

**PLANNING UNIT REPORT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**of May 9, 2006**

**RE: LD. # 03487, Conditional Use Application – 5702 Raymond Road**

1. Requested Action: 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 drugstore, all generally located 5702 Raymond Road. The site is also a planned commercial site.
2. Applicable Regulations: Section 28.09 (2)(d) identifies drive-in/ up establishments and zoning lots with greater than 25,000 square feet of retail as conditional uses in C2 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses. Section 28.04 (24) provides the guidelines for planned commercial sites. Section 33.02 (f) provides the standards for large retail establishments, which the center is considered.
3. Report Prepared By: Timothy M. Parks, Planner

**GENERAL INFORMATION**

1. Applicant & Agent: Tammy Mauer, The Redmond Company; W228 N745 Westmound Drive; Waukesha.  
  
Property Owner: MLG Capital (Meadowood), LLC; 13400 Bishop's Lane, Suite 100; Brookfield.
2. Development Schedule: Construction will commence August 1, 2006, with completion anticipated by April 1, 2007.
3. Location: Approximately 4.6 acres generally located at northwest corner of Raymond Road and S. Whitney Way; Aldermanic District 20; Madison Metropolitan School District.
4. Existing Conditions: Meadowood Shopping Center, a one-story, approximately 56,800 square-foot strip commercial building, zoned C1 (Limited Commercial District) and C2 (General Residence District). Tenants in the center include an Anchor Bank branch with drive-up window, Madison Public Library – Meadowridge Branch, Ace Hardware, Westside Family Pet Clinic and Jacobson Brothers Meats & Deli.
5. Proposed Land Use: The existing shopping center will largely remain and will be refaced. Approximately 10,770 square feet of the 51,445 square feet of leaseable commercial space will be demolished to accommodate construction of a 14,740 square-foot Walgreens drugstore that will include two drive-up windows.

6. Surrounding Land Use and Zoning:  
North: Apartment buildings along Russett Road, zoned R4 (General Residence District);  
East: One-family residences, zoned R1 (Single-Family Residence District);  
South: Good Shepard Evangelical Lutheran Church, zoned R1; apartment buildings, zoned R4;  
West: Orchard Village Apartments, zoned PUD-SIP.
7. Adopted Land Use Plan: The Comprehensive Plan identifies Meadowood Shopping Center as a "Neighborhood Mixed-Use Development" and identifies the area generally west of S. Whitney Way along Raymond Road for future transit-oriented development.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

### **STANDARDS FOR REVIEW**

This application is subject to the conditional use standards of Section 28.12 (11) and the urban design standards for large retail establishments ("big box").

### **ANALYSIS AND EVALUATION**

The applicant and property owner are proposing a major alteration to an existing conditional use for the approximately 56,800 square-foot Meadowood Shopping Center generally located at the northwest corner of Raymond Road and S. Whitney Way in C1 and C2 commercial zoning. The shopping center currently counts an Anchor Bank with drive-up windows, the Meadowridge Branch of the Madison Public Library, Ace Hardware, a Jacobson Brothers deli, a pet clinic, Aurora pharmacy, a UW Health clinic, two restaurants and a selection of other neighborhood oriented commercial users as tenants. Parking for the center is provided in approximately 204 spaces located primarily south and west of the strip building. A vacant 0.41-acre parcel located of the westernmost driveway from Raymond Road is also included in the 4.6-acre subject site.

The developer proposes to demolish 10,770 square feet of existing space located on the eastern end of the building occupied by the health clinic and a dry cleaning business. The demolition will facilitate construction of a 14,740 square foot Walgreens drugstore with a drive-up facility to be located along the north wall. The addition of the Walgreens will extend the length of the overall building into a portion of the parking lot located between the strip center and S. Whitney Way,

where three aisles of parking currently exist. A single double-loaded aisle of parking will remain following the building addition. Hours of operation of the drugstore have not been established, though tentative hours of 5 AM to midnight are suggested in the letter of intent, though the store may operate 24 hours a day in the future. The new Walgreens will be constructed of a combination of brick and either manufactured limestone panels or EIFS and will feature a raised feature at the southeast corner of the building above the lone store entrance. Sunscreens will be installed above the aluminum-framed windows.

