

CITY OF MADISON LAND USE APPLICATION - LETTER OF INTENT

Parking Lot at 5417 Femrite Drive

Applicant: 5513 Femrite Drive LLC
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Project Team:

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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%)