

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
March 14, 2006

CONDITIONAL USE APPLICATION LOCATED AT 72 WEST TOWNE MALL:

1. Requested Action: Approval of a major alteration to an existing Planned Commercial Site and an outdoor eating area for a new restaurant/brewpub located at 72 West Towne Mall (454 South Gammon Road).
2. Applicable Regulations: Major alterations to Planned Commercial Sites require Plan Commission approval as a major alteration to a conditional use. Section 28.09(3) provides that outdoor and recreation areas for restaurants and taverns are a conditional use in this commercial zoning district.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: West Towne Joint Venture, West Towne Mall, Madison, WI 53719; CVL & Associates Properties, Inc., 2030 Hamilton Place, Suite 500, Chattanooga, TN 37421; Granite City Food and Brewery, 5402 Cedar Lake Road, Suite 101, St. Louis Park, MN 55416; KA Architects, 1468 West 9th Street, Cleveland, OH 44113 – cfrey@kainc.com.
2. Status of Applicants: Owner, architect and agent.
3. Development Schedule: The applicant wishes to commence construction as soon as all necessary land use approvals are obtained.
4. Parcel Location: Gammon Road at the West Beltline Highway within the West Towne Mall complex adjacent to the eastern edge of the existing mall building.
5. Surrounding Land Use and Zoning: This site is surrounded by retail commercial uses and surface parking lot zoned C3L within the West Towne Mall complex.
6. Adopted Land Use Plan: CRX Regional Commercial Mixed-Use District. The adopted City of Madison Comprehensive Plan shows the mall site as RMU Regional Mixed-Use District.
7. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services are available to this site.

STANDARDS FOR REVIEW:

This project is subject to the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

It is the intent of the applicants to construct a new 9,400 square foot restaurant/brewpub to be known as "Granite City Food and Brewery" adjacent to the West Towne Mall building. The restaurant will be a free-standing structure that will be immediately adjacent to the mall building complex near the southeastern entrance. The letter of intent and site plan shows the building will occupy a portion of the existing mall parking lot and service court. The restaurant will have a capacity of 240 seats with an additional 127 patio seats. The proposed hours of operation will be 11:00 a.m. to 1:00 a.m. All signage and exterior lighting will conform to City Ordinance.

The siting of this restaurant will result in changes to the existing parking lot. A traffic study was provided to the City Traffic Engineer. As a result of that study, the City Traffic Engineer is working with the mall to improve access at the Gammon Road, Odana Road entrance and modifications to the mall parking lot.

A 127-seat outdoor eating area, open late, would be a major concern if located in close proximity to residential uses. This is not a problem at this location.

This proposal requires Urban Design Commission approval. The Commission has asked for modifications (see attached report).

Staff feels that the conditional use standards can be met.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the conditional use standards can be met and approve this application subject to the comments of the reviewing departments, the Urban Design Commission and the following:

1. Pedestrian access-sidewalk shall be provided through the parking lot from Gammon Road to the sidewalk adjacent to the mall building and the new restaurant at a location acceptable to the City Traffic Engineer (see traffic Engineering report comment number 5).
2. The new bus stop shall be established at a location acceptable to Madison Metro Transit staff and Traffic Engineering staff.
3. Bike parking shall be required at a number and location in compliance with City Ordinances, consistent with comments of the Zoning Administrator.
4. The proposal shows a very good landscape plan for this portion of the mall parking lot and entrance way. Staff would like to see additional new landscaping out along the entrance way, off of Gammon Road. The final landscape plan should be included with the plans submitted for the modifications.

 **DRAFT**

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: March 8, 2006

TITLE: 72 West Towne Mall, Granite City
Restaurant - Planned Commercial Site. 9th
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 and Robert March.

SUMMARY:

At its meeting of March 8, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Commercial Site for "Granite City Restaurant" located at 72 West Towne Mall. Appearing on behalf of the project were C. Wage Behm and Carl Frey. The modified plans for the development of a restaurant/brewpub featured the following:

- The perspective renderings and building elevations were corrected to be consistent and accurately noting directional orientation.
- The building was reoriented so that windows appear to face the street side of the mall, with windows, seating and articulation on elevations facing the parking lot.
- The signage package had been modified to reduce signage on all building elevations; consistent with the Street Graphics Control Ordinance.
- Exterior mall improvements to the area between the brewpub and Gammon Road were presented, including upgraded pedestrian/vehicular circulation and landscaping amenities.