The addition of the Walgreens will coincide with a variety of other mostly aesthetic improvements to the shopping center. Currently, the southern façade of the center facing Raymond Road includes an EIFS curtain wall located above a portion of the sidewalk extending along the storefronts. The curtain wall is hung with green canvas awnings faced with adhesive signs identifying individual tenants. Above the curtain wall is a reddish-colored metal standing seam roof parapet that extends the length of the building. These existing elements will be removed in favor of façade elements similar to those proposed on the new drugstore addition. A wainscot of brick will extend along the lower half of the south walls to a point above the storefront windows, where the limestone or EIFS walls panels will continue to the top of the parapet. Elevations of the south elevation west of the Walgreens show two different vertical relief elements will be incorporated into the new facade to vary the appearance of the building along Raymond Road. Though details are not currently included in the improvement plans, the developer has indicated that the remainder of the building will be repainted and cleaned up.

In an effort to improve traffic circulation through the center and accommodate parking for the new Walgreens, the diagonal parking stalls present throughout the site will be converted to 90-degree, head-in parking stalls. As noted above, 204 parking spaces are present on the property. Following the reconfiguration of the parking, 200 spaces, including 10 handicapped stalls, are proposed. The five driveways serving the strip center will be maintained following the parking lot redesign, which will include the addition of dedicated pedestrian connections from the sidewalk along Raymond Road. At present, the developer is proposing little additional landscaping on the site with the exception of four planting islands to be located at intervals along the center parking aisle parallel to Raymond Road.

The plans for the center include a 0.41-acre out parcel located west of the westernmost driveway from Raymond Road (opposite Leland Drive) that was previously occupied by a now demolished oil-change business. While no development is proposed on it at this time, the developer will close two driveways from that site to Raymond Road and seed the gravel and dirt lot until a future development proposal comes forward. Any such development will be subject to review by the Urban Design Commission and Plan commission as a modification to the retail center conditional use.

## **CONCLUSION**

The proposed addition to the Meadowood Shopping Center requires the approval of the Plan Commission as a result of the addition of the drive-up window and lanes to serve the proposed Walgreens drugstore and the overall modifications to the existing conditional use for the retail center in excess of 25,000 square feet. The Planning Unit generally believes that the proposal meets the standards for a conditional uses and largely represents a significant improvement to a shopping center, that while mostly leased and well utilized within the surrounding residential neighborhood, was beginning to decline physically. The proposed Walgreens will provide an additional anchor to generate traffic for the site and broadening the scope of services provided in the center. Meanwhile, the exterior, circulation and landscaping improvements to the site should make the site more functional and aesthetically appealing.

However, the developer is showing a 20-foot tall pole-mounted sign for Walgreens to be located at the corner of the site adjacent to the intersection of S. Whitney Way and Raymond Road. The Planning Unit does not believe that this sign is appropriate for this center and feels that it will have a negative visual impact on surrounding properties and the appearance of the larger center and asks that the Plan Commission in reviewing this project cause the sign to be removed. Staff generally believes that it would be inappropriate to have any signage identifying individual tenants other than wall signs in this multi-tenant center, though a smaller, well-designed monument sign identifying the center would not be objectionable. Such a sign could include smaller signable areas for individual tenants as are common in some other centers. Staff believes that the proposed Walgreens store, which will have various wall signs as shown on the plans, will be very visible and easily identifiable and feels that any additional signage is unnecessary.

Because the center includes greater than 40,000 square feet of commercial space on the zoning lot, the provisions of the large retail establishment ("big box") regulations apply to this site and the proposed addition. In particular, the provisions related to site design, pedestrian circulation, the design of parking lots and the architecture of the site apply. Recognizing existing conditions on the site, the regulations require compliance to the extent possible. In reviewing the proposed improvements versus the standards, the Planning Unit has found the existing shopping center to be in conformance with the large retail establishment ordinance as much as possible. Building elevations contain the required horizontal and vertical relief elements and color, texture and roofline variations and largely feature durable materials as prescribed in the ordinance, though staff would favor limestone panels versus the EIFS. Store entrances will continue to face towards Raymond Road, while loading and service will remain in the rear of the building along Russett Road. The Urban Design Commission (UDC) and staff have asked for additional information on the screening to assess whether additional screening will be necessary. The proposed addition will bring the shopping center closer to two of the three perimeter streets than currently and the center will include better pedestrian connections to those streets. In general, staff views the improvements as positive incremental enhancements that will make the center a better facility for the neighborhood than the existing center.

The UDC reviewed the proposed modifications to the site on April 5, 2006 and granted initial approval with conditions (see attached report). The UDC generally favored the proposed addition and site improvements but felt additional refinements were needed to the building elevations and landscaping plan. The Planning Unit concurs with the recommendations of the UDC and recommends that this project include additional plantings throughout the parking lots along the south and east walls of the center.

