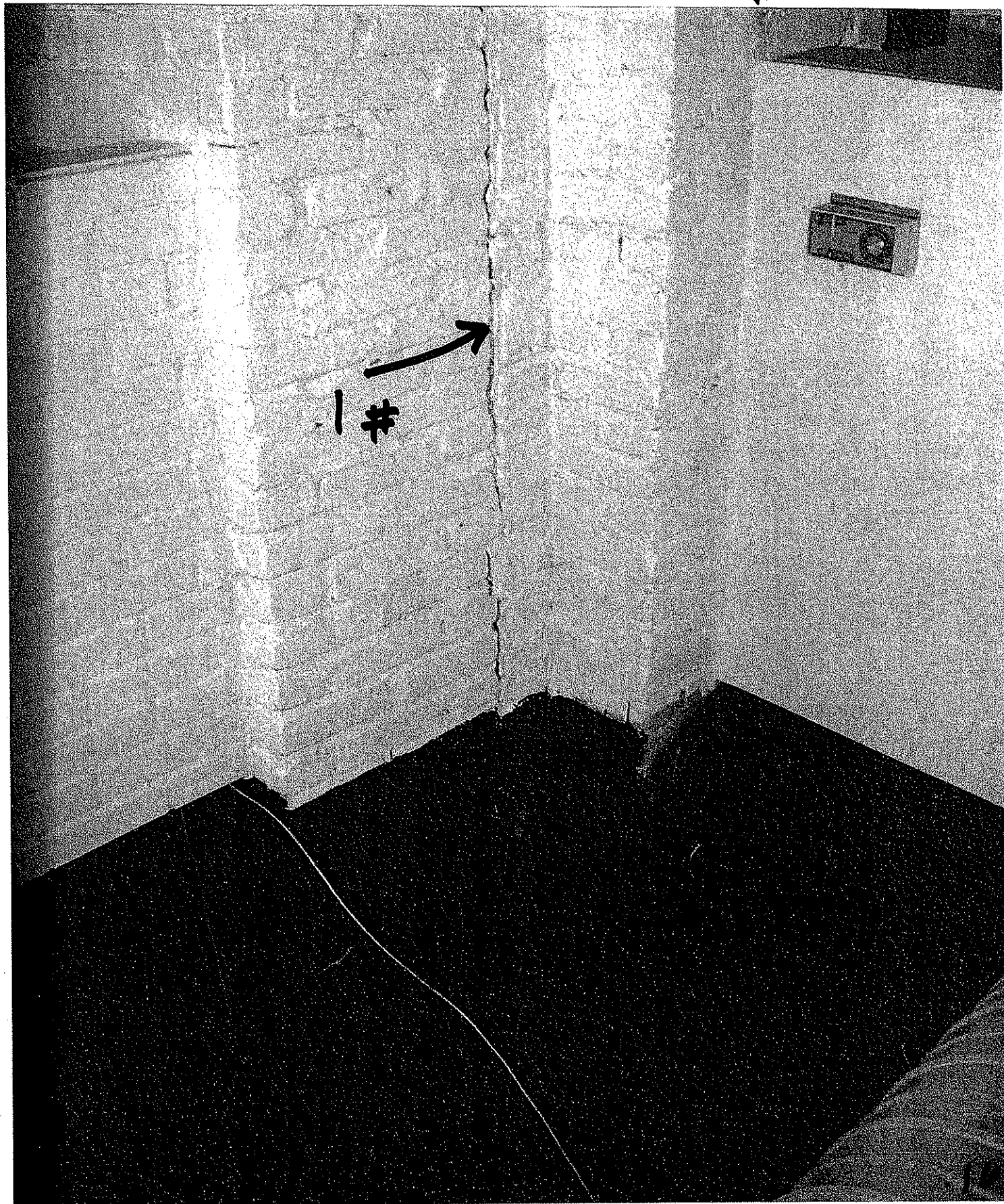
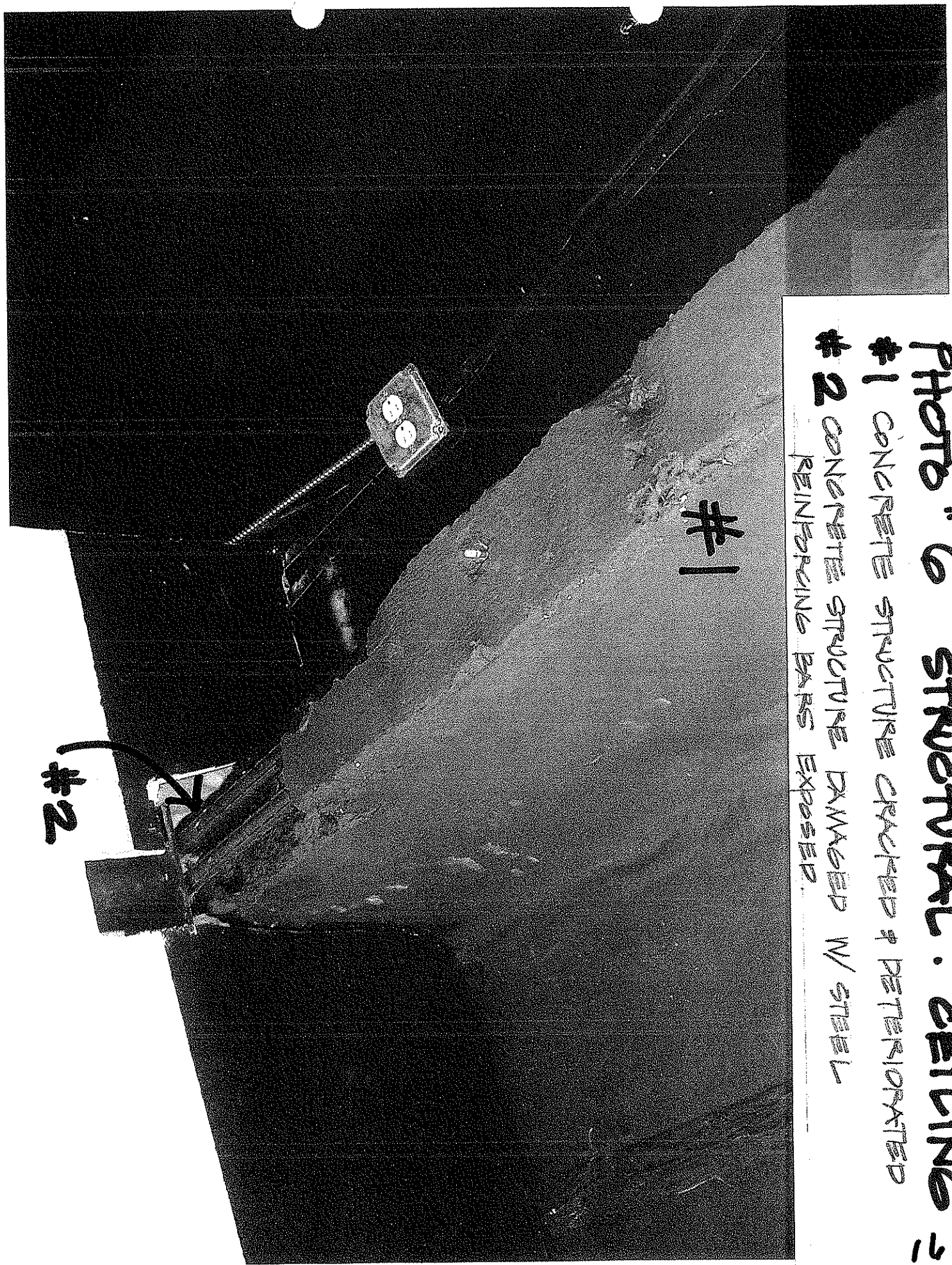
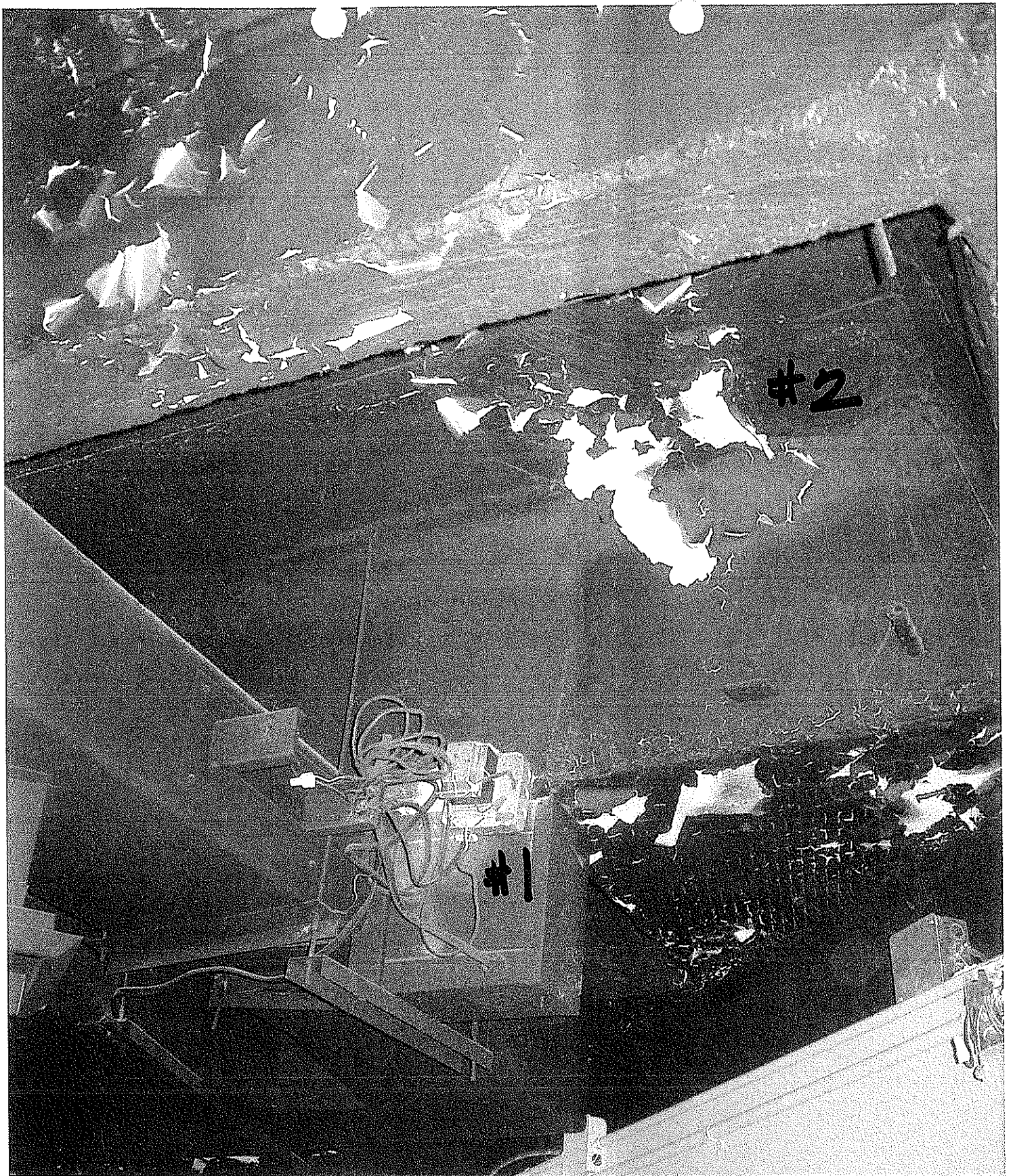


PHOTO # 6 STRUCTURAL - CEILING =  
#1 CONCRETE STRUCTURE CRACKED & DESTROYED  
#2 CONCRETE STRUCTURE DAMAGED W/ STEEL  
REINFORCING BARS EXPOSED

