

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal
Paid _____ ☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 4702 Verona Road, Madison, WI 53711

Title: Amendment to PD 312 for Coffee Shop Use

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested February 14, 2024 January 10, 2024 Informational Meeting

- ☐ New development ☒ Alteration to an existing or previously-approved development
☒ Informational ☒ Initial Approval ☒ Final Approval

3. Project Type

- ☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☒ Planned Development (PD)
☒ General Development Plan (GDP)
☐ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Modifications of Height, Area, and Setback
☐ Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name 2018DT South Beloit, L.L.C.
Street address 6801 Spring Creek Road
Telephone (815) 229-3000

Company First Midwest Group
City/State/Zip Rockford, IL 61114
Email bbrodzinski@firstmidwestgroup.com

Project contact person Bill Brodzinski
Street address 6801 Spring Creek Road
Telephone (815) 229-3000

Company First Midwest Group
City/State/Zip Rockford, IL 61114
Email bbrodzinski@firstmidwestgroup.com

Property owner (if not applicant) _____
Street address _____
Telephone _____

City/State/Zip _____
Email _____

URBAN DESIGN COMMISSION APPROVAL PROCESS

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☐ Landscape Plan and Plant List (*must be legible*)
- ☐ Building Elevations in both black & white and color for all building sides, including material and color callouts
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☐ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☐ PD text and Letter of Intent (if applicable)
- ☐ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

☒ Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☒ Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☒ Development Plans (Refer to checklist on Page 4 for plan details)☒ Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)☒ Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☒ Notification to the District Alder

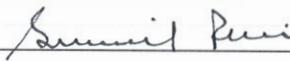
- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on December 18 2023.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant 2018DT South Beloit, L.L.C.Relationship to property Owner

Authorizing signature of property owner

Date 12/12/23

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- ☐ Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



December 12, 2023

Via E-mail to planning@cityofmadison.com

City of Madison
Planning Division
215 Martin Luther King, Jr. Blvd.
P.O. Box 53701
Madison, WI 53701-2985

Re: Letter of Intent to Modify Existing Planned Development (PD 312) for the former bank property at 4702 Verona Road, Madison, WI

To: Planning Division:

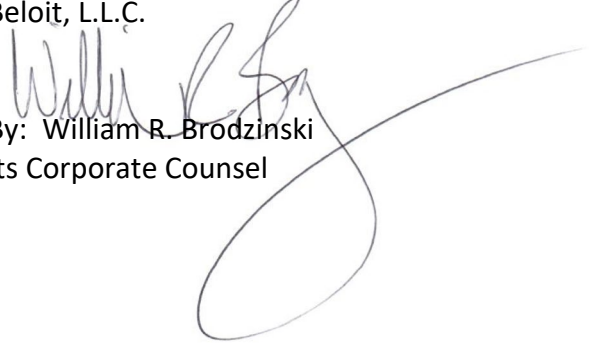
Please be advised that I am writing on behalf of 2018DT South Beloit, L.L.C., the owner of the commercial property commonly known as 4702 Verona Road, Madison, Wisconsin. The property was formerly operated as a BMO Harris Bank Branch and was developed as an approved Planned Development limiting the use of the property to bank use only.

The owner seeks to amend the existing Planned Development applicable to the property, to expand the permitted use to include the operation of a coffee shop by a national coffee chain, using the existing 3,920 square foot building and existing site with limited modification, and for other corresponding commercial and retail uses. The coffee shop location will have indoor seating and a drive through, using the existing building on site, along with preserving the existing landscaping. Based on the recommendations of staff engineering, the access to the property on Verona Road will be relocated, to allow for increased queuing for the drive-through as indicated on the site plan being submitted as part of the application.

The intent is to preserve as much of the existing trees and landscape as possible and to enhance the exterior of the building. The interior of the building will be modified to convert the bank teller line and office for a service counter, indoor seating for patrons and meeting rooms for training. The number of employees and store hours will be consistent with other similar locations in the area. The traditional bank drive-through canopy will be removed in favor of a customary drive-up window. The current site plan accounts for 18 on-site parking spaces and a bike rack.

