



Location  
1501-1509 Monroe Street

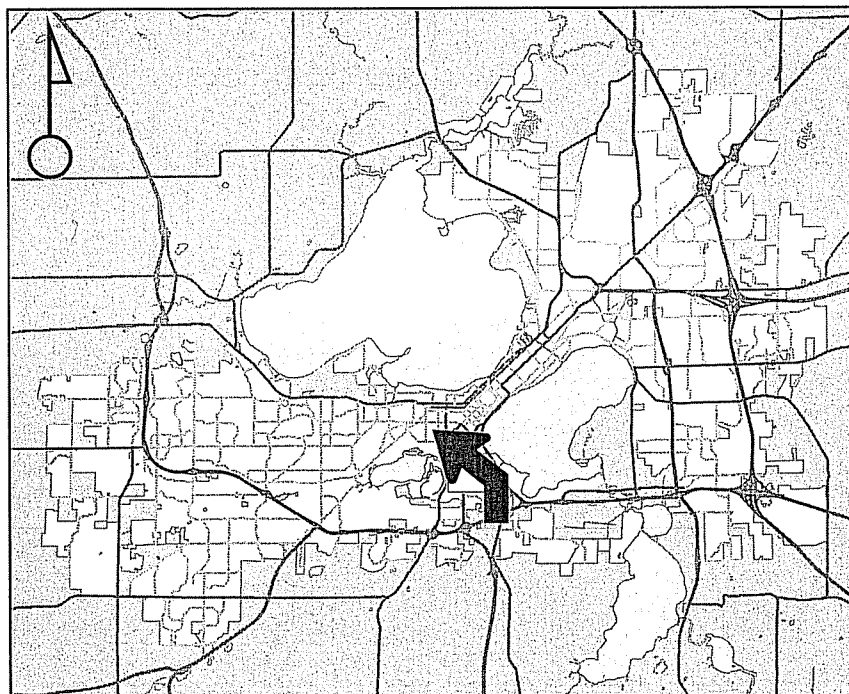
Project Name  
1501 Hotel

Applicant  
Bob Sieger – Sieger Architects

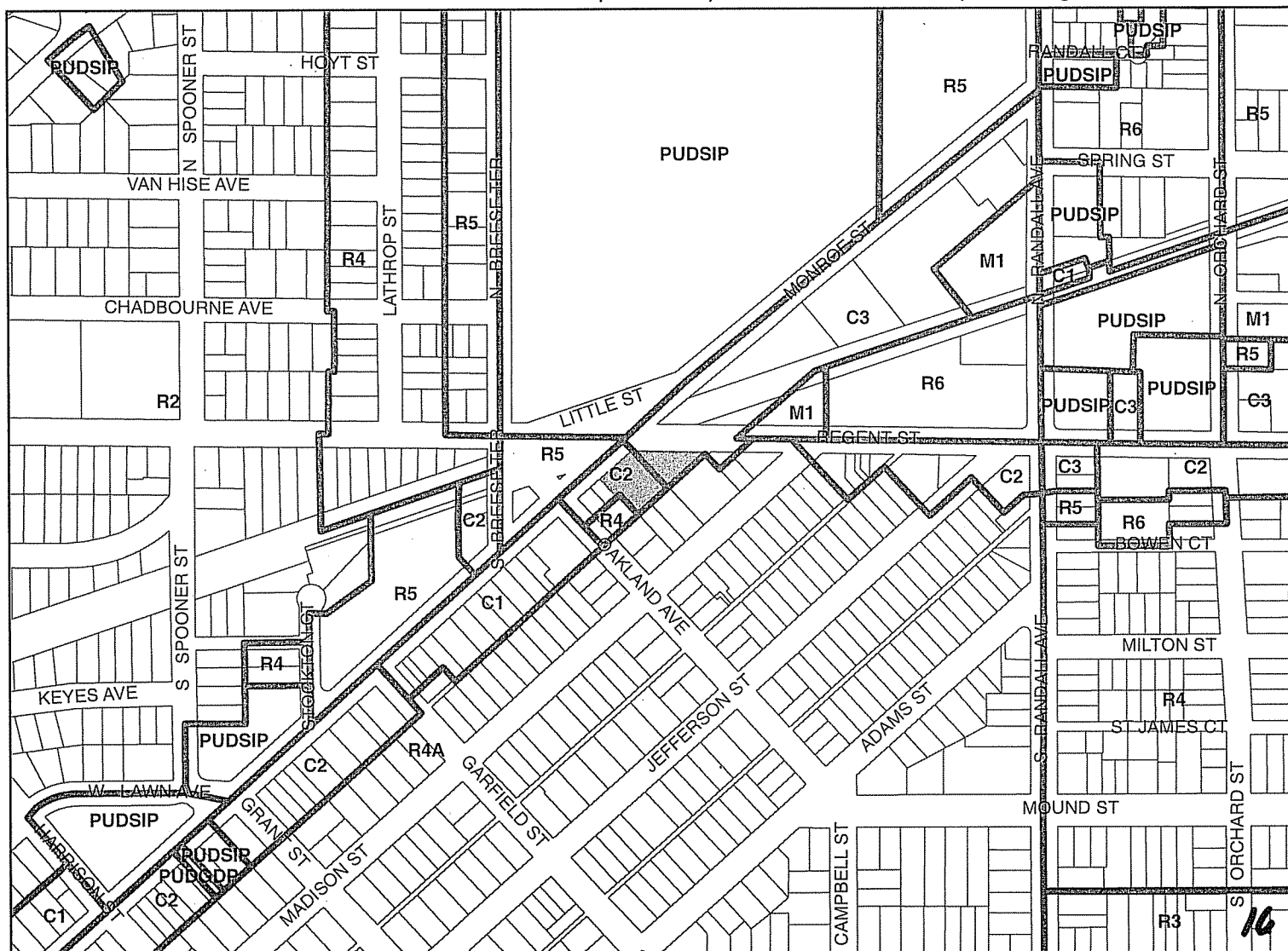
Existing Use  
Commercial Building

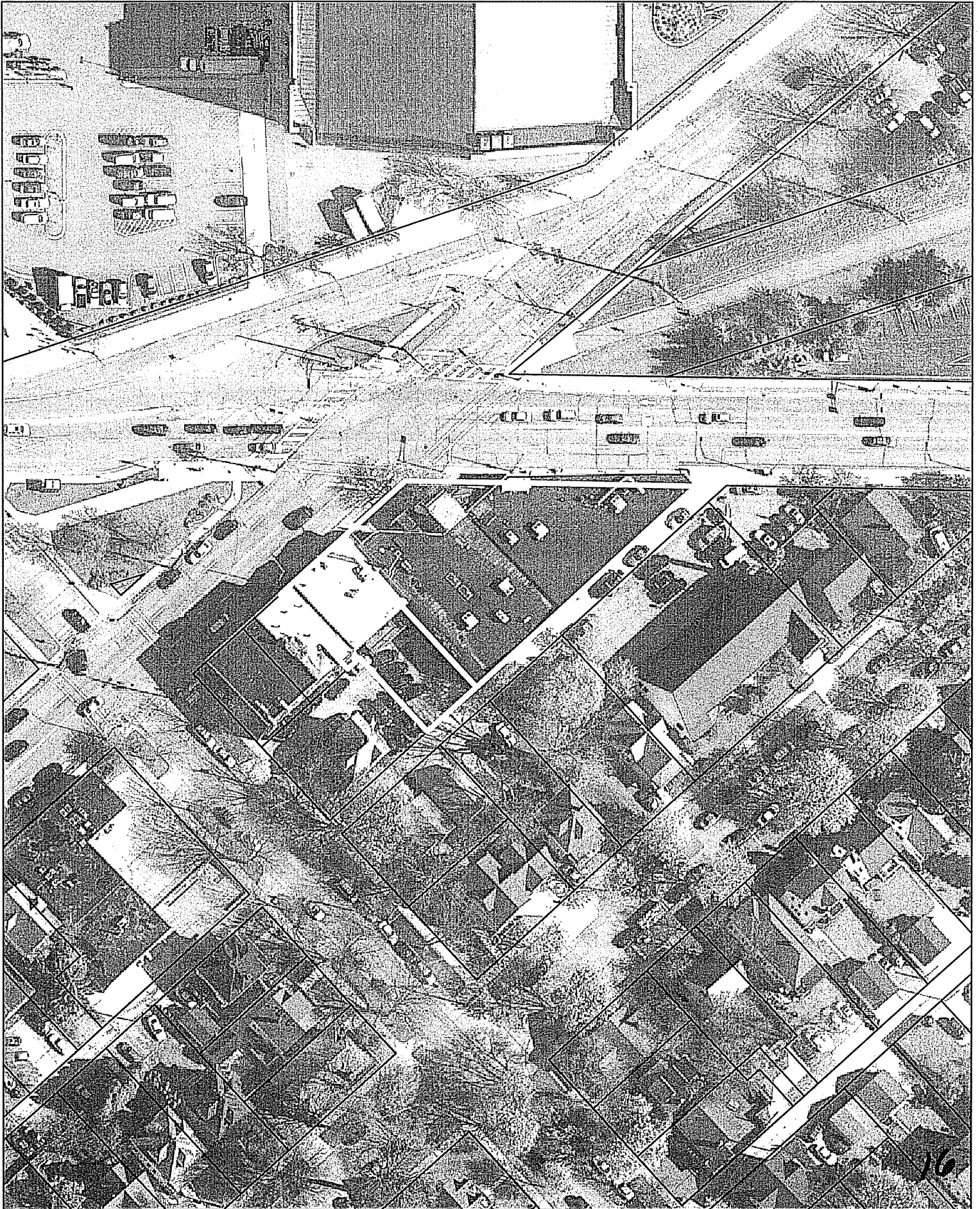
Proposed Use  
Demolish Commercial Building &  
Construct a 5-Story, 48-Room Hotel

Public Hearing Date  
Plan Commission  
14 December 2007



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





# 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.

## FOR OFFICE USE ONLY:

Amt. Paid \$ 500.00 Receipt No. 85882  
Date Received 11/14/07  
Received By JLK  
Parcel No. 0709-224-0602-4  
Aldermanic District 13 Julia Kerr  
GQ ZBA; CU; ALC Hold  
Zoning District C2, C3  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP NA Legal Descript. \_\_\_\_\_  
Plan Sets  Zoning Text NA  
Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
Ngrbrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
Date Sign Issued 11/14/07

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

Project Title (if any): 1501 HOTEL

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use  Demolition Permit  Other Requests (Specify): \_\_\_\_\_

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

Applicant's Name: Bob & Debi Sieger Company: SIEGER LLC.

