

**PLANNING UNIT REPORT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**April 3, 2006**

**RE: I.D. # 03250, Conditional Use Application – 8501 Excelsior Drive**

1. Requested Action: Approval of a conditional use for an accessory off-site parking facility and future planned commercial site located at 8501 Excelsior Drive.
2. Applicable Regulations: Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses and planned residential developments. Accessory parking facilities are identified as conditional uses in the RPSM zoning district in Section 28.10 (2)(d). The requirements for planned commercial sites are found in Section 28.04 (24).
3. Report Drafted By: Timothy M. Parks, Planner

**GENERAL INFORMATION**

1. Applicants: Old Sauk Trails Limited Partnership & Gialamas Holdings, LLC; 8020 Excelsior Drive; Madison; Andy Van Haren & Mary Fritsch, The Gialamas Company, representatives.  
  
Property Owner: University of Wisconsin Hospitals and Clinics Authority; 600 Highlands Avenue; Madison.
2. Development Schedule: The office building and parking lot exists and were constructed as permitted uses. No changes are proposed at this time. The conditional use and planned commercial site will result from a sale of a portion of the property that places a portion of the parking lot on a separate parcel from the building it serves and the driveway that accesses it.
3. Location: Approximately 7.4 acres generally located a quarter-mile north of Old Sauk Road on the east side of Excelsior Drive; Aldermanic District 9; Madison Metropolitan School District.
4. Existing Conditions: A three-story, approximately 62,500 square-foot office building, zoned RPSM (Research Park – Specialized Manufacturing District).
5. Proposed Land Use: Same as existing.
6. Surrounding Land Use and Zoning: The site is located in the Old Sauk Trails Business Park, with similar office facilities to the north, west and east in the office park in RPSM zoning. The Old Sauk Row retail center (Chin's, Chipotle, Walgreens, etc.) is located to the south of the site in C2 (General Commercial District) along Old Sauk Road.

7. Adopted Land Use Plan: The Comprehensive Plan identifies the Old Sauk Trails Business Park for employment uses.
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)(g).

### **ANALYSIS, EVALUATION & CONCLUSION**

The Gialamas Company is requesting approval of a conditional use for an accessory off-site parking facility to serve an existing three-story, 62,500 square-foot office building with a partially exposed lower fourth floor. The building was constructed by Gialamas beginning in 1989 and is located on Lots 15 and 16 of the Old Sauk Trails Park plat. Parking for the site is provided in a total of 187 spaces. Most of the spaces are located in a surface lot east of the building, with the exception of approximately nine spaces located in front of the building along the loop drive that extends from Excelsior Drive across the front of the building. A secondary driveway from the main loop provides access to the rear parking area.

At the time of construction of the office building, the two platted lots were combined into one zoning lot in order to accommodate the resulting development. The building and approximately two-thirds of the eastern parking field are located on the southern platted lot, with the remainder of the parking field on the northern lot. The northern 250 feet of the zoning lot is undeveloped. The Zoning Ordinance permits lots to be combined for the purposes of construction provided the zoning lot remains under one ownership.

However, The Gialamas Company wishes to ultimately sell the southern platted lot and a portion of the northern platted lot to the University of Wisconsin Hospitals and Clinics Authority while retaining the mostly undeveloped northern portion of the site for future development. Such a transaction is possible through a provision in the State subdivision statute that permits owners of adjoining parcels to sell or exchange property if additional lots are not created and the resulting lots continue to conform to local zoning. The lot line resulting from the exchange places about 38 of the parking stalls in the eastern parking field on a separate parcel from the rest of the parking field and the office building it serves, resulting in a de facto accessory off-site parking lot and the need for this conditional use review. Because access to Excelsior Drive from these parking spaces is across the southern parcel, a planned commercial site is also created, requiring that an agreement be approved by the Traffic Engineer, City Engineer and Director of Planning

and Development that addresses shared access to Excelsior Drive across these two parcels. Such agreements could also address shared parking and stormwater management arrangements to serve any future development on these two parcels. For example, the applicant has indicated that future development on the northern parcel would likely access Excelsior Drive via the southern parcel.

Approval of this application will provide the parcels created through this lot line adjustment the necessary zoning conformance required by statute and the Zoning Ordinance. The Planning Unit believes that the conditional use standards are met with this request.

### **RECOMMENDATION**

The Planning Unit recommends that the Plan Commission find the conditional use standards met and **approve** a conditional use for an accessory off-site parking facility to serve an existing building and planned commercial site at 8501 Excelsior Drive, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant execute all easement documents deemed necessary and approved by the City Engineer, Traffic Engineer and Director of Planning and Development to serve this planned commercial site as required by the Zoning Ordinance.