



Location  
1356 East Washington Avenue

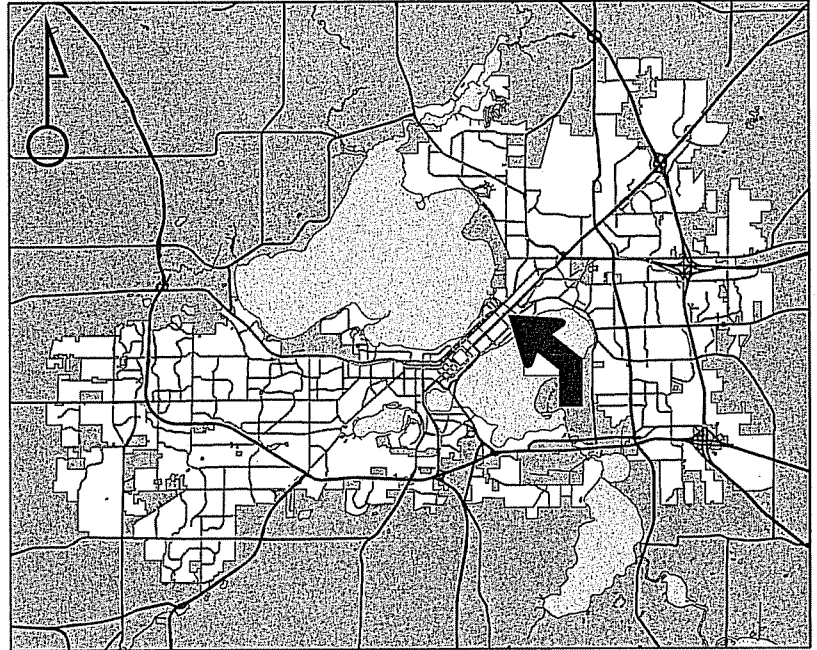
Project Name  
Pasqual's

Applicant  
Mullins Group/  
Kirk Biodrowski – Shulfer Architects

Existing Use  
Former Restaurant

Proposed Use  
Construct restaurant in TE zoning  
with outdoor seating area

Public Hearing Date  
Plan Commission  
23 June 2014

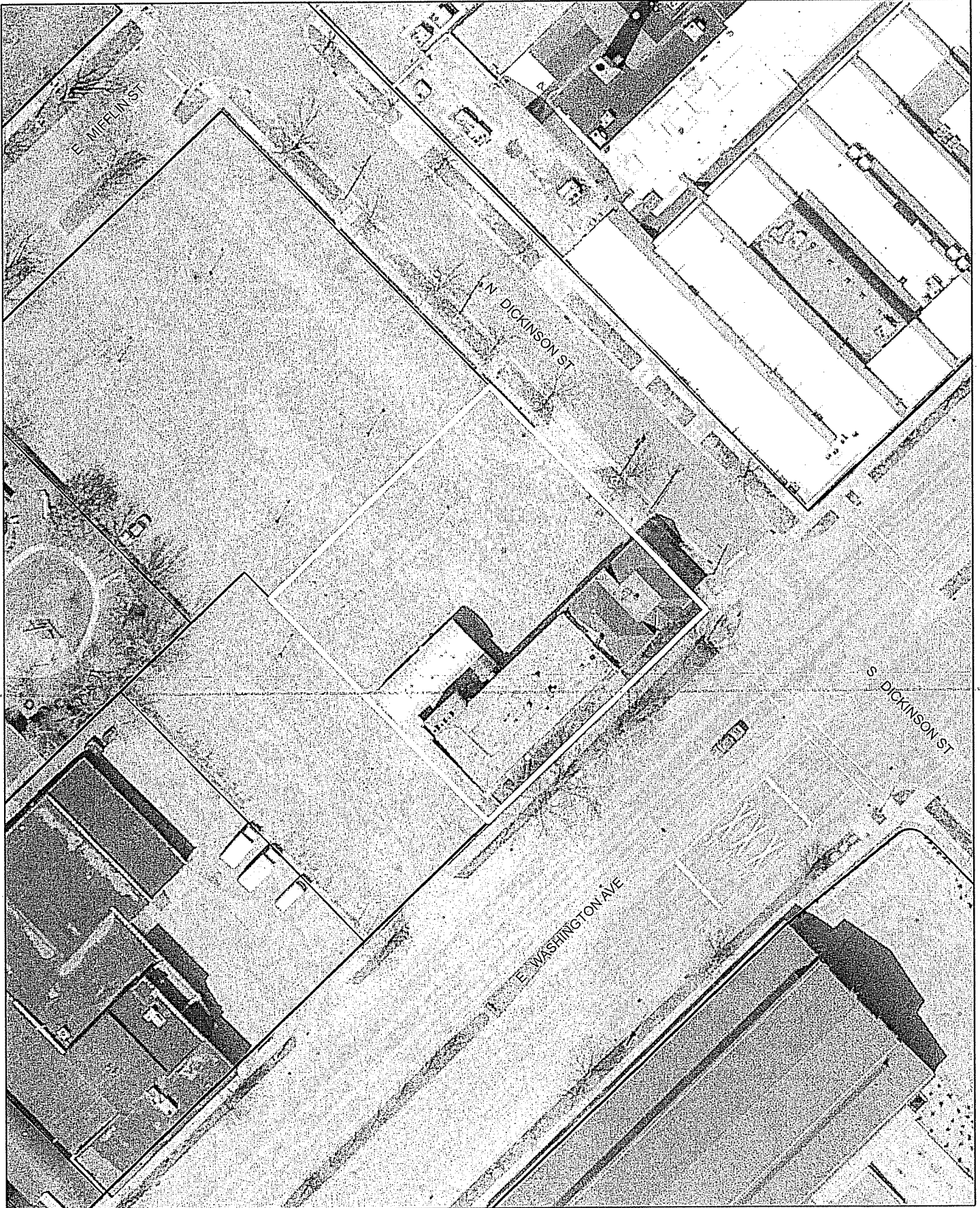


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 June 2014





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: [www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1344 E. Washington Ave (aka 1356 E. Washington Ave)  
Project Title (if any): Pasqual's

