

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>12/26/07</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>01/09/08</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1920 S. PARK STREET

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals) YDM BRANOS INC. ARCHITECT/DESIGNER/OR AGENT: PFDA ARCHITECTS
4575 WEAVER PARKWAY 20 N. WACKER DR.
WARRAVILLE IL 60555 CHICAGO, IL 60606

CONTACT PERSON: JEFFREY BROWNELL
Address: "SEE ARCH ABOVE"
Phone: 312 795-1235
Fax: 312 795-1250
E-mail address: J.BROWNELL@PFDAINC.COM

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

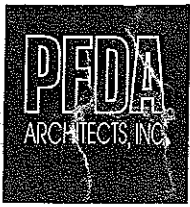
(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



Project Summary;

Proposed Taco Bell Remodel

1920 South Park Street

Madison, WI

We are the Architects hired by Yum Brands Inc. to design and develop a new Taco Bell Restaurant to replace the existing restaurant at 1920 South Park Street in Madison. Yum Brands Inc. is the corporate owner of Taco Bell Restaurants. They own the property at this location and the building was originally constructed in 1991. This project was in the Town of Madison until it was recently annexed into the City of Madison.

Yum Brands would like to construct a new single story Taco Bell restaurant with approximately 51 seats and drive-through facilities. The main building size is approximately 75' long x 27' wide and it has a gross area of 2,160 S.F. The existing site is only about a third of an acre however the proposed site layout shows 21 parking spaces, which include 1 accessible space for people with disabilities and enough drive-through stacking to accommodate a minimum of 6 vehicles.

Yum Brands has proposed to modify their prototype building design to incorporate many of the City of Madison's Urban Design Guidelines. The façade will have a mix of masonry materials on all four faces of the building. The building height has been raised, a stone beltline added, and high windows included giving the appearance of a 2-story building. Although this is a small building, a change in materials has been incorporated to break-up the long walls of the building. Lastly, a large cornice has been added to cap the perimeter of the building.

The building will prepare Taco Bell Brand menu items on site. Customers may either walk-in, order, and eat in the 51-seat dining room or they may order and pick-up their food by using the drive-thru facilities provided. The dining room will have a self-service soda machine and central condiment station for customer's use. A variety of seating such as booths, banquettes, and individual tables will be provided. Food products will continue to be delivered to the site in the morning before the store opens and these products will be brought into the kitchen through the rear kitchen door. There is a walk-in cooler and freezer located near the rear service door and most of the products will go directly into this unit. The kitchen will be set-up for product movement from rear to front. There is a double sided central work station in the kitchen for assembly of food orders prior to either going up to front counter or to the drive-thru window area.

The subject property is currently zone as C-2 and the properties to the north and south are also zoned C-2. The rear of this site abuts a residential zoning district of R2 which is still located in the Town of Madison. A single story retail building is located to the north and a 2-story commercial building with restaurant is located to the south.

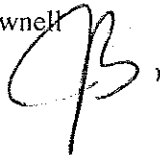
There should be no environmental concerns with this establishment. It is a new building, which will have state of the art equipment and new mechanical systems. Noise from drive-thru speakers will be minimized because the drive-thru employees wear headsets and the volume of the speakers is adjustable. Yum Brands would like to maintain the current traffic patterns that exist on the site. This current layout positions the parking area directly in front of the main entrance of the restaurant.

