



Location
5714 Odana Road

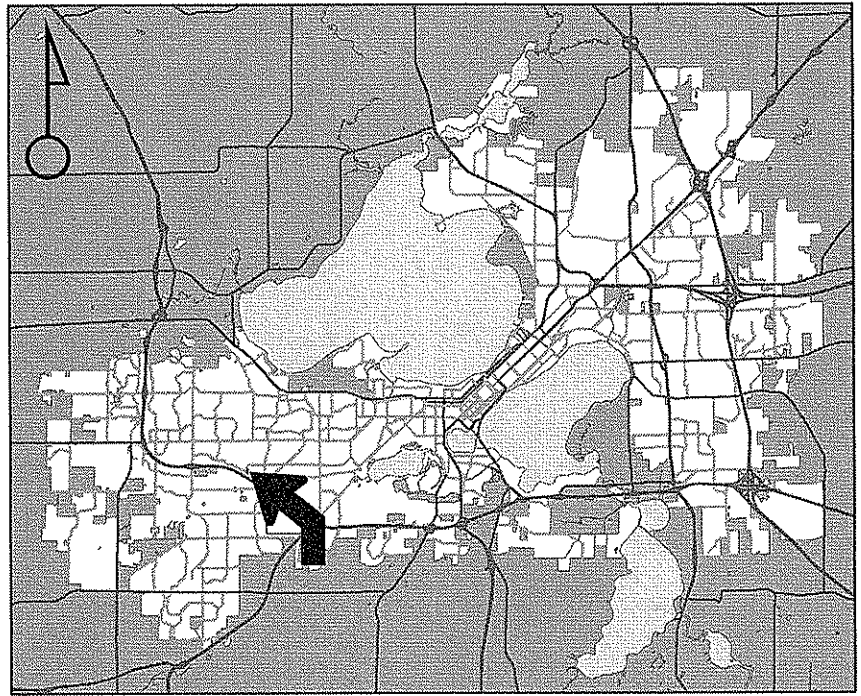
Project Name
Smart Motors Building Demo

Applicant
J.R. Smart & Allen Foster – Smart Motors/
Jim Triatik – K.F. Sullivan

Existing Use
Former Office Building

Proposed Use
Demolish Former Office Building
To Construct Off-Site Accessory
Car Sales Lot

