



Location
5708 Odana Road

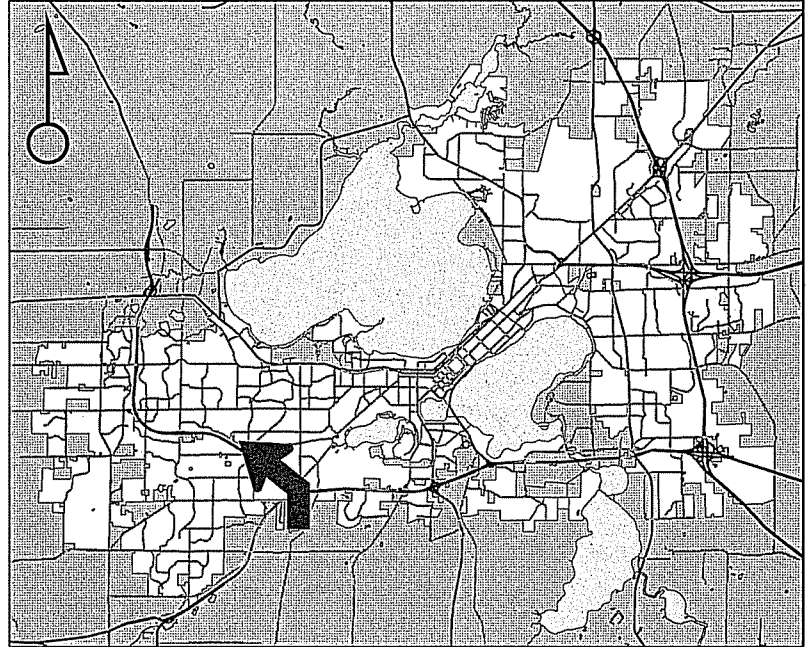
Project Name
Smart Motors – New Car Prep Building

Applicant
Allen Foster – Smart Motors/
Jim Triatik – Sullivan Design Build

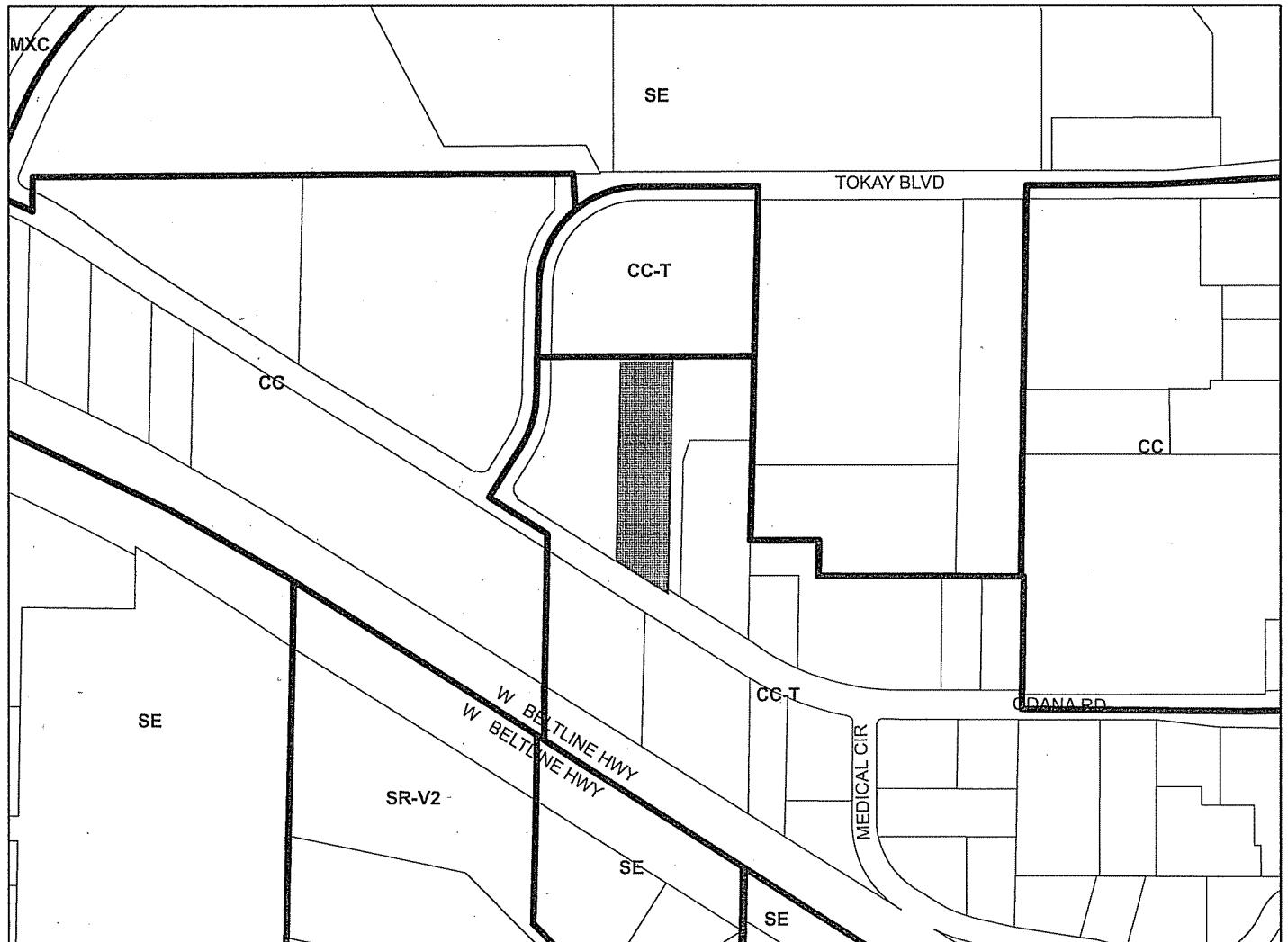
Existing Use
Commercial building

Proposed Use
Demolish commercial building and construct
auto repair and preparation facility