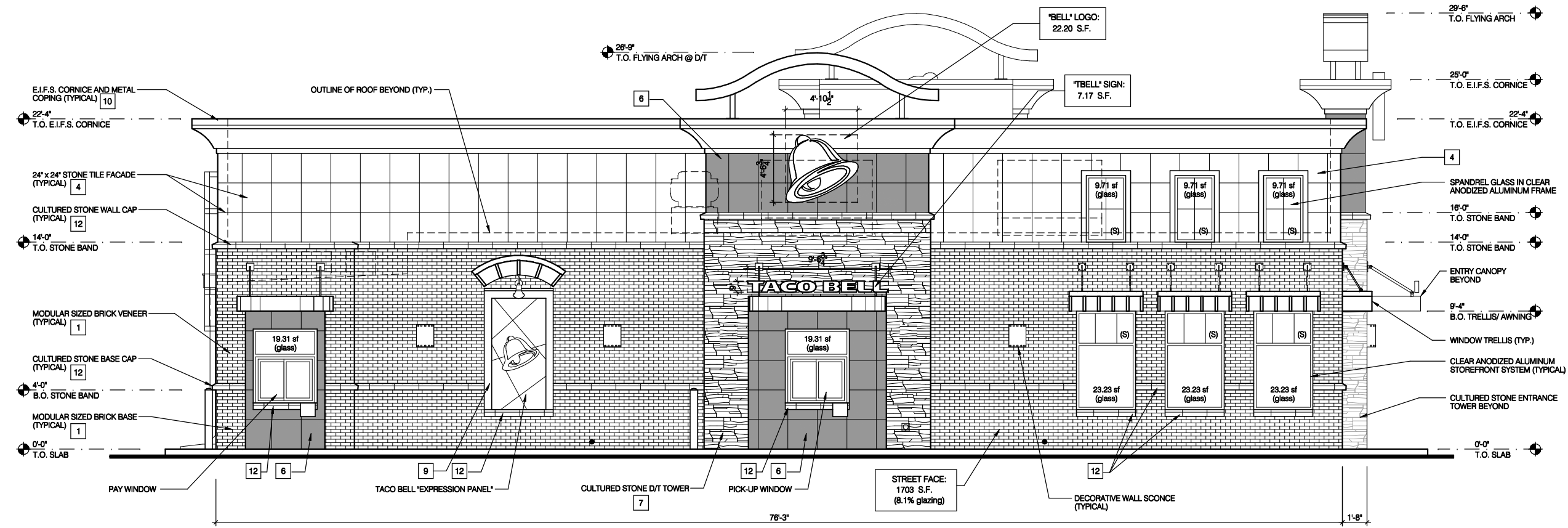
Yum Brands Inc. will maintain their existing 35 employees to operate this facility. They have a maximum of 12 employees per shift. The typical store hours will remain 10am to 10pm for the dining room and 10am to 12am for the drive-through. The hours may be adjusted by the operator based on the needs of the community. As noted above, product deliveries are typically scheduled for mornings before the 10am scheduled opening and deliveries are typically made by a straight body truck. This facility will typically only receive one delivery per day.

We hope that this information is helpful and please contact us if you should need anything else.

