



Location  
3502 Monroe Street

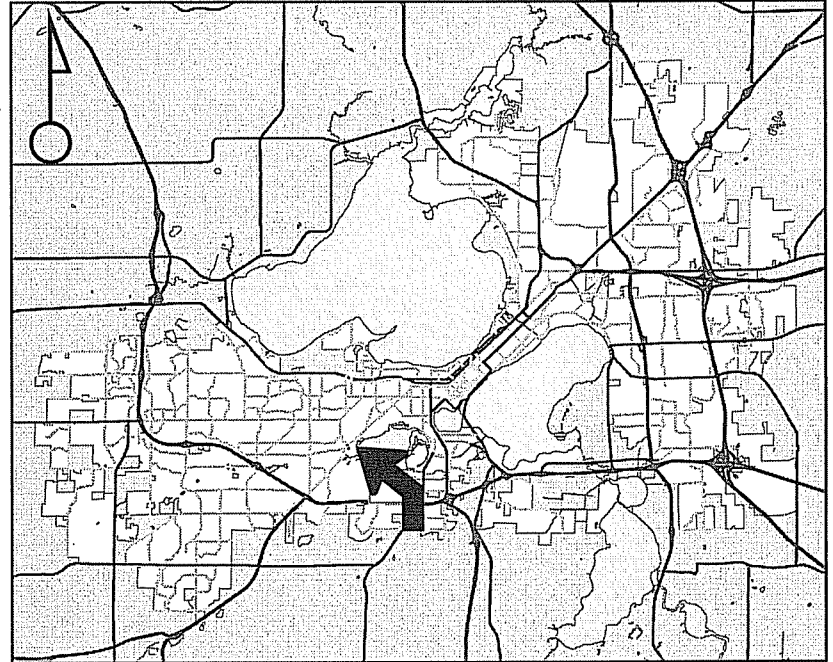
Applicant  
Keith Parman/  
Randy Bruce – Knothe & Bruce Architects

From: C1 To: PUD-GDP-SIP

Existing Use  
Auto repair garage

Proposed Use  
Demolish auto repair garage to allow construction of a mixed-use building with 18 apartment units and 3,300 square feet of first floor commercial space

Public Hearing Date  
Plan Commission  
25 July 2011  
Common Council  
02 August 2011



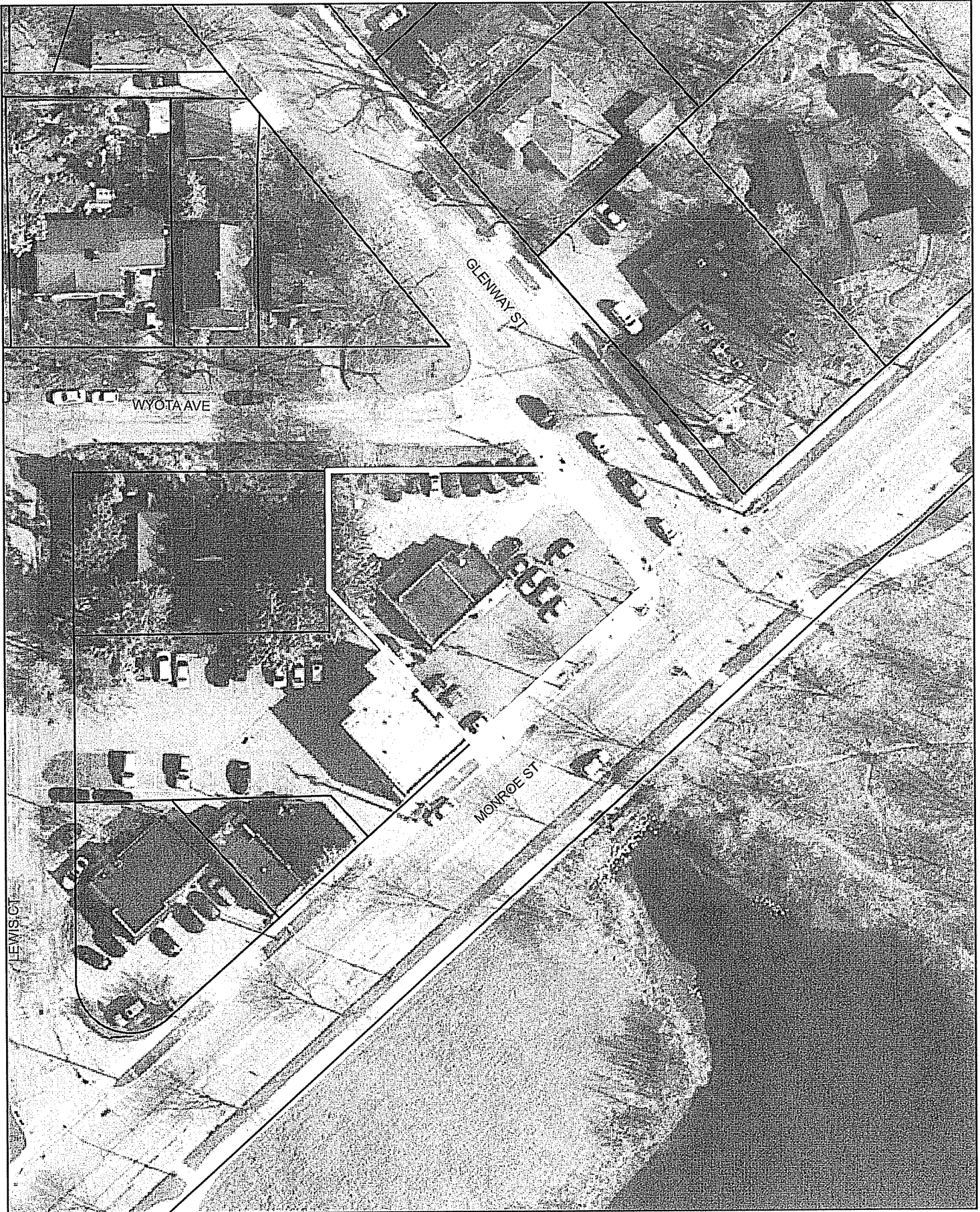
For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 July 2011

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# 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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 3502 Monroe Street **Project Area in Acres:** .28

**Project Title (if any):** Parman Place

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: <u>C1</u> to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: <u>C1</u> to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>C1</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

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

Applicant's Name: Fred Rouse Company: Parman Place, LLC  
Street Address: 2428 Perry Street City/State: Madison, WI Zip: 53713  
Telephone: (608) 251-5382 Fax: (608) 251-5350 Email: info@rousemgmt.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC  
Street Address: 7601 University Ave Suite 201 City/State: Middleton, WI Zip: 53562  
Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Keith Parman  
Street Address: 3502 Monroe Street City/State: Madison, WI Zip: 53711

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_

A mixed-use development with 18 apartments and 3,300 s.f. of commercial space.

Development Schedule: Commencement October, 2011 Completion June, 2012

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**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1,250 See the fee schedule on the application cover page. 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 (including this application form, the letter of Intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 

→ The site is located within the limits of Monroe Street Commercial District Plan, which recommends: Neighborhood mixed use for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:  
Brian Solomon, Alderperson and Lynn Pitman, DMNA: February 10, 2011

*NOTE: 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 and Planning Division staff; note staff persons and date.
 

