

PROJECT INFORMATION

DESCRIPTION: Four Story Hotel
Demolition of Existing 2 Story Building

SITE AREA: 19,516 Sq. Ft. (.45 Acres)

ZONING: C-2 C-3

BUILDING FOOTPRINT: 6,384 Sq. Ft.

BUILDING AREA: 1st Floor = 6,513 Sq. Ft.
2nd-3rd Floors = 19,118 Sq. Ft.
4th Floor = 9,082 Sq. Ft.
Support Floors = 2,917 Sq. Ft.

Total = 39,910 Sq. Ft.

OCCUPANCY CLASSIFICATION: Residential 1 - Hotel

CLASS OF CONSTRUCTION: Type 1B Sprinklered

BUILDING HEIGHT: Approx. 49'-6" From Monroe Street to Penthouse

FIRE PROTECTION: Building Shall Have Smoke Detectors and Fire Alarms
Per Governing Code, Life Safety Per 2006 NFPA 101
Life Safety Code, Sprinklers per NFPA 13R & 13

PARKING INFORMATION

TOTAL PARKING SPACES: 59 SPACES

PARKING SPACES REQUIRED: 1 SPACE PER Guest Room = 48
2 SPACES Support

TOTAL PARKING REQUIRED: 50 SPACES

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

PLANNING CONSULTANT

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

ARCHITECT

SIEGER ARCHITECTS
1501 MONROE ST.
MADISON, WI 53711
PHONE: 608.283.6100
FAX: 608.283.6101
siegerarchitects@sbcglobal.net

TRAFFIC CONSULTANT

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

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

DESIGN REVISE DATE: 2.29.08

SHEET INDEX

SITE

- C1.0** Existing Site Plan
- C1.2** Proposed Site Plan-Landscape Concept
- C1.4** Aerial Photo

