



# Madison Metro Transit System

1101 East Washington Avenue  
Madison, Wisconsin, 53703  
Administrative Office: 608 266 4904  
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April 20, 2006

TO: Plan Commission  
FROM: Timothy Sobota, Transit Planner, Metro Transit  
SUBJECT: **5702 Raymond Road – Walgreens at Meadowood Plaza**

Metro Transit has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall install a concrete passenger boarding pad on the north side of Raymond Road, approximately 100 feet west of Whitney Way, within the area of the driveway apron proposed to be abandoned. The concrete pad shall occupy the full distance of the terrace, measure 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
2. The applicant shall install and maintain a bench or other seating amenity and a trash receptacle on top of a concrete pad or other suitable surface on the north side of Whitney Way west of Whitney Way, in an area adjacent the concrete passenger boarding pad described above. If installed on City right-of-way between the curb and sidewalk, the amenities may not obstruct a six-foot zone of concrete pad between the curb and sidewalk on the west end, furthest from the intersection.
3. Such passenger amenity requests are typically fulfilled with the applicant installing the items on private property behind the sidewalk. It is Metro Transit's recommendation that the applicant review the potential of placing the amenities outlined above on private property. **Placement of privately installed and maintained property on public right-of-way will require the review and approval of additional City agencies, including City Real Estate and City Engineering, prior to Metro Transit giving final approval to the plans.**
4. The developer shall include the location of these passenger amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.

## GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

5. Metro Transit operates bus service seven days a week along Raymond Road. Metro bus stop #8616 is located on the north side of Raymond Road, west of Whitney Way.
6. Metro Transit requests to sign and review final documents submitted for this project.

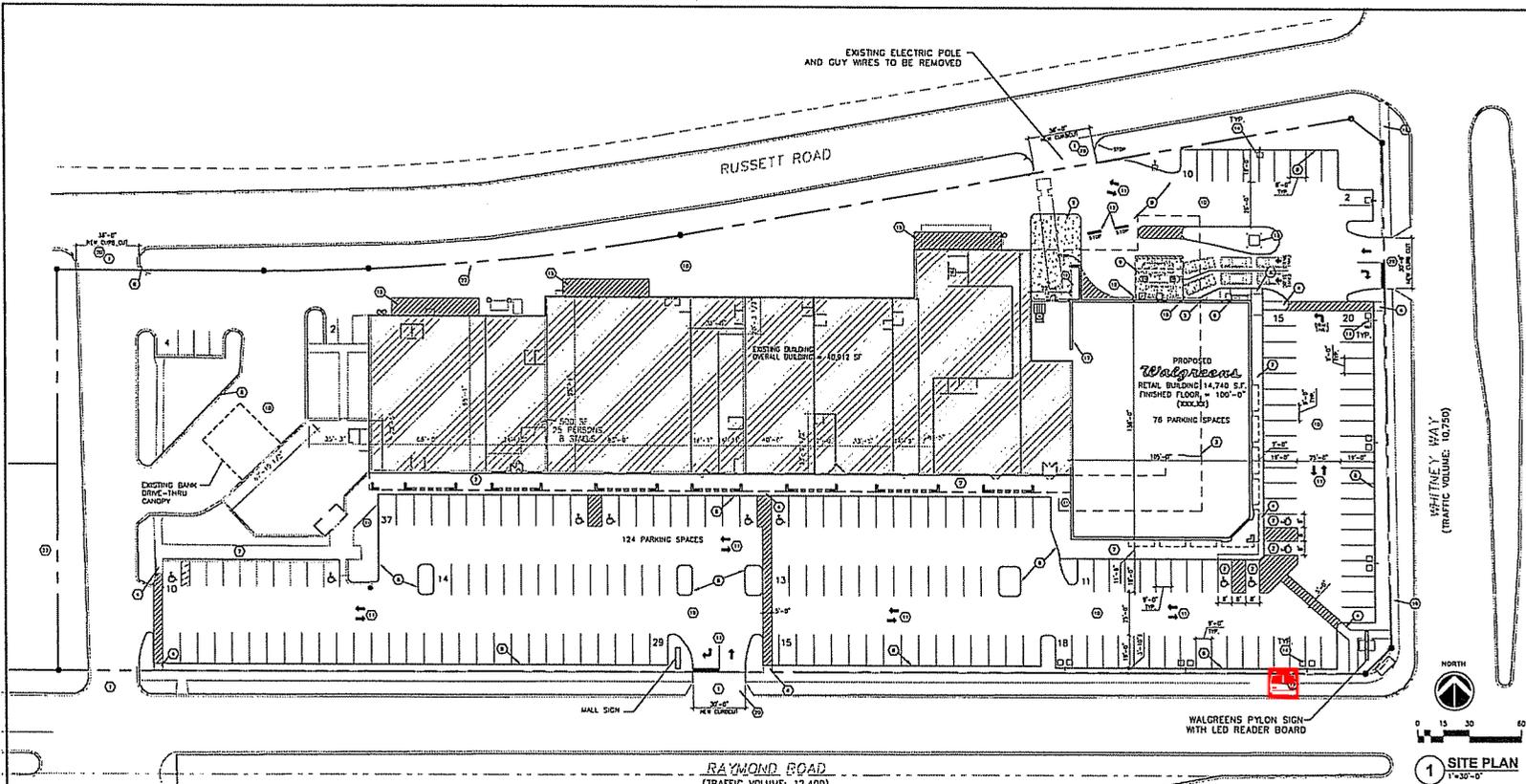
Please contact Tim Sobota, Metro Transit at 261-4289  
or by email at <tsobota@cityodmadison.com>  
if you have questions regarding the above items.