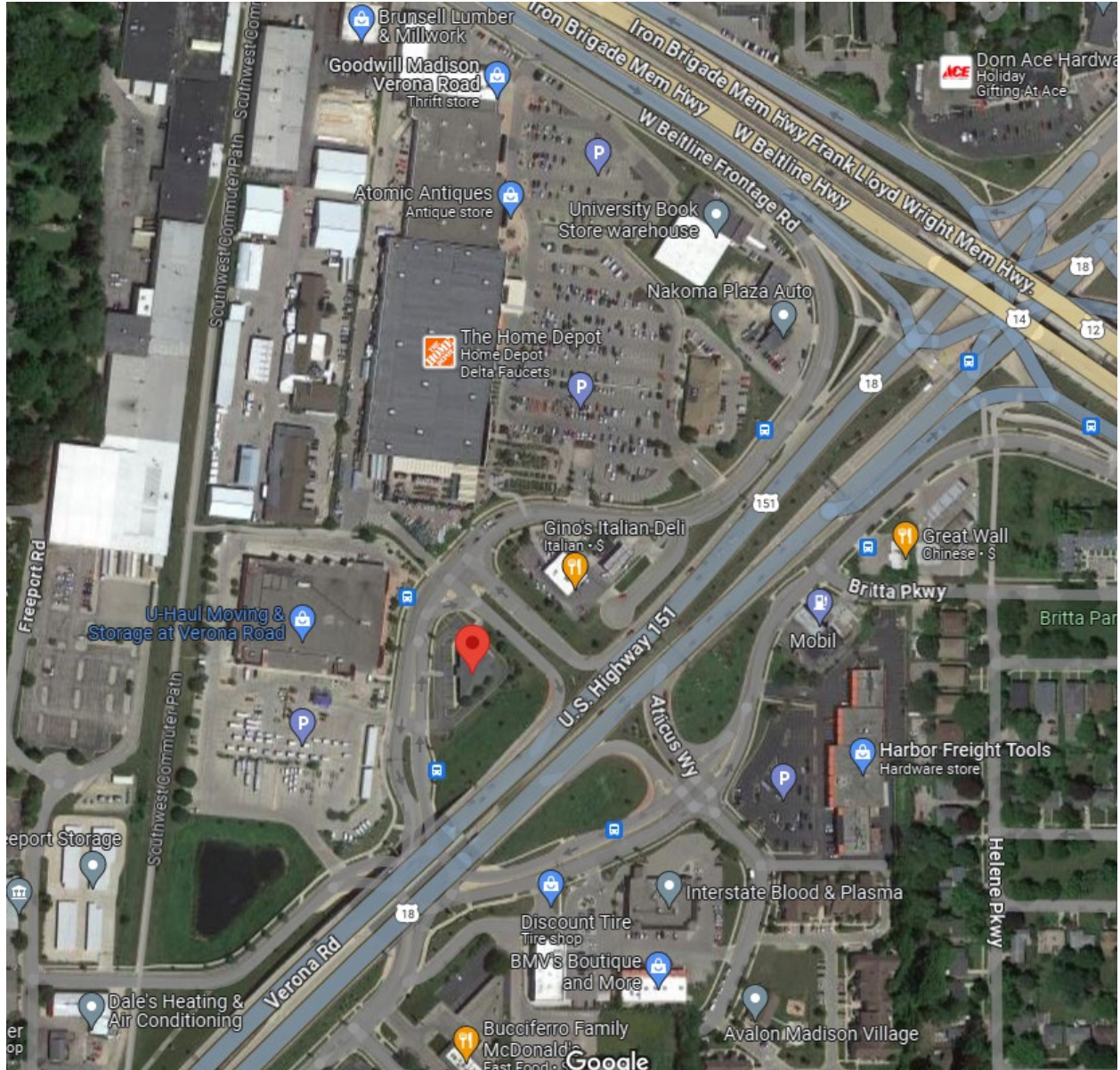
If you have any questions, you can contact the undersigned at this e-mail address or at the phone number listed below.

Very Truly Yours
First Midwest Group for 2018DT South
Beloit, L.L.C.