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: Outdoor Patio

3. Applicant, Agent & Property Owner Information:

Applicant Name: Ben Roberts Company: Pasqual's  
 Street Address: 2831 Parmenter St City/State: Middleton, WI Zip: 53562  
 Telephone: 609 445-1676 Fax: ( ) Email: benja.cantina@gmail.com

Project Contact Person: Kirk Biodrowski Company: Shulfer Architects, LLC  
 Street Address: 1918 Parmenter Suite #2 City/State: Middleton, WI Zip: 53562  
 Telephone: 609 236-7570 Fax: ( ) Email: kbiodrowski@shulferarchitects.com

Property Owner (if not applicant): Mullins Group (Brad Mullins)  
 Street Address: 401 N. Carroll St City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Pasqual's Corporate offices, Restaurant, Bar, + Commissary Kitchen

Development Schedule: Commencement Late June 2014 Completion Late Summer/Early Fall 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed) ~~NA~~
- Landscape Plan (including planting schedule depicting species name and planting size) ~~NA~~
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper

For projects requiring review by the Urban Design Commission, provide Fourteen (14) additional 11x17 copies of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- |   |  |  |
|---|--|--|
| • Project Team                                | • Building Square Footage  | • Value of Land  |
| • Existing Conditions                         | • <del>Number of Dwelling Units</del> <u>NA</u>                          | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls   | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • <del>Lot Coverage &amp; Usable Open Space Calculations</del> <u>NA</u> | • Public Subsidy Requested                                   |
| • Hours of Operation                          |  |  |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com).

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

See Attachment for Alder waiver

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stovler Date: 4/16/14 Zoning Staff: Pat Anderson Date: 4/16/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Ben Roberts Relationship to Property: Leasee  
Authorizing Signature of Property Owner Bradley C. Mullins Date 5/7/14  
Bradley C. Mullins



May 07, 2014

City of Madison  
Department of Planning & Development  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

RE: Conditional use amendment: Letter of Intent  
1344 E. Washington Ave., Madison, WI. (aka 1356 E. Washington Ave.)

Dear Commission members and Planning and Development Staff:

On behalf of Pasqual's and the Mullins Group, LLC, Shulfer Architects, LLC is submitting this letter of intent and application for a Conditional use Amendment for the building located at 1344 E. Washington Ave. We are seeking approval for the conditional use of a restaurant in the currently zoned TE district the building now resides. In addition, we are seeking approval for an outdoor patio at this same location.

On April 16<sup>th</sup>, 2014, we presented our concept to the planning division for advice on how to proceed with obtaining the conditional use we are seeking. We have also presented our design to the District Alder, Ledell Zellers (Aldermanic District #2) and she has agreed to waive the 30 day waiting period (see attached document). This is an historic landmark building for the city of Madison. We have reached out to the historic district branch at the city of Madison, but have thus far been unable to present our plans.

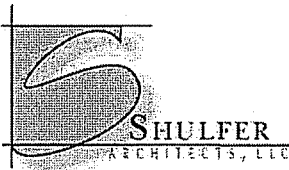
**Proposal Summary:** This building is the former home to several restaurants most recently Fyfes Bistro and has been vacant for several years. We propose to renovate the existing building to accommodate a new restaurant. Add an outdoor patio facing the parking lot behind the building. Add bicycle parking racks to accommodate the growing number of bicyclists and to meet current city codes. With the exception of eliminating six parking stalls to make room for the patio, no changes to the parking stalls nor the landscaping is being proposed at this time.

**Existing conditions:**

With the exception of adding an outdoor patio area, there will be no changes to the site nor the exterior of the building.

**Proposed use:**

The proposed use of the building will be a to house Pasqual's corporate offices, a southwestern restaurant, lounge, and commissary kitchen.



**Hours of Operation (Proposed and subject to change):**

M-W            11:00AM-10:00PM  
TH-F           11:00AM-11:00PM  
SA-SU          8:00AM-11:00PM

In summary, the project will consist of the general criteria listed below:

**Project Data:**

Project Name:            Pasqual's  
Address:                 1344 E. Washington Ave  
Land Value:             \$189,000  
Estimated Project Cost: \$300,000  
Lot size:                 24,170 sf  
Proposed Use:            Restaurant  
Total Building Area:    13,007 GSF  
Proposed Patio Area:    1,738 GSF  
Parking Required:       NA (TE district)  
Parking Provided:       Access to shared stalls (Adding 20 bicycle)  
Usable Open Space:     NA  
Number of Construction  
Jobs Created:            15 full time equivalents  
Number of Jobs:         30 full time  
Public Subsidy  
Requested:               None at this time

**Zoning District:**

The property is currently zoned TE. We are requesting a conditional use for a restaurant and patio.

**Project Schedule:**

The project construction schedule will be as follows:

Plan commission Approval:    June 23<sup>rd</sup>, 2014  
Construction Start:             Late June 2014  
Substantial Completion:       Late summer/ Early Fall 2014



**Project Team:**

The key individuals and firms involved in this planning and design process include:

**Tenant:**

Pasqual's  
C/O Ben Roberts  
2831 Parmenter St  
Middleton, WI. 53562

**Architect:**

Steve Shulfer, AIA  
Shulfer Architects, LLC  
1918 Parmenter St., Suite 2  
Middleton, WI 53562

**Building General Contractor:**

Lake Country  
C/O Brett Steele  
161 Horizon Dr. #103  
Verona, WI

**Owner:**

Mullins Group, LLC  
C/O Brad Mullins  
401 N. Carroll St.  
Madison, WI

Please feel free to contact us with any questions you may have regarding this request.

