



Location

5721-5901 Odana Road

Project Name

Smart Motors

Applicant

J.R. Smart/Jim Triatik - K.F. Sullivan

Existing Use

Auto Dealership

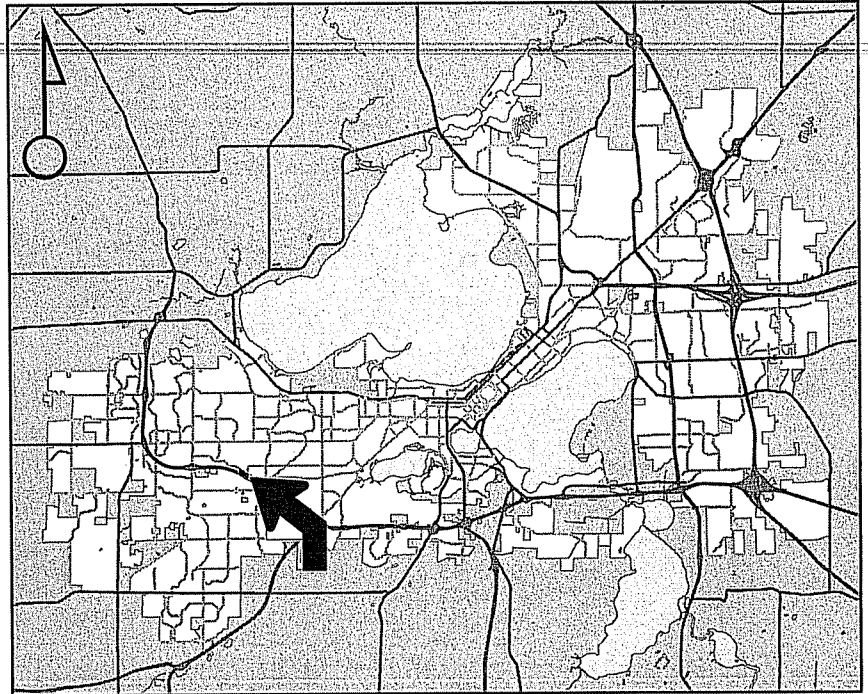
Proposed Use

Demolish 3 Buildings for New 97,000 square foot Auto Dealership

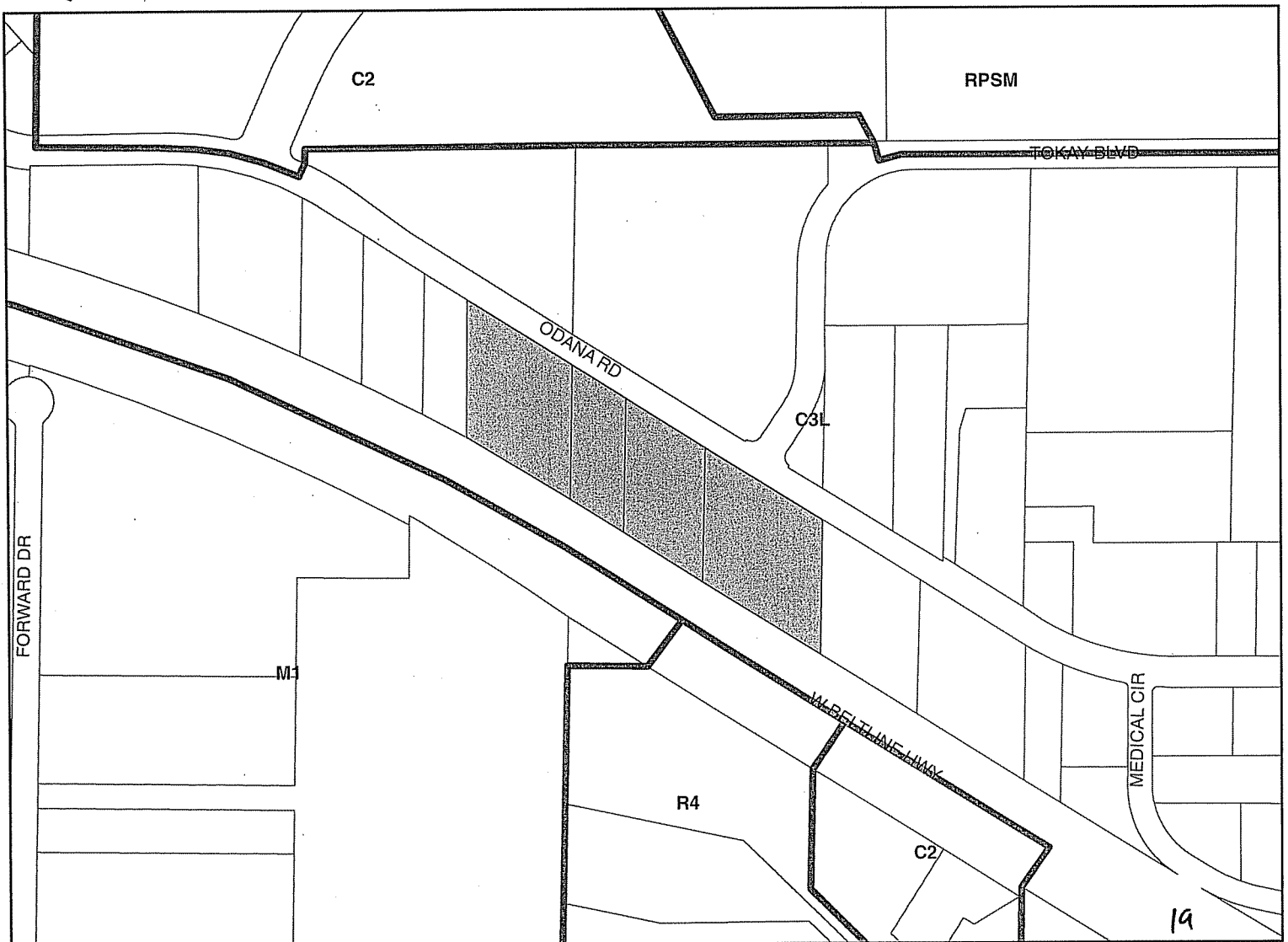
Public Hearing Date

Plan Commission

18 September 2006



For Questions Contact: Bill Roberts at: 266-5974 or wroberts@cityofmadison.com or City Planning at 266-4635





City of Madison

5721-5109 Odana Road



Date of Aerial Photography : April 2005



LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid <u>500</u>	Receipt No. <u>72497</u>
Date Received <u>7-12-06</u>	
Received By <u>DT</u>	
Parcel No. <u>0708-254-0091-7</u>	
Aldermanic District <u>19, Noel Radomski</u>	
GQ <u>Landscape Buffer</u>	
Zoning District <u>C3L</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification _____	Waiver <input checked="" type="checkbox"/>
Ngrbrhd. Assn Not. _____	Waiver <input checked="" type="checkbox"/>
Date Sign Issued _____	

1. Project Address: 5901 ODANA ROAD Project Area in Acres: 6.76
Project Title (if any): SMART MOTORS - NEW TOYOTA FACILITY

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JIM TRIATIK Company: K.F. SULLIVAN
Street Address: 1314 EMIL ST. City/State: MADISON Zip: 53713-2310
Telephone: (608) 257-2289 Fax: (608) 257-2906 Email: JIM@KFSULLIVAN.COM

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

Property Owner (if not applicant): J.R. SMART
Street Address: 5901 ODANA RD. City/State: MADISON, WI Zip: 53719

4. Project Information:

Provide a general description of the project and all proposed uses of the site: _____

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 500⁰⁰. See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of the: _____ Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

NOEL RADOMSKI

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner BILL ROBERTS Date 5.19.06 | Zoning Staff KATHY VOECK Date 5.19.06

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

Printed Name JIM TRIATIK Date 7.6.06
Signature *Jim Triatik* Relation to Property Owner ARCHITECT / BUILDER

Authorizing Signature of Property Owner *James R. Off* Date 7/11/06



Mailing Address - P.O. Box 259463 - Madison, WI 53725-9463
Street Address - 1314 Emil Street - Madison, WI 53713
