

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
September 13, 2006

DEMOLITION PERMIT – 5721-5901 ODANA ROAD:

1. Requested Action: Approval for the demolition of three buildings to permit the construction of a new building for an existing automobile dealership.
2. Applicable Regulations: Section 28.04 provides the guidelines and regulations for the approval of demolition permits. Motor vehicle sales establishments are a permitted use in the C3-L Commercial Service and Distribution District.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: J.R. Smart, Smart Motors, 5901 Odana Road, Madison, WI 53719; Jim Triatik, Kenneth F. Sullivan, 1314 Emil Street, Madison, WI 53713.
2. Status of Applicants: Property owner and contractor.
3. Development Schedule: 2006-2007.
4. Parcel Location: South side of Odana Road along the West Beltline Highway at Tokay Boulevard, Madison Metropolitan School District, 19th Aldermanic District.
5. Parcel Size: 6.76 acres.
6. Existing Zoning: C3L Commercial Service and Distribution District.
7. Existing Land Use: Automobile dealership, surface parking and vacant office building.
8. Surrounding Land Use and Zoning: This site is surrounded by a mix of commercial uses along Odana Road and the West Beltline Highway zoned C3L.
9. Adopted Land Use Plan: The City of Madison Comprehensive Plan designates this area as GC General Commercial District.
10. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services are available to this site.

STANDARDS FOR REVIEW:

This proposal is subject to the demolition permit standards. This site is also within Urban Design District No. 3, which requires the project to be approved by the Urban Design Commission.

ANALYSIS, EVALUATION AND CONCLUSION:

It is the intent of the applicant, Smart Motors, to demolish three existing buildings, combine four separate parcels of land and construct a new automobile dealership providing new car sales and service on this combined development site. This is the second phase of an overall redevelopment plan of this property along the south side of Odana Road. On May 16, 2005 the Plan Commission approved the applicant's request to demolish a self-service car wash located at 4837 Odana Road to create a temporary parking lot for the existing Smart Motors automobile dealership. Shortly after that, the car wash building was demolished and is now a surface parking area.

The applicant indicated at that time, that the demolition of the car wash and temporary parking would provide an interim use until they would proceed with the redevelopment of their entire 6.5 acre site, consisting of the four contiguous parcels along Odana Road.

The current application is for the demolition of three buildings.

5721 Odana Road – vacant office building
5801 Odana Road – automobile dealership building
5901 Odana Road – automobile dealership building

The three buildings proposed for demolition appear to be in relatively good condition. The office building, formerly Wisconsin Hospital Association, has been stripped of some salvageable materials already and is boarded up awaiting Plan Commission approval of the demolition permit.

Automobile dealerships are a permitted use in the C3L Commercial Service and Distribution District. The proposed new building will have two primary elements, a service area and a showroom/office area. In addition, there will be a service reception area for customers requiring repair service, along with a separate limited-service oil change facility on the westerly edge of the site. The new building will be surrounded by a 532-stall surface parking lot that will be used primarily for new vehicle inventory parking. Access to the new facility will be from two locations along Odana Road. The applicant has met with Planning and City Traffic Engineering staff regarding access to the site.

Overall, a reasonably good landscape plan has been provided. There are two special areas of interest along the West Beltline Highway. One being a "bicycle pit stop" that directly accesses the existing bicycle path that runs along the Beltline Highway. The second area is a raised automobile display area that will have illuminated flagpoles. The Urban Design Commission approved this proposal with the condition that additional landscaping be provided along the Beltline Highway on the east end of the site and in the parking islands.

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There is a large billboard on the site that is oriented towards the Beltline Highway. On September 13, the applicant indicated that this sign will be removed by the end of this year.

Staff compliments the applicant on their voluntary removal of the billboard. The removal of the billboard not only approves the appearance of their property, but has a positive impact on this segment of the Beltline Highway.

It appears to staff that the buildings proposed for demolition are structurally sound but are functionally obsolete and do not support the applicant's desire to have a single facility on this combined site.

