

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 4920 Femrite Drive
Title: Proposed Office and Shop - 4920 Femrite Drive

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested January 30, 2019
 New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
- Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Tony Adams **Company** Adams Properties, LLC
Street address 528 Lexington Drive **City/State/Zip** Oregon, WI 53575
Telephone 608-692-8246 **Email** tonygadams83@yahoo.com

Project contact person Aaron Falkosky **Company** Quam Engineering, LLC
Street address 4604 Siggelkow Rd Suite A **City/State/Zip** McFarland, WI 53558
Telephone 608-838-7750 **Email** afalkosky@quamengineering.com

Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

Urban Design Commission Application (continued)

5. Required Submittal Materials

- Application Form
- Letter of Intent
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans (Refer to checklist provided below for plan details)
- Filing fee
- Electronic Submittal*

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.


Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on January 7, 2019
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Tony Adams Relationship to property Owner
 Authorized signature of Property Owner  Date 1/8/19

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



January 9, 2019

City of Madison Planning Division

215 Martin Luther King Jr. Blvd., Suite 017 Lower Level
Madison, WI 53703

Re: Urban Design Commission Application for Informational Presentation
4920 Femrite Drive – City of Madison

Enclosed are 14 copies of the following documents for the above referenced project:

- 1.) Urban Design Commission Application
- 2.) Location Map
- 3.) Letter of Intent
- 4.) Concept Site Plan
- 5.) Adjacent Site Pictures
- 6.) Building Elevations

If everything is satisfactory, please add the project to the January 30th, 2019 Urban Design Commission meeting. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Falkosky".

Aaron Falkosky, P.E.
Project Manager

CC: Travis Leaser w/enc. via email
Tony Adams w/enc. via email

FN: CL-10-18



LETTER OF INTENT

To: City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Suite 017 Lower Level
Madison, WI 53703

Project: Office and Shop Building
4920 Femrite Drive

Contacts:

Owner: Adams Properties, LLC
528 Lexington Dr
Oregon, WI 53575
Attn: Tony Adams
608-692-8246

Building Designer: Cleary Building Corp.
190 Paoli Street
P.O. Box 930220
Verona, WI 53593
Attn: Travis Leeser
608-379-0132

Civil Engineer: Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, Wisconsin 53558
Attn: Aaron Falkosky
608-838-7750

Project Description:

The proposed project involves the construction of a 7,680 square foot office/shop building for a window tinting business, 15 stall parking area, and drive aisle.

Project Schedule:

Construction will begin in Spring 2019 and be completed in Fall 2019.

Zoning Data:

Current Zoning: IL (Industrial Limited)

Setbacks: 0' front yard, 0' sideyard if property adjacent is IL or IG zone (10' for all other zones), 30' rear yard

Project Data:

Legal: Certified Survey Map No. 14897 as recorded in Dane County Register of Deeds in Vol 104 Page 286 of Certified Surveys, Lot 2.

Lot Area: 36,108 square feet = 0.83 acres

Lot Coverage: Impervious = 19,740 sq. ft. (54.6% of site)

- 7,680 sq. ft. building "footprint"
- 12,060 sq. ft. parking, drive aisles, and sidewalk

Pervious = 16,368 sq. ft. (45.4% of site)

- Lawn, landscaped areas, drainage ways

4604 Siggelkow Road, Suite A ♦ McFarland, Wisconsin 53558 ♦ www.quamengineering.com

Building Area: 7,680 gross square feet total
Building height: 1 story, 17'-8" to eave, 27'-8" to peak

Urban District Commission Data:

Urban Design District: District #1

Exterior Design:

The building will be wood-framed with Steel Grand Rib 3+ exposed fastener metal siding and roof. The roof and trim will be charcoal in color, sides will be light gray, and the bottom 4' of exterior walls will have novabrick, charcoal colored wainscoting. The colors will be similar to what's shown on the attached Building Elevations Plan.

The main entrance of the building will face the street and have a canopy toward the street.

Signage:

A business sign will be located on the south building wall.

