

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 23, 2015

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 5417 Femrite Drive

Present Zoning District: IL – Industrial Limited District

Proposed Use: Demolish single-family residence and detached accessory structure to construct private parking facility for passenger automobiles (employees of Bus Company).

Conditional Use: 28.082 (1): Parking facility, private is a Conditional Use.

Plan Commission approval: Section 28.185: Demolition of principal buildings requires Plan Commission approval.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). None.

GENERAL OR STANDARD REVIEW COMMENTS:

1. Sec. 28.185 (7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann. (608-267-2626).
2. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Section 28.185 (9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
4. Pursuant to Sec. 28.142 (3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

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IL ZONING REQUIREMENTS

Category	Dimensional Requirements	Proposed Development
Lot area (sq. ft.)	20,000 sq. ft.	18,615 sq. ft. (existing)
Lot width	75'	137'
Front yard setback	0	N/A
Side yard setback:	15' or 20% of building height	N/A
Rear yard setback:	30'	N/A
Maximum lot coverage	75%	68.3%
Maximum height	none	N/A

Site Design	Required	Proposed
Number parking stalls	0	31
Bike parking	n/a	n/a
Landscaping	Yes	Yes
Lighting	TBD	None shown

Other Critical Zoning Items	
Urban Design	Yes (UDD #1)
Historic District	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** February 11, 2015

TITLE: 5417 Femrite Drive – Proposed Parking
Lot in UDD No. 1. 16th Ald. Dist. (36616)

REFERRED:

REREFERRED:

REPORTED BACK:

DRAFT

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

Kevin,

Please review and comment. I thank you for all of your time. Please advise: Who is the alder for this area? For the Commission, Can you attach a map showing my location?

Planning Commission Members,

I own the all of the private property adjacent to 5417 Femrite Drive. I own 5409 Femrite Drive. (Can you attach a map showing location?)

I have one concern regarding the proposed parking lot, and that is one of snow removal. I do not want snow that will fall on the proposed parking lot, moved onto my property. (? or the right of way along my property line, Do I "own" it?) It is my understanding that City Engineering is requiring that the owners of 5417 Femrite Drive construct the parking lot in such a manner that water, in the liquid state, drains off the site into the storm sewer. I am in total agreement with that. Snow is unique. It will not flow into the sewers when we'd like it to. For a parking lot to be filled to its capacity with vehicles throughout the winter, snow will have to be moved.

Depending on the winter, it could be a huge amount of snow. Many parking lots have mountains of snow in them during winters with heavy snow fall. If it is not piled on site, where does it go?

Snow that is plowed, dumped, or piled in any manner onto my property does cause damage. Soil is compacted, its structure changes, it gets wetter, and when coming off a parking lot, it becomes dirtier, i.e. polluted. More square footage becomes wetland and its value will decrease. One additional square foot of wetland delineation on my parcel could prevent 75 square feet or more of my land from being developed. I'm simply asking you to put yourselves in my shoes, and ask yourselves: Is it right or ethical, to ask the adjacent property owner of this proposed parking lot to take any snow-load burden put on his property by a neighboring business? In addition, parties interested in purchasing this land in the future, may very well have concerns about development, if this issue isn't addressed.

It has been suggested by city staff, that it would not be at all unreasonable, to ask you, the Planning Commission to **add a restrictive condition** to the conditional-use-permitting of this parcel as a parking lot, which, however worded, that would address my snow depositing concerns, and those of preserving property uses and values for the future.

Sincerely,

Michael Johns

Firchow, Kevin

From: O'Callaghan, Daniel A (20117) [DAOCALLAGHAN@michaelbest.com]
Sent: Tuesday, February 17, 2015 10:19 AM
To: Firchow, Kevin
Subject: RE: Neighbor Condition on Snow Removal

Thanks, Kevin. Yes, the proposed language is acceptable.

Best,
Dan

From: Firchow, Kevin [mailto:KFirchow@cityofmadison.com]
Sent: Tuesday, February 17, 2015 10:10 AM
To: O'Callaghan, Daniel A (20117)
Subject: Neighbor Condition on Snow Removal

Hi Dan-

I understand from Mr. Johns, owner of the property adjacent to the subject site, your client agreed to an additional comment regarding snow removal. Could you confirm. As far specific language, I would propose:

That the applicant shall not utilize 5409 Femrite Drive, the adjacent property to the south and west, for snow-storage related to the snow removal and clearing of 5417 Femrite Drive.



Kevin Firchow, AICP
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