



## Report to the Plan Commission

March 7, 2011

**Legistar I.D. #21560**  
**4120-4208 East Washington Avenue**  
**Demolition and Conditional Use**

Report Prepared By:  
Kevin Firchow, AICP  
Planning Division

**Requested Action:** Approval of a demolition permit and conditional use to raze a commercial building to construct two multi-tenant buildings with two drive-up service windows and an outdoor eating area.

**Applicable Regulations & Standards:** Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses. Section 28.12 (12) provides the guidelines and regulations for the approval of demolition permits.

**Summary Recommendation:** If after considering the public hearing testimony and the materials in the packet, the Plan Commission can make a finding that all of the applicable conditional use and demolition standards are met, the Commission should approve the applicant's request to demolish a commercial building for the purpose of constructing two multi-tenant buildings with two drive-up service windows and an outdoor eating area at 4120-4208 East Washington Avenue, subject to the comments recommended by the Planning Division and other reviewing agencies. In the alternative, if after the public hearing the Plan Commission believes more information is necessary to fully evaluate the request, than a referral may be appropriate to address issues noted in this report and those brought up at the public hearing.

### Background Information

**Applicant:** Scott Faust; Boardwalk Investments; 210 North Bassett St, Ste 100; Madison, WI 53703

**Contact:** Thomas B. Sanford, Sanford Enterprises, Inc. 210 North Bassett Street, Ste 100, Madison

**Property Owner:** Vranas Group, LP, 8 Shoreside Drive, Barrington, IL 60010

**Proposal:** The applicant proposes to raze a commercial building to construct two multi-tenant buildings with two drive-up service windows and an outdoor eating area. Site work is scheduled to commence during the spring of 2011 with completion scheduled for the fall of 2011.

**Parcel Location:** The project site is 1.52 acres in area, located on the East Washington Avenue frontage road, between Hagan Drive and Continental Lane. The site is located in Aldermanic District 17; Urban Design District 5; and the Madison Metropolitan School District.

**Existing Conditions:** The subject site currently includes a one-story restaurant and surface parking.

#### Surrounding Land Use and Zoning:

North: Single-family homes fronting onto Dwight Drive, zoned R1 (Single-Family Residence District)

South: Commercial development surrounding the East-Town Mall area, zoned C3L (Commercial Service and Distribution District);

West: Commercial development zoned C2 along the frontage road with an apartment building, fronting onto Dwight Drive, zoned R4 (General Residential District) behind.

East: Commercial development also zoned C2

**Adopted Land Use Plan:** The Comprehensive Plan recommends general commercial development for this property.

**Environmental Corridor Status:** The subject site not within a mapped environmental corridor.

**Public Utilities and Services:** This property is served by a full range of urban services.

**Zoning Summary:** The property is zoned C2 (General Commercial District)

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	66,512.85 sq. ft.
Lot width	50'	326'
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	n/a
Building height	---	n/a
Number parking stalls	TBD	91
Accessible stalls	4	4
Loading	1 (10'x35") per lot, 2 total	None shown
Number bike parking stalls	9	10
Landscaping	Yes	Yes
Lighting	Yes	Yes
<b>Other Critical Zoning Items</b>	Urban Design, Utility easements, Adjacent to residential district, Barrier free (ILHR 69)	

*Table prepared by Patrick Anderson, Assistant Zoning Administrator*

## **Project Analysis, Evaluation, and Conclusion**

The applicant requests demolition and conditional use approval to raze a commercial building to construct two multi-tenant buildings with two drive-up service windows and an outdoor eating area. This request is subject to the demolition and conditional use standards.

### Surrounding Context and Existing Conditions

The site is located on the north side of the East Washington Avenue Frontage Road among other auto-oriented commercial developments. A similar commercial development pattern is located on the opposite side of East Washington Avenue, on the properties surrounding East Towne Mall. There are currently no sidewalks located along this portion of the frontage road or the adjoining residential streets. The nearest existing sidewalk is located in front of the gas station at the intersection of Continental Lane and the frontage road, roughly 280 east of this site.