Mechanicals:

The locations of mechanicals are to be determined. It is anticipated that the mechanicals will be screened from view with landscaping.

Trash Enclosure:

The location of the trash enclosure is to be determined. It is anticipated that the enclosure will be screened with a 6' tall cedar board fence.

Parking:

Automobile parking: 3 parking stalls and 2 ADA stalls are proposed south of the proposed building. 10 additional parking stalls are proposed west of the proposed building for a total of 15 stalls.

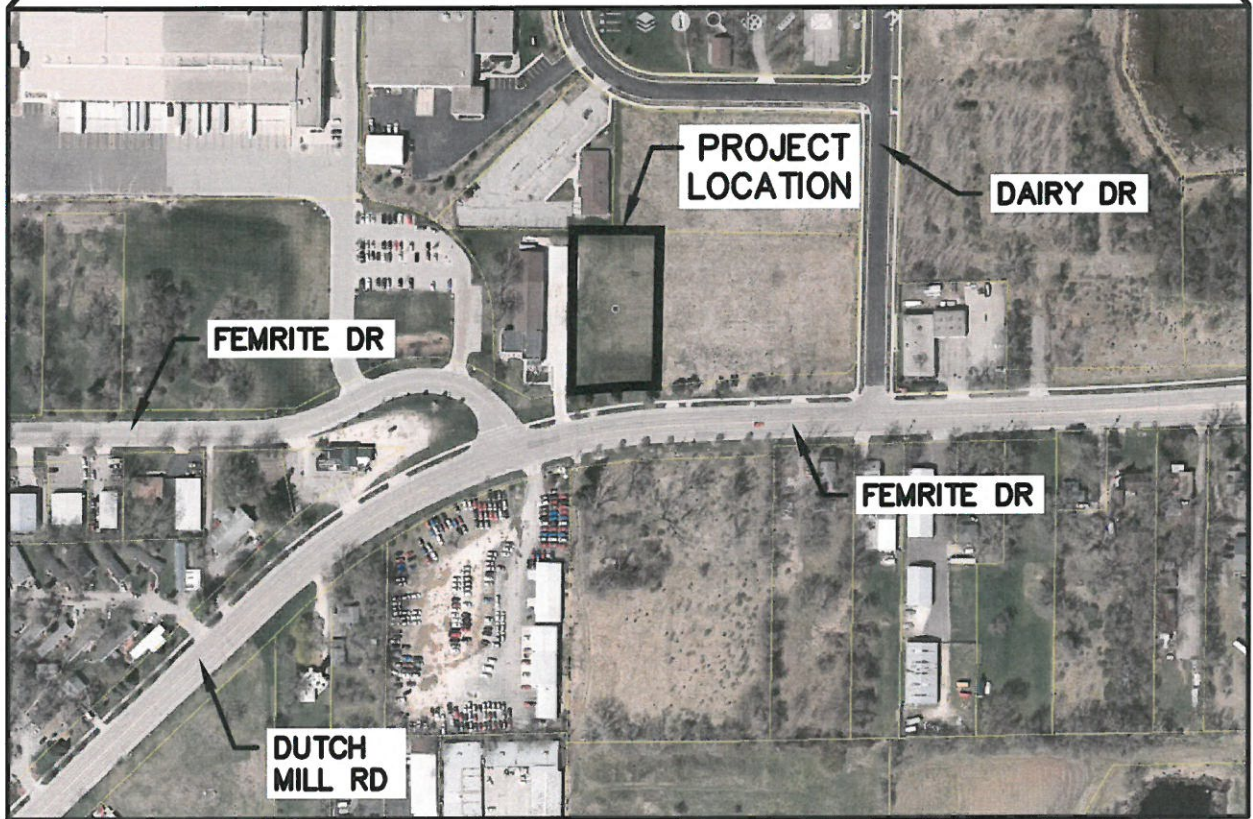
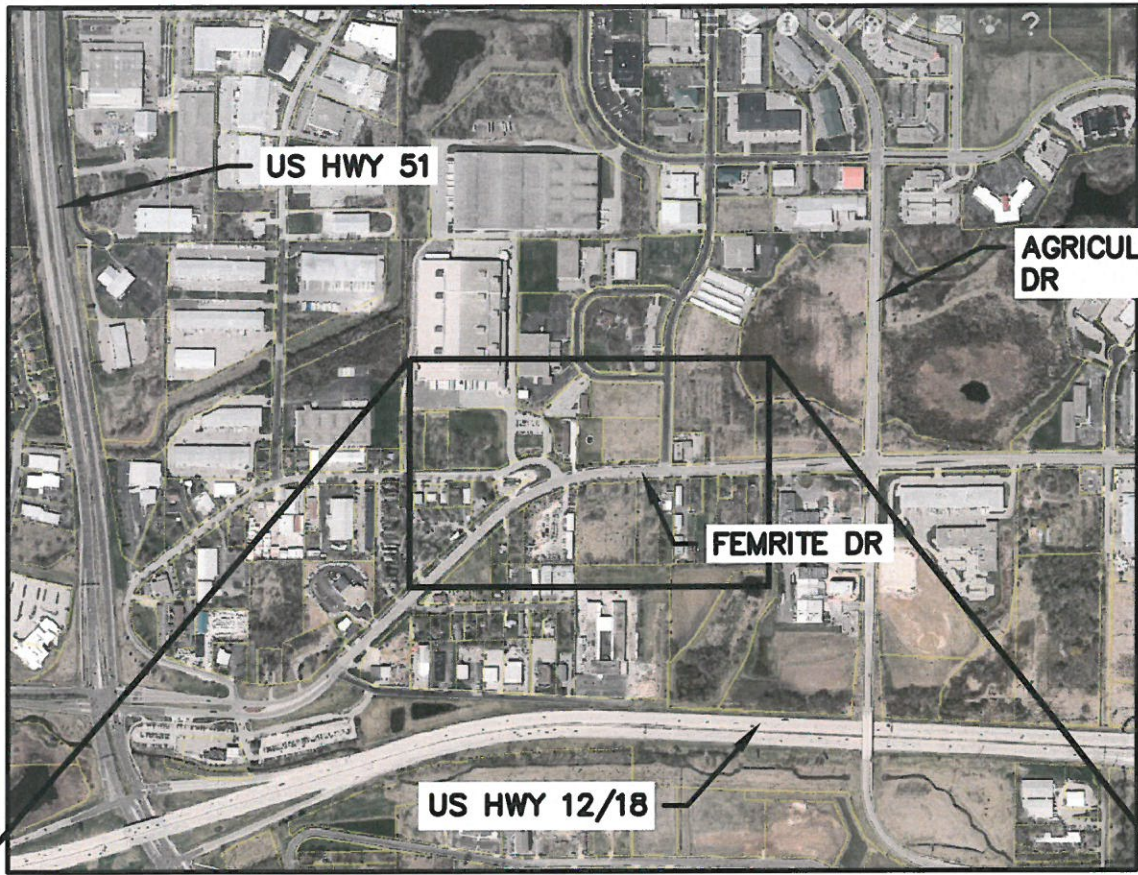
Bicycle parking: 2 bicycle parking stalls are proposed to the west of the proposed south automobile parking area.

