



City of Madison

Conditional Use

Location
513 State Street

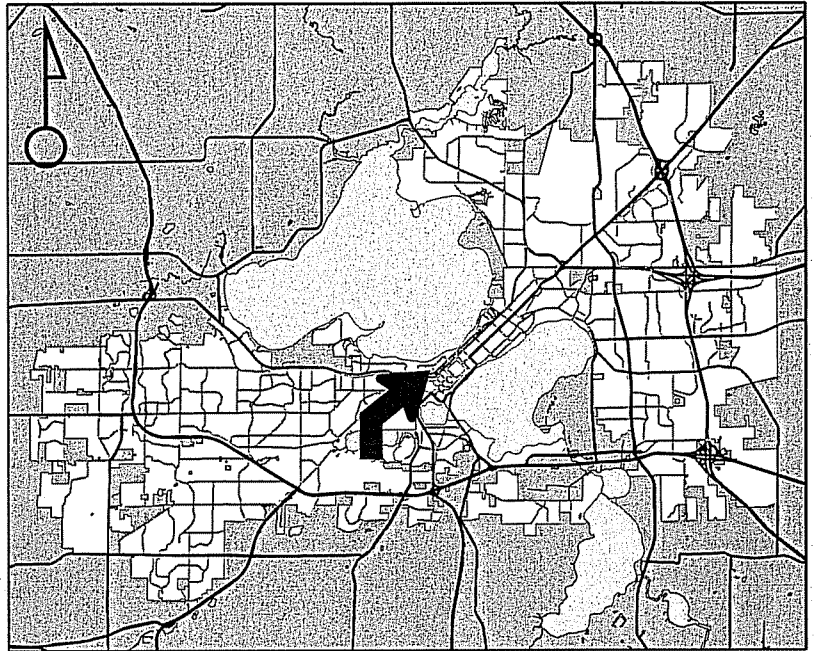
Project Name
Numi Scooters Moped Store

Applicant
Gargano Properties 507 State Street LLC/
Ron Glogovsky - Numi Scooters

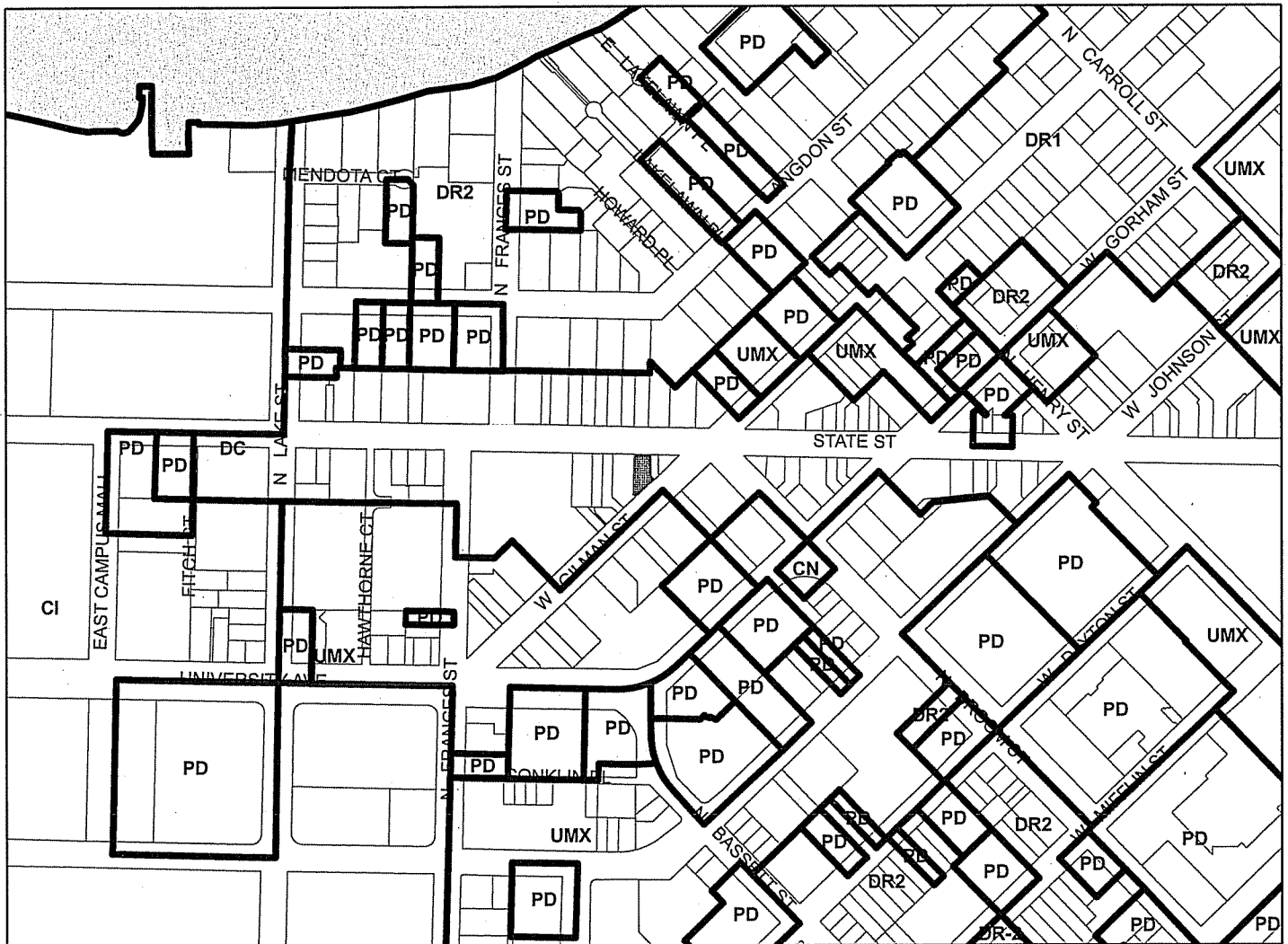
Existing Use
Commercial building

Proposed Use
Allow moped sales in DC zoning

Public Hearing Date
Plan Commission
04 April 2016

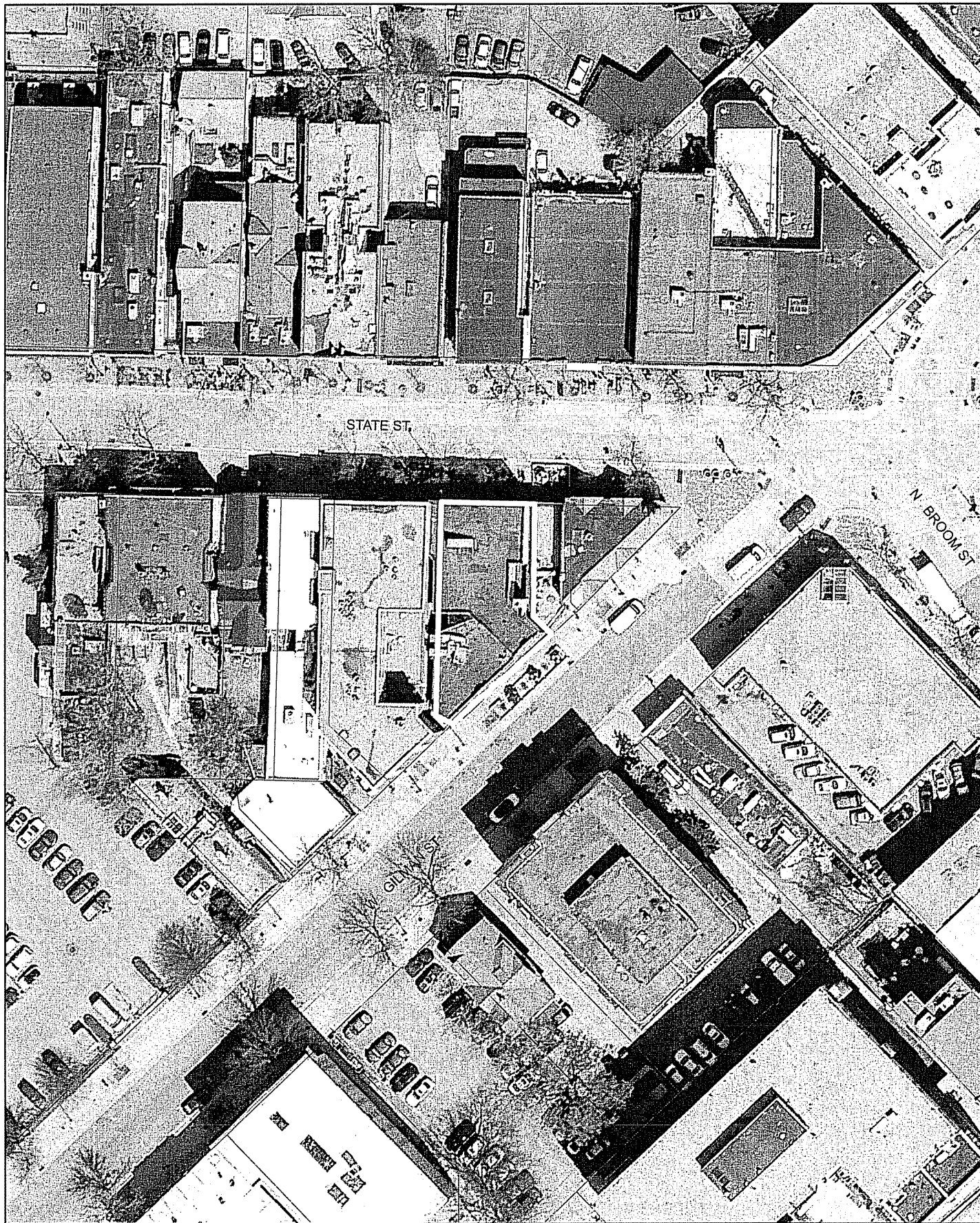


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 March 2016





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

| FOR OFFICE USE ONLY: | |
|--|--|
| Amt. Paid \$600 | Receipt No. 013/32-0002 |
| Date Received 2/17/16 | Received By <u>[Signature]</u> |