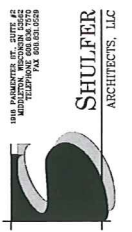
Respectfully,

Steve Shulfer, AIA.  
Shulfer Architects, LLC

# PASQUAL'S

## TENANT IMPROVEMENT

### MADISON, WISCONSIN



**PROJECT DATA:**

LOCATION: 1344 E. WASHINGTON AVE (AKA 1356 E. WASHINGTON AVE)  
MADISON, WI.

REGULATING MUNICIPALITIES:  
CITY OF MADISON  
DANE COUNTY  
STATE OF WISCONSIN

BUILDING CODE:  
CITY OF MADISON ZONING ORDINANCES  
WISCONSIN ADMINISTRATIVE CODE  
2009 INTERNATIONAL BUILDING CODE

OCCUPANCY TYPE = "A-2" ASSEMBLY (RESTAURANT)

CONSTRUCTION TYPE:  
TYPE "VB"  
2 STORY  
SPRINKLERED

OCCUPANCY:

EMPLOYEES @ 100/200 SF GROSS	= 34 OCC.
RESTAURANT	= 65 OCC.
LOUNGE	= 81 OCC.
BANQUETTE (FUTURE)	= 110 OCC.
INTERIOR BLDG SUB-TOTAL	= 290 OCC.
PATIO	= 97 OCC.
TOTAL	= 387 OCC.

AREA CALCULATIONS:

FIRST FLOOR:	5,937 GSF
SECOND FLOOR:	4,165 GSF
BASEMENT:	2,905 GSF
BUILDING AREA:	13,007 GSF

**PLUMBING:**

REQUIRED:

MEN TOILET/UR.	= 3, LAV = 1
WOMEN TOILET	= 3, LAV = 1
TOTAL REQ'D	= 6 = 2

PROVIDED:

MEN TOILET/UR.	= 3.5, LAV = 2.5
WOMEN TOILET	= 4.5, LAV = 2.5
TOTAL REQ'D	= 8 = 5

**FIRE CONTROL:**

THIS IS A FULLY SPRINKLERED BUILDING  
NO FIRE AREAS PROVIDED

**EXIT TRAVEL DISTANCE:**

FULLY-SPRINK. BLDG = 200 FT MAX TRAVEL  
75 FT COMMON PATH OF TRAVEL/30 FT FROM ANY FIXED SEAT

**EXITS:**

TWO EXITS REQUIRED

**ACCESSIBILITY:**

PER ANSI A117.1

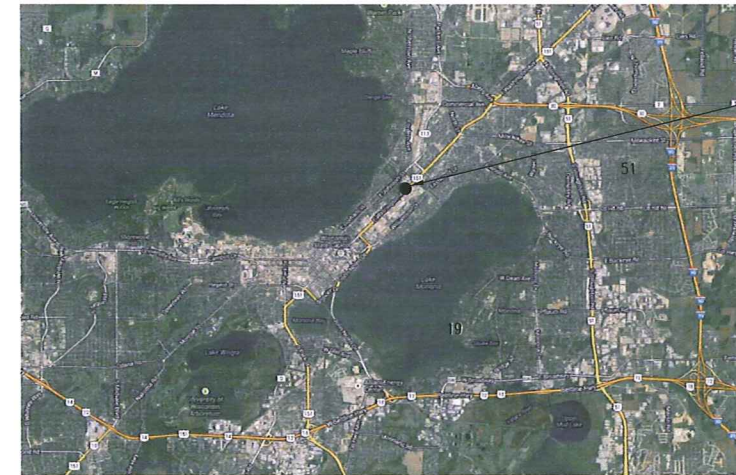
**GENERAL NOTES:**

- DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEPED AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.

**SHEET INDEX:**

- A0.1 COVER SHEET
- ELECTRICAL**
- E1.1 SITE PHOTOMETRICS
- ARCHITECTURAL**
- A1.1 SITE PLAN  
A2.1 FIRST FLOOR PLANS  
A2.2 SECOND FLOOR PLANS  
A3.1 PATIO EXTERIOR ELEVATIONS