By: William R. Brodzinski
Its Corporate Counsel

4702 Verona Road

Location Map



TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-12194 effective date of December 23, 2021 which lists the following easements and/or restrictions from schedule B-II:

- 1, 6, 7 & 8 visible evidence shown, if any.
- 2, 3, 4, 5 & 9 not survey related.
10. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway and/or alley purposes. **Affects property by location, shown. (Grantor reserves right to access to frontage road as part of the improvement of USH 18).**
11. Terms and Conditions in the Warranty Deed recorded February 1, 1957 as Document No. 932846. **Affects property by location, shown.**
12. Recitals as shown on that certain map/plot recorded on October 26, 2001, as Document No. 3391257. **Affects property by location, shown.**
13. Finding, Determination and Declaration by the State Highway Commission of Wisconsin recorded June 23, 1958 as Document No. 960048 establishing controlled access highway in Dane County Wisconsin. **Affects property by location, shown.**
14. Affidavit recorded May 3, 1977 as Document No. 1515717 disclosing a Perpetual Electrical and Gas Line Easement Easement. **Affects property by location, shown.**
15. Reciprocal Easement Agreement recorded December 23, 1999 as Document No. 3180831. Supplement to Reciprocal Easement Agreement recorded August 4, 2003 as Document No. 3776034. **Affects property by location, blanket type.**
16. Declaration of Conditions and Covenants dated September 24, 1977, recorded January 19, 2000 as Document No. 3186463. **Affects property by location, general in nature, cannot be plotted.**
17. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Declaration of Easements, Covenants and Restrictions recorded on April 4, 2000, as Document No. 3202604. **Affects property by location, general in nature, cannot be plotted. (Exhibit "B" referred to as Lot 1, 2 & 3 or SHOPPING CENTER does not affect property by location)**
18. Provisions for assessments as provided for in the Declaration of Easements, Covenants and Restrictions recorded on April 4, 2000, as Document No. 3202604. **Affects property by location, general in nature, cannot be plotted. (Exhibit "B" referred to as Lot 1, 2 & 3 or SHOPPING CENTER does not affect property by location)**
19. Zoning Text PUD/SIP Application recorded May 18, 2000 as Document No. 3214153. **Affects property by location, general in nature, cannot be plotted.**
20. Revocable Occupancy Permit recorded June 22, 2000 as Document No. 3223373. **Affects property by location, general in nature, cannot be plotted.**
21. Plans Modification recorded August 25, 2003 as Document No. 3793991. **Affects property by location, general in nature, cannot be plotted.**
22. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded September 8, 2004 as Document No. 3964974. **Affects property by location, the location of easement cannot be plotted from record document.**
23. Transportation Project Plat No 1206-07-26-4.02 recorded as Document No. 4877308. **Affects property by location, shown.**
24. Easement(s) for the purpose(s) and rights incidental thereto as reserved in a document recorded on July 24, 2014, as Document No: 5086598. **Does not affect property by location, not shown.**

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Dane, Community Panel No.55025C0415G, effective date of January 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 130,134 square feet or 2.9875 acres.
9. There are 16 regular parking spaces and 2 handicap space marked on this site.
- 11(a). No plans or reports provided by client.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20220305138. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- 20(a). The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Property is Zoned PD Planned Development District.

PD zoning regulations supersedes the underlying zoning code requirements. Building setbacks and other restrictions are approved by the municipal plan commission at the time of development. As such they cannot be depicted hereon.

BASIS OF BEARINGS

Bearings are referenced to the Dane County Coordinate System.

NOTE:

Site was snow covered at time of survey.

Vertical datum is based on National American Vertical Datum of 1988.

STARTING BENCHMARK: 1042.68
CONC. MON. WITH BRASS CAP
SE COR. OF SEC. 31, T7N, R9E.

