

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 26, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5101, 5105, 5109, 5113, 5117 Femrite Dr. and 3314 & 3318 Agriculture Dr.

Present Zoning District: C-3

Proposed Use: Demolish 6 houses (5101, 5105, 5109, 5113, 5117 Femrite Dr and 3318 Agriculture Dr) for future industrial development

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Commission approval

Proposed Zoning District: M-1

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

- The lots shall be combined at the time of or prior to future development. Show interim physical barriers at driveway openings onto the lots after demolitions or install curbs.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	7,604 sq. ft. +
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	0'
Side yards	0'	0'
Rear yard	10' 1 story, 30' 2 + stories	--
Floor area ratio	2.0	future development
Building height	--	future development

Site Design	Required	Proposed
Number parking stalls	To be reviewed at	future development
Accessible stalls	To be reviewed at future	development
Loading	To be reviewed at future	development
Number bike parking stalls	“ “ “ “	“
Landscaping	“ “ “ “	“
Lighting	No	existing

5105-5117 Femrite Dr and 3314 and 3318 Agriculture Dr.

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Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes - existing

With the above conditions, the proposed project **does** comply with all of the above requirements.