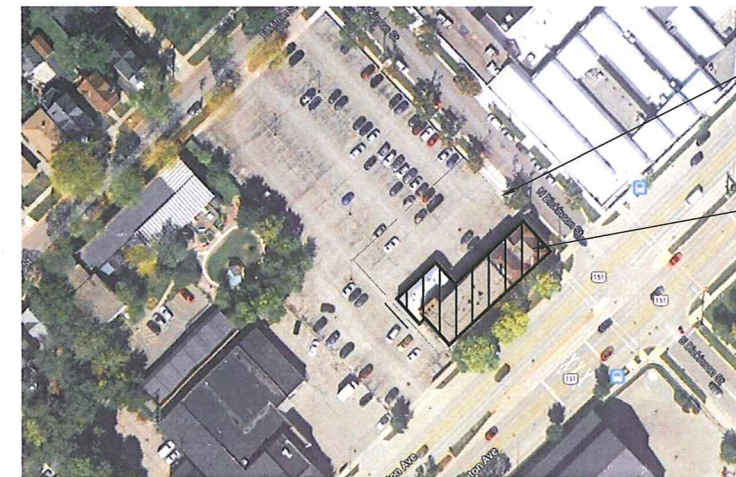
**PROJECT LOCATION MAP:**



**PATIO RENDERING:**



**TENANT LOCATION:**



**CONTACTS:**

**TENANT:**  
PASQUAL'S  
2831 PARMENTER ST  
MIDDLETON, WI

BEN ROBERTS  
608-445-1676

**OWNER:**  
MULLINS GROUP, LLC  
401 N. CARROLL ST  
MADISON, WI

BRAD MULLINS  
608-229-5902

**ARCHITECT:**  
SHULFER ARCHITECTS, LLC  
1918 PARMENTER ST., STE 2  
MIDDLETON, WI 53562

KIRK BIODROWSKI  
608-836-7570

**GENERAL CONTRACTOR:**  
LAKE COUNTRY  
161 HORIZON DR. #103  
VERONA, WI

BRETT STEELE  
608-225-1319

**PASQUAL'S**  
TENANT IMPROVEMENT  
1344 E. WASHINGTON AVE  
MADISON, WISCONSIN

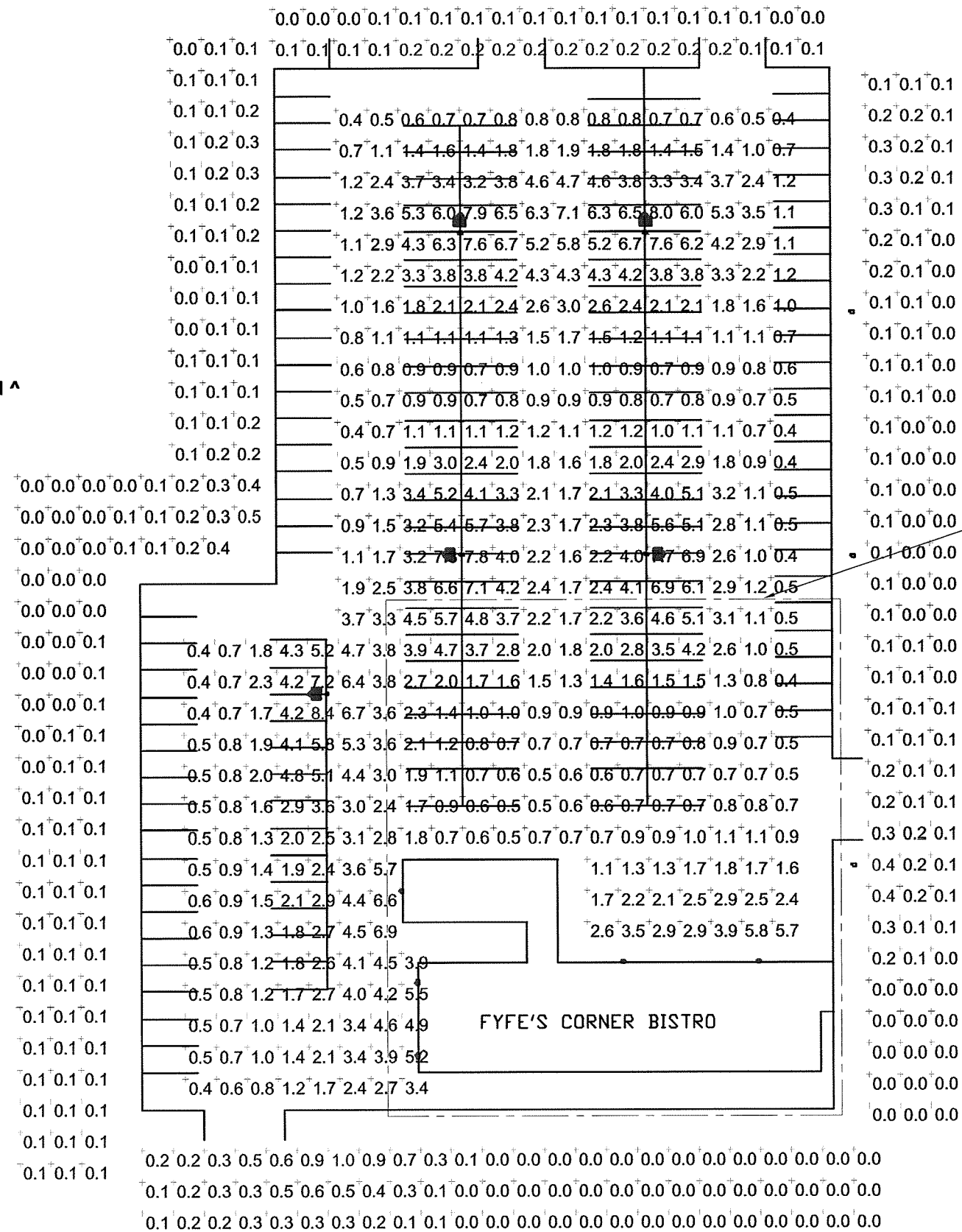
**COVER SHEET**

05/07/2014  
LAND USE APPLICATION

**A0.1**



NORTH ^



**Plan View**

Scale 1" = 50'

