

Inclusionary Dwelling Unit Plan
Multi-Family Condominium Building
2607 Monroe Street
February 7, 2007

- I. Project Narrative:
- A. General Character of the Intended Development: This project proposes the redevelopment of the property located at 2607 Monroe Street and 2612 Arbor Drive. The property is currently zoned C2 and R5 and is used as apartments and a store. The site is approximately 45,929 square feet in area and is located in the Dudgeon-Monroe Neighborhood. The redevelopment proposal envisions a new owner-occupied condominium with a variety of unit sizes and types designed to appeal to a wide range of buyers. The proposed 45-unit condominium building would be 3-4 stories.
- B. Owner, Developer and Future Owner Identification:
1. Owner & Developer: James Corcoran
2702 Monroe Street
Madison, WI 53711
(608) 233-4440
2. Future: Owner Occupied
- C. Construction Schedule: Following approval, we expect to begin the development of the site in Spring, 2008 with completion of the building for occupancy beginning in Spring, 2009.
- II. Plans: A copy of the preliminary plan is attached hereto as Exhibit A, which shows the location and distribution of the Inclusionary Dwelling Units throughout the building. Additionally, Exhibit B, attached hereto, identifies the unit type and distribution of IDUs per floor throughout the building.
- III. Additional Information: See the attached letter of intent.
- IV Marketing Plan: The marketing plan for the IDUs will consist of the following: Listing the IDUs in the multiple listing service, which makes them available to all realtors in the South Central Wisconsin area. The IDUs will also be advertised in the Isthmus, as will as the Wisconsin State Journal and Capital Times. We will also notify the City of Madison so that it can be put on the appropriate web pages. We will be constructing a web page for the project under which the IDUs will be made available. There will be a project sign on site advertising general information about the project. We will have regular open houses on site or at the real estate broker's.

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat 2607 Monroe Street

Project Address: 2607 Monroe Street Project Area (in acres): 1.05

Developer: J. Michael Real Estate Representative: James Corcoran

Street Address: 2702 Monroe Street City/State: Madison, WI Zip: 53711

Telephone: 608-233-4440 Fax: 608-233-9130 Email: _____

Agent, if Any: Randy Bruce Company: Knothe & Bruce Architects, LLC

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

Telephone: 608-836-3690 Fax: 608-836-6934 Email: kbruce@knothebruce.com

PART 2 - PROJECT CONTENTS:

Complete the following table as it pertains to this project:

| Residential Use | MARKET-RATE UNITS | | INCLUSIONARY UNITS | | Total Units | Acres |
|-----------------|----------------------|-----------------------|----------------------|-----------------------|-------------|-------------|
| | Owner-Occupied Units | Renter-Occupied Units | Owner-Occupied Units | Renter-Occupied Units | | |
| Single-Family | | | | | | |
| Duplexes | | | | | | |
| Multi-Family | 38 | 2 | 7* | - | 47 | 1.05 |
| TOTAL | 38 | 2 | 7 | - | 47 | 1.05 |

PART 3 - AFFORDABLE HOUSING DATA:

OR AS REQUIRED BY COST ANALYSIS

| Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-------|
| Owner-Occupied Units | 30% | 40% | 50% | 60% | 70% | 80% | Total |
| Number at Percent of AMI | | | | | | 7 | 7 |
| Anticipated Sale Price | | | | | | | |
| Rental Units | 30% | 40% | 50% | 60% | 70% | 80% | Total |
| Number at Percent of AMI | | | | | | | |
| Maximum Monthly Rent Price | | | | | | | |

PART 4 - DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

| | MARKET-RATE UNITS | | | | | INCLUSIONARY UNITS | | | | |
|----------------------------|-------------------|--------|---------|---------|--------------|--------------------|--------|---------|---------|--------------|
| | Studio / Effic | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More Bdrms | Studio / Effic | 1 Bdrm | 2 Bdrms | 3 Bdrms | 4/More Bdrms |
| Owner-Occupied Units with: | | | | | | | | | | |
| Minimum Floor Area: | | | | | | | | | | |
| Rental Units With: | | | | | | | | | | |
| Minimum Floor Area: | | | | | | | | | | |

CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

| Incentive | MAP | Incentive | MAP |
|--|-----|--|-----|
| <input checked="" type="checkbox"/> Density Bonus (varies by project) | 3 | <input type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> up to \$10,000 per unit for up to 50% of the affordable units provided. | 2 |
| <input type="checkbox"/> Parkland Development Fee Reduction | 1 | <input type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground. | 2 |
| <input type="checkbox"/> Parkland Dedication Reduction | 1 | <input type="checkbox"/> Neighborhood Plan preparation assistance | 1 |
| <input type="checkbox"/> Off-street Parking Reduction up to 25% | 1 | <input type="checkbox"/> Assistance obtaining housing funding information | 1 |
| <input type="checkbox"/> Non-City provision of street tree planting | 1 | | |
| <input type="checkbox"/> One addl. story in Downtown Design Zones | 1 | | |
| <input type="checkbox"/> Residential parking permits in a PUD/PCD | 1 | | |
| <input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____ | | | |

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within one mile of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

| Standards for Inclusionary Dwelling Units (IDUs) | Will Comply | Will <u>not</u> comply | Additional comments |
|--|-------------|------------------------|---------------------|
| Exterior Appearance of IDUs are similar to Market rate. | X | | |
| Proportion of attached and detached IDU units is similar to Market rate. | X | | |
| Mix of IDUs by bedroom size is similar to market rate. | X | | |

CONTINUE →

| Standards for Inclusionary Dwelling Units (IDUs) [continued] | Will Comply | Will not comply | Additional comments |
|---|-------------|-----------------|--------------------------------------|
| IDUs are dispersed throughout the project. | X | | |
| IDUs are to be built in phasing similar to market rate. | X | | |
| Pricing fits within Ordinance standards | X | | |
| Developer offers security during construction phase in form of deed restriction. | X | | |
| Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction. | X | | |
| Developer describes marketing plan for IDUs. | X | | |
| Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification. | X | | |
| Terms of sale or rent. | X | | |
| | Yes | No | Additional comments |
| Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations. | | X | |
| Developer has requested waiver for off-site or cash payment. | | X | |
| Developer has requested waiver for reduction of number of units. | | X | WILL BE BASED ON FINANCIAL |
| Other: | | | ANALYSIS OF COST/BENEFIT OF 12 UNITS |

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → _____
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → 12.21.06
- The applicant notified Alderperson GOLDEN of District 10 of this development proposal in writing on: → 12.21.06
- The applicant also notified (AUDREY HIGHTON of the DUDMAN-MANFEE neighborhood in writing on: → 12.21.06
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature Randy Bruce Date 2.07.07
 Printed Name RANDY BRUCE Phone 608.836.3690

February 7, 2007

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

Re: Letter of Intent
R-5 and C-2 to PUD-GDP-SIP
2607 Monroe Street
Madison, Wisconsin

Dear Mr. Murphy:

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

Organizational structure:

Owner: Jim Corcoran
J. Michael Real Estate
2702 Monroe Street
Suite 15
Madison, WI 53711
608-233-4440
608-233-9130 fax
jcorcoran@charterinternet.net

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

Engineer: Burse Surveying & Engineering
1400 E. Washington Ave.
Suite 158
Madison, WI 53703
608-250-9263
608-250-9266fax
Contact: Pete Fortlage
Pfortlage.bursesurveyengr@chorus.net

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
ksaiki@ksd-la.com

Introduction:

The proposed site is located between Monroe Street and Arbor Drive on the northeast side of Knickerbocker Street. The adjacent properties are the Michael's Frozen Custard site and a large apartment building to the northeast, Knickerbocker Place to the southwest, and Wingra Park to the southeast. The site is currently occupied by several smaller apartment and storage buildings and a commercial building on Monroe Street that is the home of Papa Phil's Restaurant.

The developers have been working for the past 18 months, with input from the alderperson and neighborhood, on a redevelopment plan for this under-utilized site. The plan includes renovation of the Papa Phil's façade along with new construction to create a higher density mixed-use development that respects the scale and uses of the surrounding neighborhood.

City of Madison Comprehensive Plan

This proposed development was designed to meet the goals, objectives and standards established in the City of Madison Comprehensive Plan. Recognizing that the City of Madison will need to accommodate a significant share of the future regional population and economic growth, the adopted Comprehensive Plan set the following goals and objectives:

- Reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment and higher densities at locations recommended in the City plans.
- Promote "Smart Growth" that enables the redevelopment of lands with existing infrastructure and services which have relatively low municipal and utility costs. Place a high priority on the reuse and more intensive use of sites within the city where adopted plans recommend redevelopment and infill.
- Redevelopment scale and density should be appropriate to redevelopment objectives and reasonably compatible with established neighborhood character.

The Comprehensive Plan designates this property within a potential redevelopment and infill area and establishes it for Neighborhood Mixed-Use. Within the Neighborhood Mixed-Use district the Plan outlines additional standards and policies which the proposed development was designed to meet:

- General building heights of between two and four stories and residential densities of up to 40 dwelling units per acre.
- Commercial uses should support the surrounding neighborhood.
- Parking should be located primarily behind buildings or underground.
- Provide a pedestrian-oriented "urban" environment.
- Include well-designed buildings placed close to the street or sidewalk.
- Developments should include pedestrian friendly design amenities such as decorative paving, plazas and landscaping.
- Incorporate transit-oriented development standards.

The Dudgeon- Monroe Neighborhood Plan

The Dudgeon-Monroe Neighborhood Plan (D-MN Plan) is currently in draft form and is currently under review by city staff and agencies. The D-MN Plan as drafted contains some conflicts with the adopted Comprehensive Plan and the proposed development does not meet all of the recommendations of the draft D-MN Plan. However, the developer has been working closely with the neighborhood and alderperson to achieve many of the goals set forth in that draft plan.

The D-MN Plan was developed to address many of the growth-related issues of a neighborhood with increasing popularity. The following goals and recommendations are currently within the draft plan which the proposed development is designed to meet:

- Support a diversity of creative housing approaches.
- Encourage pedestrian scale storefront and façade improvements to maintain the character of Monroe Street.
- Preserve, maintain and enhance the character of the commercial district along Monroe Street without encroaching into adjacent residential areas.
- Identify strategic redevelopment sites within the neighborhood.
- Balance the parking needs of the local businesses with on-going traffic concerns.
- Encourage Madison Metro ridership.