Planning Staff: Heather Stouder Date: 3/29/11 Zoning Staff: Matt Tucker Date: 3/29/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name J. Randy Bruce Date 5/25/11  
 Signature [Handwritten Signature] Relation to Property Owner Agent  
 Authorizing Signature of Property Owner Kath A Karman Date 5-24-11

May 25, 2011

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  
PUD-GDP-SIP  
3502 Monroe Street  
Madison, WI

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: Fred Rouse  
Parman Place LLC  
2428 Perry Street  
Madison, WI 53713  
608-251-5382  
608-251-5350 fax  
Contact: Fred Rouse  
info@rousemgmt.com

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

Engineer: Vierbicher  
Contact: Dave Glusick  
999 Fourier Drive Ste 201  
Madison, WI 53717  
608-826-0532  
608-826-0530 fax  
dglu@vierbicher.com

Landscape Design: Peter Nause  
Second Nature Landscapes  
706 Leonard Street  
Madison, WI 53711  
608-206-1463  
608-233-3612  
[pan@secondnature.biz](mailto:pan@secondnature.biz)

**Introduction:**

The proposed site is located on the northwest corner of Monroe Street and Glenway and is currently occupied by Parman's Service Station. The Parmans have operated a service station at this location since the 1940's but Keith Parman is now planning on closing the station. The applicant has been working with the alderperson, the neighborhood and City staff for several months on a redevelopment proposal for this site. The proposed development will implement a portion of the Monroe Street Commercial District Plan and provide new commercial and housing options for the neighborhood.

**The Monroe Street Commercial District Plan:**

The Monroe Street commercial District Plan that was adopted in March, 2007 was created to ensure appropriate contextual redevelopment of Monroe Street. The plan specifically addresses this block (Block 39 in the plan) and identifies it as an excellent location for commercial/residential mixed-use development. In addition to the general design guidelines, the plan lists the following site specific guidelines:

- Buildings to be built up to the existing sidewalk.
- Building heights of 2 to 4 stories.
- Monroe Street and Glenway Street facades should have storefronts with architectural details attractive to pedestrians.
- Principle entries should be off Monroe Street with additional entries off Glenway.
- Parking and service access should be provided from the rear (north side) of the site.

The proposed redevelopment plan was designed to meet these guidelines.

**Demolition Standards:**

This proposed development envisions the deconstruction of the existing service garage that currently exists on the site. A recycling and re-use plan for the building will be prepared and submitted to staff for review and approval prior to applying for the demolition permit.

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 Monroe Street Commercial District Plan we believe that the demolition standards can be met.

**Project Description:**

The project consists of 18 apartments over 3400 s.f. of ground floor commercial space. The building is designed to fit within the immediate context defined by a mix of commercial and residential uses as well as the arboretum south of Monroe Street. The building is placed close to the sidewalk to reinforce a traditional shopping streetscape. The well-detailed exterior uses a combination of brick and fiber-cement siding to reflect the residential use and the arboretum setting.

The building has two stories of housing over the commercial and parking levels. A small elevator penthouse and stairway projects to the fourth level and provides access to a common roof terrace for the residential tenants.

Vehicular access to the site is achieved from Wyota Avenue to the north of the site. A ground level parking area provides parking for 9 cars and a loading zone for the commercial users. Underground parking for 18 cars is provided for the residents. Bicycle parking is well distributed in the basement and on-grade at the front and back of the building.

The exterior open space of the development provides attractive private and public areas for the residents and guests. In addition to private terraces and balconies, the common roof terrace provides residents with an outdoor gathering area and expansive views to the arboretum and Monroe Street. The roof terrace is surrounded by a green roof system to absorb storm water, cool the air and provide a visually pleasing rooftop environment

**Site Development Data:**

Dwelling Unit Mix:

Efficiency	2
One-Bedroom	14
<u>Two-Bedroom</u>	<u>2</u>
Total Dwelling Units	18

Areas:

Commercial Area	3,441 S.F.
<u>Residential Area</u>	<u>16,183 S.F.</u>
Total Gross Area	19,624 S.F.

Densities:

Lot Area	12,097.8 or .28 Acres
Lot Area / D.U.	672.1 SF/unit
Density	64.3 units/acre

Building Height:

Three Stories

Vehicle Parking:

Underground-Residential	18 stalls
<u>Surface- Commercial</u>	<u>9 stalls</u>
Total	27 stalls

Bicycle Parking:

Underground	14 stalls + wall mounted
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Letter of Intent – PUD-SIP  
3502 Monroe Street  
March 25, 2011  
Page 4 of 4

Surface- standard 2'x6'  
Total

5 stalls  
19+ stalls (18 required)

**Project Schedule:**

It is anticipated that the new construction phase will start in Fall 2011 and be completed in Summer 2012.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. The re-development of this property will provide a pedestrian and transit-oriented development, implement a portion of the Monroe Street Commercial District Plan and provide additional high quality in-fill housing.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member



**Zoning Text**  
PUD- GDP-SIP  
3502 Monroe Street  
May 25, 2011

***Legal Description:***

Lots 6, 7 and 8, Block 3, Wingra Hill, located in part of the NE ¼ of the SW ¼ of Section 28, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West quarter corner of said Section 28; thence S89°48'29"E along the north line of said SW ¼, 2154.12 feet; thence S00°11'31"W, 147.80 feet to the Point of Beginning; thence S38°36'27"E along the northeasterly line of said Block 3, 66.41 feet to the southeast corner of said Lot 8; thence S47°55'02"W along the southeasterly line of said Block 3, 110.92 feet to the most southerly corner of said Lot 6; thence N41°28'41"W along the southwesterly line of said Lot 6, 98.28 feet to the most westerly corner of said Lot 6; thence N00°06'26"W along the west line of said Lot 6, 52.94 feet to the north line of said Block 3; thence S89°48'57"E along the north line of said Block 3, 106.08 feet to the Point of Beginning. Said description contains 12,098 square feet or 0.278 acres more or less.

A. ***Statement of Purpose:*** This zoning district is established to allow for the construction of a mixed use building with 3,400 square feet of commercial space and 18 dwelling units.

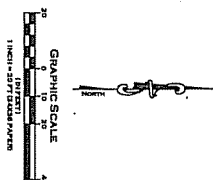
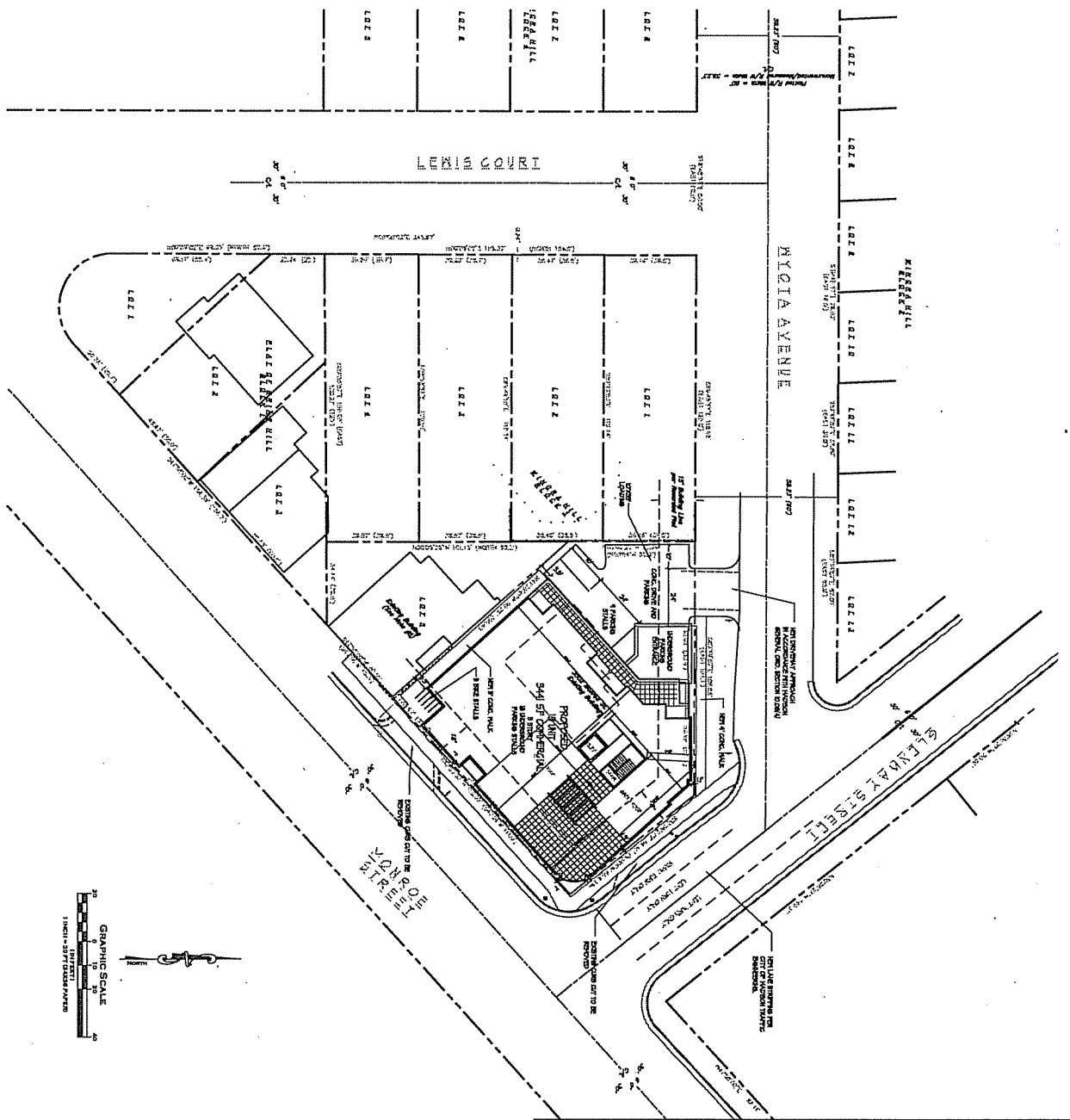
B. ***Permitted Uses:*** Following are permitted uses:

1. The following commercial uses:
  - a. Artist, photographer, studio, etc.
  - b. Insurance office, real estate office, sales office
  - c. General office
  - d. Clinic – Health
  - e. Physical, occupational or massage therapy
  - f. Veterinary clinic
  - g. Animal grooming
  - h. Bank, Financial institution
  - i. Business sales and services
  - j. Food and related goods sales
  - k. General retail
  - l. Laundromat, self-service
  - m. Liquor store
  - n. Photocopying
  - o. Post office
  - p. Service business
  - q. Small appliance repair
  - r. Sporting goods store, bait shop
  - s. Tattoo shop
  - t. Tobacco shop
  - u. Coffee shop, tea house
  - v. Restaurant
  - w. Artisan workshop
  - x. Printing and publishing

## Zoning Text

Amended PUD – SIP  
1907-1911 Monroe Street  
April 27, 2011  
Page 2

2. Multifamily residential uses as shown in approved plans.
  3. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
    - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking and loading shall be provided as shown on the approved plans .All underground parking stalls will be assigned to specific units by the developer.
- I. **Family Definition:** A family shall be defined as a household not to exceed three unrelated persons.
- J. **Signage:** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



SHEET INDEX	
C-11	SITE PLAN
C-21	SITE GRADING PLAN
C-31	SITE DRAIN PLAN
C-41	LANDSCAPE PLAN
A-10	BASEMENT PLAN
A-11	FIRST FLOOR PLAN
A-12	SECOND & THIRD FLOOR PLAN
A-21	ROOF PLAN
A-22	ELEVATIONS

<b>SITE STATISTICS</b>	
Building Lot Area	2
Building	14
One-Bedroom	14
Two-Bedroom	2
Total Dwelling Units	16
<b>Areas</b>	
Commercial Area	9,641 SF
Residential Area	16,189 SF
Total Gross Area	25,830 SF
<b>Densities</b>	
Lot Area	1,207.6 sq 29 Acres
Lot Area / DU	672.1 SF/du
Density	64.9 units/acre
<b>Building Height</b>	Three stories
<b>Vehicle Parking</b>	
Under ground-residential	16 stalls
Surface, Commercial	2 stalls
Underground	14 stalls
Surface, Residential	2 stalls
Total	34 stalls (16 required)

**KNOTHE & BRUCE ARCHITECTS**  
 7101 University Avenue, Suite 201  
 Dallas, Texas 75205  
 682-813-1400 Fax: 682-813-9134  
 Website: www.knotheandbruce.com