| Parcel No. 0769-232-0204-1 | Aldermanic District 4 - Verveer |
| Zoning District DC | Special Requirements ex. CU |
| Review Required By: | |
| <input type="checkbox"/> Urban Design Commission | <input type="checkbox"/> Plan Commission |
| <input type="checkbox"/> Common Council | <input type="checkbox"/> Other: _____ |

Form Effective: February 21, 2013

1. **Project Address:** 513 State Street
Project Title (if any): Numi Scooters moped store

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: Ron Glogovsky Jr **Company:** College Scooters, Inc dba numi Scooters
Street Address: 1286 S 7th Street **City/State:** DeKalb **Zip:** IL
Telephone: (815) 508-2242 **Fax:** () **Email:** rglogovsky@numiscooters.com

Project Contact Person: Ron Glogovsky **Company:** Numin Scooters
Street Address: 1286 S 7th Street **City/State:** DeKalb **Zip:** 60115
Telephone: (815) 508-2242 **Fax:** () **Email:** rglogovsky@numiscooters.com

Property Owner (if not applicant): Gargano Properties 507 State Street LLC
Street Address: 502 N Eau Claire Ave **City/State:** Madison, WI **Zip:** 53705

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: We intend on using 513 as a showroom store for mopeds, electric Scooters, ebikes, and accessories.

Development Schedule: Commencement ASAP Completion May 1, 2016

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/alterd 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 ² 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.

