

**PLANNING UNIT REPORT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**April 3, 2006**

**RE: L.D. # 03242, Demolition Permit and Conditional Use – 4302 E. Washington Avenue**

1. Requested Action: Approval of a demolition permit to allow an existing one-story commercial building located at 4302 E. Washington Avenue to be razed and a new restaurant to be constructed, and a conditional use for an outdoor seating area and drive-up window to serve the restaurant.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits. Section 28.09 (2)(d) identifies outdoor eating areas and drive-in establishments as conditional uses in C2 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses. The project also proposes an amendment to an existing planned commercial site; the requirements for planned commercial sites are found in Section 28.04 (24).
3. Report Prepared By: Timothy M. Parks, Planner

**GENERAL INFORMATION**

1. Applicants: George Sarfatty & Joel Lome, Sarfatty Associates; 3201 Old Glenview Road; Willmette, Illinois on behalf of Starbucks Coffee, the future owner and tenant.  
  
Property Owner: Stuart R. Stair; 4302 E. Washington Avenue; Madison.
2. Development Schedule: The applicants wish to proceed as soon as all necessary approvals have been granted.
3. Location: Approximately 15,000 square feet generally located at northeast corner of Continental Lane and E. Washington Avenue; Aldermanic District 17; Urban Design District 5; Madison Metropolitan School District.
4. Existing Conditions: A one-story, approximately 4,500 square-foot commercial building (The Frame Workshop), zoned C2 (General Residence District).
5. Proposed Land Use: A one-story, approximately 1,925 square-foot Starbucks restaurant with drive-up window and outdoor seating area.
6. Surrounding Land Use and Zoning:  
**North:** Crowne Plaza Hotel parking lot, zoned C2 (General Residence District); one and two-family residences, zoned R1 Single-Family Residence District) and R3 (Single and Two-Family Residence District);

East: Crowne Plaza Hotel, zoned C2;

South: East Towne Mall, Olive Garden restaurant, zoned C3L (Commercial Service and Distribution District);

West: BP gas station and car wash, Imperial Gardens, zoned C2.

7. Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and other business on the north side of E. Washington Avenue for general commercial uses.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

### **STANDARDS FOR REVIEW**

This application is subject to the demolition standards of Section 28.04 (22) and the conditional use standards of Section 28.12 (11).

### **ANALYSIS, EVALUATION & CONCLUSION**

The applicants wish to demolish an existing approximately 4,500 square foot building located near the northeastern corner of E. Washington Avenue and Continental Lane in C2 commercial zoning. The existing building is a one-story structure constructed of beige-colored concrete block, brick and stucco with an asphalt-shingled hip roof above an orange-colored band board and is currently occupied by a framing shop and photo development business. Parking for ten automobiles is provided in an asphalt lot located adjacent to the south wall of the building, with access provided by a single driveway from Continental Lane. The west wall of the structure abuts the sidewalk along Continental.

Although the southern property line abuts E. Washington Avenue, the building and parking is separated from E. Washington by a second driveway from Continental Lane that serves the Crowne Plaza Hotel located primarily on the next parcel east of the subject site. (A portion of the hotel parking field is located north of the existing building between the subject site and single-family residences along Dwight Drive.) The two driveways are separated by a row of plantings that parallel the south wall of the existing building and by a slight grade change that causes the driveway closest to E. Washington Avenue to slope up to the east to meet the grade of the hotel site. In general, the grade of the subject site and hotel slopes from the north and east towards the corner of E. Washington Avenue and Continental Lane. The southern 50 feet of the property is governed by an easement granted to the Wisconsin Department of Transportation for possible future expansion of E. Washington Avenue (US Highway 151) and to provide a second access

for the hotel to E. Washington Avenue, which does not have a direct access onto the highway. The shared access arrangement for the hotel across the subject site results in the site and hotel being a planned commercial site. The proposed site improvements (see below) are considered a modification to the approved planned commercial site, which in this case is a conditional use.

The proposed demolition will accommodate the development of a 1,925 square-foot Starbucks restaurant to be located on the northern half of the 15,000 square-foot site. The building will include a total of 14 parking spaces will serve the proposed restaurant. The spaces will be located on both sides of the shared driveway leading to the hotel parking lot. The building will be clad in two-toned brick with an arched metal canopy over the building entrance along the east wall and awning-covered windows on the east and south walls. A drive-thru window located along the western wall will be covered in a metal canopy similar to the one over the entrance. [Note: Directions in the staff report follow the "plan north" reference on the plans and elevations, not true north.]

The proposed drive-thru window and a small outdoor seating area to be located adjacent to the restaurant entrance along the [plan] east wall are conditional uses in C2 zoning. Access to the proposed drive-thru will begin at the northeasterly corner of the proposed building and continue counterclockwise around the [plan] west wall, with one-way egress to Continental Lane. The menu board and intercom will be located along the [plan] north wall and face generally to the east. The Planning Unit is largely not concerned with the location and orientation of the menu board and intercom interfering with the residential uses to the north, as the speaker will be located approximately 200 feet from the nearest residence, directed away from the residences and partially shielded by the building. Noise from the speaker will also likely be drowned out by vehicle noise along E. Washington Avenue most times of the day, though the hours of operation will be from 5:30 AM to 10 PM daily. In general, staff feels that the conditional use standards can be met for the outdoor eating area, drive-thru and modifications to the planned commercial site.

