



Location  
5417 Femrite Drive

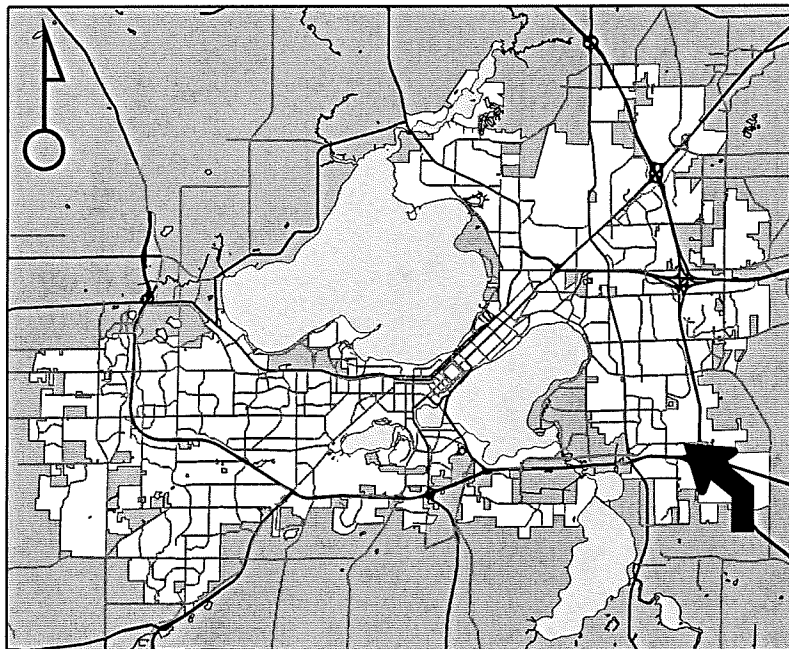
Project Name  
Femrite Demolition

Applicant  
David H. Meier - 5513 Femrite, LLC/  
Dan O'Callaghan - Michael Best & Friedrich

Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence to  
construct private parking facility  
(in Urban Design District 1)

Public Hearing Date  
Plan Commission  
23 February 2015

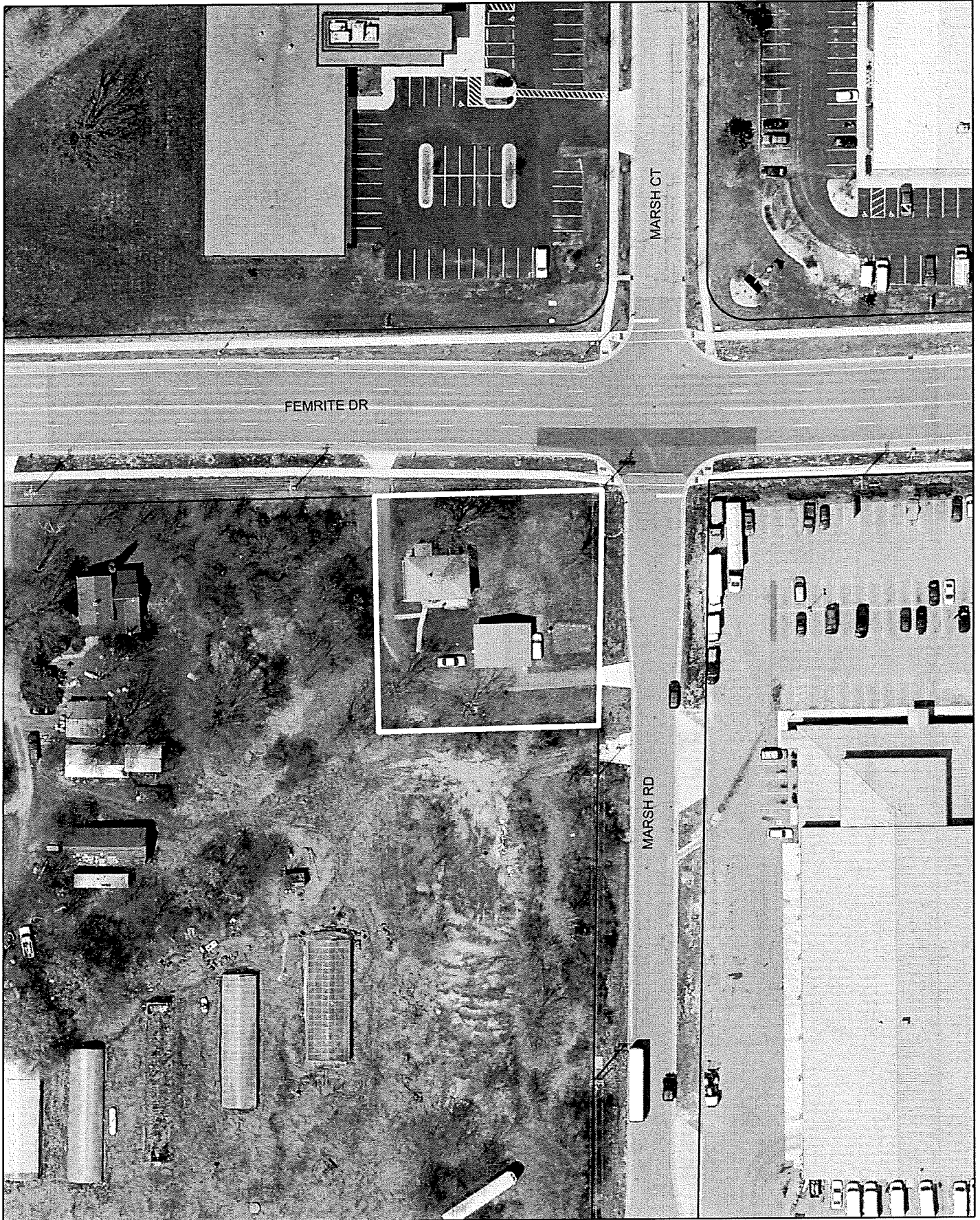


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 February 2015





# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>600</u>	Receipt No. <u>161185</u>
Date Received <u>12/16/14</u>	
Received By <u>PDA</u>	
Parcel No. <u>0710-224-0092-4</u>	
Aldermanic District <u>16 DEMARB</u>	
Zoning District <u>FL</u>	
Special Requirements <u>---</u>	
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 5417 Femrite Dr.  
Project Title (if any): \_\_\_\_\_

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

### 3. Applicant, Agent & Property Owner Information:

Applicant Name: 5513 Femrite LLC Company: c/o David Meier, Authorized Agent  
 Street Address: 5501 Femrite Dr. City/State: Madison, WI Zip: 53718  
 Telephone: (608) 255-1511 Fax: ( ) Email: davidm.badgerbus@gmail.com

Project Contact Person: Dan O'Callaghan Company: Michael Best & Friedrich LLP  
 Street Address: 1 S. Pinckney St., Ste. 700 City/State: Madison, WI Zip: 53703  
 Telephone: (608) 283-0117 Fax: ( ) Email: daocallaghan@michaelbest.com

Property Owner (if not applicant): --  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Replace the existing nonconforming residence and detached garage with a 31-space parking lot.

Development Schedule: Commencement ASAP Completion Spring 2015

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- *Twenty Five (25) copies* of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- *One (1) copy* of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the Urban Design Commission, provide *Fourteen (14) additional 11x17 copies* of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com).

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

- Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Note: waiver requested - approved by Ald. DeMarb 12/16/14.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: 12/17/14 Zoning Staff: Pat Anderson Date: 12/17/14

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

Name of Applicant 5513 Femrite LLC Relationship to Property: Owner  
Authorizing Signature of Property Owner David H. Mein Date 12-17-14



**CITY OF MADISON LAND USE APPLICATION - LETTER OF INTENT**

**Parking Lot at 5417 Femrite Drive**

Applicant: 5513 Femrite Drive LLC  
David H. Meyer, Registered Agent  
5501 Femrite Dr  
Madison, WI 53718  
davidm.badgerbus@gmail.com

Project Team:

Brian J. Beaulieu, P.E.  
Edge Consulting Engineers, Inc.  
624 Water Street  
Prairie du Sac, WI 53578  
608-644-1449 x 309 (office)  
608-628-1377 (mobile)  
www.edgeconsult.com  
bbeaulieu@edgeconsult.com

Daniel A. O'Callaghan  
Michael Best & Friedrich LLP  
One South Pinckney Street, Suite 700  
Madison, WI 53703-4257  
608.283.0117 (direct)  
608.283.2275 (facsimile)  
daocallaghan@michaelbest.com

Existing Conditions: The site is zoned IL (Industrial Limited) and is currently occupied by a nonconforming single-family residence with detached garage.

Proposed Use: The applicant proposes to demolish the existing nonconforming single-family residence and detached garage and construct a 31-space parking lot, paved and landscaped per code.

Snow Storage: It is anticipated that snow removal will be handled in one of several ways. First, a limited amount of snow will be pushed to the vegetative buffers adjacent to the paved areas of the site. When no more snow can be accommodated in these areas, snow will be stored in the center of the site, in the area where two parallel stalls are laid out. Finally, in years with significant snow fall that cannot be accommodated on-site, some amount of snow will be removed from the site altogether.

Project Schedule: The project is scheduled to commence construction as soon as approvals are received, with completion of construction anticipated in Spring of 2015, weather permitting.

Lot Coverage & Impervious Area Calculations:

Total Lot Area – 0.427 acres – 18,615 SF  
Total Disturbed Area – 17,220 SF  
Existing Impervious Area – 4,720 SF  
Additional Impervious Area – 7,992 SF  
Total Impervious Area – 12,712 SF (68.3%)  
Total Pervious Area – 5,903 SF (31.7%)

**Firchow, Kevin**

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**From:** O'Callaghan, Daniel A (20117) [REDACTED]  
**Sent:** Thursday, January 08, 2015 5:12 PM  
**To:** Firchow, Kevin  
**Subject:** RE: Femrite Demo

Hi Kevin,

Yes, you're correct, the lot is designed for passenger vehicles only; no busses. The primary users of the lot will be bus drivers and other employees of Badger Bus. Please feel free to pass along David Meier's name and phone number (608-255-1511) to the neighbor – I'm sure David would be happy to discuss the plans in more detail.

Don't hesitate to call with any other questions or concerns.

Best,  
Dan

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**From:** Firchow, Kevin [<mailto:KFirchow@cityofmadison.com>]  
**Sent:** Thursday, January 08, 2015 5:08 PM  
**To:** O'Callaghan, Daniel A (20117)  
**Subject:** Femrite Demo

Hi Dan-

A follow up question for you. The adjacent property owned phoned me with some questions/concerns. One that I couldn't answer was regarding the users of the lot. I'm assuming by the layout this is generally for passenger cars- possibly more employee parking. There was the concern from the neighbor that buses or other large vehicles would be parked here and the screening inadequate. I owe the neighbor a call back on that question. Please let me know. Thanks.



**Kevin Firchow, AICP**  
Planner  
Department of Planning & Community & Economic Development  
Planning Division  
Madison Municipal Building Ste LL-100  
215 Martin Luther King Jr Blvd.  
P.O. Box 2985  
Madison WI 53701-2985  
[kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com)  
608.267.1150

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