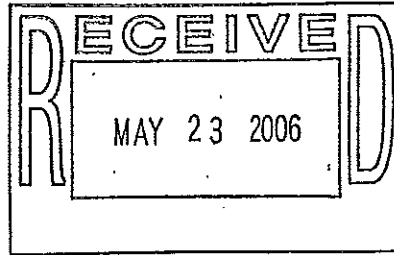




Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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May 16, 2006

Tammy Mauer  
The Redmond Company  
W228 N745 Westmound Drive  
Waukesha, Wisconsin 53186

RE: Approval of a major alteration to an existing shopping center in excess of 25,000 square feet with a drive-up window to allow construction of an addition to the shopping center with a drive-up window for a new Walgreens drugstore, all generally located 5702 Raymond Road.

Dear Ms. Mauer:

The Plan Commission, meeting in regular session on May 15, 2006, determined that the ordinance standards could be met and approved your request for a major alteration to an existing shopping center located at 5702 Raymond Road, subject to the conditions below. In order to receive final approval of the conditional use, the following conditions must be met:

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at (608) 266-4551 if you have questions regarding the following five items:**

1. Meet all applicable State accessible requirements, including but not limited to:
  - a.) Show signage at the head of the accessible stalls.
  - b.) Show the accessible path from the stalls to the building.
  - c.) Show ramps, curbs, or wheel stops where required.
2. Provide 20 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
3. 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.

15. 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.
16. 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.
17. 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.

Please contact John Leach, Traffic Engineering, at (608) 267-8755 if you have questions about the following sixteen (16) items:

18. The applicant has completed a traffic impact study with its application. The study is reasonably accurate and complete; however, there are several special areas of emphasis the City wants covered more completely as conditions of approval. Conditions below address these special areas of interest.
19. As a measure to mitigate traffic associated with the development and pre-existing conditions, the applicant shall execute and return the attached declaration of conditions and covenants for traffic signals. This is advance notice that the property involved may be subject to special assessments for their proportionate share of potential future traffic signals at the intersection of Raymond Road and Whitney Way. As an alternative, the Plan Commission could require an up-front deposit of the development's estimated share of the cost of the subject signal. The development's traffic at this intersection is estimated at approximately 4,000-5,000 vehicles per day or about 15% of the intersection's traffic, which equates to a deposit of \$15,000.

**Note:** It is planned that the City's PBMVC will decide in the fall of 2006, as part of the City's annual signal priority list, whether a traffic signal will be installed at this intersection. (Attached is the PBMVC's previous consideration of this signal as background information.) Separately, but concurrently the City's Capital Budget will need to include funds for signals planned and/or approved. As part of the budget process it will be determined whether the subject signal will use 100% city funds or a combination of city funds and special assessment district that would include the Walgreens shopping center.

20. The applicant shall reconstruct its driveway at Raymond Road and Leland Road for low clearance vehicles from bottoming out. This driveway reconstruction shall be a five-foot bump out to reduce the driveway slope for ingress and egress vehicles. The applicant shall submit a detail 1" to 20' detail drawing of driveway approach to be reviewed and approved by the City Traffic Engineer.
21. The applicant shall modify the parking lot islands at the entrances to 20-foot radiuses from Raymond Road, and S. Whitney Way to accommodate vehicle-turning movements. The applicant shall submit a detail design noting dimensions of radii of the island on both sides of the driveway approaches to be approved by the City Traffic Engineer.
22. The proposed location of the loading dock as shown would require a semi truck to back onto the site, blocking the service corridor and driveway approach of Russett Road. The applicant shall modify and demonstrate semi-truck movements on site not to back off the Russett Road right-of-way, block the service corridor, or block the driveway approach. The applicant should look at angle degree loading dock or conditional of approval that all Walgreen truck deliveries shall be with single units truck. The applicant shall note that

**TRAFFIC IMPACT STUDY AND ANALYSIS  
RAYMOND ROAD & WHITNEY WAY  
MEADOWOOD PLAZA RE-DEVELOPMENT  
MADISON, WI**

Prepared for

**MLG Commercial**

13400 Bishop's Lane  
Suite 100  
Brookfield, WI 53005

**May 24, 2006**

**FINAL REPORT**

Prepared by

**GRAEF, ANHALT, SCHLOEMER & ASSOCIATES, INC.**

Consulting Engineers And Scientists  
Attention: Michael F. Grulke, P.E.  
5126 West Terrace Drive, Suite 111  
Madison, WI 53718-8343  
Telephone: (608) 242-1550  
Fax: (608) 242-0787

**Project No. 20065003.00**

**EXHIBIT 4-2  
TRIP GENERATION TABLE**

ITE Land Use	Land Use Code	Size	PM Trips											
			total generated	link trips factor	total trips minus linked	passby factor	total primary trips	total passby trips	%	enter primary	enter passby	%	exit primary	exit passby
Trip Generation for existing retail space as of 2/15/06														
Existing UW Health Clinic and adjacent cleaners are not included														
Specialty Retail Center	814	40,738 g.s.f.	225	10%	203	10%	183	20	55%	100	11	45%	82	9
Anchor Bank	912	3,971 g.s.f.	100	10%	90	20%	72	18	50%	36	9	50%	36	9
<b>Total</b>			<b>325</b>		<b>293</b>		<b>255</b>	<b>38</b>		<b>136</b>	<b>20</b>		<b>118</b>	<b>18</b>

This table presented for information only and comparison to existing driveway traffic counts. This generated traffic exists in field data collected to date. All retail stores and the Library are assumed to be Land Use Code 814 Specialty Retail Center

ITE Land Use	Land Use Code	Size	PM Trips											
			total generated	link trips factor	total trips minus linked	passby factor	total primary trips	total passby trips	%	enter primary	enter passby	%	exit primary	exit passby
Specialty Retail Center (Cleaners)	814	3,100 g.s.f.	-10	10%	-9	10%	-8	-1	50%	-4	-1	50%	-4	0
UW Health Clinic (18 EMPLOYEES)	630	8,500 g.s.f.	-16	10%	-14	10%	-13	-1	50%	-7	-1	50%	-6	0
<b>Sub Total *</b>			<b>-26</b>		<b>-23</b>		<b>-21</b>	<b>-2</b>		<b>-11</b>	<b>-2</b>		<b>-10</b>	<b>0</b>
Trip Generation for Walgreens Pharmacy														
Pharmacy with Drive Through	881	14,418 g.s.f.	130	10%	117	20%	94	23	50%	47	12	50%	47	11
<b>Totals **</b>			<b>104</b>		<b>94</b>		<b>73</b>	<b>21</b>		<b>36</b>	<b>10</b>		<b>37</b>	<b>11</b>

This table use in the calculation of new trips to this site for the Walgreen Store  
 \* "minus sign" means that these vehicles are subtracted from the site generation due to removal of the buildings supporting them. The new Walgreen Store will replace these businesses.  
 \*\* Total is difference in trips generated by converting a portion of existing site to a Walgreen Store