

**PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
of August 1, 2006**

RE: I.D. # 04266, Demolition Permit – 1518 N. Stoughton Road

1. Requested Action: Approval of a demolition permit to allow an existing one-story restaurant located at 1518 N. Stoughton Road to be razed and a new two-story car sales facility to be constructed.
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Jeff Riegert, Gass & Riegert Auto Complex, Inc.; 4910 Meinders Road; Madison.

Agent: Brian Reddeman, Sieger Architecture; 1501 Monroe Street; Madison.
2. Development Schedule: The applicants wish to proceed as soon as all necessary approvals have been granted. Completion is scheduled for spring 2007.
3. Location: Approximately 1.08-acres generally located at northwest corner of N. Stoughton Road and E. Washington Avenue; Aldermanic District 17; Madison Metropolitan School District.
4. Existing Conditions: A one-story restaurant, zoned C3L (Commercial Service & Distribution District).
5. Proposed Land Use: A two-story, approximately 10,700 square-foot car sales building.
6. Surrounding Land Use and Zoning:
North: Truax Air Park East, zoned PUD-SIP;

East: Subway and Walgreens, zoned C3L (Commercial Service & Distribution District);

South: Vacant BP/ Amoco gas station, zoned C3L;

West: Two-family residences on Rowland Avenue, zoned R4 (General Residence District).
7. Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and properties to the north for employment uses, with neighborhood mixed-use recommended to the west.

The site is also located within the boundaries of the Carpenter-Ridgeway-Hawthorne-Truax Neighborhood Plan, which does not include specific recommendations for this site, which is generally shown as greenspace adjacent to an envisioned grade-separated interchange of N. Stoughton Road (US Highway 51) and E. Washington Avenue (US Highway 151). The plan generally encourages creating a gateway to the rest of the City along E. Washington Avenue at the Stoughton Road intersection, with a down-zoning of the C3L lands on the north side of E. Washington to R4 to facilitate new residential infill development.

8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor. The County-owned lands north of the project are mapped as public lands.
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).

PLAN REVIEW

The applicant wishes to demolish the former Red Pepper Chinese Restaurant located on the west side of N. Stoughton Road, approximately 200 feet north of E. Washington Avenue. The one-story, white concrete block building is located near the center of the site, which is otherwise improved with a deteriorated asphalt parking lot. The five-sided parcel is zoned C3L commercial zoning and is surrounded to the east and south by other commercially developed parcels. The lot is bordered to the north by Truax Air Park East and to the west by two-family residences in R4 zoning along Rowland Avenue.

The proposed demolition will accommodate the construction of a two-story, 10,700 square-foot car sales facility to be located on the western half of the site, approximately ten feet from both the western and southern property lines. The proposed structure will have a 7,260 square-foot building footprint, with auto display space, reception, detailing and sales office functions on the ground floor. The remaining 3,440 square feet of space will be located on a partial second floor and will primarily contain office space for the proposed use. The exterior of the five-sided building will be constructed primarily with two-toned EIFS with split-face CMU wainscot on the western, southern and southwestern elevations. The front-facing eastern elevation will be articulated through the use of vertical steel columns to support a sloped, overhanging roof, with canvas awnings to be hung above the windows on both floors.

The new building will be setback approximately 123 feet from N. Stoughton Road behind 76 parking stalls to be primarily occupied by inventory for the proposed use. Landscaping for the parking lot includes a honeylocust tree and a flowering crabapple to be planted on opposing ends of a center parking aisle, three ornamental trees to be planted along the front wall of the building

and one purple ash and three shrub beds to be located along the N. Stoughton Road property line. The terrace and lawn between the parking and existing public sidewalk will be sodded. A line of conifers will be planted along the rear wall of the building, with honeylocust to be planted on the rear corners of the building. The plans show the existence of existing trees along the Truax property to the north and an existing "six-foot high landscaping screen" and trees in the rear yard of the Rowland Avenue residential properties to the west that will indirectly aid in the screening of the new building.

EVALUATION & CONCLUSION

The applicant submitted photos of the exterior of the building and property and staff is familiar with the condition of the building and site. The existing building is in average to below average condition for a building of its age and generally lacks any identifiable significant architectural features. The Planning Unit has not conducted a formal inspection of the interior and has no information indicating that the building is not structurally sound or capable of being rehabilitated or repaired.