The Traffic Engineer has not expressed any significant concerns with the proposed layout of the drive-thru operation or the modifications to the planned commercial site but has requested that the applicant receive any necessary approvals from the Wisconsin Department of Transportation prior to issuance of City permits (see attached report).

The applicant has provided pictures of the exterior of the building to be demolished and staff has conducted a windshield survey of the site. The existing 4,500 square-foot retail building appears to be in average condition for a building of its age. Staff have no information which would indicate that the building is not structurally sound or capable of being rehabilitated or repaired and has not conducted a formal inspection of the interior. While staff believes that the proposed building overall is well designed for its proposed use, the applicant has not provided information to substantiate the need for demolition of the existing building other than implication that the existing building cannot be used or modified for the proposed use.

ID #03242  
4302 E. Washington Ave.  
April 3, 2006  
Page 4

The subject site is located within Urban Design District 5. The Urban Design Commission reviewed the proposed building demolition and replacement building on March 8, 2006 and granted final approval (see attached report).

### **RECOMMENDATIONS**

The Planning Unit recommends the following for 4302 E. Washington Avenue subject to input at the public hearing and comments from reviewing agencies:

- That the Plan Commission find the demolition standards are met and **approve** the demolition of an existing 4,500 square foot retail building and allow construction of a new 1,925 square-foot restaurant, and;
- That the Plan Commission find that the conditional use standards are met for a proposed drive-thru window and outdoor eating area to serve the proposed restaurant as well as the proposed modifications to the planned commercial site.



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dalley, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: March 15, 2006  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer *[Signature]*  
SUBJECT: 4302 East Washington Conditional Use and Demolition

The City Engineering Division 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. Show proposed storm sewer, sanitary sewer, and water services on site plan.
2. The site plan shall be revised to maintain the sidewalk through the northerly (driveway furthest from East Washington Avenue). Sidewalk shall be constructed through the southerly driveway if required by the City Engineer.

**GENERAL OR STANDARD REVIEW COMMENTS**

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

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 4302 East Washington Conditional Use and Demolition

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.



- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Right of Way / Easements**

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.

8

- 3.12 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

**Storm Water Management**

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 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.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 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.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle).
  - Control 80% TSS (5 micron particle).
  - Provide infiltration in accordance with NR-151.
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicate a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) 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.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

#### Sanitary Sewer

- 6.1 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.

- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

8



---

## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

March 23, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **4302 East Washington Avenue – Demolition / Conditional Use – Restaurant with Drive-up Window – Starbucks Coffee**

The City Traffic Engineering Division 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 attached Traffic Signal declaration of conditions and covenants shall be executed and returned with site plans.
2. 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 John Steiner, Wisconsin Department of Transportation (608-246-3862), with site plans sets of plans 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.

### GENERAL OR STANDARD REVIEW COMMENTS

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

3. When the applicant submits final plans 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, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. 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.
5. The Access Rd. is a special design "Street Type Entrance" as approved. The applicant shall provide a detail 1" = 20' detail drawing of the "Street Type Entrance" on plan sheets showing signage, epoxy white lines cross walks, and stop bar and pavement markings details to be approved by the City

**Traffic Engineer. In addition, a note shall be shown on the plan, " ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTIAN BY THE PROPERTY OWNER."**

- 6. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.**

**Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:**

**Contact Person: Joel Lome  
Fax: 847-920-1101  
Email: [jlome@sarfatty.com](mailto:jlome@sarfatty.com)  
DCD:DJM:dm**

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 24, 2006

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 4302 E Washington Avenue

**Present Zoning District:** C-2

**Proposed Use:** Demolish a commercial building, construct a restaurant with drive-up window and outside eating area.

**Conditional Use:**

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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
  - a. Show signage at the head of the accessible stall.
2. Provide **four** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. **NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.**
3. 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 Development prior to sign installations. Note: Signage, as proposed, does not meet Chapter 31 of the M.G.O.'s.
4. Provide 16 parking stalls or obtain approval of a parking reduction.

4302 E. Washington Ave.

March 24, 2006

Page 2

**ZONING CRITERIA**

| <b>Bulk Requirements</b> | <b>Required</b>            | <b>Proposed</b> |
|--------------------------|----------------------------|-----------------|
| Lot Area                 | 6,000 sq. ft.              | 15,000 sq. ft.  |
| Lot width                | 50'                        | 100'            |
| Usable open space        | n/a                        | n/a             |
| Front yard               | 50' (cross access easement | adequate        |
| Side yards               | 0'                         | adequate        |
| Rear yard                | 10'                        | adequate        |
| Floor area ratio         | 3.0                        | less than 1.0   |
| Building height          | ---                        | 1 story         |

| <b>Site Design</b>         | <b>Required</b> | <b>Proposed</b>                           |
|----------------------------|-----------------|---|
| Number parking stalls      | 16              | 14 (2 stall pkg lot reduction in process) |
| Accessible stalls          | 1               | (1)                                       |
| Loading                    | n/a             | n/a                                       |
| Number bike parking stalls | 4               | (2)                                       |
| Landscaping                | As shown        | adequate                                  |
| Lighting                   | No              | (3)                                       |

| <b>Other Critical Zoning Items</b> |     |
|------------------------------------|-----|
| Urban Design                       | Yes |
| Historic District                  | No  |
| Landmark building                  | No  |
| Flood plain                        | No  |
| Utility easements                  | No  |
| Water front development            | No  |
| Adjacent to park                   | No  |
| Barrier free (ILHR 69)             | Yes |