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

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

Project Contact Person: Bob Sieger Company: Sieger Architecture.

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

Telephone: (608) 2836100 Fax: ( ) 2836101 Email: (same).

Property Owner (if not applicant): SAME.

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

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: Hotel that meets current C2-C3 ZONING.

Development Schedule: Commencement Winter 2008 Completion Fall 2008

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 ½ 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:** \$ 500 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.
- 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:**

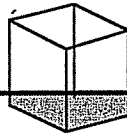
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of Monroe Street Plan, which recommends: per page 54 para 2 sub line (BULLET #) 3-7-B-9 which allow the visual characteristic of the proposed design 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: complete

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
  - Planner Tim Parks Date 10/12/07 Zoning Staff Matt Tucker Date 10/21/07

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

Printed Name BOB SIEGER Date 11.13.07  
 Signature [Signature] Relation to Property Owner owner  
 Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_



SIEGER LLC

ARCHITECTURE

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

November 13, 2007

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. No rezoning or building conditional use approval shall be required as part of this demolition submittal.

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 Nov. 14<sup>th</sup> submittal date to be on the agenda for the Dec. 17<sup>th</sup> planning commission meeting.

The schedule for the project anticipates a winter 2008 construction start with completion by late fall of 2008.

The Project development team includes the following individuals and firms:

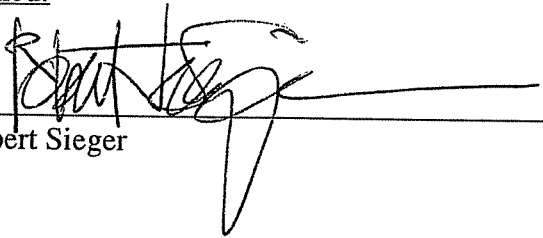
Contact Developer: Robert and Debra Sieger  
1501 Monroe Street  
Madison, WI 53711  
Phone: 608.283.6100  
Fax: 608.283.6101

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

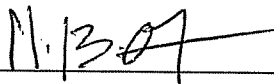
Contact Person: Robert Sieger  
1501 Monroe Street  
Madison, WI 53711  
Phone: 608.283.6100  
Fax: 608.283.6101

Contractor: Kraemer Brothers  
Contact: Tom Kraemer  
925 Park Avenue  
Plain, WI 53577  
Phone: 608.546.2411  
Fax: 608.546.2509

Signed:

  
\_\_\_\_\_  
Robert Sieger

Date:

  
\_\_\_\_\_  
11.13.07

**Parks, Timothy**

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**From:** Robert Sieger [siegerarchitects@sbcglobal.net]  
**Sent:** Wednesday, October 03, 2007 11:45 AM  
**To:** Kerr, Julia; Parks, Timothy  
**Subject:** Re: 1501 Monroe St. Redevelopment

Julia,

As required by a conditional use/demolition permit application form, i must give a thirty (30) day notice to the planning staff and alderperson as to the intent of the project prior to formal application to be heard by the planning commission. The submittal date of November 14th allows me forty (40) days. Today I am requesting, as my alderperson, that you schedule a meeting at the council office as soon as possible and within my thirty (30) day notice time. I have met with planning and zoning and intend on having an additional meeting with city staff.

I am available any time for the meeting.  
 On Oct 2, 2007, at 7:05 PM, Kerr, Julia wrote:

Thank you for letting me know.

Julia

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**From:** Robert Sieger [mailto:siegerarchitects@sbcglobal.net]  
**Sent:** Tuesday, October 02, 2007 3:58 PM  
**To:** Kerr, Julia; Rosemary Bodolay; snippets@execpc.com; Kevin Corrado; troythiel@yahoo.com; betty53704@yahoo.com; Solomon, Brian; Webber, Robbie; Judge, Eli  
**Subject:** 1501 Monroe St. Redevelopment

Julia, my alderperson, 13th district,

My wife and I wish to inform you that we are abandoning our "Fieldhouse Station" proposed project.

It is our intent to design and construct a commercial facility that is permitted by the current C2/C3 zoning. We will not require any re-zoning or any variances. A copy of the plan will be dropped off at your house. We will be submitting our information tomorrow, October 3rd, to planning and zoning staff to ensure that our proposed commercial project strictly meets all of the requirements of the current zoning.

Upon review by all who need input, we will be requesting a demolition permit via the planning commission no later than the meeting of December 17th, 2007.

I'm available any time to answer any questions you have regarding my property and building plans.

Robert Sieger  
 Sieger Architects  
 1501 Monroe Street  
 Madison, WI 53711

608-283-6100  
608-283-6101  
[siegerarchitects@sbcglobal.net](mailto:siegerarchitects@sbcglobal.net)

Robert Sieger  
Sieger Architects  
1501 Monroe Street  
Madison, WI 53711  
608-283-6100  
608-283-6101  
[siegerarchitects@sbcglobal.net](mailto:siegerarchitects@sbcglobal.net)



**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.

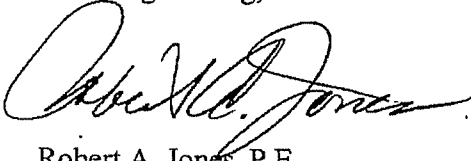
It should be emphasized that these recommendations are only a short-term solution and if it is decided to maintain the buildings for the long term than permanent modifications should be considered. However, keep in mind that if permanent repairs are pursued that the magnitude and extent of work both 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



**CAPITAL INVESTMENT PARTNERS**

REAL ESTATE DEVELOPMENT AND BROKERAGE

Suite 107  
 100 Wilburn Rd.  
 Sun Prairie, WI 53590  
 Office 608 825-7301  
 Fax 608 825-7300  
 www.cip-partners.com

December 11, 2007

Robert Sieger  
 1501 Monroe St.  
 Madison, WI 53711

Dear Mr. Sieger,

Thank you for contacting Capital Investment Partners to conduct an feasibility analysis of your building on Monroe Street. Based in Sun Prairie, we were founded in 1990 by Steve Bartlett and I joined the firm in 1994. We have a combined experience of over 45 years in commercial real estate and development. I hope we can use that experience to assist you in your decisions for the future of your property.

At your request, I have done a brief evaluation of your current buildings at 1501 and 1509 Monroe St., Madison, WI. The current 1930's one story buildings totally under utilizes the value of the Regent/Monroe corner bordering the University of Wisconsin and across from Camp Randall Stadium.

Your on-site parking of only 12 cars and limited on street parking makes the building very unattractive to any tenant looking to lease space there, whether for retail or office. Even though there are 25,000 cars per day passing the property the lack of parking does not enable the site to take advantage of the traffic. Without parking, clients cannot reasonably stop and conduct business on this property.

The outdated design of the building only allows visibility and direct access to Monroe or Regent for less than 1/3 of the building. This leaves the remaining 2/3 of the building space as a much less desirable location for tenants. This is the primary reason those spaces have been difficult to rent.

In addition, the current physical and mechanical condition of the building is not attractive to tenants and is in need of extensive repair. The current tight rental market has given all tenants many options of available space to choose from. Space of this type will not rank very high on any list for a quality tenant.

In my estimation, this property is functionally obsolete, and has exceeded its useful life. Based on the traffic, location, and size of the buildable footprint of the site, there will be many higher and better uses of that site.

Sincerely,

*Dale Garczynski*  
 Dale Garczynski  
 Capital Investment Partners

Post-it® Fax Note	7671	Date	# of pages
To	Ken Trachsel	From	SIEGER
Co./Dept.	M&D	Co.	
Phone #		Phone #	
Fax #	257 2508	Fax #	



December 11, 2007

Bob Seiger  
Wisconsin Avenue Associates  
1501 Monroe Street  
Madison, Wisconsin 53711

Dear Bob,

This letter confirms our decision to move the JRP, Inc. office to a new location, officially ending our 10 year lease with you.

Recalling many of our discussions, this building is simply not suitable for our professional office needs. The mechanical systems are old and continually in need of repair. The AC systems are not adequate on hot summer days, and therefore create uncomfortable situations for meetings with clients and staff. The heating units work in some areas, and not others, and are under constant repair. The bathrooms are an embarrassment. Worst of all is the lack of parking and the constraints on the parking. As you know we have had a number of tickets from parking in the lot after 6:00 p.m. because of calls issued from the church neighbor.

In general we know there was a good faith effort to try to accommodate our needs, but at this point we feel major renovations and additional parking would have to be supplied before any business would consider leasing this space.

Thanks you for the years of attention and assistance you were able to provide. We will sorely miss the proximity to Camp Randall, and wish you the very best as you move forward with a healthy development plan.

Sincerely,



John Roach  
President

John Roach Projects, Inc.