Demolition Standards:

This proposed development envisions the removal of several buildings that currently exist on the site. It should be noted that the developer has contracted with the Madison Environmental Group to prepare a recycling and re-use plan for the buildings, starting with all reasonable efforts to relocate any suitable building(s).

These buildings are as follows (photographs are attached to this letter of intent):

- 2605 Monroe Street that was constructed in 1920 and has had many subsequent remodelings and uses over the years. Reported uses include a chicken coup, hardware shop and dentist office. Currently the building has a mix of 6 very small apartments. The building has substantial structural and mechanical deficiencies that cannot be addressed.
- 2609 Monroe Street which was constructed by Jack Wey Builders as a garage and storage building for building operations. The building is a lightly constructed wood-frame building that has significant structural deficiencies.
- 713 Knickerbocker which is a City Water Utility well building that was abandoned in 1988. Functional limitations prevent its reuse although the exterior masonry detailing may be able to be recycled.
- 717 Knickerbocker, 2612 and 2620 Arbor Drive which are three small apartment buildings built by Jack Wey between 1944 and 1953. The buildings contain a total of 14 apartments. The developer is actively seeking sites for the relocation of one or more of these properties.

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

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

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

Given the recommendations of the Comprehensive Plan, we believe that the demolition standards have been met.

Housing Affordability and Inclusionary Zoning:

A wide range of housing sizes and prices are proposed for this development. They are designed to meet the needs of the first time home buyer or the single retired person. The smaller condominiums will be relatively more affordable while the larger condominiums with premium locations will be higher priced. A range of income groups can be served by the nature of the buildings design on a market rate basis.

In addition, the developer has submitted an Inclusionary Dwelling Unit Plan. The IDUP will be studied and discussed further with staff, but currently it is the developer's intent to meet the requirements of the inclusionary zoning ordinance without requesting any waivers or financial assistance from the city.

Project Description:

As discussed earlier, the project was designed to meet the Comprehensive and D-MN Plans. The Monroe Street frontage is improved by the façade renovations to the Papa Phil's building. Stone and masonry details from some of the better buildings on the block are incorporated into the front parapet of the Papa Phils building. In addition, new signage and awnings will be incorporated to update the streetscape. The one story building next to Papa Phil's will be replaced by a new two-story commercial building with an adjacent plaza and outdoor seating area. Along Arbor Drive and Knickerbocker a new 45 unit condominium building with underground parking is proposed. The building is primarily 4 stories, stepping down to 3 stories at the street sides. Individual porches and entries connect the building to the streets and the architectural detailing and materials combine to create a pedestrian friendly street appearance.

A direct pedestrian link will run along the northeast boundary of the site, connecting Monroe Street and the new plaza to Arbor Drive and Wingra Park. The primary vehicular access is provided for off Knickerbocker with secondary access off of Monroe Street. The Monroe Street access will be limited to in-bound traffic only to minimize traffic conflicts. The residential parking will be primarily accommodated at the basement level of the building. An internal shared parking facility will be provided includes a 21 stall parking area located under part of the second floor of the residential building and an additional 10 parking stalls on the surface. The shared parking facility will be managed to provide daytime and early evening parking to the business uses while providing parking to the residential uses when commercial parking needs subside. Bicycle parking will be provided both underground and on surface to accommodate the needs of the public and residents.

The buildings are designed to fit within the architectural fabric of the neighborhood. Traditional storefront masonry buildings front Monroe Street and a historically-inspired Tudor architecture is used for the residential building. The residential building is well articulated to maintain a proper scale and rhythm. A flat roof is used to minimize the apparent building height. The exterior materials are masonry in combination with fiber-cement board panels and siding. The deeper siding colors and the stone and brick detailing add to the substantial appearance.

Site Development Data:

Commercial Space

| | |
|----------------------------|----------|
| Existing Papa Phil's Space | 2,000 sf |
| New Construction | 4,000 sf |

Dwelling Unit Mix:

| | |
|----------------------|----------|
| Existing apartments | 2 |
| One-Bedroom | 3 |
| One-Bedroom + Den | 8 |
| Two-Bedroom | 22 |
| Two-Bedroom + Den | 6 |
| Three-Bedroom | <u>6</u> |
| Total dwelling Units | 47 |

Densities:

| | |
|-----------------|-------------------------|
| Lot Area | 45,732 SF or 1.05 acres |
| Lot Area / D.U. | 973 SF/unit |
| Density | 45 units/acre |

Building Heights:

2, 3 and 4 Stories

Floor Area Ratio:

| | |
|--------------------------------------|--|
| Total Floor Area (excluding parking) | 67,800 S.F. Residential <u>6,000 S.F. Commercial</u> 71,800 S.F. Total |
|--------------------------------------|--|