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:
Sunday February 14th, Michael Verveer Chris Hoffman, 622 Howard Place, Apt A, Madison, WI 53703, (H)414-587-4054, chhoffma@gmail.com Colin Bowden, 625 N Frances Street, Madison, WI 53703, (H)847-380-0644,
→ 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: Tim Park Date: 1-27-2016 Zoning Staff: Jenny Kirchgatter Date: 1-27-2016

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

Name of Applicant Ron Glogovsky, Jr Relationship to Property: Leesor
Authorizing Signature of Property Owner  Date 02-10-2016



Numi Madison LLC Proposal for Retail Electric Moped/Scooter Showroom
513 State St Madison, WI

February 16, 2016

Letter of Intent

Members of Committees:

Upon our zoning approval, we intend on starting the remodeling immediately. Our team members are:

- Ronald Glogovsky President
- Bryan Delfs, Director of Strategic Development
- Pamela Downey, Strategic Marketing Director
- Sandra Allande, Midwest Sales Director

We will file for our Wisconsin motorcycle/moped dealer license as we must have zoning approval and signature from the zoning director on our application.

Our new store should bring several jobs to the City of Madison if our vision with our sister company Numi International Inc. is successful in Leasing and rental programs, as well as solar power and charging infrastructure begins at different entities across the Metro Madison Area. Our build out would begin as soon as our approval granted and should not take more than 2-3 weeks to complete. Our estimate is a cost of \$10-15

The store itself will have employees that are both full time and part time.

- Manager
- 4-8 Sales personnel

Hours are still in planning stages but are currently thought to be :

Monday -Thursday 10 am- 7pm

Friday 10 am-9pm

Saturday 9 am -8 pm

Sunday Noon-5 pm

Our products necessitate test drives. We intend on using a couple demo models that will be parked either in the parking garage, or on Gilman Street where all the other gas scooters park now. We are speaking with Madison garage management regarding a lease where we could keep 3 scooters undercover and locked with chains.

We fully understand that our products will not be allowed on State St.



Our proposal is to use 513 State St. as a non-stocking inventory showroom of all our products to purchase, rent and test drive. Our sales support staff will have state of the art products; some of which we have created and developed. The following document will outline products, store look & feel, ambiance as well as the other requirements outlined in Planning and Zoning guidelines.

The logo for nümi, featuring the word "nümi" in a lowercase, sans-serif font. The "n" and "mi" are green, while the "ü" is blue. A small "TM" trademark symbol is located to the right of the "i".

nümi™

electrifying.
eco-friendly.
the future.

now.



Electric vehicles such as Low Speed Vehicles, motorcycle-style scooters for Universities, Students, farm properties, equestrian shows, golf courses, venue rentals, urban and upscale communities.

Electric = No gas. No fumes. No noise.



Products

Elite Series

Electric Scooters



Elite 800

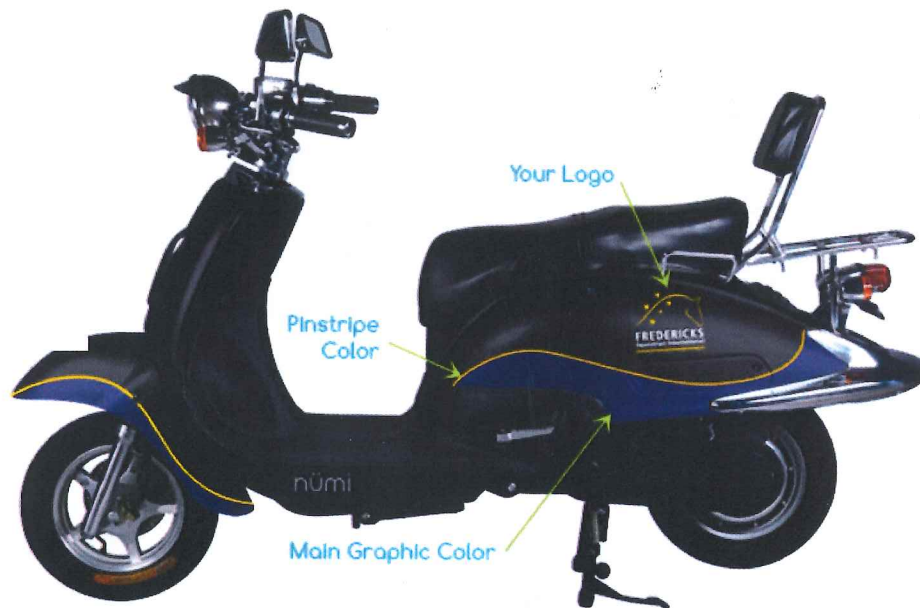
With a motorcycle-like handle grip feel and style, the Elite 800 provides a powerful acceleration, comfy two-person seat and backrest, wide floorboard, headlight, tail lights and rear view mirrors. (Dirt-bike style also available.) All are DOT Approved.

Perfect for getting around a Campus, large property, show grounds, or running local errands, this electric scooter goes the distance by covering up to 38 miles on a full battery charge, reaching a speedy 25 mph.

The Elite 800 is a licensed vehicle and may be driven on roads that permit low-speed vehicles. (Most roads with speed limits of 35 MPH)

nümi™

Customize your scooter!



The Elite 800 has two choices of customization patterns using 14 custom colors in both solid and metallic paints.

Electric Scooters (Elite 800)

nümi™



Top speed: **25 mph**
Range per charge: **38 miles**
Accommodates 2 riders

*Black, silver or white,
customized with your logo
and colors.*

Options include:

- Saddle Rack
- Storage Trunk
- Doggy Side Car
- All-Terrain Tires



Gloss Black
Matte Black



Gloss Silver



Gloss White



Orange & white



Black & white

Top speed: **25 mph**
Range per charge: **44 miles**
Accommodates 2 riders

**Orange & White OR
White & Black, customized
with your logo and colors.**

The Elite 820 battery-powered electric scooter is a licensed vehicle and may be driven on roads that permit Low Speed Vehicles.

sleek curves and two appealing color choices, and low maintenance requirements, the Elite 820 is as appealing as it is affordable.

Electric Scooters (Elite 840)

nümi™



Top speed: **25 mph**
Range per charge: **47 miles**
Accommodates 2 riders

Dirt-bike-style feel and handling with large shock absorbers and tire tread pattern. Suitable for a wide range of surface conditions.

(Titled for use on low-speed roads.)

Electric Scooters (Flex 400)

nümi™



Top speed: **17 mph**
Range per charge: **34 miles**
Accommodates 2 riders

Sit/stand option with folding seat. Equipped with Bluetooth syncing, headlight, brake light and an LCD display.

10 color options available!