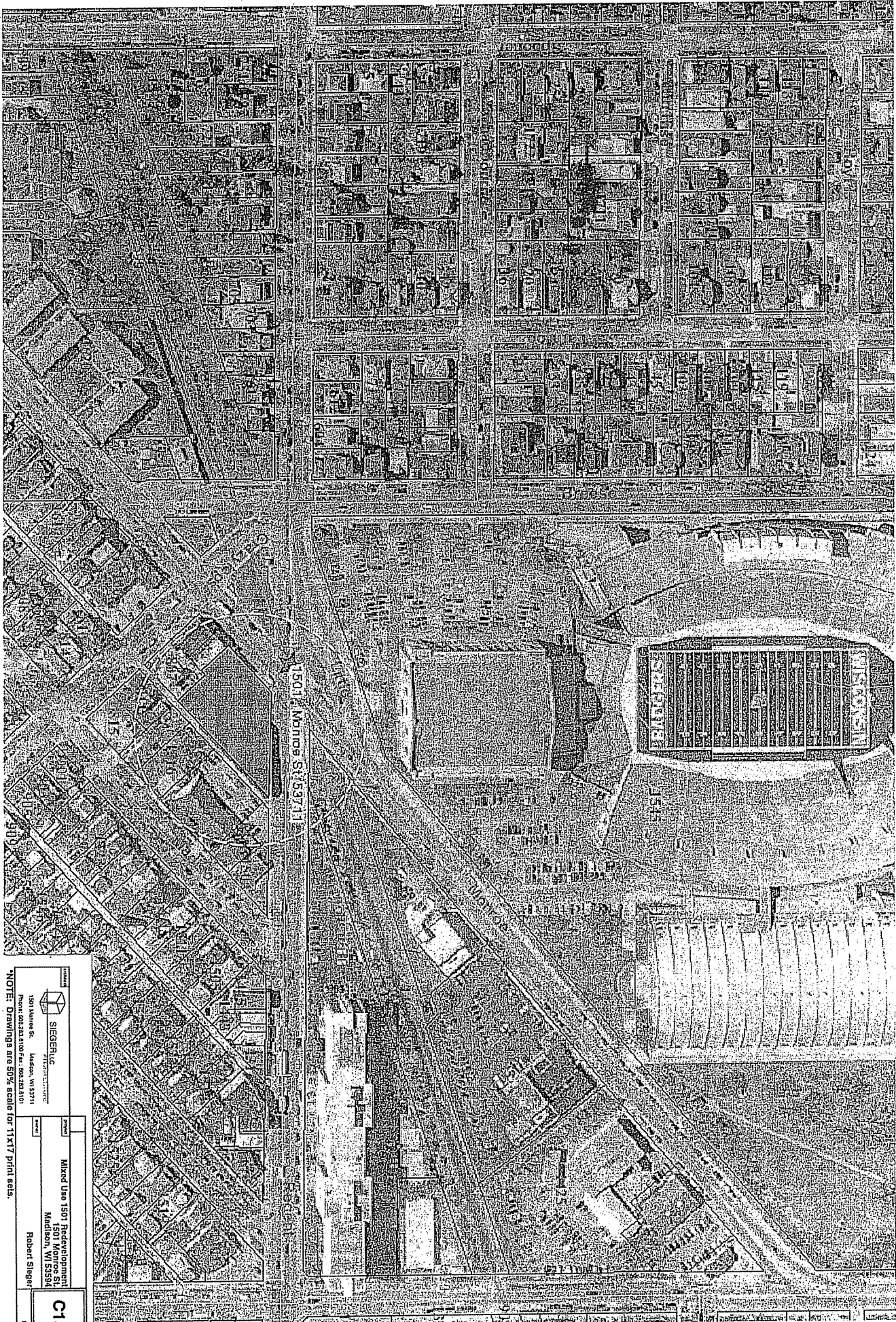
Telling Your Story in Moving Pictures


16



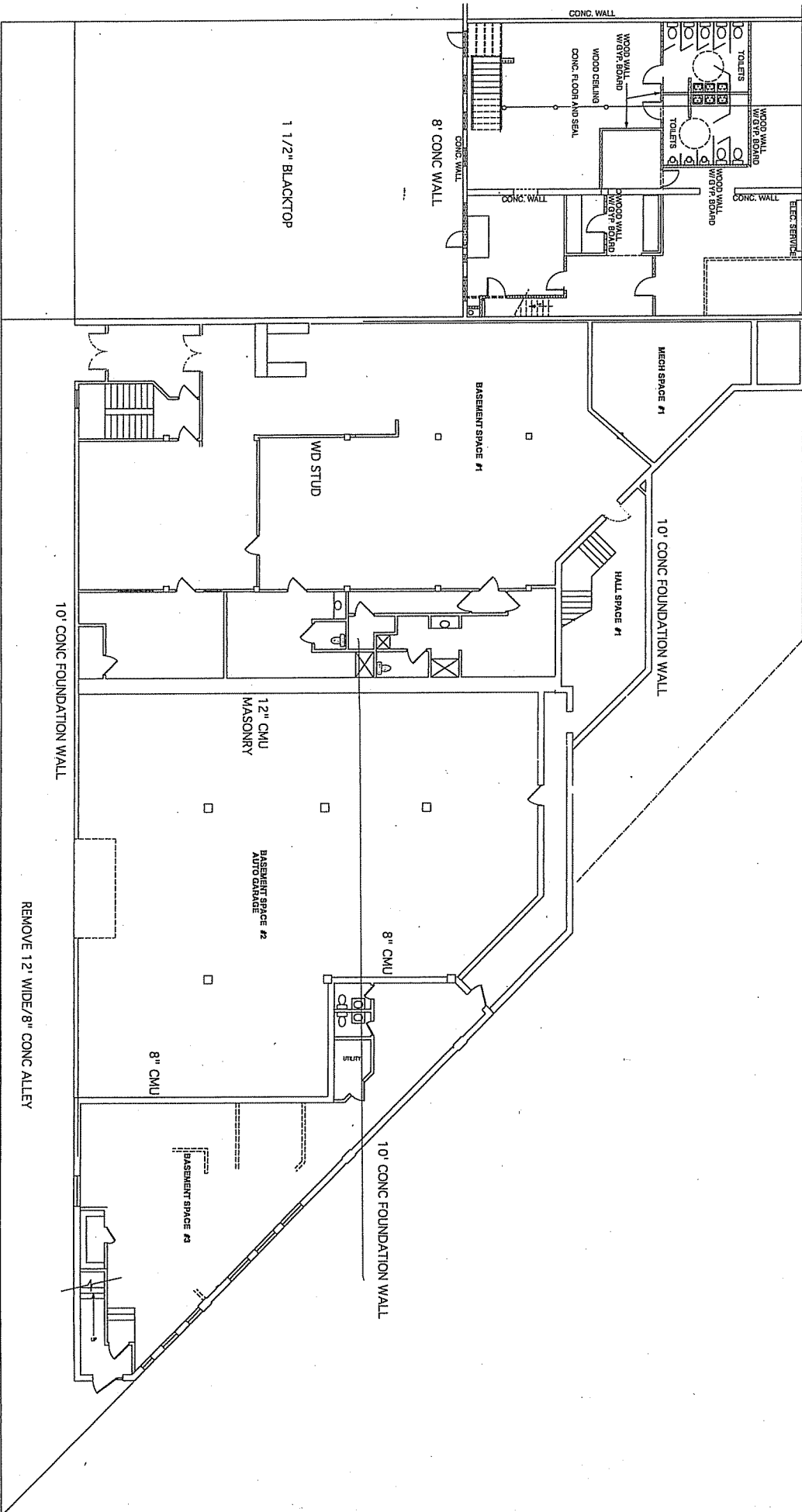






 <b>SIEGERS</b> ARCHITECTS 1501 Monroe St Madison, WI 53711 Phone: 608.231.4100 Fax: 608.231.1010	<b>Mixed Use 1501 Redevelopment</b> 1501 Monroe St Madison, WI 53704 Robert Sieger	<b>C1.4</b> 1.1.17
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NOTE: Drawings are 50% scale for 11x17 print sets.