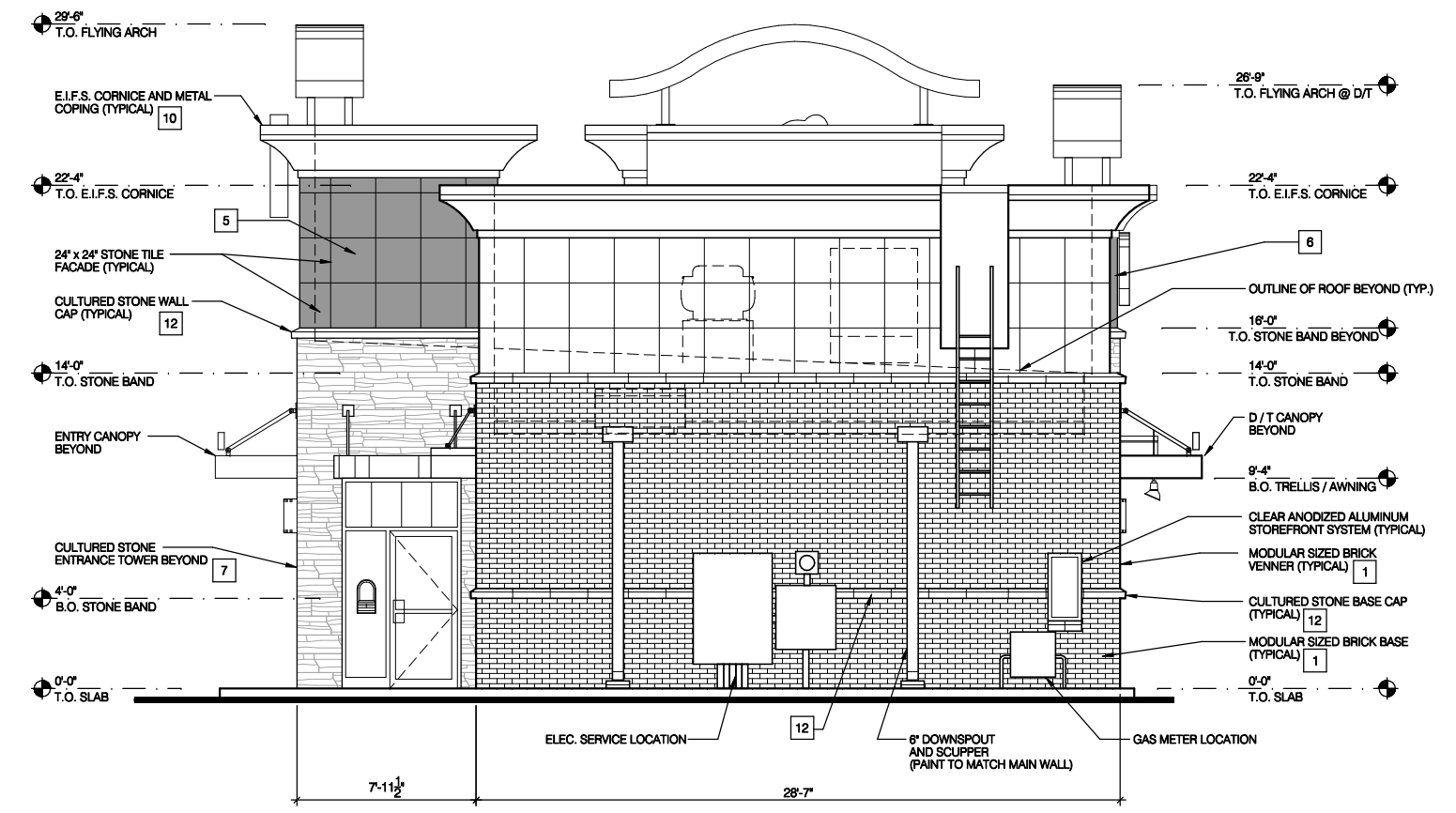
PFDA ARCHITECTS, INC.

