

2012.18
Bagels Forever
Remote Parking Lot Plan
Land Use Application to
Urban Design Commission
Plan Commission
April 3, 2013

Applicant Declarations

Pre-Application Notifications

- 1) Alder Shiva Bidar was contacted regarding this project in November 2012
- 2) Rocky Bluff Neighborhood Association was contacted in November 2012
- 3) Plan Commission Demolition Permit Interested Parties Notification Form was filled out on line on 11/5/12

Pre-Application Meetings with Staff

- 1) Development Assistance Team (DAT) meeting regarding this project occurred in November, 2012
- 2) Another DAT meeting occurred on 3/19/13, attended by Al Martin, Matt Tucker, Kevin Firchow, Eric Halverson, Fred Rehbein, with follow up correspondence including Tim Troester and Janet Dailey.

Letter of Intent

Project Team includes the Owner (Barry Berman, Bagels Forever), JSD Professional Services, and Potter Lawson.

Proposed Development Plan for 2919 University Avenue

Bagels Forever proposes to re-develop the land parcel located at 2919 University Avenue for additional off-site parking to serve their retail store located at 2947 University Avenue.

Bagels Forever is an existing bakery production facility and retail outlet. A small customer parking lot exists on the east side of the building adjacent to the retail sales entrance. The existing parking lot has 1 accessible parking stall and 13 standard parking stalls for a total of 14 parking stalls. The parking lot includes a bike rack which provides parking for 6 bicycles. Driveway aprons from University Avenue provide access and egress from the parking lot.

Bagels Forever is a well known local brand, and enjoys brisk business at its retail counter. The existing customer parking lot is busy, and parking capacity is already undersized for peak business periods.

Bagels Forever is developing plans to expand the on-site retail operations to include more bagel sandwiches and offer a small amount of on site dining within the store. They expect customer traffic will increase, and a portion of the customers will stay longer. For these reasons, they expect demand for customer parking to increase.

Bagels Forever purchased the parcel at 2919 University Avenue with the intent of re-developing it for off-site parking. There is an existing one story abandoned brick building on the site that will be demolished.

The parcel is currently zoned CC-T. Under the zoning code, private off-site parking is an allowed use, with the conditional-use approval granted by the zoning department. Parking requirements are established by the Conditional Use Approval.

The proposed re-development plan provides 18 standard stalls. The parking area will be illuminated by two pole lights. The minimal light spill from these lights onto adjacent property has been accepted by the adjacent land owners. All other development details, including design for storm water management, parking lot layout, screening, landscape and signage comply with applicable zoning requirements and City of Madison ordinances.

Proposed customer parking summary:

Existing

- 1 Accessible stall
- 13 standard stalls
- Bike rack

Proposed off site

- 18 standard stalls

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Existing Building Demolition

Images of the site and exterior of the existing building to be demolished are provided below. The Contractor retained to complete the work of the building demolition shall prepare and submit a Demolition Recycling and Reuse Plan at the time a permit is pulled.



Looking southeast



Looking southwest



Looking northeast



Looking east