Public Hearing Date
Plan Commission
27 January 2014

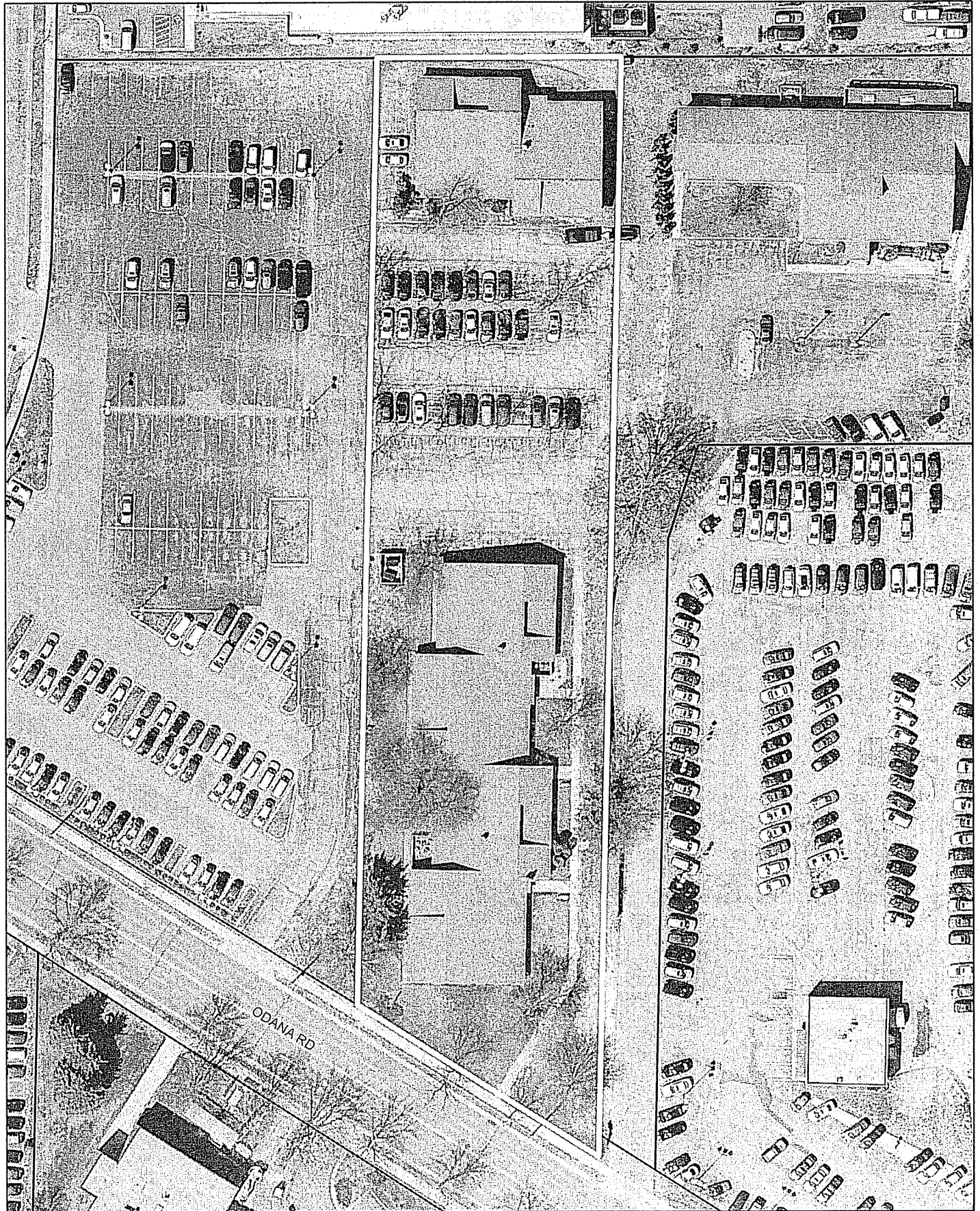


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 January 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 600- Receipt No. 144511
 Date Received 7/3/2012
 Received By DGP
 Parcel No. 0709-303-0525-0
 Aldermanic District 19-CLEAR
 Zoning District CC-T
 Special Requirements UDD #3
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 5708 ODANA ROAD
Project Title (if any): SMART MOTORS - NEW CAR PREP BLDG.

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: JIM TRIATIK Company: SULLIVAN DESIGN BUILD
 Street Address: 1314 EMIL ST City/State: MADISON WI Zip: 53713
 Telephone: (608) 257-2287 Fax: (608) 257-2906 Email: JIM@SULLIVANDESIGNBUILD.COM

Project Contact Person: SAME AS ABOVE Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): SMART MOTORS - ALLEN FOSTER
 Street Address: 5901 ODANA RD. City/State: MADISON WI Zip: 53719

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: DEMOLISH VACANT BUILDING @ 5708 ODANA RD. TO ALLOW FOR A NEW CAR PREP BLDG.
 Development Schedule: Commencement SUMMER 2013 Completion WINTER 2013

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:


E-MAIL TO ALDER MARK CLEAR SENT 4.5.13

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: TIM PARKS Date: 10.2.12 Zoning Staff: MATT TUCKER Date: 10.2.12

The applicant attests that this form is accurately completed and all required materials are submitted:

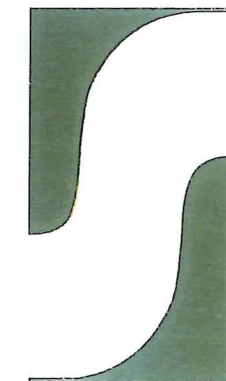
Name of Applicant JIM TRIATIK Relationship to Property: ARCHITECT/BUILDER
Authorizing Signature of Property Owner  Date 6/27/13



SUBMITTAL TO:
CITY OF MADISON
PLAN COMMISSION

TYPE OF PROJECT:
New Car Prep Building
5708 Odana Road

SUBMITTED:
11/20/2013



Since 1937

Sullivan
designBUILD

TEL: 608.257.2289



November 20, 2013

**Letter of Intent for Smart Motors – New Car Prep Building
5708 Odana Road**

Dear Commission Members,

Smart Motors continues to grow and needs to expand their current operations. We are proposing to construct a building that would be used to prep new cars, referring to this as Phase 1. It would be built across the street from Smart Motors main building on the site that currently is used for inventory parking. The project includes the demolition of a vacant office building (5708 Odana Road) this spring and another soon to be vacant office building (5712 Odana Road). The removal of 5712 Odana would make room for a new Pre-Owned auto sales building, starting construction in the fall of 2014.(Phase 2) Operations of the existing pre-owned sales building at 5702 Odana Road would then move to this new facility.