EAST WASHINGTON AVE

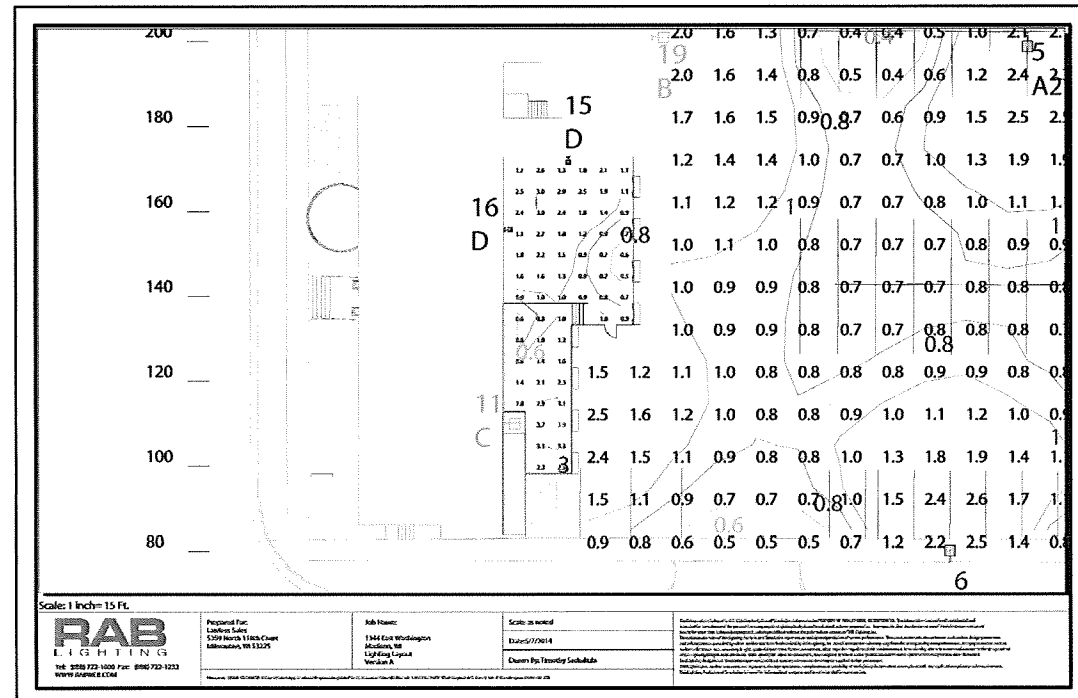
1 EXISTING LIGHT PHOTOMETRICS  
1"=20'-0"

STATISTICS				
Description	Symbol	Avg	Mln	Avg/Mln
Calc Zone #1		2.3 fc	0.4 fc	5.7:1

WASHINGTON SQUARE PARKING LOT  
1344 E. WASHINGTON AVE.  
PREPARED BY NICKLES ELECTRIC  
2465 WATTS / 61,390 SQ. FT. =  
.04 WATTS PER SQ. FT.

LUMINAIRE SCHEDULE					
Symbol	Label	Qty	Catalog Number	Description	Lamp
⬢	A	5	RUUD PR2525	16" PARKING/ROADWAY / TYPE III	250 WATT HPS
⬢	X-WP	5	TWH 150S	EXISTING WALL PACK	150 WATT HPS

