



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266 4747  
FAX 608 266-8739  
PH 608 266-4635

May 17, 2005

Paul Reed  
Harmony Construction Management, Inc.  
906 Jonathon Drive  
Madison, Wisconsin 53713

RE: Item #00960 – Approval of a demolition permit for a car wash and a conditional use for a temporary parking lot at 5837 Odana Road

Dear Mr. Reed:

The Plan Commission, meeting in regular session on May 16, 2005, determined that the ordinance standards could be met and **approved** your client's request for a demolition permit to allow a car wash located at 5837 Odana Road to be razed and a conditional use permit for a temporary parking lot on the site. In order to receive final approval of the demolition permit and conditional use, the following conditions must be met:

**Please contact Kathy Voeck, the Acting Zoning Administrator, at (608) 266-4551 if you have questions regarding the following five (5) items:**

1. Temporary parking lots are allowed for a period not to exceed three years, provided the lot complies with the provisions of Section 10.08(6)(c), driveway and parking facility ordinance.
2. Meet all applicable State accessible requirements, including but not limited to:
  - a.) show the accessible path from the stalls to the Smart Motor building;
  - b.) provide a minimum of three 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, and;
  - c.) show signage at the head of the stall.
3. Carwash sign shall be removed at time of demolition, as it will be obsolete when the building is demolished as per the letter of intent. The billboard will be removed February 2006 as per the letter of intent. The Plan Commission does not grant signage approvals. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. The Zoning Section of the Department of Planning and Development must issue permits. Signage shall also meet Urban Design requirements.
4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

5. For an outdoor merchandising area, the maximum level in 75% of the lot shall not exceed 20 footcandles. A contiguous area not to exceed 25% of the lot may be illuminated to a level, which shall not exceed 40 footcandles. Provide lighting plans if lighting will be provided.

**Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following three (3) items:**

6. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
7. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
8. Future phases of this project shall comply with Wisconsin Administrative Code NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration. NR-151 requires that commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

**Please contact John Leach, Traffic Engineering, at (608) 267-8755 if you have questions about the following five (5) items:**

9. When the applicant submits final plans for approval, the applicant shall show the following: 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), adjacent driveway approaches to lots on either side and across the street, 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'.
10. The spacing of access for driveways is an important element in planning, design, and operations of roadways. Access points are the main source of crashes and congestion. Their location and spacing directly affect the safety and functional integrity of the streets. Too many closely spaced street and driveway intersections, for example, increase crash potential and delays and preclude effective traffic signal coordination. The applicant is showing 3 existing driveway approaches. The applicant shall close one of the three approaches onto Odana Road and shall be noted which driveway approach to close on the plan sheets.
11. "Stop" signs shall be installed behind the property line at all approaches. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan as approved by the City Traffic Engineer.

- 12. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
- 13. 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 now follow the procedures listed below for obtaining your demolition permit:**

- 1. Please revise your plans per the above and submit *six (6) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
- 3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit and conditional use.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit and conditional use.

---

*Signature of Applicant*

cc: Kathy Voeck, Acting Zoning Administrator  
Gary Dallmann, City Engineer's Office  
John Leach, Traffic Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: