



March 13, 2018

City of Monona
Attn: Sonja Reichertz
5211 Schluter Rd.
Monona, WI 53716

Dear Ms. Reichertz:

We are happy to submit our plan to expand the Legacy Martial Arts location at the Monona Center. Legacy Martial Arts will offer evening classes from 5:30 – 9:00 pm, boot camp classes in the morning and testing for their students. They are mainly a drop off/pick up business with some parking needed for staff and during testing hours on Saturday mornings.

The Metcalfe portion of the center has 79 total parking stalls with an additional 27 stalls between Pride Investments, the Barber Shop and Pizza Oven. There is a common easement to share parking with the other businesses in the center to allow for spillover which in this instance I do not feel will be a problem as the Insty Print business at the one end of the center is only open until 5pm, Monday – Friday and closed on the weekends. With the Taste of China, Professional Cleaners and Legacy Martial Arts being drop off/pick up businesses they do not use all their allotted spaces in the lot. Any peak time spillover can be accommodated using those spaces.

We believe parking has worked and will continue to work in this location because of the diverse nature of the businesses, the different hours of operation and different peak times of business.

If you have any questions, please feel free to contact me directly at my office at (608) 661-6350 or on my cell phone at (608) 345-2219. Thank you for your consideration.

Best Regards,

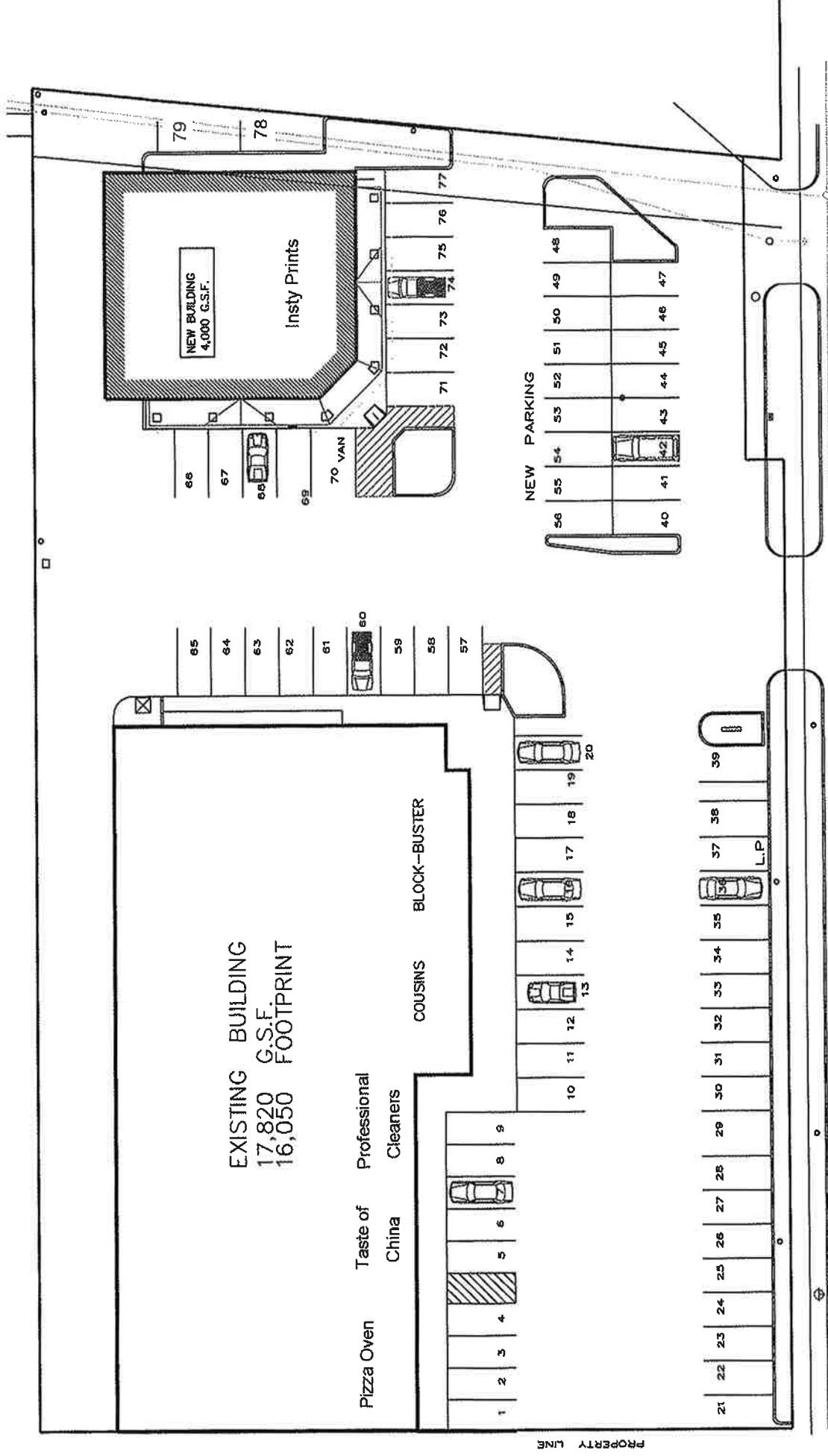
Metcalf & Eddy Brothers Realty, LLC

Kevin Metcalfe
Agent

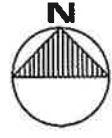
Hours of Operation at the Monona Shopping Center

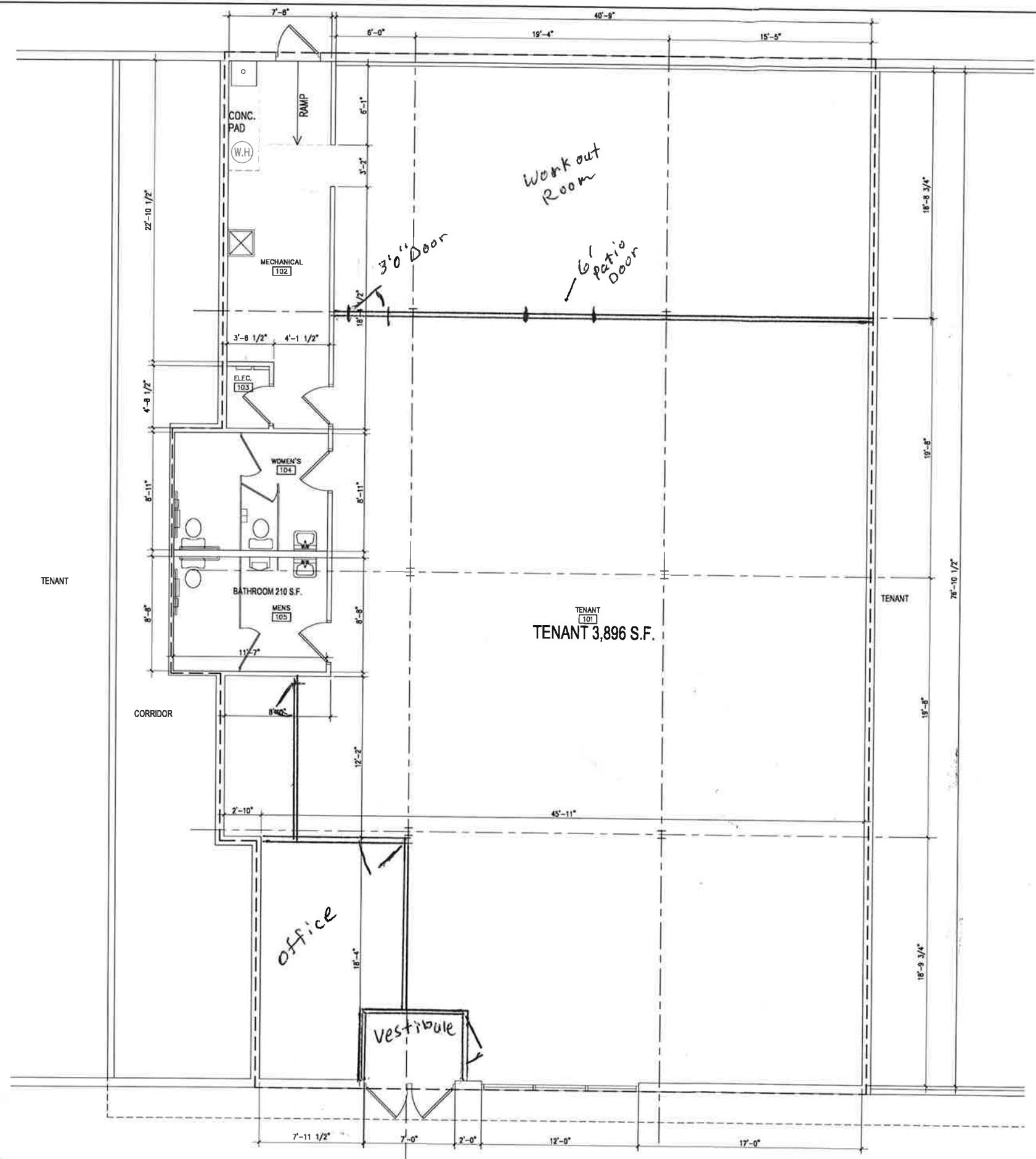
	7am	8am	8:30	9am	10am	10:30	11am	12pm	1pm	2pm	3pm	4pm	5pm	5:30	6pm	7pm	8pm	9pm	10pm	10:30	11pm	12pm	
Monday - Thursday																							
Cousin's																							
Taste of China																							
Professional Cleaners																							
Insty Prints																							
Pizza Oven																							
Barber Shop																							
Friday																							
Cousin's																							
Taste of China																							
Professional Cleaners																							
Insty Prints																							
Pizza Oven																							
Barber Shop																							
Saturday																							
Cousin's																							
Taste of China																							
Professional Cleaners																							
Insty Prints																							
Pizza Oven																							
Barber Shop																							
Sunday																							
Cousin's																							
Taste of China																							
Professional Cleaners																							
Insty Prints																							
Pizza Oven																							
Barber Shop																							
Legacy Martial Arts																							
Princeton Club Xpress																							