EXISTING LIGHT DETAILS  
NOT TO SCALE



2 PATIO LIGHT PHOTOMETRICS  
1"=20'-0"

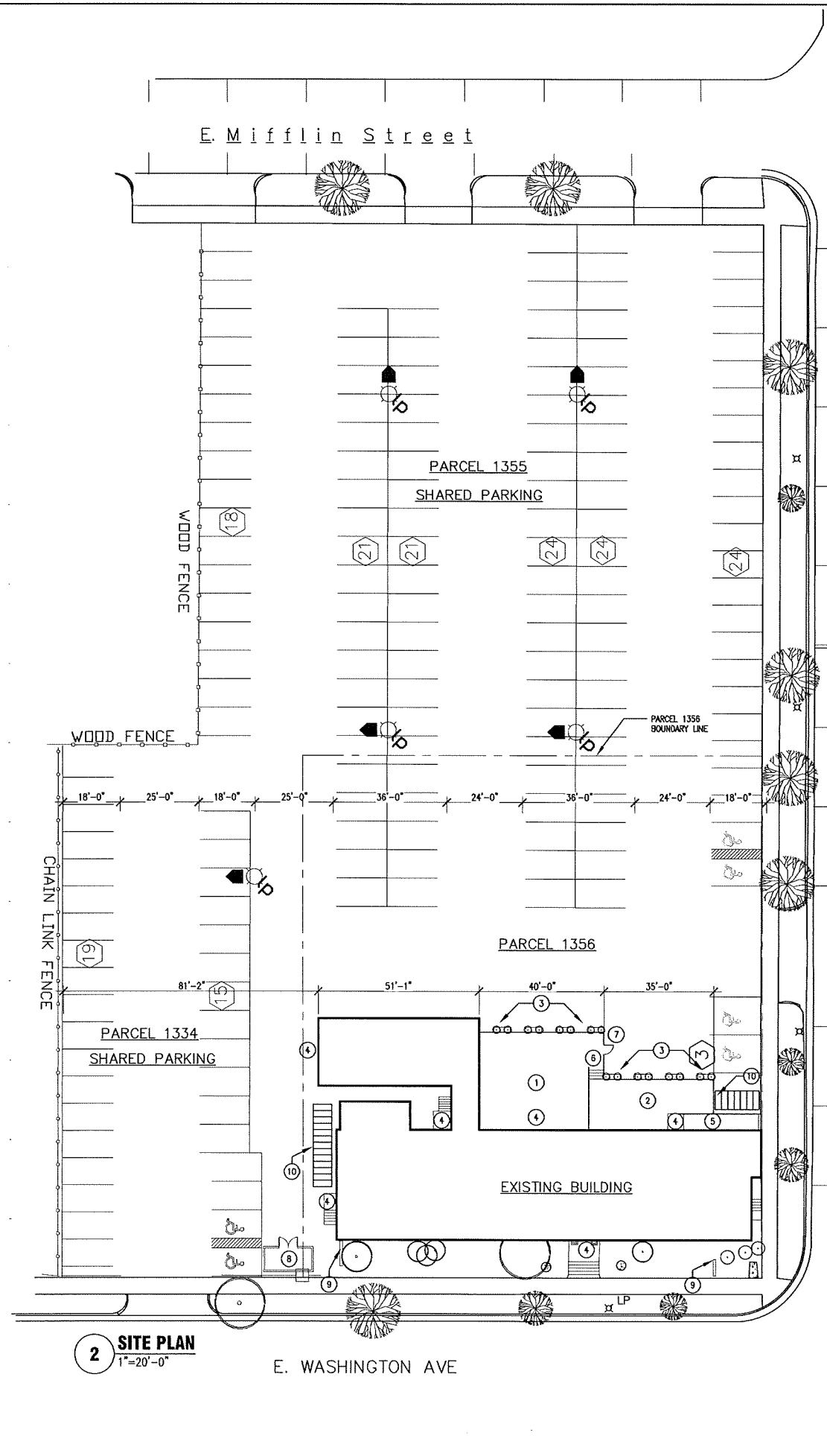
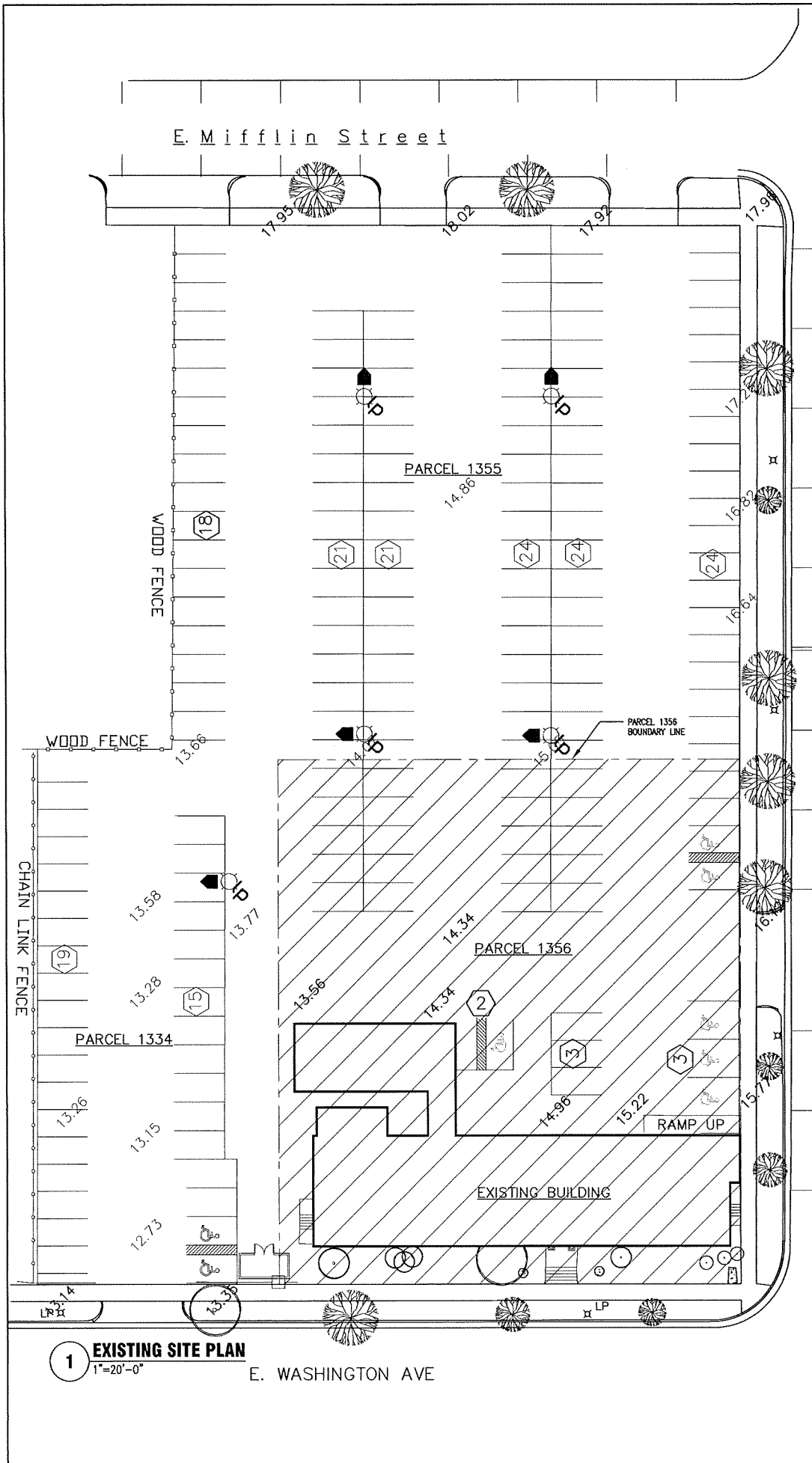


PASQUALS  
TENANT IMPROVEMENT  
1344 E. WASHINGTON AVE  
MADISON, WI

SITE PHOTOMETRICS

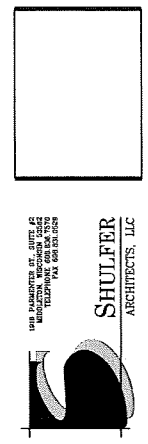
05/07/2014  
LAND USE APPLICATION

E1.1



- SITE PLAN GENERAL NOTES**
1. SITE CONSIDERATIONS ONLY REGARDING PARCEL 1356
  2. HISTORIC LANDMARK BUILDING: CHANGES TO THE EXTERIOR OF THE BUILDING TO INCLUDE:
    - A. NEW PATIO, SEE SHEET A3.1 FOR ELEVATIONS
  3. EXISTING PARKING STALLS TO REMAIN WITH EXCEPTION OF REMOVING SIX STALLS FOR NEW PATIO
  4. EXISTING LIGHTING TO REMAIN WITH THE EXCEPTION OF NEW LIGHTING AT THE PATIO AREA
  5. PATIO TO BE SECURED PER CITY REQUIREMENTS
  6. ALL EXISTING VEGETATION TO REMAIN, ANY CHANGES TO LANDSCAPING WILL BE SUBMITTED SEPARATELY
  7. EXISTING SIGN LOCATIONS TO REMAIN, ANY CHANGES TO SIGNAGE WILL BE SUBMITTED SEPARATELY
  8. PARKING: ZONED TE - NO MINIMUM / MAXIMUM PARKING REQUIRED. BUILDING HAS AGREEMENT TO UTILIZE SURROUNDING PARKING STALLS