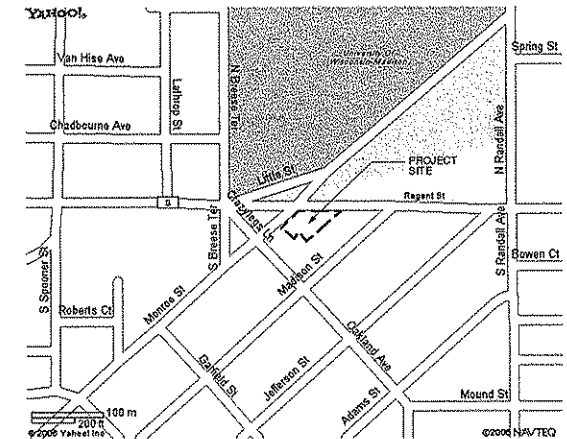
DEMOLITION

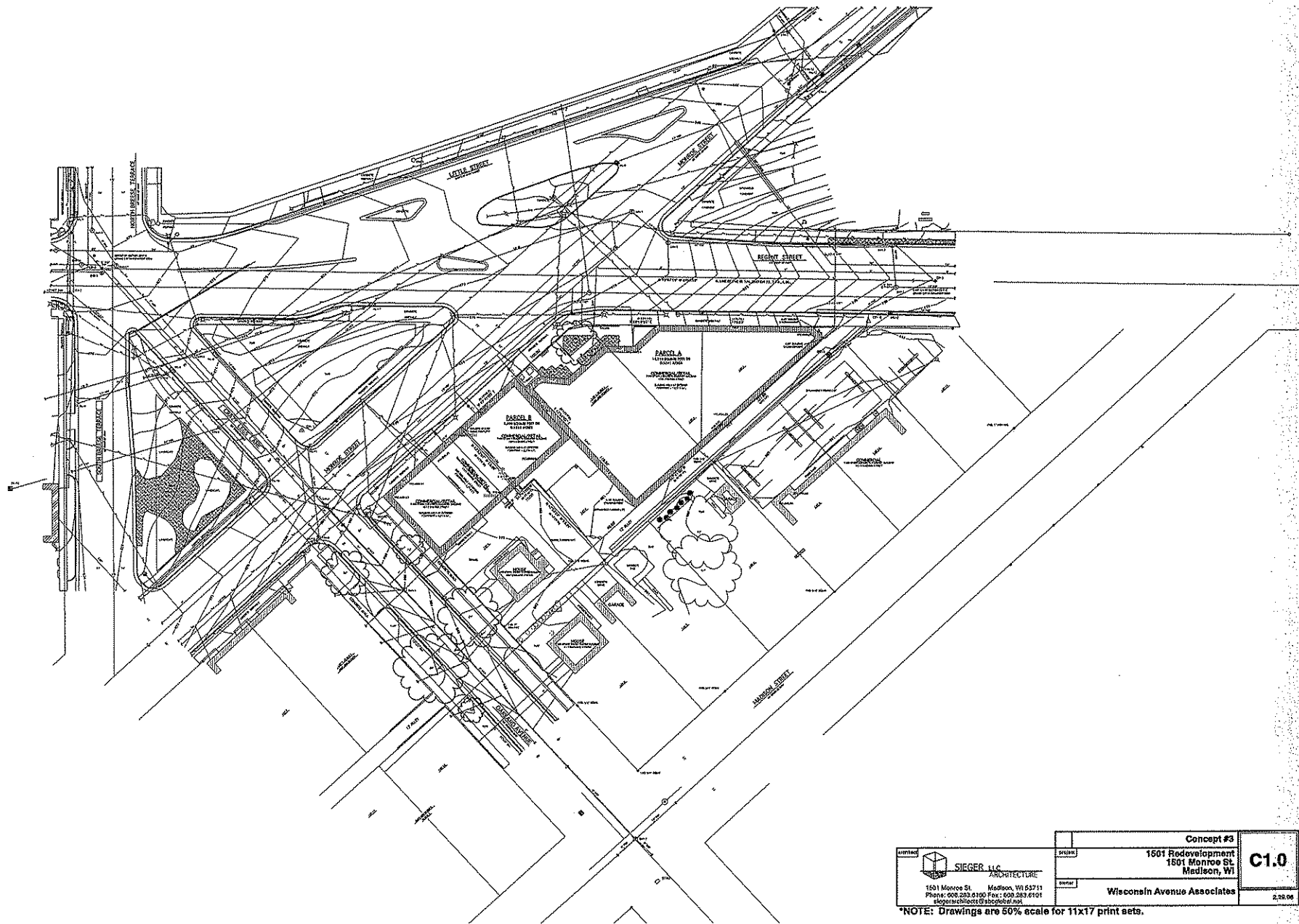
NOT INCLUDED IN REVIEW COPY

- 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

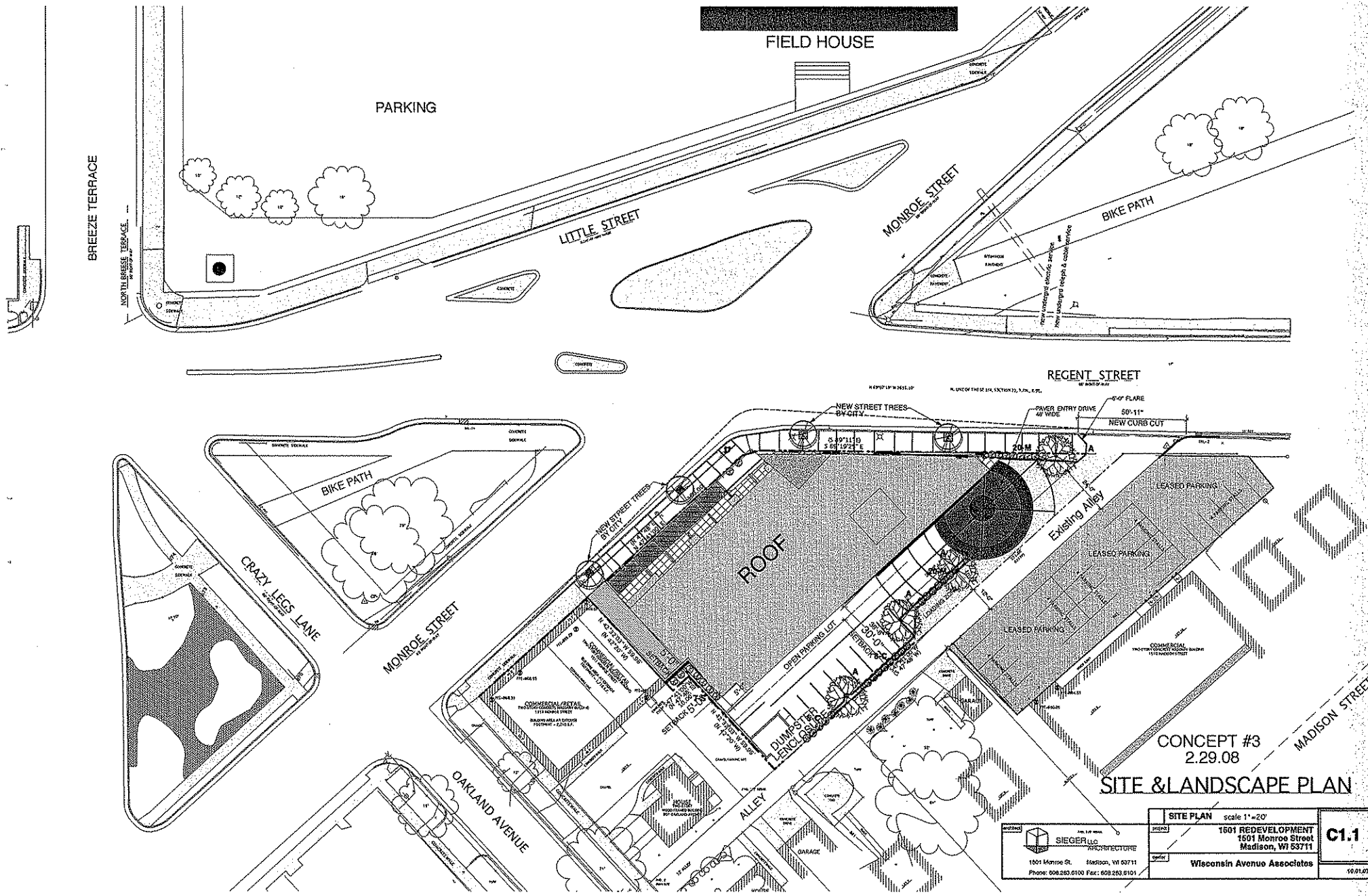
- A1.01** Sub Alloy Level Plan
- A1.0** Alley Level Plan
- A1.1** 1st Floor Plan (Monroe St. Level)
- A1.2** 2nd Floor Plan
- A1.3** 3rd-4th Floor Plan
- A4.1** Exterior Building Elevations
- A4.2** Exterior Building Elevations
- A4.3** Exterior Building Elevations



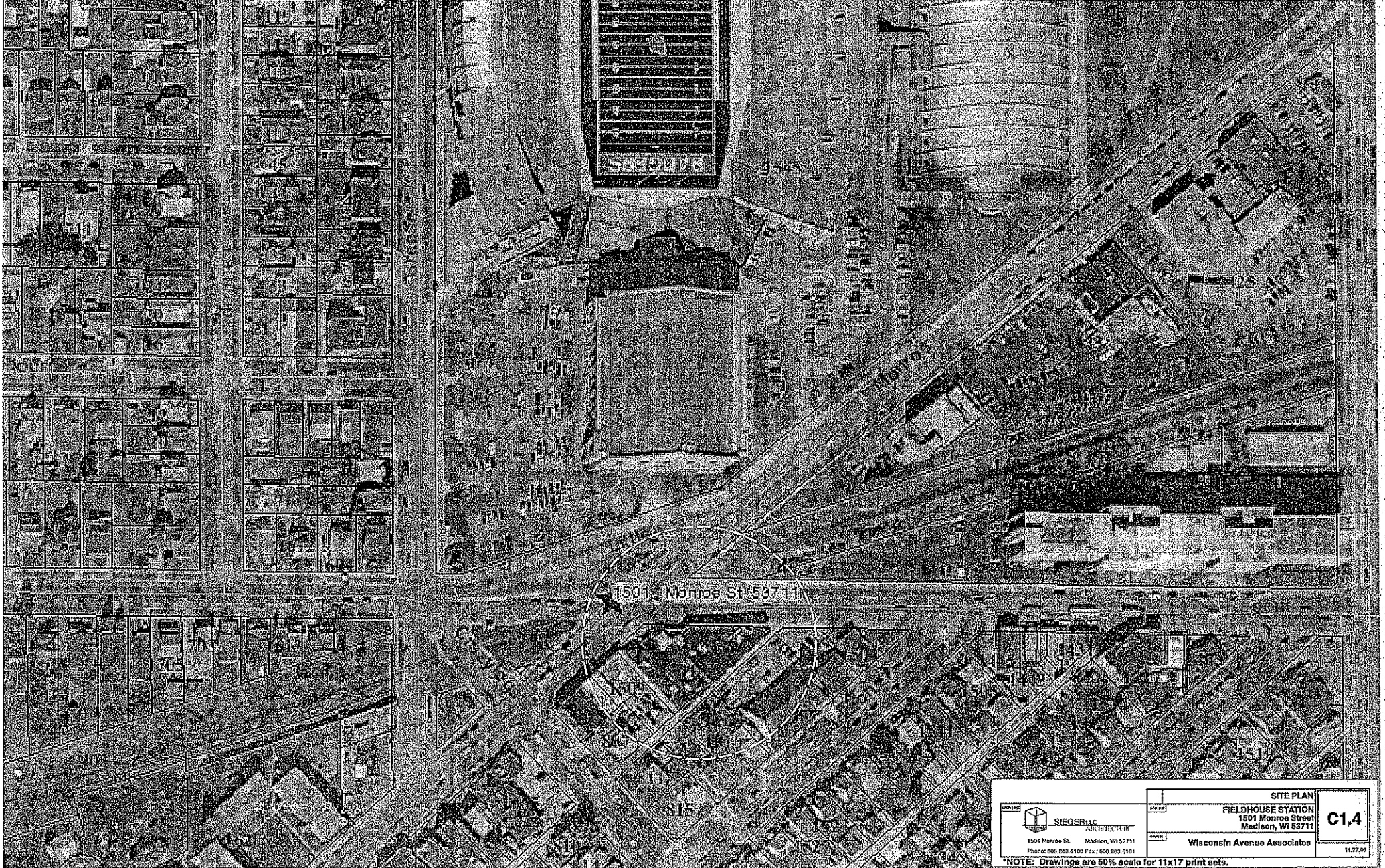


SIEGER LLC ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.253.6100 Fax: 608.253.6101 siegerarchitects@yahoo.com	Concept #3 1501 Redevelopment 1501 Monroe St. Madison, WI Wisconsin Avenue Associates	C1.0 2.10.06
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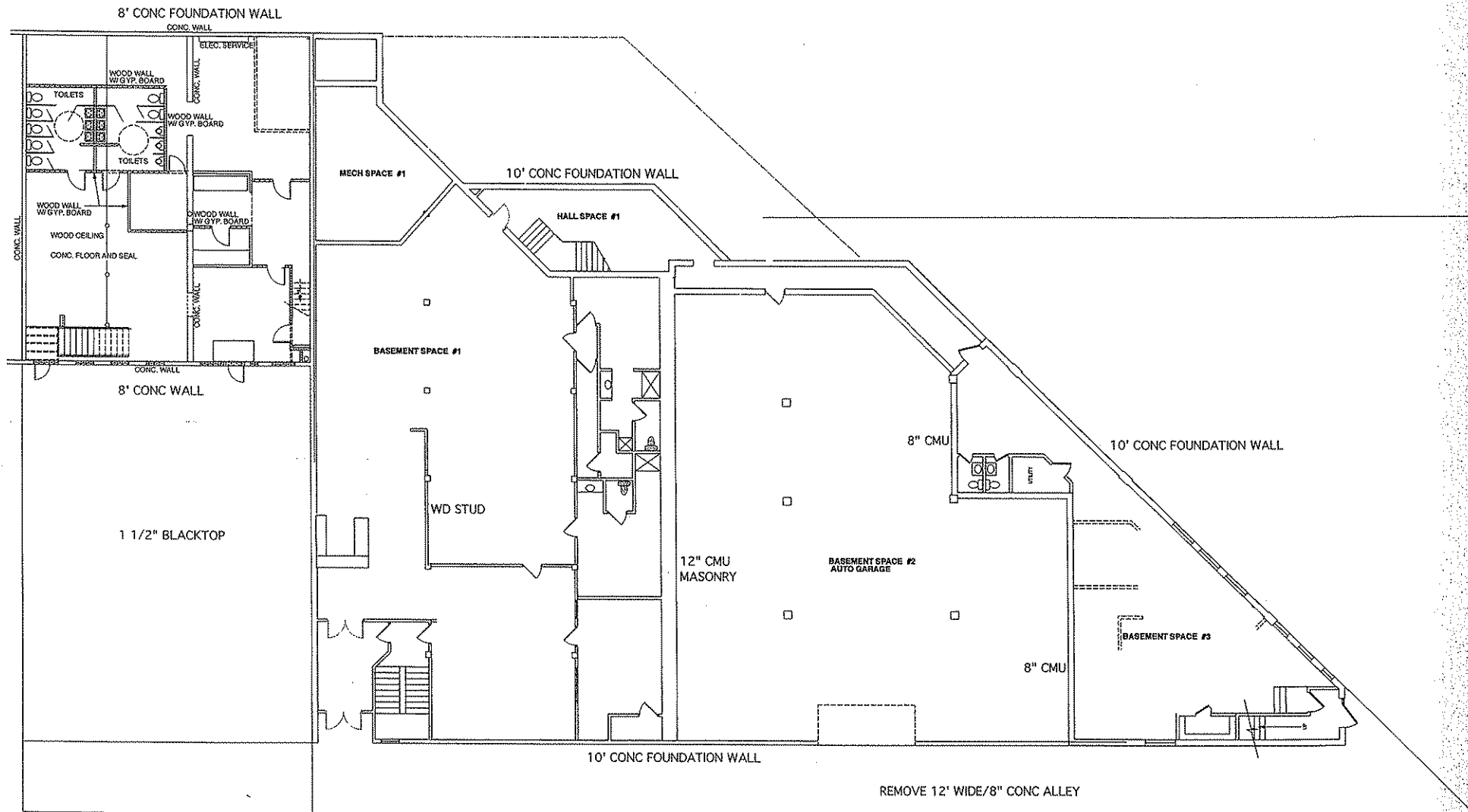
*NOTE: Drawings are 50% scale for 11x17 print sets.