#1

#2





**PHOTO # 7 MECHANICAL**

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

**PHOTO # 8**  
**MECHANICAL**  
#1  
OPSONETE  
1980's HVAC EQUIPMENT.

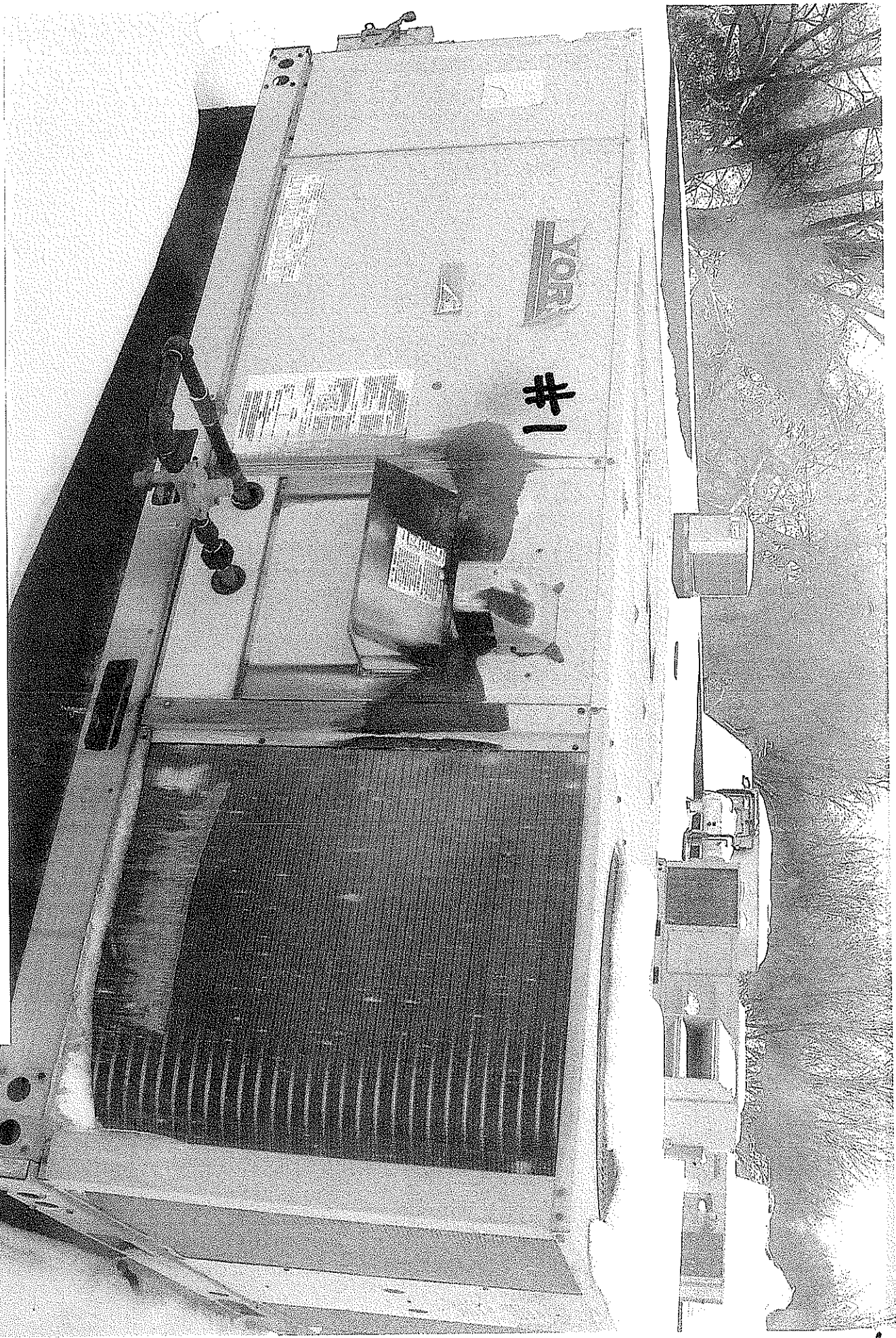
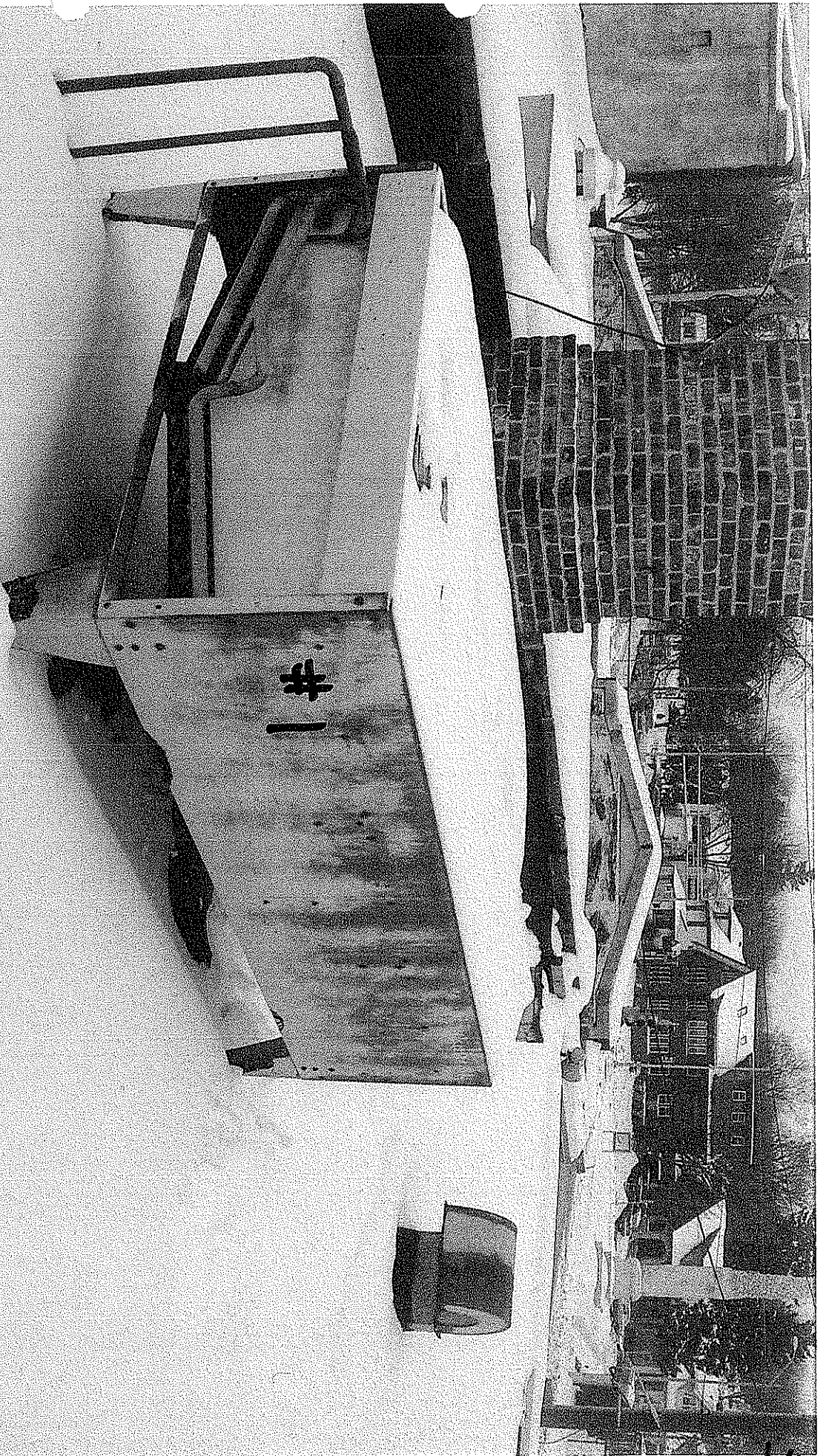
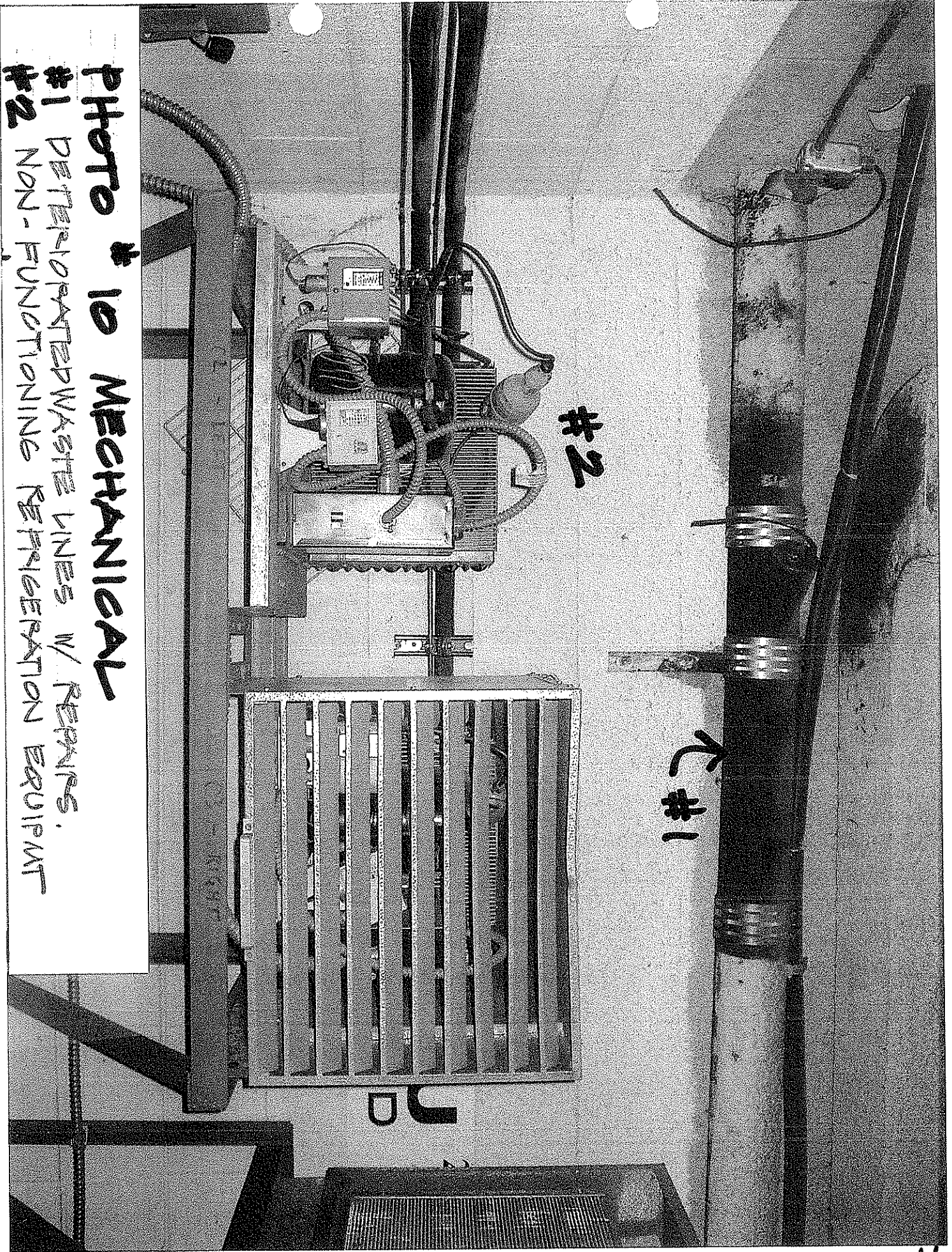


PHOTO # 9 MECHANICAL  
# 1 OBSOLETE 1970's AIR CONDITIONING EQUIP MT.



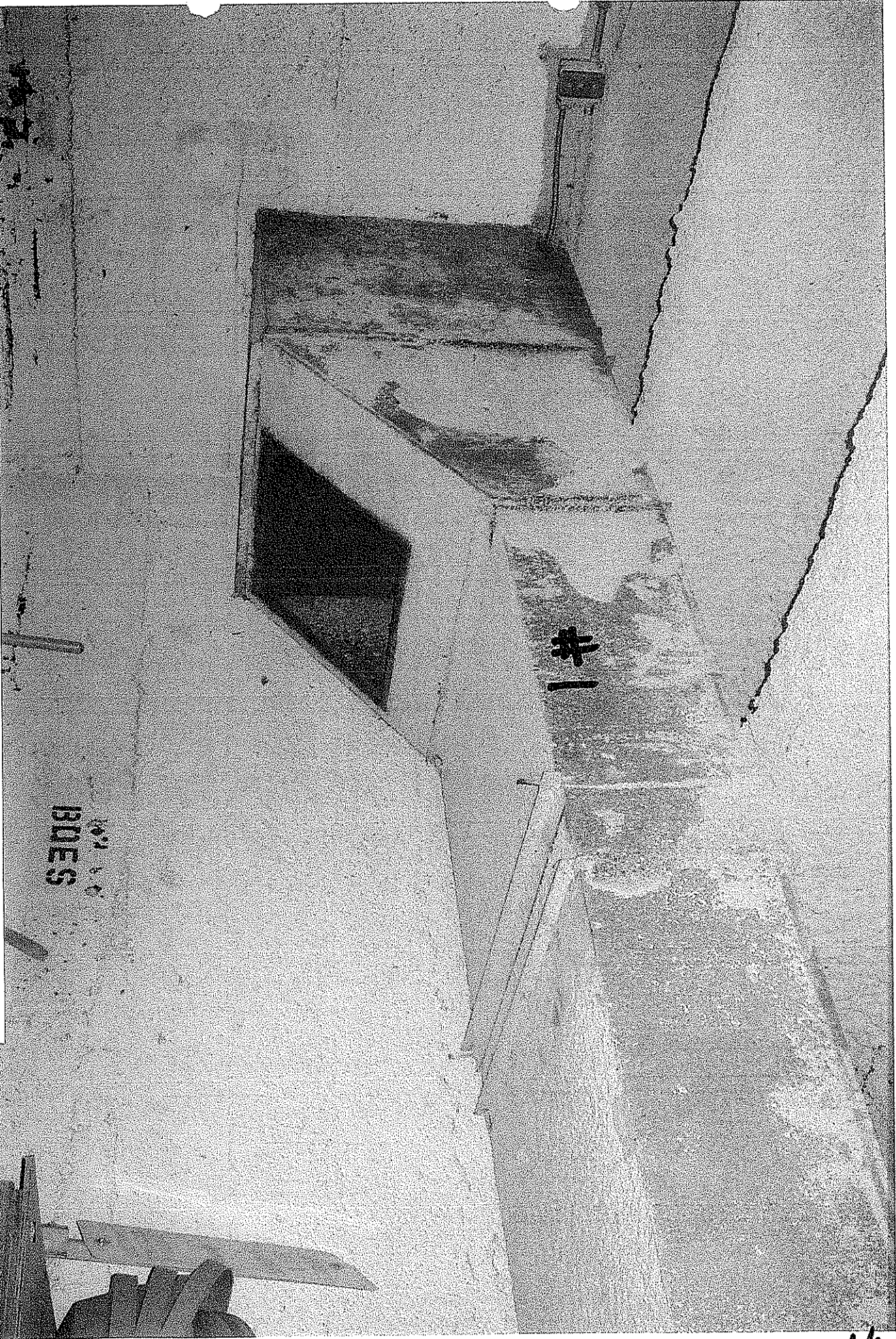


**PHOTO # 10 MECHANICAL**

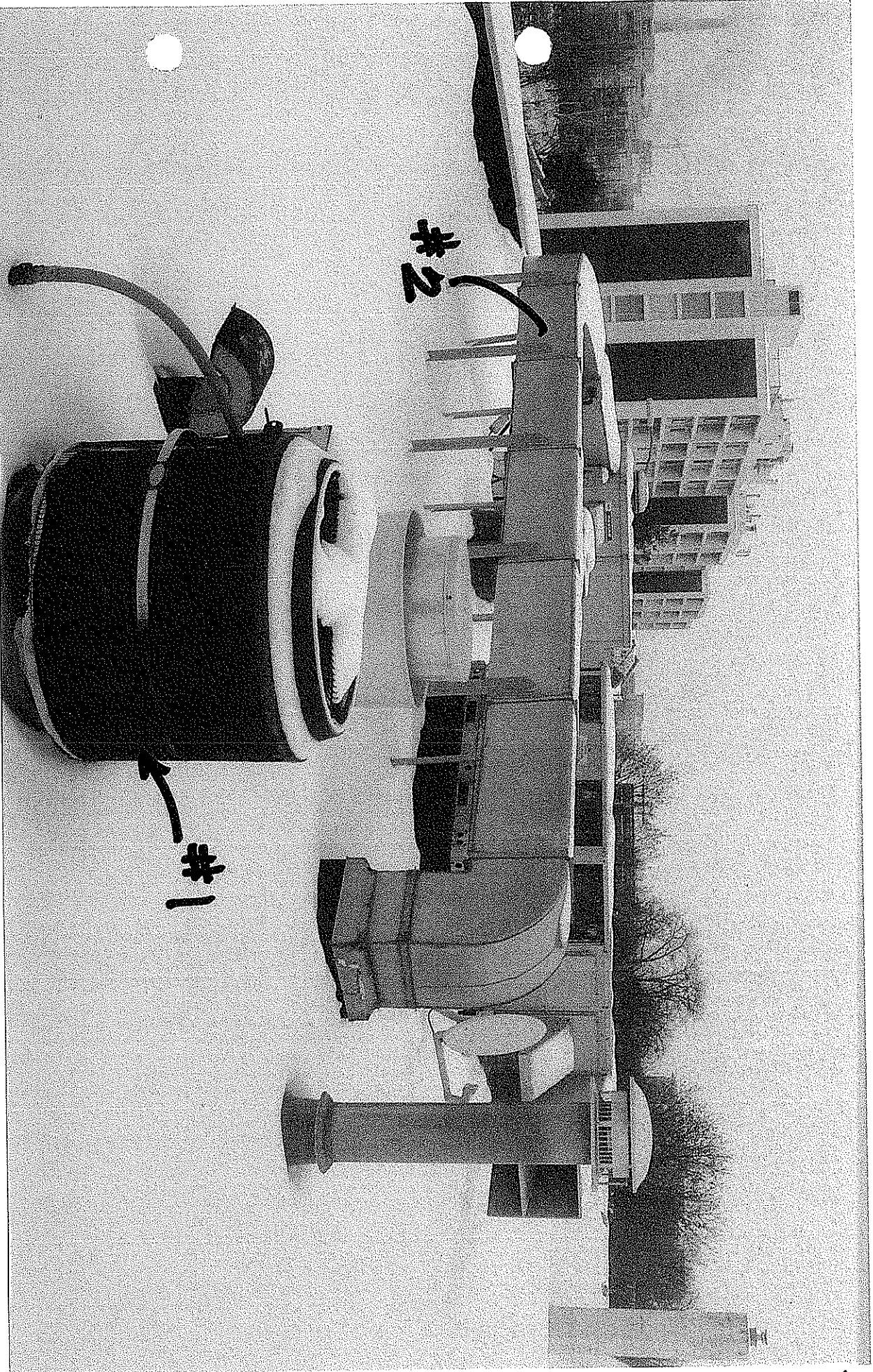
- #1 DETRIORATED WASTE LINES W/ REPAIRS.
- #2 NON-FUNCTIONING REFRIGERATION EQUIPMENT