- SITE PLAN KEYED NOTES**
- 1 NEW OUTDOOR PATIO, AT GRADE (TOTAL PATIO AREA <10% OF TOTAL PARCEL AREA)
  - 2 NEW OUTDOOR PATIO AT ~2'-6" ABOVE GRADE
  - 3 PLANTER BOXES WITH VERTICAL VEGETATION SCREENING ELEMENTS, SEE SHEET A3.1 FOR FURTHER DETAILS
  - 4 EXISTING EXTERIOR DOOR LOCATION
  - 5 EXISTING ADA RAMP TO REMAIN, NEW RAILING INSTALLED TO MEET CURRENT ADA CODE
  - 6 NEW STAIRS FOR PATIO
  - 7 EMERGENCY ONLY ACCESS DOOR THROUGH FENCED PATIO, W/ INTERNAL ALARM SYSTEM
  - 8 EXISTING TRASH ENCLOSURE TO REMAIN
  - 9 EXISTING SIGN LOCATIONS
  - 10 POTENTIAL BICYCLE PARKING (BACK) LOCATIONS (20 TOTAL STALLS SIX OF TOTAL OCCUPANTS), FINAL BICYCLE RACK SELECTION WILL CONFORM WITH CITY OF MADISON REQUIREMENTS



**PASQUALS**  
TENANT IMPROVEMENT  
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MADISON, WI

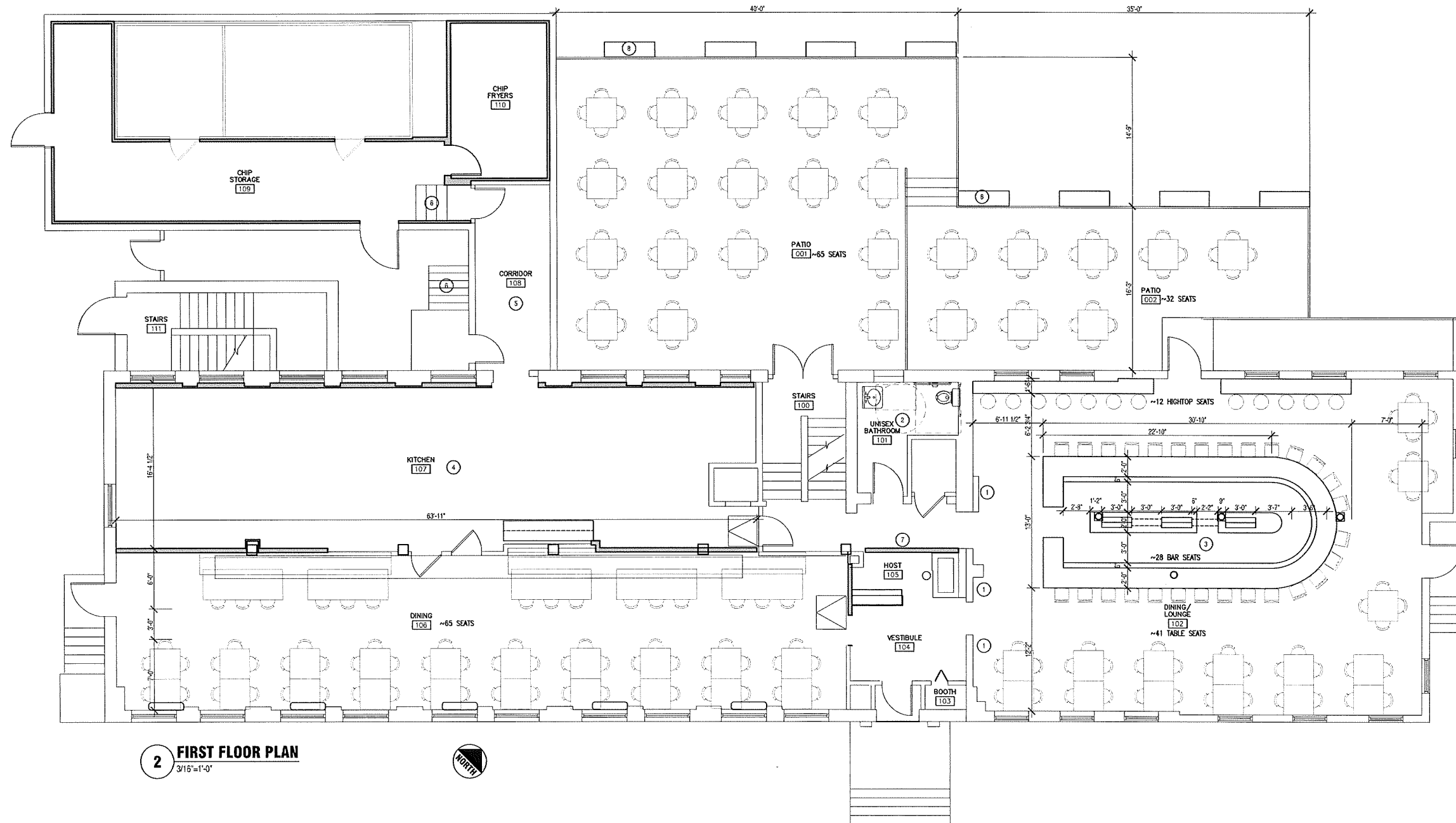
**SITE PLAN**

05/07/2014  
LAND USE APPLICATION

**A1.1**

**FIRST FLOOR PLAN NOTES:**

- 1 VERIFY STRIP WALL TO EXPOSE BRICK WALL UNDERNEATH
- 2 NEW RESTROOM VERIFY PLUMBING LOCATIONS
- 3 NEW BAR LOCATION
- 4 COORDINATE KITCHEN LAYOUT WITH ARCHITECT
- 5 INSPECT EXISTING STRUCTURAL AND WALL CONDITIONS. BUILD NEW WALLS, ROOF, FLOOR AS REQUIRED
- 6 RE-BUILD STAIRS HANDRAILS TO MEET CODE, TWO HANDRAILS EACH SIDE OF STAIRS
- 7 WALL WITH PASS-THROUGH WINDOW
- 8 PLANTER BOXES WITH VERTICAL VEGETATION, USED AS BUFFER