Electric Bicycles (eBike) Sport Model



Sport 620B



Sport 620A



Sport 640

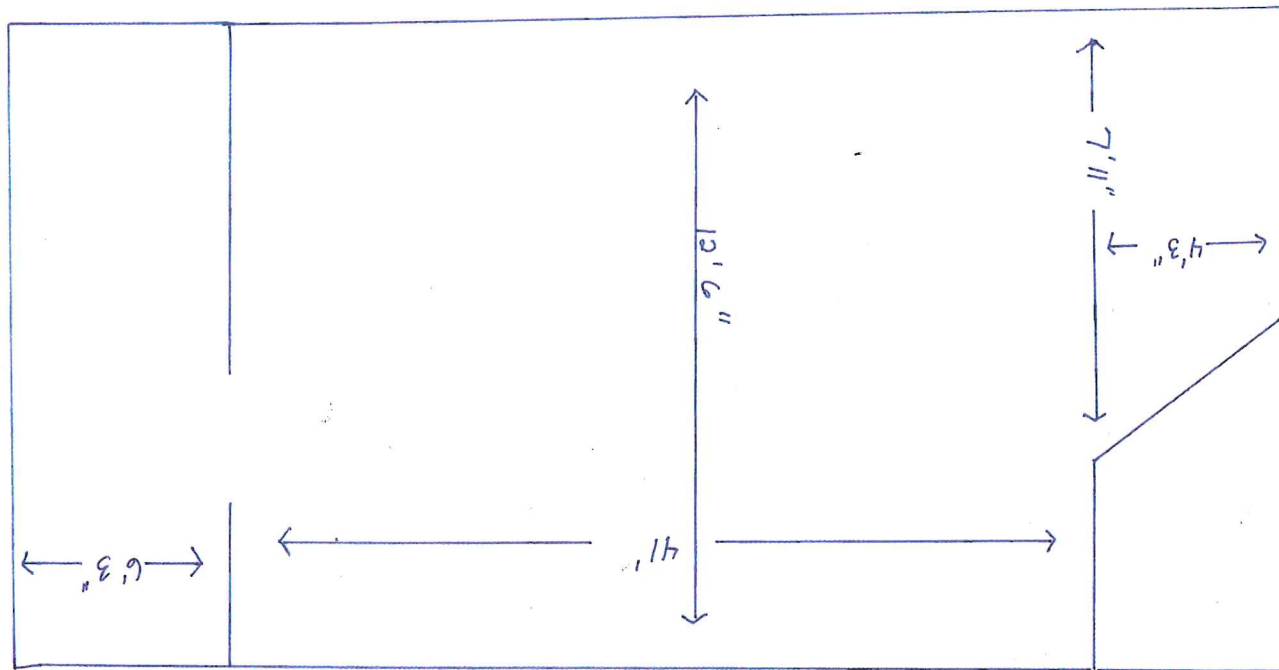
Numi ebikes use only Shimano Components

The streamlined battery, just slightly larger than a water bottle, on this ebike provides enough power to get you around campus and beyond. Journey up to 38 miles on a single charge, gaining speed up to 16 mph, or use peddle power to extend your ebike adventure.



Project Plans

513 State Street



513 State Street - Measurements are approximate.

Floor Plans

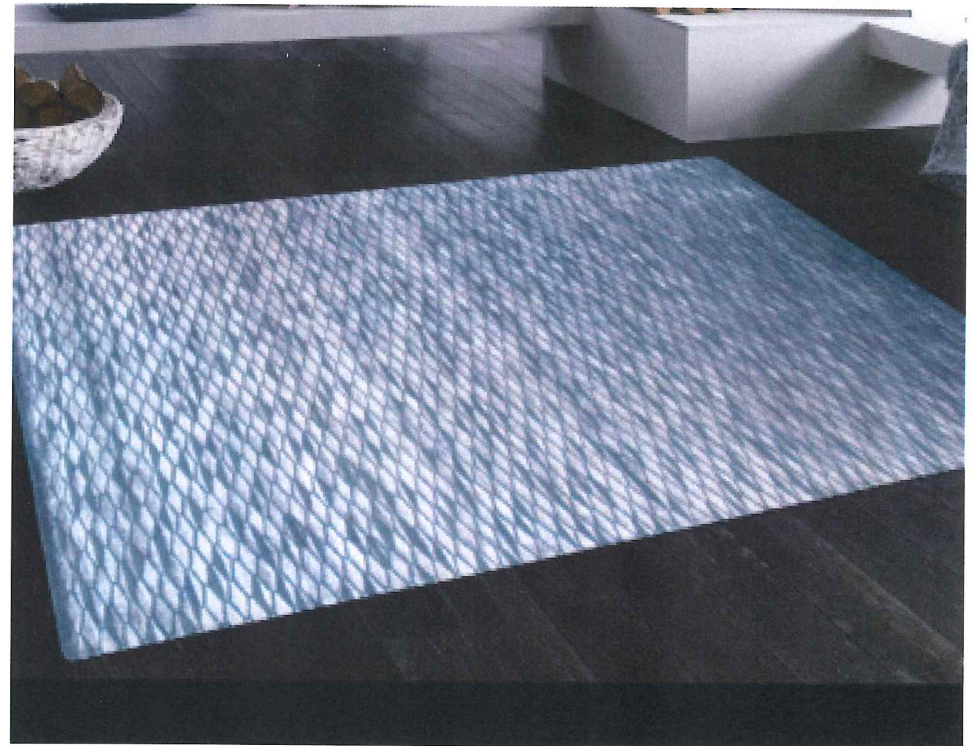
Interior Dimensions

We do not intend on adding or removing any walls within subject property. The nature of the build out will be focused on flooring, wall hangings, paint, and display fixtures.