CC: Project contact person, Tammy Mauer: tmauer@theredmondco.com (email)  
Atch. Exhibit page "A0.1 Site Plan" [3/22/2006], notated with approximate amenity location

DRAWINGS SPECIFICATIONS BY:  
 WALGREEN'S CONSULTANT  
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:  
 WALGREEN'S CONTRACTOR  
 LANDLORD'S CONTRACTOR (PURSUEY CONSTRUCTION)

STORE		BUILDING	
NEW	<input checked="" type="checkbox"/>	NEW	<input checked="" type="checkbox"/>
REMODELING	<input type="checkbox"/>	EXISTING	<input type="checkbox"/>
RELOCATION	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>		



**1 SITE PLAN**  
 1"=30'-0"

**GENERAL NOTES**

1. DIMENSIONS, DIMENSIONS AND EASEMENTS SHOWN HEREON ARE FOR REFERENCE ONLY. REFER TO PROJECT AIA/ASCM LAND TITLE SURVEY FOR PROPERTY LEGAL DESCRIPTION AND VERIFICATION OF REFERENCED INFORMATION.
2. REFER TO PROJECT ARCHITECTURAL DRAWINGS FOR DETAIL DIMENSIONS OF BUILDING, DRIVE-THRU AND STORAGE CANOPIES, RECEIVING AND RETURN/RECYCLING PLATFORMS AND/OR ENCLOSURES AND CONCRETE WORK SURROUNDING BUILDING.
3. ALL AREAS NOT OTHERWISE NOTED SHALL BE LANDSCAPED. REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

**KEYED NOTES**

- |   |   |
|---|---|
| (1) ACCESSIBLE ROUTE TO ENTRY                   | (14) SITE ENCLOSURE                           |
| (2) ACCESSIBLE PARKING                          | (15) ROOF STORM LINE TO THE INTO DRY STORM    |
| (3) PARTIAL DEMOLITION OF EXISTING BUILDING     | (16) CANOPY DOWNSPROUT TO THE INTO CITY STORM |
| (4) PEDESTRIAN TACTILE WARNING SURFACE          | (17) EXISTING SIDEWALK                        |
| (5) GAS METER                                   | (18) CONCRETE CONSTRUCTED ENTRANCES           |
| (6) ELECTRIC METER                              | (19) BINC RACKS                               |
| (7) CONCRETE WALK                               | (20) RESERVED FOR FUTURE DEVELOPMENT          |
| (8) CONCRETE CURB                               | (21) NO CURB                                  |
| (9) CONCRETE FINISH                             |   |
| (10) ASPHALT FINISH                             |   |
| (11) PAVEMENT MARKINGS                          |   |
| (12) TRAFFIC REGULATION SIGN FOR TEXT INDICATED |   |
| (13) ELECTRICAL TRANSFORMER                     |   |
| (14) LIGHT POLE                                 |   |
| (15) LIGHTING ZONE PAD                          |   |

**SITE DATA**

EXISTING ZONING = C-2	
TOTAL SITE AREA	201,866 SF (4.6 ACRES)
BUILDING SETBACKS FRONT YARD	NONE REQUIRED
SIDE YARDS	NONE REQUIRED
REAR YARD	NONE REQUIRED
<b>BUILDING INFORMATION</b>	
# OF STORES ABOVE GRADE	1 STORY
PROPOSED BUILDING HEIGHT	31'-2"
PROPOSED BUILDING AREA	53,822 SF
<b>PARKING REQUIREMENTS</b>	
REQUIRED PARKING SPACES: 1 SPACE PER 300 SF OF GROSS FLOOR AREA	185 SPACES
CAR PARKING SPACES PROPOSED	190 SPACES
HANDICAPPED PARKING SPACES PROPOSED	10 SPACES
TOTAL PARKING SPACES PROPOSED	200 SPACES
<b>SIGNAGE REQUIREMENTS</b>	
FREESTANDING PYLON SIGNS	PENDING
SETBACK	PENDING
ALLOWABLE AREA	PENDING
MAXIMUM HEIGHT	PENDING
WALL SIGNS	PENDING
MAXIMUM ALLOWABLE AREA	PENDING

1	15-22-24	MADISON PLAN EXHIBITION
NO.	DATE	REVISION
<b>DOCUMENT ISSUES/BENCHMARKS</b>		
STORE # 10573		
<b>PROJECT NAME</b>		
<b>WALGREEN'S STORE</b>		
RAYMOND ROAD & WHITNEY WAY		
MADISON, WI		
<b>DRAWING TITLE</b>		
<b>SITE PLAN</b>		
CADD PLOT:	SCALE: AS NOTED	DRAWING NO.
VOLD PLOT:	DRAWN BY:	
RELEASED TO CONSTRUCTION:	REVIEWED BY:	<b>A0.1</b>
	PROJECT NO. 0576-00	OF DWGS.