 SIEGER LLC ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.263.0100 Fax: 608.263.0101	SITE PLAN scale 1"=20'		C1.1 10.01.07
	1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711		
	Wisconsin Avenue Associates		
	10.01.07		



 SIEGER LLC ARCHITECT		SITE PLAN	
1501 Monroe St. Madison, WI 53711 Phone: 608.263.6100 Fax: 608.263.6101		FIELDHOUSE STATION 1501 Monroe Street Madison, WI 53711	
Wisconsin Avenue Associates		C1.4	
NOTE: Drawings are 50% scale for 11x17 print sets.		11.27.06	

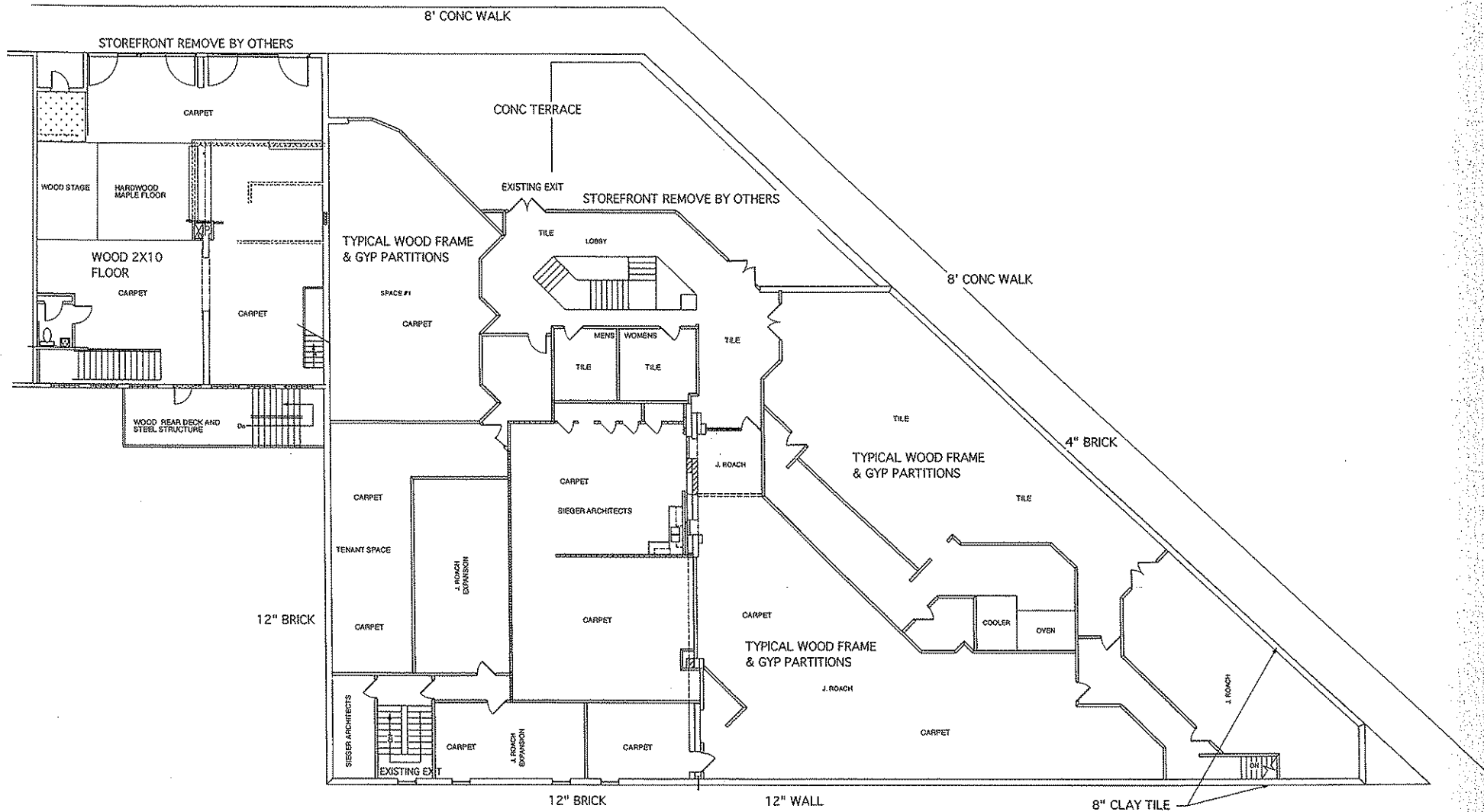


LOWER LEVEL DEMO PLAN

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

 SIEGER LLC ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.263.6100 Fax: 608.263.6101		DEMO PLANS SCALE: 1/8" = 1'-0" 1501 Redevelopment 1501 Monroe Street Madison, WI 53711 Wisconsin Avenue Associates 10.02.07		AD1.1
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*NOTE: Drawings are 50% scale for 11x17 print sets.