PHOTO # 11 MECHANICAL  
# 1 DETERIORATED DUCT & EXHAUST SYSTEM,

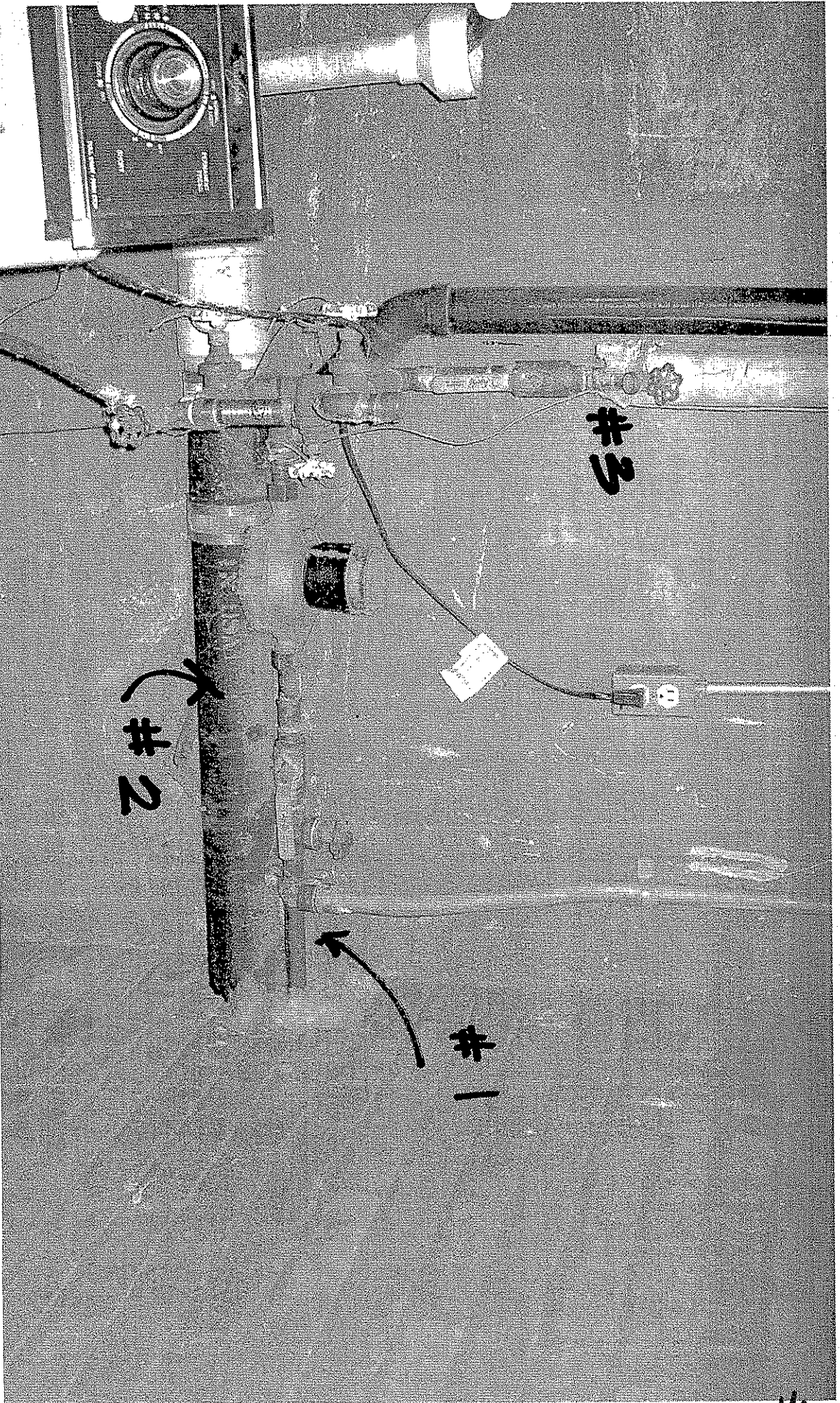


BUES



**Photo # 12 MECHANICAL**

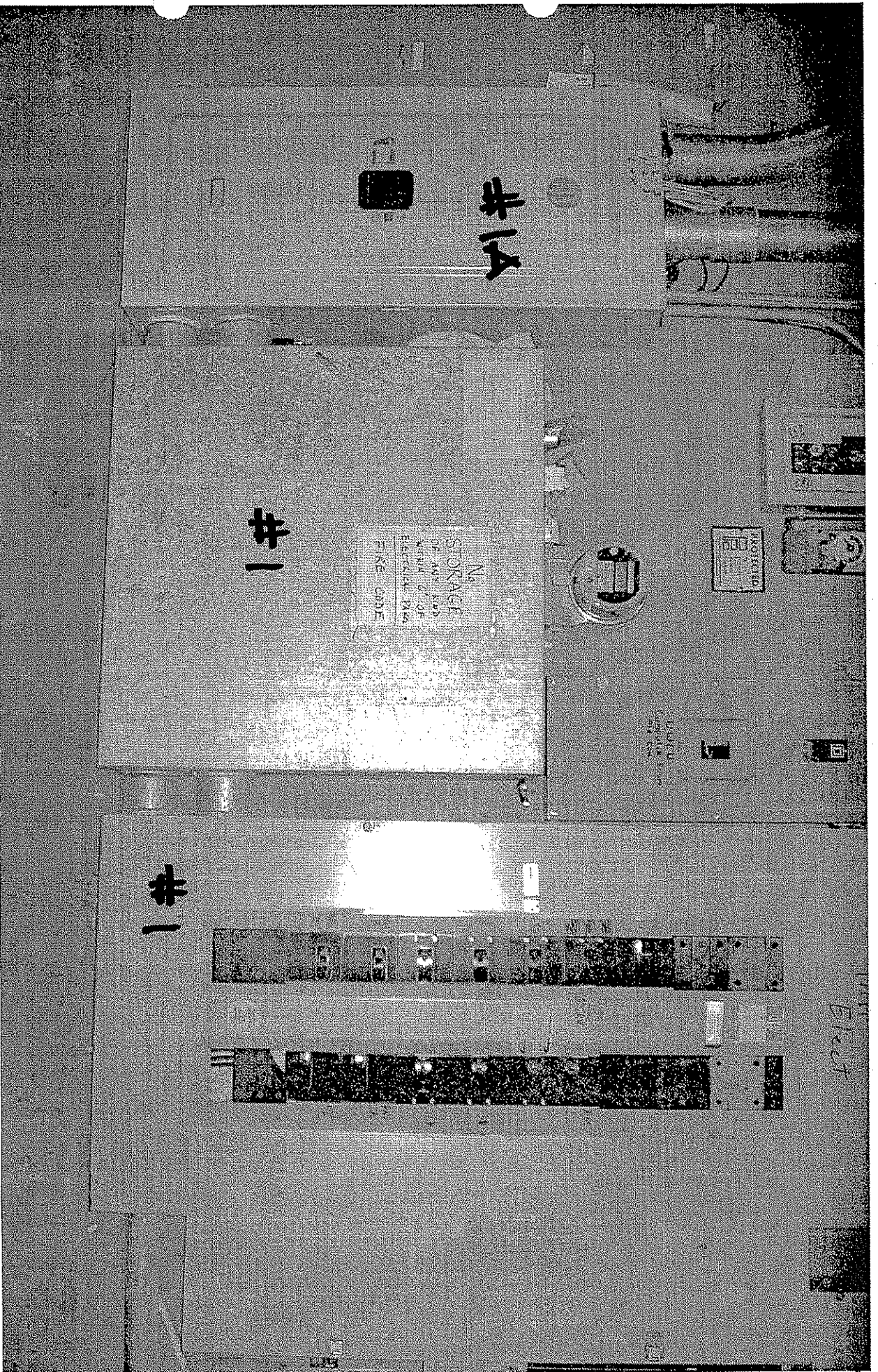
- #1 OBSOLETE 1970 AC EQUIPMENT
- #2 NON-FUNCTIONING KITCHEN Hood EQUIPMENT



**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 &  
UNDERSTAND BY 1000 AMPS





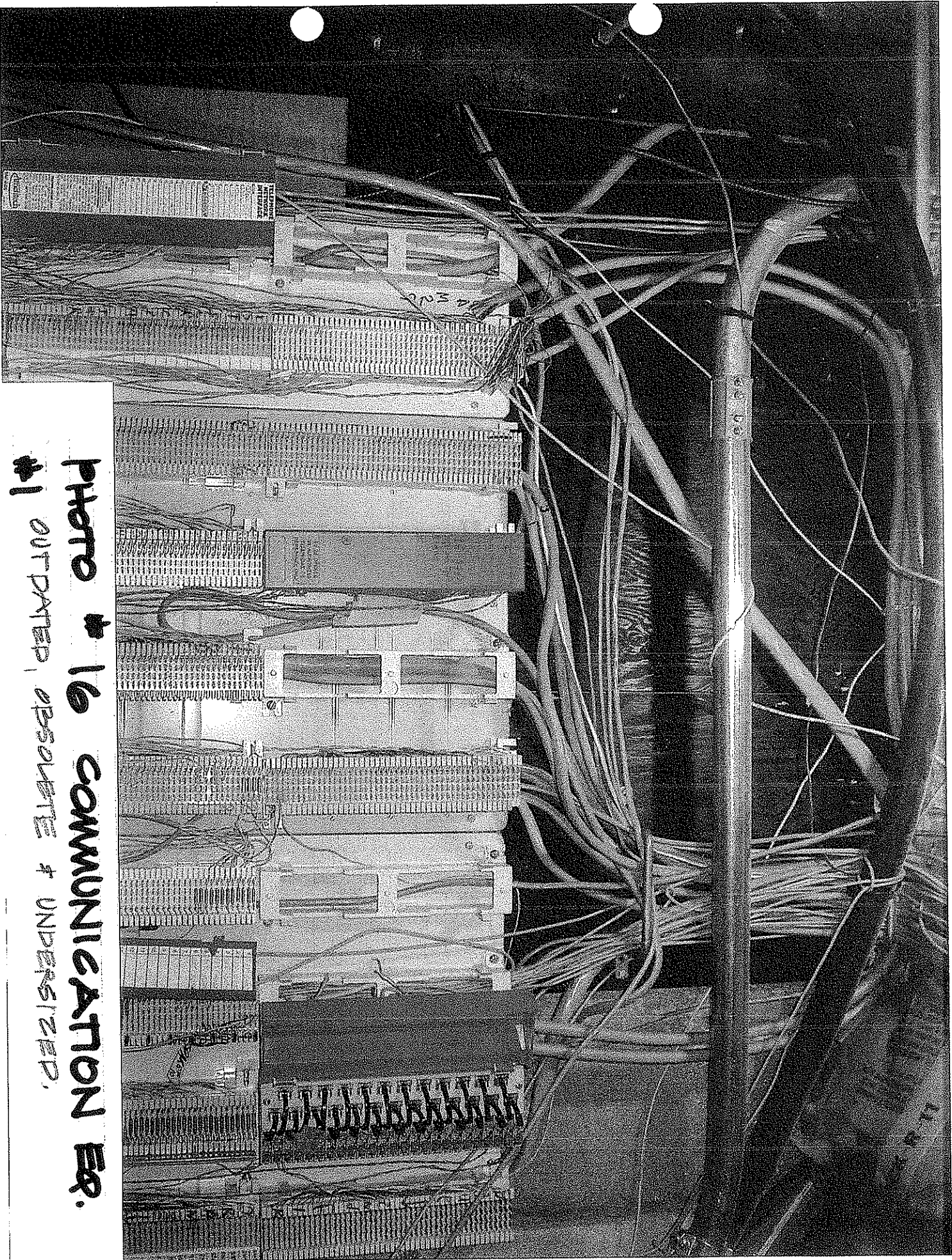
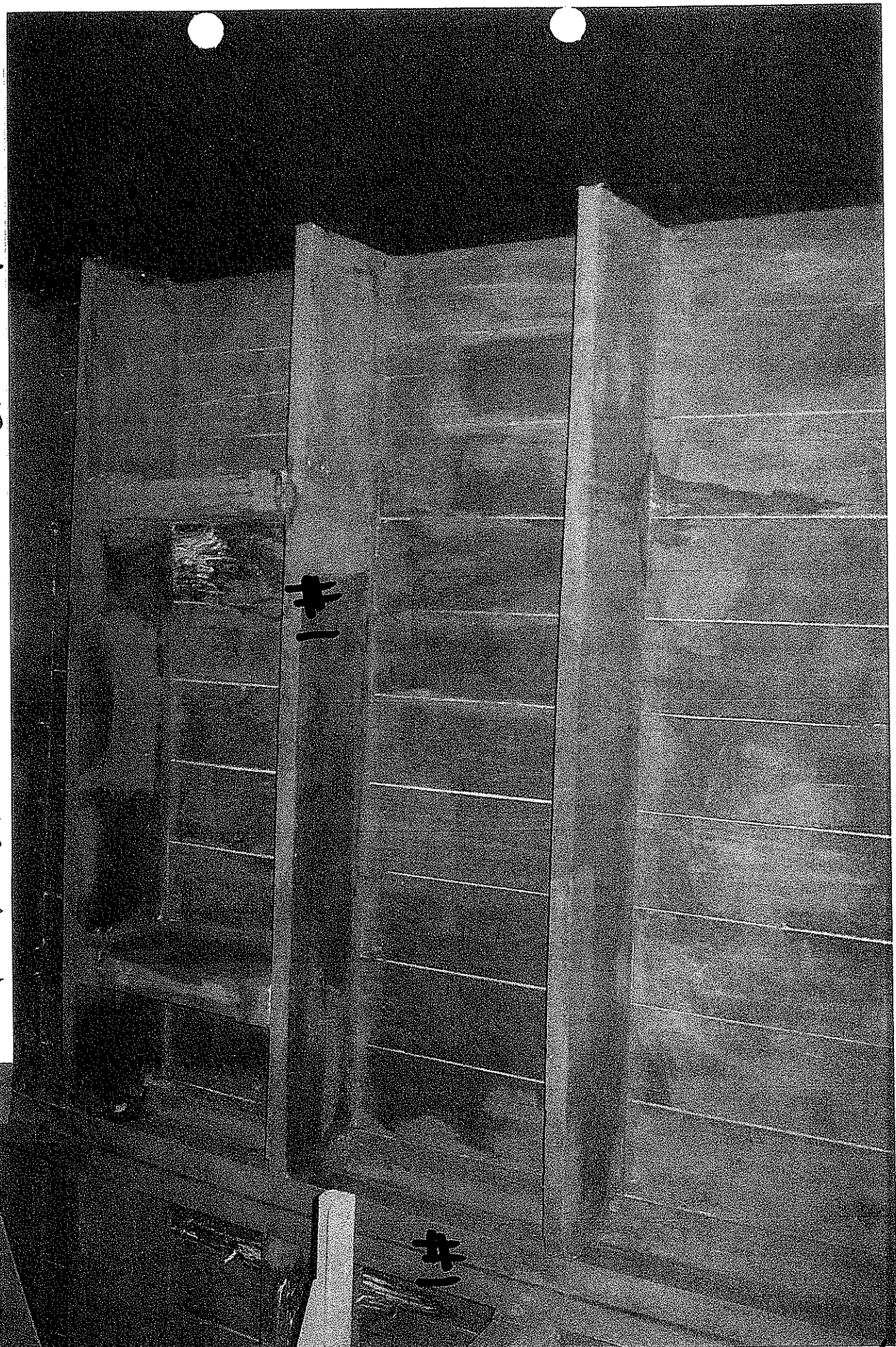


PHOTO # 16 COMMUNICATION EQ.  
#1 OUTDATED, OBSOLETE & UNDERSIZED.