Jeffrey Brownell





LEFT SIDE ELEVATION 1/4" = 1'-0" **A**



REAR ELEVATION 1/4" = 1'-0" **B**

DATE	DESCRIPTION
11-30-07	FEASIBILITY

CONTRACT DATE:	11-01-07
BUILDING TYPE:	T38-B07
PLAN VERSION:	AUG 07
SITE NUMBER:	28-7303
STORE NUMBER:	32-5624

TACO BELL
1920 SOUTH PARK
STREET
MADISON, WI 53718



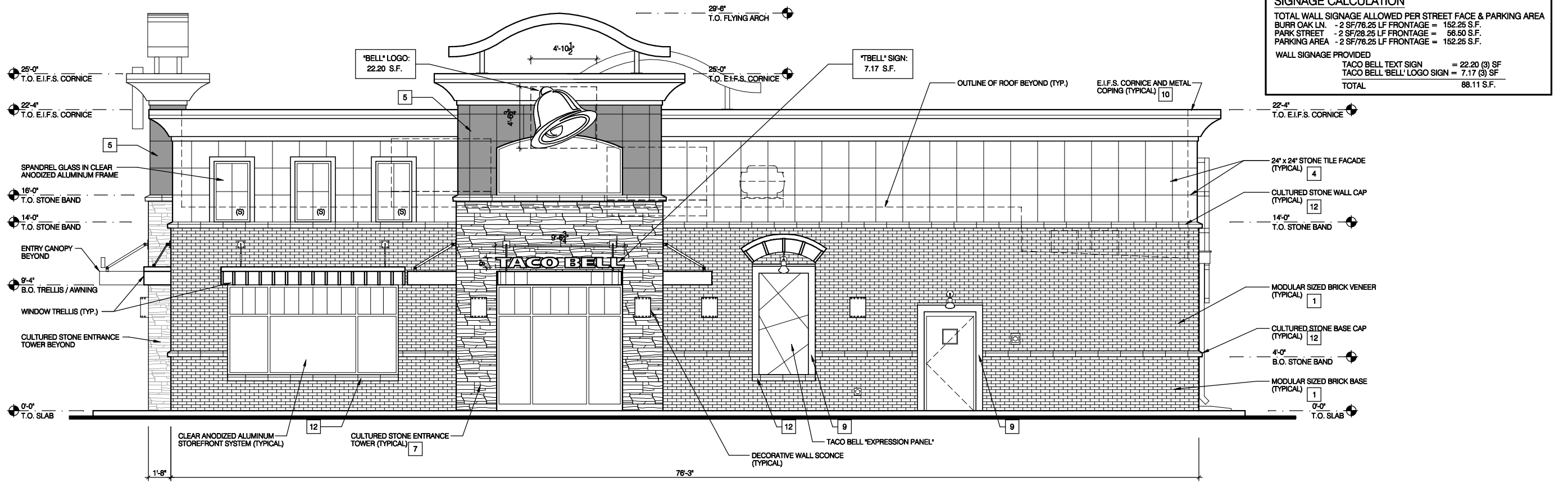
EXTERIOR ELEVATIONS

A4.1