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
  - a. THE INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE 2006 ADDENDUM.
  - b. THE INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY THE 2006 ADDENDUM.
  - c. THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC) AS AMENDED BY THE 2006 ADDENDUM.
  - d. THE INTERNATIONAL ELECTRICAL CODE (IEC) AS AMENDED BY THE 2006 ADDENDUM.
  - e. THE INTERNATIONAL FIRE MARSHAL'S ASSOCIATION (IFMA) AS AMENDED BY THE 2006 ADDENDUM.
  - f. THE INTERNATIONAL MECHANICAL AND PLUMBING EXAMINERS ASSOCIATION (IMPEA) AS AMENDED BY THE 2006 ADDENDUM.
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  - i. THE INTERNATIONAL ASSOCIATION OF Gypsum BOARD MANUFACTURERS (IAGBM) AS AMENDED BY THE 2006 ADDENDUM.
  - j. THE INTERNATIONAL ASSOCIATION OF ROOFING CONTRACTORS (IARC) AS AMENDED BY THE 2006 ADDENDUM.
  - k. THE INTERNATIONAL ASSOCIATION OF PAINT AND COATINGS CONTRACTORS (IAPCC) AS AMENDED BY THE 2006 ADDENDUM.
  - l. THE INTERNATIONAL ASSOCIATION OF AIR CONDITIONING AND REFRIGERATION CONTRACTORS (IACR) AS AMENDED BY THE 2006 ADDENDUM.
  - m. THE INTERNATIONAL ASSOCIATION OF ELECTRICITY CONTRACTORS (IAEC) AS AMENDED BY THE 2006 ADDENDUM.
  - n. THE INTERNATIONAL ASSOCIATION OF PLUMBERS AND PIPEFITTERS (IAPF) AS AMENDED BY THE 2006 ADDENDUM.
  - o. THE INTERNATIONAL ASSOCIATION OF HEATING AND AIR CONDITIONING ENGINEERS (IAHVE) AS AMENDED BY THE 2006 ADDENDUM.
  - p. THE INTERNATIONAL ASSOCIATION OF RADIATION PROTECTION ENGINEERS (IARPE) AS AMENDED BY THE 2006 ADDENDUM.
  - q. THE INTERNATIONAL ASSOCIATION OF SOUND ENGINEERS (IASA) AS AMENDED BY THE 2006 ADDENDUM.
  - r. THE INTERNATIONAL ASSOCIATION OF VIBRATION ENGINEERS (IAVE) AS AMENDED BY THE 2006 ADDENDUM.
  - s. THE INTERNATIONAL ASSOCIATION OF LIGHTING ENGINEERS (IALA) AS AMENDED BY THE 2006 ADDENDUM.
  - t. THE INTERNATIONAL ASSOCIATION OF TRANSPORTATION ENGINEERS (IATE) AS AMENDED BY THE 2006 ADDENDUM.
  - u. THE INTERNATIONAL ASSOCIATION OF WATER ENGINEERS (IAWE) AS AMENDED BY THE 2006 ADDENDUM.
  - v. THE INTERNATIONAL ASSOCIATION OF ENVIRONMENTAL ENGINEERS (IAEE) AS AMENDED BY THE 2006 ADDENDUM.
  - w. THE INTERNATIONAL ASSOCIATION OF OCCUPATIONAL SAFETY AND HEALTH ENGINEERS (IAOSHE) AS AMENDED BY THE 2006 ADDENDUM.
  - x. THE INTERNATIONAL ASSOCIATION OF FIRE ENGINEERS (IAFE) AS AMENDED BY THE 2006 ADDENDUM.
  - y. THE INTERNATIONAL ASSOCIATION OF POLICE ENGINEERS (IAPOLICE) AS AMENDED BY THE 2006 ADDENDUM.
  - z. THE INTERNATIONAL ASSOCIATION OF FIRE INSURANCE ENGINEERS (IAFIRE) AS AMENDED BY THE 2006 ADDENDUM.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
  - a. THE INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE 2006 ADDENDUM.
  - b. THE INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY THE 2006 ADDENDUM.
  - c. THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC) AS AMENDED BY THE 2006 ADDENDUM.
  - d. THE INTERNATIONAL ELECTRICAL CODE (IEC) AS AMENDED BY THE 2006 ADDENDUM.
  - e. THE INTERNATIONAL FIRE MARSHAL'S ASSOCIATION (IFMA) AS AMENDED BY THE 2006 ADDENDUM.
  - f. THE INTERNATIONAL MECHANICAL AND PLUMBING EXAMINERS ASSOCIATION (IMPEA) AS AMENDED BY THE 2006 ADDENDUM.
  - g. THE INTERNATIONAL ASSOCIATION OF CEMENT MERCHANTS (IACM) AS AMENDED BY THE 2006 ADDENDUM.
  - h. THE INTERNATIONAL ASSOCIATION OF BRICK AND TILE MERCHANTS (IABTM) AS AMENDED BY THE 2006 ADDENDUM.
  - i. THE INTERNATIONAL ASSOCIATION OF Gypsum BOARD MANUFACTURERS (IAGBM) AS AMENDED BY THE 2006 ADDENDUM.
  - j. THE INTERNATIONAL ASSOCIATION OF ROOFING CONTRACTORS (IARC) AS AMENDED BY THE 2006 ADDENDUM.
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  - m. THE INTERNATIONAL ASSOCIATION OF ELECTRICITY CONTRACTORS (IAEC) AS AMENDED BY THE 2006 ADDENDUM.
  - n. THE INTERNATIONAL ASSOCIATION OF PLUMBERS AND PIPEFITTERS (IAPF) AS AMENDED BY THE 2006 ADDENDUM.
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  - q. THE INTERNATIONAL ASSOCIATION OF SOUND ENGINEERS (IASA) AS AMENDED BY THE 2006 ADDENDUM.
  - r. THE INTERNATIONAL ASSOCIATION OF VIBRATION ENGINEERS (IAVE) AS AMENDED BY THE 2006 ADDENDUM.
  - s. THE INTERNATIONAL ASSOCIATION OF LIGHTING ENGINEERS (IALA) AS AMENDED BY THE 2006 ADDENDUM.
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  - u. THE INTERNATIONAL ASSOCIATION OF WATER ENGINEERS (IAWE) AS AMENDED BY THE 2006 ADDENDUM.
  - v. THE INTERNATIONAL ASSOCIATION OF ENVIRONMENTAL ENGINEERS (IAEE) AS AMENDED BY THE 2006 ADDENDUM.
  - w. THE INTERNATIONAL ASSOCIATION OF OCCUPATIONAL SAFETY AND HEALTH ENGINEERS (IAOSHE) AS AMENDED BY THE 2006 ADDENDUM.
  - x. THE INTERNATIONAL ASSOCIATION OF FIRE ENGINEERS (IAFE) AS AMENDED BY THE 2006 ADDENDUM.
  - y. THE INTERNATIONAL ASSOCIATION OF POLICE ENGINEERS (IAPOLICE) AS AMENDED BY THE 2006 ADDENDUM.
  - z. THE INTERNATIONAL ASSOCIATION OF FIRE INSURANCE ENGINEERS (IAFIRE) AS AMENDED BY THE 2006 ADDENDUM.