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



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

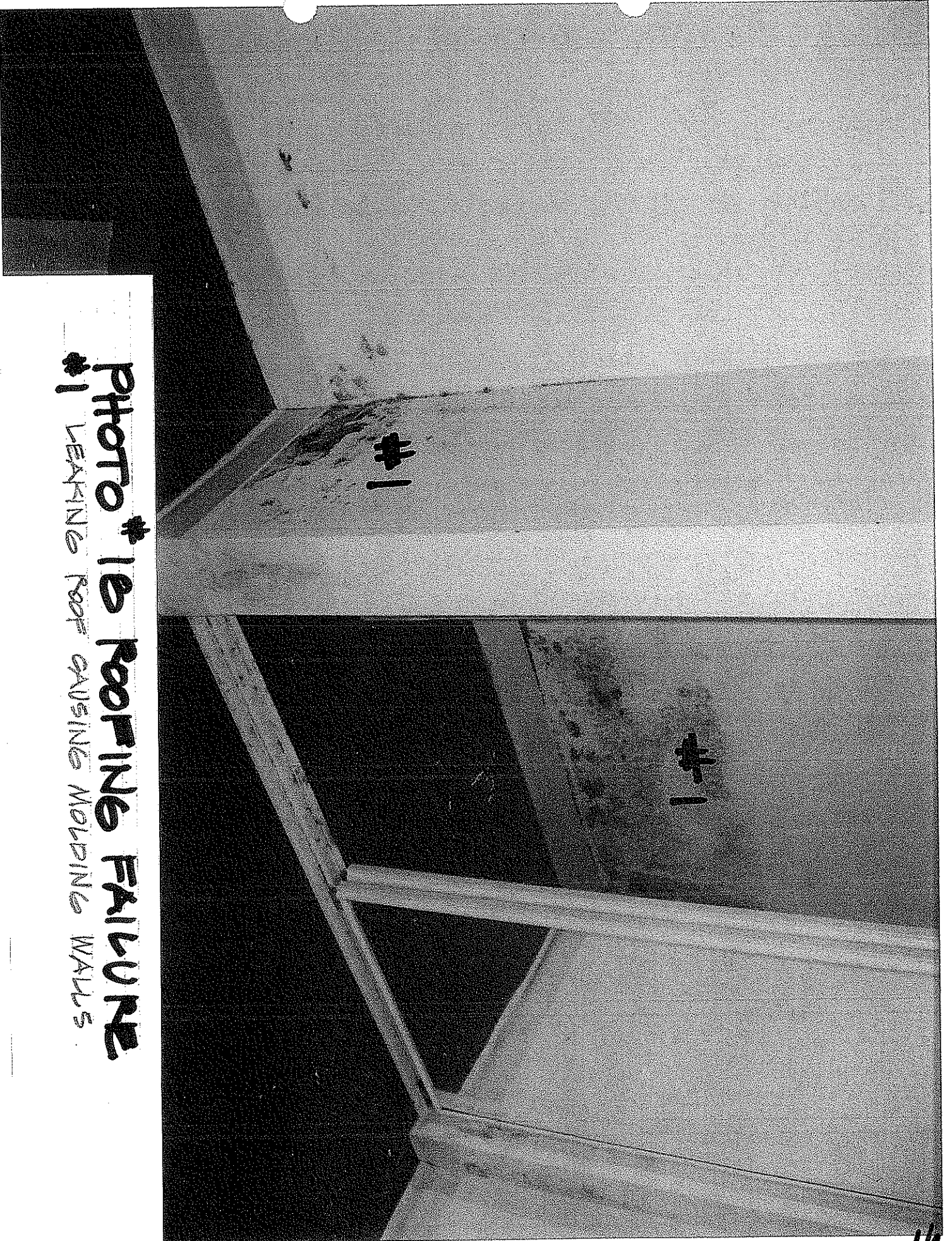




PHOTO # 19 LEAKING RIF

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



# PHOTO # 2 MAIN TOILET - 1<sup>ST</sup> FLR.

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

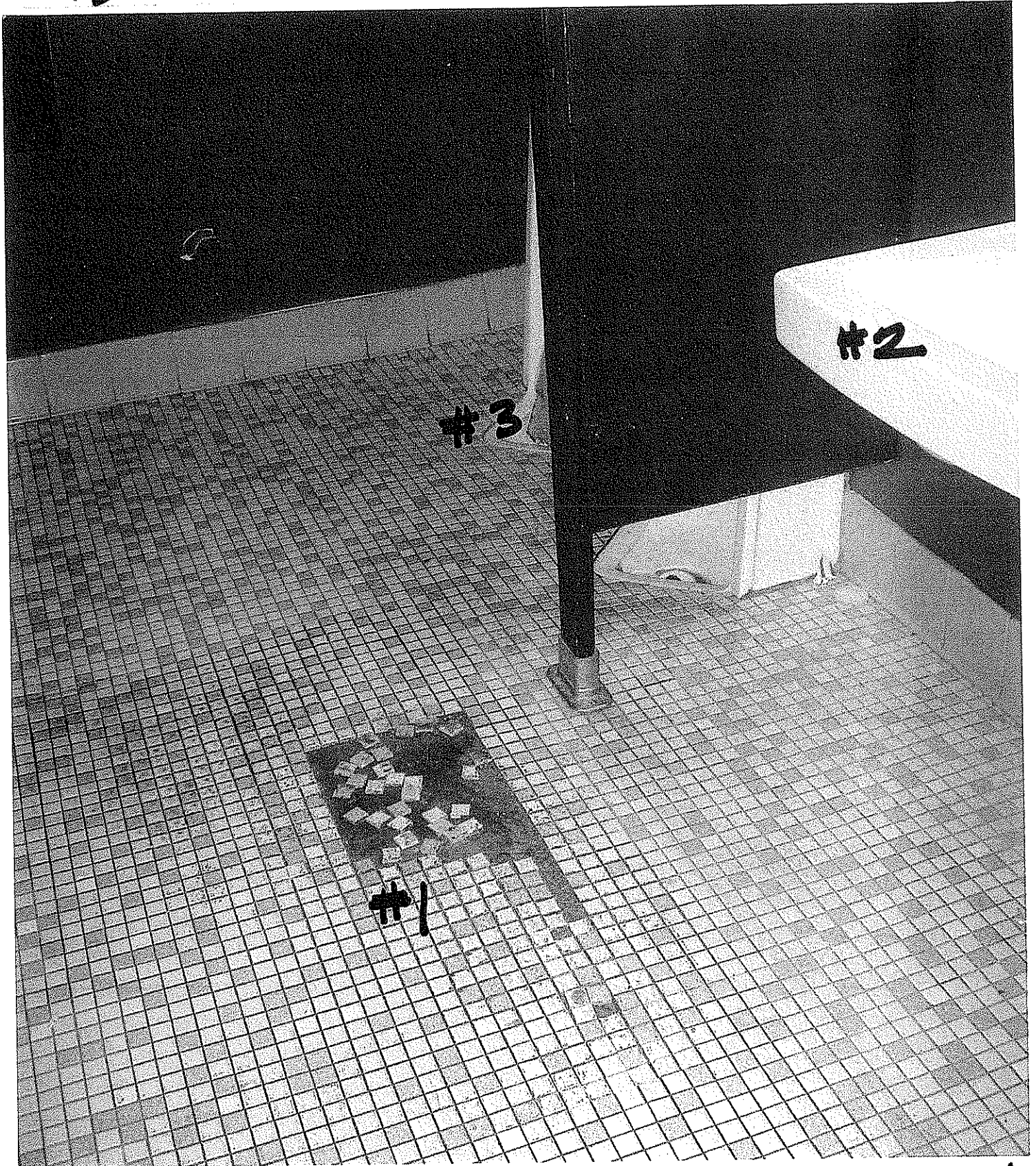
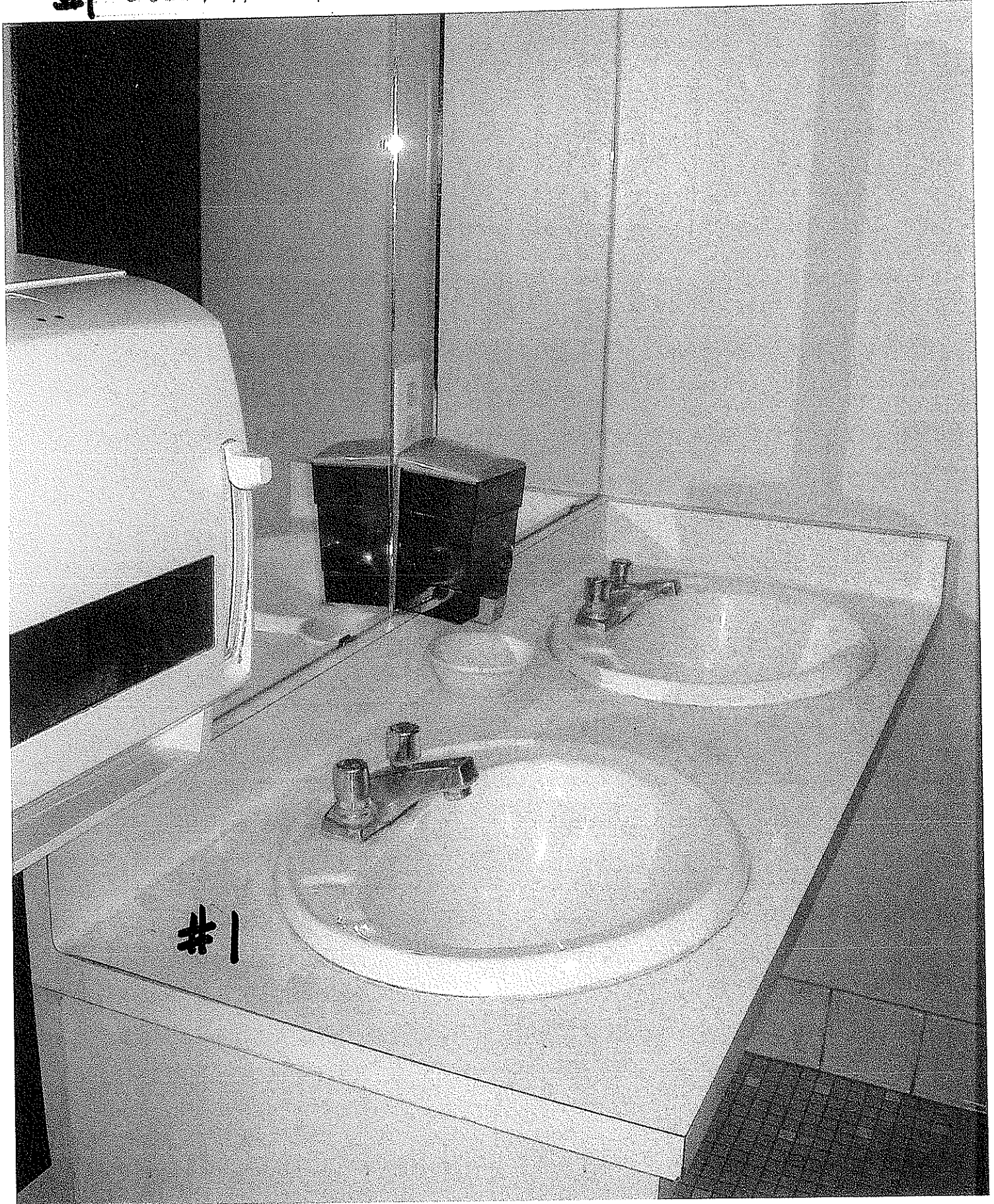