Floor Area Ratio 1.65

Required Parking Standards (R-5)

| | |
|-----------------------------------|--------------------|
| Commercial Area (1/300 sf) | 20 spaces |
| One Bedrooms (3 X 1.25 /unit) | 3.75 spaces |
| One Bedroom + Den (8 X 1.5/unit) | 12 spaces |
| Two Bedrooms (22 X 1.50 /unit) | 33 spaces |
| Two Bedroom + Den (6 X 1.75/unit) | 10.5 spaces |
| Three Bedrooms (6 X 1.75/unit) | <u>10.5 spaces</u> |
| Total Required Parking | 89.75 spaces |

Bicycle parking

Residential (1 space/unit) 47 spaces

Provided Parking and Ratios:

| | | | |
|---------------------------------|-----------|----|------------------------|
| Vehicular parking (underground) | 57 stalls | or | 1.26 stalls/unit |
| Vehicular parking (surface) | 31 stalls | or | <u>.66 stalls/unit</u> |
| Total Vehicular Parking | 88 stalls | or | 1.92 stalls/unit |
| Bicycle parking (underground) | 25 stalls | or | .5 stalls/unit |
| Bicycle parking (surface) | 22 stalls | or | <u>.5 stalls/unit</u> |
| Total Bicycle Parking | 47 stalls | or | 1.0 stalls/unit |

Loading:

Off-street loading will be provided for this project in the plaza between the two buildings.

Letter of Intent
Monroe Street
February 7, 2007
Page 6 of 6

Project Schedule:

It is anticipated that construction will begin in December of 2007. Although the construction activity is planned to be continuous, the construction of the residential building on Arbor Drive will precede the construction of the commercial building on Monroe Street. The condominiums should be available for occupancy by the end of 2008 and the commercial building ready for occupancy in April of 2008.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development meets the goals of "Smart Growth" and will substantially increase the city tax base on an infill site with minimal increased cost to the City. The project is a transit-oriented redevelopment that achieves the goals of Madison's adopted Comprehensive Plan and invigorates the Monroe Street business corridor. A creative housing choice will be provided to the neighborhood and give a choice to long-term residents of the neighborhood that are wishing to down-size their current home.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

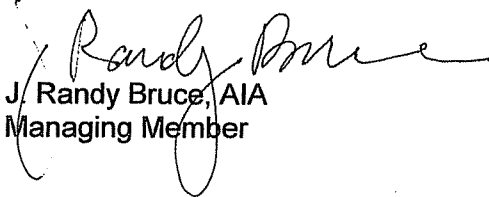

J. Randy Bruce, AIA
Managing Member

Exhibit B

IDU plan for 2607 Monroe Street- 45 unit Condominium Project

Overall development plan

revised 2/07/2007

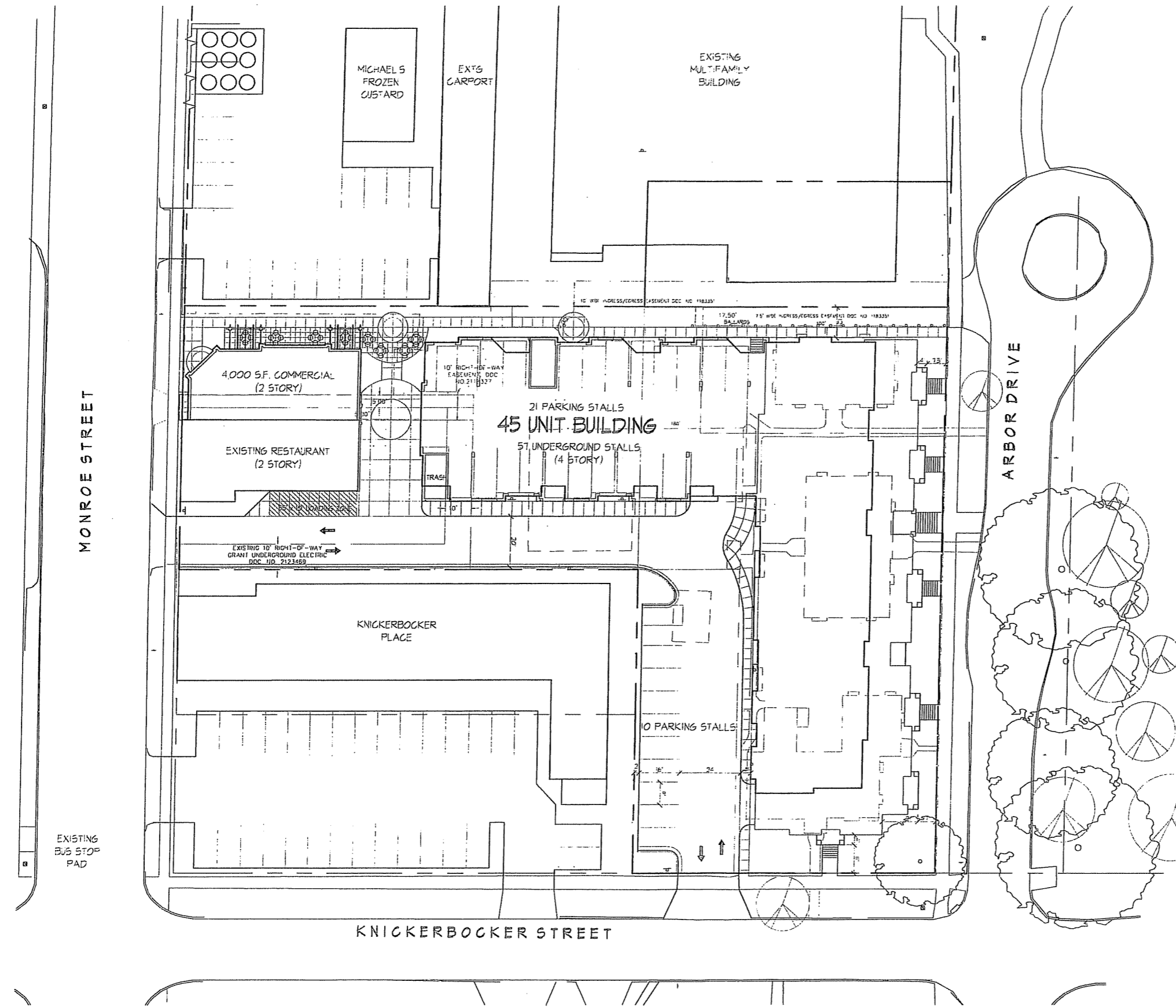
| | All units | IDU's count | Market units | Size range for all units | IZ Sale Price | Percentage of type |
|-----------|--------------|----------------|-----------------|-----------------------------|---------------|-----------------------|
| 1 bedroom | 7 | 1 | 6 | 600 - 848 s.f. | \$132,392 | 14.29% |
| 2 bedroom | 28 | 4 | 24 | 786 - 1505 s.f. | \$158,841 | 14.29% |
| 3 bedroom | 10 | 2 | 8 | 944- 2106 s.f. | \$183,556 | 20.00% |
| Totals | 45 | 7 | 38 | | | |