Predominantly single-family residential development is located immediately behind the subject site. There is a sizeable grade difference between the residential and adjoining commercial properties; with portions of the residential properties over 10 feet higher near the property line. A retaining wall and solid wood fencing provides separation and screening between these properties and the plans indicate this would remain and additional retaining walls would be installed.

The subject site currently includes a one-story restaurant, surrounded to the east and west by surface parking. City Assessor records indicate the structure was built in 1977. Photographs of the building and site have been provided by the applicant. Based on these photographs, the building appears to be in at least average condition. These photographs are available for online viewing from the following site: [http://www.cityofmadison.com/planning/projects/reports/4120ewa\\_photos.pdf](http://www.cityofmadison.com/planning/projects/reports/4120ewa_photos.pdf).

### Summary of Development Proposal

The proposed redevelopment plans include two new commercial buildings, set back approximately five (5) feet from the front property line. The larger of the two buildings is on the west side of the site and has a footprint of approximately 7,345 square feet. The smaller building on the east side of the site has a footprint 5,265 square feet. Both of the buildings are relatively tall one-story structures with flat roofs. The actual roof heights vary. The eastern building is 28 feet in height at its tallest point while the other structure is just over 30 feet tall.

The parking areas are located to the sides and rears of the buildings and the plans show there are 87 parking stalls provided for both buildings. There are five (5) bicycle stalls proposed for each building, providing 10 for the entire site.

Each building has space for up to three (3) tenants, though the exact tenant mix has not been determined at this time. The applicant has indicated in his letter of intent that the prospective tenants include a fast-food restaurant, a coffee shop, and a furniture store. While no tenants are yet under contract, the applicant has indicated the anticipated fast-food tenant at this time is a Taco Bell.

Drive-up service windows are proposed for both buildings and staff understands these are for the aforementioned fast-food restaurant (in the larger building) and a coffee shop (in the smaller building.) The applicant also requests approval for the coffee shop to have an outdoor eating area in the patio area adjacent to the smaller building. As a clarification to the letter of intent, the applicant does not seek outdoor eating area approval for the fast-food tenant in the other building. These three elements require conditional use approval and are evaluated below.

The buildings will be primarily clad in masonry. Portions of the building's base have a split-face concrete block. The body of the building is primarily clad alternating types of brick. A relatively small amount of EIFS is proposed along the top of the building, below the metal fascia capping each of the facades. Staff request that the building materials on the sign-off plans be clearly labeled for each elevation.

The doors to the building are currently proposed along the parking-lot fronting west (or rear) elevation. The street facing elevation, while fairly similar in design treatment does not include doors. Plans depict windows on the street-facing elevation. Plans show five-foot wide sidewalks on the east side of both buildings, providing a direct pedestrian route to the building entrances. A wider seven-foot wide sidewalk separates the front of the building from the rest of the parking lot.

Small foundation plantings (spirea) are proposed along the setback and the front lot line. Other small deciduous perimeter landscaping including viburnum and burning bush are proposed along the side yards, within a five (5) yard buffer area between this and adjoining parking areas.

### Demolition Considerations

The Planning Division has not performed a formal inspection of the building's interior. Based on the information provided by the applicant, staff does not have any evidence indicating the building is structurally unsound or physically incapable of being rehabilitated. However, staff believes there is likely limited economic feasibility in utilizing the existing structure to implement the proposed two-building, multi-tenant development proposed by the applicant. Staff believes the proposed buildings are an aesthetic improvement over the current conditions and consistent with applicable plans and zoning for the site. Staff believes the applicable demolition standards are met. The City's Preservation Planner did not have objections to the proposed demolition.

### Conditional Use Considerations

There are three conditional use requests in this application including two drive-up service windows and an outdoor eating area.

The drive-up service window for the larger (western) building is for a fast-food restaurant. While not under contract, the potential tenant is anticipated to be a Taco Bell, which typically operates a very late drive-up service window, potentially open until 2:00 am or later. No specific limits to the hours of operation have been proposed. Considering the proximity of residential buildings, noise from ordering speakers, vehicles, and vehicle occupants are a serious consideration. Staff estimate the drive-up speaker would be roughly 130 feet from the nearest residence, though the exact location of the ordering speaker is not labeled on the plans. Such a clarification should be provided by the applicant. The service window is approximately 200 feet from the nearest home.