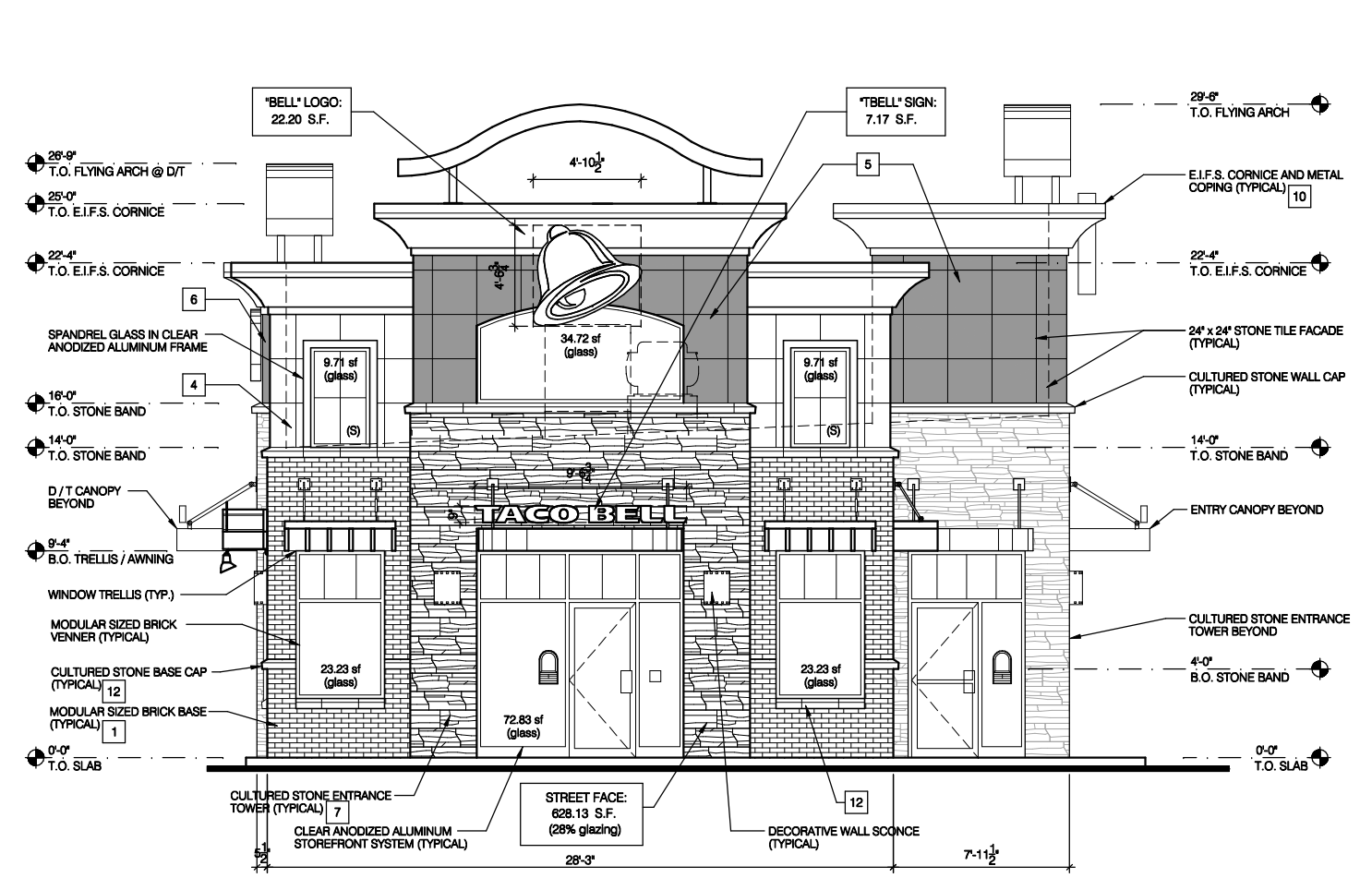
SIGNAGE CALCULATION

TOTAL WALL SIGNAGE ALLOWED PER STREET FACE & PARKING AREA
 BURR OAK LN. - 2 SF/76.25 LF FRONTAGE = 152.25 S.F.
 PARK STREET - 2 SF/28.25 LF FRONTAGE = 56.50 S.F.
 PARKING AREA - 2 SF/76.25 LF FRONTAGE = 152.25 S.F.

WALL SIGNAGE PROVIDED
 TACO BELL TEXT SIGN = 22.20 (3) SF
 TACO BELL 'BELL' LOGO SIGN = 7.17 (3) SF
 TOTAL = 88.11 S.F.