Use of the Property:

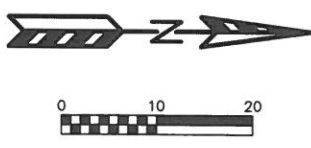
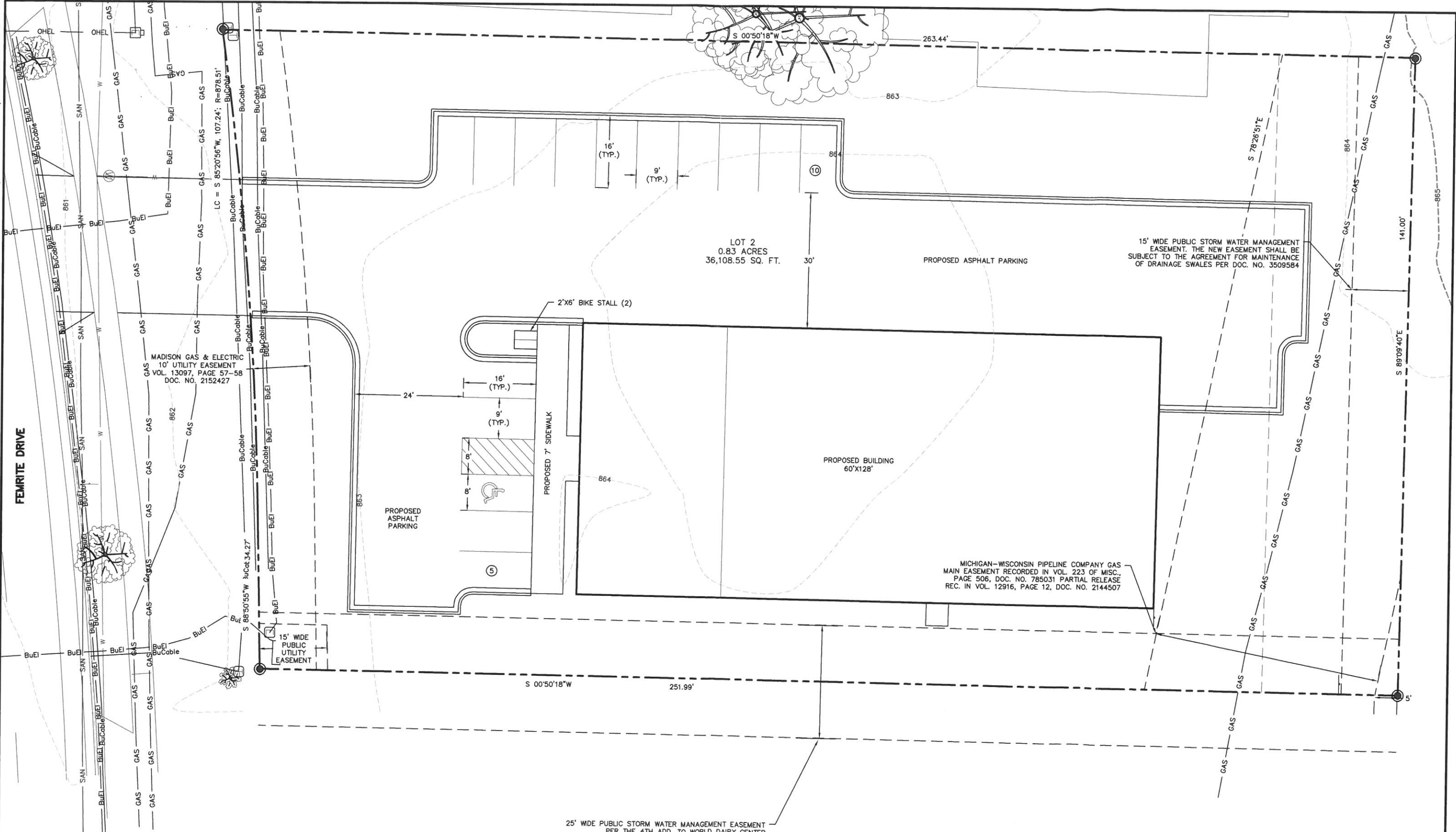
Storage 5,760 square feet