Project Title: **Parman Place**  
 3502 Monroe Street

Project No: **1036**

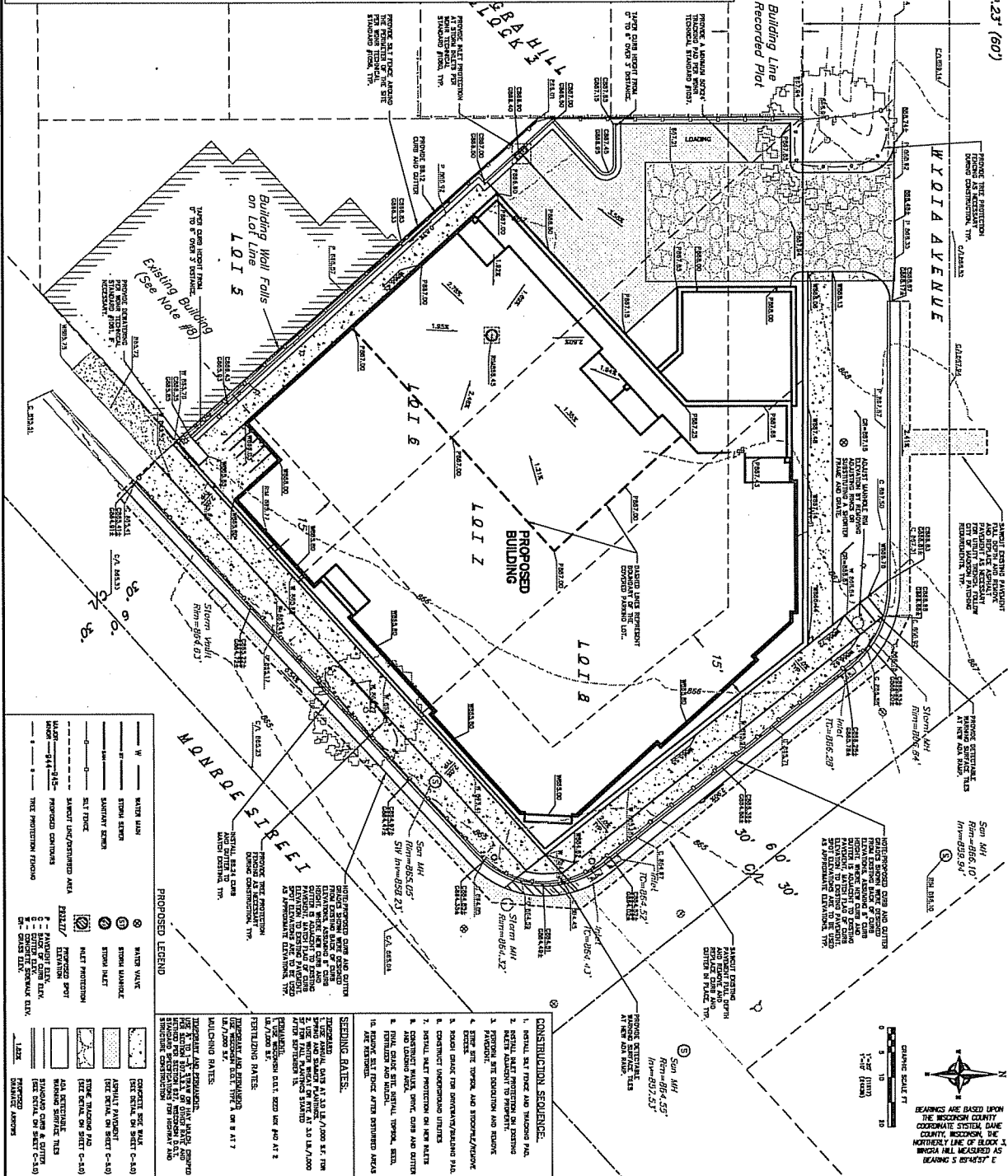
Sheet No: **C-11**

Scale: **1/8" = 1'-0"**

Date: **July 19, 2011**

- GENERAL NOTES:**
1. THE PROPERTY OF RECORD IS SHOWN AS BEING IN THE CITY OF MADISON, WISCONSIN. THE CITY ENGINEER HAS REVIEWED THE GRADING AND EROSION CONTROL PLAN AND HAS DETERMINED THAT THE PROPOSED GRADING AND EROSION CONTROL MEASURES ARE IN ACCORDANCE WITH THE CITY ENGINEER'S STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S STANDARDS AND SPECIFICATIONS AND THE CITY ENGINEER'S ORDINANCES.
  3. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
  4. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
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  7. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

- EROSION CONTROL MEASURES:**
1. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S STANDARDS AND SPECIFICATIONS AND THE CITY ENGINEER'S ORDINANCES.
  2. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
  3. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
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  24. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

**GRADING AND EROSION CONTROL PLAN**  
**PARMAN PLACE**  
**3502 MONROE STREET**  
**CITY OF MADISON, WISCONSIN**

**vierbicher**  
 planners | engineers | advisors  
 1000 MONROE STREET, SUITE 200, MADISON, WISCONSIN 53703  
 TEL: (608) 261-2200 FAX: (608) 261-2205

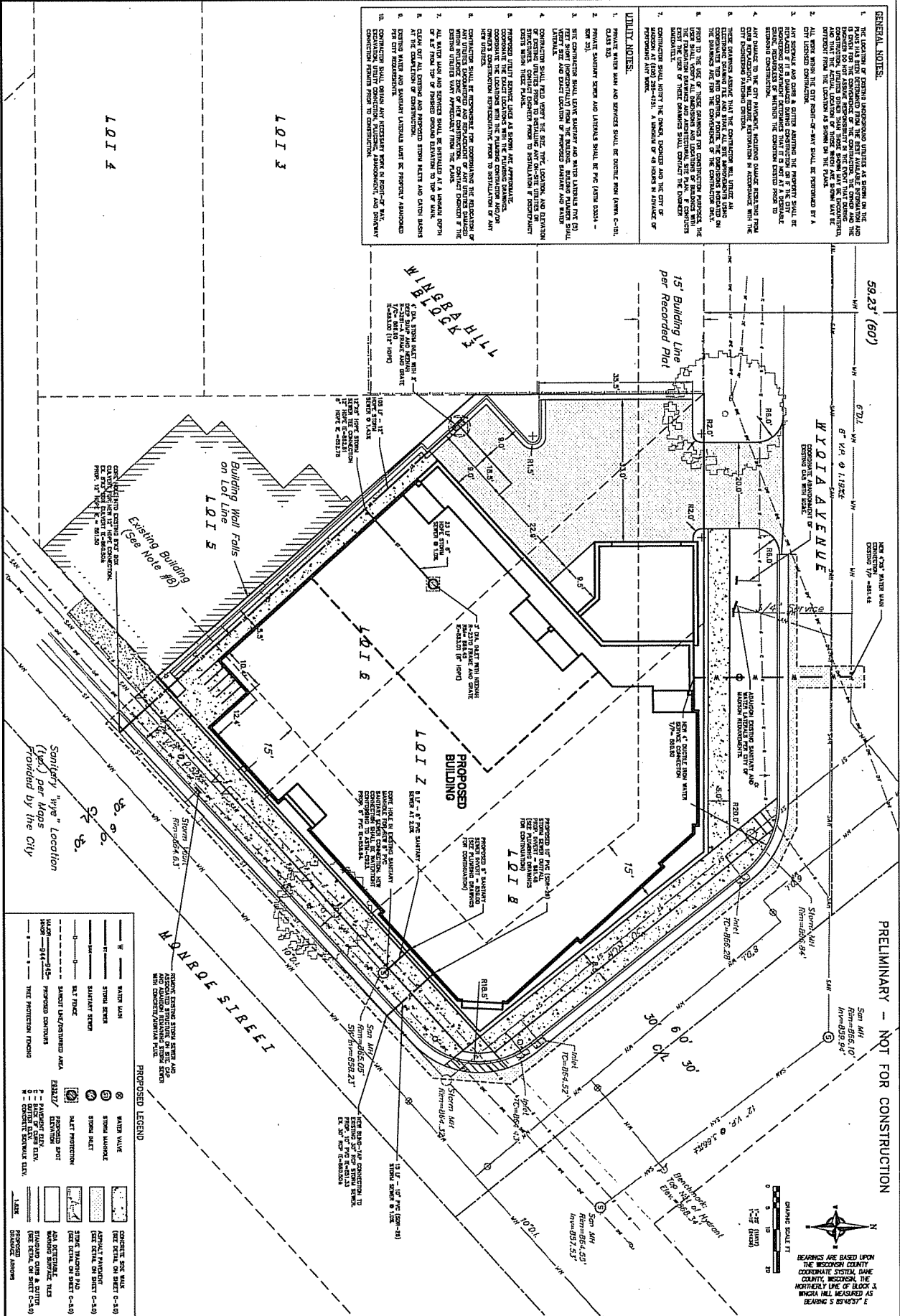
C-21

**GENERAL NOTES:**

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE EXACT LOCATION AND DEPTH OF ANY UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS REVIEWED THE RECORD DRAWINGS FOR THE LOCATION AS SHOWN BY THE PLAN.
2. ALL WORK UNDER THE CITY RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.
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6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.

**UTILITY NOTES:**

1. PRIVATE WATER MAIN AND SERVICES SHALL BE DESIGNED FROM (MIN. C-15), CLASS 302.
2. PRIVATE SANITARY SEWER AND UTILITIES SHALL BE PVC (MIN. CLASS 1) - CLASS 302.
3. THE CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED UTILITIES FROM THE FIELD AND EXISTING RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.