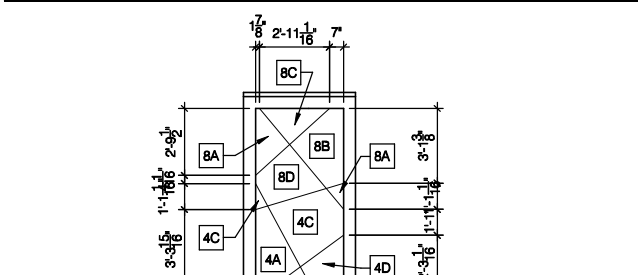
RIGHT SIDE ELEVATION 1/4" = 1'-0" A



FRONT ELEVATION 1/4" = 1'-0" E

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	REMARKS
1	TACO BELL BUILDING FIELD BRICK	CORONADO	PALOMINO			
2	NOT USED	-	-			
3	NOT USED	-	-			
4	TACO BELL BUILDING FIELD STONE TILE	TBD	TBD			
5	TACO BELL ENTRY TOWER STONE TILE	TBD	TO MATCH AMBER WAVE			
6	TACO BELL DRIVE-THRU TOWER & DRIVE-THRU WINDOWS STONE TILE	TBD	TO MATCH ROCKWOOD CLAY			
7	TACO BELL TOWERS STONE (DRYSTACK)	CORONADO	IDAHO DRYSTACK - CARMEL MOUNTAIN, CULTURED STONE	OWENS CORNING JEFF BYERS 949-347-6904		CULTURED STONE 'BROWN STONE LEDGERROCK'
8A	TACO BELL EXPRESSION PANEL COLOR	SHERWIN WILLIAMS	6383 'GOLDEN RULE'			
8B	TACO BELL EXPRESSION PANEL COLOR	SHERWIN WILLIAMS	2861 'AVOCADO'			
8C	TACO BELL EXPRESSION PANEL COLOR	SHERWIN WILLIAMS	2803 'ROCKWOOD TERRA COTTA'			
8D	TACO BELL EXPRESSION PANEL COLOR	SHERWIN WILLIAMS	6558 'PLUMMY'			
9	EXPRESSION PANELS & DOOR BAND COLOR	SHERWIN WILLIAMS	2823 'ROCKWOOD CLAY'			
10	E.I.F.S. CORNICE	SHERWIN WILLIAMS	WHITE			METAL COPING TO MATCH CORNICE
11	PIPE BOLLARDS	-	DOT YELLOW			
12	SILL, BASE CAP & WALL CAP STONE	CORONADO	CHABLIS, CHISELED CULTURED STONE SILL			

EXTERIOR FINISH SCHEDULE B



PAINTED 'EXPRESSION PANEL' 1/4" = 1'-0" D

QTY	ITEM DESCRIPTION	ELEC
V-006	1 TACO BELL D/T CANOPY 6'-6"W x 12'H x 4'-6"D	X
V-050	2 TACO BELL TOWER CANOPY 8'-2"W x 6'-6"D x 1'-0" 1/4"H	X
V-052	1 TACO BELL TOWER CANOPY 8'-2"W x 4'-6"D x 1'-0" 1/4"H	X
V-055	3 TACO BELL FLYING ARCH 16'-5"W x 3'-3" + 1'-3"H x 3'-0"D	*
V-060	3 TACO BELL 'BELL' SIGN 4'-10" 1/2"W x 4'-6" 1/4"H	X
V-062	1 TACO BELL METAL CUT OUT BELL SIGN	
V-065	3 'TACO BELL' SIGN 9'-2"W x 9' 1/8"H	X
V-071	5 TACO BELL TRELIS CANOPY 5'-0"W x 1'-0"H x 2'-0"D	
V-073	1 TACO BELL TRELIS CANOPY 13'-8"W x 1'-0"H x 2'-0"D	
V-075	2 TACO BELL ARCHED TRELIS CANOPY	*
V-086	9 TACO BELL LIGHT FIXTURE	X

* REQUIRES LIGHT FIXTURE(S). SEE ELECTRICAL.

SIGN/AWNING/CANOPY SCHEDULE N.T.S. C

DATE	DESCRIPTION
11-30-07	FEASIBILITY

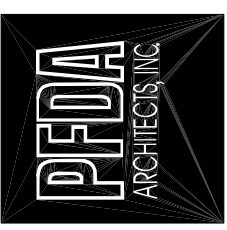
CONTRACT DATE: 11-01-07
 BUILDING TYPE: T38-B07
 PLAN VERSION: AUG 07
 SITE NUMBER: 28-7303
 STORE NUMBER: 32-5624