ALTA/NSPS
LAND TITLE SURVEY

CLIENT

First Midwest Group

SITE ADDRESS

4702 Verona Road, City of Madison, Dane County, Wisconsin

LEGAL DESCRIPTION

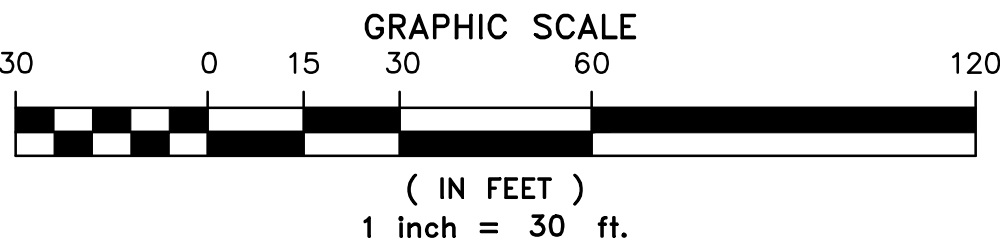
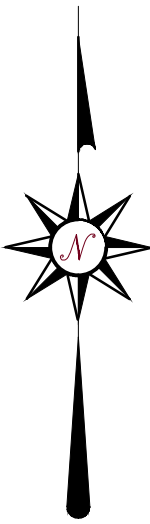
Lot 3 of Certified Survey Map No. 10220 recorded in the Dane County Register of Deeds Office in Volume 60 of Certified Survey Maps, Pages 31 through 37, inclusive, as Document No. 3391257, in the City of Madison, Dane County, Wisconsin.

Project# 4029				
PT NO.	TYPE	RIM	STRUCTURE BOTTOM	DEPTH
8075	CURB INLET	995.79	14.26	13.01
INVERT			981.53	982.78
			PER PLAN	PER PLAN
8996	M/H	1002.13	13.95	12.7
INVERT			988.18	989.43
			PER PLAN	PER PLAN
8894	CURB INLET	998.22	4.01	3.09
INVERT			994.21	995.13
			PER PLAN	PER PLAN
8840	INLET SQUARE	995.72	4.25	4.25
INVERT			991.47	991.47
			PER PLAN	PER PLAN
7500	CURB INLET	995.04	4.3	3.47
INVERT			990.74	991.57
			PER PLAN	PER PLAN
8867	CURB INLET	995.92	4.62	3.79
INVERT			991.3	992.13
			PER PLAN	PER PLAN
8862	CURB INLET	995.09	3.92	3.09
INVERT			991.17	992
			PER PLAN	PER PLAN
8823	CURB INLET	994.63	4.32	3.49
INVERT			990.31	991.14
			PER PLAN	PER PLAN
8003	CURB INLET	994.66	4.34	3.51
INVERT			990.32	991.15
			PER PLAN	PER PLAN
8013	CURB INLET	994.78	4.53	3.7
INVERT			990.25	991.08
			PER PLAN	PER PLAN
8132	M/H	995.66	6.78	5.53
INVERT			988.88	990.13
			PER PLAN	PER PLAN
8554	CURB INLET	996.47	8.48	7.65
INVERT			987.99	988.82
			PER PLAN	PER PLAN
8146	CURB INLET	996.16	4.08	3.25
INVERT			992.08	992.91
			PER PLAN	PER PLAN
8279	CURB INLET	995.7	3.2	
INVERT			992.5	
			SIZE	6"
DIRECTION				NE
MATERIAL				PVC
8972	M/H	996.38	4.7	
INVERT				991.68
			BOTTOM OF STRUCTURE	

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⬆ SANITARY CLEANOUT OR VENT
- ⊕ SEPTIC TANK ACCESS COVER
- ⊙ M.I.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- ▢ CURB INLET
- ▢ STORM SEWER END SECTION
- ⌋ GAS VALVE
- ⌋ GAS METER
- ⌋ WATER VALVE
- ⌋ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⌋ WELL HEAD
- ⌋ STAND PIPE
- ⌋ WALL INDICATOR VALVE
- ⌋ POST INDICATOR VALVE
- ⌋ LIGHT POLE
- ⌋ SPOT/YARD LIGHT
- ⌋ UTILITY POLE
- ⌋ GUY POLE
- ⌋ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC PEDESTAL/SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- + SOIL BORING/MONITORING WELL
- + WATER SURFACE
- ⌋ WETLANDS FLAG
- ⌋ MARSH
- ⌋ FLAGPOLE
- ⌋ PARKING METER
- ⌋ SIGN
- ⌋ MAILBOX
- ⌋ RAILROAD CROSSING SIGNAL
- ⌋ HANDICAP SPACE
- ★ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE

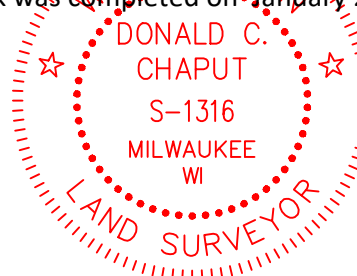
- S — SANITARY SEWER
- STO — STORM SEWER
- W — WATERLINE
- G — MARKED GAS MAIN
- E — MARKED ELECTRIC
- OW — OVERHEAD WIRES
- T — MARKED TELEPHONE
- TV — MARKED CABLE TV LINE
- FO — MARKED FIBER OPTIC
- B — BURIED ELECTRIC SERVICE
- B — BOARD FENCE
- C — CHAIN LINK FENCE
- X — WIRE FENCE



TO: First Midwest Group
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a)(b), 19, 20(a), of Table A thereof. The field work was completed on January 25, 2022.

Date of Map: January 28, 2022



Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor's client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 20220131A1029-far

KEY NOTES

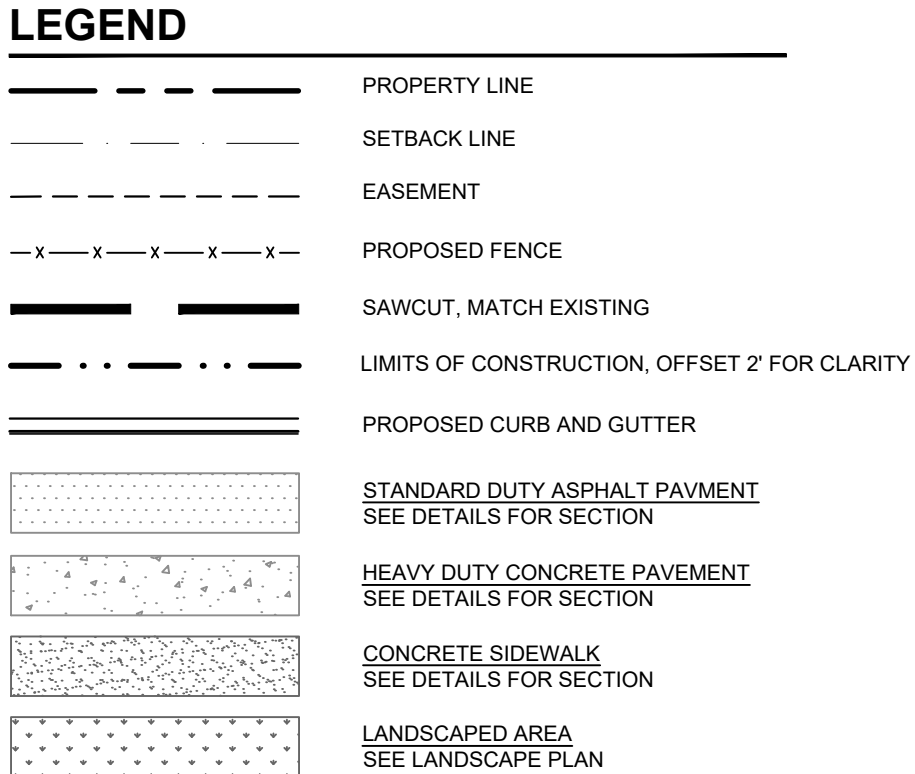
① CANOPY TO BE REMOVED

MAP << CLICK FOR GOOGLE MAP



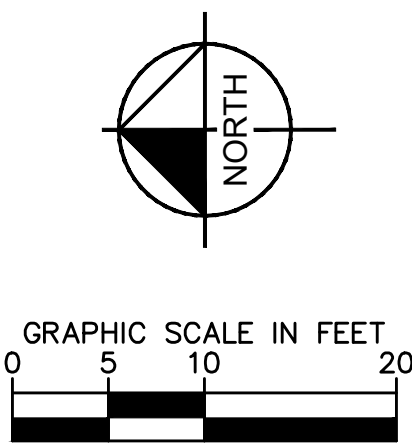
SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF ELECTRICAL LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADI ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. THE PROJECTIONS ARE SQUARED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT ARE IN THE WAY OF THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES' REGULATIONS AND PREPARE THE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0'-FEET IN WIDTH AND 20'-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.