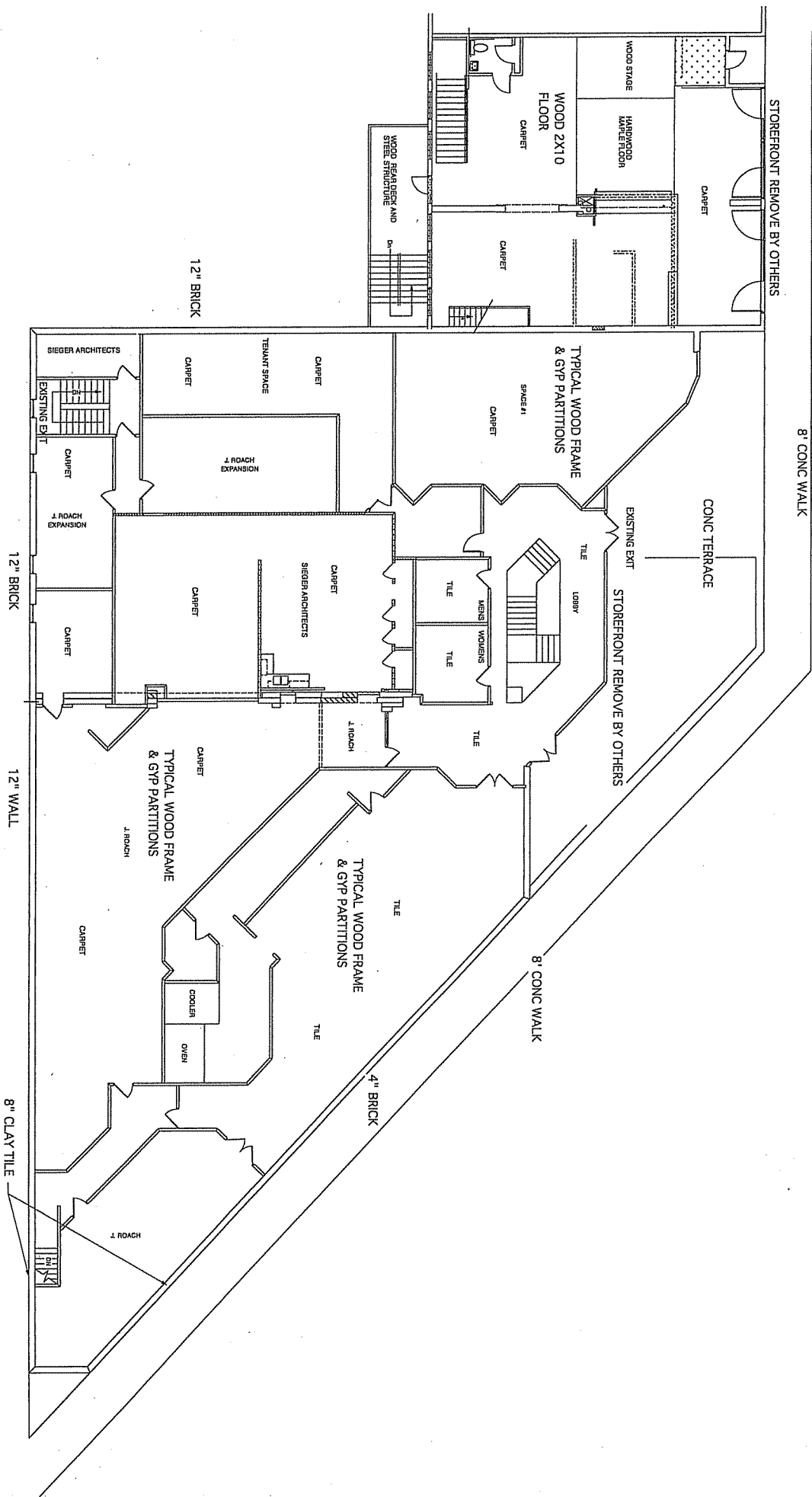
# LOWER LEVEL DEMO PLAN

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

<p><b>SINGER &amp; ASSOCIATES</b> Architects</p> <p>1501 Monroe St., Madison, WI 53711 Phone: 608.263.8100 Fax: 608.263.8101</p>	<p>DEMO PLANS</p> <p>SCALE: 1/8" = 1'-0"</p>
	<p>AD1.1</p>

1501 Ridgepoint  
Madison, WI 53711  
Wisconsin Avenue Associates

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

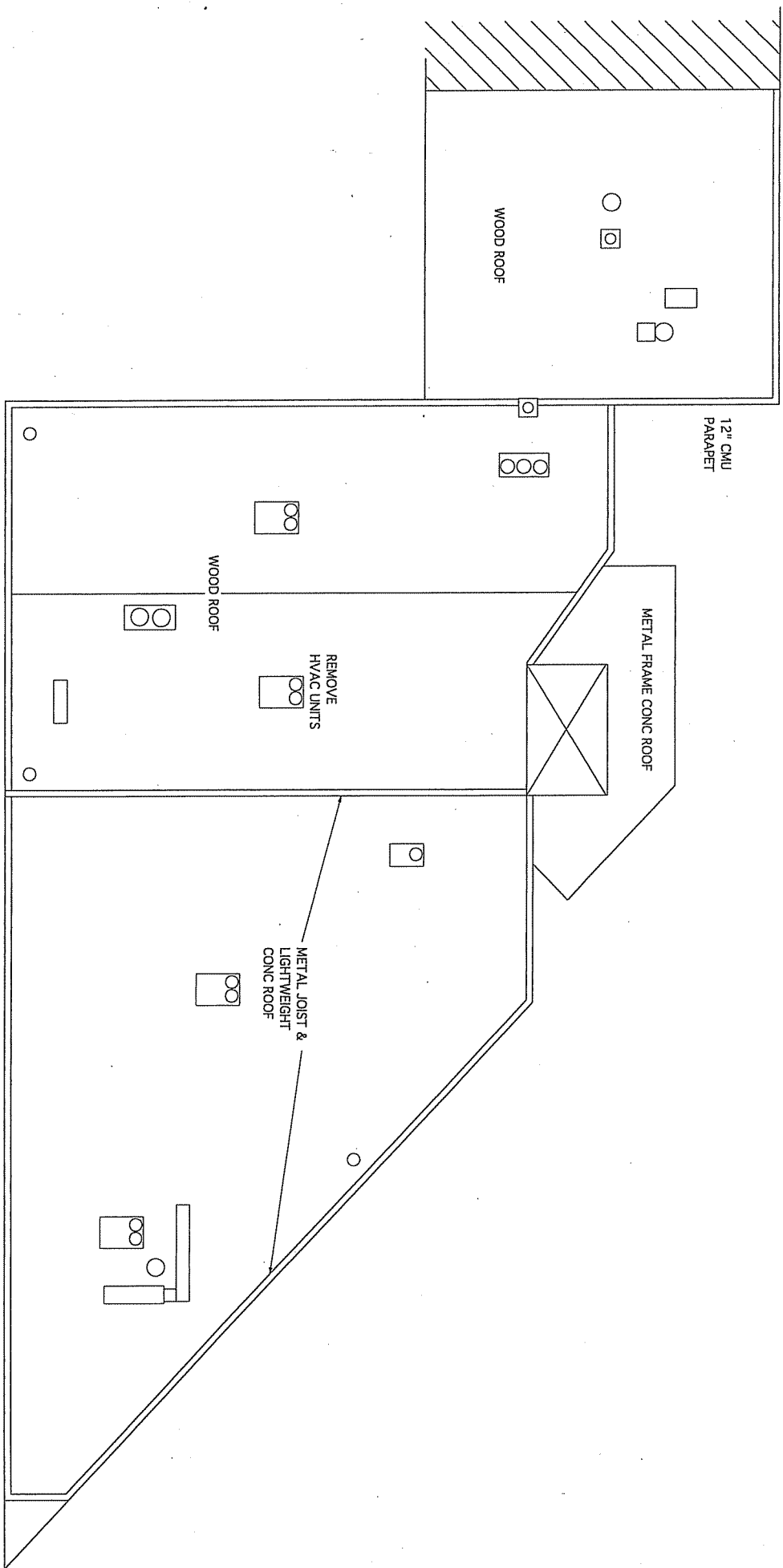


# UPPER LEVEL DEMO PLAN

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


<b>SIEGER ARCHITECTURE</b> 1501 Monroes St. Madison, WI 53711 Phone: (608) 224-0100 Fax: (608) 224-2101		<b>DEMO PLANS</b> SCALE: 1/8" = 1'-0" 1501 Radwold Court Madison, WI 53711 Wisconsin Avonite Association 14.03.07
<b>AD1 2</b>		14.03.07

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

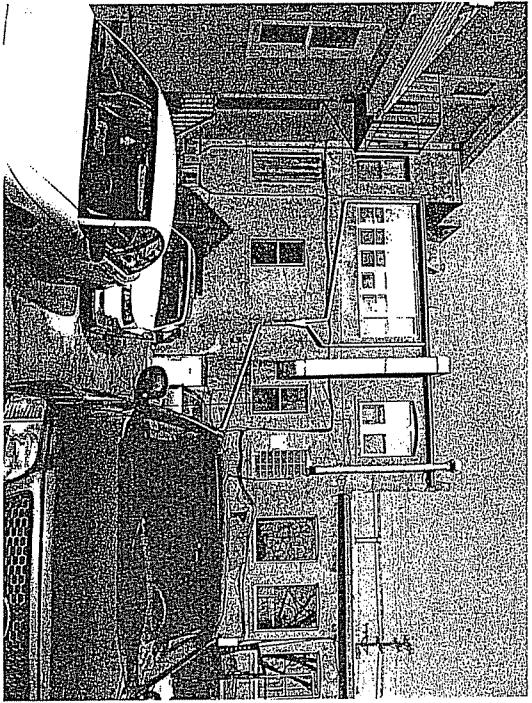


# ROOF DEMO PLAN

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

 <p><b>SIEGER, LLC</b> ARCHITECTURE</p> <p>1501 Monroe St. Madison, WI 53711 Phone: (608) 233-0100 Fax: (608) 233-0101</p>		<p>DEMO PLANS</p> <p>SCALE: 1/8" = 1' - 0"</p> <p>1501 Redevelopment 1501 Monroe Street Madison, WI 53711</p> <p>Wisconsin Avenue Association</p>
<p>AD1.3</p>		<p>16</p>


