



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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FAX 608 267-8739
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November 5, 2008

Scott Norton
Broadway Station, LLC
804 Stoney Hill Lane
Cottage Grove, Wisconsin 53527

RE: Approval of a conditional use for a drive-up window as part of a two-building office-retail development located at 1513 Lake Point Drive.

Dear Mr. Norton:

The Plan Commission meeting in regular session on November 3, 2008 determined that the ordinance standards could be met and **approved** your request for a conditional use permit to allow a drive-up window to serve a future restaurant located at 1513 Lake Point Drive, subject to the conditions below. In order to receive final approval of the conditional use and begin the use of the drive-up window, the following conditions must be met:

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions regarding the following five items (note that some of these conditions may have previously been addressed as part of the approval of the Broadway Station permitted use plans):

1. 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 feet overhang, and a scaled drawing at 1" = 40' or larger.
2. 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 final plans.
3. The drive-thru shall be clearly identified with pavement markings and signage and the service point shall be shown. The applicant shall provide to the Traffic Engineering Division for approval a signage a queuing model showing adequate provision for adequate queue storage that prevents interference with pedestrian and other vehicular movements. The queuing model shall show four vehicles stacked (9 X 20') per each service point so as not to interfere with parking or pedestrian traffic.
4. 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.
5. 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 my office at 261-9632 if you have questions about the following conditions of approval added by the Plan Commission:

- 6. That the hours of operation for the drive-up service window be 10:30 AM to 10:00 PM seven days a week.
- 7. That the applicant work with the Traffic Engineering Division outside of this process to identify options for improved pedestrian crossings and connections to Lake Point Drive.

Please now follow the procedures listed below for obtaining your conditional use permit:

- 1. Please revise your plans per the above and submit *five(5) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
- 3. No alteration of this proposal shall be permitted unless approved by the 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 the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
 Planner

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

Signature of Applicant

cc: Pat Anderson, Asst. Zoning Administrator
 John Leach, Traffic Engineering Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Engineering Mapping Sec.	<input type="checkbox"/>	Other: