



**Project Address:** 5802 Odana Road (19<sup>th</sup> Aldermanic District – Ald. Furman)  
**Application Type:** Demolition Permit  
**Legistar File ID #** [67285](#)  
**Prepared By:** Colin Punt, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

## Summary

**Applicant:** Jim Triatik; Sullivan DesignBuild; 1314 Emil St; Madison, WI 53713

**Owner:** Dave Miller; Don Miller Auto Group; 5802 Odana Rd; Madison, WI 53719

**Requested Action:** Approval of a demolition permit to remove a street-facing wall to accommodate an addition for an existing automobile dealership.

**Proposal Summary:** The applicant is seeking approvals to remove and replacing the southern street-facing wall of the automobile dealership building at 5802 Odana Road.

**Applicable Regulations & Standards:** Section 28.185 M.G.O. provides the process for demolition and removal permits.

**Review Required By:** Plan Commission

**Summary Recommendations:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit for technical demolition at 5802 Odana Road to enable building additions. This recommendation is subject to input at the public hearing and the comments previously provided reviewing agencies during site plan review.

## Background Information

**Parcel Location:** The subject site is 8 acres and located at the northwest corner of Odana Road and Tokay Boulevard. It is within Aldermanic District 19 (Ald. Furman) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The site is currently developed with three vehicle sales and service buildings. The subject building is one story and 28,518 square feet, constructed in 1996. The site is zoned CC (Commercial Center district).

### Surrounding Land Uses and Zoning:

**North:** Large office and research buildings, zoned SE (Suburban Employment district);

**East:** Across Tokay Boulevard, vehicle sales and service buildings and lots, zoned CC-T (Commercial Corridor-Transitional district);

**South:** Across Odana Road, vehicle sales and service building and lot, zoned CC (Commercial Center district); and

**West:** Single-story multi-tenant commercial building zoned CC.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2018) recommends GC (General Commercial) for the site. The [Odana Area Plan](#) (2021) also recommends GC. The [Southwest Neighborhood Plan](#) (2008) does not have specific recommendations for the site.

**Zoning Summary:** The subject property is zoned CC (Commercial Center district):

Requirements	Required	Proposed
Lot Area (sq. ft.)	None	348,097
Lot Width	None	508 ft
Front Yard Setback	5 ft	156 ft
Side Yard Setback	5 ft	54 ft
Rear Yard Setback	20 ft	Existing, no change
Maximum Lot Coverage	85%	Existing, no change
Maximum Building Height	5 stories/78 ft	1 story

Site Design	Required	Proposed
Number Parking Stalls	Existing	Existing, no change
Accessible Stalls	Existing	Existing, no change
Loading	Existing	Existing, no change
Number Bike Parking Stalls	Existing	Existing, no change
Landscaping	Yes	Yes (2.)
Lighting	Yes	Existing, no change
Building Forms	Yes	Existing, no change

<b>Other Critical Zoning Items</b>	Urban Design (UDD 3), Utility Easements
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*Table prepared by Jacob Moskowitz, Assistant Zoning Administrator*

**Environmental Corridor Status:** The site is not within a mapped environmental corridor.

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

## Project Description, Analysis & Conclusion

The applicant, representing Don Miller Chrysler/Jeep, is requesting approval of a demolition permit to permit the removal of a street-facing façade on the southern Odana Road-facing elevation of the Chrysler/Jeep dealership building. Upon approval, the street-facing façade would then be replaced with a new building addition that will meet the vehicle brands’ internal visual standards. Approximately 4,220 square feet of the front of the existing structure, plus canopy are proposed to be removed.

While not before the Plan Commission, staff notes that the addition on the Odana elevation will be approximately 6360-square feet for showroom space, offices, and customer areas. The existing decorative canopy will not be replaced. A second 890-square foot addition is proposed for the Tokay Boulevard façade for oil changes and other vehicle service.

If approved, the applicant intends to begin demolition in Fall 2021, with project completion by Summer 2022.

### Adopted Plan Recommendations

The [Comprehensive Plan](#) (2018) recommends GC (General Commercial) for the site. The [Odana Area Plan](#) (2021) also recommends GC. The [Southwest Neighborhood Plan](#) (2008) does not have specific recommendations for the site. Staff believes the proposal is consistent with the recommendations of the adopted plans.

### Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council revised the City of Madison's demolition permits ordinance section to remove consideration of proposed future use for demolition applications. In order to approve a demolition request, the Plan Commission must consider the factors and information specified in §28.185(9)(c) MGO and find that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. The standards state that the Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission. At its July 12, 2021 meeting, the Landmarks Commission found that the existing building at 5802 Odana Road have no known historic value.

### Urban Design

The property at 5802 Odana Road is within Urban Design District 3. The building additions, though not before the Plan Commission, were reviewed by the UDC at its October 27, 2021 meeting and granted final approval.

### Conclusion

Considering the adopted plan recommendations and the recommendation of the Landmarks Commission and the UDC, the Planning Division believes that the Plan Commission can find the standards for demolition met to allow a technical demolition at 5802 Odana Road to enable a building addition on the existing automobile dealership.

At time of report writing, staff is unaware of any written comments from the public.

## Recommendation

### Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit at 5802 Odana Road. These recommendations are subject to input at the public hearing and the following conditions:

### **Recommended Conditions of Approval:** Major/Non-Standard Conditions are Shaded

*Items not directly related to the demolition permit are reference items for future permitted use site plan review*

### Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

1. Section 28.185(7)(a)6. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).

2. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
4. Provide elevations with glass detail consistent with Sec. 28.129 Bird-Safe Glass Requirements. Sec. 28.129 applies only to the added windows.
5. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

**Forestry Section** (Contact Wayne Buckley, 266-4892)

6. Damaging Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.
7. Excavation As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm> Add as a note on the plan set.
8. Protection On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.
9. Pruning Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on the plan set.
10. Soil Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on the plan set.
11. Street All proposed street tree removals within the right of way shall be reviewed by City Forestry

before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the plan set.

12. Tree An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
13. Tree City Forestry will issue a street tree removal permit for (X) tree(s) (dbh) diameter (variety) tree due to (reason) at (location). Add as a note on the plan set.

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

14. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding terrace surface at the existing Metro bus stop on the north side of Odana Road, west of Tokay Boulevard (#6952).
15. The applicant shall include the location of these facilities on the final documents filed with their permit application, so that Metro Transit may review and effectively plan for City transit access to this property.
16. Metro Transit operates daily all-day transit service along Odana Road and Tokay Boulevard adjacent this property - with trips at least every 60 minutes.

*The Planning Division, Engineering Division Main Office, Engineering Division-Mapping, Traffic Engineering Division, Fire Department, Parks Division, and Water Utility have reviewed this request and recommended no conditions of approval.*