



Project Address: 6525 Odana Road
Application Type: Demolition Permit
Legistar File ID # [29724](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Contact: Chad Kemnitz; Professional Consultants, Inc.; 300 Cottonwood Ave. #7; Hartland, WI 53029
Owner: Russ Darrow Group; WI 33 N8569 Executive Pkwy.; Menomonee Falls, WI; 53051

Requested Action: The applicant requests approval of a demolition permit in the CC (Commercial Center) District.

Proposal Summary: The applicant proposes to remove and replace the front wall of an auto-dealership building as part of a larger remodeling project. Removal of a wall facing a public street is classified as a demolition in the zoning code. As part of the project, the site will be brought into compliance with contemporary zoning regulations.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition permits (MGO Section 28.185).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the requested demolition and remodeling for 6525 Odana Road. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject property is located between Odana Road and the West Beltline Highway at the terminus of South Yellowstone Drive in the CC District; Aldermanic District 19 (Clear); Madison Metropolitan School District

Existing Conditions and Land Use: The subject site includes a 5-acre parcel with a 32,000 square foot one-story commercial building originally used as an auto dealership.

Surrounding Land Use and Zoning:

North: Across Odana Road, a multi-tenant commercial building in the CC District

South: Across the West Beltline Highway, a commercial storage facility in the Town of Madison

East and West: Automobile sales facilities in the CC District

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends General Commercial uses for this property.

Zoning Summary: 6525 Odana Road is in the CC (Commercial Center) District

	Required	Proposed
Front Yard Setback	Required only for new buildings	Adequate
Side Yard Setback	5'	Adequate
Rear Yard	Lesser of 20% of lot depth or 20'	Adequate
Maximum Lot Coverage	85%	To be shown on final plans
Maximum Height	5 stories / 68'	1 story
Number parking stalls	1 per 1,000 sq. ft. floor area + 2 spaces per service bay	10 customer, 36 employee, 398 service/display/inventory
Loading	1 (10' x 35') area	0
Number bike parking stalls	1 per 5 employees	4
Landscaping	Yes	Yes
Building forms	Yes	Meets Building forms
Lighting	No	No

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicant proposes to demolish and rebuild the front portion of an auto-dealership building associated with a broader remodeling project in the CC (Commercial Center) District. This is classified as a demolition under the definition of demolition in the zoning code, since it involves the removal and replacement of a street-facing wall. The building footprint is not changing, but approximately 60 feet of the front portion of the building is being removed and replaced with an aluminum composite paneling system, new glass openings on the exterior. A new EIFS facade is proposed to be applied to the rear of the building, facing the West Beltline Highway to the south. The existing roof will remain, but from the north and south, the new parapets on the resulting building will result in a flat roof appearance.

Perhaps the most significant improvement to the site involves the addition of approximately 40 new canopy trees within landscaped islands in the parking areas and along the street frontage to comply with the standards in the new zoning code. This change, which results in the removal of several parking and inventory stalls, would be required for site plan review, even absent the Plan Commission review of the "demolition".

Photos of the existing building to be partially demolished are included within the applicant's plan sheets and can be viewed online at the following link:

http://www.cityofmadison.com/planning/projects/reports/6525or_photos.pdf

Analysis and Conclusion

Because the street-facing building facade is being removed and replaced, the proposed project is subject to the demolition approval standards in the recently adopted Zoning Code, but it is otherwise a permitted use in the CC District. The analysis begins with a summary of the adopted plan recommendations, as the specific approval standards reference these documents.

Conformance with Adopted Plans

Staff believes that the proposal is consistent with the adopted plan recommendations. The Comprehensive Plan (2006) recommends "General Commercial" uses for the property, where automobile sales are anticipated among the uses. The proposed remodeling activities will not change the size, location, or use of the building, but will result in a more contemporary exterior design and a significant improvement to the site landscaping.

Demolition Standards

This proposal is subject to the demolition standards of the Zoning Code, and staff believes these standards are met. In considering these standards, the Plan Commission must find that the proposed demolitions are both 1) consistent with the intent and purpose of the zoning district, and 2) that the proposed future use is compatible with the purpose of the demolition section of the ordinance. The proposed use is consistent with the CC District and compatible with surrounding uses. The Landmarks Commission reviews all proposed demolitions. In their March, 2013 review the Landmarks Commission raised no issues regarding the building proposed for demolition.

Design Considerations

This proposal, developed under CC zoning, is not subject to the Design Standards for Mixed-Use and Commercial Buildings, because the proposed remodeling activities will not constitute a building addition over 50% of its current size (the building will essentially be the same size). However, the project does need to conform to the new landscaping standards, as would any permitted use making changes to their site or building. In final plans submitted for staff review and approval, the proposal will need to demonstrate compliance with the new landscaping standards and any other applicable zoning standards.

Conclusion

The project is consistent with the recommendations of both the Comprehensive Plan and with the zoning code requirements for the CC District. Staff believes that the project can meet all applicable review standards.

Recommendation

Major/Non-Standard Conditions are Shaded

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the partial demolition of the existing commercial building for construction of a new building front and associated remodeling activities. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

City Engineering Division (Contact Janet Dailey, 261-9688)

1. Verify the site and lot dimensions as the existing site plans do not appear to match the City's records.
2. Verify and show the location of the Pedestrian / Bike Path Easement (document 3979292) on the site plans.
3. Revise plans to show the existing and proposed storm and sanitary sewer facilities.
4. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only 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) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street namesAll other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file (POLICY and MGO 37.09(2) & 37.05(4).
5. 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 (POLICY and MGO 37.09(2)).
6. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO CH 35.02(14)).

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

7. When the applicant shall submit 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 and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
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 handholes, 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.

Zoning Administrator (Contact Pat Anderson, 266-5978)

10. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes prior to sign installations.
11. Sec. 28.185 (7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann (608-267-2626).
12. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
13. Subject to MGO Sec. 28.173(9)(b). Access and Entry. Buildings shall have a clearly defined, highly-visible customer entrance or entrances, marked by canopies, porticos, overhangs, arcades, facade recesses or projections, or similar features and shall employ materials and design features similar to or complementary to those of the front façade.
14. Pursuant to Sec. 28.142 (3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
15. Bike parking shall comply with MGO Table 28I-3 (General Regulations). Provide the minimum number of bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Provide details of bike rack on final plan sets.
16. Sec. 28.061 (4)(c) requires All building facades visible from a public street or public walkway shall employ materials and design features similar to or complementary to those of the front facade.
17. Sec. 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
18. Parking requirements for persons with disabilities must comply with MGO Section 28.11 (3) 6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a) Provide a minimum of two 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.

- 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.
19. Parking & Loading shall comply with MGO Sec. 28.141 (13): Provide (1) 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.

Fire Department (Contact Bill Sullivan, 261-9658)

20. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency did not submit a response to this request.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit a response to this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.