With the above conditions, the proposed project **does** comply with all of the above requirements.



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 • FAX: 608-267-1153

DATE: January 26, 2006  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: <sup>4302</sup> ~~5302~~ E. Washington Ave.

The City of Madison Fire Department (MFD) 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. None.

## GENERAL OR STANDARD REVIEW COMMENTS

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

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
  - a. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

**CITY OF MADISON  
MADISON WATER UTILITY  
119 East Olin Avenue  
266-4651**

**MEMORANDUM**

**Date:** January 10, 2006

**To:** The Plan Commission  
**From:** Dennis M. Cawley, Engineer 4 - Water Utility  
**Subject:** CONDITIONAL USE / DEMOLITION- 4302 East Washington Avenue

Madison Water Utility has reviewed this conditional use / demolition request and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS**

None

**GENERAL OR STANDARD REVIEW COMMENTS**

The Madison Water Utility shall be notified to remove the water meter prior to demolition.

The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Dennis M. Cawley

City of Madison, Wisconsin

---

**REPORT OF: URBAN DESIGN COMMISSION****PRESENTED:** March 8, 2006**TITLE:** 4302 East Washington Avenue -  
Demolition and New Construction,  
Starbucks with drive-up window in Urban  
Design District No. 5. 17th Ald. Dist.**REFERRED:****REREFERRED:****REPORTED BACK:****AUTHOR:** Alan J. Martin, Secretary**ADOPTED:****POF:****DATED:** March 8, 2006**ID NUMBER:**

---

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Lisa Geer, Robert March and Michael Barrett.

**SUMMARY:**

At its meeting of March 8, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of the demolition and new construction of a “Starbucks” with drive-up window located at 4302 East Washington Avenue. Appearing on behalf of the project were Joel Lome and Michael Achim. In response to the Commission’s previous comments on the project, the modified plans detailed the following:

- The building was reoriented to present a “broad” face to its East Washington Avenue frontage, providing for a relocation of the drive-up window and additional landscaping as requested. The configuration of a row of surface parking stalls along the property’s East Washington Avenue frontage was modified to create a large landscaped island as the base for a proposed ground sign.
- The new site plan provides for a higher level of landscaping, as well as more efficient stormwater run-off.
- On-going discussions with the adjacent hotel relevant to pedestrian cross-access are still in progress.
- All building signage, as well as the proposed ground sign are now consistent with the district requirements, as well as the Street Graphics Control Ordinance. A more detailed photometric plan and cutsheets were provided for review.
- A Zoning Code compliant bike rack has been provided.
- The modified landscape plan was prepared and stamped by a registered landscape architect.
- The landscaping along the drive-up window elevation has been modified to address concerns relevant to visibility and safety.
- Additional trees have been provided within the site with a canopy tree added within the outdoor eating area as previously requested. The drive-up window drive aisle has been altered to provide for more efficient on-site drainage.
- The south and west elevations of the building have been modified to feature more window openings, along with a more detailed brick patterning to provide more fenestration and articulation on the effected elevations.



**ACTION:**

On a motion by March, seconded by Host-Jablonski, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion required that the applicant examine using dark glass in the windows on the west elevation or smaller windows pushed to the left side of the elevation or use patterning in the brick to provide relief or recesses. The modified west elevation shall be submitted to staff for final approval.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6.5, 7, 7, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 4302 East Washington Avenue**

|                       | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| <b>Member Ratings</b> | 8         | 7            | 7              | 8                              | 7     | 7                                   | 7             | 7              |
|                       | 7         | 6            | 6              | 6                              | 6     | 7                                   | 7             | 6.5            |
|                       | -         | 7            | -              | 7                              | -     | -                                   | -             | 7              |
|                       | 7         | 7            | 7              | 7                              | 7     | 6                                   | 7             | 7              |
|                       | 7         | 7            | 7              | -                              | 7     | -                                   | 7             | 7              |
|                       | 6         | 5            | 8              | 7                              | 7     | 5                                   | 5             | 6              |
|                       |           |              |                |                                |       |                                     |               |                |
|                       |           |              |                |                                |       |                                     |               |                |
|                       |           |              |                |                                |       |                                     |               |                |

**General Comments:**

- Great job! Very responsive. Real windows, though please.
- Much improved site plan, increased function and open space has resulted.
- Good improvements.
- Great improvement to the site plan! Applicant won me over to support this project.
- Very much improved due to rotating building.