In general, the Planning Unit feels that the demolition standards can be met with this proposal. The proposed car sales facility is a reasonably well-designed building that incorporates a strong vertical element into an area populated by a considerable number of one-story structures. The new building will present a well-articulated façade toward N. Stoughton Road through the use of both horizontal window bands along both floors and vertical steel columns that will project outward from the front wall, though Planning staff recommends that the columns be terminated shortly above the sloped roof and the racing flag accents be removed.

The subject site is located within the boundaries of the Carpenter-Ridgeway-Hawthorne-Truax Neighborhood Plan, which does not include specific recommendations for this site. The plan generally encourages creating a gateway to the rest of the City along E. Washington Avenue at the Stoughton Road intersection, with a long-term goal of down-zoning the C3L lands on the north side of E. Washington to R4 to facilitate new residential infill development. Future plans for the E. Washington Avenue/ Stoughton Road intersection call for the potential installation of a grade-separated "diamond" interchange that would include ramps from N. Stoughton Road to E. Washington Avenue. The neighborhood plan shows the subject site as greenspace adjacent to the future interchange. While the Planning Unit recognizes the relatively high number of car sales establishments already in existence along Stoughton Road and the apparent disconnect between the proposed use and the objectives of the neighborhood plan, the property and nearby non-residential properties are zoned C3L, which permits motor sales establishments outright.

Staff would ordinarily encourage new construction in this area to be located closer to N. Stoughton Road to better frame that highway. However, in light of the interchange proposal, the Wisconsin Department of Transportation has requested that a 60 to 75-foot building setback be observed along N. Stoughton Road (US Highway 51) near the E. Washington Avenue

intersection to allow flexibility for future highway design at that location. Correspondence from WisDOT about these setback requirements is included with your materials. WisDOT has preliminarily reviewed the redevelopment plans and believes that they will satisfy their requirements. The Planning Unit feels that the location of the building, while not optimal, will have the benefit of reducing sound and light impacts on the residential properties to the west.

Should the Plan Commission determine that the demolition standards are not met with this request, the Commission should be aware that the applicant could still open a car sales facility using the existing building, since car sales are permitted uses in this zoning district. It is staff's opinion that the establishment of a car sales facility reusing the existing restaurant building could potentially be more detrimental to the future enhancement of the E. Washington Avenue/ N. Stoughton Road intersection than the establishment of the same use in a new, well-designed building on a fully improved site.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find the demolition standards are met and **approve** the demolition of an existing restaurant and allow construction of a new 10,700 square-foot car sales facility at 1518 N. Stoughton Road, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That a revised landscaping plan be submitted for Planning Unit approval that includes the installation of additional shrub beds along the N. Stoughton Road frontage, including a bed at the southeastern corner of the site and a larger bed in the northeastern corner of the site north of the driveway.
3. That the building plans be revised to terminate the steel columns shortly above the sloped roof and for the racing flag accents be removed.
4. That a note be placed on the final plans per Planning Unit approval prohibiting use of a public address system (for music, announcements, etc.) for the proposed car sales facility.



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

July 13, 2006

TO: Plan Commission

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

SUBJECT: **1518 North Stoughton Road – Demolish – Build Auto Sales**

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 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.
2. The applicant shall provide pedestrian pathways/linkage from the public sidewalk to the building entrance.

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), 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'.
4. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approach. 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 applicant shall show the dimensions for proposed parking stalls items A, B, C, D, E, F, H, and O degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.) The applicant will need to modify the parking to comply with M.G.O. In addition, the applicant will need to dimension the drive aisle between the display vehicles to min. of 24 ft.
6. The applicant shall eliminate the first 4 parking spaces along the northerly property line ingressing from N. Stoughton Road.
7. The applicant shall note on the site plan, display areas and number of vehicles display per area. The display area accommodates the applicant to display vehicles in the display area and no parking spaces are marked minimum drive aisle item "E" shall be 24 ft.
8. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
9. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
10. 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: Brian Reddeman
Fax: 608-283-6101
Email: siegerarchitects@sbcglobal.net

DCD: DJM: dm



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: July 6, 2006

TO: Plan Commission

FROM: *for* Larry D. Nelson, P.E., City Engineer *[Signature]*

SUBJECT: 1518 North Stoughton Road 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. N/A

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: 1518 North Stoughton Road 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.
- 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.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 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.
- 4.7 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.
- 4.8 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.
- 4.9 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.

- 4.10 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.
- 4.11 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.
- 4.12 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

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- 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 . Include the site address in this transmittal.

- 4.13 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 dedicated 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.

- 4.14 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).

- 4.15 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.



