

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** December 14, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 5701 Femrite Dr., Cond. Use, rezoning and demolition

**Present Zoning District:** C-3

**Proposed Use:** Demolish house for outdoor wood chip processing facility

**Requested Zoning District:** M-1

**Conditional Use:** 28.04(22) Demolition of a principal building requires cond. use app. 28.10(4)(d)31 Production and processing of wood chips is a conditional use.

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. Delineate any wetland and flood plain areas of the lot on the final site plan.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	183,615 sq. ft.
Lot width	50'	adequate
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	no building
Building height	n/a	n/a

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	2	3
Accessible stalls	1	1

<b>Other Critical Zoning Items</b>	
Flood plain	Yes
Utility easements	None shown
Barrier free (ILHR 69)	Yes

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