Our Project team includes:

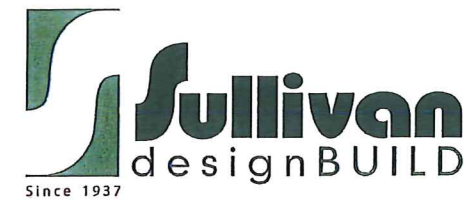
- Architect: Jim Triatik of Sullivan Design Build
- General Contractor: Sullivan Design Build
- Landscape Design: Barnes Inc.
- Site Engineering: Quam Engineering, L.L.C.
- Site Lighting: Rob Rudolf of Electric Construction, Inc.

The timeline for the entire project will be approximately six months, with construction to start this spring.

If you should require additional information, please contact me at 257-2289.

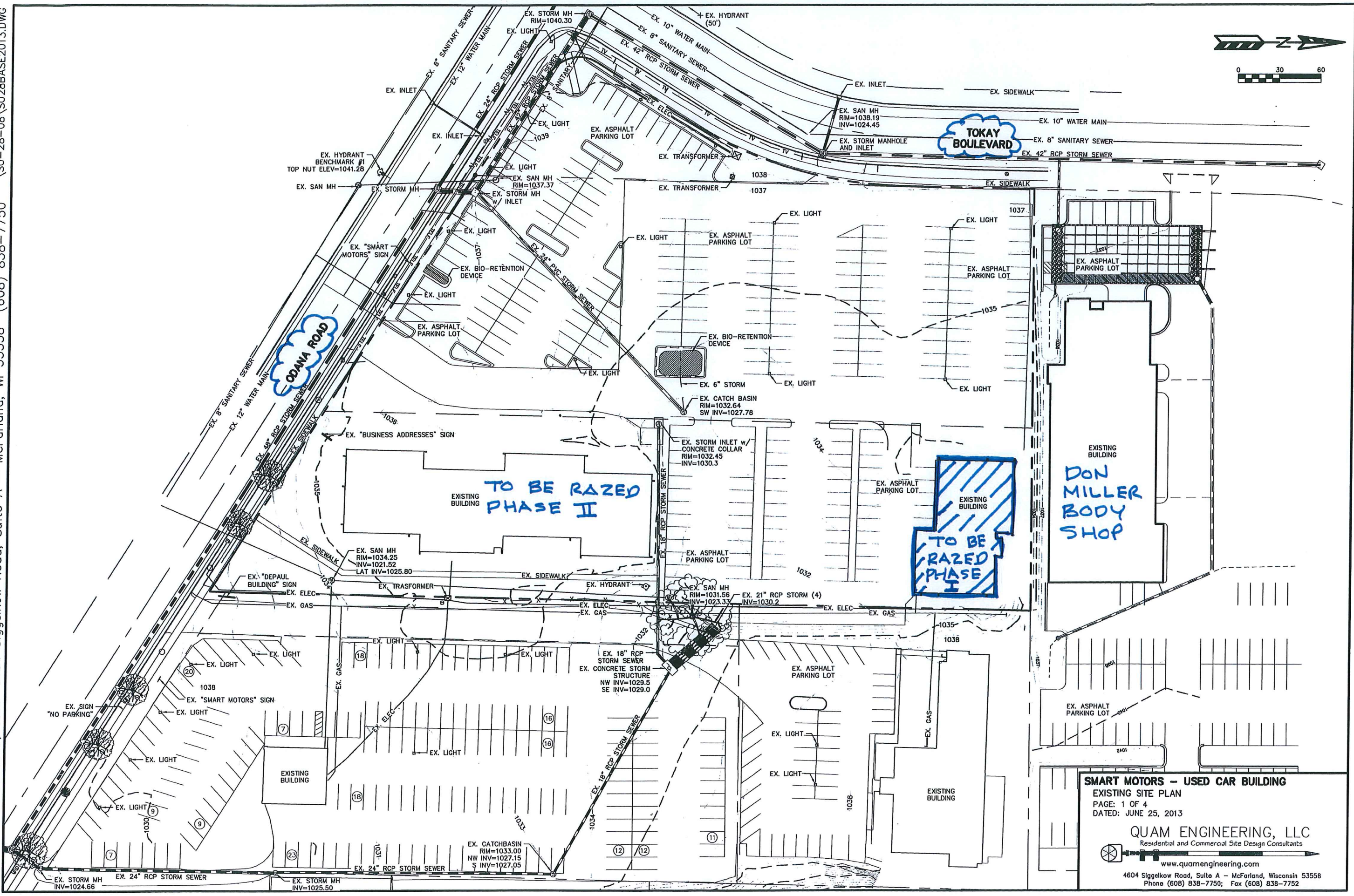
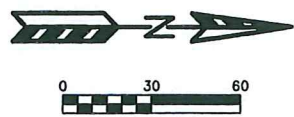
Sincerely,
Sullivan designBUILD

James M. Triatik, A.I.A.
Vice President / Project Architect



**Locator Map for Smart Motors Express Lube Addition
5708 Odana Road**





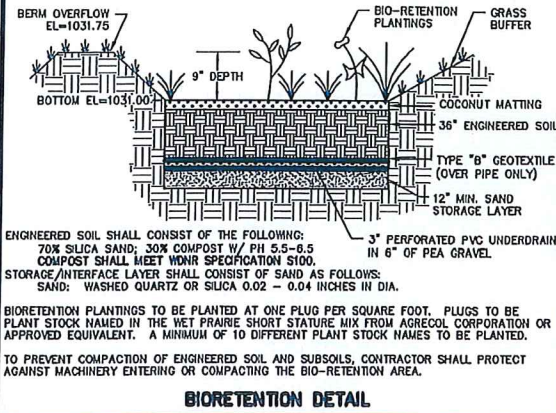
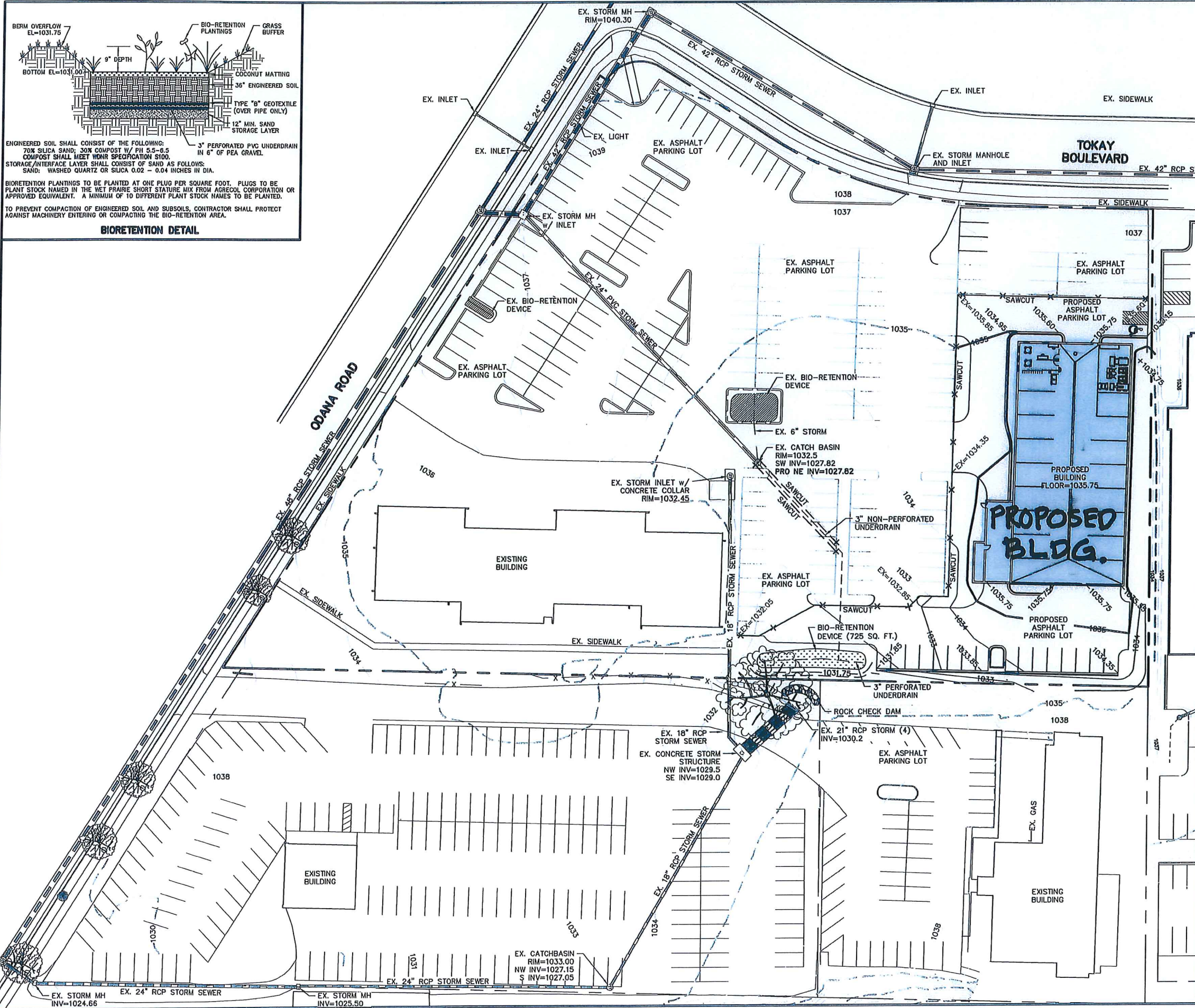
EXISTING BUILDING
**TO BE RAZED
PHASE II**

EXISTING BUILDING
**TO BE RAZED
PHASE I**

EXISTING BUILDING
**DON MILLER
BODY SHOP**

SMART MOTORS - USED CAR BUILDING
 EXISTING SITE PLAN
 PAGE: 1 OF 4
 DATED: JUNE 25, 2013

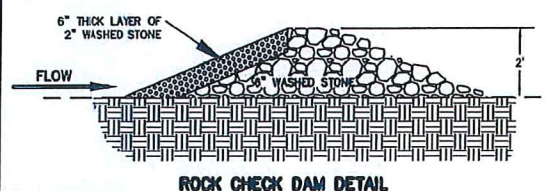
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



BIORETENTION DETAIL



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



ROCK CHECK DAM DETAIL

EROSION NOTES:
 SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED.
 SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED.

TIME SCHEDULE:
 NOVEMBER 15, 2013 INSTALL INITIAL EROSION CONTROL DEVICES.
 NOVEMBER 15, 2013 - JULY 31, 2014 CONSTRUCT PHASE 1 BUILDING AND PARKING LOT AND RESTORE DISTURBED AREAS.
 AUGUST 1 - 15, 2014 INSTALL BIO-RETENTION DEVICE.

RESTORATION NOTES:
 ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 0% POTASH, NOT LESS THAN 0%.

