

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
February 12, 2007

**DEMOLITION PERMIT/CONDITIONAL USE APPLICATION LOCATED AT 2810 TODD DRIVE:**

1. Requested Action: Approval of the demolition of a vacant residential building located at 2810 Todd Drive to create an accessory parking lot to be used by a nearby existing restaurant located at 2705 West Beltline Highway.
2. Applicable Regulations: Section 28.04(22) provides the guidelines and regulations for approval of demolition permits. Section 28.09(2) provides that accessory parking facilities for the storage of private passenger automobiles are a conditional use (when located elsewhere than on the same zoning lot as the principle use served).
3. Report Drafted By: Bill Roberts, Planner IV.

**GENERAL INFORMATION:**

1. Applicant: Bradley Hunter, Mortensen Investment Group, 3113 West Beltline Highway, Madison, WI 53713; Andy Inman, Vierbicher Associates, Inc., 999 Fourier Way #201, Madison, WI 53717.
2. Status of Applicants: Property owner and agent.
3. Development Schedule: The applicant wishes to begin demolition as soon as all necessary land use approvals have been obtained.
4. Parcel Location: West side of Todd Drive south of the West Beltline Highway north of McDivitt Road, Madison Metropolitan School District, 14<sup>th</sup> Aldermanic District.
5. Parcel Size: 24,329 square feet.
6. Existing Zoning: C2 General Commercial District.
7. Existing Land Use: Vacant apartment building.
8. Proposed Use: Upon demolition, a portion of this site will be used as an accessory parking lot for the nearby "Grand China Restaurant" located at 2705 West Beltline Highway.
9. Surrounding Land Use and Zoning: This site is surrounded by a mix of commercial and residential uses along Todd Drive zoned C2.
10. Adopted Land Use Plan: The City of Madison's Comprehensive Plan designates this site as Community Mixed-Use.

11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

### **PUBLIC UTILITIES AND SERVICES:**

This property is served with the full range of urban services.

### **STANDARDS FOR REVIEW:**

This application is subject to the conditional use and demolition permit standards.

### **ANALYSIS, EVALUATION AND CONCLUSION:**

This application represents the second step in an overall redevelopment proposal along this section of the West Beltline Highway at Todd Drive. The applicant wishes to demolish this existing 1-story vacant, former motel that has been converted into an apartment building to provide an accessory parking lot for the nearby "Grand China Buffet" restaurant. The existing restaurant is currently using a shared parking lot with a nearby video-DVD rental and sales establishment "Selective Video." The existing convenience store located at 2703 West Beltline Highway utilizes the front portion of the restaurant site for access to the Beltline frontage road. The applicant's intent is to demolish this vacant apartment building and provide parking for the restaurant that will no longer be available as the result of a proposal to build a new commercial retail building located at 2711 West Beltline Highway (this application is also on the Plan Commission agenda).

This is the second step of a redevelopment proposal that not only includes the construction of a new retail commercial building at 2711 West Beltline Highway, but will also include building demolition and new building construction along the West Beltline Highway east of Todd Drive. It is expected that the next stage of redevelopment involving the demolition of the commercial buildings and construction of the new commercial office building will commence sometime later this year. That proposal will require Plan Commission approval of building demolition permits, as well as a possible conditional use application depending on the final plans for that development.

The building proposed for demolition appears to be in average condition. Staff have not done an inspection of the building's interior. The building is presently vacant. The building appears to have been built as a small motel. The City records on this site are limited because the building was built prior to the annexation of this property from the Town of Madison in the 1960s. The site has no significant architectural features.

As with all demolition permit applications, the Plan Commission needs to determine that the requested demolition and the proposed new use of the property are compatible with the purpose of the demolition permit section of the ordinance and the zoning district in which the property is located. Staff feels that the demolition of the existing residential building for a surface parking

lot can be supported based upon the fact that it is a component of a larger redevelopment of under-utilized properties proposal occurring along this portion of the West Beltline Highway at Todd Drive. The reconfiguration of the parking area for Selective Video and the elimination of parking as a result of the new commercial retail building necessitates the need to create a surface parking lot to serve the existing restaurant. While staff might normally be somewhat concerned about the replacement of a building with a surface parking lot, in this case, the replacement parking for the Grand China Buffet is a critical component to the overall redevelopment plan for both sides of Todd Drive. Without this piece in place the others cannot proceed. Staff strongly urges the Plan Commission to approve this request.

**RECOMMENDATIONS:**

The Planning Unit staff recommends that the Plan Commission find that the ordinance standards are met and approve this demolition permit to allow an accessory parking lot to be created to serve this long-standing restaurant as a component of the overall redevelopment of properties in this area with the following condition:

1. Some additional landscaping shall be provided along Todd Drive adjacent to the parking lot and on the southern part of the site, in addition to finish grading with top soil and grass seed.



## Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

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February 8, 2007

TO: Plan Commission

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

SUBJECT: **2810 Todd Drive – Demolish / Conditional Use – Demolish Apartment Building / Accessory Parking Lot**

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. When the applicant submits final plans for approval, for 2810 - 2818 Todd Drive, and 2703 - 2705 W. Beltline Hwy. The applicant will need to show the impact of the improvements on all sites will remain in compliance with M.G.O. and adjacent properties operation remains as approved.

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

### GENERAL OR STANDARD REVIEW COMMENTS

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

3. When the applicant submits final plans for approval, the applicant shall show the following: 2810 & 2818 Todd Drive, 2703 & 2705 W. Beltline Hwy 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), existing driveway approaches, 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' according to M.G.O.
4. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
5. A "Stop" sign shall be installed at a height of seven (7) feet at the W. Beltline Service Road

and Todd Drive 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.

6. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for 2810 - 2818 Todd Drive, 2703 - 2705 W. Beltline Hwy commercial/retail areas.
7. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
8. The applicant shall modify the driveway approaches according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4). The proposed maximum of 30 ft width for the driveway approach, and shall have two 5 to 10 ft flares. This change shall be revised on the plan.
9. The applicant shall show 2818 Todd Drive to be in accordance to M.G.O. No driveway shall extend in front of the adjacent property. The applicant shall submit driveway permit sign by both property owners or letter granting the driveway be extend in front of the adjacent property sign by both property owners.
10. 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: Andy Inman  
Fax: 608-826-0530  
Email: ainm@vierbicker.com

DCD: DJM: dm

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** February 13, 2007

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 2810 Todd Dr.

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**Present Zoning District:** C-2 & C-3

**Proposed Use:** Demolish vacant apartment building for accessory parking for a principal use located elsewhere (2705 W Beltline Hwy restaurant).

**Conditional Use:** 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.09(2)(d)7. Parking facilities, open and accessory, when located elsewhere than on the same zoning lot as the principal use served, 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. Provide a minimum of **one** accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
  - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
  - c. Show the accessible path from the stalls to the building. **The stalls shall be as near the accessible entrance as possible.** Show ramps, curbs, or wheel stops where required to protect the accessible route.
  
2. Provide **two** 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. 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.
4. Provide effective 6' to 8' high screening along the lot line of this commercial district adjoining a residential zoning district. (Note the property to the west is zoned R-4).

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	24,329'
Lot width	50'	266'
Usable open space	n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	n/a (no building)	n/a
Floor area ratio	3.0	n/a
Building height	n/a	n/a

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	19 (64 seats)	20
Accessible stalls	1	(1)
Loading	n/a	n/a
Number bike parking stalls	2	(2)
Landscaping	Yes	As shown
Lighting	No	(3)

<b>Other Critical Zoning Items</b>	
Urban Design	No
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.