PHOTO # 2, MAIN TOILET - WOMEN  
#1 OUTDATED & NON-FUNCTIONING FIXTURES,

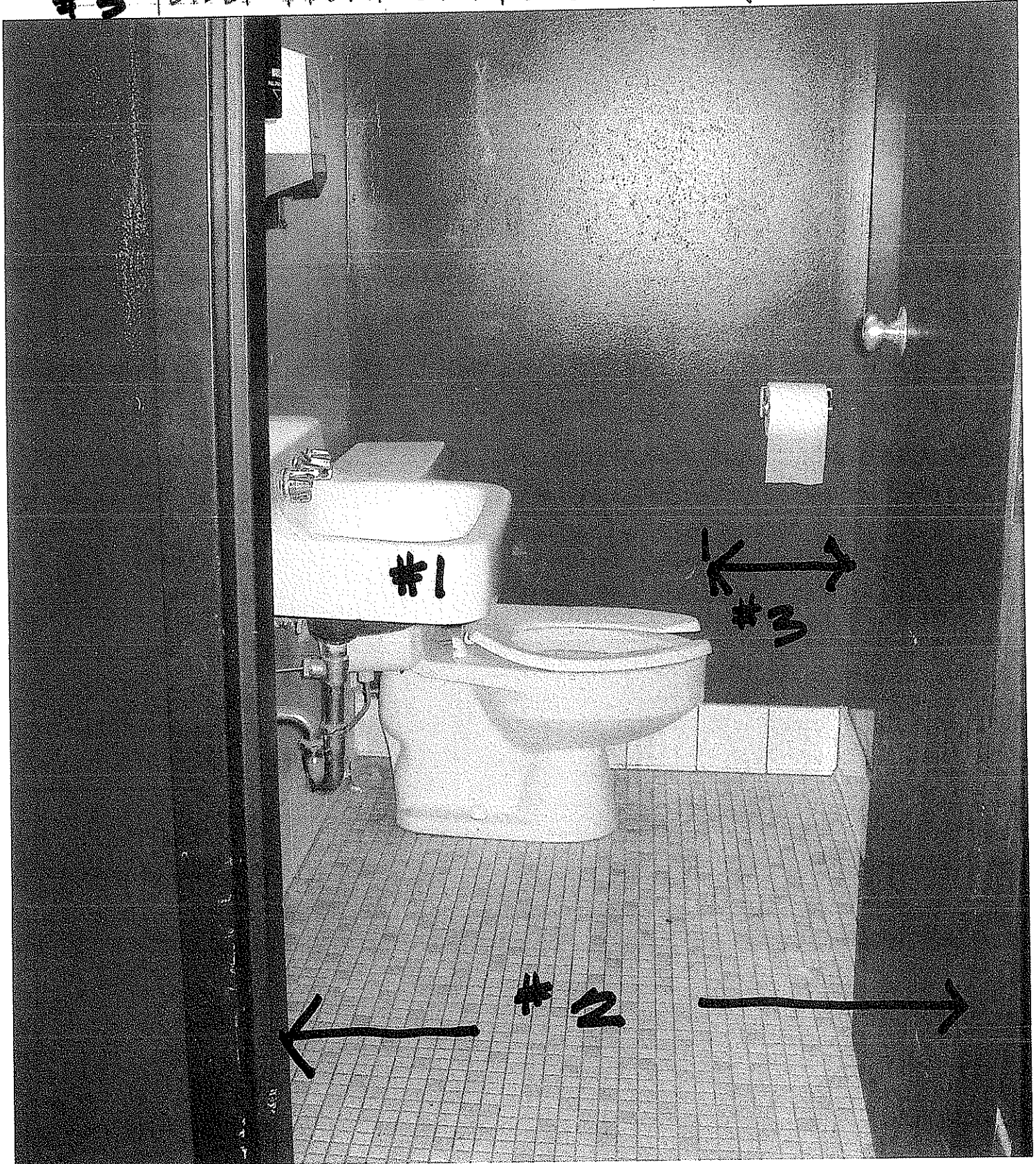


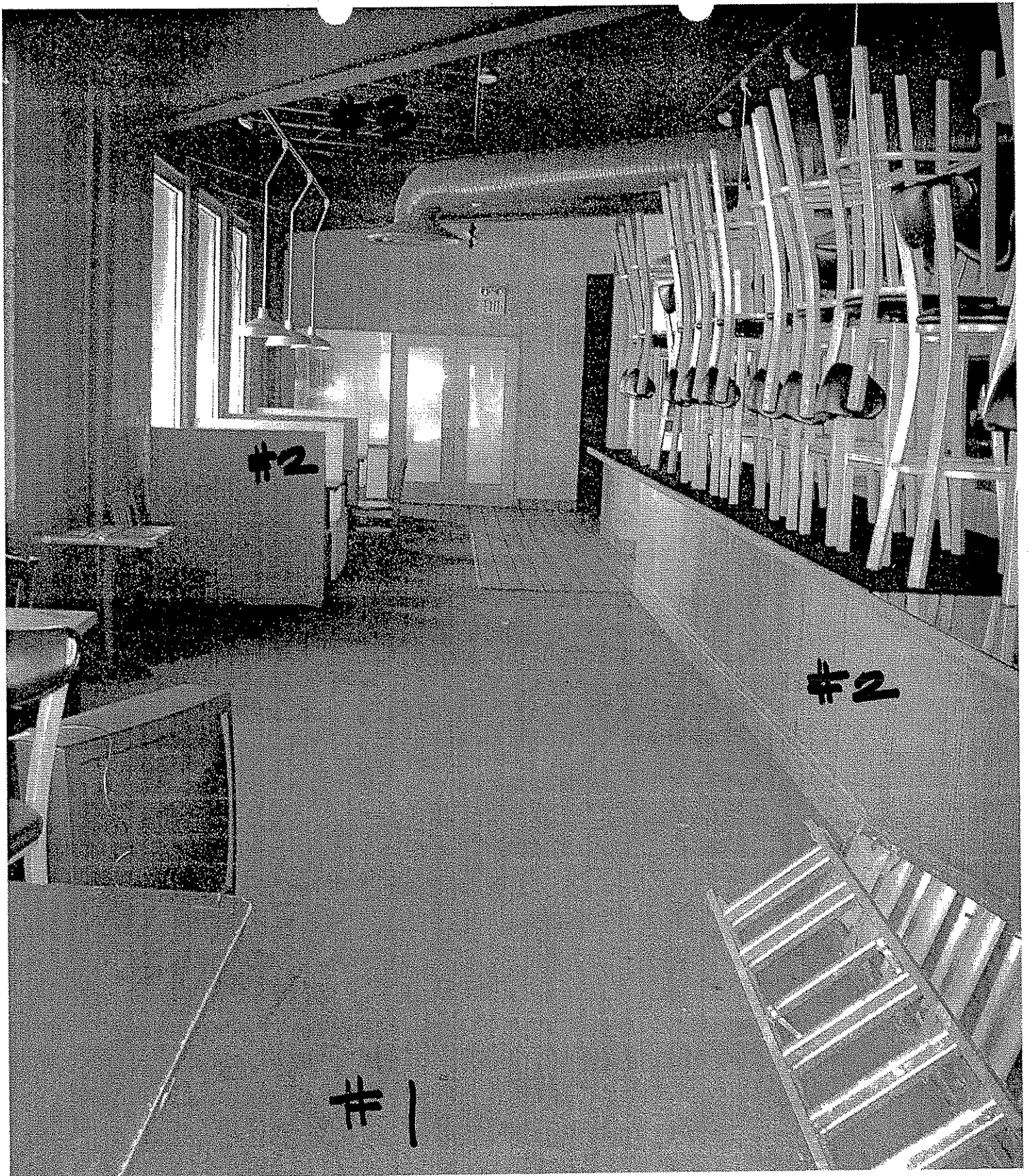
# PHOTO # 2: LOWER LEVEL TOILET

#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

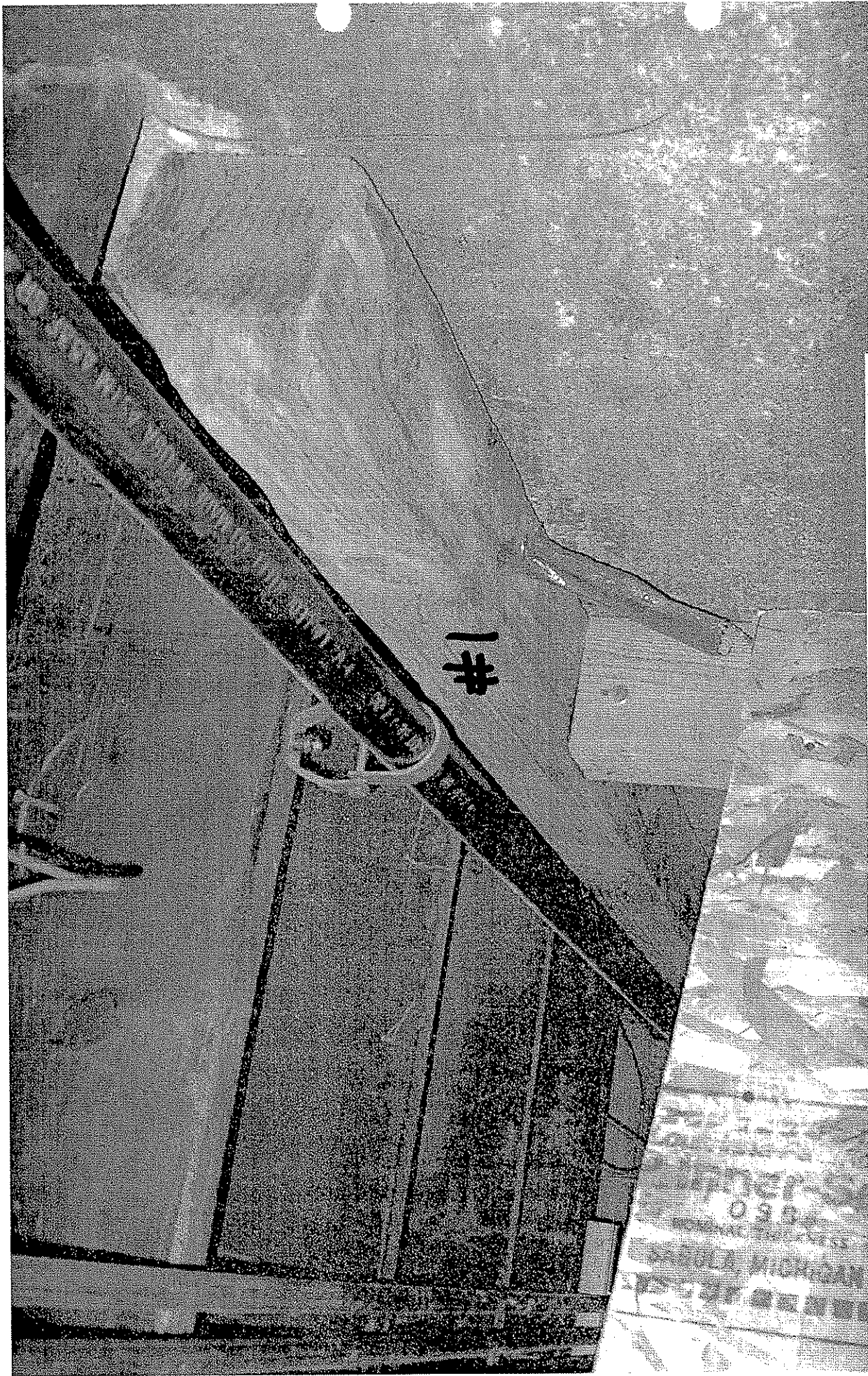


PHOTO # 24 1509 STRUCTURAL  
← #1 FLOOR JOIST REINFORCED BEAMS - TEMPORARY

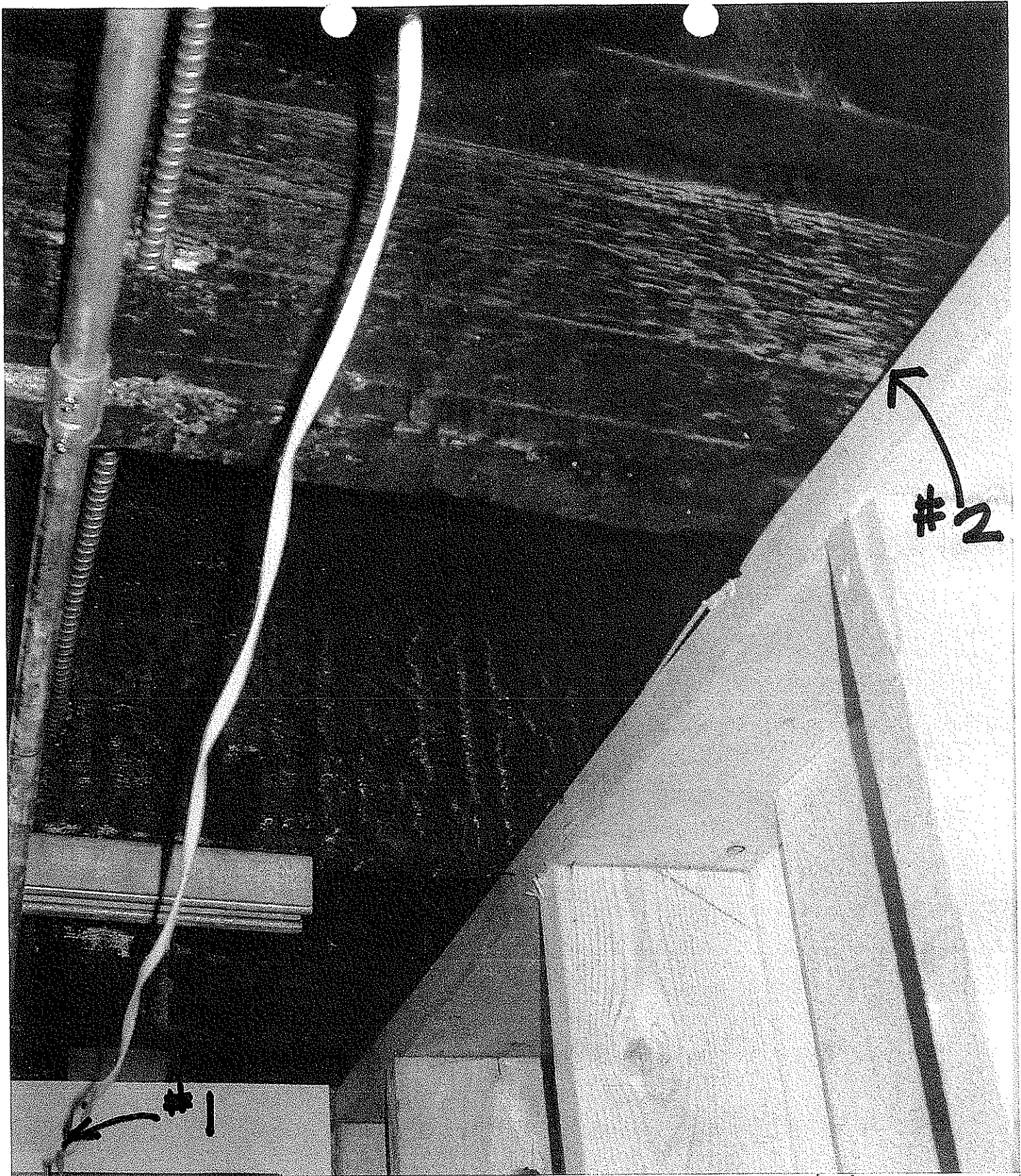


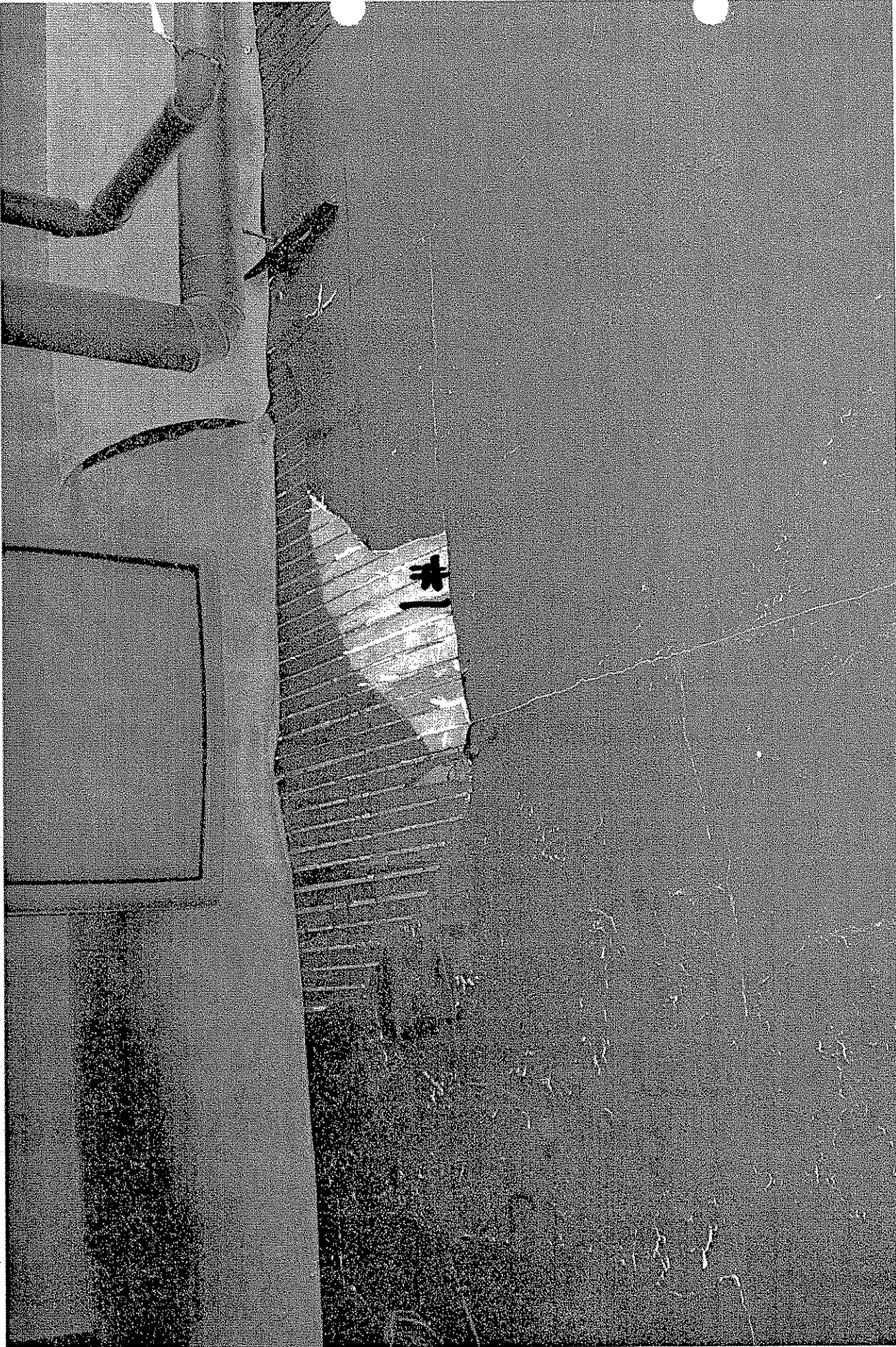
PHOTO # 25 1509 STRUCTURAL/MECH.

#1 TEMPORARY WIRING THROUGH-OUT

#2 30% FLOOR JOISTS BURNT IN 1970 FIRE

PHOTO # 20 1509 FINISHES.

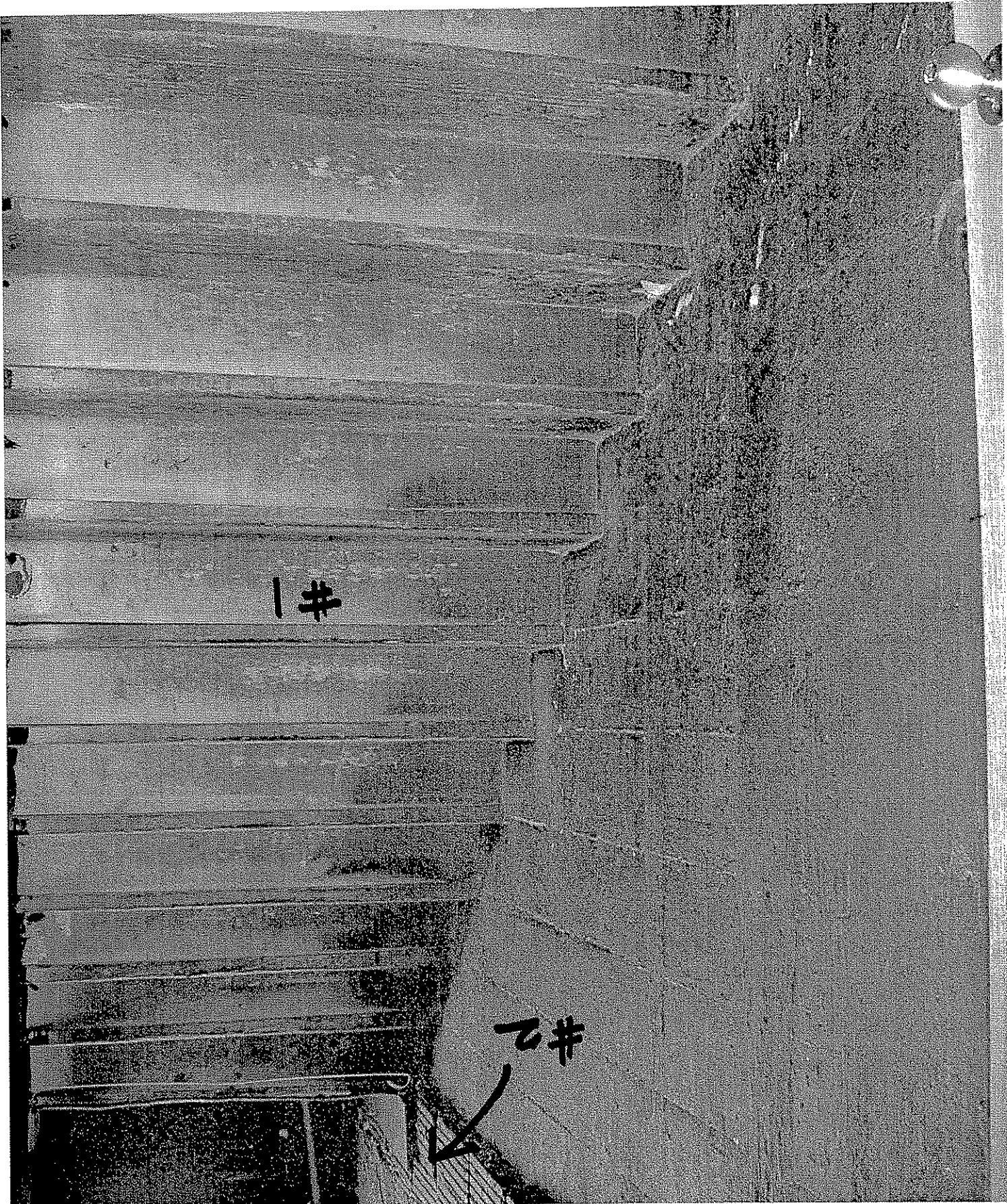
#1 CEILING PLASTER FINISH - FALLING OFF





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

PHOTO # 27 1509 FINISHES.



#1

#2



#1

#1

12

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

GOLD BEER

SATURDAYS ON OUR TUBS

401 BIG RED

TIG

TIG

TIG

TIG

TIG

40Z COCKTAIL  
12 SHOTS 1

40Z

**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.  
4th Floor = 8,533 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 & 13

**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**  
SCHRIBER/ANDERSON  
ASSOCIATES INC.  
717 John Nolan 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**

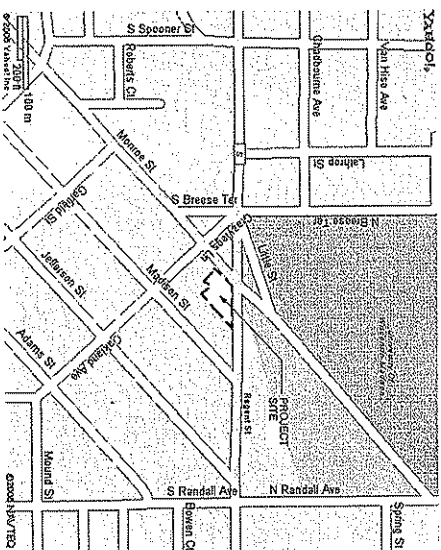
- C1.0 Existing Site Plan
- C1.1A Proposed Initial Site Plan Concept
- C1.2 Proposed Site Plan/Landscape Concept
- C1.4 Aerial Photo