OWNER:
 SMART MOTORS
 5714 ODANA ROAD
 MADISON, WI 53719

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

SMART MOTORS - USED CAR BUILDING
 GRADING AND EROSION CONTROL PLAN - PHASE I
 PAGE: 3 OF 4
 DATED: NOVEMBER 1, 2013

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \SU-28-08\SU28BASE2013.DWG

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 5714 ODANA ROAD
 Site acreage (total) 3.64 ACRES

Number of building stories (above grade) ONE
 Building height 20
 DIUR type of construction (new structures or additions) 2B
 Total square footage of building 12,010

Use of property VEHICLE DEALERSHIP
 Gross square feet of office 500
 Gross square feet of retail area N/A
 Number of employees in warehouse N/A
 Number of employees in production N/A
 Capacity of restaurant/office of assembly N/A

Number of bicycle stalls shown 0

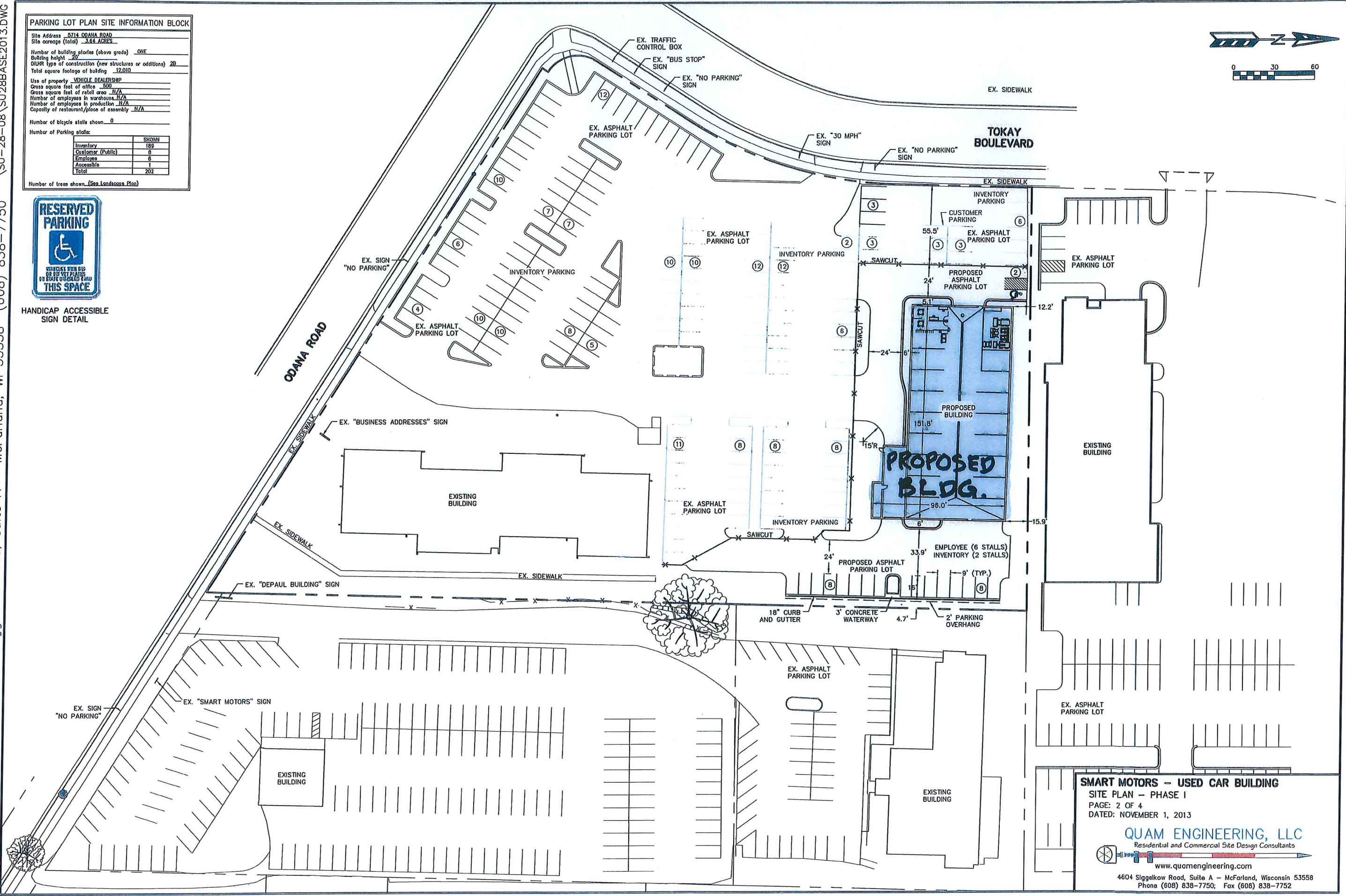
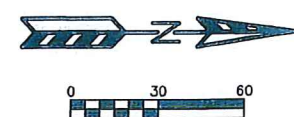
Number of Parking stalls:

	SHOWN
Inventory	189
Customer (Public)	6
Employee	6
Accessible	1
Total	202

Number of trees shown (See Landscape Plan)



HANDICAP ACCESSIBLE SIGN DETAIL



SMART MOTORS - USED CAR BUILDING
 SITE PLAN - PHASE I
 PAGE: 2 OF 4
 DATED: NOVEMBER 1, 2013

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PLANT MATERIAL LIST

Qty	Code	Common Name	Botanical Name	Planting Size
9	SGM	Silena Glen Maple	Acer x freemanii 'Silena'	#1 CONT.
7	WSBC	Whitespire Birch clp	Betula platyphylla 'Whitespire' CLP	8-10' B&B
30	SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2-2.5' B&B
3	PRC	Praline Rose Crabapple	Malus x 'Praline Rose'	1.75-2' B&B
2	SSC	Spring Snow Crabapple	Malus x 'Spring Snow'	1.75-2' B&B
2	ISTLC	Ivory Silk Tree Lilac clp	Syringa reticulata 'Ivory Silk' clump	6-7' B&B
3	SSL	Sterling Silver Linden	Tilia tomentosa 'Sterling Silver'	2-2.5' B&B
6	DSE	Discovery Elm	Ulmus davidiana var japonica 'Discovery'	2-2.5' B&B

Qty	Code	Common Name	Botanical Name	Planting Size
3	MBJ	Mountain Juniper	Juniperus chinensis 'Mountain'	5-6' B&B
17	CAJ	Compact Arcadia Juniper	Juniperus sabina 'Arcadia Compact'	#5 CONT.
2	CBS	Colorado Blue Spruce	Picea pungens 'Glauca'	5-6' B&B
2	EWP	Eastern White Pine	Pinus strobus	5-6' B&B
11	DFY	Densiflora Yew	Taxus x media 'Densiflora'	18-24' B&B
11	TTY	Taunton Yew	Taxus x media 'Taunton'	18-24' B&B
25	HMA	Hetz Midget Arborvitae	Thuja occidentalis 'Hetz Midget'	#1 CONT.
4	HSA	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	4-5' B&B
13	PMA	Pyramidal Arborvitae	Thuja occidentalis 'Pyramidal'	4-5' B&B