### **RECOMMENDATION**

The Planning Unit recommends the Plan Commission find that the conditional use standards can be met for the proposed major alterations to the existing retail center in excess of 25,000 square feet and addition of a second drive-up window at the Meadowood Shopping Center at 5702 Raymond Road, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
- 2.. That the proposed single-tenant pole sign at the corner of S. Whitney Way and Raymond Road does not meet the conditional use standards and that all references to the sign shall be removed from the plans submitted for final approval.
3. That the project receive final approval from the Urban Design Commission. In considering granting final approval to the project, the Planning Unit requests that the applicant and UDC consider additional screening along the rear of the building adjacent to Russett Road to provide sufficient screening of the service areas of the center from the residential properties to the north in addition to complying with all of the UDC conditions of initial approval.

## Timothy Parks

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**From:** Cindy Thomas  
**Sent:** Sunday, April 23, 2006 2:20 PM  
**To:** Timothy Parks  
**Cc:** severinsen; Mauer, Tammy  
**Subject:** Walgreens in Meadowood

Tim  
I apologize for not getting my comments to you by April 20. I hope the following is not too late to be included in packet.

My first concern has to do with the hours of operation. As a community we have never discussed the hours. This expanded hours of operation is very different from the present hours of operation for the rest of the shopping center. I would have expected the company to at least mention this at our neighborhood meeting. I don't know if this is acceptable. I'd certainly want to be involved with Meadowood in any decision to expand the hours to 24. Certainly the apartments directly behind the drive through would be affected by the headlights and noise. Can we hold this decision off until a later time?

Lighting on back side of the shopping center for safety was recommended at the neighborhood meeting. Pedestrian considerations both within and on the Whitney and Raymond sides are necessary as this center sees more traffic.

Otherwise, I look forward to this addition to the neighborhood. It should be a good economic generator to attract other new tenants. The neighborhood needs an infusion of good new business.

Cindy Thomas  
Alderson, District 20  
271-5201



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. Dailey, 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: April 17, 2006  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 5702 Raymond Road 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. Any damage to pavement on Raymond Road or Whitney Way, including pavement removal necessitated by curb and gutter replacement, will require restoration in accordance with the City Engineering Divisions Patching Criteria. Restoration will include milling off 2-inches of materials and repaving 1 lane width for a minimum length of 50-feet at each location

**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: 5702 Raymond Road 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

7



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 signoff.

- 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](mailto: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 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

7

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.

7

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** April 24, 2006

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 5702 Raymond Rd

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**Present Zoning District:** C-2

**Proposed Use:** Build a new 14,700 sq. ft. Walgreens with drive-up window

**Conditional Use:** 28.09(3)(d)24 Retail over 40,000 sq. ft. is a conditional use;  
28.09(3)(d)9 A drive-up facility is 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. 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 safe and convenient locations on an impervious surface to be dispersed throughout the center to be shown on the final plan. Provide a minimum of **5** of the stalls near the entrance to the Walgreens store. 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.**

4. 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.
5. 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 signage installations.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	180,320 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	76'
Side yards	0'	76'
Through lot	0'	59'
Floor area ratio	2.0	less than 1.0
Building height	---	1 story

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	185	200
Accessible stalls	6	10 (1)
Loading	3 (10' x 50')	4
Number bike parking stalls	20	(2)
Landscaping	Yes	(3)
Lighting	No	(4)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Flood plain	No
Utility easements	No
Barrier free (ILHR 69)	Yes

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



## 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  
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April 21, 2006

TO: Plan Commission

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

SUBJECT: **5702 Raymond Road – Conditional Use – Build New 14,700 Sq. Ft. Pharmacy w / Drive – Up Window – Walgreens Store**

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 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.
2. 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.

3. The applicant shall reconstruct its driveway at Raymond Rd & Leland Road for low clearance vehicles from bottoming out. This driveway reconstruction shall be a five (5) ft. bump out to reduce the driveway slope for ingress & egress vehicles. The applicant shall submit a detail 1" 20' detail drawing of driveway approach to be reviewed and approved by the City Traffic Engineer.