Planning staff feels that the demolition standards can be met, and the demolition of the buildings can be justified.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve this demolition permit subject to the comments of the reviewing departments, the conditions of the Urban Design Commission and the following:

1. Staff would encourage the applicant to provide additional information as to where damaged motor vehicles, or vehicles requiring extensive work will be stored on the site in this highly visible location.
2. All signage will require approval by staff.
3. Details of the trash enclosure shall be provided on the final plans.
4. All exterior lighting will conform to the City of Madison outdoor lighting standards.

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: August 23, 2006
TITLE: 5901 Odana Road – Demolition and New Construction of an Auto Dealership in Urban Design District No. 3. 19 th Ald. Dist. (04007)	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED:
	POF:
DATED: August 23, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Bruce Woods, Lisa Geer, Robert March and Michael Barrett.

SUMMARY:

At its meeting of August 23, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** for the demolition and new construction of an auto dealership at 5901 Odana Road, in UDD No. 3. Appearing on behalf of the project were Allen Foster, Jim Triatik, Atty. Michael Christopher, Tom Knoop, James A. Budinetz, Ryan Quam and Jeremy Holmstadt. Maurice Adams also registered in support. Triatik gave an overview of the changes to the site, landscaping, stormwater management and lighting plans. He clarified that the raised display area along the Beltline is 6-inches high with a mountable curb. The Commission questioned whether the light spillage along the sidewalk met City requirements, but could otherwise accept the lighting plan.

A memo from Matt Tucker, Zoning Administrator, was distributed that clarified that the landscaping requirements in the code apply to automobile inventory parking just as they would to customer parking areas. Foster clarified that the plan being presented meets this requirement. He also noted that more trees were added to the perimeter to offset the lack of trees within the inventory parking area. Adams requested that two new trees planned near the western driveway be relocated so they don't block the view of his commercial building on the adjacent lot.

ACTION:

On a motion by Woods, seconded by Ald. Radomski, the Urban Design Commission **GRANTED FINAL APPROVAL** with the following conditions to be approved by staff:

1. Trees be added along both sides of the drive aisle paralleling the east side of the building (replacing some shrubs);
2. One parking stall be converted to a tree island, with a tree, in the center of the southern cluster of inventory parking;
3. Trees be added along the Beltline frontage adjacent to the inventory parking area;
4. Trees be added in the tree islands along the eastern edge of the inventory parking area;

~~URBAN DESIGN COMMISSION PROJECT RATING FOR: 5901 Odana Road~~

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	7	6	6	5	6	6
	5	6	5	5	6	6	4	5
	-	7	4	4	-	-	-	5.75
	6	6	5	5	6	6	6	5.5
	5	5	5	5	-	5	5	5
	5	5	5	5	-	5	5	5
	6	7	4	5	6	6	6	6
	6	7	6	6	-	6	7	6

General Comments:

- As auto dealerships go, not outstanding but acceptable.
- This is minimal, landscape-wise, for an urban design district.
- Small, incremental change barely makes this approvable. Why should a car dealership be asking for special variances from long-established precedents?
- Add trees into the tree islands shown on either end of the inventory area and along the parking edge towards the Beltline at a minimum for shade and heat reduction.
- Need to meet City requirements for trees in parking lot and 75% vegetative area in islands. Reduce light bleed to the sidewalk.
- Heat island and stormwater issues still concern.
- Improvements added at tonight's meeting were very positive – consistent with City ordinances, Urban Design District guidelines, and past precedents. Once constructed the owner can sell great cars in a great environment. I encourage Plan Commission and Council approval.



Madison Metro Transit System

1101 East Washington Avenue
Madison, Wisconsin, 53703
Administrative Office: 608 266 4904
Fax: 608 267 8778



August 7, 2006

TO: Plan Commission
FROM: Timothy Sobota, Transit Planner, Metro Transit
SUBJECT: 5901 Odana Road – “Smart Motors”

Metro Transit has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

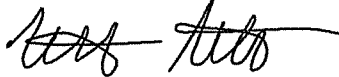
1. The applicant shall install a concrete passenger boarding pad on the south side of Odana Road, approximately eighty feet east of crosswalk marking along the east side of the Tokay Boulevard intersection. The concrete pad shall occupy the full distance of the terrace, measure 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
2. The applicant shall install a concrete passenger boarding pad on the south side of Odana Road, approximately twenty-five feet west of western-most driveway apron serving the area marked employee parking. The concrete pad shall occupy the full distance of the terrace, measure 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
3. The applicant shall include the location of these passenger amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

4. Metro Transit operates service seven days a week along Odana Road past these bus stop locations.

Please contact Tim Sobota, Metro Transit at 261-4289
or by email at <tsobota@cityodmadison.com>
if you have questions regarding the above items.