The other drive-up window for the smaller (eastern) building would serve a coffee shop. The potential tenant has indicated that hours of operation would be from 5:00 am until 10:00 pm. Again, the location of a speaker box is not depicted on the plan.

The grade change between this and the adjoining residential properties along with the existing fencing and retaining wall may limit some of the visual and sound impacts of the drive-up windows, though questions have been raised on the effectiveness of this screening. At the March 2 Urban Design Commission (UDC) public hearing, concerns were also raised by an adjoining resident. The UDC requested further information be provided on the effectiveness of the screening both for the site and building mechanicals. Staff recommend that the applicant provides supplemental information demonstrating that existing (or proposed screening) would effectively screen all drive-up areas from the adjoining residential homes. If not adequate, changes would be required to ensure effective screening. Please note, the applicant has indicated that additional screening information, as requested by the UDC on March 2, would be available for Plan Commission review.

The third conditional use request is an outdoor eating area for the coffee shop. This would be located in the small area labeled "patio" (roughly 10 foot by 20 foot) adjacent to the building. This is located roughly 180 feet from the nearest residence. Capacity information was not included in the original application though follow up information recently provided to the Planning Division anticipates a maximum outdoor seating area capacity of approximately 20 persons. This capacity has not yet been reviewed by the Fire Department or City Building Inspection. Staff do not anticipate that a small outdoor eating area for a coffee shop adjacent to the building would negatively impact the surrounding properties. However, the actual capacity needs to be approved by Fire and Building Inspection. Should the Plan Commission find the conditional use standards are met, final approval would be conditioned on those agencies approving the final seating plan and capacity. Staff recommends that there be no outdoor amplified sound to further limit the potential sound conflicts.

In addition to those listed in the report, the Plan Commission could apply other conditions should it find it necessary for the proposal to meet the conditional use standards, in particular standard 3 that reads:

That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

### Comprehensive Plan Considerations

Staff believe the current proposal is generally consistent with the Comprehensive Plan's recommendation for General Commercial development for this site and surrounding properties along this frontage road. That recommendation acknowledges that these districts are typically located along major thoroughfares and at highway intersections. Further, the Plan notes that such areas serve a wide variety of retail or service activities, including automobile-oriented uses. Unlike areas recommended for mixed-use development, these areas "not generally expected to include residential uses." When located near neighborhoods, the plan recommends that convenient pedestrian connections should be provided. The applicant is proposing to install public sidewalk in front of their site and providing five (5) foot direct sidewalk connections on the east side of both buildings to connect to their entrances. As part of their review, the UDC is also requiring the applicant to provide functional doors along the street frontage.

### Design Considerations

Staff believe the project will result in an aesthetic improvement to the site. By minimizing the front yard setback and locating parking to the rear, the buildings will provide improved street presence from both the frontage road and East Washington Avenue. The applicant will be installing public sidewalk in front of their buildings and provide direct sidewalk connections on the east side of both buildings. While the buildings themselves will likely have national franchises as tenants, neither building appears to be an off-the-shelf franchise-style design. Both buildings feature four-sided design and are primarily clad in brick.

Staff requests a clarification on the windows shown on the street-facing side of the structure. The plans suggest that these are clear windows, which is desirable. That should be confirmed on the plans. Since the interior floor plans have not been developed, it is not known whether there will be any "back-of-house" type functions located along the windows. Staff recommend that no equipment, shelving, or other similar obstruction not be placed a minimum of five (5) feet behind the windows. Staff does not object to displays in the windows, provided that not more than 30% of the window area be covered by advertisements, products, or coverings.

The project is in Urban Design District 5 and the plans were granted initial approval by the UDC at its March 2, 2011 meeting. Their comments are in a separate report. Among their conditions of approval is that the applicant provide functional doors on the front of the building.

### Conclusion

The applicant proposes to demolish a 1970s-era commercial building to construct two new commercial buildings. Along with the demolition approval, the applicant seeks conditional use approval to operate two drive-up service windows and an outdoor eating area. The drive-up service windows would serve a fast-food restaurant and a coffee shop. The outdoor eating area would serve only the coffee shop.