Interior Design

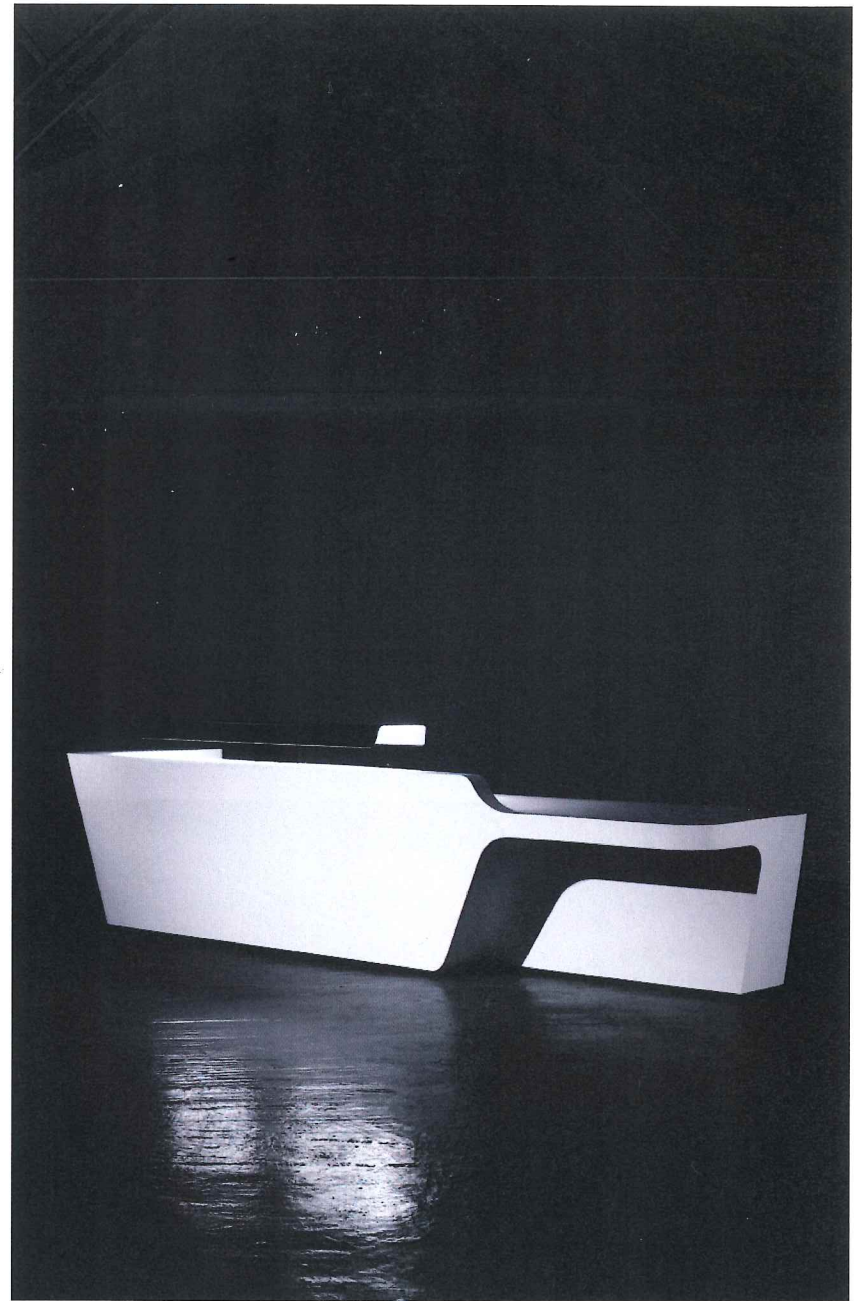
Our Showroom will be modeled to have a similar feel as an Apple, Tesla, or Nesspresso store. A clean, fresh european touch with trendy furnishings. We believe that our Brand image is vital and there is no better place to open our first store than on State St.

