

January 15, 2007

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd
Madison, WI 53710

Re: Letter of Intent for Demolition Permit and Conditional Use for 2810 Todd Drive

Dear Plan Commission Members:

This submittal is for a demolition permit and conditional use for 2810 Todd Drive, located west of the intersection of Todd Drive and the West Beltline Highway Frontage Road in the City of Madison. The parcel is currently occupied by the former Ripple Apartments building.

This application is associated with the redevelopment of 2711 West Beltline Highway for a Design Center (a separate application and letter of intent have been provided). The Design Center redevelopment will greatly improve the access and parking for Selective Video and the Grand China Restaurant along the Beltline Frontage Road. However, due to existing access and parking easements, the Grand China Restaurant is currently using the Selective Video site for parking, and the corner convenience store is utilizing the Grand China site for access from the Frontage Road. The purpose of this application is to demolish the former Ripple Apartments building and provide designated parking for the Grand China Restaurant, which will be relocated to the northeast end of the site south of the Open Pantry convenience store. The new surface parking would provide 21 designated spaces for the Grand China Restaurant with access off of Todd Drive.

Existing Conditions

The building currently located at 2810 Todd Drive is the former Rpple Apartments. This building is blighted and currently sits vacant. Photographs of the existing building are attached to this application.

Parties Involved

The following parties are involved in the redevelopment of this site:

Owner	LG 1, LLC
Developer	Mortenson Investment Group
Builder	Ideal Builders
Engineer/Planner/Project Coordinator	Vierbicher Associates, Inc.
Architect	Potter Lawson, Inc.
Landscape Architect	Vierbicher Associates, Inc.
Lighting Designer	Potter Lawson, Inc.

Schedule

The intention is to complete demolition of the former Ripple Apartments building and complete the new parking lot by May 1, 2007.

Legal Description

The legal description for this parcel is:

LOT 2 LEGAL DESCRIPTION

Lot 2, Certified Survey Map No. 2498, recorded in Volume 10 of Certified Survey Maps of Dane County, Wisconsin, Pages 29-30, as Document No. 1529657 in the City of Madison, Dane County, Wisconsin.

Subject to all easements and agreements of record or use.

PARKING EASEMENT LEGAL DESCRIPTION (TO 2709)



The north 101.97 feet of Lot 2, Certified Survey Map No. 2498, recorded in Volume 10 of Certified Survey Maps of Dane County, Wisconsin, Pages 29-30, as Document No. 1529657 in the City of Madison, Dane County, Wisconsin.

Subject to all easements and agreements of record or use.

Zoning

The existing zoning of the parcel at 2810 Todd Drive is (A) agriculture. This application is for a conditional use application to accommodate off-site surface parking.

Proposed Uses

The former Ripple Apartments building will be demolished to accommodate a surface parking lot to serve the Grand China Restaurant.

Parking and Loading

A new surface parking area will be provided south of Open Pantry on the former Ripple Apartments site to accommodate customers of the Grand China Restaurant. The new parking will be access from Todd Drive and will move some of the existing parking along the Frontage Road to the unoccupied site south of the Open Pantry. This improvement will provide better utilization of space and create a more pedestrian-friendly site. This new parking lot will provide 21 spaces.

Access

Access to the surface parking will be provided by one driveway off of Todd Drive. Both WisDOT and the City of Madison Traffic Engineering Department have reviewed this access point.

Signage

Signage on the site will be provided as shown on the plans provided in the attached documents. The Developer shall install all signage when building construction has been completed. The existing billboard sign on the site will be removed before demolition begins.

Landscaping

Site landscaping will be provided as shown on the plans provide din the attached documents. The Developer shall install landscaping when building construction has been completed.

Summary

The demolition of the former Ripple Apartments is a necessary step to complete the redevelopment of the Design Center at 2711 W. Beltline Highway. It will assist in enhancing a pedestrian-friendly atmosphere along the West Beltline Frontage Road by removing parking from the front of buildings and moving it to the back. Also, it will provide designated parking for the Grand China Restaurant, which currently does not have designated surface parking.

Respectfully Submitted by,



Andrew Inman, P.E.
VIERBICHER ASSOCIATES, INC.

Enclosure