**DEMOLITION**

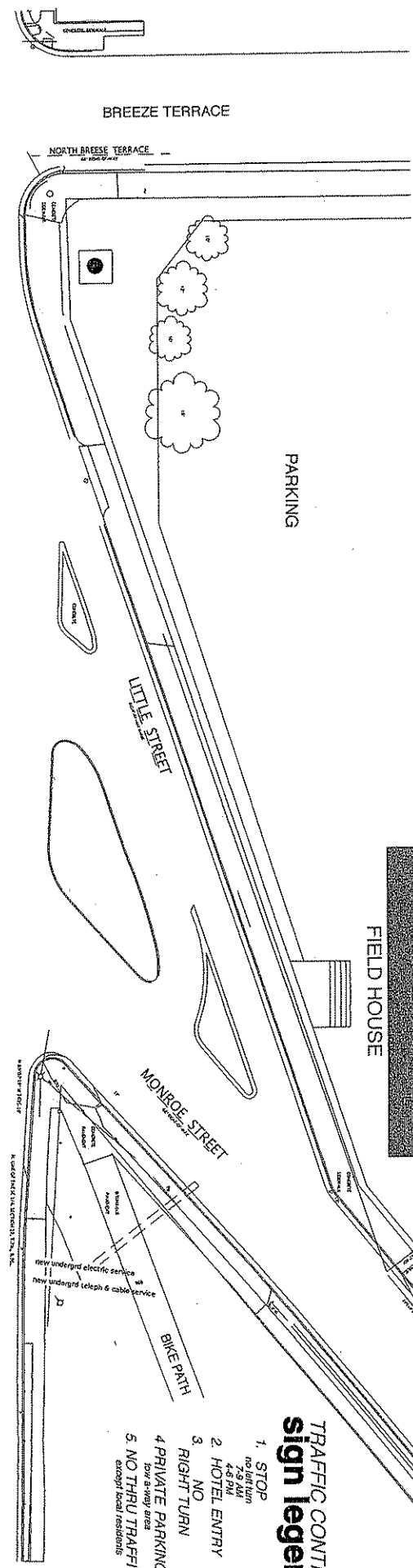
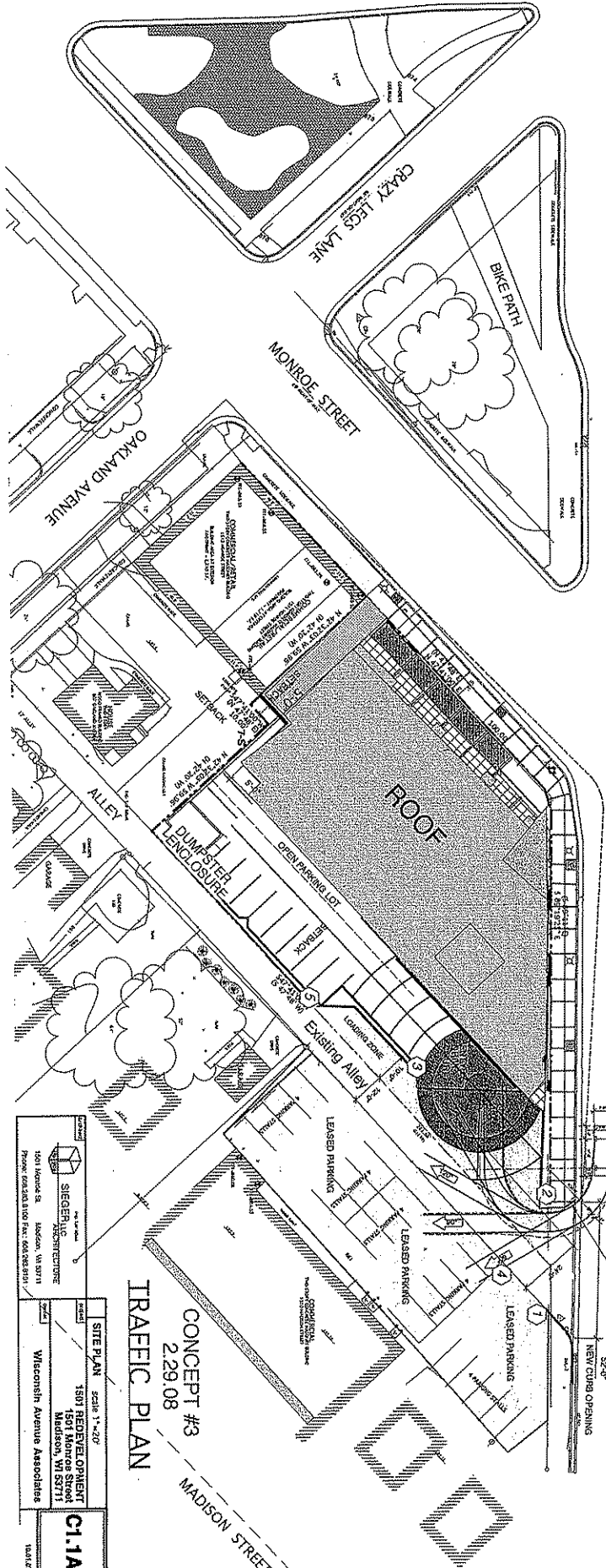
- AD1.1 Lower Level Demo Plan
- AD1.2 Upper Level Demo Plan
- AD1.3 Roof Demo Plan
- AD3.0 Photos of Existing Bldg.
- AD3.1 Photos of Existing Bldg.
- AD3.2 Photos of Existing Bldg.
- AD3.3 Photos of Existing Bldg.

**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  
7.5' x 11' SIGN
  - 2. HOTEL ENTRY  
4.5' x 6' SIGN
  - 3. NO RIGHT TURN  
10' x 5' x 9' SIGN
  - 4. PRIVATE PARKING  
10' x 5' x 9' SIGN
  - 5. NO THRU TRAFFIC  
4' x 6' x 8' SIGN

CONCEPT #3  
2.29.08  
TRAFFIC PLAN

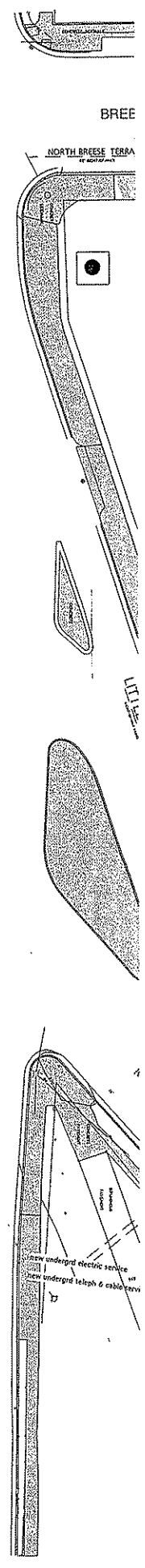
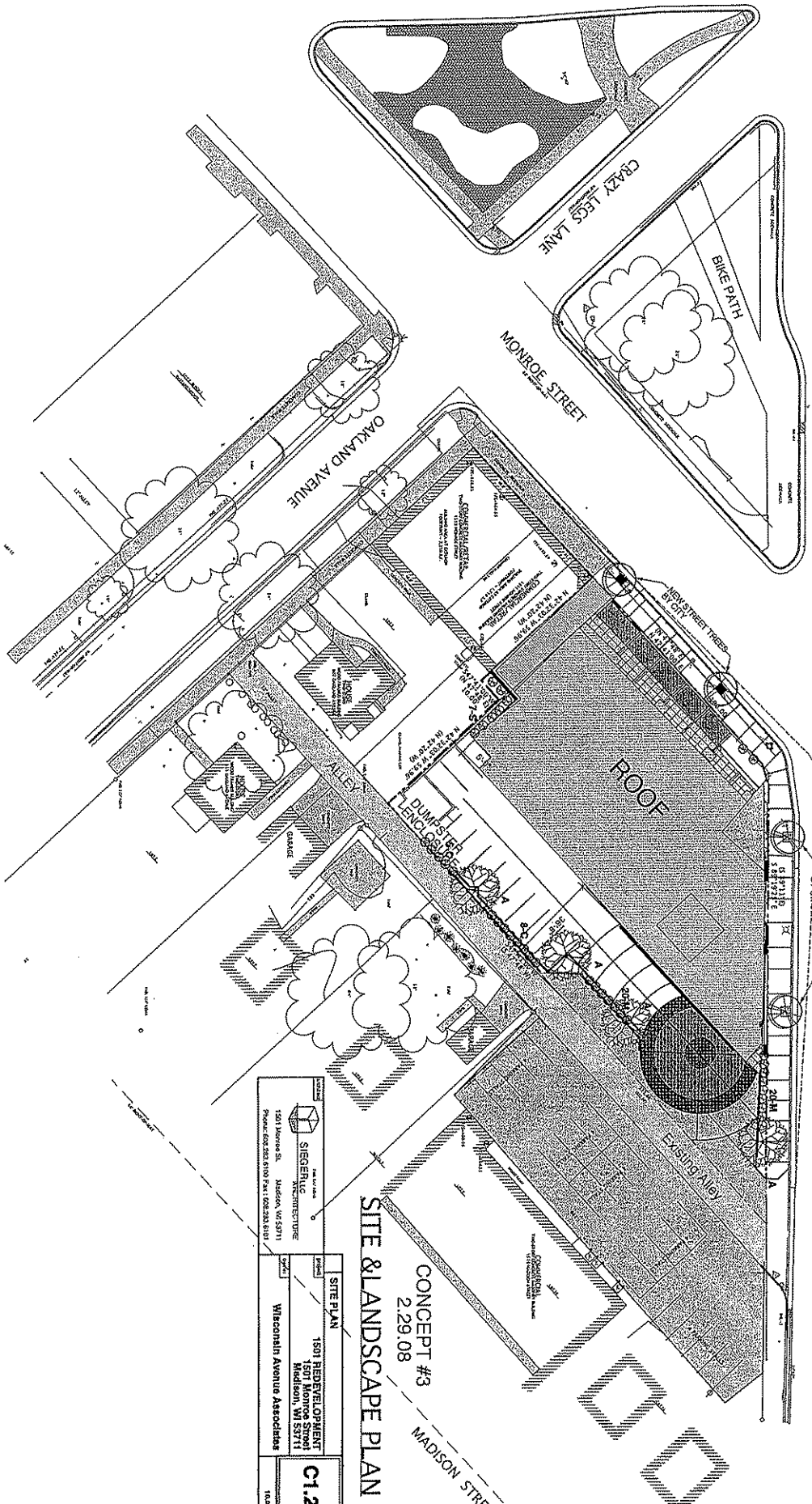
**SIEGHEIC**  
ARCHITECTURE  
1501 MONROE ST.  
MADISON, WI 53711  
PHONE: 608.261.8877 FAX: 608.261.8877

**1501 RENDU CONCEPT**  
1501 RENDU CONCEPT  
MADISON, WI 53711

Wisconsin Avenue Associates

DATE: 12/14/07

**C1.1A**

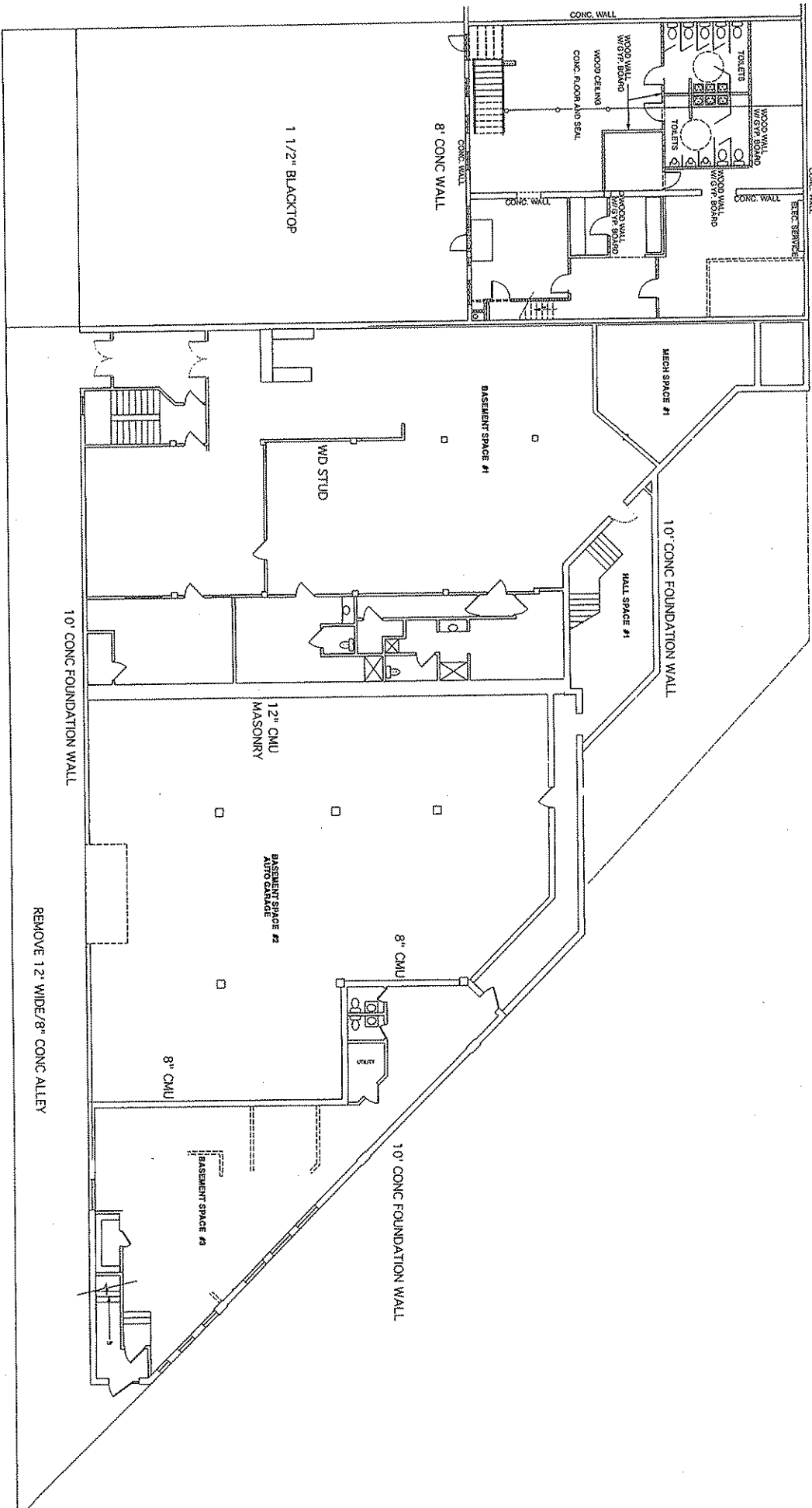


**SIGSETH ARCHITECTURE**  
 1501 Monroe St. Madison, WI 53711  
 Phone: (608) 251-1100 Fax: (608) 251-1101

**1501 REDWELL CORNER**  
 1501 Monroe Street  
 Madison, WI 53711  
 Wisconsin Avenue Association

**C1.2**

**SITE & LANDSCAPE PLAN**  
 CONCEPT #3  
 2.29.08



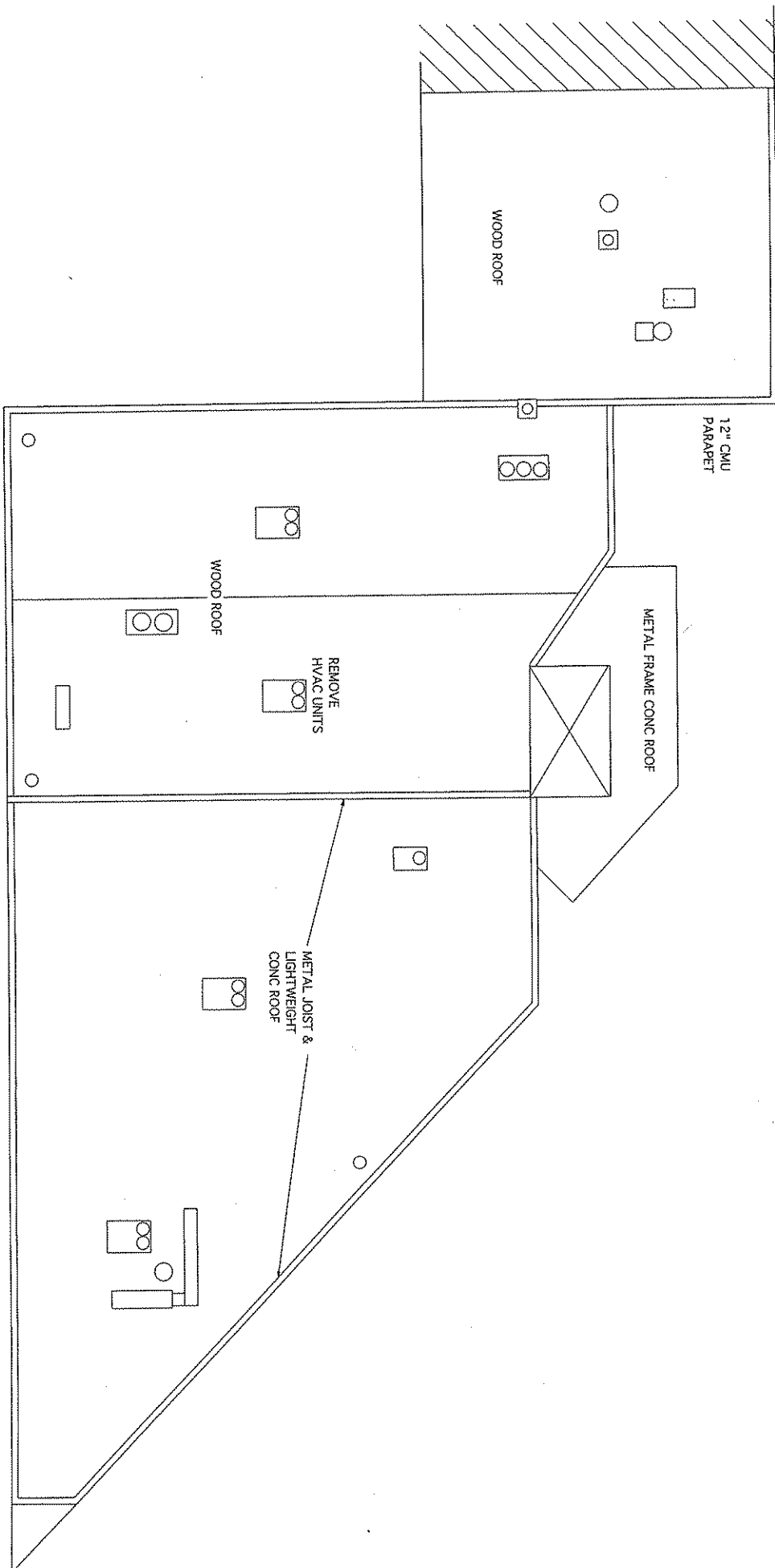
# LOWER LEVEL DEMO PLAN

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

|   |  |   |  |
|---|--|---|--|
| <b>SIEGER, LLC</b><br>ARCHITECTURE<br>1501 Madison St. Madison, WI 53711<br>Phone: 608.260.8700 Fax: 608.263.8710 |  | <b>DEMO PLANS</b> SCALE: 1/8" = 1'-0"<br><b>1501 MADISON REDEVELOPMENT</b><br>1501 MADISON ST. MADISON, WI 53711<br>Wisconsin Avenue Associates |  |
| <b>AD1.1</b><br>PLAN  |  |   |  |