Telephone - (608) 257-2289 Fax - (608) 257-2906

July 12, 2006

**Letter of Intent for a new Smart Motors Toyota Dealership
5901 Odana Road**

Dear Plan Commission Members,

As Smart Motors approaches 100 years in business in 2008, they wish to construct a new 97,000 square foot Toyota facility in the same location as their existing building. In order to accomplish this goal, three buildings on the existing 6.76-acre site will need to be demolished.

In an effort to have improved traffic flow onto Odana Road, our new site plan decreases the number of driveways, or curb cuts, from six down to only three. Customers leaving Smart Motors will be directed to leave at the intersection of Odana and Tokay, which currently is a stoplight-controlled intersection. Another special feature of the new site design is a bicycle pit stop area that would be connected to the existing bike path. This would also allow someone on a bike to access the stoplights mentioned above to cross Odana Road. The timeline for the entire project will be approximately one year, with construction to start late summer/early fall of this year.

Our Project team includes:

J.R. Smart, Jim Budinetz, and Allen Foster of Smart Motors
Architect: K.F. Sullivan Company
General Contractor: K.F. Sullivan Company
Landscape Architect: Paul Skidmore of Barnes, Inc.
Storm Water Management: Quam Engineering, L.L.C.

Smart Motors currently employs 117 full and part time people and their hours of operation are:

Sales: Summer hours (Memorial Day to Labor Day)
Monday thru Thursday: 9 a.m. - 8 p.m.
Friday: 9 a.m. - 6 p.m.
Saturday: 9 a.m. - 5 p.m.
Sunday: Closed

Sales : Winter hours (Labor Day to Memorial Day)

~~Monday & Thursday: 9 a.m. - 8 p.m.~~

Tuesday, Wednesday & Friday: 9 a.m. - 6 p.m.

Saturday: 9 a.m. - 5 p.m.

Sunday: Closed

Service & Parts:

Monday & Thursday: 7 a.m. - 8 p.m.

Tuesday, Wednesday & Friday: 7 a.m. - 6 p.m.

Saturday: 7:30 a.m. - 12:00 p.m.

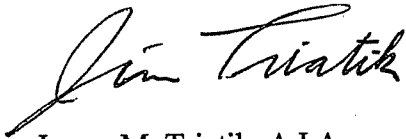
Sunday: Closed

They anticipate extending Saturday hours for Service & Parts (probably until 5 p.m.) in the new facility, quick lube hours would probably be the same as service unless they see a need to extend (based on customer requests).

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

Sincerely,

K. F. SULLIVAN CONSTRUCTION



James M. Triatik, A.I.A.

Vice President / Project Architect