Office 1,920 square feet

Hours of Operation: will vary as needed



SITE LOCATION MAP
EXHIBIT #2



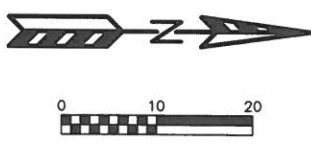
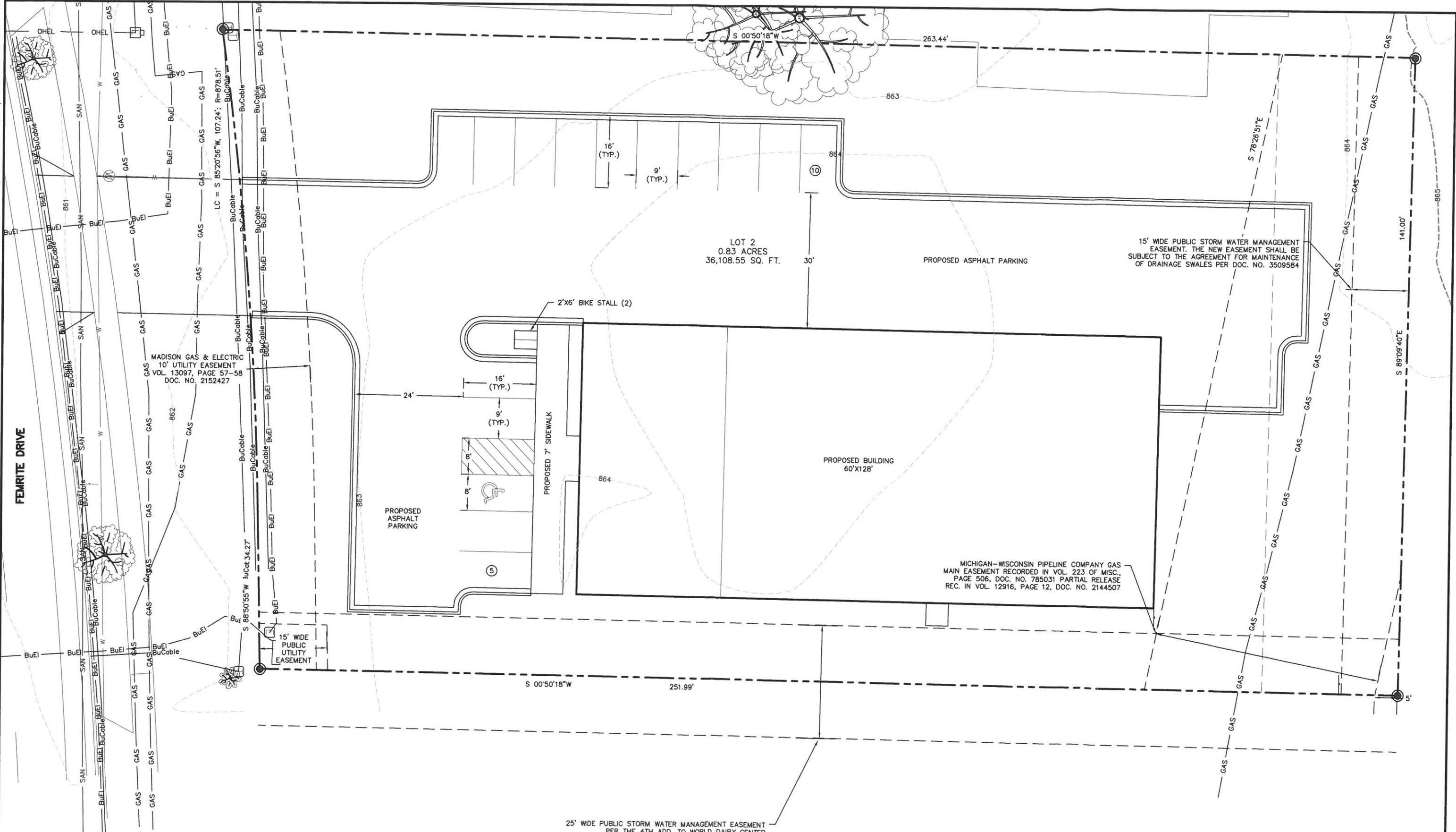
LOT AREA: 36,108 SF
IMPERVIOUS AREA: 19,740 SF

4920 FEMRITE DR - CITY OF MADISON
CONCEPT SITE PLAN
 PAGE: 1 OF 1
 DATED: JANUARY 3, 2019

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



LOT AREA: 36,108 SF
IMPERVIOUS AREA: 19,740 SF

4920 FEMRITE DR - CITY OF MADISON
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Adjacent Site Pictures
4920 Femrite Drive