PRELIMINARY - NOT FOR CONSTRUCTION

REMARKS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, MADISON COUNTY, WISCONSIN. THE NORTHERLY LINE OF BLOCK 3, MADISON, WI, MEASURED AS BEARING S 29°45'37" E

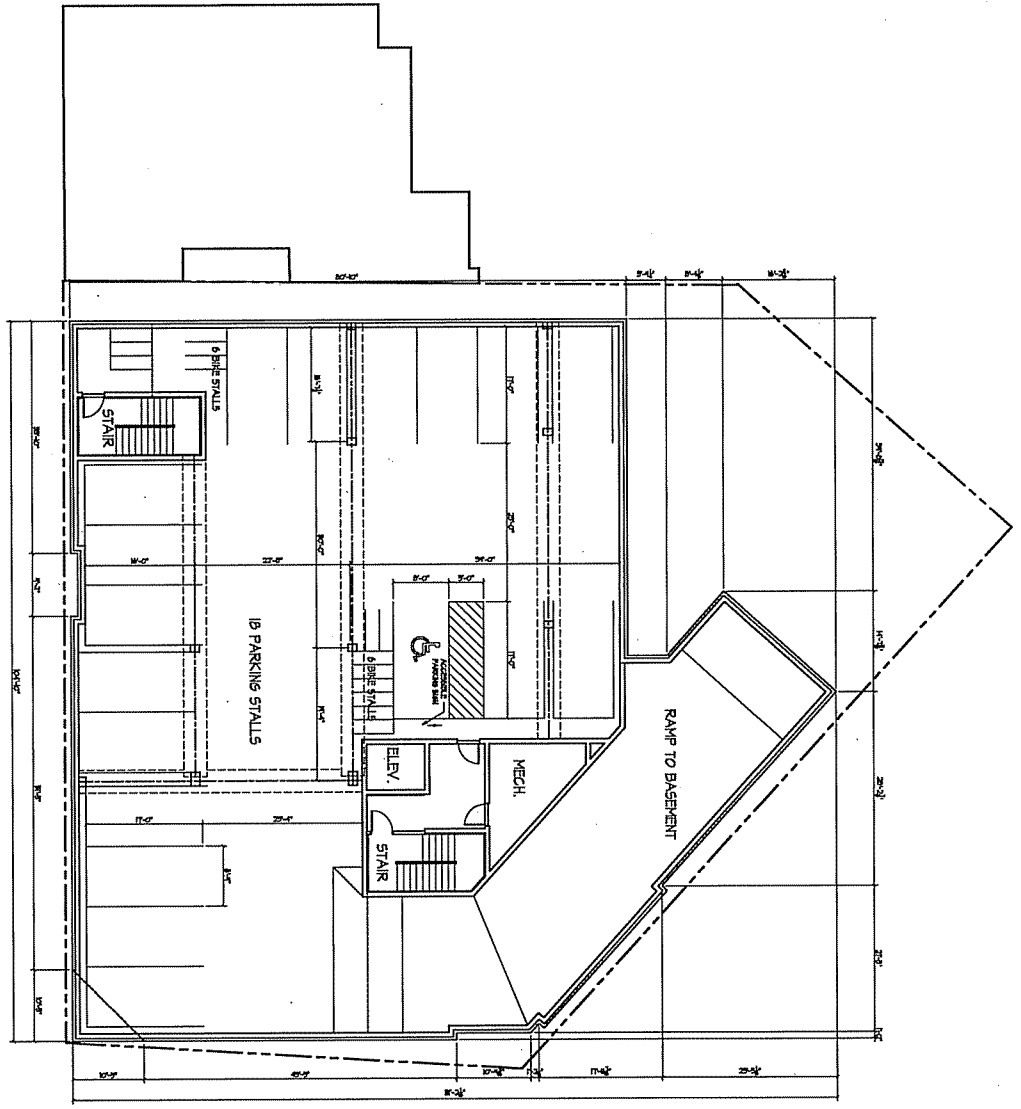
**vierbicher**  
 planners | engineers | architects  
 REDBURN - MADISON - PEABODY CHEN  
 777 POLAR DRIVE, SUITE 201 | MADISON, WISCONSIN 53717  
 PHONE: 608-833-2222 FAX: 608-833-3333

**UTILITY PLAN**  
 PARMAN PLACE  
 3502 MONROE STREET  
 CITY OF MADISON, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 5-23-11  
 DRAWN BY: JDAY  
 CHECKED BY: JDAY  
 PROJECT NO.: 35107454  
 SHEET NO.: 3 OF 3  
 DATE PLOTTED: 5-23-11  
 PLOTTER: C-31





⊗ BASEMENT PLAN

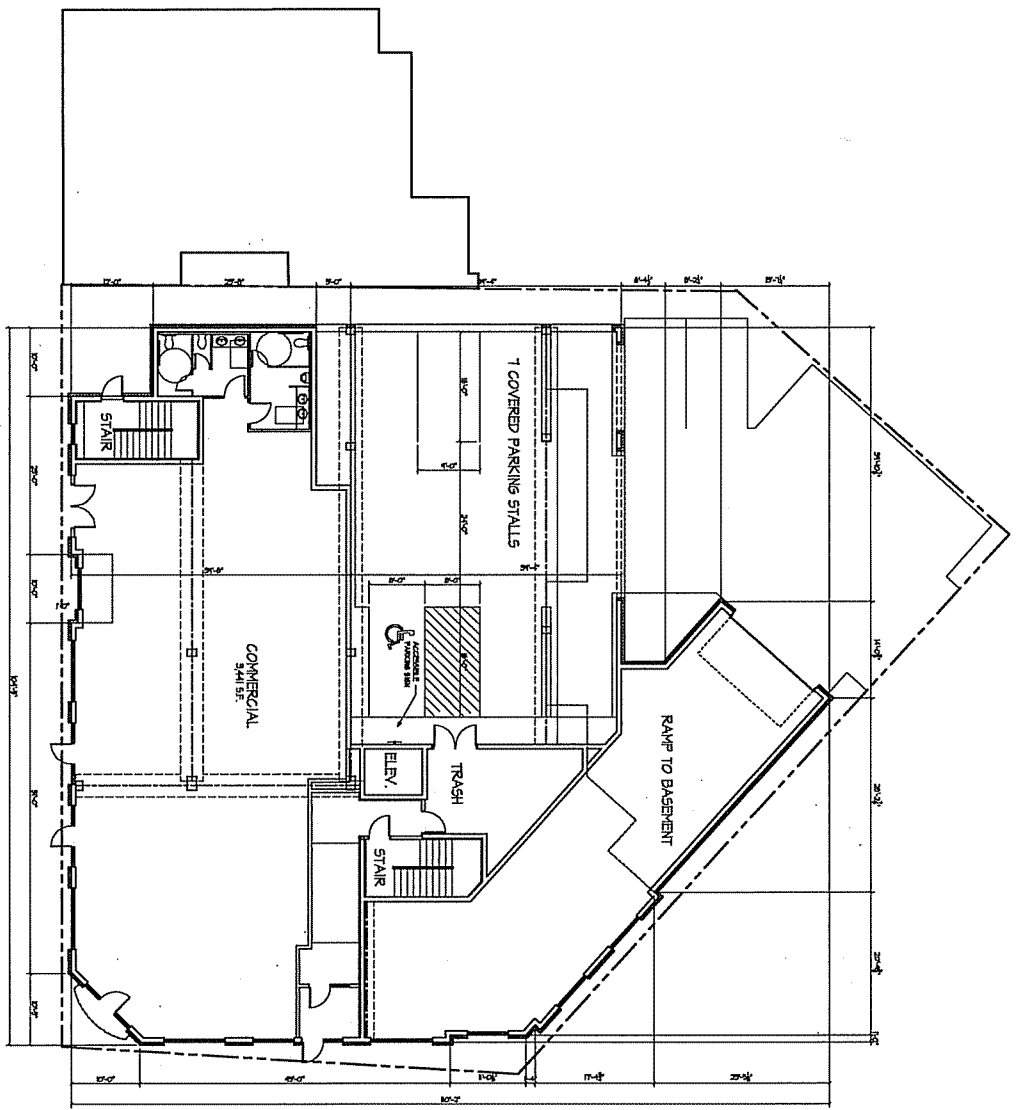
**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 201  
 Madison, WI 53706  
 608.263.1100 Fax 608.439.3134