TACO BELL
 1920 SOUTH PARK STREET
 MADISON, WI 53718

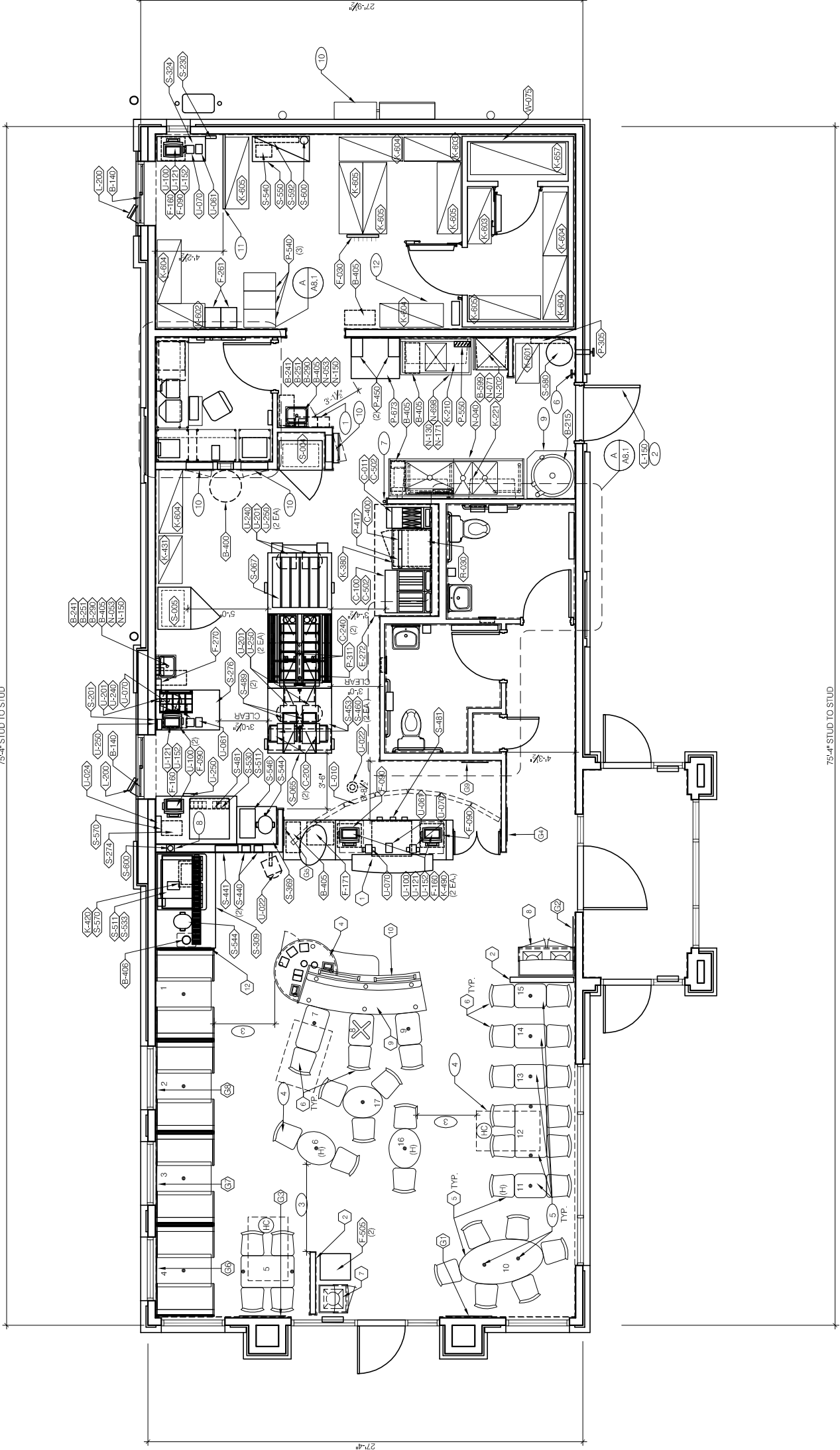


EXTERIOR ELEVATIONS

A4.0



20 N. WACKER DRIVE
CHICAGO, IL 60606
TEL: (312) 795-1235
FAX: (312) 795-1250



75'-4" STUD TO STUD

75'-4" STUD TO STUD

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11-30-07		

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TACO BELL
1920 SOUTH PARK STREET
MADISON, WI 53713



