

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 18 2015

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 4906 Femrite Dr.

Present Zoning District: IL Industrial Limited

Proposed Use: Demolish street-facing wall of building to construct office addition for office/warehouse facility. Technical demolition.

Plan Commission Review: Section 28.185 Demolition of Principal Buildings (street-facing wall) 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.

ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	74,053 sq. ft.
Lot Width	75	adequate
Front Yard Setback	0	51'±
Side Yard Setback	15'	15'-3"
Rear Yard Setback	30'	38"±
Maximum Lot Coverage	75%	Less than 75%

Site Design	Required	Proposed
Number Parking Stalls	0	9
Accessible Stalls	1	1
Loading	0	0
Number Bike Parking Stalls	2	2
Landscaping	Yes	Yes
Lighting	TBD	TBD
Building Forms	N/A	N/A

Other Critical Zoning Items	
Urban Design	Choose an item. UDD #1
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 6, 2015

TITLE: 4906 Femrite Drive – Partial Demolition
and New Construction for an Office
Building and Storage Units in UDD No. 1.
16th Ald. Dist. (37743)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: May 6, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Krole, Melissa Huggins, Cliff Goodhart, Tom DeChant, Richard Slayton and Sheri Carter.

SUMMARY:

At its meeting of May 6, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of a partial demolition and new construction for an office building and storage units located at 4906 Femrite Drive in UDD No. 1.

This item was approved as a consent item with the finding that all applicable standards are adequately addressed.

ACTION:

On a motion by Huggins, seconded by O’Krole, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).

No rankings were provided for this project.