Each building has space for up to three (3) tenants, though the exact tenant mix has not been determined at this time.

Staff does not object to the demolition and believes the proposed redevelopment has many positive attributes. The new buildings will provide improved street presence from both the frontage road and East Washington Avenue. Considering this site abuts residential properties, careful consideration should be given to the conditional use requests and their potential impacts. Staff's primary concerns are the impacts of drive-up service window, especially for the fast food restaurant. At this time, the applicant is not proposing any limits on the hours of operation. The existing retaining wall and fencing between the residential and commercial properties does provide screening between these properties, though the UDC and staff have requested the applicant provide further information to demonstrate the effectiveness of this screening.

The project has the support of the District Alderperson and has received initial approval from the Urban Design Commission and is consistent with the Comprehensive Plan's recommendation for General Commercial development.

### **Recommendation and Proposed Conditions of Approval**

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Major/Non-Standard Conditions are Shaded

#### **Planning Division Recommendation** (Contact Kevin Firchow, 267-1150)

If after considering the public hearing testimony and the materials in the packet, the Plan Commission can make a finding that all of the applicable conditional use and demolition standards are met, the Commission should approve the applicant's request to demolish a commercial building for the purpose of constructing two multi-tenant buildings with two drive-up service windows and an outdoor eating area at 4120-4208 East Washington Avenue, subject to the comments recommended by the Planning Division and other reviewing agencies. In the alternative, if after the public hearing the Plan Commission believes more information is necessary to fully evaluate the request, than a referral may be appropriate to address issues noted in this report and those brought up at the public hearing.

In addition to the conditions below, the Plan Commission will need to decide if further limitations on the operation for the restaurant and the drive-up service window are needed, keeping in mind that the Plan Commission retains continuing jurisdiction over the conditional use and could, following the filing of a complaint, impose additional conditions in order to ensure that the conditional use standards continue to be met including further limitation on the hours of operation.

1. That the applicant labels the exterior building materials on all elevations, for approval by staff.
2. That the applicant receives final Urban Design Commission approval, incorporating all recommended changes including the incorporation of doors facing the frontage road.
3. That all signage be approved by the Urban Design Commission.
4. That the applicant provides supplemental information demonstrating that existing (or proposed screening) would effectively screen all building mechanicals and drive-up areas from the adjoining residential homes. Information shall include a cross-section drawing depicting site lines between the homes and the subject site. Additional screening may be required to meet this condition.

5. That the outdoor eating area approval is for a coffee shop to be located in the patio area as shown on the approved plans. This area shall be labeled on the final site plans. There shall be no outdoor amplified sound. The outdoor eating area shall close at 10:00 pm, nightly. The final capacity and details shall be approved by the Fire Department and Building inspection, and shall not exceed 20 persons, unless a higher capacity is approved by alteration of this conditional use.
6. That the applicant labels the location of any drive-up window speakers on the plans, for approval by staff.
7. That the applicant confirms that the street-side elevation includes clear windows on the elevation drawings. Any equipment, shelving, or other similar obstruction shall be placed a minimum of five (5) feet behind the windows. Window displays are allowed consistent with other applicable ordinances provided that no more than 30% of the window area be covered by advertisements, products, or coverings.

***The following conditions have been submitted by reviewing agencies:***

**City Engineering Division** (Contact Janet Dailey, 261-9688)

8. Continue to coordinate floor plans with Engineering Mapping Lori Zenchenko ([addressing@cityofmadison.com](mailto:addressing@cityofmadison.com)) so that a final interior addressing plan may be developed for this site. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
9. Include complete property dimensions on the final plan set submittal.
10. The applicant shall install sidewalk along E. Washington Avenue Frontage Road adjacent to the development. Provide a sidewalk plan, stamped by a professional engineer, to City Engineering for review and approval. The sidewalk shall be installed under a Permit to Excavate in the right of way in lieu of a Development Agreement. All work must be completed within 6 months or the succeeding June 1st, whichever is later after the completion of the site improvements. Permits are available online at <http://www.cityofmadison.com/engineering/permits.cfm>.
11. Provide details of proposed retaining wall. Design shall be stamped by a professional engineer.
12. Owner shall enter into a maintenance agreement for the existing and proposed retaining wall.
13. A connection to the storm sewer system is required for this development. This will require cutting across the frontage road to access the existing storm sewer in East Washington Ave.
14. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass. (POLICY)
15. The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)

16. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
17. All damage to the pavement on E. Washington Avenue Frontage Road, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:  
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
18. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))
19. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
20. Effective January 1, 2010, The Department of Commerce's authority to permit commercial sites, with over one (1) acre of disturbance, for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.  
  