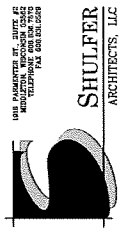
**2 FIRST FLOOR PLAN**  
3/16"=1'-0"

**PASQUALS**  
TENANT IMPROVEMENT  
1344 E. WASHINGTON AVE  
MADISON, WI

**FIRST FLOOR PLAN**

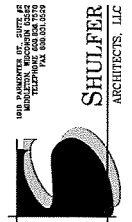
05/07/2014  
LAND USE APPLICATION

**A2.1**



**SECOND FLOOR PLAN NOTES:**

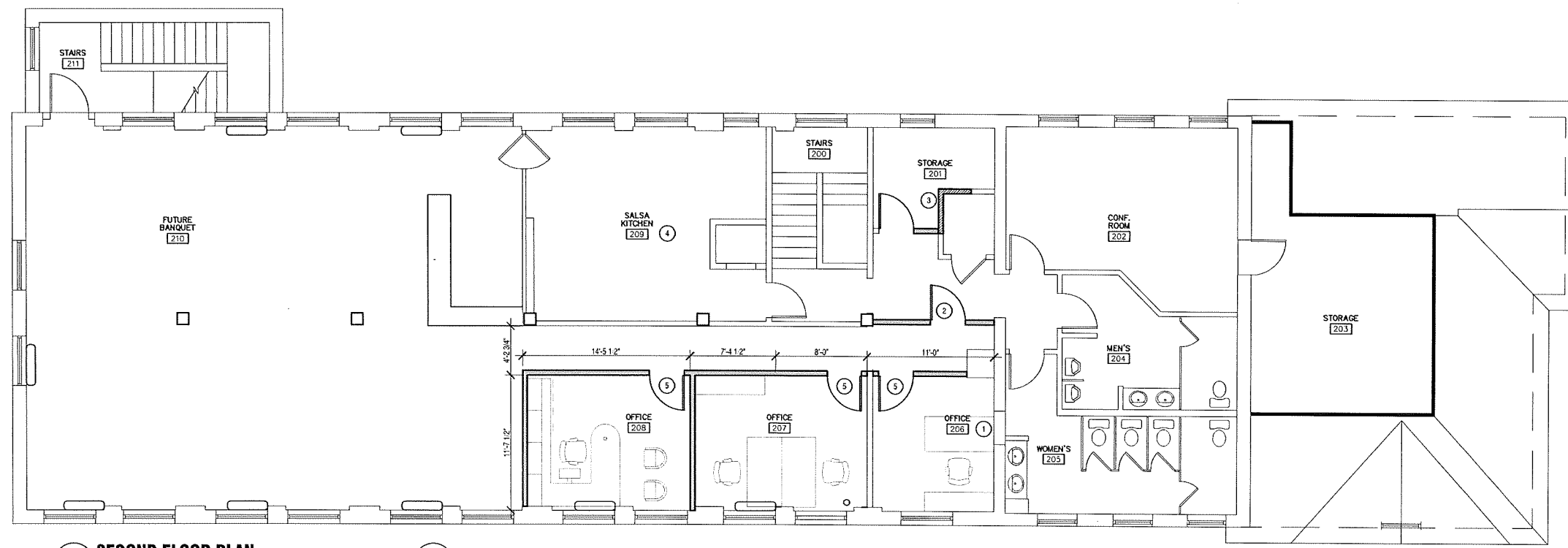
- 1 VERIFY STRIP WALL TO EXPOSE BRICK WALL UNDERNEATH.
- 2 180 DEG. FULL SWING DOOR
- 3 WALL TO BE EXTENDED FROM EXISTING PARTIAL HEIGHT WALL TO BOTTOM OF ROOF STRUCTURE
- 4 COORDINATE KITCHEN LAYOUT WITH ARCHITECT
- 5 RECYCLED DOORS FROM FIRST FLOOR



**PASQUALS**  
 TENANT IMPROVEMENT  
 1344 E. WASHINGTON AVE  
 MADISON, WI

**SECOND FLOOR PLAN**

05/07/2014  
 LAND USE APPLICATION



**1 SECOND FLOOR PLAN**  
 3/16"=1'-0"





**1 PATIO ELEVATION**  
1/4"=1'-0"

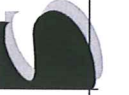
CONC. PLANTER BOXES    RAISED PATIO (COMPOSITE DECKING)    VERTICAL LIVE WALL    STAIRS    AT GRADE PATIO (CONC. PAVERS OR COMPOSITE DECKING)    RAILING AROUND PATIO, STEEL PIPE, WITH METAL CABLE SEE 2/A3.1 FOR DESIGN INSPIRATION



STEEL PIPE FOR EXTERIOR PATIO RAILING, HORIZONTAL STEEL CABLE NOT SHOWN IN THIS IMAGE BUT WILL BE INCLUDED IN THE PATIO DESIGN SEE 1/A3.1

**2 EXTERIOR RAILING**  
1/2"=1'-0"

DR. PASQUALE J. DE LUCA  
ARCHITECTURE, INC.  
1344 E. WASHINGTON AVE.  
MADISON, WI 53704  
TEL: 608.261.1111  
WWW.PASQUALEJDELUCA.COM



**SHULFER**  
ARCHITECTS, LLC

**PASQUAL'S**  
TENANT IMPROVEMENT  
1344 E. WASHINGTON AVE.  
MADISON, WI

PATIO ELEVATION

05/07/2014  
LAND USE APPLICATION

**A3.1**