* = 60% of customers order to go / 40% order to eat in



SITE PLAN





FLOOR PLAN GENERAL NOTES

- A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN-BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE-COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACE.
- B. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.
- C. DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- D. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- E. PATCH AND REPAIR ADJACENT WALLS AND FLOOR SURFACES TO PROVIDE A UNIFORM FINISH WHERE NECESSARY AT AREAS OF DEMOLITION, LOCATIONS OF REMOVED ACCESSORIES OR HARDWARE, AND ANY NEW OR RELOCATED WALLS. MATCH EXISTING FLOOR FINISHES, WALL FINISHES AND BASE MATERIALS UNLESS OTHERWISE SPECIFIED IN FINISH NOTES, FINISH PLANS, PARTITION TYPE DETAILS OR ELSEWHERE ON PLANS.
- F. PREPARE ALL AREAS TO RECEIVE NEW WORK OR NEW FINISHES PER PLANS, ROOM FINISH SCHEDULE AND SPECIFICATIONS. CONTACT ARCHITECT OR ENGINEER BEFORE BEGINNING NEW WORK IF THERE ARE ANY DISCREPANCIES OR QUESTIONS REGARDING EXISTING CONDITIONS NOT CLEARLY DEFINED ON THE DRAWINGS THAT AFFECT NEW CONSTRUCTION.
- G. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED, CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- H. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNER'S REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT-DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- I. GENERAL CONTRACTOR TO MAINTAIN PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.
- J. VERIFY ALL FINISHES WITH OWNER. FINISHES TO BE:
 - FLOORING -
 - BASE -
 - WALLS -
 - CEILING -

HATCH PATTERNS KEY:

	NEW CONSTRUCTION
	MASONRY VENEER WALL
	EXISTING CONSTRUCTION

1 FIRST FLOOR PLAN
1/4"=1'-0"



Sketchworks
architecture
THE CLAYTON HUBBLE GORTON BUILDING WISCONSIN 5300

METCALFE
RESTAURANT
5417 MONROE DR.
MONROE, WISCONSIN

FIRST FLOOR PLAN

12/07/2017
DRAWING RECORD

A2.1