Inclusionary dwelling unit information

| | Total units | # of IDU's |
|-----------|----------------|---------------|
| 1st Floor | 7 | 2 |
| 2nd Floor | 14 | 2 |
| 3rd Floor | 14 | 2 |
| 4th Floor | 10 | 1 |
| Totals | 45 | 7 |

| Unit Number | IDU type | IDU s.f. | % AMI | Sale Price |
|----------------|-------------|-------------|-------|------------|
| 106 | 3 bdrm | 944 | 80% | 183,556 |
| 107 | 3 bdrm | 952 | 80% | 183,556 |
| 207 | 2 bdrm | 796 | 80% | 158,841 |
| 209 | 2 bdrm | 786 | 80% | 158,841 |
| 307 | 2 bdrm | 796 | 80% | 158,841 |
| 309 | 2 bdrm | 786 | 80% | 158,841 |
| 404 | 1 bdrm | 656 | 80% | 132,392 |

note: The sale price will change with interest rates and a fluctuation addition of the condo fee into the equation in the condo fee. A condo fee of \$15 is currently budgeted



SITE PLAN
 1" = 20'-0"

Revisions
 SIP SUBMITTAL - FEBRUARY 01, 2007

Project Title
2607 Monroe Street

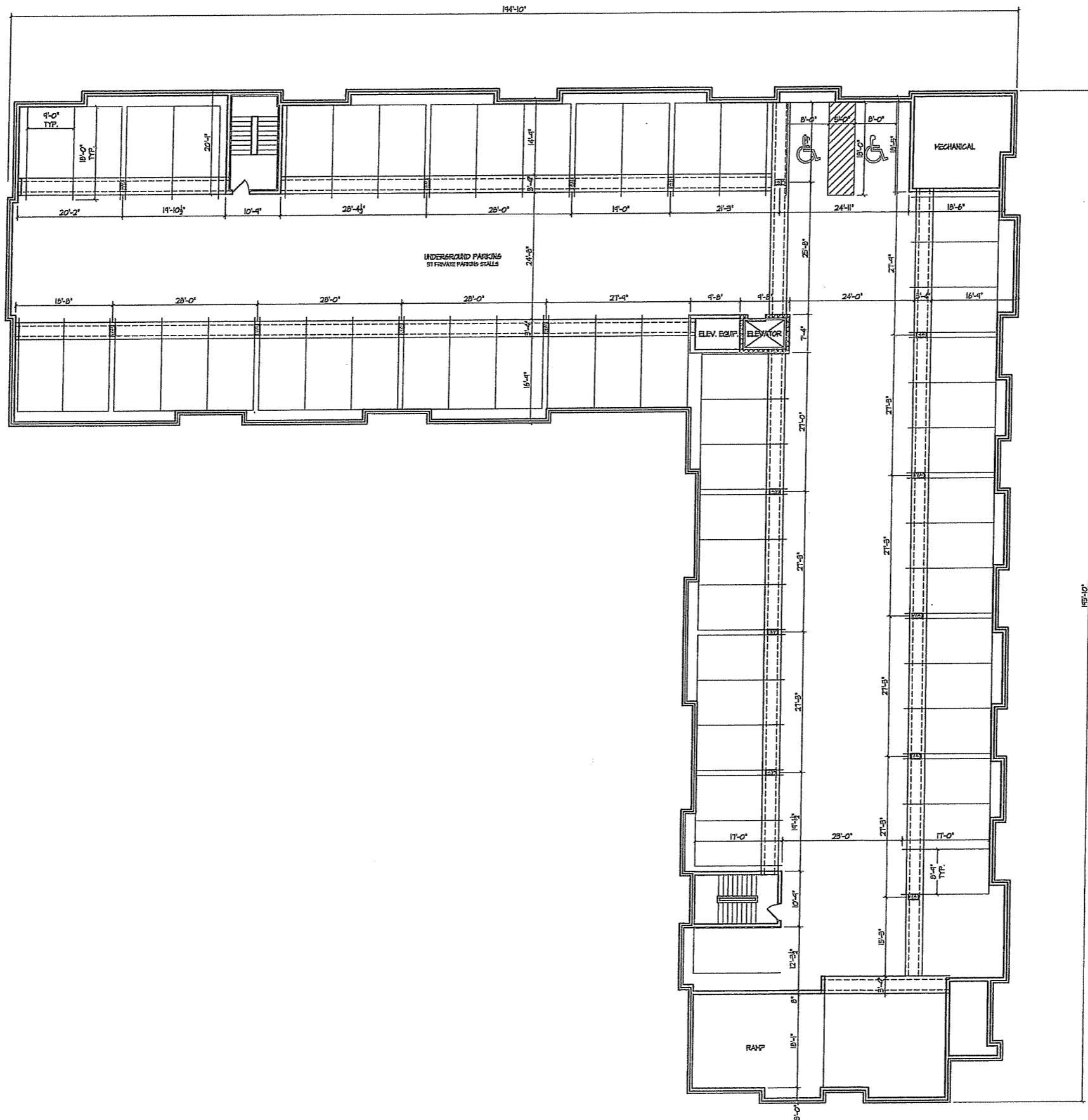
Drawing Title
Site Plan

Project No. **0522** Drawing No. **C-1.1**

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or further disseminated in any form or by any means, except as authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a limited liability company of Wisconsin.

Consultant _____

Notes _____



BASEMENT PLAN
1/8" = 1'-0"