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



PROTECT PARTY WALL, KEEP INTACT

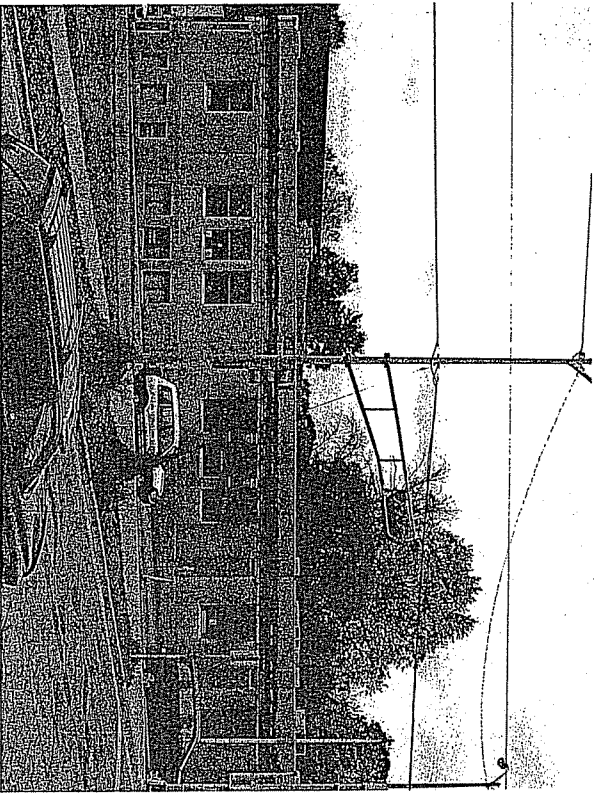
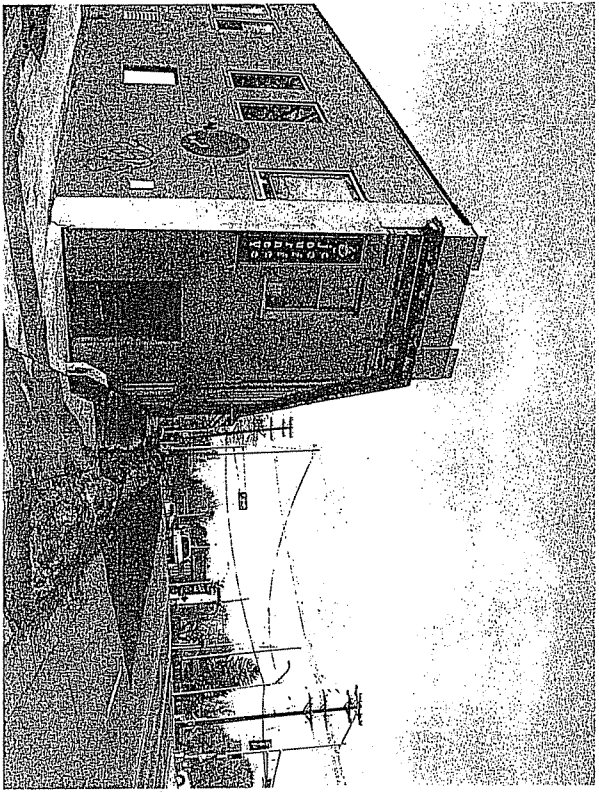
REMOVAL OF ALL GLASS AND ALUMINUM  
DOORS AND ALUMINUM FRAMES BY OTHERS  
REMOVE AND STORE DECK FRAME AND  
DECK PARTS. TO BE DONE BY OTHERS



 SPECTRA INC. 1801 HANCOCK ST. MADISON, WI 53711 PHONE: 608.263.0100 FAX: 608.263.0111		PHOTOS 1801 REDBELL COURT 1501 HANCOCK STREET MADISON, WI 53711 WISCONSIN AVENUE ASSOCIATES 1543 JF
AD3.0		AD3.0

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

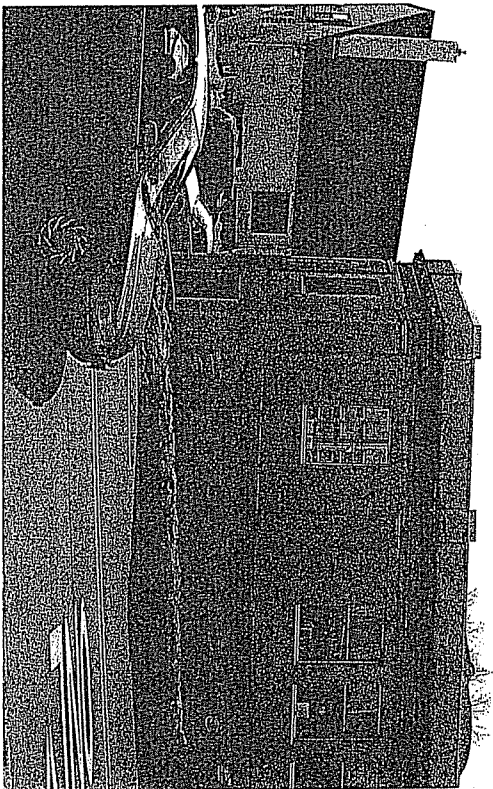




AWNINGS TO BE REMOVED BY OTHERS

RAILINGS TO BE CUT OFF AND  
STORED BY OTHERS

GLASS WINDOWS, ALUMINUM DOORS  
AND ALUMINUM WINDOW FRAMES TO  
BE REMOVED BY OTHERS



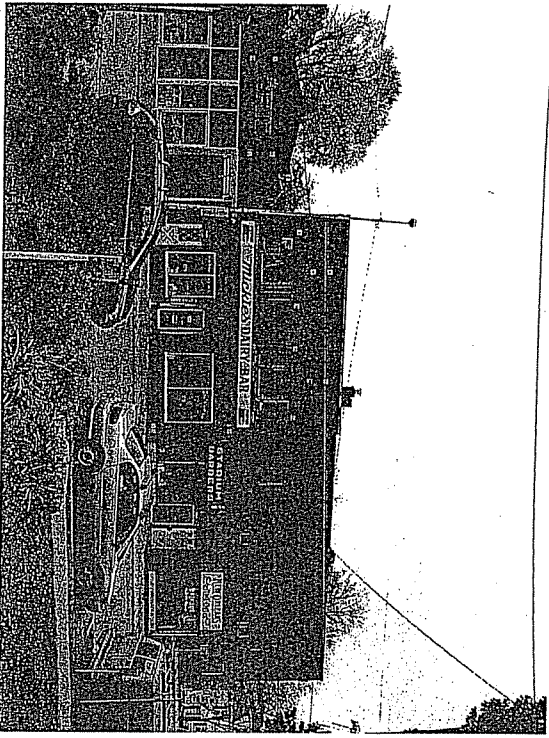
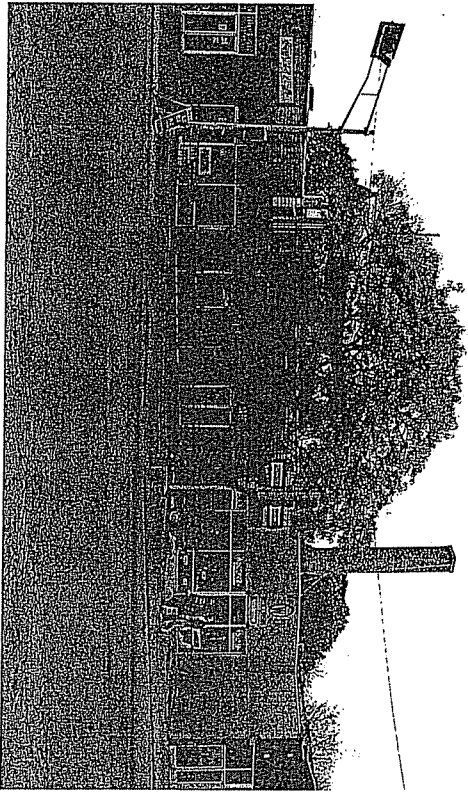
10

<b>SEARCHER, INC.</b> ARCHITECTURAL 1501 LEXINGTON ST. MADISON, WI 53711 PHONE: 608.262.9100 FAX: 608.262.9101	
PROJECT <b>1501 RETIREMENT CENTER</b> 1501 LEXINGTON ST. MADISON, WI 53711	PHOTOS <b>AD3.2</b> 11.04.07


Wisconsin Avenue Associates

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

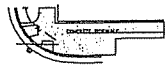




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 <b>STEREOVISION</b> 1501 Adams St. Madison, WI 53711 Phone: (608) 251-1100 Fax: (608) 251-1101		<b>PHOTOS</b>
<b>1801 REDWELL ORPHEM</b> Madison, WI 53711		<b>AD3.3</b>
Wisconsin Avenue Associates		1801AD3

NOTE: Drawings are 50% scale for 11x17 print size



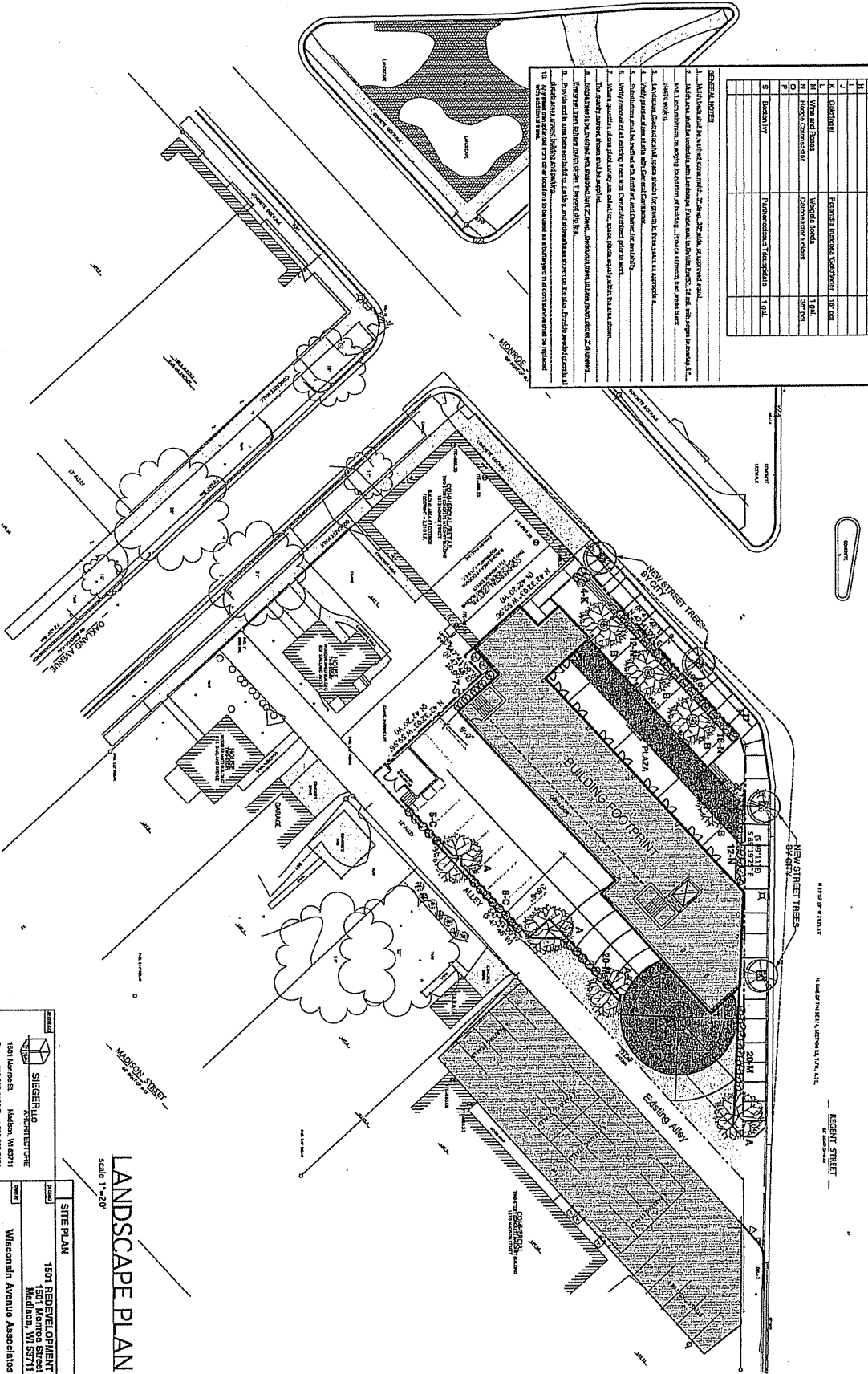
NORTH BREEZE TERRACE  
at 1501 Avenue Street