Date: \_\_\_\_\_

**REVISIONS**  
 Issued for Permits - Aug. 28, 2013  
 Owner Review - June 20, 2013  
 100% - July 15, 2013

**Project Title**  
**Parkman Place**  
 1B Unit Building  
 Madison, WI

**Project No.**  
**Basement Plan**  
**1038**  
**A-10**  
 Drawing No.



⊗ FIRST FLOOR PLAN

**KNOTHE & BRUCE ARCHITECTS**  
 7601 University Avenue Suite 200  
 Middleton, Wisconsin 53122  
 608-831-3390 Fax 608-831-0794

**Project**  
 Submitted for Permitting - May 28, 2011  
 Owner Review - June 23, 2011  
 DCC - May 23, 2011  
 DCC - May 31, 2011

**Project Title**  
 Partman Place  
 1b Unit Building  
 Madison, WI

**Drawn by**  
 First Floor Plan  
**Project No.**  
 1038  
**Design No.**  
 A-11



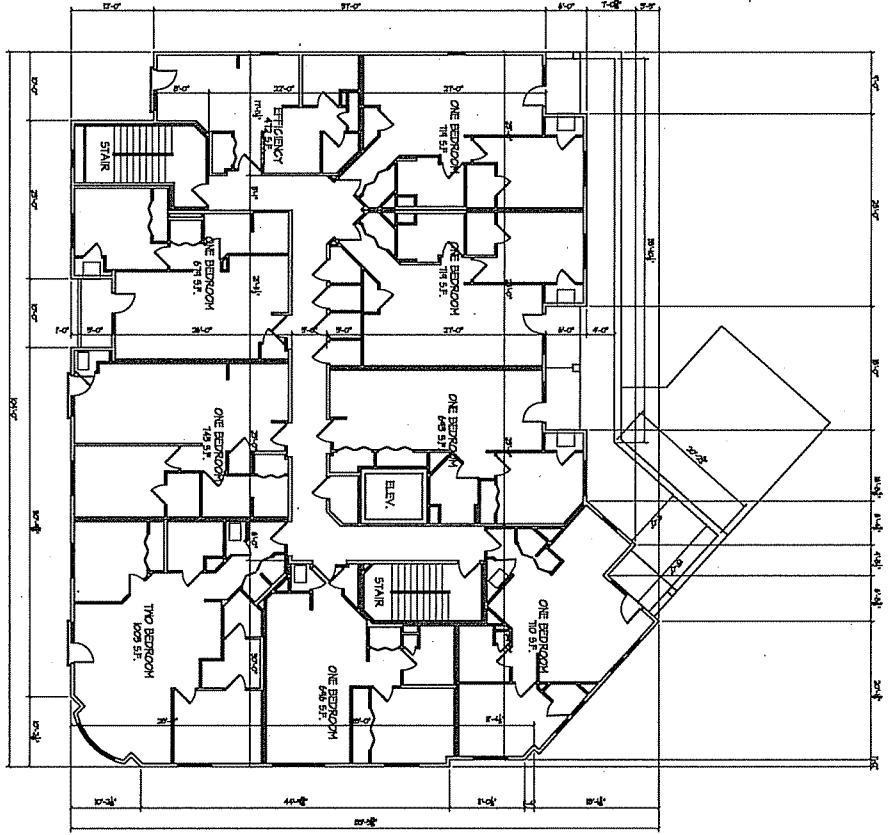
**KNOTHE & BRUCE ARCHITECTS**  
 7601 University Avenue, Suite 200  
 Middleton, Wisconsin 53562  
 608.833.4300 Fax 608.833.4314

Notes

Function  
 Based on Permitting - May 28, 2011  
 Owner Review - Jan 13, 2011  
 DEC - May 28, 2011  
 DEC - May 28, 2011

Project Title  
**Farmers Place  
 10 Unit Building**  
 Madison, WI

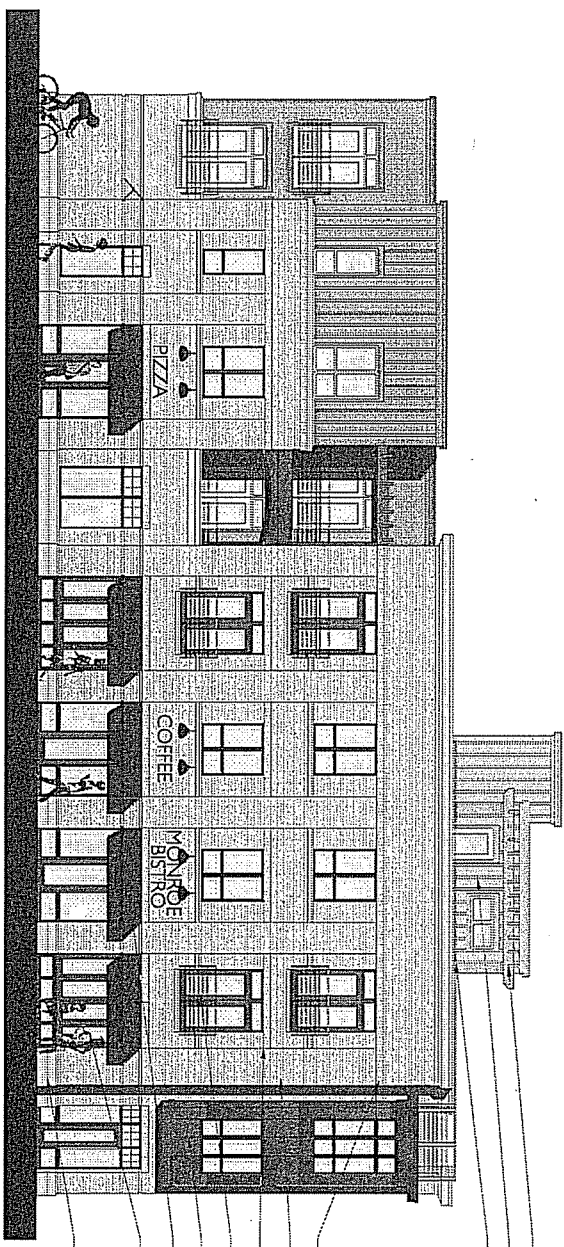
Drawn By  
**Second & Third  
 Floor Plan**  
 Project No.  
**1038**  
 Revision  
**A-12**