4. The applicant shall modify the parking lot islands at the entrances to 20 ft. radiuses from Raymond Road, and South 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.
4. 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 Rd. The applicant shall modify and demonstrate semi – truck movements on site not to back off the Russett Rd. right-of-way, block the service corridor, or block the driveway approach. The applicant should look at angle degree loading dock or conditional approval that all Walgreen truck deliveries shall be with single units truck. The applicant shall note that Madison General Ordinance 10.08(a) 6 requires all facilities to have adequate internal circulation in which no backing movement, except that required to leave a parking stall, is allowed. All parking facilities shall be designed so as not to utilize any portion of the public right-of-way except to permit ingress and egress in a forward manner. Russett Rd. has residential uses across the street and the location to Toki School crossing will prohibit any backing off from the street. The only enforcement of this condition is the redesign of the loading dock and relocate the Russett Rd. approach that prevents backing off the street.
5. The site walkway fronting on S. Whitney Way shall be widened to at least 9 ft. The applicant will need to reduce the noted parking spaces from 19 ft. to 18 ft. to accommodate this modification. This modification will allow to widen the sidewalk to 9 ft. accommodate the pedestrian traffic.

#### 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), 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. The Applicant shall provide scaled drawing at 1" = 30' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, vehicle movements, ingress/egress easements and approaches.
8. The applicant shall modify the all-new driveway approaches according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4). The proposed width for the driveway approaches and two 5-foot flares with the public sidewalk across the approaches. This change shall be revised on the plan.
9. "Stop" and "No Left Turns" signs shall be installed at a height of seven (7) feet to the bottom of the first sign at the driveway approaches to S. Whitney Way and the relocated mid-block driveway approach on Raymond Rd. "Stop" signs shall be installed at a height of seven (7) feet at all other driveway approaches. 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 plan. The applicant shall relocate all private signs to be on the property not in the street right-of-way.

10. The drive-thru shall be clearly identified with pavement markings and signage and the service point shall be shown. The applicant shall provide to Traffic Engineering for approval, a Queuing Model showing provision for adequate queue storage that prevents queue interference with pedestrian or other vehicular movements.
11. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
12. The applicant shall show the dimensions for existing and proposed parking stalls items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) ft or ten (10) ft 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.)
13. The applicant shall modify the proposed pedestrian linkages to be accessible routes. The applicant shall note on the site plans from all proposed pedestrian linkages installing ramps from the building entrances to the public sidewalk.
14. 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.
15. 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: Tammy Mauer  
Fax: 262-549-1314  
Email: [tmauer@theredmondco.com](mailto:tmauer@theredmondco.com)

DCD:DJM:dm





# Madison Metro Transit System

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



April 20, 2006

TO: Plan Commission  
FROM: Timothy Sobota, Transit Planner, Metro Transit  
SUBJECT: **5702 Raymond Road – Walgreens at Meadowood Plaza**

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 applicant shall install a concrete passenger boarding pad on the north side of Raymond Road, approximately 100 feet west of Whitney Way, within the area of the driveway apron proposed to be abandoned. The concrete pad shall occupy the full distance of the terrace, measure 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
2. The applicant shall install and maintain a bench or other seating amenity and a trash receptacle on top of a concrete pad or other suitable surface on the north side of Whitney Way west of Whitney Way, in an area adjacent the concrete passenger boarding pad described above. If installed on City right-of-way between the curb and sidewalk, the amenities may not obstruct a six-foot zone of concrete pad between the curb and sidewalk on the west end, furthest from the intersection.
3. Such passenger amenity requests are typically fulfilled with the applicant installing the items on private property behind the sidewalk. It is Metro Transit's recommendation that the applicant review the potential of placing the amenities outlined above on private property. **Placement of privately installed and maintained property on public right-of-way will require the review and approval of additional City agencies, including City Real Estate and City Engineering, prior to Metro Transit giving final approval to the plans.**
4. The developer shall include the location of these passenger amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.

## GENERAL OR STANDARD REVIEW COMMENTS

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

5. Metro Transit operates bus service seven days a week along Raymond Road. Metro bus stop #8616 is located on the north side of Raymond Road, west of Whitney Way.
6. 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](mailto:tsobota@cityodmadison.com)> if you have questions regarding the above items.

Digitally signed  
by Tim Sobota  
Date: 2006.04.20  
10:24:50 -06'00'

CC: Project contact person, Tammy Mauer: [tmauer@theredmondco.com](mailto:tmauer@theredmondco.com) (email)  
Atch. Exhibit page "A0.1 Site Plan" [3/22/2006], notated with approximate amenity location





# 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: 4/19/06  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **5702 Raymond Rd.**

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. None.

## **GENERAL OR STANDARD REVIEW COMMENTS**

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

2. 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.
3. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. 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

1