Revisions
SIP Submittal - February 7, 2007

Project Title _____

2607 Monroe Street
Drawing Title
Basement Plan

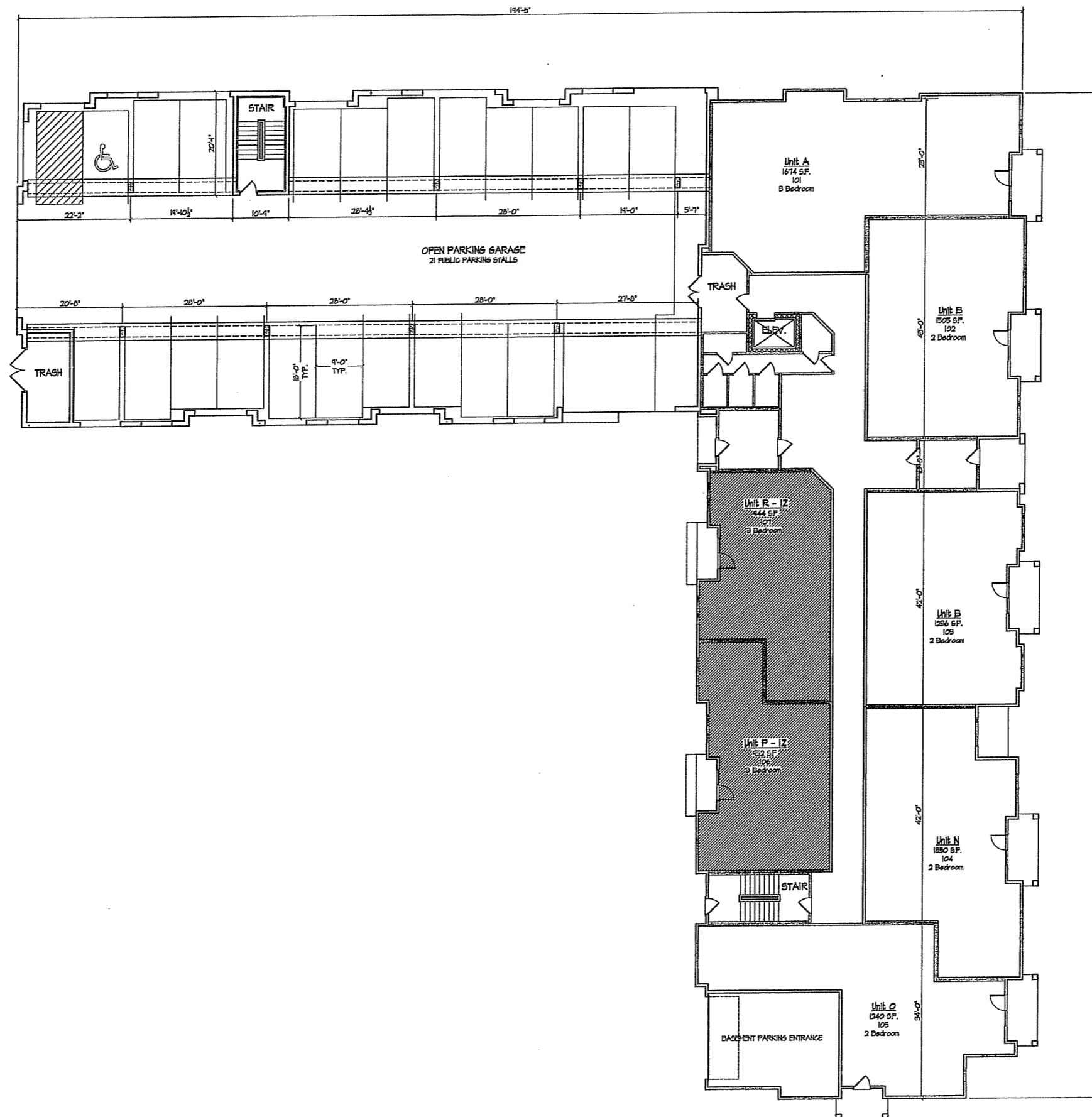
Project No. _____ Drawing No. _____

0522 A-1.0

This document contains confidential or proprietary information of Knothe & Bruce Architects. It is a contract and its information is to be controlled, distributed, used, or disclosed only as directed in writing by Knothe & Bruce Architects. Knothe & Bruce Architects is a limited liability company of Wisconsin.

Consultant

Notes



Revisions
SIP Submittal - February 7, 2007

Project Title
2607 Monroe Street

Drawing Title
First Floor Plan

Project No. Drawing No.