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





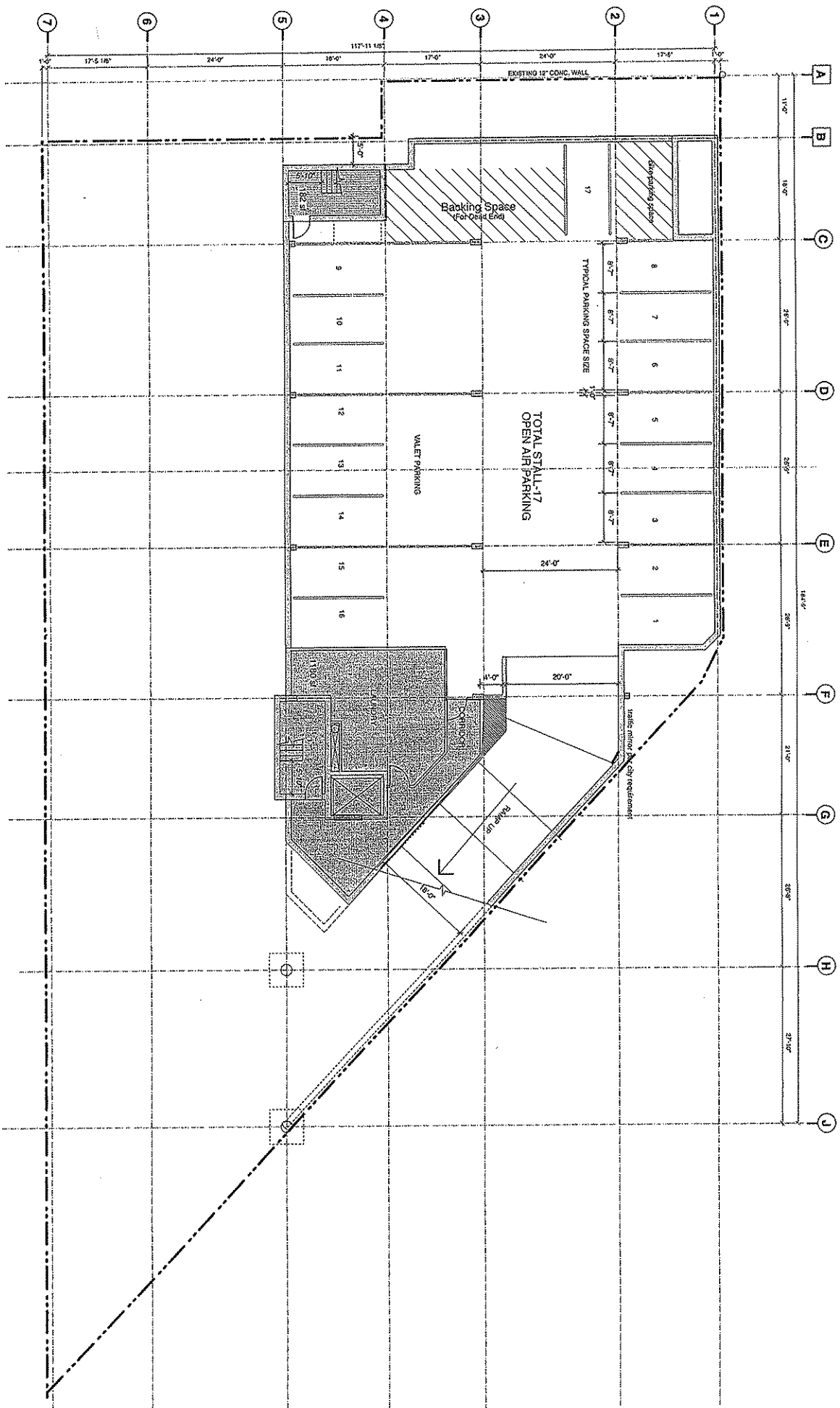
# ROOF DEMO PLAN

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

|   |  |                                   |
|---|--|-----------------------------------|
|  <b>SIEGER ARCHITECTURE</b><br>1501 Monroe St. Alexandria, VA 22304<br>Phone: (703) 534-8100 Fax: (703) 534-8101 |  | DEMO PLANS<br>SCALE: 1/8" = 1'-0" |
| 1501 MONROE REDEVELOPMENT<br>1501 MONROE STREET<br>Alexandria, VA 22304   |  | AD1.3                             |
| W/raconain Avenue Associates  |  | 5/16/08                           |

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





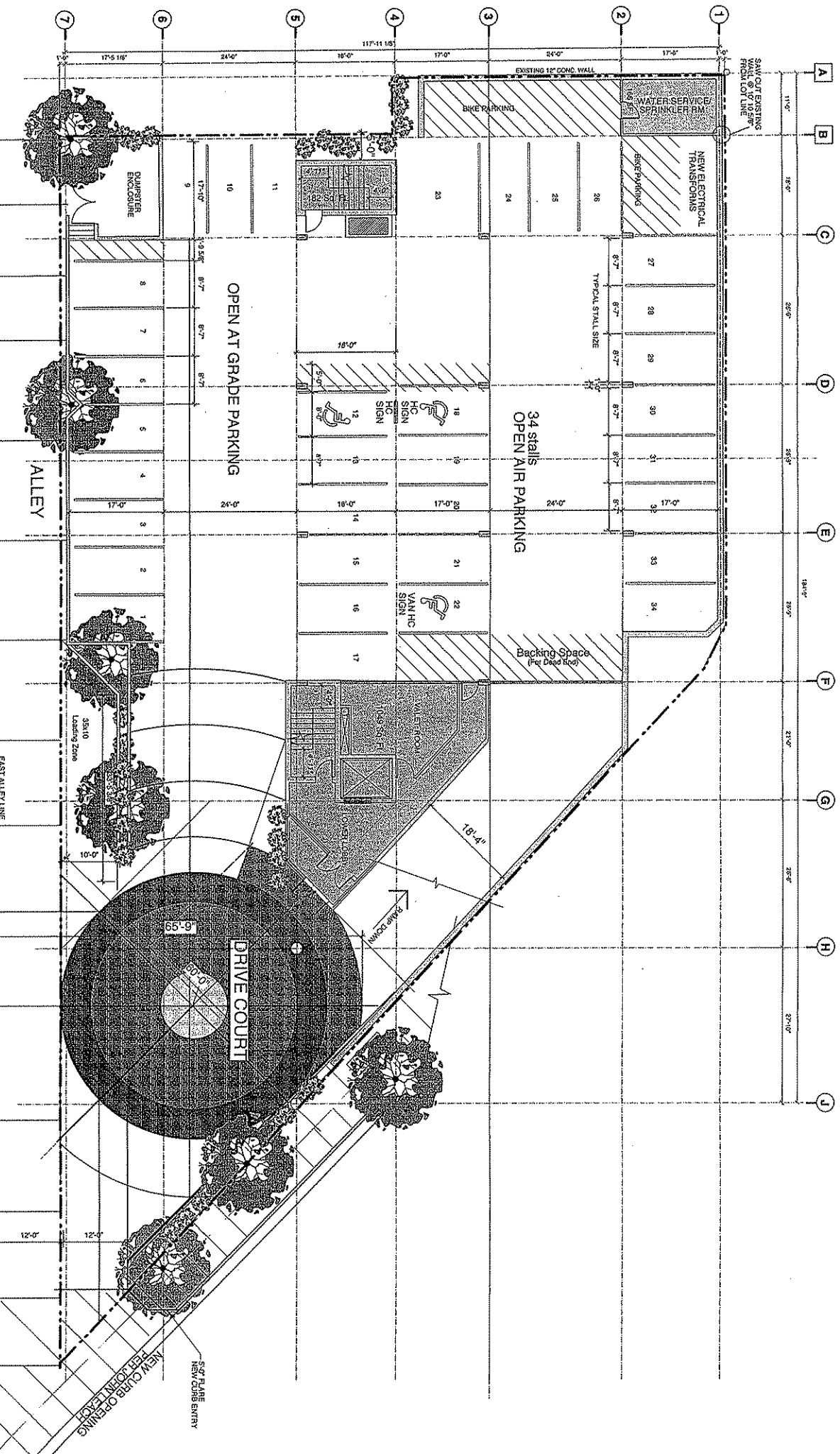
TOTAL INTERIOR SQ. FT. 1362

**SUB ALLEY LEVEL 1 PLAN**

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

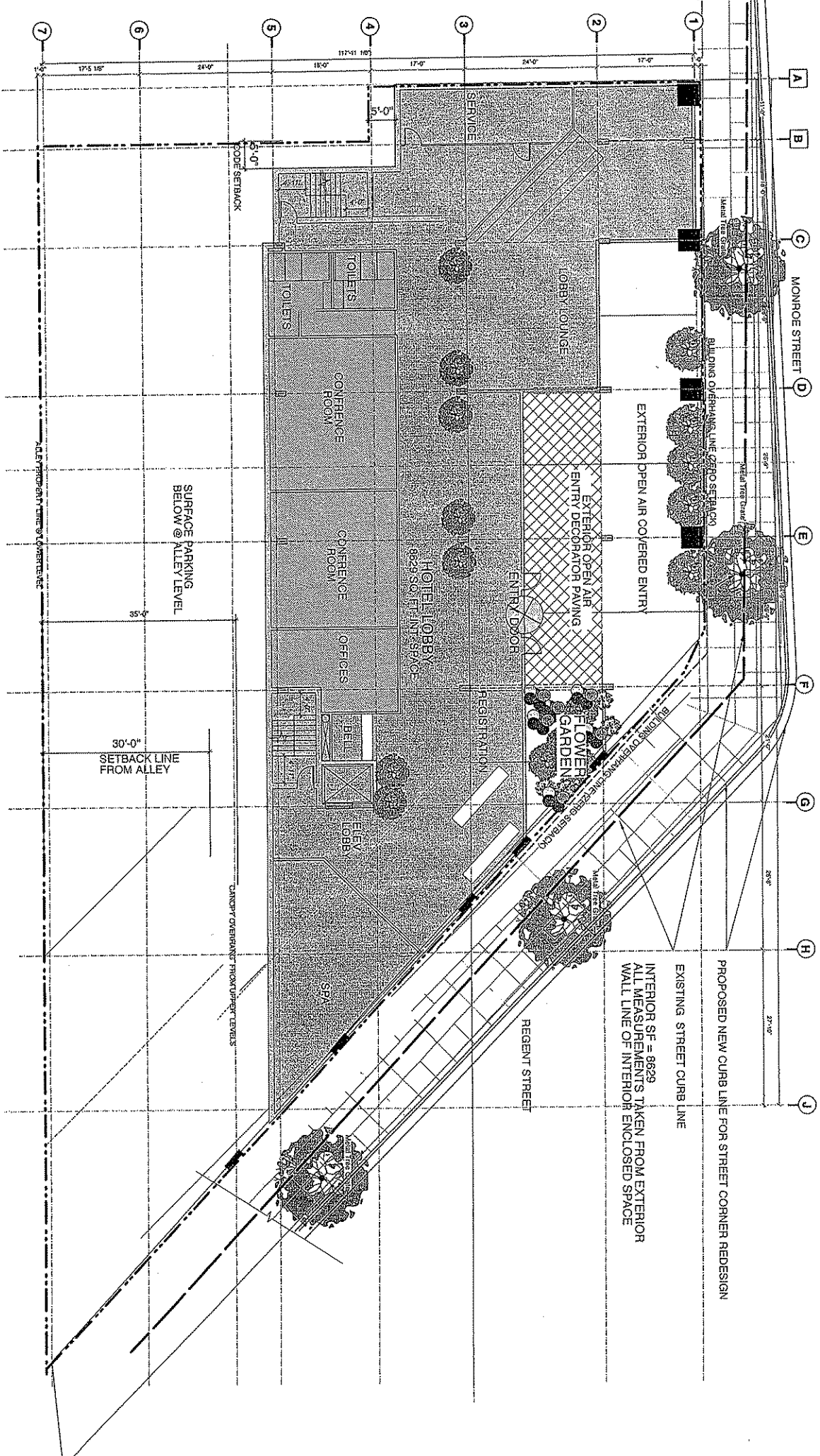
UPDATED PLAN 4.18.06

|   |   |
|---|---|
| <p><b>SIEGER ERIC</b><br/>ARCHITECTS</p> <p>1501 Monroe St. Madison, WI 53711<br/>Phone: 608.253.8700 Fax: 608.253.8701</p> | <p>CONCEPT 3 FLOOR PLANS</p>  |
|   | <p>1501 REDEVELOPMENT<br/>1501 MONROE ST<br/>MADISON, WI 53711</p> <p>Wisconsin Avenue Associates</p> |
| <p><b>A1.01</b></p>   |   |
| <p>CS2006</p>   |   |



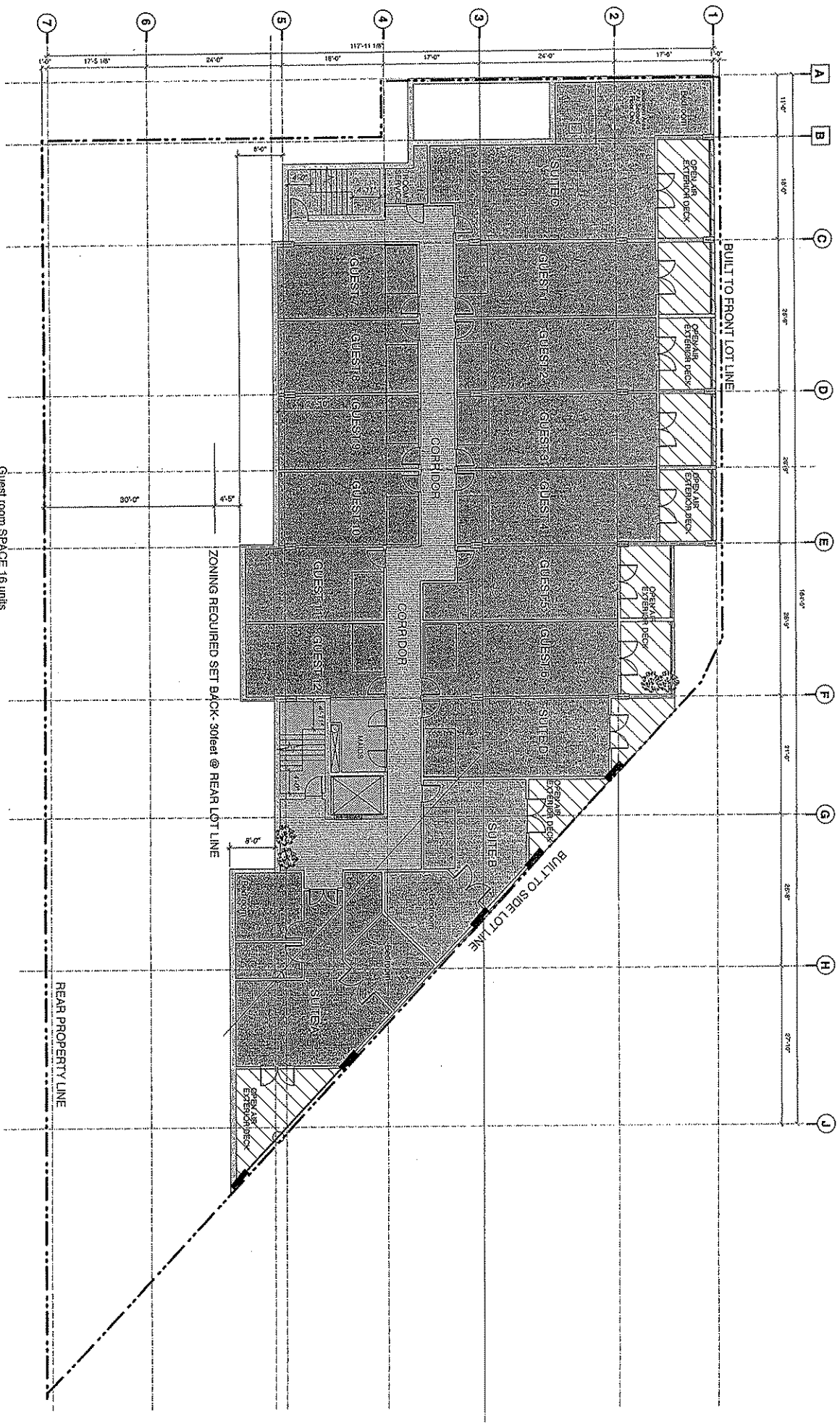
INTERIOR SQ. FT. 1397  
**ALEVE LEVEL PLAN** CONCEPT -3- 2.29.08  
 SCALE: 1/8" = 1'-0"  
 UPDATED 4.18.08

|   |                              |  |
|---|------------------------------|--|
| <p><b>SIEGENTHAL ARCHITECTS</b><br/>         1501 MADISON ST.<br/>         MADISON, WI 53711<br/>         PHONE: 608.233.1100 FAX: 608.233.5191</p> | <p>CONCEPT 3 FLOOR PLANS</p> | <p><b>1501 REDEVELOPMENT</b><br/>         1501 MADISON STREET<br/>         MADISON, WISCONSIN<br/>         Wisconsin Avenue Associates</p> |
|   | <p>DATE: 5/5/2008</p>        |  |