### PLANT SCHEDULE

SYM	COMMON NAME	SYMBOLICAL	HT
A	Red Maple	Acer rubrum	1 1/2' (3.0)
B	Common Hornbeam	Cornus spicata	1 1/2' (3.0)
C	Common Nettle	Urtica dioica	1 1/2' (3.0)
D	Common Nettle	Urtica dioica	1 1/2' (3.0)
E	Common Nettle	Urtica dioica	1 1/2' (3.0)
F	Common Nettle	Urtica dioica	1 1/2' (3.0)
G	Common Nettle	Urtica dioica	1 1/2' (3.0)
H	Common Nettle	Urtica dioica	1 1/2' (3.0)
I	Common Nettle	Urtica dioica	1 1/2' (3.0)
J	Common Nettle	Urtica dioica	1 1/2' (3.0)
K	Common Nettle	Urtica dioica	1 1/2' (3.0)
L	Common Nettle	Urtica dioica	1 1/2' (3.0)
M	Common Nettle	Urtica dioica	1 1/2' (3.0)
N	Common Nettle	Urtica dioica	1 1/2' (3.0)
O	Common Nettle	Urtica dioica	1 1/2' (3.0)
P	Common Nettle	Urtica dioica	1 1/2' (3.0)
Q	Common Nettle	Urtica dioica	1 1/2' (3.0)
R	Common Nettle	Urtica dioica	1 1/2' (3.0)
S	Common Nettle	Urtica dioica	1 1/2' (3.0)
T	Common Nettle	Urtica dioica	1 1/2' (3.0)
U	Common Nettle	Urtica dioica	1 1/2' (3.0)
V	Common Nettle	Urtica dioica	1 1/2' (3.0)
W	Common Nettle	Urtica dioica	1 1/2' (3.0)
X	Common Nettle	Urtica dioica	1 1/2' (3.0)
Y	Common Nettle	Urtica dioica	1 1/2' (3.0)
Z	Common Nettle	Urtica dioica	1 1/2' (3.0)

**GENERAL NOTES:**

1. Plants shall be selected from the following list, or approved equal.
2. Plants shall be selected from the following list, or approved equal.
3. Plants shall be selected from the following list, or approved equal.
4. Plants shall be selected from the following list, or approved equal.
5. Plants shall be selected from the following list, or approved equal.
6. Plants shall be selected from the following list, or approved equal.
7. Plants shall be selected from the following list, or approved equal.
8. Plants shall be selected from the following list, or approved equal.
9. Plants shall be selected from the following list, or approved equal.
10. Plants shall be selected from the following list, or approved equal.
11. Plants shall be selected from the following list, or approved equal.
12. Plants shall be selected from the following list, or approved equal.
13. Plants shall be selected from the following list, or approved equal.
14. Plants shall be selected from the following list, or approved equal.
15. Plants shall be selected from the following list, or approved equal.
16. Plants shall be selected from the following list, or approved equal.
17. Plants shall be selected from the following list, or approved equal.
18. Plants shall be selected from the following list, or approved equal.
19. Plants shall be selected from the following list, or approved equal.
20. Plants shall be selected from the following list, or approved equal.



## LANDSCAPE PLAN

Scale: 1" = 20'

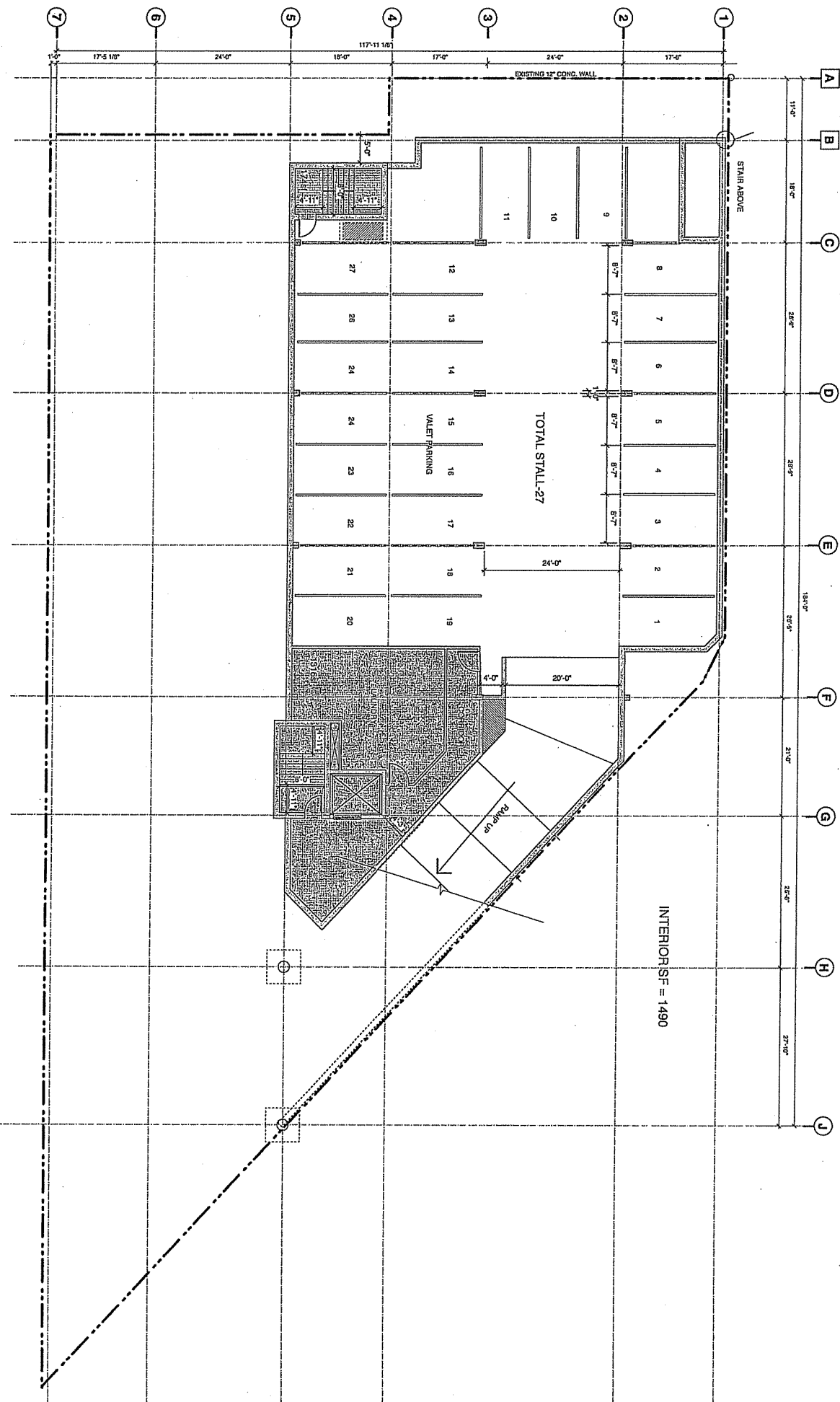
**NOTE:** Drawings are 50% scale for 11x17 print sets.