KEYNOTE LEGEND

(A)	TYPE 'D' CONCRETE CURB & GUTTER, SEE DETAIL
(B)	CURB TAPER, SEE DETAIL
(C)	FLAT CURB , SEE DETAIL
(D)	6" BOLLARD, SEE ARCH PLANS FOR MORE DETAILS
(E)	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
(F)	4" WIDE WHITE PAINTED SOLID PARKING LINE
(G)	CONCRETE PAD
(H)	"DO NOT ENTER" PAVEMENT MARKING
(I)	UTILITY SCREENING FENCE- SEE ARCH PLANS FOR MORE DETAILS
(J)	PROPOSED DIRECTIONAL PAVEMENT MARKINGS
(K)	ACCESSIBLE PARKING SYMBOL & LOADING AREA- SEE DETAIL
(L)	NEW DIGITAL ORDER SCREEN AND CONTROL BOX- SEE ARCH PLANS FOR MORE DETAILS
(M)	NEW S-PANEL MENU BOARD W/ BOLLARD- SEE ARCH PLANS FOR MORE DETAILS
(N)	NEW PRE MENU BOARD W/ BOLLARD- SEE ARCH PLANS FOR MORE DETAILS
(O)	NEW CLEARANCE BAR W/ BOLLARD- SEE ARCH PLANS FOR MORE DETAILS
(P)	"MOBILE ORDER PARKING ONLY" SIGN- SEE ARCH PLANS FOR MORE DETAILS
(Q)	DIRECTIONAL THANK YOU/EXIT ONLY SIGN- SEE ARCH PLANS FOR MORE DETAILS
(R)	CURB RAMP-SEE DETAIL
(S)	STRIPED WHITE CROSS-HATCH AREA 4" SOLID LINES @ 45° 2" O.C.
(T)	PYLON SIGN- SEE ARCH PLANS FOR MORE DETAILS
(U)	COMMERCIAL DRIVEWAY APRON- SEE DETAIL
(V)	PROPOSED DETECTOR LOOP- REFER TO MEP PLANS
(W)	TRASH ENCLOSURE- REFER TO ARCH PLANS



MADISON

KHA PROJECT 160421012	DATE XX/XX/XXXX	SCALE AS SHOWN	DESIGNED BY BSK	DRAWN BY BSK	CHECKED BY MTI
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No	REVISIONS	DATE	BY
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KEY NOTES

- 1 NEW CANOPY AT DRIVE THRU
- 2 NEW TRASH ENCLOSURE/ LOCATION
- 3 PAINT EXISTING BRICK SW7637
- 4 PAINT EXISTING FASCIA SW7637
- 5 DEMO EXISTING WINDOWS/ WALL FOR NEW FULL HEIGHT WINDOWS/ STOREFRONT
- 6 NEW DRIVE THRU WINDOW LOCATION, SHELF, AIR CURTAIN, ADJ. WINDOWS, SCONCE
- 7 NEW SIGNAGE - TO BE CONFIRMED WITH OVERALL EXTERIOR DESIGN
- 8 DEMO WALL FOR FULL HEIGHT WINDOW/ STOREFRONT
- 9 MEP SCREEN W/ LANDSCAPING
- 10 NEW BOH DOOR
- 11 LANDSCAPING
- 12 NEW EXTERIOR WOOD CLADDING