ACTION:

On a motion by Host-Jablonski, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a unanimous vote of (6-0). The motion required address of the following:

- Provide a revised parking lot/landscape plan that replaces currently striped end aisle islands with curbed tree islands incorporating landscaping as required by the Zoning Code, and demonstrate that existing landscape tree islands meet current code requirements within the area between the face of the brewpub and enclosed receiving area and the "straightened" outer ring access road as detailed on the landscape plan to be approved by staff.
- Provide additional tree islands within the single loaded bay of surface parking stalls along the west side of the realigned outer ring road at an interval of every twelve stalls.

- Provide an enhancement on the south elevation's corner tower element's upper façade by providing a "GC" sign logo within the inset panel, more architectural detailing or green wall systems incorporating plantings to break up the façade.
- The Commission noted that the small cast concrete logos on each side of the entry door were architectural features of the building.

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, 6.5, 6.5, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 72 West Towne Mall

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

General Comments:

- Appreciate effort to move windows to street side.
- Add curbed parking lot islands with trees where striped islands are shown in the parking lot improvement area.
- Significantly improved.
- Special commendation for changing the floor plan and breaking from the franchise prototype to suit the conditions of this site. Great to be adding the parking lot improvements.
- Much improved. Softens the mall, and gives it some needed character.
- Much improved. Needs more shade in parking area.



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 13, 2006

TO: Plan Commission

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

SUBJECT: **72 West Towne Mall – Conditional Use – 9400Sq. Ft. Restaurant/Brewery – Granite City Food & Brewery**

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 modify the main entrance at the intersection of Gammon and Odana Roads per the plans and specifications of the Traffic Engineer, as discussed with the developer's traffic consultant on 3/7/06. Unless otherwise modified by an alternative financing plan, the Developer is expected to finance 100% of the street reconstruction and traffic signal costs for the changes to this major driveway approach to Gammon Road. Such changes require that the Developer will need to enter into a developer's agreement/subdivision contract with the City for the public infrastructure items associated with their development.
2. The applicant shall be responsible for providing a series of new overhead signs on Gammon Road to direct and accommodate traffic to the West Towne Mall per the plans and specifications of the Traffic Engineer, as discussed with the developer's traffic consultant on 3/7/06. Unless otherwise modified by an alternative financing plan, the Developer is expected to finance 100% of the signing changes. Such changes require that the Developer will need to enter into a developer's agreement/subdivision contract with the City for the public infrastructure items associated with their development.
3. The applicant or a West Towne property owner shall enter into agreement with the City of Madison to pay 25% of the cost for the Gammon Rd. and Odana Rd. traffic Signal operation and maintenance, including electrical energy, capital improvements, engineering, liability insurance, and administration of the traffic signal.
4. The applicant shall provide scaled drawing at 1" = 150' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, on site signage plan, on site pavement markings plan, and approaches.
5. The applicant shall provide sidewalks, ramps and pavement markings improving the pedestrian linkages from Gammon Rd. across the ring road and parking lot to the front

West Towne sidewalk & building entrance per the plans and specifications of the Traffic Engineer. The proposed pedestrian linkage from Gammon Road to the building entrances shall be modified as follows:

- The proposed sidewalk ends at the parking lot not at West Towne front sidewalk. The applicant shall provide additional raised sidewalk, ramps, & crosswalks through the parking lot to West Towne front sidewalk to the building entrances. The applicant may need to reduce the number of parking spaces to accommodate the pedestrian sidewalk across the parking lot.
- The applicant shall reverse the order for ingressing vehicles from the intersection of crosswalk then stop bar & Yield sign. The order shall be Yield sign and crosswalk. The "Yield" sign will then force vehicles to yield to pedestrian traffic in the crosswalk.
- The applicant shall note on the site plans to install a minimum five (5) ft. grass terrace and five (5) ft. sidewalk along the northerly side of the driveway from the Gammon Rd. to the ring road.
- The applicant shall install 2-raised islands 4 ft. wide and 30 ft. long between northerly & southerly traffic lanes on the ring road at the driveway approach to Gammon Road & Odana Road "T" intersection to the ring road. The northerly raised island shall accommodate pedestrian refuse pad on end of island for crossing the ring road to West Towne.