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Digitally signed
by Tim Sobota
Date: 2006.08.07
10:11:30 -06'00'

CC: Project contact person, Jim Triatik: jim@kfsullivan.com (email)

Atch: Exhibit page “SP-2 Proposed Site and Utility Plan” [7/11/2006], notated with approximate amenity locations

PARKING LOT PLAN SIZE REGULATIONS BLOCK

See drawing for details.

Minimum of 200 sq. ft. per vehicle.

Minimum of 10 ft. between stalls.

Minimum of 10 ft. between stalls and adjacent property.

Minimum of 10 ft. between stalls and adjacent road.

Minimum of 10 ft. between stalls and adjacent utility.

Minimum of 10 ft. between stalls and adjacent structure.

Minimum of 10 ft. between stalls and adjacent landscape.

Minimum of 10 ft. between stalls and adjacent fence.

Minimum of 10 ft. between stalls and adjacent wall.

Minimum of 10 ft. between stalls and adjacent gate.

Minimum of 10 ft. between stalls and adjacent driveway.

Minimum of 10 ft. between stalls and adjacent sidewalk.

Minimum of 10 ft. between stalls and adjacent curb.

Minimum of 10 ft. between stalls and adjacent gutter.

Minimum of 10 ft. between stalls and adjacent drainage.

Minimum of 10 ft. between stalls and adjacent lighting.

Minimum of 10 ft. between stalls and adjacent security.

Minimum of 10 ft. between stalls and adjacent signage.

Minimum of 10 ft. between stalls and adjacent landscaping.

Minimum of 10 ft. between stalls and adjacent irrigation.

Minimum of 10 ft. between stalls and adjacent maintenance.

Minimum of 10 ft. between stalls and adjacent storage.

Minimum of 10 ft. between stalls and adjacent office.

Minimum of 10 ft. between stalls and adjacent warehouse.

Minimum of 10 ft. between stalls and adjacent garage.

Minimum of 10 ft. between stalls and adjacent shed.

Minimum of 10 ft. between stalls and adjacent barn.

Minimum of 10 ft. between stalls and adjacent farm.

Minimum of 10 ft. between stalls and adjacent ranch.

Minimum of 10 ft. between stalls and adjacent estate.

Minimum of 10 ft. between stalls and adjacent country.

Minimum of 10 ft. between stalls and adjacent suburb.

Minimum of 10 ft. between stalls and adjacent city.

Minimum of 10 ft. between stalls and adjacent town.

Minimum of 10 ft. between stalls and adjacent village.

Minimum of 10 ft. between stalls and adjacent hamlet.

Minimum of 10 ft. between stalls and adjacent settlement.

Minimum of 10 ft. between stalls and adjacent community.

Minimum of 10 ft. between stalls and adjacent neighborhood.

Minimum of 10 ft. between stalls and adjacent district.

Minimum of 10 ft. between stalls and adjacent ward.

Minimum of 10 ft. between stalls and adjacent parish.

Minimum of 10 ft. between stalls and adjacent township.