As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line:  
<http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)
21. If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds. (POLICY)
22. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: a) Control 40% TSS (20 micron particle) off of new paved surfaces; b) Provide oil & grease control from the first 1/2" of runoff from parking areas; and c) Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by Chapter 37 of the Madison General Ordinances.
23. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) [izenchenko@cityofmadison.com](mailto:izenchenko@cityofmadison.com). The digital copies shall be drawn to scale and represent final construction including: building footprints, internal



walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.

24. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
25. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
26. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7)  
This permit application is available on line at:  
<http://www.cityofmadison.com/engineering/permits.cfm>.
27. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. (POLICY) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
28. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

**Traffic Engineering Division** (Contact John Leach, 267-8755)

29. The drive up facilities prior to approval shall be identified by land use. The queuing and trip generation varies with land use as McDonald, Coffee shop etc. The drive up shall be clearly identified with pavement markings and signage and the service points shall be shown as menu boards and service windows. The Applicant shall provide to Traffic Engineering for approval, a Queuing Model showing provision for adequate queue storage that prevents queue interference with pedestrian or other vehicular movements for the land use.
30. The applicant shall be responsible for securing all proper permits and approvals from any municipality or government unit having jurisdiction with the project. In particular, the applicant shall contact David Kreitzmann, Wisconsin Department of Transportation (608-516-6497), with site plans sets for review and approval. The applicant shall return a set of site plans or letter with WDOT-approved copies to the City of Madison Traffic Engineering Division.
31. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway approaches to lots on either side, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
32. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
33. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches. The applicant will need to install signage as "STOP" and "Do Not Enter" to secure the one-way operations for the drive-up lanes. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
34. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

35. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
- a. Provide a minimum of one accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
  - b. Show signage at the head of the stalls.
  - c. Show the accessible path from the stalls to the building.
36. Bike parking shall comply with City of Madison General Ordinances Section 28.11.

37. Provide 9 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
38. Lighting is required and shall be in accordance with City of Madison General Ordinances Section 10.085. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
39. Parking & Loading shall comply with City of Madison General Ordinances Section 28.11 (4). Provide (1) 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
40. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. This is in an Urban Design District. Signage must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations. NOTE: elevations show sign areas crossing architectural detail, which is not permissible per MGO 31.
41. Meet applicable building/fire codes. If an outdoor eating area is requested, the outdoor capacity shall be established. Occupancy is established by the Building Inspection Unit. Contact Mike VanErem at 266-4559 to help facilitate this process. Required parking is driven by capacity which has not been requested.
42. Provide a detailed landscape plan as required by City of Madison General Ordinances Section 28.12. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Within 10' from a driveway crossing of a street lot line, any landscaping/screening shall not exceed 2' in height for vision clearance.
43. Pursuant to section 28.04 (12) ( c ) where sites shares a zoning district boundary with residential development. This development must provide effective 6' – 8' high screening along the lot line of this commercial district adjoining a residential zoning district.
44. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
45. Sec 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
46. The site plan shows cross access with adjacent property, as a result; the site plan will be reviewed as a Plan Commercial site. Show cross access easements on final site plan as well as CSM.

47. Relocation of existing fire hydrant shall not cause neighboring buildings to no longer be in compliance with today's code, nor can the relocation have a negative impact on an existing non-code compliant situation. Verify all buildings in the area are: a) not negatively impacted, and b) shown the new location of the existing hydrant.

48. Ensure address signage complies with Madison General Ordinances and the International Fire Code.

**Water Utility** (Contact Dennis Cawley, 261-9243)

49. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.

**Parks Division** (Contact Tom Maglio, 266-6518)

This agency did not submit a response to this request.