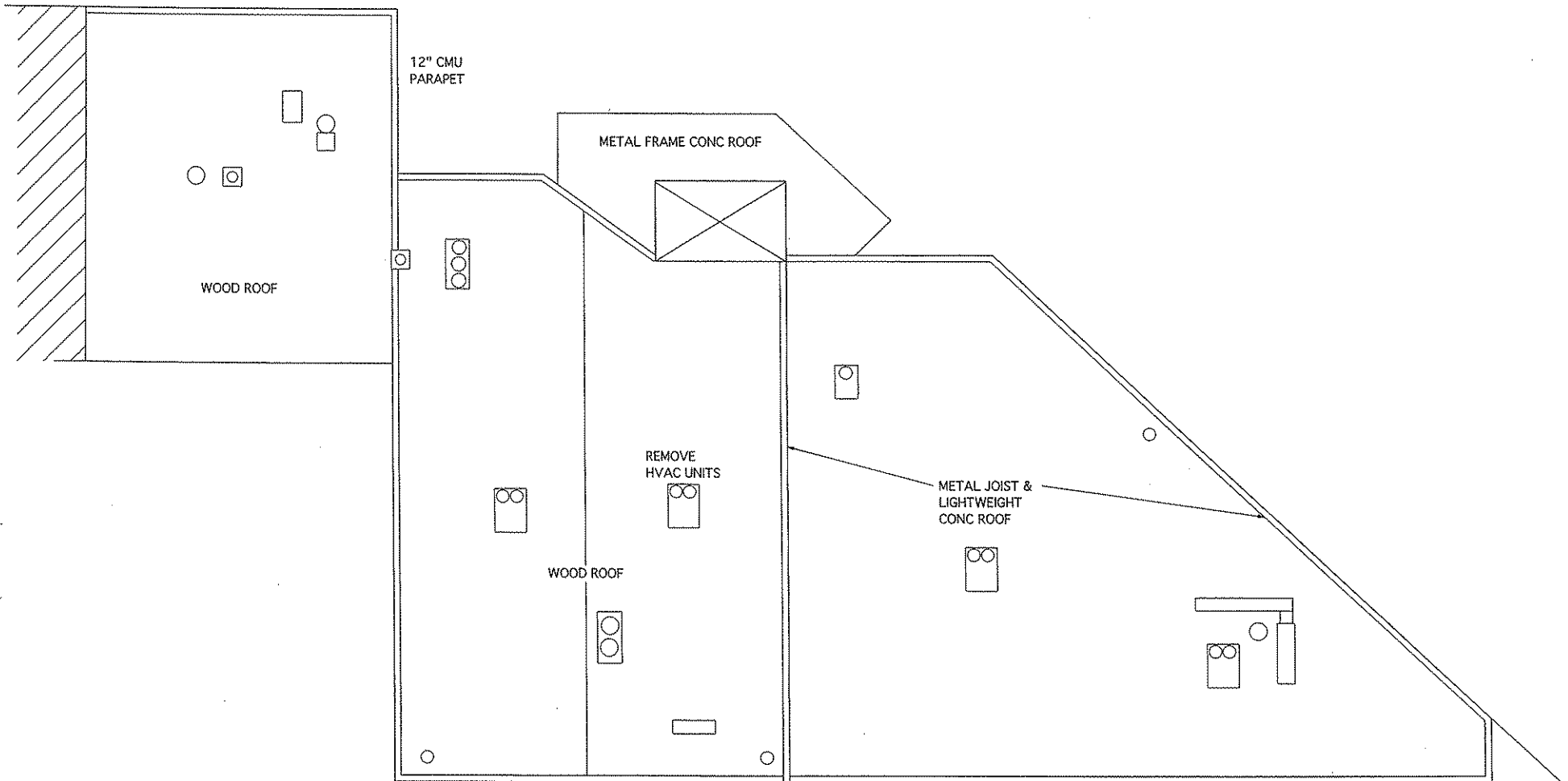


UPPER LEVEL DEMO PLAN

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

 SIEGER LLC ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6191	DEMO PLANS		SCALE: 1/8" = 1'-0"	AD1.2
	1501 Redevelopment		1501 Monroe Street	
	Madison, WI 53711		Wisconsin Avenue Associates	
16.02.07				

*NOTE: Drawings are 60% scale for 11x17 print sets.

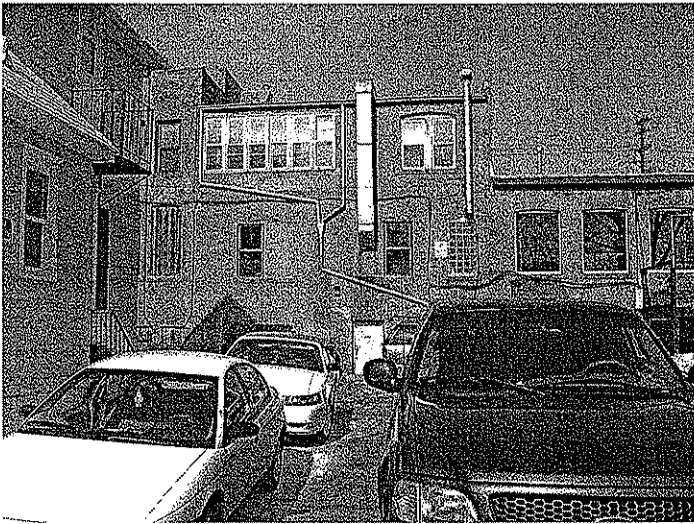


ROOF DEMO PLAN

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

SIEGER LLC ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	DEMO PLANS SCALE: 1/8" = 1'-0"		AD1.3 10.02.07
	1501 Redevelopment 1501 Monroe Street Madison, WI 53711 Wisconsin Avenue Associates		

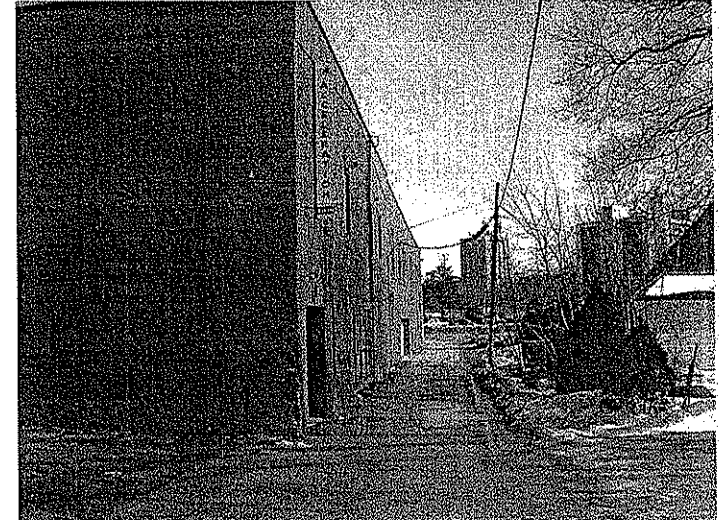
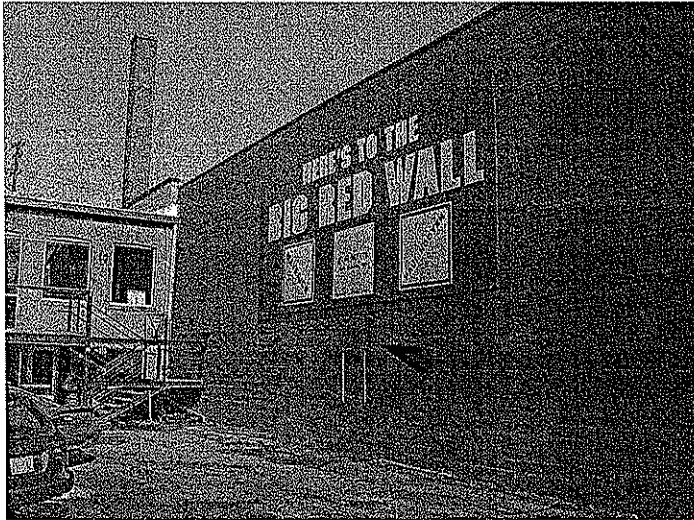
*NOTE: Drawings are 50% scale for 11x17 print sets.



