



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266 4747
FAX 608 266-8739
PH 608 266-4635

March 21, 2006

KA Architects
Carl Frey
1468 West Ninth Street #600
Cleveland, OH 44113

SUBJECT: 72 West Towne Mall/454 South Gammon Road/Granite City Food & Brewery

Dear Mr. Frey:

The Plan Commission, at its March 20, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an amendment to a Planned Commercial Site located at 72 West Towne Mall/454 South Gammon Road. The Commission also approved an outdoor seating area for the proposed restaurant.

In order to receive final approval of your proposal, the following conditions must be met:

PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ELEVEN ITEMS:

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 March 7, 2006. 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 March 7, 2006. 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 Road and Odana Road 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 sheets showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs semi-trailer and vehicle movements, ingress/egress easements and approaches.
5. The applicant shall provide sidewalks, ramps and pavement markings improving the pedestrian linkages from Gammon Road across the ring road and parking lot to the front West Towne sidewalk and 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:
 - a. The proposed sidewalk ends at the parking lot not at West Towne front sidewalk. The applicant shall provide additional raised sidewalk, ramps and 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.
 - b. The applicant shall reverse the order for ingressing vehicles from the intersection of crosswalk then stop bar and 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.
 - c. The applicant shall note on the site plans to install a minimum five (5) foot grass terrace and five (5) foot sidewalk along the northerly side of the driveway from the Gammon Road to the ring road.
 - d. The applicant shall install two (2) raised islands four (4) feet wide and thirty (30) feet long between the northerly and southerly traffic lanes on the ring road at the driveway approach to Gammon Road and 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.
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), adjacent driveway approaches to lots on either side and across the street, 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."
 - a. The applicant shall install 4-inch double yellow dividing the two way traffic on the ring road 130-feet northerly and 85-feet southerly from the end of the islands to the parking drive aisle first opening. The applicant shall install 10-foot yellow skips to match into existing yellow skips on the ring road.
 - b. The applicant shall revise lane lines from yellow to 6-inch white to match into existing white lane lines on the ring road diving same direction traffic.

- c. "Stop" signs shall be installed on both right and 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."
 - d. The applicant shall remove the "J" sign noted as "Left Lane Must Keep Moving."
 - e. The applicant shall revise ingress lane marking replacing the yellow 6-inch ingress pavement marking with 6-inch white Channelizing line as noted.
8. West Towne has a street type approach to Gammon Road. 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" crosswalks, 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 MAINTAINED 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', 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 or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor 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 JANET GEBERT, CITY ENGINEERING, AT 261-9688 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FIVE ITEMS:

12. 72 West Towne Mall is not a valid address. Revise all application materials to be 454 South Gammon Road.
13. The proposed sanitary lateral appears to be too shallow for prevention of freezing. Minimum depth of lateral shall be 6-feet.
14. 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.
15. 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.

16. 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), MicroStation(dgn) 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

PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FIVE ITEMS:

17. 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: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
18. 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.
19. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. Lighting will be limited to .10 watts per square foot.
20. Meet all applicable State 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-feet wide with an 8-foot 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.
21. 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.)

Please contact Al Martin, staff to the Urban Design Commission, at 266-4635 if you have questions regarding the following four items:

22. 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.
23. 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.
24. 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.
25. The Urban Design Commission noted that the small cast concrete logos on each side of the entry door were architectural features of the building.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following two items:

26. The developer shall be responsible for all costs associated with relocating the existing fire hydrant.
27. The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Please contact Tim Sobota, Madison Metro Transit at 261-4289 if you have questions regarding the following five items:

28. 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.
29. 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.
30. The new bus stop infrastructure shall include the following items at a minimum:
- a. Accessible pedestrian access from the Mall Entrance to a bus stop boarding island (i.e., curb ramps and crosswalks).

- b. A concrete or other reinforced slab for a stopped bus, not blocking any travel lanes, measuring at least 10' wide by 80' long.
 - c. A passenger boarding zone, located adjacent to front door of 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.
 - d. 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.
31. 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.
32. 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.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following four items:

33. 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.
34. Per the IFC Chapter 10 and MGO 34:
- a. Applicant shall post the capacity of the outside dining area in accordance with International Fire Code 2003 edition.
 - b. Proposed deck shall not be located at, adjacent to 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.
35. 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.
36. All portions of the exterior walls of newly constructed 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 Bill Roberts of the Planning Unit staff at 266-4635 if you have questions regarding the following four items:

37. 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).
38. The new bus stop shall be established at a location acceptable to Madison Metro Transit staff and Traffic Engineering staff.
39. Bike parking shall be required at a number and location in compliance with City Ordinances, consistent with comments of the Zoning Administrator.
40. 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.

Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit twelve (12) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, Metro Transit, UDC, Planning and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Mr. C. Frey

3/21/06

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Sincerely,

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Bill Roberts

Planning & Development

Applicant

cc: Zoning Administrator

City Engineering

Traffic Engineering

West Towne Joint Venture, West Towne Mall, Madison, WI 53719

CVL & Assoc., 2030 Hamilton Pl., Ste. 500, Chattanooga, TN 37421

Granite City Food & Brewery, 5402 Cedar Lake Rd., Ste. 101, St. Louis Park, MN 55416

Zoning City Engineering Traffic Engineering UDC (AI) Planning (BR) Metro Transit