Qty	Code	Common Name	Botanical Name	Planting Size
24	CPB	Crimson Pygmy Barberry	Berberis thunbergii v. atrop 'Crimson Pygmy'	#3 CONT.
7	BRTD	Bartlett Red Twig Dogwood	Cornus sericea f. bartolj	2-3' Pot
4	DNB	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	18" Pot
45	GLS	Grey-Low Sumac	Rhus aromatica 'Gro-low'	#2 CONT.
24	KDR	Knockout Double Rose	Rosa 'Radraz'	18" Pot
45	GMS	Goldmound Spirea	Spiraea japonica 'Goldmound'	#2 CONT.
16	DRS	Dart's Red Spirea	Spiraea x bumalda 'Dart's Red'	#2 CONT.
233	MCS	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	#2 CONT.
6	MKL	Miss Kim Lilac	Syringa velutina 'Miss Kim'	18-24" Pot
8	BMV	Blue Muffin Viburnum	Viburnum dentatum 'Blue Muffin'	2-3" Pot

Qty	Code	Common Name	Botanical Name	Planting Size
51	KFRG	Karl Foersters Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1 CONT.
6	ZGC	Zagreb Coreopsis	Coreopsis verticillata 'Zagreb'	#1 CONT.
30	PMD	Pardon Me Daylily	Hemerocallis 'Pardon Me'	#1 CONT.
18	HMSG	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	#1 CONT.
10	CDS	Caradonna Sage	Salvia nemorosa 'Caradonna'	#1 CONT.
54	AJS	Autumn Joy Sedum	Sedum spectabile 'Autumn Joy'	#1 CONT.

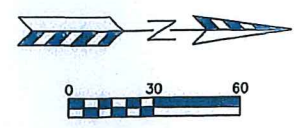
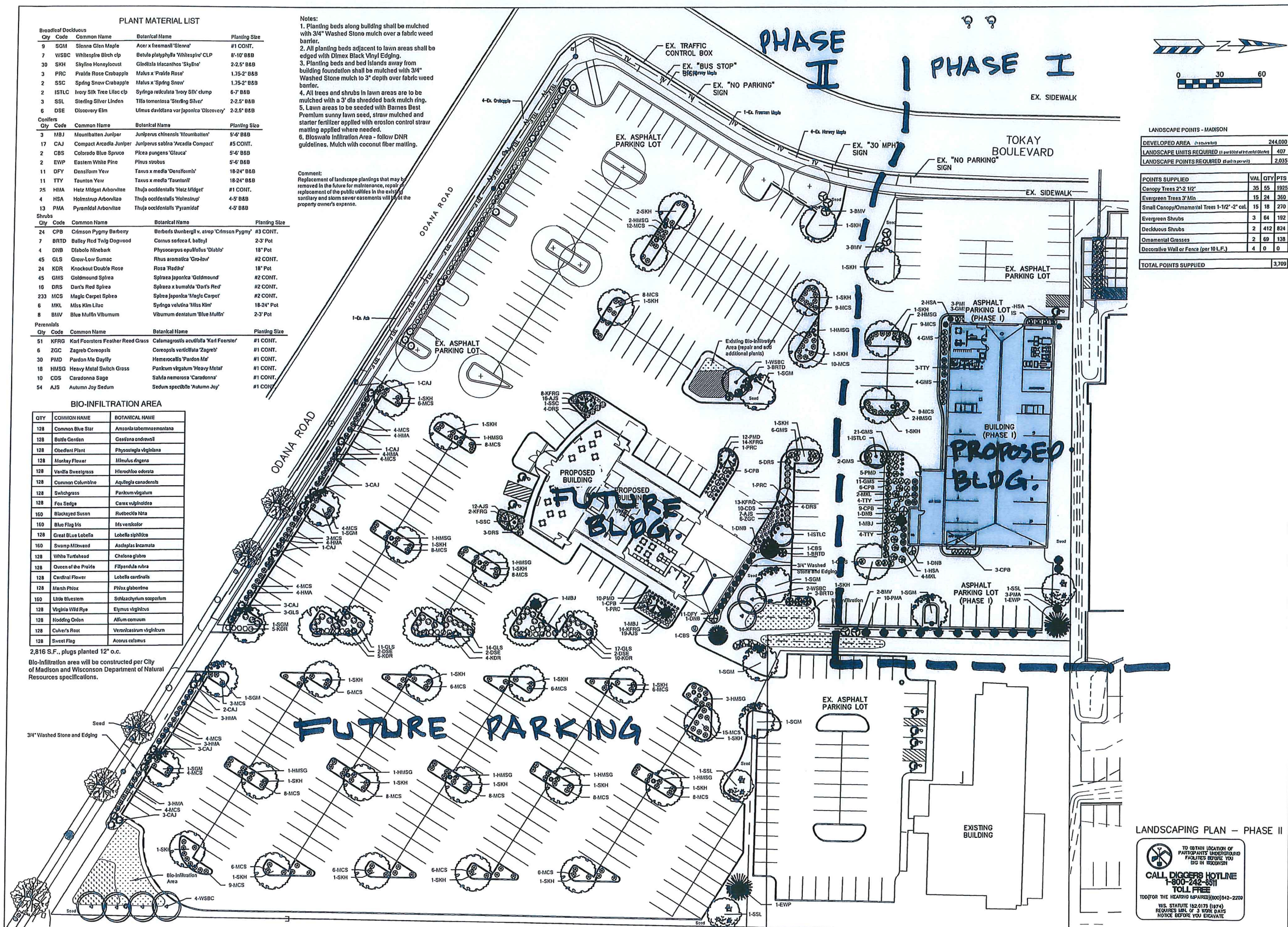
BIO-INFILTRATION AREA

