



## Report to the Plan Commission

September 14, 2009

**Legistar I.D. #15949**  
**1809 West Beltline Highway**  
**Demolition Permit**

Report Prepared By:  
Kevin Firchow, AICP  
Planning Division

**Requested Action:** Approval of a demolition permit to demolish an automobile dealership for the purpose of constructing a new dealership.

**Applicable Regulations & Standards:** Section 28.12 (12) provides the guidelines and regulations for the approval of demolition permits.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for demolitions are met and **approve** a demolition permit for 1809 W. Beltline Highway, subject to input at the public hearing, conditions recommended by the Planning Division and the conditions recommended by reviewing agencies.

### Background Information

**Applicant:** Tom Zimbrick; Zimbrick Inc; 1601 West Beltline Highway; Madison, WI 53713  
**Contact:** Alex King; KF Sullivan Co; 1314 Emil Street; Madison, WI 53713  
**Property Owner:** Steve Beecraft; Eggimann Motors and Equipment Sales; 1813 West Beltline Highway; Madison, WI 53713

**Proposal:** The applicant proposes to demolish an automobile dealership for the purpose of constructing a new dealership (Zimbrick Mini of Madison). The applicant wishes to begin construction as soon as necessary approvals are granted. Construction is estimated to take six months.

**Parcel Location:** The subject site is approximately 1.58 acres in area, located along the south side of the West Beltline Frontage Road at its intersection with Bryant Road. The project is within Aldermanic District 14 and the Madison Metropolitan School District. The eastern portion of the site is within the Town of Madison.

**Existing Conditions:** The property includes a one-story automobile showroom and service facility, surrounded by surface parking and display areas.

### Surrounding Land Use and Zoning:

North: Beltline Highway with highway commercial uses zoned C3L (Commercial Service and Distribution District) and M1 (Limited Manufacturing), beyond;

South: Various highway commercial uses in the Town and City of Madison, zoned C3L (City) and C-2 (Commercial District-Dane County Zoning);

East: Auto Dealership, zoned C-2 (Commercial District - Dane County Zoning) in the Town of Madison; and

West: Church, zoned R1 (Single-Family Residence District).

**Adopted Land Use Plan:** The Comprehensive Plan recommends general commercial uses for the subject site and much of the surrounding area.

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.

**Public Utilities and Services:** This property is served by a full range of urban services.

**Zoning Summary:** The property is zoned C3 (Highway Commercial District).

Requirements	Required	Proposed
Lot Area	6,000 sq ft	68,828 sq ft
Lot Width	50'	264' (existing)
Front Yard	0'	Adequate
Side Yards	0'	Adequate
Rear Yard	30'	Adequate
Floor Area Ration	3.0	Less than 3.0
Building Height	--	Two Stories
Number of Parking Stalls	14 Office / Showroom 12 Repair Bays <u>11 Repair Empl. &amp; Manager</u> 37 Total – Plus Vehicle Display	14 Office / Showroom 12 Repair Bays <u>11 Repair Empl. &amp; Manager</u> 37 Total – Plus Vehicle Display
Accessible Stalls	2	(See Comment # 24)
Loading	2 (10' x 35') areas 1 Vehicle Repair Use 1 Retail Use	(See Comment # 26)
Number of Bike Parking Stalls	4	None - (See Comment # 25)
Landscaping	Yes	(See Comment # 27)
Lighting	Yes	(See Comment # 28)
Other Critical Zoning Items	Utility Easements present, Subject to Barrier Free (ILHR 69)	
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>		

## **Project Analysis, Evaluation, and Conclusion**

The applicant requests approval to demolish an automobile dealership and service facility for the purpose of constructing a new, larger dealership for Zimbrick Mini of Madison. This request is subject to the demolition standards of Section 28.12 (12) of the Zoning Ordinance.

The subject site is located on the West Beltline's south frontage road, west of Fish Hatchery Road. Surrounding uses include other auto dealerships, highway commercial uses, and a church. A portion of this property is in the Town of Madison, though the existing and proposed dealership building would be on the City-portion of the site.

The existing building is a one-story structure, located roughly at the center of the site. The building is largely surrounded by parking and display areas, with a minimal amount of landscaping. The main entrance of the building faces the Beltline Highway, with service areas located at the structure's rear. The applicant has provided interior and exterior photos of the building, though descriptions of the

building's condition are not provided. Based on the information provided, staff do not have information indicating that the building is not structurally sound, though staff believe there is likely limited economic feasibility in relocating this particular structure. The City's acting preservation planner indicates she does not have objections to this request.

The proposed building is a larger dealership and service facility. The building faces the Beltline, and includes a mezzanine level, giving portions of the front façade a two-story appearance. The front and side exterior elevations would be primarily clad in glass and aluminum panels. EIFS would be used as a primary exterior material on the building's rear elevation. The site plan shows one row of parking between the building and street frontage, with a majority of the site's parking and vehicle display areas located along the eastern (Bryant Road) side of the building. The service entrance is on the front of the building, setback from the rest of the structure. Site landscaping would be increased under the proposed plan and include five columnar maples along the West Beltline Frontage Road and small coniferous foundation plantings along the base of the building. Other ornamental perennial plantings are proposed across the site. A three-foot hedge would partially screen some of the rear parking areas.