Public Hearing Date
Plan Commission
15 September 2008

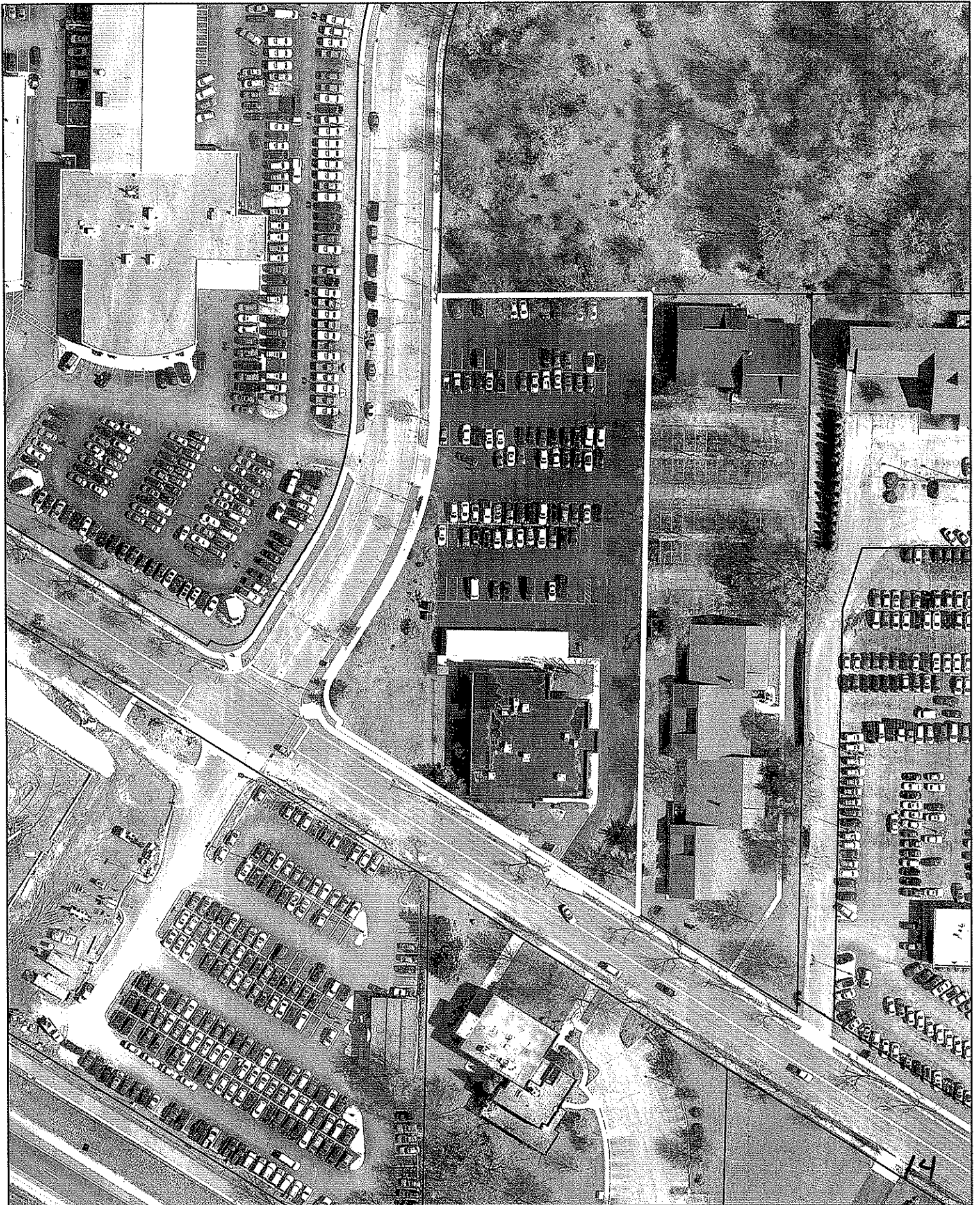


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 September 2008



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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY

Amt. Paid \$550.⁰⁰ Receipt No. 93243
 Date Received 7/25/08
 Received By JLK
 Parcel No. 0709 303 0517 7
 Aldermanic District 19 Mark Clear
 GQ 400-03
 Zoning District C3L
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text NA
 Alder Notification 4/30 Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 7/25/08

1. Project Address: 5714 ODANA ROAD Project Area in Acres: 2.25

Project Title (if any): SMART MOTORS - BLDG. DEMO. FOR INVENTORY LOT

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

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

Conditional Use Demolition Permit 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, WI Zip: 53713
 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): SMART MOTORS - J.R. SMART / ALLEN FOSTER
 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: DEMOLISH FORMER U.W. MEDICAL BUILDING FOR INVENTORY DISPLAY LOT.

Development Schedule: Commencement EARLY FALL - '08 Completion LATE FALL - '08

CONTINUE →

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: \$ 500** 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 (principal) buildings, photos 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 to be approved by the City 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 _____ 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:*

ALDER. MARK CLEAR - DISTRICT 19 - CONTACTED 4-30-08

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 **AL MARTIN** Date **2.20.08** | Zoning Staff **MATT TUCKER** Date **2.20.08**

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name JIM TRIATIK Date 7.23.08
 Signature *Jim Triatik* Relation to Property Owner ARCHITECT/BUILDER

Authorizing Signature of Property Owner *[Signature]* Date 7/24/08

July 28, 2008

Dear Members,

The purpose of this letter is to request permission for the demolition of our building on 2.25 acres located at 5714 Odana Rd. The former U.W. Medical Building served as our temporary headquarters during the demolition and construction phases of our new facility across the street. This building, which was constructed in 1966, is the oldest on Odana Road (West of Whitney Way), has become quite dilapidated as seen in the attached photos. While there are numerous problems surrounding wiring, insulation, and heating, the greatest concern is the water system. Numerous failures over the years have created mold-ridden and water damaged areas, with the biggest problem being that the system is encased in the basic foundation of the structure. Coupled with the daunting challenge of bringing the facility up to current day code for our employees, our studies have shown us that it would be cost prohibitive to attempt a renovation or remodel to suit our future needs.

We therefore, ask your permission to demolish the building at 5714 Odana Road and construct an inventory display lot (per attached plans) as phase one of our project. Phase two (to be announced at a later date) is currently considering plans for constructing a new pre-owned sales facility utilizing this site.

This is a similar request to our first project in 2005-2006, where we demolished several buildings and relocated our inventory, employee and guest parking areas while undergoing a massive construction project. I believe our new facility, which the City of Madison played a significant role in shaping, has met and hopefully even exceeded your expectations. You should be proud of the role you had in helping improve the landscape of Odana Road.

I hear comments daily assuring me that the residents of the City of Madison and Dane County as a whole appreciate the new Smart Motors. I mention this because I believe that over the past three years we have demonstrated by our actions that we honor our commitments. I am honored to own one of the oldest family owned and operated auto dealerships in the world, and appreciate your support in my continued effort.

Our Project team includes:

J.R. Smart, Jim Budinetz, and Allen Foster of Smart Motors
Architect: Jim Triatik, A.I.A. of K.F. Sullivan Company
General Contractor: K.F. Sullivan Company
Landscape Architect: Jeremy Holmstadt of Barnes, Inc.
Storm Water Management: Ryan Quam of Quam Engineering, L.L.C.
Site Lighting: Rob Rudolf of Electric Construction, Inc.