**CONCEPT -3** 2.29.08  
 UPDATED 4.18.08  
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 9829 SQ. FT. INT. SPACE

|   |  |
|---|--|
| <br>SIEGENIUS ARCHITECTURE<br>1501 Wisconsin St. Madison, WI 53711<br>Phone: 608.233.8100 Fax: 608.233.8101 | PROJECT<br><b>CONCEPT 3 FLOOR PLANS</b>                    |
|   | DRAWING NO.<br><b>1501 REDEVELOPMENT BUILDING WI 53711</b> |
| DATE<br><b>4/18/08</b>  | DESIGNER<br><b>Wisconsin Avenue Associates</b>             |
| SCALE<br><b>AS SHOWN</b>  | SHEET NO.<br><b>A1.1</b>                                   |

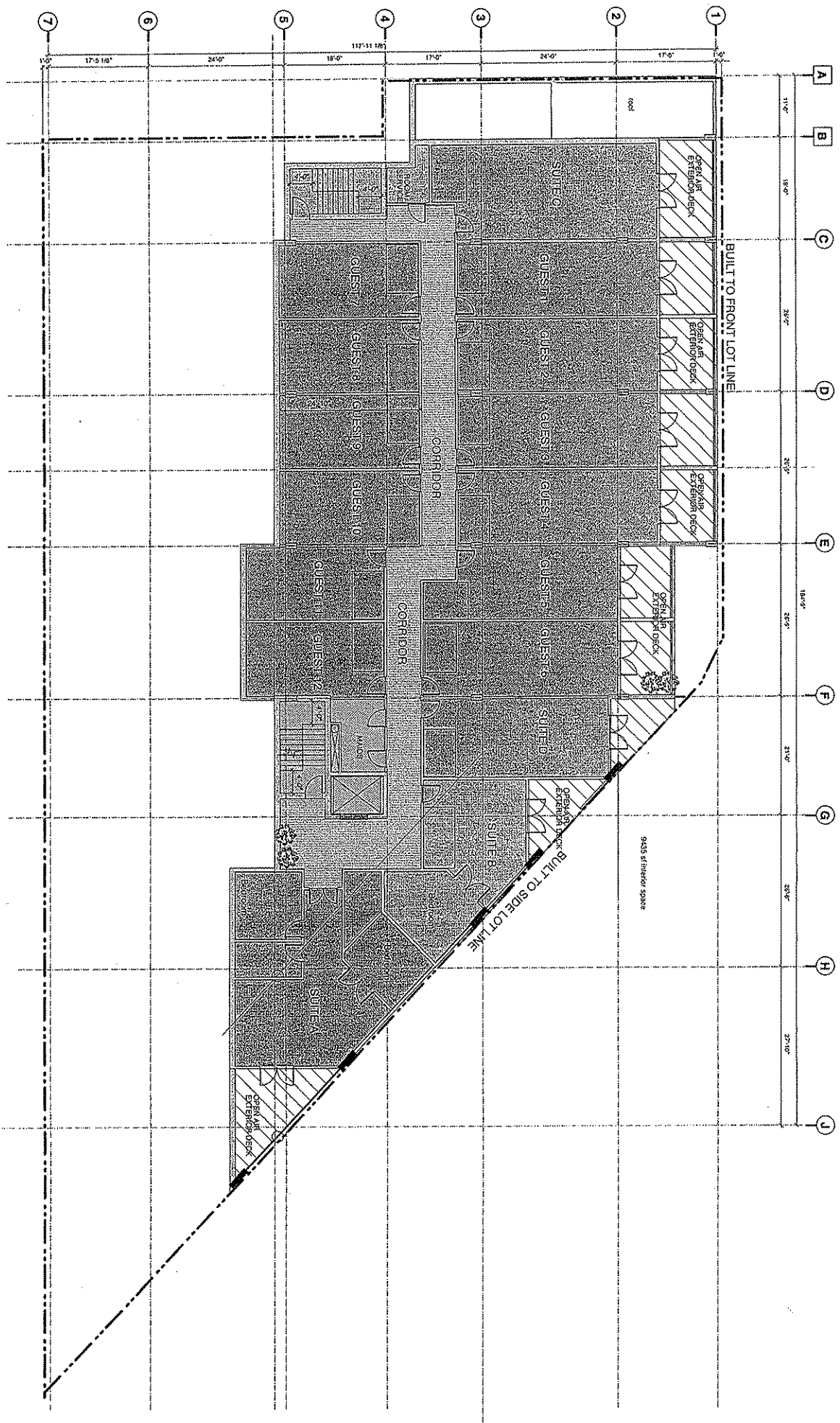


Guest room SPACE 16 units  
 Second floor 9751 SQ. FT. INT. SPACE

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

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

16



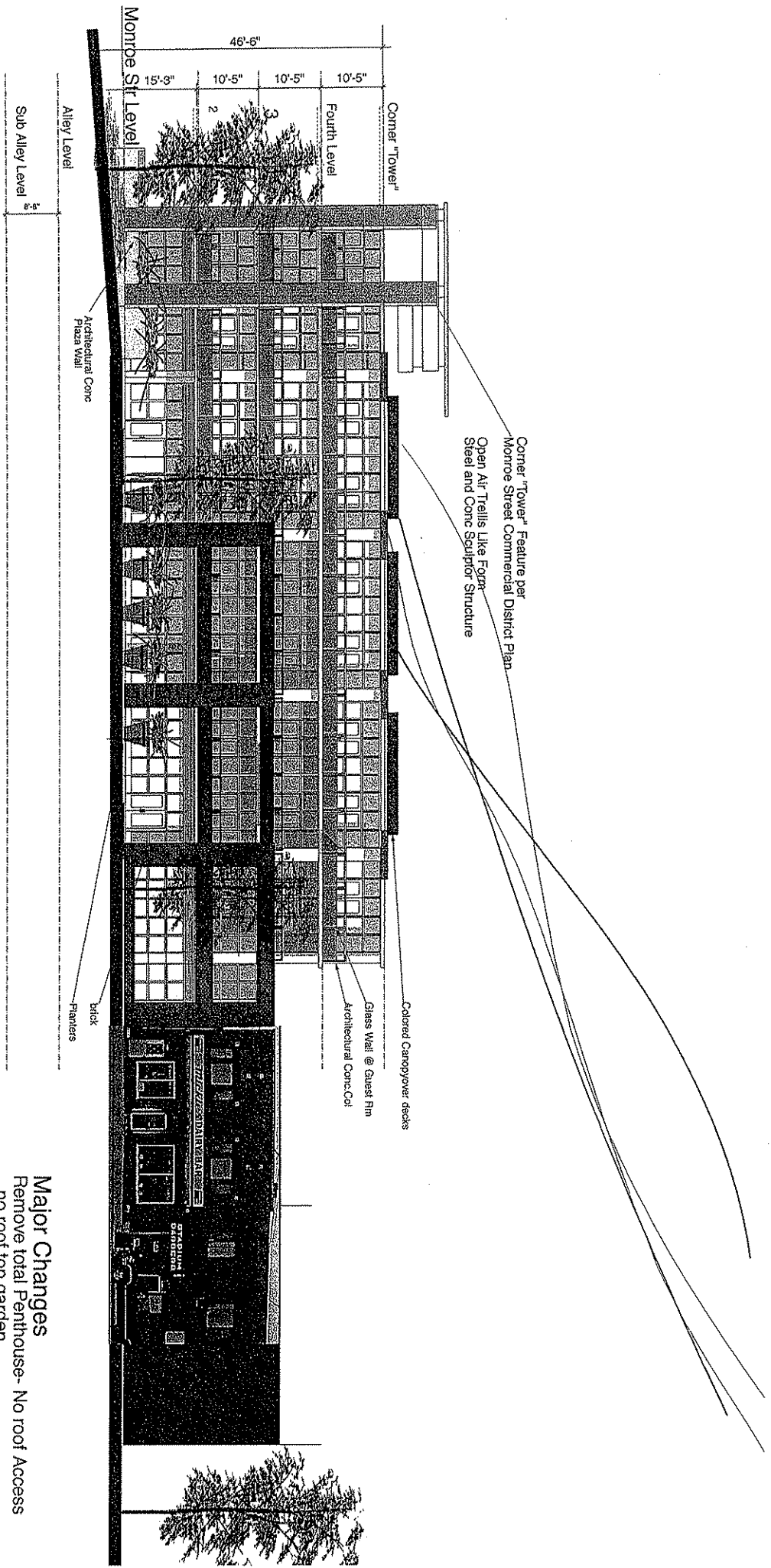
9435 sf interior space  
**3rd FLOOR PLAN = 16 guest rooms**  
 SCALE: 1/8" = 1' - 0"

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


16





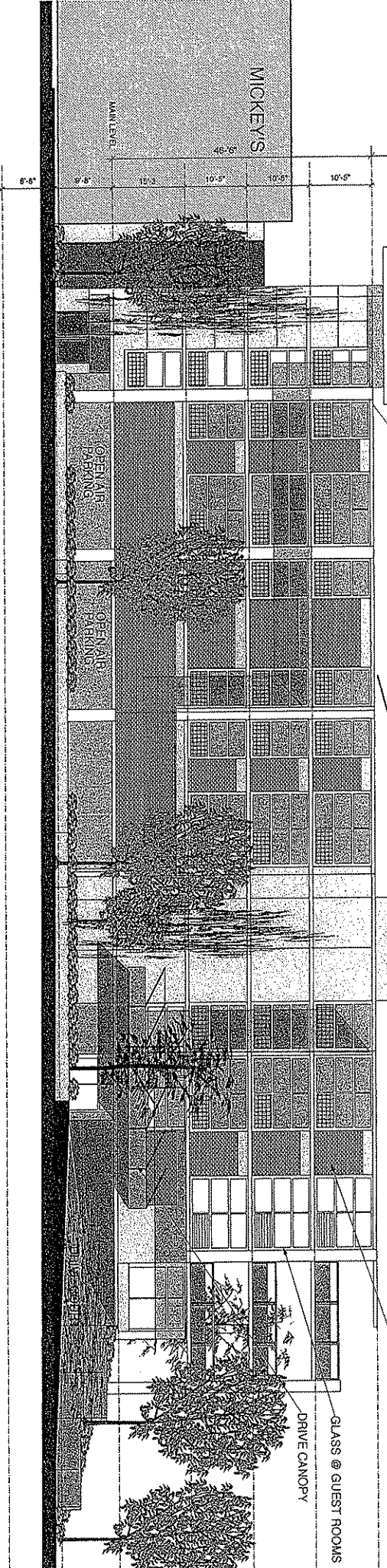


**MONROE STREET CONCEPT ELEVATION**  
**Hotel Concept #3-- Four Story Building**  
 update 4.18.08

|   |  |                            |                       |
|---|--|----------------------------|-----------------------|
| <br>SIEGEL & ASSOCIATES<br>ARCHITECTURE<br>1501 Monroe St.<br>Madison, WI 53711<br>Phone: 608.556.6160 FAX: 608.262.0161 | Project<br>1501 REDEVELOPMENT<br>1501 Monroe Street<br>Madison, WI 53711 | Discipline<br>Elevations   | Date<br>4.18.08       |
|   | Client<br>Wisconsin Avenue Associates                                    | Drawing No.<br><b>A4.1</b> | Scale<br>1/8" = 1'-0" |


- 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





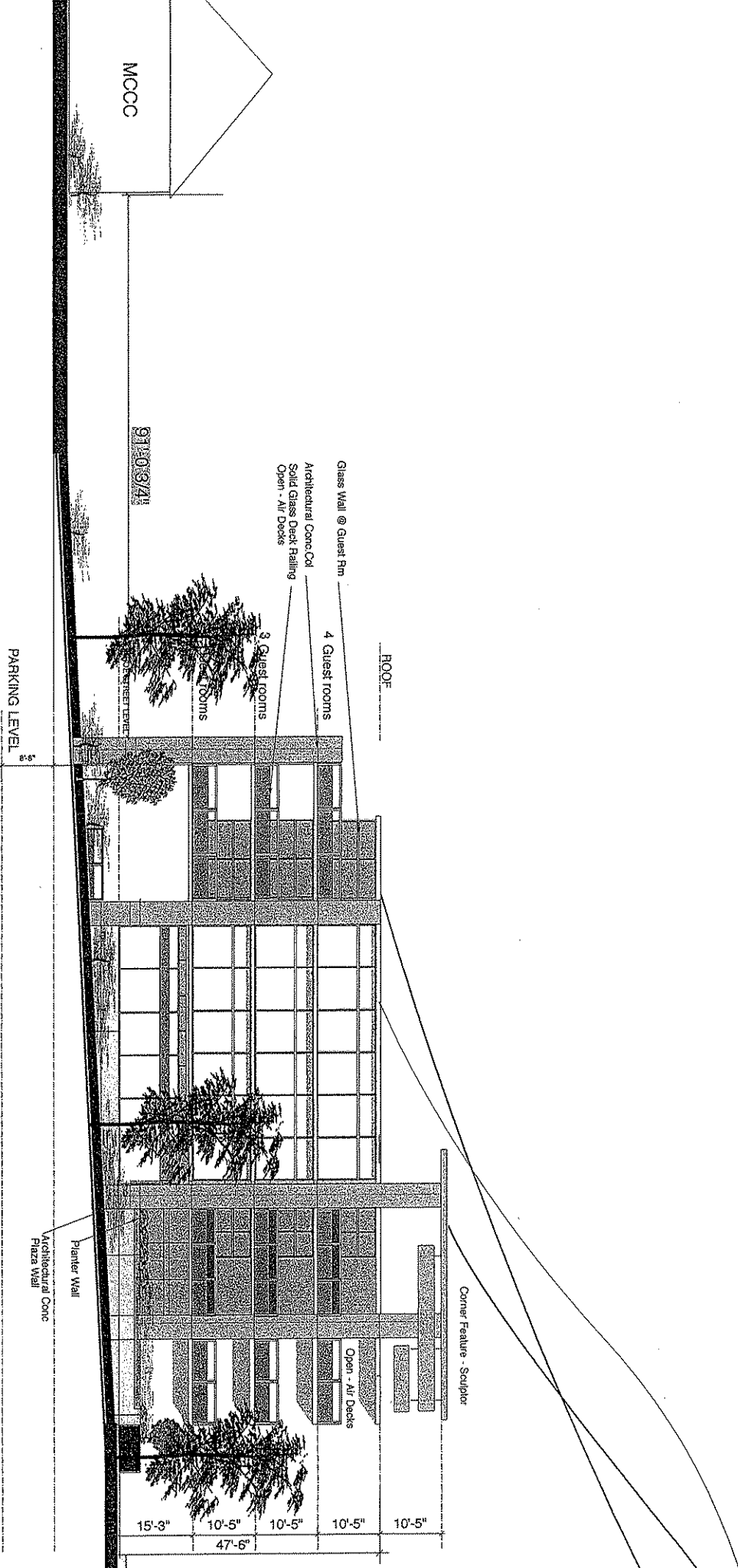
ALLEY ELEVATION HOTEL CONCEPT 3

FEB 29 08  
updated 4.18.08

|   |   |
|---|---|
|  <p>SIEGER &amp; ASSOCIATES<br/>ARCHITECTURE<br/>1501 Monroe St. Madison, WI 53711<br/>Phone: 608.258.8700 Fax: 708.258.2510</p> | <p>Elevation's Concept Three</p> <p>1501 FREDERICKSON BLVD<br/>MADISON, WI 53711</p> <p>Wisconsin Avenue Associates</p> |
|---|---|

A4.2

16



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

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