0522

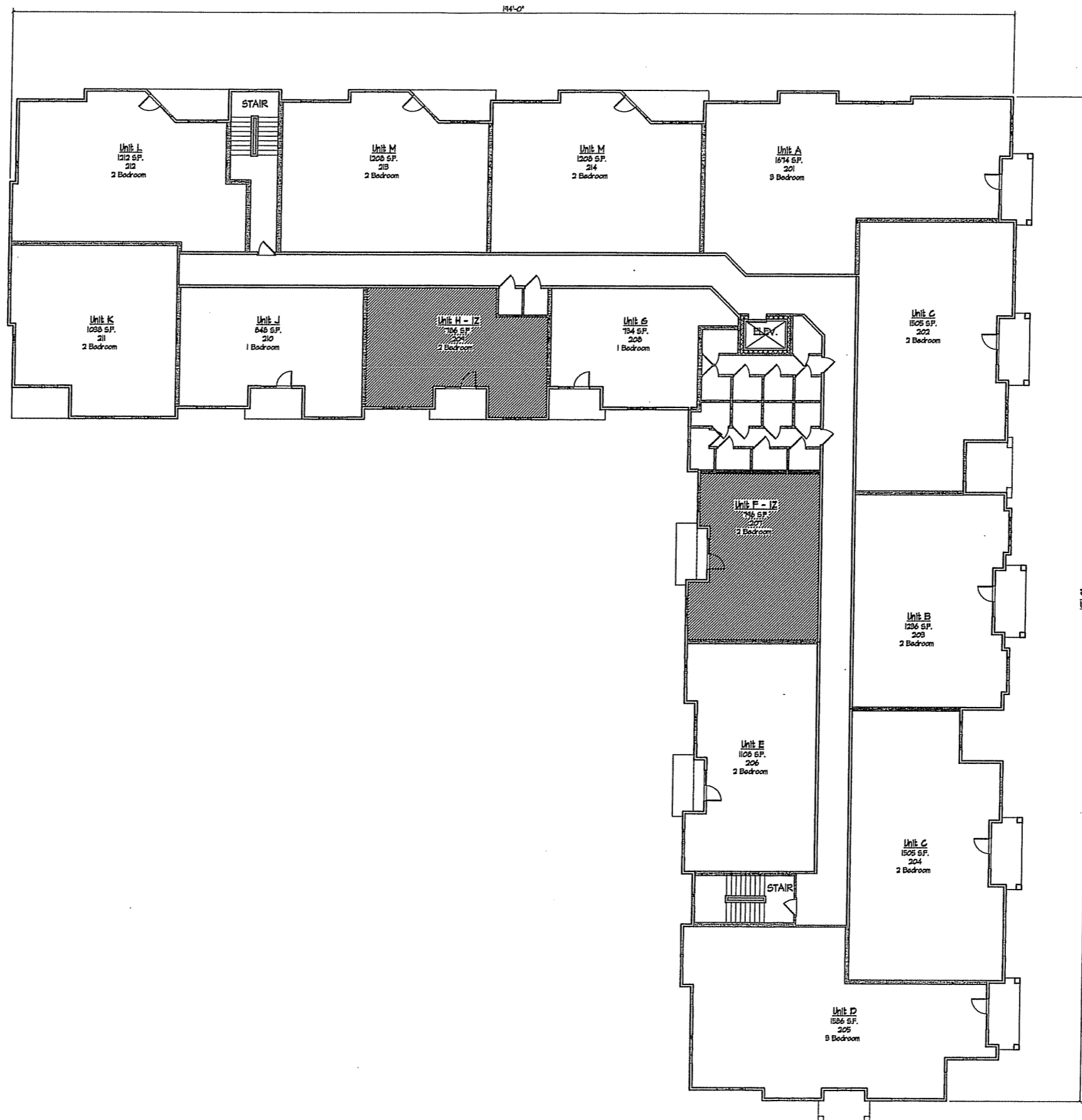
A-1.1

FIRST FLOOR PLAN
0522 - 1-07

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

Consultant

Notes



Revisions
SIP Submittal - February 1, 2007

Project Title
2607 Monroe Street

Drawing Title
Second Floor Plan

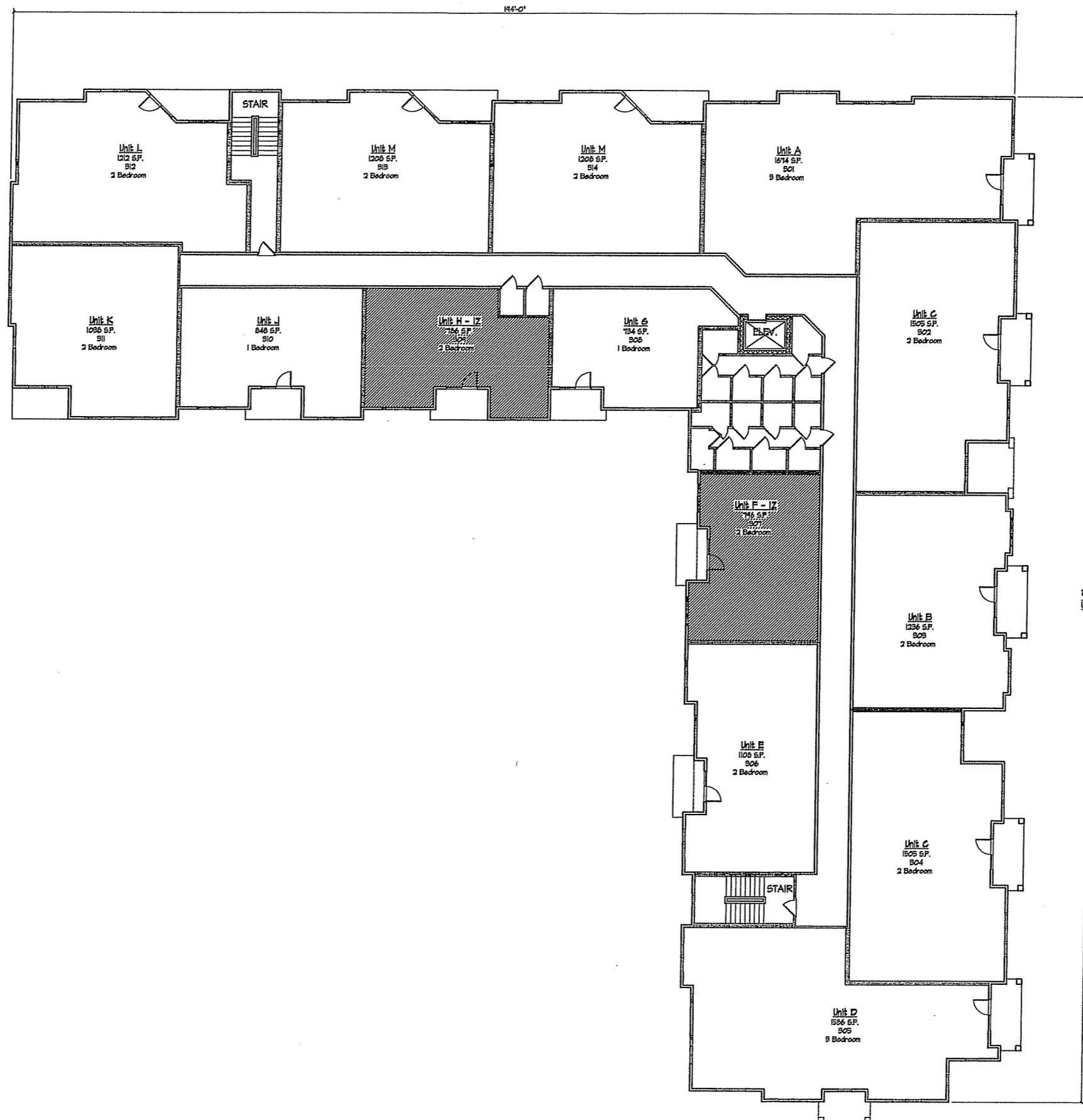
Project No. 0522
Drawing No. A-1.2

○ SECOND FLOOR PLAN
1/8" = 1'-0"

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

Consultant

Notes



Revisions
SIP Submittal - February 7, 2007

Project Title
2607 Monroe Street

Drawing Title
Third Floor Plan

Project No. 0522
Drawing No. A-1.3

THIRD FLOOR PLAN
BR2 - 11-0"

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the documents nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

Consultant

Notes



Revisions
SIP Submittal - February 7, 2007

Project Title
2607 Monroe Street

Drawing Title
Fourth Floor Plan

Project No. Drawing No.
0522 A-1.4

FOURTH FLOOR PLAN
1/8" = 1'-0"