Sincerely,

J.R. Smart
J.R. Smart
President
Smart Motors, Inc.

Smart Motors

Building Demolition / New Lot
5714 Odana Road
Madison, WI 53719



Date: July 28, 2008

Contents

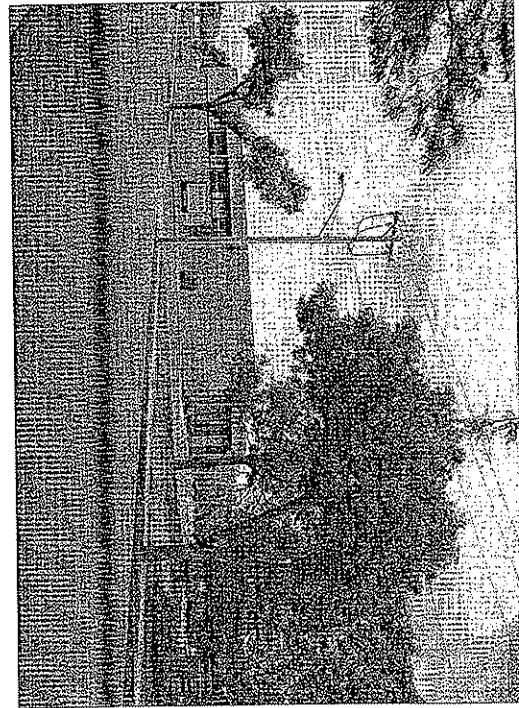
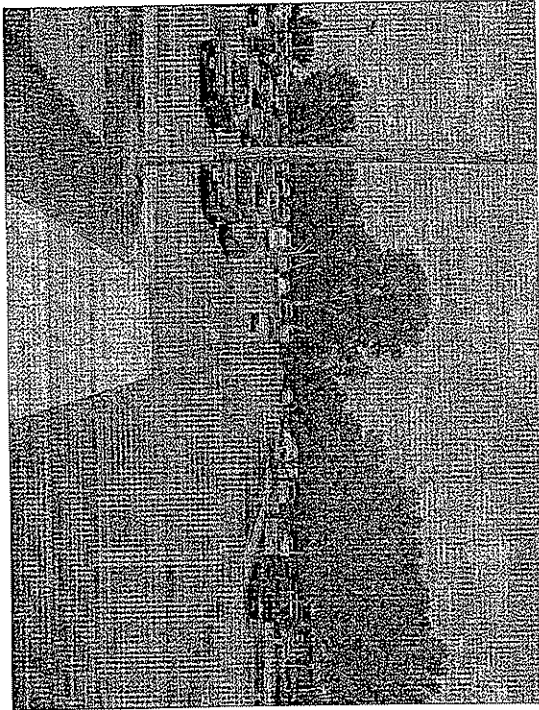
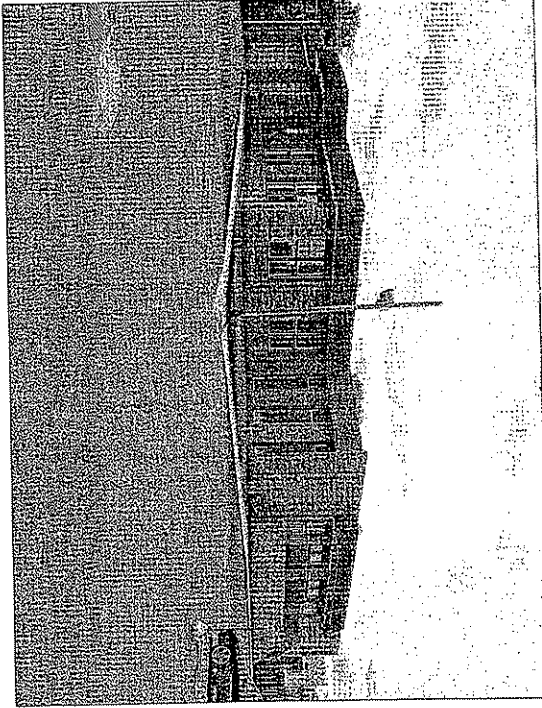
- E-0100 SITE PROPOS
- E-0100 SITE PLAN
- E-100 PROPOSED SITE PLAN
- E-200 PROPOSED LANDSCAPE
- E-300 SITE LISTINGS

Stamps &
Approvals:



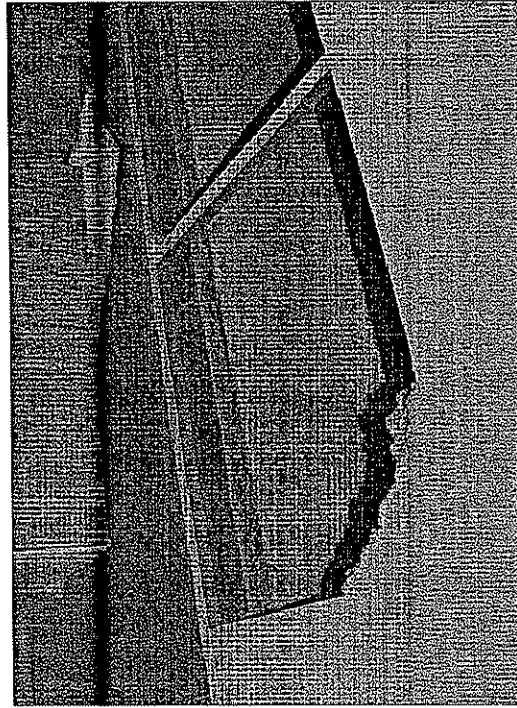
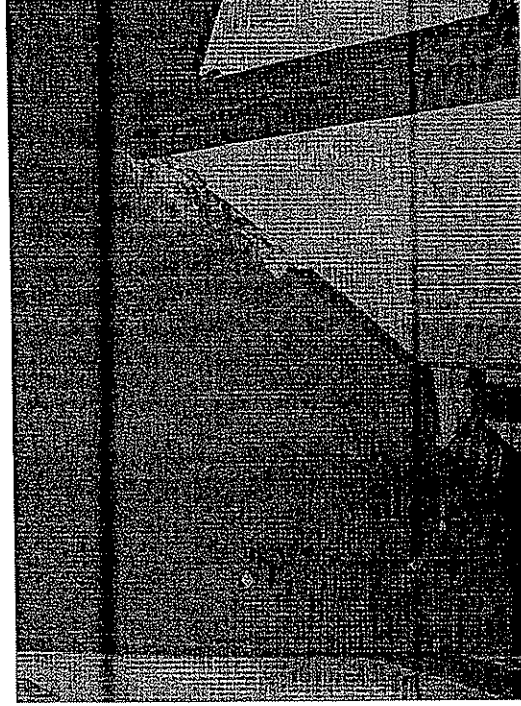
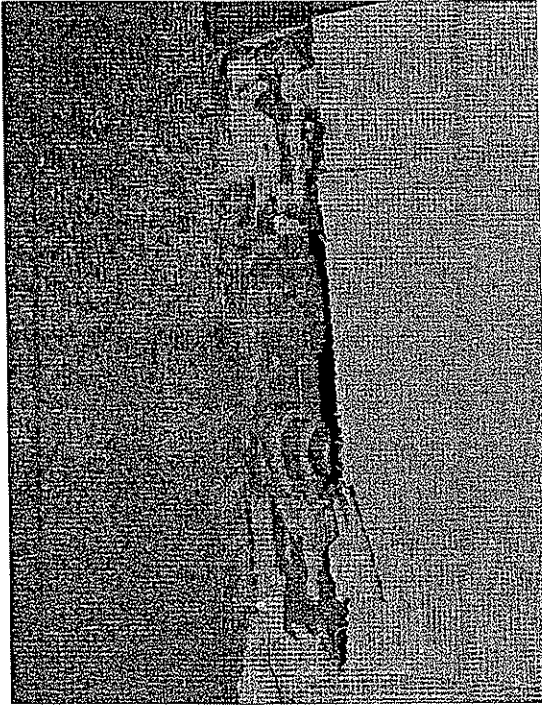
K. F. Sullivan & Co.
DESIGN BUILD /
GENERAL CONTRACTORS



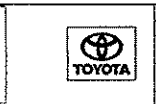
P.O. BOX 259463 1314 EML ST. 608-251-2229
MADISON, WI 53725-9463 FAX 608-257-2906
www.kfsullivan.com



SHEET	DRAWING NAME	 Kenneth F. Sullivan <small>DESIGN-BUILD GENERAL CONTRACTORS</small> <small>P.O. BOX 25443 154 EMBL ST. 53727-0243 MADISON, WI</small>	Smart Motors Used Car Building 5702 Odana Road Madison, WI 53719			REVISIONS _____ _____ _____ _____
DATE	DRAWN BY					