There are some small discrepancies between the building plans and the illustrative graphic. Staff recommend that clarified elevation drawings are provided to clearly labeling the building materials, for approval by Planning Division staff. Further, staff recommend the landscape plan be modified to show additional perimeter plantings, as suggested by the illustrative drawing.

The Comprehensive Plan recommends general commercial uses for this site, and this proposal would be consistent with that recommendation. The use of the property is not changing and staff believe that the implementation of this proposal would result in improved site and building appearance.

Staff do not object to this proposal and believe the applicable demolition standards are met. At the time of report writing, staff was not aware of any objections to this request.

## **Recommendation and Proposed Conditions of Approval**

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Major/Non-Standard Conditions are Shaded

### **Planning Division Recommendation** (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the standards for demolitions are met and **approve** a demolition permit for 1809 W. Beltline Highway, subject to input at the public hearing, comments from the Planning Division and the conditions recommended by reviewing agencies.

1. That the building elevations submitted for final plan sign-off clearly identify all exterior materials, for approval by Planning Division staff.
2. That the applicant provides a revised landscape plan to include additional perimeter plantings, including those suggested by the illustrative drawing that don't appear in the landscape plan, for approval by Planning Division staff.

***The following conditions have been submitted by reviewing agencies:***

**City Engineering Division** (Contact Janet Dailey, 261-9688)

3. Portions of this plan are within both the City and Town of Madison. Revise the site plan to clearly identify what portions are in the respective jurisdictions and obtain all necessary approvals from both.
  4. Any damage to the pavement on the West Beltline Frontage Road shall be restored in accordance with the City's Patching Criteria.
  5. Applicant proposes stormwater management within the lot in the Town of Madison to cover improvements within the lot in the City of Madison. Applicant shall propose a legal method to guarantee the ability of the City to enforce maintenance within the BMP on Town lands.
  6. Applicant shows an existing private storm sewer along the west property line and extending to neighboring lots to the south. Provide evidence of shared ownership and ability to connect to this pipe.
7. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
  8. All work in the public right-of-way shall be performed by a City licensed contractor.
  9. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
  10. The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
  11. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to a) control 40% TSS (20 micron particle) off of new paved surfaces; b) provide oil & grease control from the first 1/2" of runoff from parking areas; and c) complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by Chapter 37 of the Madison General Ordinances.
  12. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) [izenchenko@cityofmadison.com](mailto:izenchenko@cityofmadison.com). The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal. NOTE: Email file transmissions

preferred. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

13. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) street names, f) stormwater management facilities, and g) detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
14. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
15. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
16. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
17. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
18. Prior to approval of the 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
19. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

**Traffic Engineering Division** (Contact John Leach, 267-8755)

20. The applicant shall be responsible for securing all proper permits and approvals from any municipality or government unit having jurisdiction with the project. In particular, the applicant shall contact David Kreitzmann, Wisconsin Department of Transportation (608-516-6497), with site plans sets for review and approval. The applicant shall return a set of site plans or letter with WDOT-approved and Town of Madison permit copies to the City of Madison Traffic Engineering Division prior to final sign-off on site plans.

21. When the applicant submits final plans of one contiguous plan 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, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway approaches t, 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'.

22. A "Stop" sign shall be installed at a height of seven (7) feet at the Service Road 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.

23. 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 the commercial/retail area.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

24. Parking requirements for persons with disabilities must comply with City of Madison General Ordinances Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:

- a. Provide a minimum of two 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.

25. Bike parking shall comply with City of Madison General Ordinances Section 28.11. Provide 4 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final site plan. Plan shall be clearly labeled proposed site plan.

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.

26. Parking & Loading shall comply with City of Madison General Ordinances Section 28.11 (4). Provide two 10' x 35' loading areas with 14' vertical clearance to be shown on the plan labeled proposed site plan. The loading area shall be exclusive of drive aisle and maneuvering space.

27. Parking lot plans with greater than twenty (20) stalls shall comply with City of Madison General Ordinances Section 28.04 (12). and 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.

28. Lighting is required and shall be in accordance with City of Madison General Ordinances Section 10.085. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
29. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development. Note: Signage, as proposed, does not comply with Chapter 31.

**Fire Department** (Contact Scott Strassburg, 261-9843)

30. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
- a. The site plans shall clearly identify the location of all fire lanes, and include at least two fire hydrants.
  - b. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
  - c. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.
  - d. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.
  - e. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
  - f. Provide a fire lane with the minimum clear unobstructed width of 20-feet.
31. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

**Water Utility** (Contact Dennis Cawley, 261-9243)

The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

**Parks Division** (Contact Tom Maglio, 266-6518)

This agency did not submit a response to this request.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.