GENERAL OR STANDARD REVIEW COMMENTS

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

6. 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'.
7. All directional/regulatory signage and pavement markings on the site shall be shown on the contiguous plan and approved by the City Traffic Engineer. The applicant shall modify the pavement markings and signage plan according to the Federal Highway Administration manual on "Uniform Traffic Devices."
 - The applicant shall install 4 in. double yellow dividing the two way traffic on the ring road 130 ft. northerly & 85 ft. southerly from the end of the islands to the parking drive aisle first opening. The applicant shall install 10 ft. yellow skips to match into existing yellow skips on the ring road.
 - The applicant shall revise lane lines from yellow to 6 in. white to match into existing white lane lines on the ring road dividing same direction traffic.
 - "Stop" signs shall be installed on both right & left sides of ring road and have a supplements plates below accordingly, "Traffic From Right Does Not Stop, or Traffic From Left Does Not Stop. "
 - The applicant shall remove the "J" sign noted as " Left Lane Must Keep Moving."
 -
 - The applicant shall revise ingress lane marking replacing the yellow 6 in. ingress pavement marking with 6 in. white Channelizing line as noted.

8. West Towne has a street type approach to Gammon Rd. The applicant shall be responsible financially to maintain pavement markings as shown or approved by the City Traffic Engineer. The applicant shall at all times maintain crosswalks, stop bars and lane lines, signage and including geometrically special design "Street Type Entrance" onto Gammon Road. The applicant shall provide a detail 1" = 40' drawing of the "Street Type Entrance" from the ring road to the public street entrance showing, lane dimensions, lane line color and width according to the Federal Highway Administration "Manual On Uniform Traffic Devices." in epoxy for lane lines, ARROWS, ONLYs, 12 " cross walks, 24 " stop bars, pavement markings details and signage 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."
9. The applicant shall show the dimensions for existing and proposed parking stalls items S=9', L=18', A=22.5', B=14', C=19', D=15', E=10', F=15' and O 40-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.)
10. 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.
11. 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: Carl Frey
Fax: 216-781-6566
Email: cfrey@rainc.com

DCD:DJM:dm



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: 3/8/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **72 West Towne Mall**

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. The site plan shows new buildings located between the existing building or structure and the street; the owner must ensure the new construction does not create a violation of the building code which was in effect at the time the existing building was constructed. This issue should be researched and reviewed with the Building Inspection Unit prior to further development of the project.
2. Per the IFC chapter 10 and MGO34:
 - a. Applicant shall post the capacity of the outside dining area in accordance International Fire Code 2003 edition.
 - b. Proposed deck shall not be located at, adjacent or obstruct the required exits from the building.
 - c. Provide and maintain exits from the deck in accordance with the International Fire Code 2003 edition.
 - d. Submit a seating plan for the proposed Deck space.

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

MEMORANDUM

Date: February 15, 2006

To: The Plan Commission
From: Dennis M. Cawley, Engineer 4 - Water Utility
Subject: CONDITIONAL USE – 72 West Towne Mall

The Madison Water Utility has reviewed this conditional use and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

The developer shall be responsible for all costs associated with relocating the existing fire hydrant.

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
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 8, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 72 West Towne Mall, Granite City Food and Brewery

Present Zoning District: C3L

Proposed Use: Construct a 9,400 sq. ft. Restaurant/Brewery on Mall property with outside dining. (240 indoor seats and 127 patio seats).

Conditional Use: 28.04(24), 28.09(d)(d)24 A Planned Commercial Site is a conditional use. 28.09(3)(d)32 Outdoor dining areas of a restaurant are a 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. Provide 11 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.**
2. 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.
3. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

4. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stall 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. The stall shall be located as near the main entrance as possible.
 - b. Show signage at the head of the stall.
 - c. Show the accessible path from the stall to the building.

5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. 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 submitted, does not comply with Chapter 31 of the Madison General Ordinances).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	West Towne Mall site
Lot width	50'	adequate
Front yard	0'	adequate
Side yards	0'	adequate
through lot	0'	adequate
Floor area ratio	3.0	less than 1.0
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	5,278 total for entire site, 110 (capacity 367 Granite City)	7,654 total for entire site
Accessible stalls	1	(4)
Loading	1 (10' x 35') area	Provided
Number bike parking stalls	11	(1)
Landscaping	Yes	(2)
Lighting	No	(3)

Other Critical Zoning Items	
Urban Design	Yes
Barrier free (ILHR 69)	Yes

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



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 8, 2006
TO: Plan Commission
FROM: *LDN* Larry D. Nelson, P.E., City Engineer
SUBJECT: 72 West Towne Mall Conditional Use

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. 72 West Towne Mall is not a valid address. Revise all application materials to be 454 South Gammon Road.
2. Proposed sanitary lateral appears to be too shallow for prevention of freezing. Minimum depth of lateral shall be 6-feet.

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: 72 West Towne Mall Conditional Use

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.

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 sign-off.

- 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 izenchenko@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 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.

- 4.15 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 be 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.

10



Madison Metro Transit System



1101 East Washington Avenue
Madison, Wisconsin 53703
Administrative Office: 608 266 4904
Fax: 608 267 8778

March 8, 2006

TO: Plan Commission
FROM: Timothy Sobota, Transit Planner, Metro Transit
SUBJECT: 72 West Towne Mall – Granite City Food & Brewery

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 developer shall install and maintain all infrastructure necessary to suitably relocate the existing West Towne Mall bus stop that would be displaced by the proposed expansion.
2. The new bus stop location must be situated in the area between the Mall Entrance and Gammon Road so as to maintain or ideally decrease the distance currently traveled through the parking lot and thereby avoiding impacts to the existing schedules.
3. The new bus stop infrastructure shall include the following items at a minimum:
 - Accessible pedestrian access from the Mall Entrance to a bus stop boarding island (i.e. curb ramps & crosswalks).
 - A concrete or other reinforced slab for a stopped bus, not blocking any travel lanes, measuring at least 10' wide by 80' long.
 - A passenger boarding zone, located adjacent the front door a stopped bus, clear of any landscape items and measuring 6' wide (parallel to travel lane) by 8' deep (from back of curb). The remaining passenger boarding island parallel to the bus slab must be clear at least 5' deep.
 - In the immediate vicinity of the passenger boarding zone: A trash receptacle, a shelter with enclosed bench (128 square feet or larger), additional benches or other seating amenity (10 people or more); and vertical separation between the passenger waiting area and any adjacent parking stalls (i.e. 18"-36" high wall or other landscaping elements) – for the length of the island.
4. The developer shall include the design and locations of the proposed elements of the new bus stop on the final documents filed with their permit application so that Metro Transit may review and approve the design.
5. An accessible bus stop must be maintained at all times during site construction work. Any required modifications to the location of the bus stop shall require 5 working days notice to Metro Transit.

GENERAL OR STANDARD REVIEW COMMENTS

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

6. Metro Transit operates bus service seven days a week along the Gammon Road frontage of West Towne Mall, with a bus stop immediately north of the entrance corridor adjacent Sears. The developer currently maintains a bench at this location.

March 10, 2006

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7. Metro Transit serves three additional stops on the "ring road" surrounding the Mall (near the Chili's, Blockbuster, and Toy R Us lots), as well as two stops on West Towne Way extended adjacent the Cub Foods and Kohl's lots. The developer made accessibility improvements at these locations as part of the Toy R Us improvements.
8. The developer has proposed a site east of the Mall Entrance on the "ring road" for the relocated bus stop, as shown on the attached page.
9. 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.



A handwritten signature in black ink, appearing to be 'Tim Sobota'.

Digitally signed
by Tim Sobota
Date: 2006.03.10
16:57:51 -06'00'

CC: Project contact person, Carl Frey: cfrey@kainc.com (email)

Atch. Exhibit page "Proposed Site Plan" [02/28/2006]