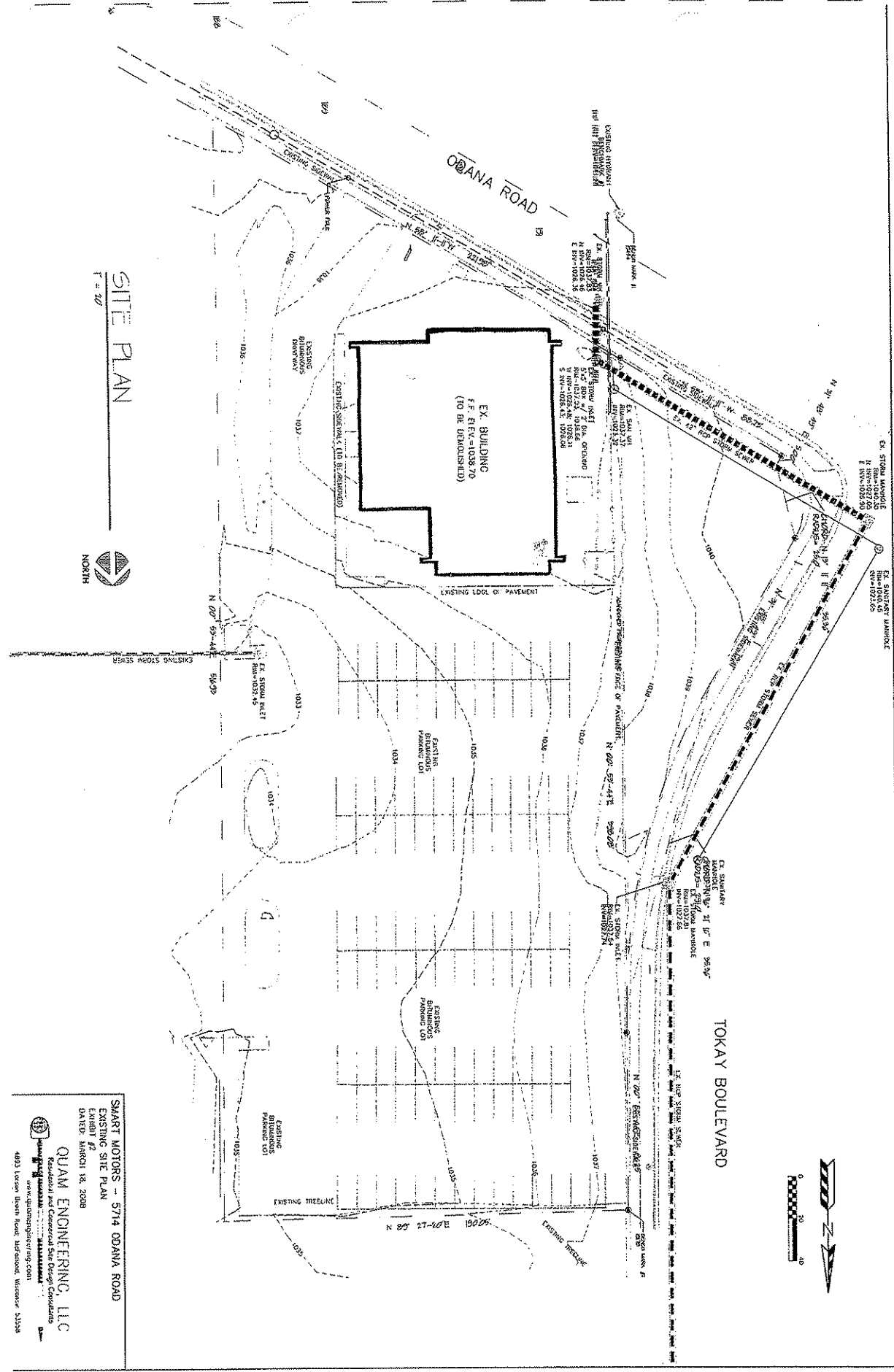
14



SHEET FRUJ 8	DRAWING NAME DRAWN BY: DATE:	 <p>Kenneth F. Sullivan CO. GENERAL CONTRACTORS P.O. BOX 25943 1374 PAUL ST. 60825-0239 MADISON, WI 53726-4463 761-6043/251-2206</p>	<p>Smart Motors Used Car Building 5702 Odana Road Madison, WI 53719</p>			<table border="1"> <thead> <tr> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </tbody> </table>	REVISIONS						
REVISIONS													

SITE PLAN

1" = 20'