QTY	COMMON NAME	BOTANICAL NAME
128	Common Blue Star	Amsonia tabernaemontana
128	Boile Genien	Gesneria andrewsii
128	Obedient Plant	Physostegia virginiana
128	Monkey Flower	Mimulus ringens
128	Vanilla Sweetgrass	Hierochloa odorata
128	Common Columbine	Aquilegia canadensis
128	Switchgrass	Panicum virgatum
128	Fox Sedge	Carex vulpinoidea
160	Blackeyed Susan	Rudbeckia hirta
160	Blue Flag Iris	Iris versicolor
128	Great Blue Lobelia	Lobelia siphilitica
160	Swamp Milkweed	Asclepias incarnata
128	White Turfhead	Chelone glabra
128	Queen of the Prairie	Filipendula rubra
128	Cardinal Flower	Lobelia cardinalis
128	Marsh Phlox	Phlox glaberrima
160	Little Bluestem	Schizachyrium scoparium
128	Virginia Wild Flye	Elymus virginicus
128	Nodding Onion	Allium cernuum
128	Culver's Root	Veronicastrum virginicum
128	Sweet Flag	Acorus calamus

2,816 S.F., plugs planted 12" o.c.
 Bio-infiltration area will be constructed per City of Madison and Wisconsin Department of Natural Resources specifications.

- Notes:**
1. Planting beds along building shall be mulched with 3/4" Washed Stone mulch over a fabric weed barrier.
 2. All planting beds adjacent to lawn areas shall be edged with Dimex Black Vinyl Edging.
 3. Planting beds and bed islands away from building foundation shall be mulched with 3/4" Washed Stone mulch to 3" depth over fabric weed barrier.
 4. All trees and shrubs in lawn areas are to be mulched with a 3" dia shredded bark mulch ring.
 5. Lawn areas to be seeded with Barnes Best Premium sunny lawn seed, straw mulched and starter fertilizer applied with erosion control straw matting applied where needed.
 6. Bioswale Infiltration Area - follow DNR guidelines. Mulch with coconut fiber matting.

Comment:
 Replacement of landscape plantings that may be removed in the future for maintenance, repair or replacement of the public utilities in the existing sanitary and storm sewer easements will be at the property owner's expense.



LANDSCAPE POINTS - MADISON

DEVELOPED AREA (1 tree = 1 pt)	244,600
LANDSCAPE UNITS REQUIRED (1 pt per 1000 of developed area)	407
LANDSCAPE POINTS REQUIRED (45 pts per unit)	2,035

POINTS SUPPLIED	VAL	QTY	PTS
Canopy Trees 2'-2 1/2'	35	55	1925
Evergreen Trees 3' Min	15	24	360
Small Canopy/Omnamental Trees 1-1/2' - 2' cal.	15	18	270
Evergreen Shrubs	3	64	192
Deciduous Shrubs	2	412	824
Omnamental Grasses	2	69	138
Decorative Wall or Fence (per 10 L.F.)	4	0	0
TOTAL POINTS SUPPLIED			3,709

Barnes
 LLC
 Landscape Services
 6433 Nesbitt Road
 Madison, WI 53719
 Ph: 608.845.3230 Fx: 608.845.6339
 www.barnesinc.net

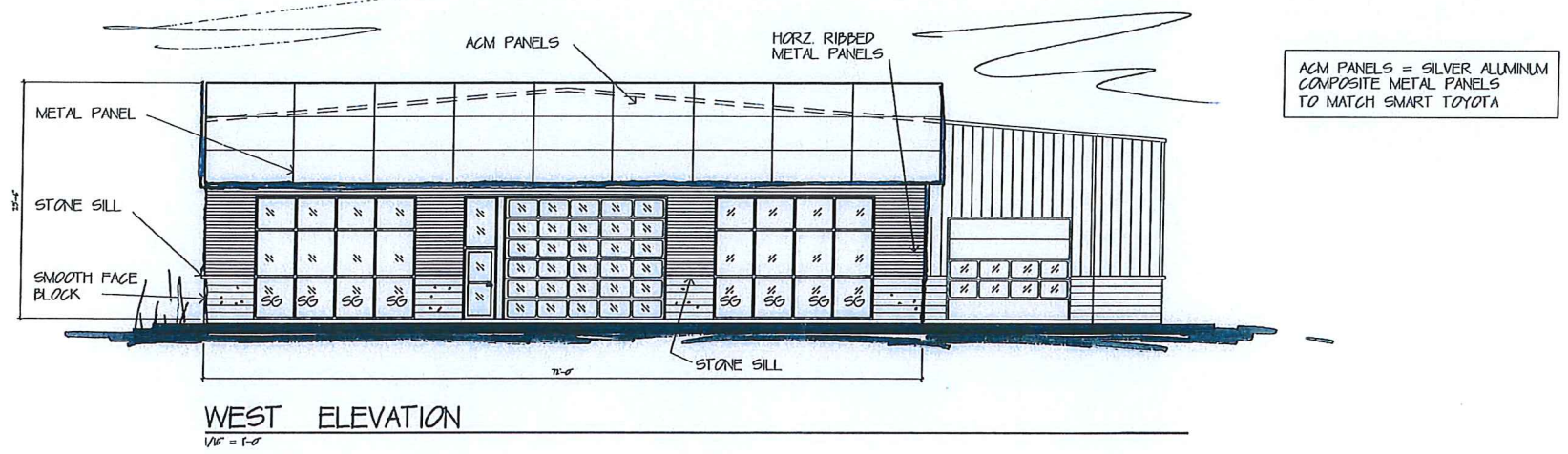
Consultants:
 Client:

Smart Motors - Used Cars
 Odana Road
 Madison, WI

LANDSCAPING PLAN - PHASE II

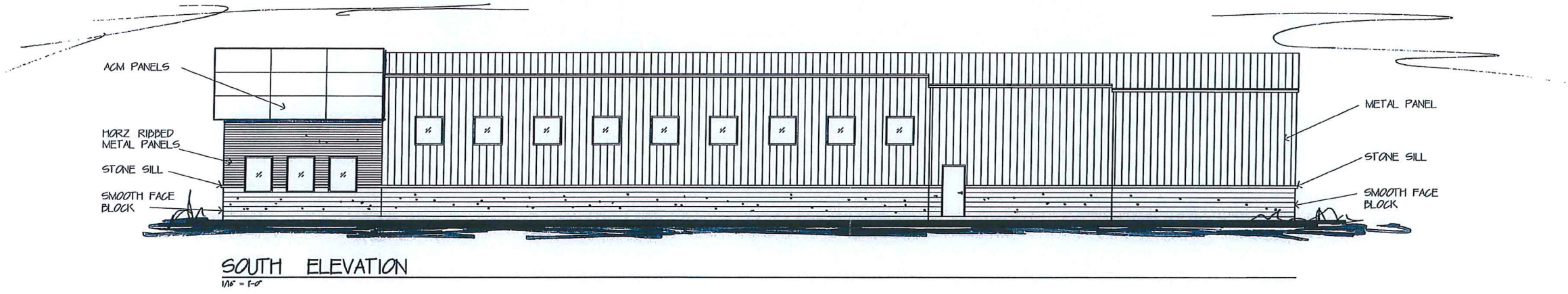
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 100% FOR THE HEARING IMPAIRED (800) 542-2209
 WIS. STATUTE 182.0175 (1974) REQUIRES 10% OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

Notes:
 Approved for Construction by owner: _____
 Date: 4/29/13 3.
 Revised: 1. 6/27/13 4.
 2. 11/11/13
 Sheet: _____ Scale: 1" = 30'-0"
L-1.0

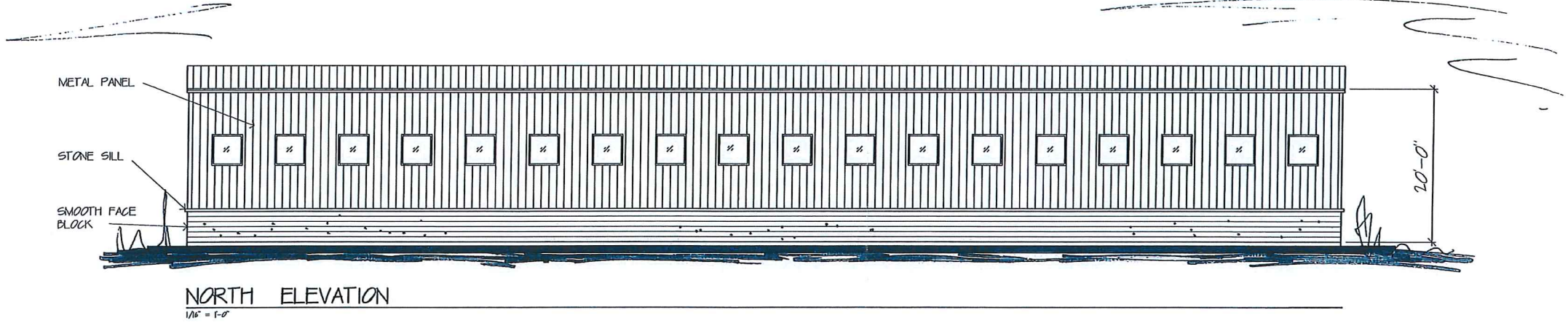


ACM PANELS = SILVER ALUMINUM COMPOSITE METAL PANELS TO MATCH SMART TOYOTA

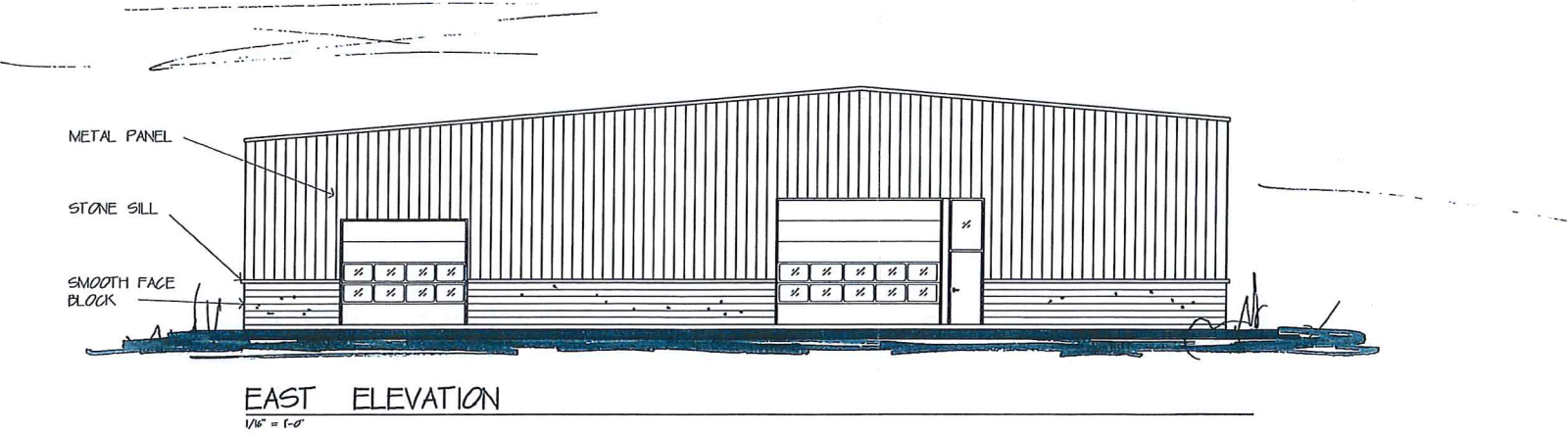
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

REVISIONS	
 SMART MOTORS	
Smart Motors New Car Prep Building 5708 Odana Road Madison WI, 53716	
 Henneth & Sullivan Co. DESIGN BUILD / GENERAL CONTRACTORS P.O. BOX 269463 MADISON, WI 53726-2463 TEL: 608-257-2699 FAX: 608-251-2696	
DRAWING NAME ELEVATIONS	DRAWN BY: JIMT DATE: 11-20-13
SHEET A-2.0	PROJ. # 213-000