PROTECT PARTY WALL, KEEP INTACT

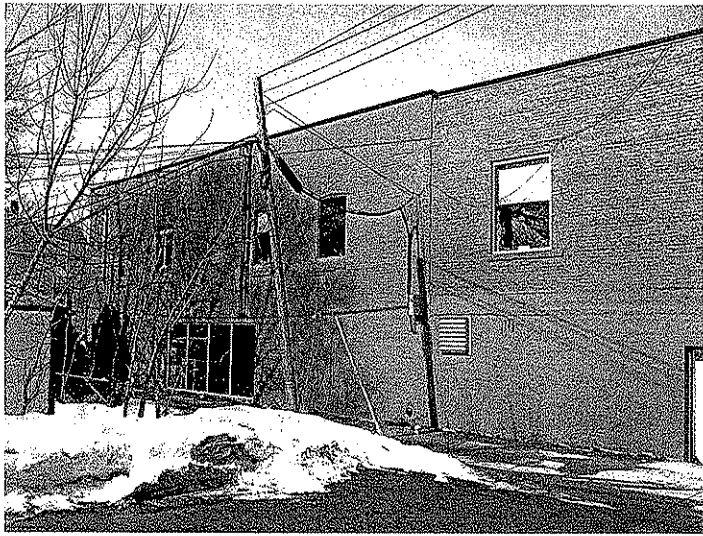
REMOVAL OF ALL GLASS AND ALUMINUM
DOORS AND ALUMINUM FRAMES BY OTHERS

REMOVE AND STORE DECK FRAME AND
DECK PARTS. TO BE DONE BY OTHERS



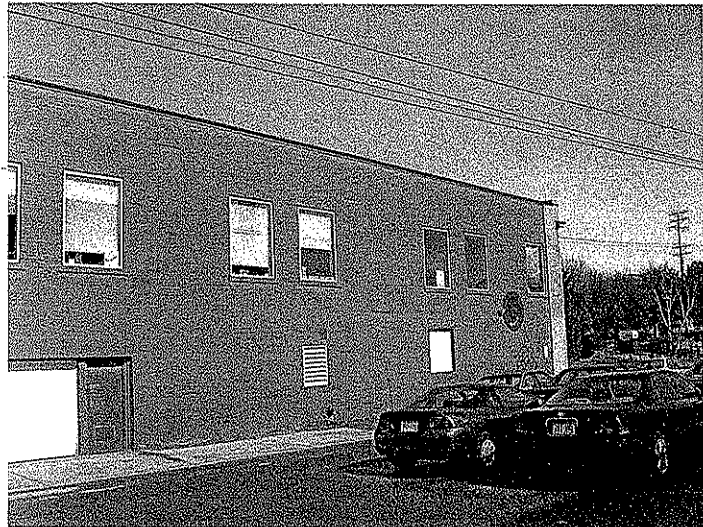
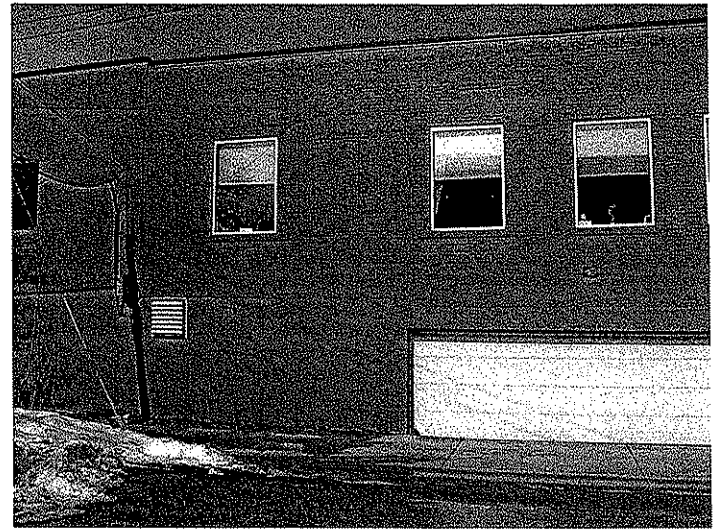
 SUGGS ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.263.6100 Fax: 608.263.6101		PHOTOS 1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711 Wisconsin Avenue Associates	AD3.0 12.02.07
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*NOTE: Drawings are 50% scale for 11x17 print sets.



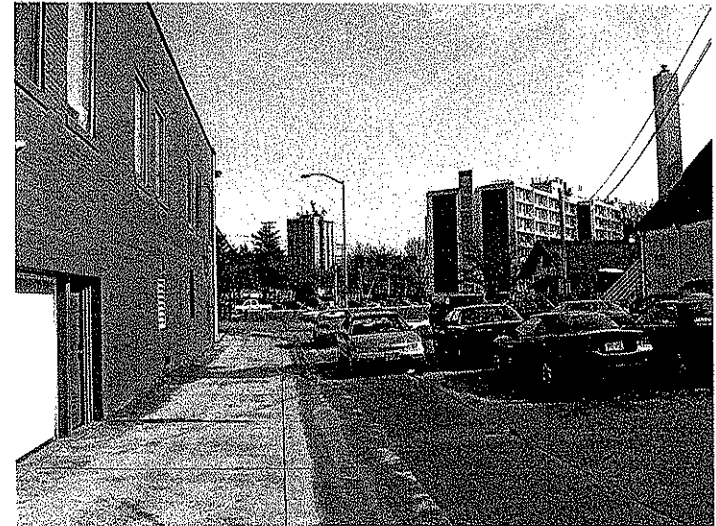
REMOVAL OF ALL GLASS AND ALUMINUM
DOORS AND ALUMINUM FRAMES BY OTHERS

REMOVE AND STORE OVERHEAD DOOR
AND MOTOR. TO BE DONE BY OTHERS



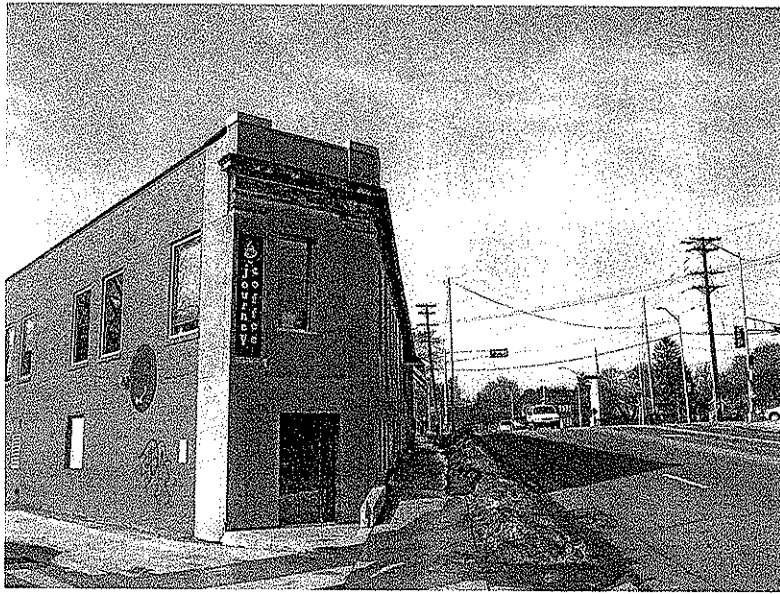
REMOVAL OF ALL GLASS AND ALUMINUM
DOORS AND ALUMINUM FRAMES BY OTHERS

REMOVE AND STORE OVERHEAD DOOR
AND MOTOR. TO BE DONE BY OTHERS



 SEEDS, LLC SEEDS, LLC 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101		PHOTOS project 1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711 owner Wisconsin Avenue Associates	AD3.1 10.03.07
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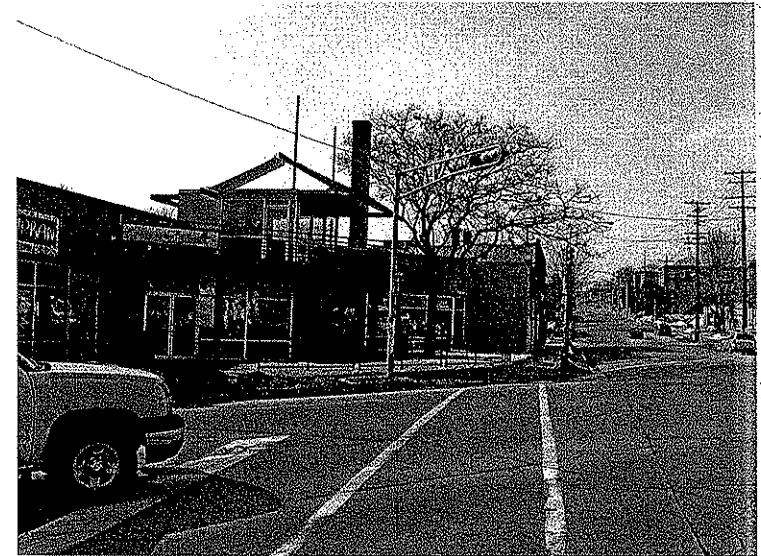
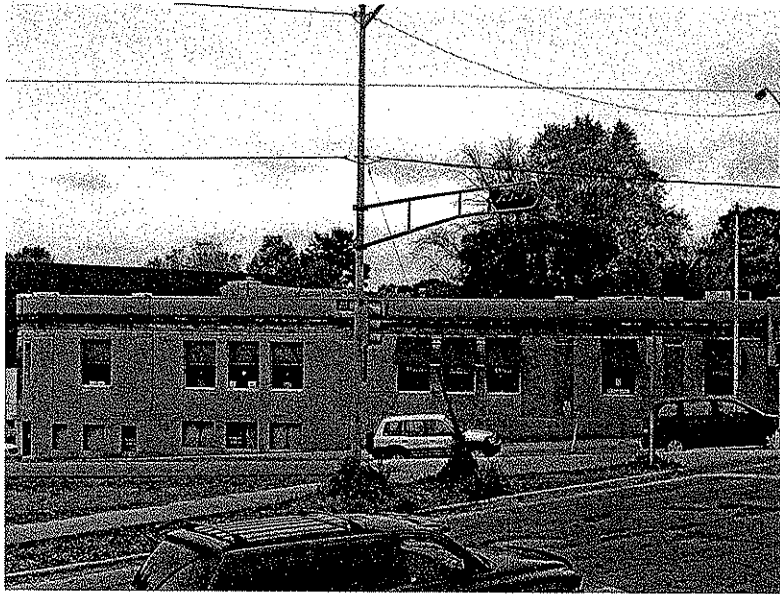
*NOTE: Drawings are 50% scale for 11x17 print sets.