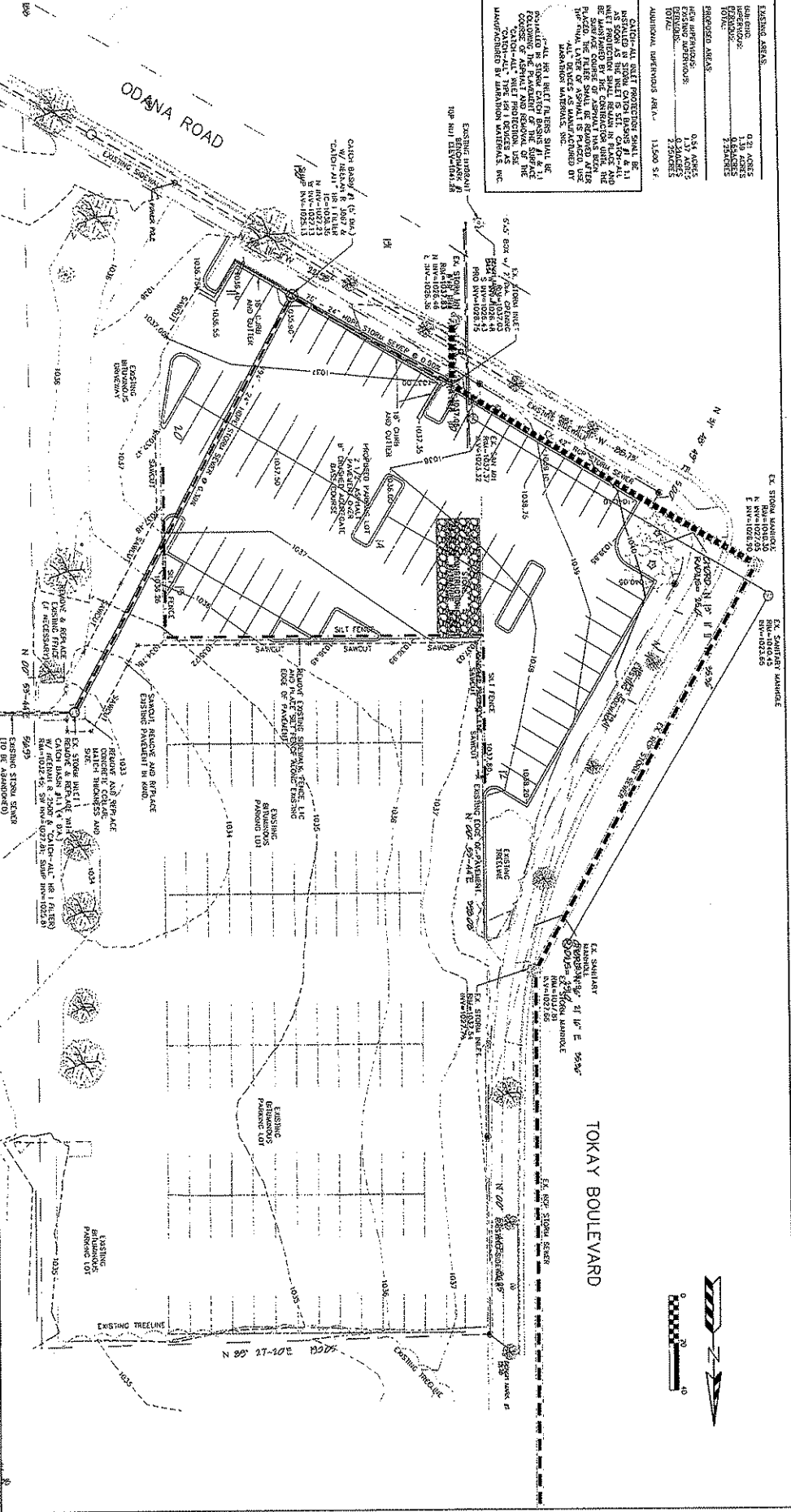


SMART MOTORS -- 5714 ODANA ROAD
 EXISTING SITE PLAN
 DATED 04/18/08
 QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4933 Linden Street, Madison, Wisconsin 53708

EXISTING AREAS	
EXISTING AREAS	0.11 ACRES
EXISTING AREAS	1.18 ACRES
EXISTING AREAS	2.23 ACRES
EXISTING AREAS	0.07 ACRES
EXISTING AREAS	0.11 ACRES
EXISTING AREAS	0.35 ACRES
EXISTING AREAS	2.23 ACRES
EXISTING AREAS	0.07 ACRES
EXISTING AREAS	0.11 ACRES
EXISTING AREAS	1.18 ACRES
EXISTING AREAS	2.23 ACRES
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EXISTING AREAS	2.23 ACRES
EXISTING AREAS	0.07 ACRES
EXISTING AREAS	0.11 ACRES
EXISTING AREAS	1.18 ACRES
EXISTING AREAS	2.23 ACRES

ALL EXISTING UTILITY PROFILES SHALL BE INSTALLED IN SLOTTED CONCRETE BEHIND A 24" MINIMUM SLOTTED CONCRETE CURB AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE FILLER SHALL BE REPAIRED AFTER THE NEW LAYER OF ASPHALT IS LAYED BY JAMBURION HARBERS, INC.

ALL EXISTING UTILITY PROFILES SHALL BE INSTALLED IN SLOTTED CONCRETE BEHIND A 24" MINIMUM SLOTTED CONCRETE CURB AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE FILLER SHALL BE REPAIRED AFTER THE NEW LAYER OF ASPHALT IS LAYED BY JAMBURION HARBERS, INC.