BRICK AND FASCIA PAINTED SW7030 ANEW GRAY



STONE VENEER - EXISTING TO REMAIN

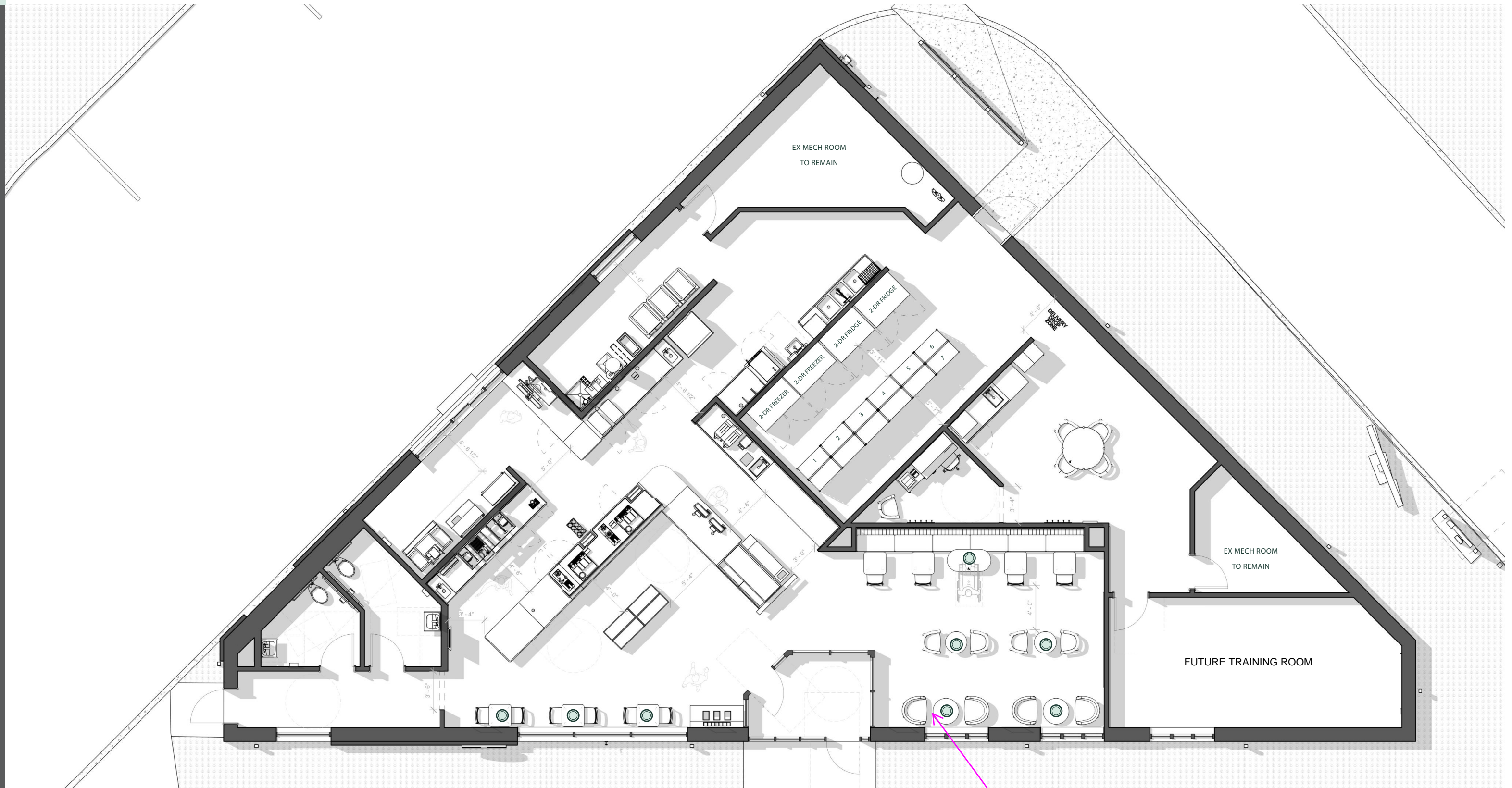


NEW TECH - JAPANESE CEDAR - BELGIAN BOARD



SEATING

INTERIOR	17
CUSTOMER OCCASIONS - 	8



PROPOSED FLOOR PLAN

— TWO TOPS W/ HARD SEATING.