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



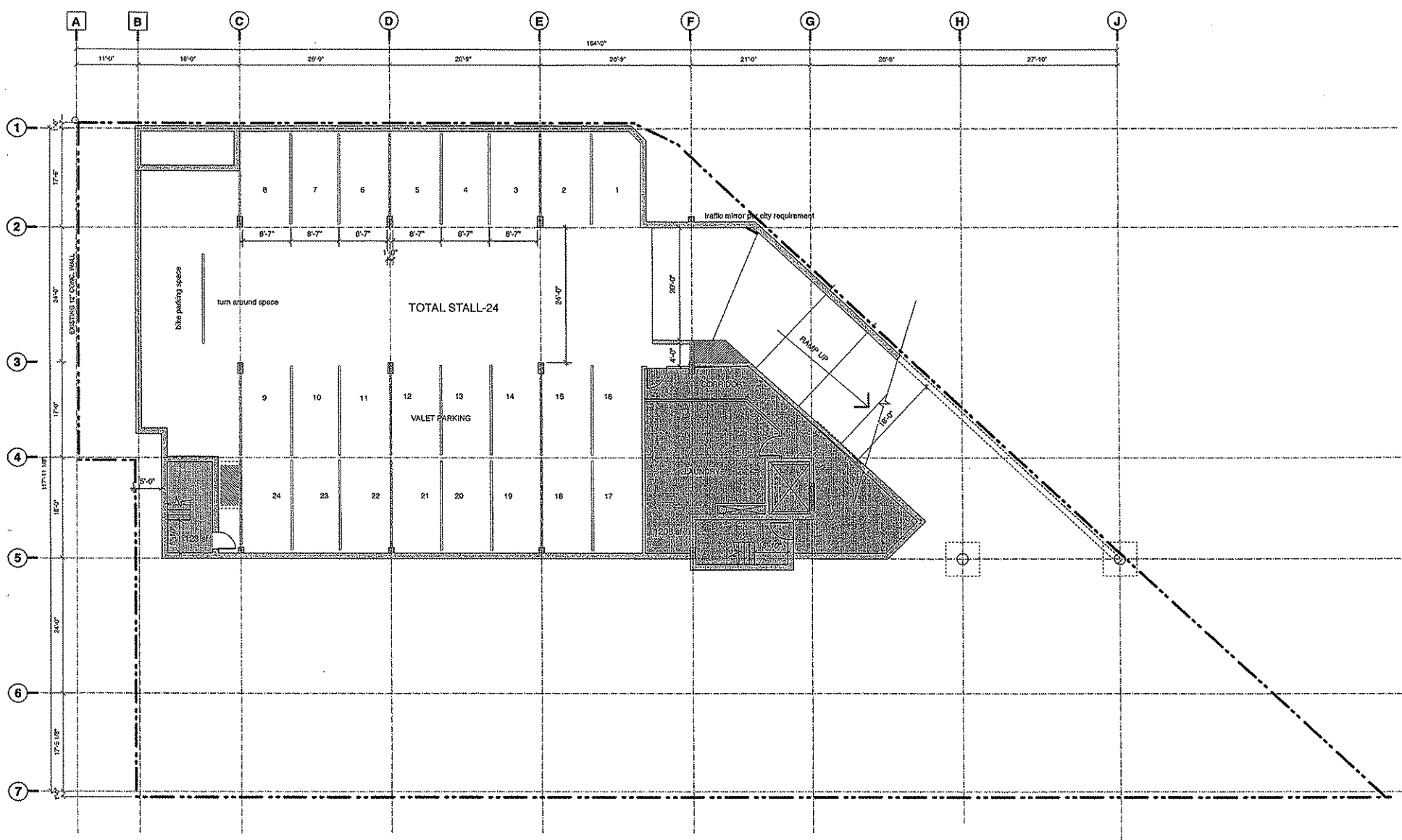
 SEER LLC DESIGN/CONSTRUCTION ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.263.6100 Fax: 608.263.6101		PHOTOS 1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711 Wisconsin Avenue Associates 10.00.07	AD3.2
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*NOTE: Drawings are 50% scale for 11x17 print sets.



PHOTOS		AD3.3
1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711		
1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	Wisconsin Avenue Associates	10.02.07

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

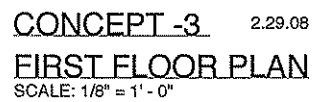


SUB ALLEY LEVEL 1 PLAN
SCALE: 1/8" = 1' - 0"

 SIEGER LLC ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101		CONCEPT 3 FLOOR PLANS 1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711 Wisconsin Avenue Associates 5/5/2008	A1.01
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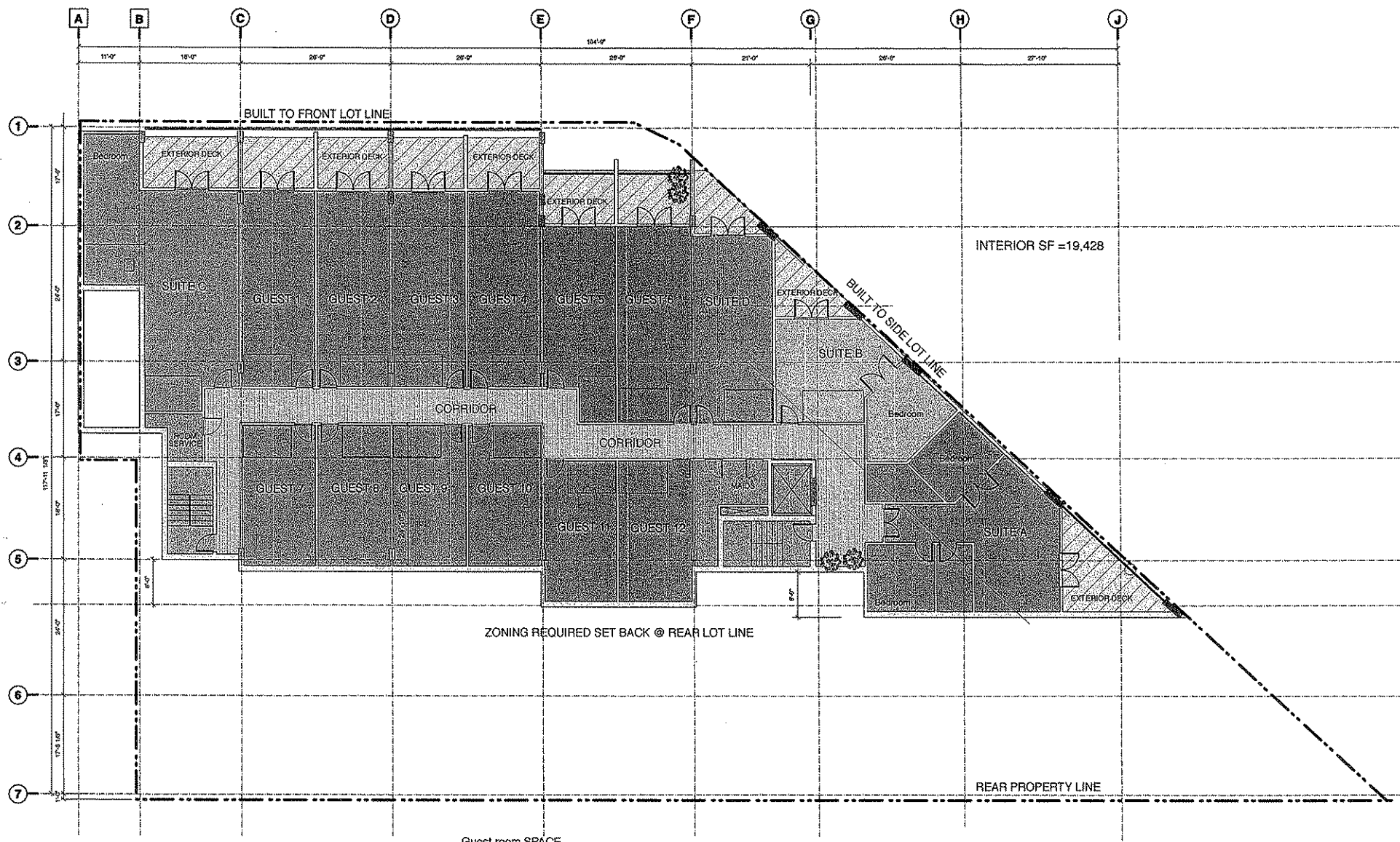
*NOTE: Drawings are 50% scale for 11x17 print sets.