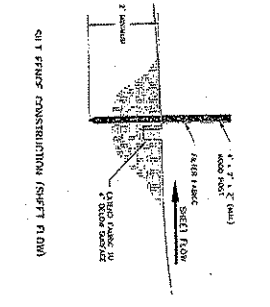
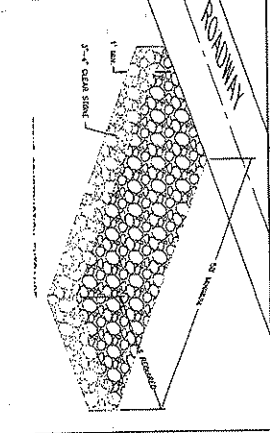


PROVISIONS: ALL EXISTING UTILITY PROFILES SHALL BE INSTALLED IN SLOTTED CONCRETE BEHIND A 24" MINIMUM SLOTTED CONCRETE CURB AND BE MAINTAINED BY THE CONTRACTOR UNTIL THE FILLER SHALL BE REPAIRED AFTER THE NEW LAYER OF ASPHALT IS LAYED BY JAMBURION HARBERS, INC.

OWNER: SMART MOTORS - 5714 ODANA ROAD, WISCONSIN 53508

ENGINEER: QUAM ENGINEERING, LLC, 4831 LYNN BLOOM ROAD, WISCONSIN 53508

DATE: MARCH 18, 2008



ALL GRADES ARE TO BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

ALL WORK IN THE FINISH AREA SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE S.D.A. SPECIFICATIONS.

SMART MOTORS - 5714 ODANA ROAD
GRADING AND EROSION CONTROL PLAN
DATE: MARCH 18, 2008

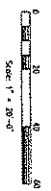
QUAM ENGINEERING, LLC
 4831 LYNN BLOOM ROAD, WISCONSIN 53508
 WWW.QUAMENGINEERING.COM

- Planting Schedule**
- | Quantity | Date | Quantity | Planting Site | Notes |
|----------|-------|---------------------|---------------|---------------------|
| 3 | 10/10 | 1-1/2" - 2-1/2" B&B | 1-1-101 | 1-1/2" - 2-1/2" B&B |
| 8 | 10/10 | 1-1/2" - 2-1/2" B&B | 1-1-102 | 1-1/2" - 2-1/2" B&B |
| 11 | 10/10 | 1-1/2" - 2-1/2" B&B | 1-1-103 | 1-1/2" - 2-1/2" B&B |
| 20 | 10/10 | 1-1/2" - 2-1/2" B&B | 1-1-104 | 1-1/2" - 2-1/2" B&B |
| 15 | 10/10 | 1-1/2" - 2-1/2" B&B | 1-1-105 | 1-1/2" - 2-1/2" B&B |

- Notes:**
- Planting units shall be edged with Orange Blank Wood Edging or equivalent.
 - Planting units shall be edged with 2" Wooded Stone at 3" depth over fabric weed barrier.
 - Areas labeled bark mulch to receive double sturded hardwood bark mulch spread to a depth of 3" with green or equivalent spread to a depth of 2" over 3" spread bark mulch top.
 - Disturbed lawn areas to be fair grained and seeded with sunny premium lawn seed blend, straw mulched and staked. Fertilizer applied.

Planting Unit	Planting Date	Planting Site	Notes
1-1-101	10/10	1-1-101	1-1/2" - 2-1/2" B&B
1-1-102	10/10	1-1-102	1-1/2" - 2-1/2" B&B
1-1-103	10/10	1-1-103	1-1/2" - 2-1/2" B&B
1-1-104	10/10	1-1-104	1-1/2" - 2-1/2" B&B
1-1-105	10/10	1-1-105	1-1/2" - 2-1/2" B&B