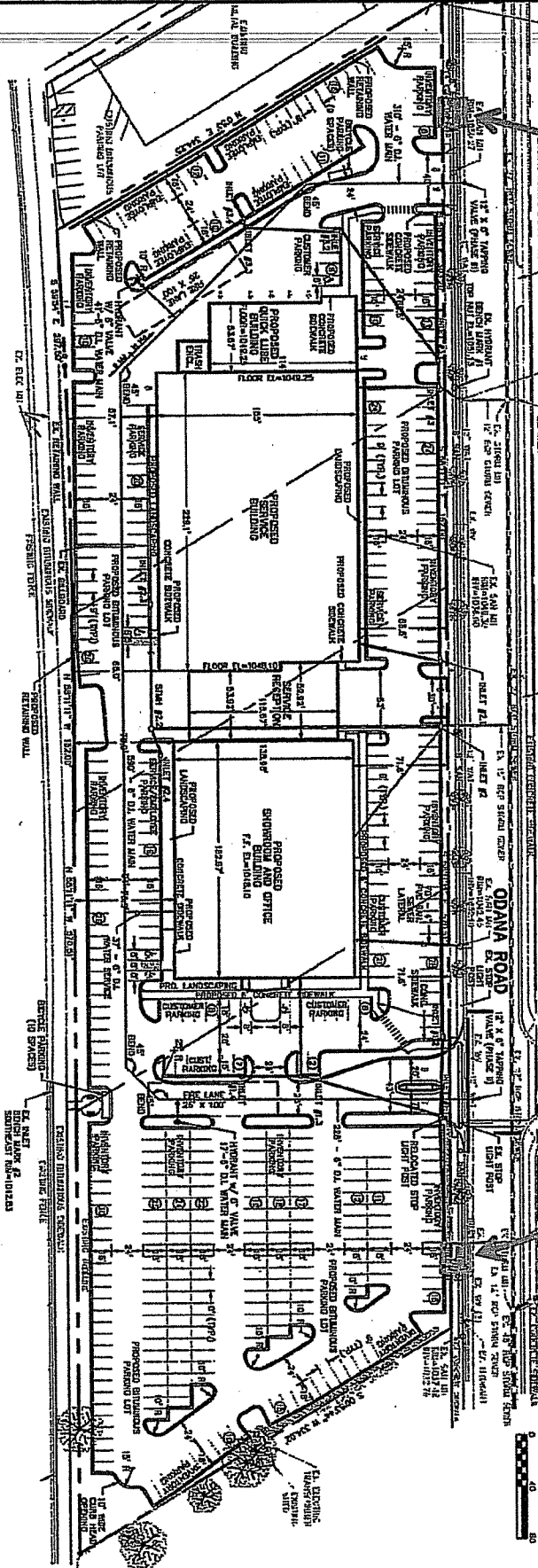
Minimum of 10 ft. between stalls and adjacent county.

Minimum of 10 ft. between stalls and adjacent state.

Minimum of 10 ft. between stalls and adjacent nation.

Minimum of 10 ft. between stalls and adjacent world.

WEST BELTLINE HIGHWAY



Bus pad #2

Bus pad #1

CALL DIGGERS HOTLINE

TOLL FREE

1-800-368-3673

FOR A LIST OF PARTICIPATING CONTRACTORS VISIT US ONLINE AT WWW.CALLDIGGERSHOTLINE.COM

DRAWING NAME
PROPOSED SITE AND



Smart Motors

REVISIONS

NO.	DATE	DESCRIPTION



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: August 1, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 5901 Odana Road Demolition

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Prepare a preliminary Certified Survey Map (CSM) reflective of the inclusion of the four separate properties shown on the preliminary demolition plans for this proposed project. Obtain approvals and record a CSM that will coincide with final ownership plans at build out.
2. Coordinate the potential dedication of public street right-of-ways or any necessary public use easements as required by City Engineering and Transportation. The required CSM may facilitate these dedications.
3. Provide additional detail to show where the runoff travels when discharging at the southeast corner of the site. This runoff cannot be dumped onto private property and cannot be dumped onto existing bikepath.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 5901 Odana Road Demolition

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing

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and proposed utility locations and landscaping.

- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way

shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 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.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.

4.12 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with 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 infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

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.

4.14 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.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) 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.

Utilities General

5.1 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.

5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.

5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.

- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
 - 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.
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Sanitary Sewer

- 6.1 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.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 8/11/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **5901 Odana Rd.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. 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.
3. 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.
 - 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. A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length.
 - d. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

August 10, 2006

TO: Plan Commission
FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager
SUBJECT: **5901 Odana Road – Demolition – Smart Motors**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. 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 John Steiner, Wisconsin Department of Transportation (608-246-3862), with site plans sets for review and approval. The applicant shall return a set of site plans or letter with WDOT-approved copies to the City of Madison Traffic Engineering Division. The applicant shall show the Wisconsin Dept of Transportation build setback along the West Beltline on site plans.
2. The street type approach at Odana Road and Tokay Blvd. shall be reviewed and approved by the City Traffic Engineer. In addition, the applicant shall be responsible financially to maintain pavement marking as approved by the City Traffic Engineer. The applicant shall at all times maintain crosswalks, stop bars and lane lines, signage and included in the geometrically special design "Street Type Entrance." The applicant shall provide a detail 1" = 20' drawing of the "Street Type Entrance" from Odana Road to the first drive aisle to the easterly parking area as approved by the City Traffic. The applicant shall show, lane dimensions, lane line color and width according to the Federal Highway Administration "Manual On Uniform Traffic Devices." in epoxy for lane lines, 12 " cross walks lines, 24 " stop bars, pavement markings details and signage to as approved by the City Traffic Engineer. In addition, a note shall be shown on the plan, " ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTIAN BY THE PROPERTY OWNER."
3. Unless otherwise modified by an alternative financing plan, the Developer is expected to finance 100% of traffic signal costs for the changes proposed in the demolition. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.

4. The Developer/Site Parcel owner shall sign an agreement with the City of Madison, which requires the property owner to pay 25% of the cost of operating and maintenance expenses for the traffic signal at Odana Rd and Tokay Blvd. and give the City an easement to install and maintain signal facilities on owner's property prior to site plan approval.
5. The applicant shall demonstrate the semi truck routing and loading area on the site plan. In addition, the applicant shall provide critical vehicle clearance at the driveway approaches to Odana Road.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

6. 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), 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'.
7. A "Stop" sign shall be installed at a height of seven (7) feet at the driveway approaches except the one with a traffic signal. 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.
8. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and hand holes, including labor, engineering and materials for both temporary and permanent installations.
9. 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 contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Jim Triatik
Fax: 608-257-2906
Email: jim@kfsullivan.com

DCD: DJM: dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 10, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 5901 Odana Rd

Present Zoning District: C3L

Proposed Use: Demolish 3 buildings for new 97,000 sq. ft. Auto Dealership

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Com. app.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Obtain a waiver from the State to allow parking lot development within the 42' State setback from the rear property line adjacent to the West Beltline or remove the development improvements from this area on the plans..
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of six 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. **The remainder shall be 8' stalls with a 5' 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.
3. Provide **one** 10' x 35' loading area with 14' vertical clearance to be shown on the plan for the vehicle repair use. The loading area shall be exclusive of drive aisle and maneuvering space.
4. Provide **two** 10' x 50' loading areas with 14' vertical clearance to be shown on the plan for the retail use. The loading area shall be exclusive of drive aisle and maneuvering space.

5. Provide 18 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Up to 50% of the required bike stalls can be shown as a reserved area until future stalls are needed. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. 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.

6. 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.

7. Lighting 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.

8. 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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	88,111 sq. ft.
Lot width	50'	303'
Usable open space	n/a	n/a
Front yard	0'	65'
Side yards	0'	adequate
Rear yard	30' bldg./pkg/signs 42' State	63' building, pkg. 0' (1)
Floor area ratio	3.0	less than 1.0
Building height	---	2 stories

Site Design	Required	Proposed
Number parking stalls	repair bays (31) 62 Repair Emp (26) 13 Repair Mgr. 1 Office Showroom 100 <u>Inventory 355</u> Total 531	532
Accessible stalls	6	(2)
Loading	1 (10' x 35') service dept 2 (10' x 50') retail	(3) and (4)
Number bike parking stalls	1 per each 10 car stalls not including display stalls	(5)
Landscaping	Yes	(6)
Lighting		

Other Critical Zoning Items	
Urban Design	No
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project does comply with all of the above requirements.