SECOND & THIRD FLOOR PLAN



**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 201  
 Middleton, Wisconsin 53538  
 608.932.1100 Fax 608.451.9114



ELEVATION ALONG MONROE STREET

- TYPICAL MATERIALS
- HEAVY TIMBER TRUSS
- FIBER CEMENT BOARD AND BATTEN
- ALUMINUM RAILINGS

- SOLDIER COURSE
- BRICK
- SOLDIER COURSE
- PRECAST ANCON SILL
- METAL PANEL
- CANVAS AWNINGS
- ALUMINUM STOREFRONT
- PRAIRIE STONE VENEER

**Notes**  
 1. Based on Planning - May 26, 2010  
 2. Draw Review - June 10, 2010  
 3. Final Review - June 23, 2010

**Project**  
 Portman Place  
 10 Unit Building  
 Madison, WI

**Drawn By**  
 Elevations

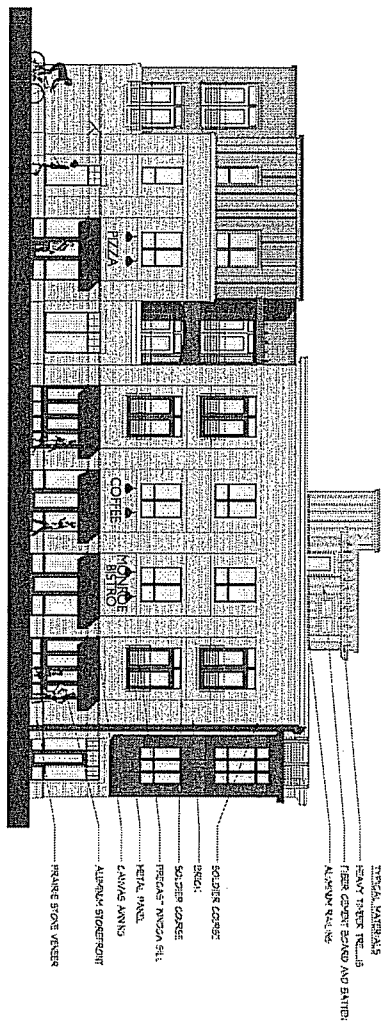
**Project No.** 1038  
**Sheet No.** A-21

**KNOTHE & BRUCE ARCHITECTS**

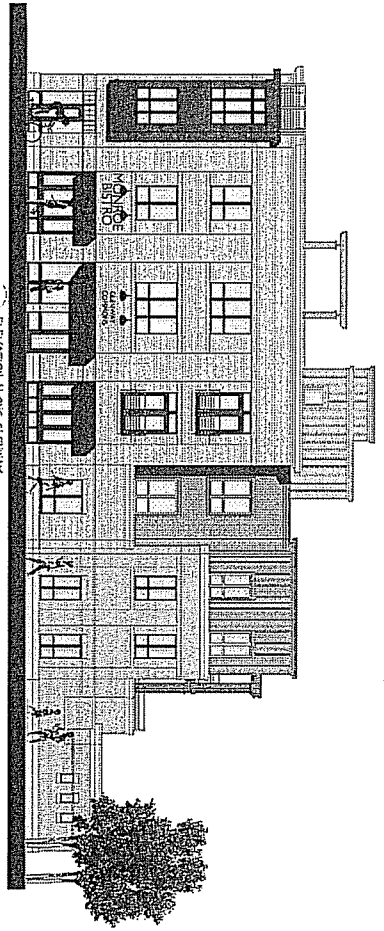
7301 University Avenue, Suite 201  
 Middleton, Wisconsin 53524  
 608.832.3490 Fax 608.832.3491

Contract

Notes



ELEVATION ALONG MONROE STREET



ELEVATION ALONG 6TH STREET

Address  
 Wood 13 Parking - 403 25 25  
 2nd Street - 2nd St  
 2nd Street - 2nd St  
 2nd Street - 2nd St

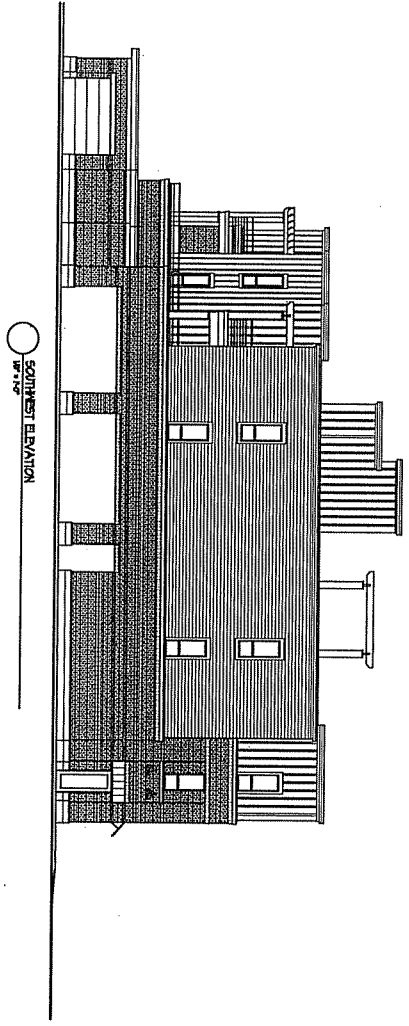
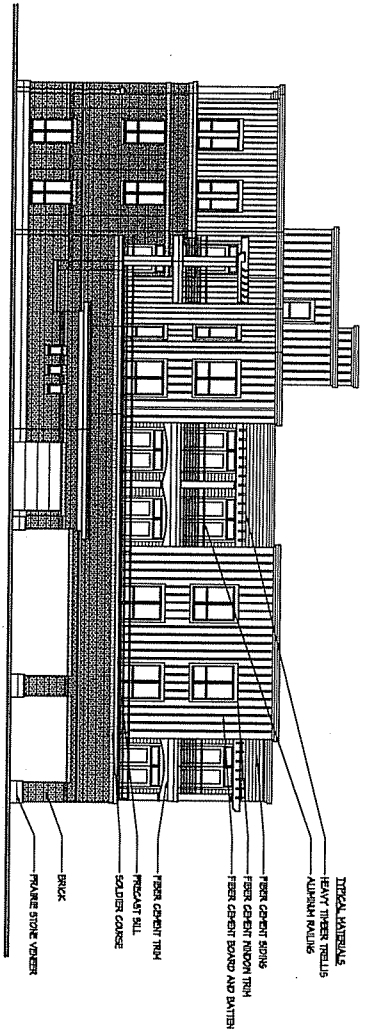
Project Title  
 P. Orphan Place  
 12 Unit Building  
 Madison, WI

Drawing Title  
 Elevations

Project No.  
 1036

Drawing No.  
 A-21

**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue Suite 201  
 Philadelphia, Wisconsin 53182  
 Phone: 414-339-5100 Fax: 414-339-5110



**NOTES**  
 1. Refer to drawings - May 28, 2011  
 2. Refer to drawings - June 2, 2011  
 3. Refer to drawings - June 2, 2011  
 4. Refer to drawings - June 2, 2011

**Project Title**  
**Parnon Place**  
 1st Unit Building  
 Madison, WI

**Project No.**  
**1038**

**Drawings**  
**A-22**