LANDSCAPE PLAN



SP-1

SITE PLAN
PEOPLE
01-21-08

L-1.0

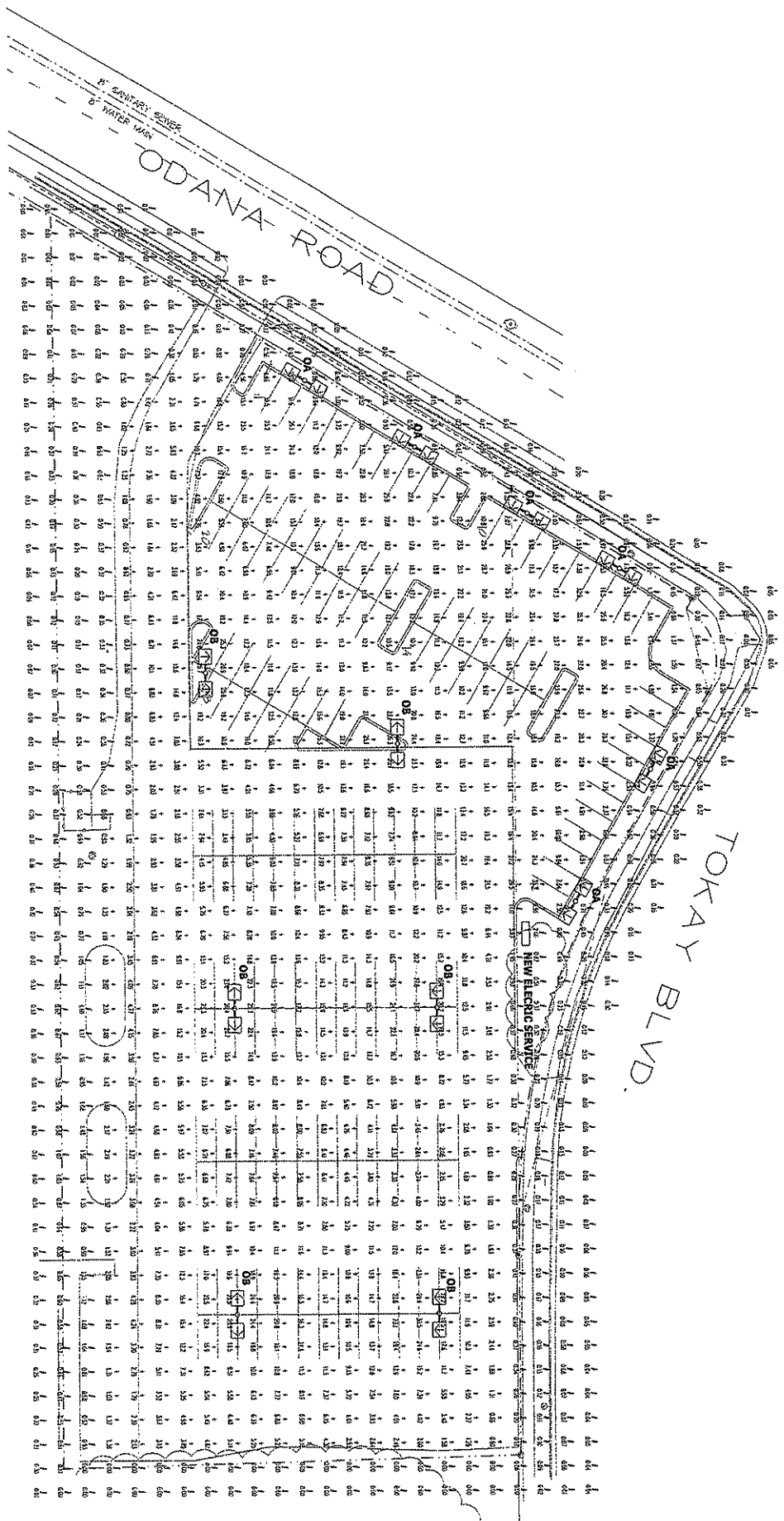
Barnes

Landscape Services
6433 RESBETT ROAD
MADISON, WI 53719
PK. 608.845.3330
FX. 608.845.6339

SMART MOTORS - ODANA LOT
5714 Odana Road
Madison, WI 53719

SCALE: 1" = 20'-0"
DESIGN BY: JH
DATE: 4/3/08
REVISION: 6/27/08
REVISION:

14



1 Site Lighting Photometric Plan

DESIGN CRITERIA
 HAS BEEN FOR QUALITY AS AN OUTDOOR ILLUMINATION AREA
 ACCORDING TO ILLUMINANCE AND FOOTCANDLE READING
 REQUIREMENTS FOR AN OUTDOOR AREA OF 2000-3000
 FOOTCANDLES. ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE
 FACE OF THE OBJECT UNLESS OTHERWISE NOTED.
 ALL LIGHTING FIXTURES SHALL BE SPACED TO PROVIDE EVEN
 ILLUMINATION. ALL LIGHTING FIXTURES SHALL BE COMPARED 1/2
 IN DIAMETER TO THE FOOTCANDLE READING.

LIGHTING FIXTURE SCHEDULE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
01	20'x15'x1000mm 20'x15'x1000mm-7'5" LED RECESSED DOWNLIGHT WITH 2'x2' COERCIVE BASE NEW FURNISH RECESSED DOWNLIGHT WITH 2'x2' COERCIVE BASE NEW FURNISH RECESSED DOWNLIGHT WITH 2'x2' COERCIVE BASE NEW FURNISH RECESSED DOWNLIGHT WITH 2'x2' COERCIVE BASE	4	ft-1000 ft-1000
02	15'x15'x1000mm-7'5" LED RECESSED DOWNLIGHT WITH 2'x2' COERCIVE BASE NEW FURNISH RECESSED DOWNLIGHT WITH 2'x2' COERCIVE BASE NEW FURNISH RECESSED DOWNLIGHT WITH 2'x2' COERCIVE BASE NEW FURNISH RECESSED DOWNLIGHT WITH 2'x2' COERCIVE BASE	6	ft-1000 ft-1000

POINT BY POINT CALCULATION SUMMARY

POINT NO.	POINT DESCRIPTION	ILLUM.	FOOTC.	UNIT
01	POINT 1	10.8	23.3	ft
02	POINT 2	10.8	23.3	ft

POINT CALCULATION SUMMARY
 POINTS DESCRIBED IN 1 AND 2 ARE THE POINTS FOR REFERENCE ONLY AND ARE NOT INCLUDED IN THE CALCULATION SUMMARY.