**SIEBERG ARCHITECTURE**  
1501 MADISON STREET  
MADISON, WI 53711

**SITE PLAN**  
1501 RESERVE APARTMENT  
1501 MADISON STREET  
MADISON, WI 53711

**C1.2**

15.04.07



**SUB ALLEY LEVEL 1 PLAN**

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

INTERIOR SF = 1490

TOTAL STALL-27

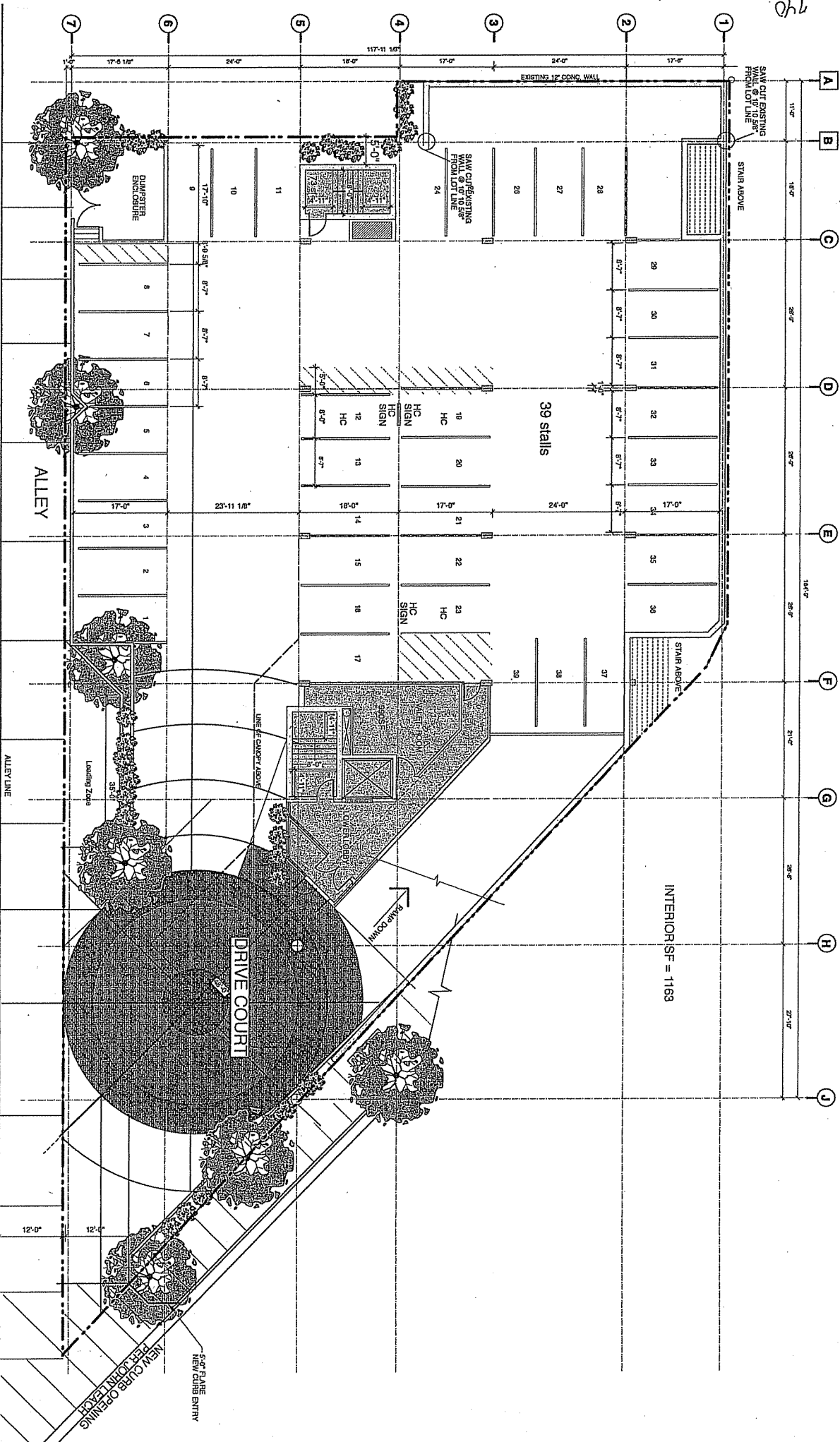
VALET PARKING

STAIR ABOVE

EXISTING 12" CONC. WALL

<p><b>SIEGENIUS</b> ARCHITECTS</p> <p>1501 Monroe St. Madison, WI 53711 Phone: (608)233.5100 Fax: (608)233.5101</p>	<p>Project: 1501 REDEVELOPMENT</p>
	<p>1501 MONROE STREET MADISON, WI 53711</p>
<p>FLOOR PLANS</p>	
<p>Wisconsin Avenue Associates</p>	
<p><b>A1.01</b></p>	
<p>10.01.07</p>	

740



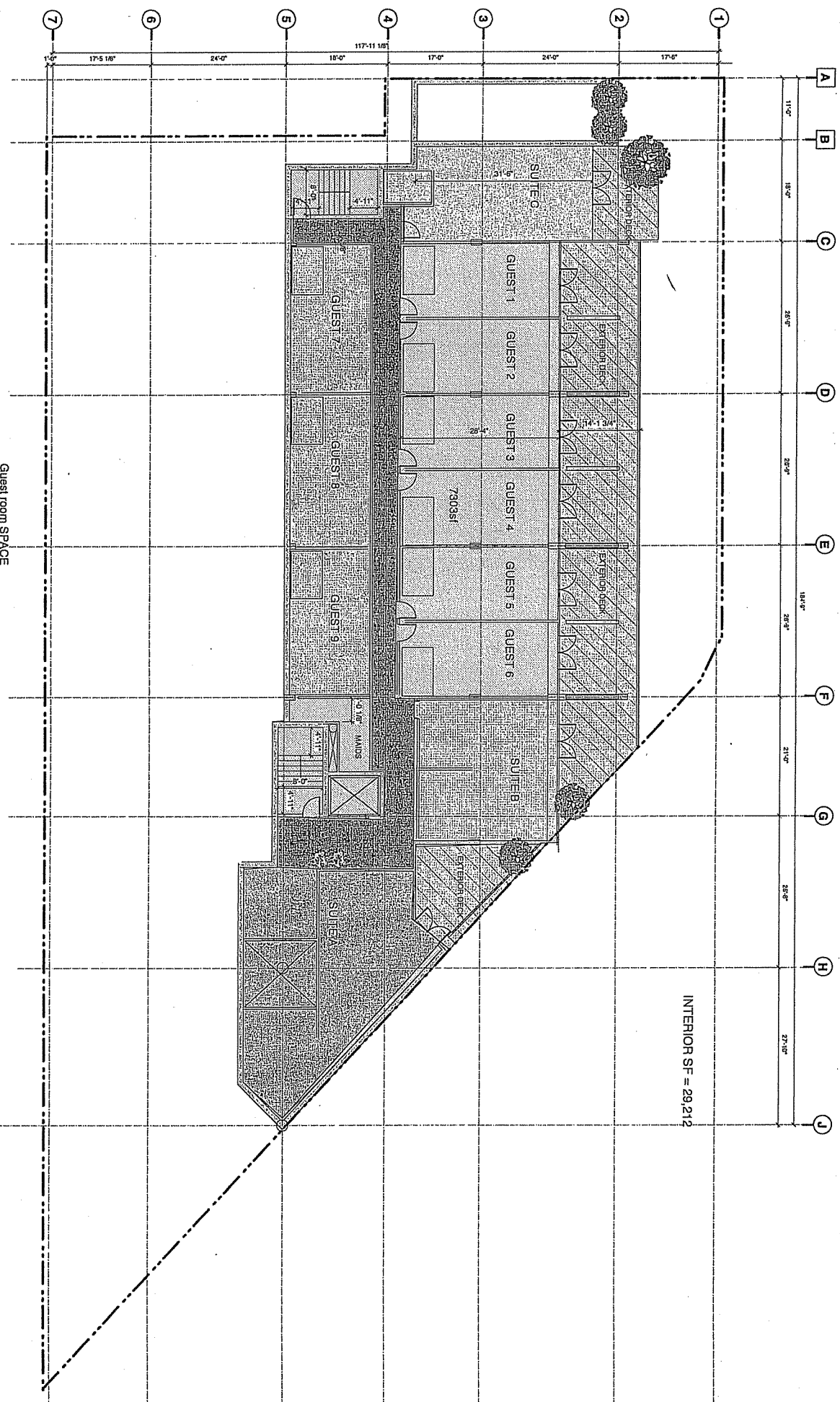
**ALLEY LEVEL PLAN**

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

<p><b>SIEGRUE ARCHITECTURE</b> 7001 Monroe St. Madison, WI 53711 Phone: (608)242-0700 Fax: (608)242-0701</p>	<p><b>FLOOR PLANS</b></p>	<p>PROJECT: 1501 REDBELL ORIENT 1501 Monroe Street Madison, WI 53711</p>
		<p>CLIENT: Wisconsin Avenue Association</p>
<p>DATE: 10.20.27</p>		<p><b>A1.0</b></p>