View from 4906 Femrite Drive, looking north



View from east side of site looking north



View from south side of Femrite Dr looking northeast

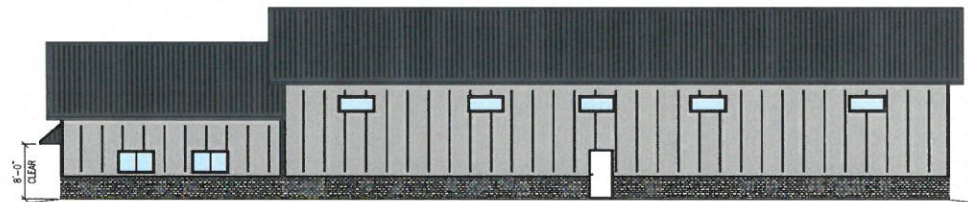
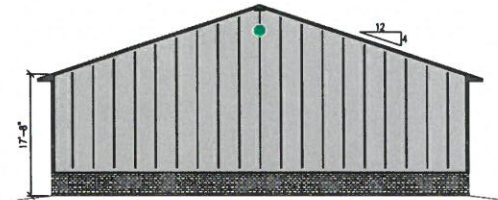
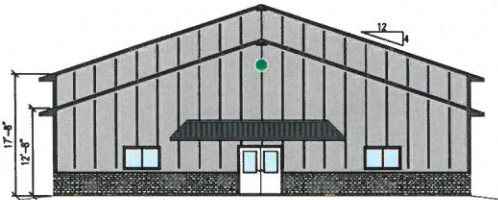


View from south side of Femrite Dr looking northwest



Proposed Building for: ADAMS PROPERTIES

60x96x17'-8"



BUILDING COLORS
ROOF: CHARCOAL
SIDES: LIGHT GRAY
TRIM: CHARCOAL
SLIDE DOORS: --
WAINSCOTING: NOVABRIK, CHARCOAL
ACCENTS: --

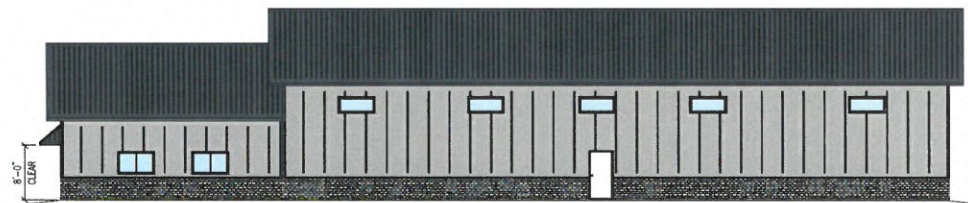
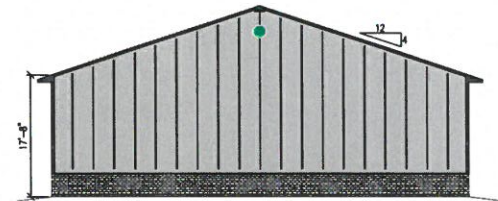
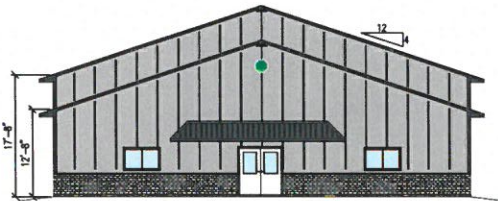
We Protect What You Value™

NOTE:
THE COLORS SHOWN ON THIS
PROPOSAL ARE AS CLOSE TO
THE ACTUAL PAINTED COLORS
AS PERMITTED BY THE PRINTING
PROCESS



Proposed Building for: ADAMS PROPERTIES

60x96x17'-8"



BUILDING COLORS
ROOF: CHARCOAL
SIDES: LIGHT GRAY
TRIM: CHARCOAL
SLIDE DOORS: --
WAINSCOTING: NOVABRIK, CHARCOAL
ACCENTS: --

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