

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 11, 2015	
TITLE: 5417 Femrite Drive – Proposed Parking Lot in UDD No. 1. 16 th Ald. Dist. (36616)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: February 11, 2015	ID NUMBER:	

Members present were: Richard Wagner, Chair; Cliff Goodhart, Tom DeChant, John Harrington, Richard Slayton, Lauren Cnare, Melissa Huggins and Dawn O’Kroley.

SUMMARY:

At its meeting of February 11, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of a proposed parking lot in UDD No. 1 located at 5417 Femrite Drive. Appearing on behalf of the project was Dan O’Callaghan, representing 5513 Femrite, LLC. Appearing and speaking in opposition was Michael Johns. The purpose of this request is to accommodate an additional 31 parking stalls for employee parking.

Michael Johns spoke as an adjacent property owner, stating issues with drainage and snow removal/storage. His only opposition to the project would be if a condition cannot be added that deals with snow removal to prevent additional drainage onto his property.

The Secretary noted that Mr. Johns has spoken with Planning staff as well as City Engineering regarding the drainage issue. The issue is largely a Plan Commission issue; outside of this being in an Urban Design District, the Urban Design Commission wouldn’t be seeing this project. The Urban Design Commission can recommend that the Plan Commission look at the snow storage issues. Mr. O’Callaghan stated that they have no objection to a stipulation that the snow be dealt with on-site or removed from the site and not be placed on Mr. Johns’ property.

Comments and questions from the Commission were as follows:

- I’d like to suggest that if you move the northerly drive aisle south, relocate the end island and three parallel parking stalls and create a potential eight parking stalls to the north of the relocated drive aisle and greenspace in these two areas (end planting areas), you’d have less asphalt and you would get a loaded bay (here). So, more greenspace, less asphalt, I’d like you to consider that. It just seems to be excessive asphalt otherwise, with this bay and this bay being wasted space.
- I would recommend making these two-way drive aisles a one-way, since it’s just employee parking. That would narrow it down a bit, allow adjustments to tight turning radii on tree islands, allow more area for landscaping and have less asphalt. You could have more trees and a better species selection to

provide shade. You could do something more contiguous with the landscaping in that area. The tall grasses, something that's more contiguous (at the center of the lot).

- Deciduous tree, Red Maple, you could do a lot with it. I would not move approval with this landscape plan. Look at alternatives to the arborvitae due to winter burn issues, like "Red Maple" and replace the "Hedge Maple" and "Skyline Honey Locust" with larger shade trees, e.g. Oaks, Kentucky Coffeetree, etc.

ACTION:

On a motion by Slayton, seconded by Huggins, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for the Plan Commission to specify that snow removal and drainage issues not affect the neighboring property of Mr. Johns; and that the landscape and parking lot plans come back for staff approval with modifications as noted.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall rating for this project is 4.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5417 Femrite Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings			4			5		4