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INTERIOR SF = 29,212

Guest room SPACE  
4 floors @ 7309sf = 29,212 SQ. FT. INT. SPACE

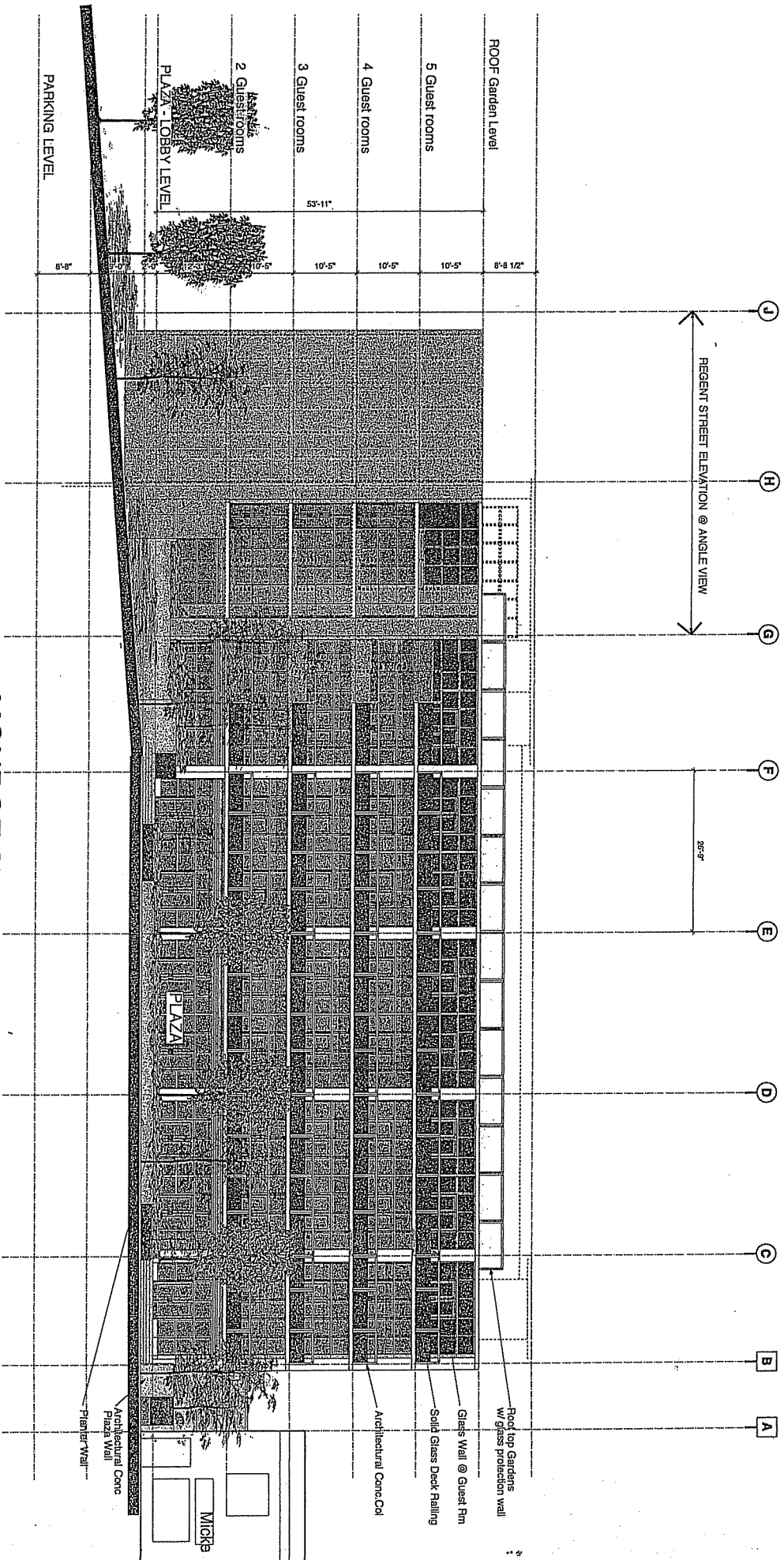
**2.5 FLOOR PLAN = 48 guest rooms**  
SCALE: 1/8" = 1' - 0"

<p><b>SIERGOLIC</b> ARCHITECTURE</p> <p>1001 Monroe St., Madison, WI 53711 Phone: 608.262.8100 Fax: 608.262.8101</p>	<p><b>FLOOR PLANS</b></p>	<p><b>1501 REDEVELOPMENT</b> Madison, WI 53711</p> <p>Wisconsin Avenue Associates</p>
	<p><b>A1.2</b></p>	

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# MONROE STREET CONCEPT ELEVATION



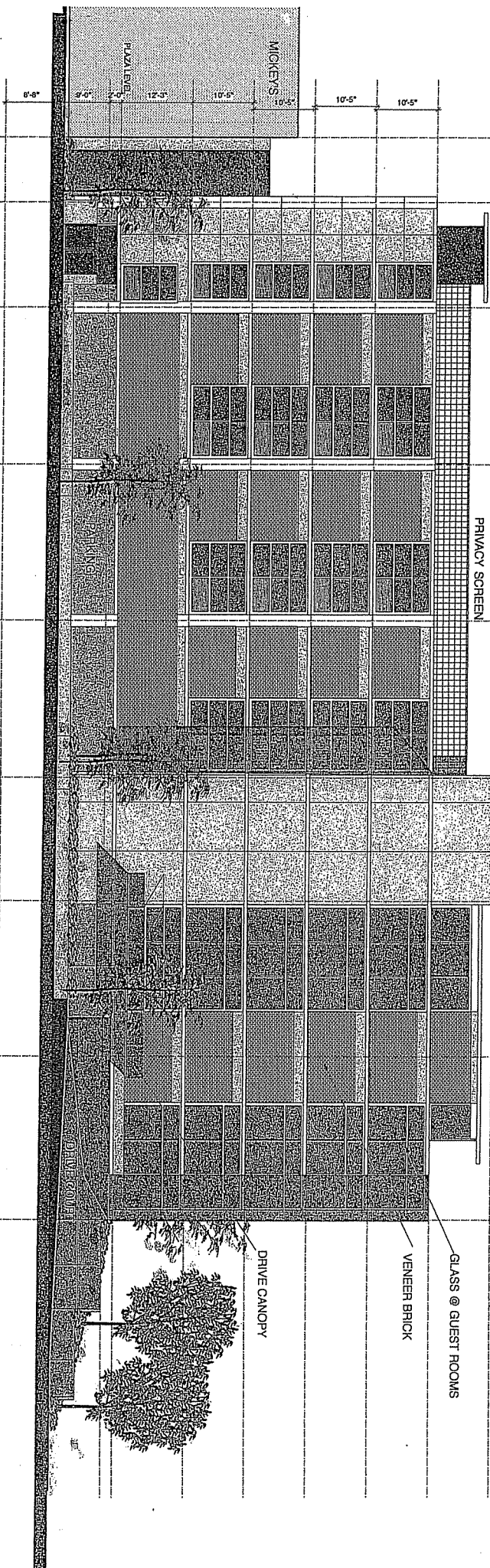
16

<p><b>SIEGERLICH</b> ARCHITECTURE</p> <p>1501 Monroe St. Madison, WI 53711 Phone: 608.258.8100 Fax: 608.258.8101</p>	<p><b>Elevations</b></p> <p>1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711</p> <p>Wisconsin Avenue Associates</p>	<p><b>A4.1</b></p> <p>1/4/17</p>
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NOTE: Drawings are 50% scale for 11x17 print sets.



# ALLEY ELEVATION



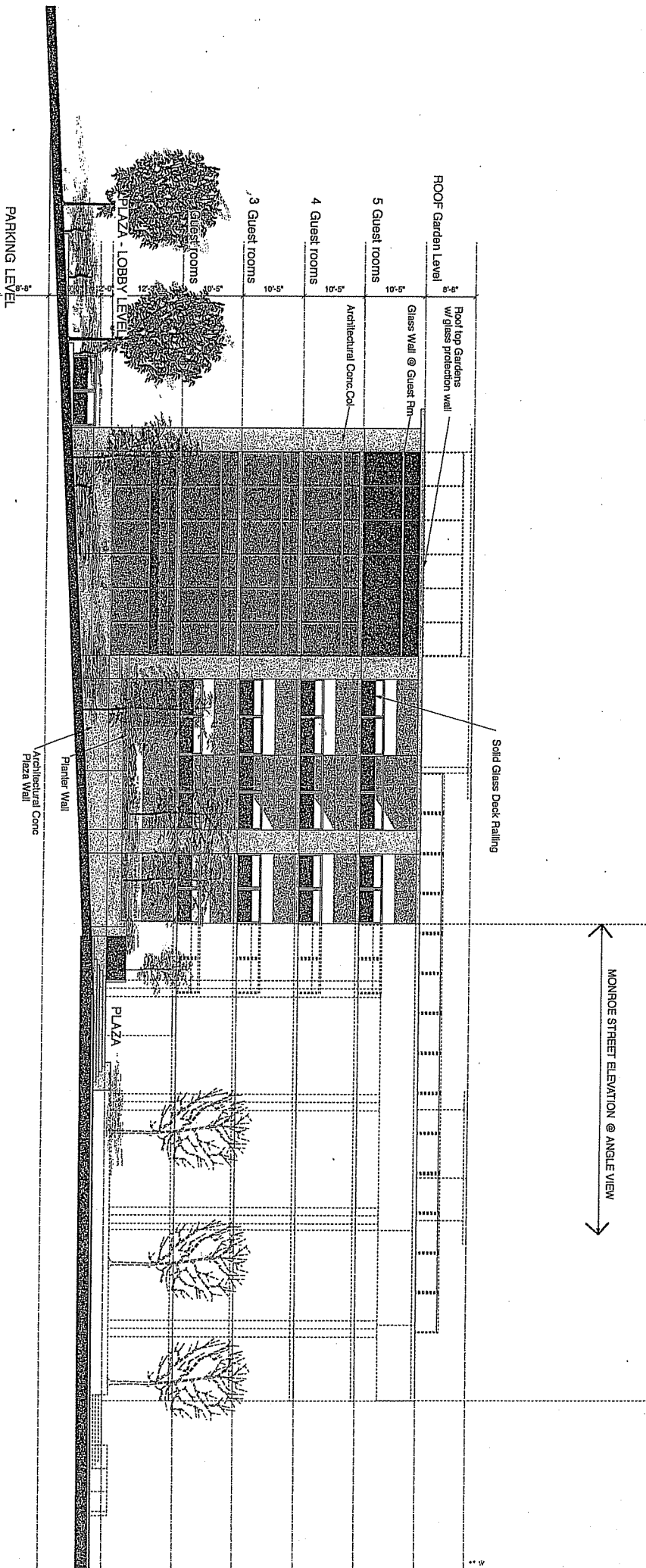
**1301 REDEVELOPMENT**  
 1301 Monroe Street  
 Madison, WI 53711  
 Wisconsin Avenue Associates

**1301**  
 SIEGERLICH  
 ARCHITECTURE  
 Madison, WI 53711  
 Phone: 608.263.6100 Fax: 608.263.0101

Elevations  
 A4.2  
 11/14/17

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

# REGENT STREET CONCEPT ELEVATION



MONROE STREET ELEVATION @ ANGLE VIEW

<p><b>SIEGERLIC</b> ARCHITECTURE</p> <p>1501 Monroe St. Madison, WI 53711 Phone: 608.261.0100 / Fax: 608.261.0101</p>	<p>Project</p> <p><b>1501 REGENT CORNER</b> 1501 Monroe Street Madison, WI 53711</p>
	<p>Discipline</p> <p><b>Elevations</b></p>
<p>Scale</p> <p><b>A4.3</b></p>	<p>Author</p> <p>Wisconsin Avenue Associates</p>

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

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