



Project Address: 5901-6001 Odana Road
Application Type: Demolition Permit
Legistar File ID # [29875](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Jim Triatik, Sullivan Design Build; 1314 Emil Street; Madison.

Property Owner: Smart Motors; 5901 Odana Road; Madison; Allen Foster, representative.

Requested Action: Approval of a demolition permit to allow a warehouse/ retail building at 6001 Odana Road to be demolished to accommodate expansion of an auto sales and service business at 5901 Odana Road.

Proposal Summary: Smart Motors wishes to demolish the existing one-story warehouse/ retail building at 6001 Odana Road to allow an existing parking area located at the west end of their auto sales and service campus at 5901 Odana to be relocated as part of the expansion of their express oil change facility and the addition of 2 new car washes. The applicant wishes to proceed as soon as all regulatory approvals have been granted, with completion scheduled for fall 2013.

Applicable Regulations & Standards: Section 28.185 of the Zoning Code provides the process and standards for the approval of demolition and removal permits.

Review Required By: Urban Design Commission and Plan Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow a warehouse/ retail building at 6001 Odana Road to be demolished to accommodate expansion of an auto sales and service business at 5901 Odana Road, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The overall property contains approximately 7.55 acres and extends approximately 1,150 feet in length along the south side of Odana Road west from Tokay Boulevard. The 6001 Odana Road site developed with the building to be demolished is a 0.8-acre parcel, while the existing Smart Motors property addressed as 5901 Odana contains 6.75 acres; Aldermanic District 19 (Clear); Urban Design District 3; Madison Metropolitan School District.

Existing Conditions and Land Use: 5901 Odana Road is developed with the existing Smart Toyota auto sales and service facility (quick lube, service, showroom, offices) and display lots. 6001 Odana Road is developed with an approximately 14,130 square-foot metal warehouse building with a storefront along the north wall and surface parking along the north and south walls. Both sites are zoned CC (Commercial Center District).

Surrounding Land Use and Zoning:

North: Don Miller Subaru/ Mazda/ GMC, Odana Shoppes (Habitat ReStore, etc.), zoned CC (Commercial Center District);

South: Beltline Highway (US Highway 12 & 14);

East: Madison Family Dental, Joyce-Ryan Funeral Home, zoned CC-T (Commercial Corridor-Transitional District);

West: Social Security Administration offices, zoned CC.

Adopted Land Use Plan: The Comprehensive Plan recommends the subject site and surrounding properties for General Commercial development.

Zoning Summary: The property is zoned CC (Commercial Center District):

Requirements	Required	Proposed
Front Yard	Per MGO 33.24(4)(f)8	Adequate – 64.67’
Side Yards	5’ for one-story buildings	Adequate – 41’
Rear Yard	Lesser of 20% of lot depth or 20’	70’ from existing service building
Floor Area Ratio	N/A	---
Building Height	5 stories and 68 feet	1 story, 21.5 feet
No. of Parking Stalls	No minimum. Maximum – 1 per 500 sq ft. floor area (147) + 4 spaces per service bay (124) = 271	Customer 119 + Employees 63 = 182 Service/display/inventory = 351
No. of Accessible Parking Stalls	6	5 (See agency conditions)
Maximum Lot Coverage	85%	Show on final plan (See conditions)
No. Bike Parking Stalls	1 per 5 employees – 12	10 (Existing) (See conditions)
Loading	2 (10’x50’) stalls	1 (10’x35’) existing (See conditions)
Building Form	Free-standing commercial building	Complies with requirements
Other Critical Zoning Items		
Yes:	Urban Design (Urban Design District 3),Utility Easements, Barrier Free,	
No:	Wellhead Protection, Floodplain, Landmarks, Waterfront Development	
Prepared by: Pat Anderson, Asst. Zoning Administrator		

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map C9).

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

Smart Motors proposes to demolish the one-story, 14,130 square-foot multi-tenant metal commercial building at 6001 Odana Road to facilitate construction of building additions at the western end of the existing auto sales and service complex located at 5901 Odana Road. The applicant indicates that the proposed additions will include 4 new “quick lube” service bays, a tire changing area, 2 new car wash bays, and an enlarged customer waiting area. The proposed additions will occupy a portion of an existing parking area located along the westerly property line that is primarily used by dealership employees. Following demolition, the employee parking area will be relocated further west onto the 0.8-acre parcel at 6001 Odana, with 63 stalls proposed in the new lot.

Upon completion of the project, the applicant indicates that the overall 7.55-acre Smart Toyota complex will have parking for 525 automobiles, including 307 stalls devoted specifically to inventory display and storage.

Analysis and Conclusion

Photos of the interior and exterior of the commercial building at 6001 Odana Road submitted with the application appear to depict a structure that is in average condition. Staff believes that the building is similar in character to many other commercial buildings located elsewhere along this section of Odana Road and has no information that would suggest that the demolition standards cannot be met with the request to raze it. The proposed additions to the western end of the auto sales and service complex have been designed to match the modern architectural motif of the existing building, and the related site improvements—including the proposed parking lot—have been designed to create an attractive, uniform appearance across the 7.55-acre campus. Staff does not believe that the proposed demolition and parking lot expansion will have an adverse impact on the normal and orderly development and improvement of surrounding properties, most of which are similarly auto-oriented, including other auto sales and service-related facilities.

The Landmarks Commission informally reviewed the demolition of the commercial building on October 15, 2012 and noted that the structure had no known historic value. On May 22, 2013, the Urban Design Commission granted final approval of the building addition and site improvements following the requested demolition.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to allow a warehouse/ retail building at 6001 Odana Road to be demolished to accommodate expansion of an auto sales and service business at 5901 Odana Road, subject to input at the public hearing and the following conditions:

The following conditions of approval have been submitted by reviewing agencies:

Major/Non-Standard Conditions are Shaded
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City Engineering Division (Contact Janet Dailey, 261-9688)

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| <ol style="list-style-type: none">1. Revise final site plans to include line work depicting the existing public storm sewer easement on this property. Include the Register of Deeds recorded Document Number 1378458 on the plans as well.2. The existing building being demolished appears to have restroom facilities. Provide the location of the sanitary lateral service to the building. A sewer plug permit shall be required. |
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3. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
 4. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that 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.

5. All work in the public right of way shall be performed by a City-licensed contractor.
6. All damage to the pavement on Odana Road adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
7. 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.
8. 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.
9. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites with over one acre of disturbance for stormwater management and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City has been required by the WDNR to continue to review projects for compliance with NR216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City cannot issue our permit until concurrence is obtained from the WDNR via their NOI or Water Resources Application for Project Permits (WRAPP) permit process.

As this site is greater than one acre, the applicant is required by State Statute to obtain a WRAPP from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.

10. Prior to approval, this project shall comply with MGO Section 37 regarding stormwater management. Specifically, this development is required to: reduce TSS off of the proposed development by 80% when compared with the existing site, and; provide oil & grease control from the first 1/2" of runoff from parking areas
11. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the City Engineering Division. (Lori Zenchenko) izenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
12. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

13. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
14. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing 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: New plugging procedures and permit fees are in effect as of January 1, 2013.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

15. 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 2 feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
16. 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.
17. 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)

18. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. Section 28.185(7)(a)5 of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
19. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Section 31, Sign Code prior to sign installations.
20. Comply with supplemental regulations for car washes in MGO Section 28.151.
21. Pursuant to MGO Section 28.142(3) – Landscape Plan and Design Standards: Landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
22. Bike parking shall comply with MGO Section 28.141(4)(g), Table 28I-3: Provide 12 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 2 feet by 6 feet with a 5-foot access area. Provide details of bike rack on final plan sets.

23. Final plan sets shall provide detail and show compliance with the maximum lot coverage in CC zoning district.
24. Parking requirements for persons with disabilities must comply with Section 28.141(4)e of the Zoning Code, which includes all applicable State accessible requirements, including but not limited to:
- Provide 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.
 - Show signage at the head of the stalls. Accessible signs shall be a minimum of 60 inches between the bottom of the sign and the ground.
 - 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.
25. Parking and Loading shall comply with Section 28.141(13): Provide two (2) 10' x 50' loading areas with 14 feet of vertical clearance on the final plan. The loading areas shall be exclusive of drive aisles and maneuvering space. The parking lot plan site information block does not match site Sheet SP-5.

Fire Department (Contact Bill Sullivan, 261-9658)

26. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503, as follows: The site plans shall clearly identify the location of all fire lanes.
27. The automatic fire sprinkler system shall be extended to the new building additions at 5901 Odana Road.

28. Note: Please consider allowing the Madison Fire Department to conduct training sequences on this site prior to demolition. Contact the MFD Training Division at 246-4587 to discuss this possibility.

Water Utility (Contact Dennis Cawley, 261-9243)

29. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.