To the right, is an idea for our flooring choice in color and material. (no carpet)



Work station

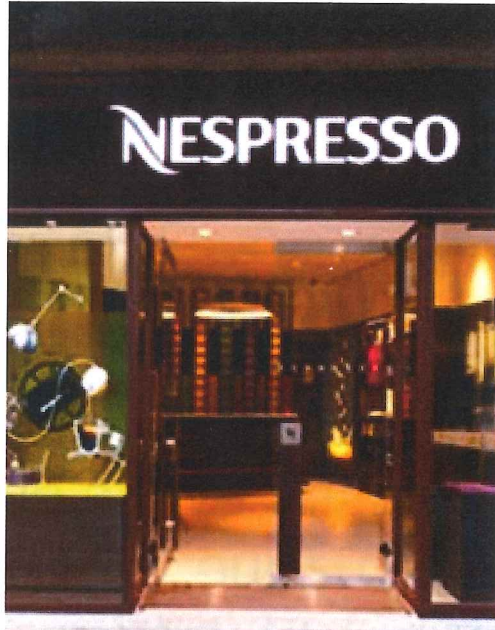
- To the right is a sample image of our intended work space for our employees to complete sales and have customers sit to finalize their purchase.



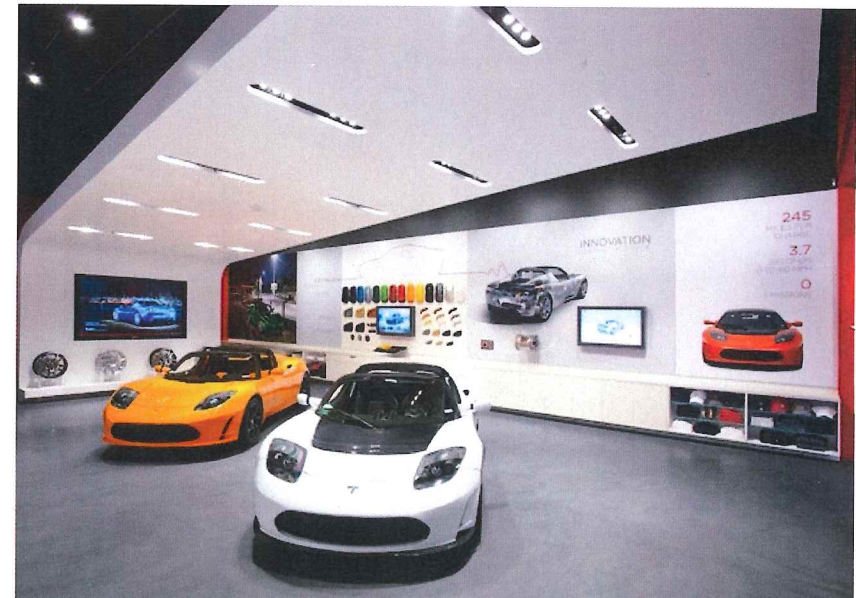
APPLE STORE



NESPRESSO STORE BARCELONA



TESLA STORE



Exterior view

The above image is a general view of our store name with back lit led lights.



Only with nümi

nümi™



Cover more ground
with a **38 to 75 mile range**
per battery charge



Faster (up to 28 mph)
and more nimble than
a golf cart



Silent electric motor
doesn't disturb crowds
or horses



Environmentally-friendly
with **zero emissions**

About nümi



- A fast-growing, privately-held start up
- Dedicated to eco-friendly, next-generation transportation
- Fun, quiet, stylish, zero-emission, low-maintenance electric scooters, cars, golf carts, and ebikes
- 100% electric for great performance and low-maintenance
- Passionate about the environment



*Aligned with the beliefs of the **Rainforest Foundation**, we're pleased to support their mission by donating 2% of each nümi scooter sale.*



Being a leader in what matters.

**A clean nü
world.**

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nümi.

Contact:



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Cell: 815-508-2242

Email: sales@numiScooters.com

www.numiScooters.com

www.numiEquestrian.com