Architect	 SIEGER LLC ARCHITECTURE	Owner	CONCEPT 3 FLOOR PLANS 1501 REDEVELOPMENT 1601 Monroe Street Madison, WI 53711	A1.1
Address	1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	Contract	Wisconsin Avenue Associates	5/5/2008

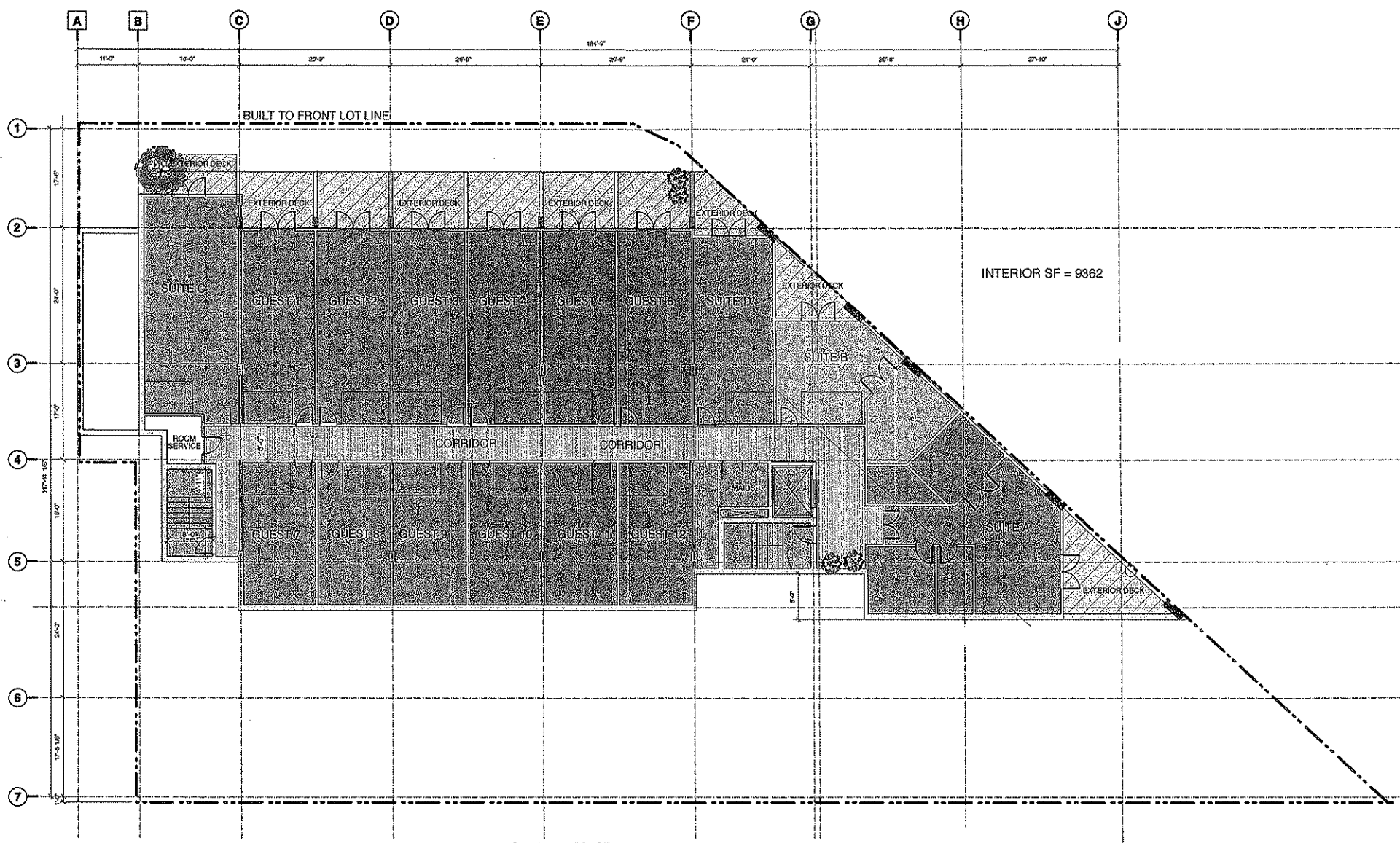
***NOTE: Drawings are 50% scale for 11x17 print sets.**



	CONCEPT 3 FLOOR PLANS		A1.2
	1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711		
SIEGA LLC ARCHITECTURE		Wisconsin Avenue Associates	2/29/2008
1601 Monroe St. Madison, WI 53711 Phone: 608.263.8100 Fax: 608.263.8101			

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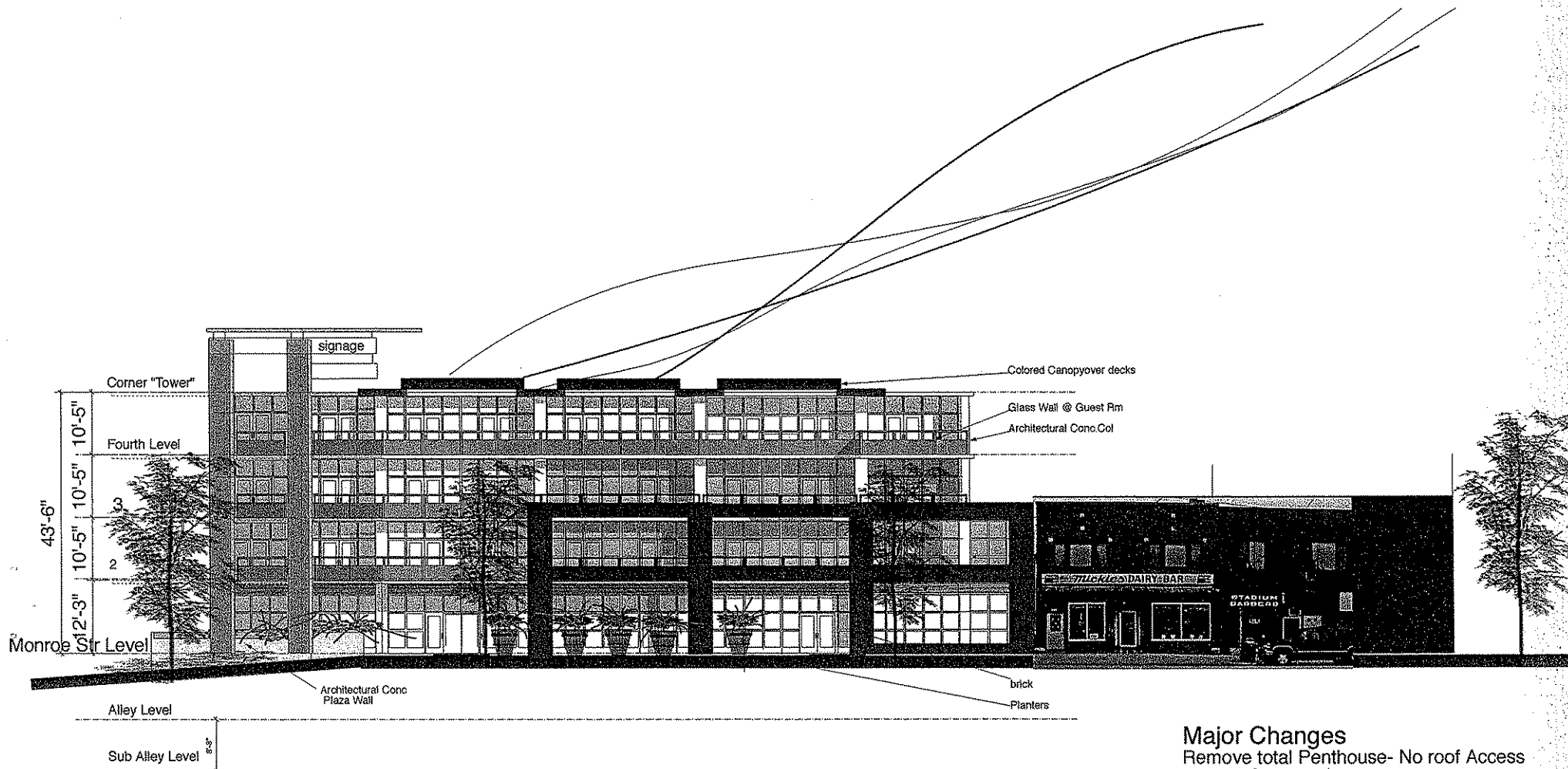
Guest room SPACE
16 guest rooms @ 9362 SQ. FT. INT. SPACE

4TH FLOOR CONCEPT -3- 2.29.08

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

 SIEGER LLC ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.283.6100 Fax: 608.283.6101	CONCEPT FLOOR PLANS		A1.3	
	PROJECT	1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711		
	OWNER	Wisconsin Avenue Associates		
	DATE	2/28/2008		