T38-B07 EQUIPMENT AND SEATING PLAN

A2.0

JOB NO. 0737A

EQUIPMENT/SEATING PLAN 1/4"=1'-0"

- HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102)
- SEE SHEET A1.1 FOR SECURITY DOOR PACKAGE.
- MAINTAIN 36" MIN CLEAR AISLE EGRESS PATHS TO EXIT DOORS.
- 30" x 48" CLEAR FLOOR SPACE FOR HANDICAP ACCESS.
- DOT INDICATES CORE DRILL LOCATION. CORE DRILL LAYOUT TO BE PROVIDED BY THE SEATING VENDOR. SEE DETAIL 7/A6.5 AND SCOPE OF WORK.
- PULL STATION @ 3,8" A.F.F.
- GAS LINE DOWN TO EQUIPMENT.
- CORRODATE LOCATION OF HORIZ PVC STRIP CHASE THROUGH WALL TO COUNTER.
- 6" HIGH CONCRETE WATER HEATER PLATFORM
- SWITCHGEAR / ELECTRIC PANELS.
- 22 GA S.S. PANEL W/ EASED EDGES. SCREWED TO SHELVING.
- 8" LADDER

DECOR	REMARKS	QTY.	ITEM	REMARKS
(1)	REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITIES.			
(2)	(H) - SYMBOL DENOTES A HIGH TABLE OR DINING COUNTER WITH STOOLS.			
(3)	(C) - SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.			

QTY.	ITEM	REMARKS
(6)	"OPEN LATE" (40-1/2" W x 48" H)	SEE A8.0 FOR LOCATION
(2)	"DRIVE-THRU MAN" (40 1/2" W X 48" H)	SEE A8.0 FOR LOCATION
(3)	"EMPTY STOMACH" (40 1/2" W X 48" H)	SEE A8.0 FOR LOCATION
(4)	"TB QUALITY STATEMENT (28" W X 52" H)	SEE A8.0 FOR LOCATION
(5)	"NUTRITION POSTER"	SEE A8.0 FOR LOCATION
(6)	"OPEN LATE" (30-1/2" W x 48" H)	SEE A8.0 FOR LOCATION
(7)	"DRIVE-THRU MAN" (30 1/2" W X 48" H)	SEE A8.0 FOR LOCATION
(8)	"EMPTY STOMACH" (30 1/2" W X 48" H)	SEE A8.0 FOR LOCATION
(9)	"KID'S MEAL DISPLAY" (21" W X 30" H)	SEE A8.0 FOR LOCATION

QTY.	ITEM	REMARKS
1	SERVING COUNTER	INCLUDES KNEE WALL
2	DINING SCREEN	--
3	NOT USED	--
4	CONDIMENT COUNTER	--
5	1 SET	INCLUDES TABLES, FRAMES, BOOTHS (MIN. 5% (3 SEATS) SHALL BE ACCESSIBLE.
6	1 SET	CHAIR PACKAGE
7	1	TRASH RECEPTACLE/TRAY RETURN-SINGLE
8	1	TRASH RECEPTACLE/TRAY RETURN-DOUBLE
9	1	SETTEE
10	1	DIVIDER WALL
11	1 SET	ARTWORK PACKAGE
12	1	BENCH MOUNTED DINING SCREEN

QTY.	ITEM	REMARKS
1	DRY STORAGE	45.5
1	COLD STORAGE	16
1	FROZEN STORAGE	6

QTY.	ITEM	REMARKS
1	DRY STORAGE	45.5
1	COLD STORAGE	16
1	FROZEN STORAGE	6

SEATING PACKAGE - BY SEATING VENDOR U.O.N. (TOTAL SEATS = 51)

KEYNOTES

SHELVING QUANTITIES REQUIRED

ARTWORK SCHEDULE

SEATING PACKAGE - BY SEATING VENDOR U.O.N. (TOTAL SEATS = 51)



1920 S Park St, Madison, WI 53713