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: 7/13/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **1518 N. Stoughton Rd.**

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. Note: On submittal, fire protection is listed as Life Safety Code NFPA 101, 2000 Edition. The City of Madison has adopted the International Fire Code, 2006 Edition.
2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
4. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

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
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 3, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1518 N Stoughton Rd

Present Zoning District: C3L

Proposed Use: Demolish restaurant & build an auto sales building

Conditional Use: 28.04(22) Demo of a principal building requires Plan Com approval.

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. Provide a minimum of **two** 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. Show dimensions of the accessible stalls and striped out areas.**
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. Provide **two** 10' x 35' loading areas or **one** 10' x 50' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. 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.

1518 N. Stoughton Rd

July 3, 2006

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4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. 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.) **Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.**

5. Lighting for an outdoor merchandising area, the maximum level in 75% of the lot shall not exceed 20 footcandles. A contiguous area not to exceed 25% of the lot may be illuminated to a level which shall not exceed 40 footcandles.

6. 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:** The decorative flags cannot have a commercial message on them.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	46,424 sq. ft.
Lot width	50'	261
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	30'	35'
Floor area ratio	3.0	less than 1.0
Building height	--	2 stories

Site Design	Required	Proposed
Number parking stalls	36 Customers & Employees plus display stalls.	38 Customers & Employees <u>42 Display stalls</u> 80 Total
Accessible stalls	2	(1)
Loading	2 (10' x 35') areas	(2)
Number bike parking stalls	4	(3)
Landscaping	Yes	(4)

Lighting	No	(5)
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1518 N. Stoughton Rd

July 3, 2006

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Other Critical Zoning Items	
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.

Timothy Parks

Subject: FW: [Fwd: Red Pepper Plans]

From: <riegert@chorus.net>
Date: July 18, 2006 10:12:46 AM CDT
To: <suburbaning@tds.net>, <siegerarchitects@sbcglobal.net>
Subject: [Fwd: Red Pepper Plans]

From: Diane S Calhoun <diane_calhoun@usgs.gov>
Date: 2006/07/18 Tue PM 02:08:30 GMT
To: riegert@chorus.net
Subject: Red Pepper Plans

Hi Jeff -

Thanks so much for taking the time to explain your proposed development of the Red Pepper site. The Hawthorne Neighborhood Association has unanimously agreed to support, at this time, the demolition plans. A number of folks wanted a bit more time to digest the Suburban Wheels development and will be getting back to me by the end of the month with suggestions/concerns, which I will then forward on to you. At some point in the future, after you've had an opportunity to address these items, we'd be grateful if you would attend a future meeting to further discuss the neighbors' input. Again, I appreciate your time and willingness to work with the neighborhood.

Diane

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8/2/2006



Division of Transportation Systems Development
Madison District Office
2101 Wright Street
Madison, WI 53704

Jim Doyle, Governor
Frank J. Busalacchi, Secretary
Internet: www.dot.wisconsin.gov

Telephone: 608-242-8009
TDD: 608-246-5385
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E-mail: adam.clayton@dot.state.wi.us

March 1, 2006

AL MARTIN
CITY OF MADISON
CITY-COUNTY BLDG., SUITE 100
215 MARTIN LUTHER KING, JR. BLVD.
Madison, WI 53701-2986

Dear Mr. Martin,

WisDOT recently met with a developer regarding the NW quadrant of USH 51 (Stoughton Road) & E. Washington Ave., the site of the former Red Pepper restaurant. During this meeting, it was expressed that the City of Madison Urban Design committee had requested this development locate their buildings in a location directly adjacent to the USH 51 right of way.

WisDOT has concerns about this request, as it relates to Stoughton Road. We are currently studying Stoughton Road to identify solutions that will mitigate congestion and address safety on the corridor. One component of this study is looking at the intersection of East Washington Ave. and Stoughton Road. Our analysis has identified several alternatives that would require additional right of way. As a result, we do not believe it would be in the best interest of this development to locate their buildings within 60' to 75' of the USH 51 right of way. Maintaining this building setback would ensure that this site could remain viable if WisDOT acquired the necessary additional right of way, and would reduce the overall cost of the reconstruction for the average taxpayer.

As you may know, a similar solution was worked out for the Walgreen's building in the adjacent quadrant of this intersection, and has helped to ensure that site remains in the event that WisDOT reconfigures this intersection.

Thank you for your consideration of our request. If you have any questions, please feel free to contact me at 608.242.8009. We would be happy to meet with the City to discuss our alternatives and work out a mutual understanding of the processes that we are both involved in.

Thank you,

A handwritten signature in black ink, appearing to read "Adam Clayton".

Adam Clayton
Planning Engineer
Wisconsin DOT