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



MONROE STREET CONCEPT ELEVATION

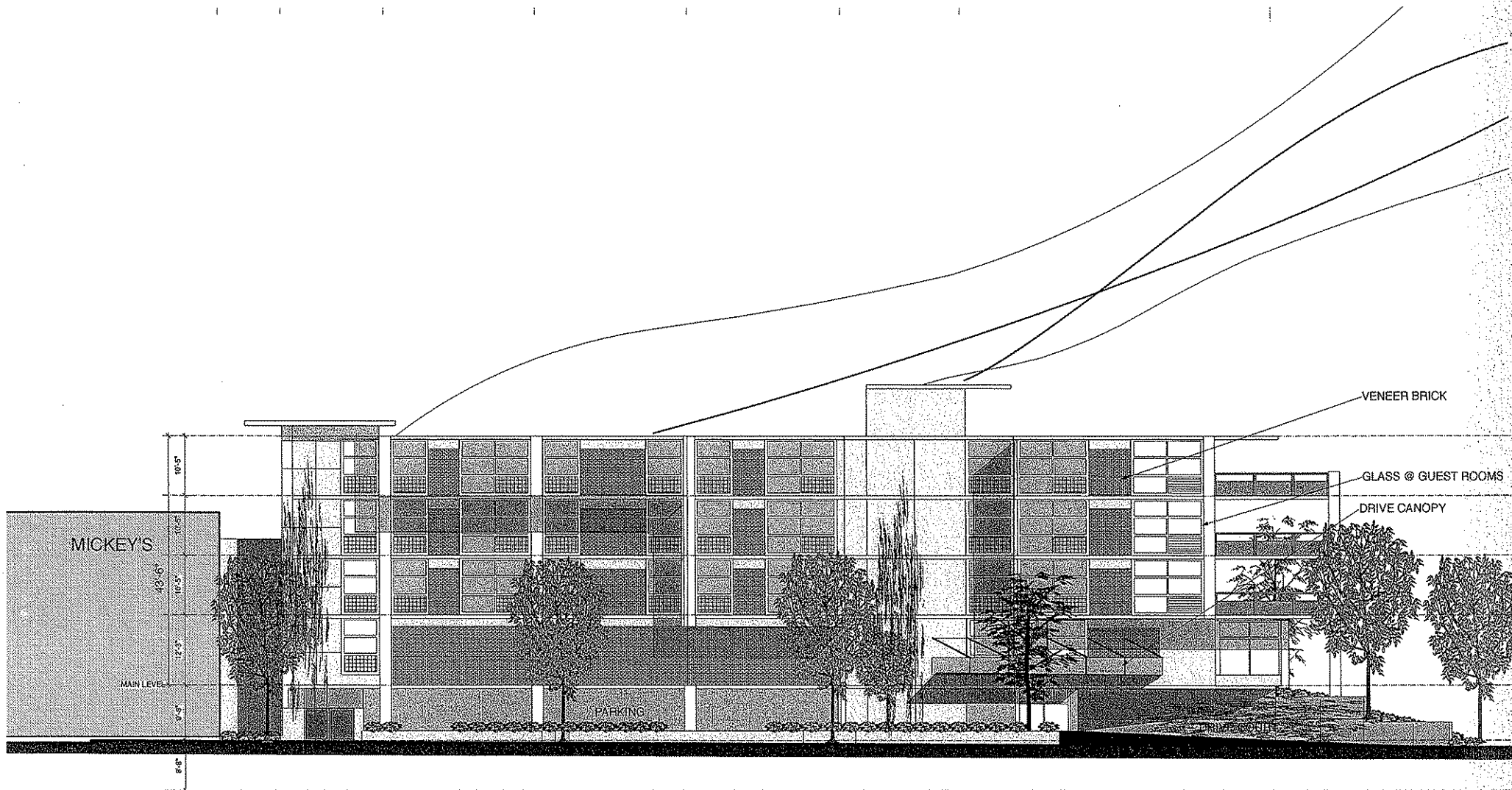
Hotel Concept #3-- Four Story Building

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

Elevations		A4.1
 SIEGER LLC ARCHITECTURE 1501 MONROE ST. Madison, WI 53711 Phone: 608.263.6100 Fax: 608.263.6101	1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711 Wisconsin Avenue Associates	

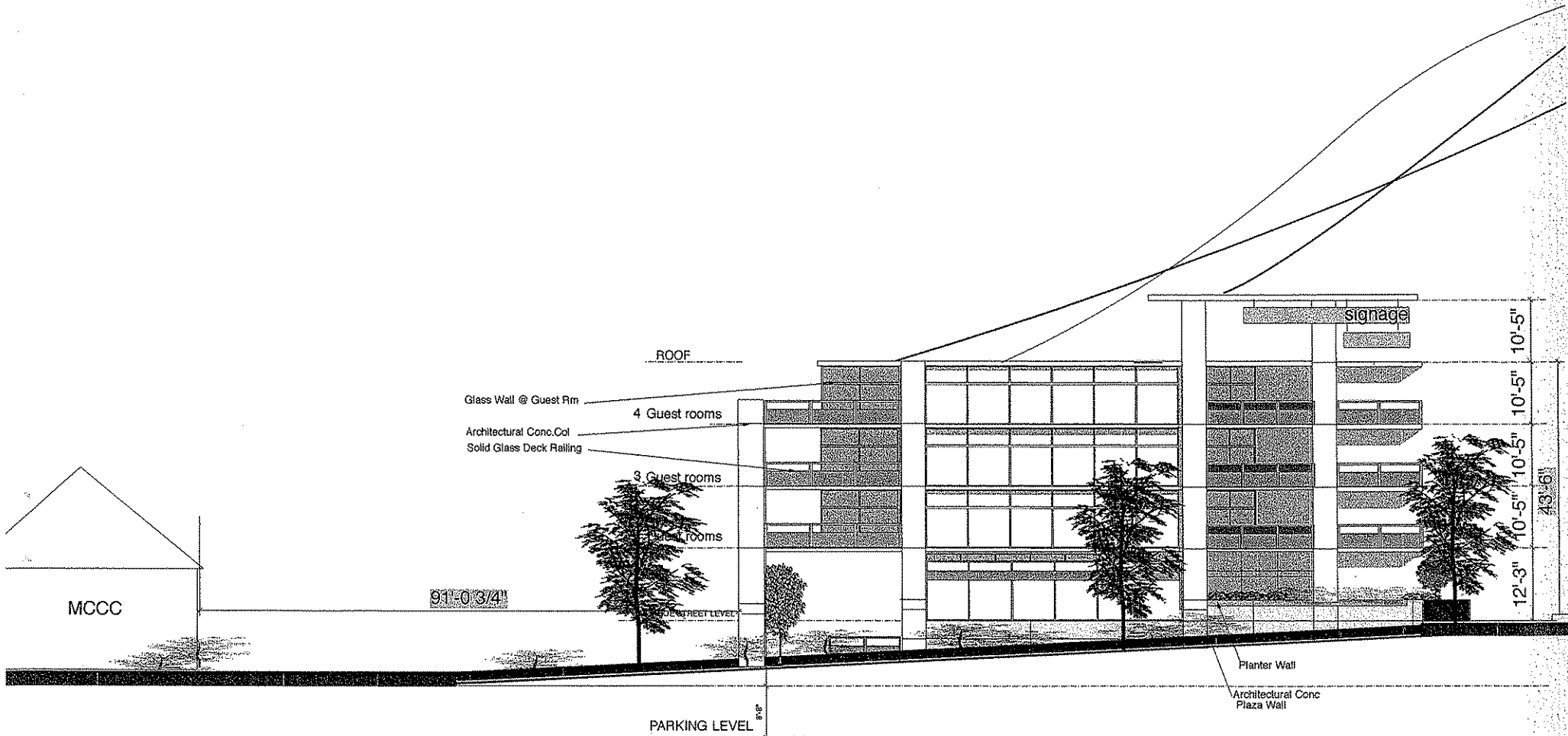
*NOTE: Drawings are 50% scale for 11x17 print sets.



ALLEY ELEVATION HOTEL CONCEPT 3

FEB 29 08

SIEGER LLC ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.263.8100 Fax: 608.263.8101	Elevations Concept Three 1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711 Wisconsin Avenue Associates	A4.2
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REGENT STREET CONCEPT ELEVATION

Hotel Concept #3-- Four Story Building

 SIEGER LLC ARCHITECTURE 1501 Monroe St. Madison, WI 53711 Phone: 608.263.6100 Fax: 608.263.6101	Elevations 1501 REDEVELOPMENT 1501 Monroe Street Madison, WI 53711 Wisconsin Avenue Associates	A4.3 1.17.00
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