

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 23, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **5818-5830 Femrite Dr., Rezoning, CSM and demo.**

Present Zoning District: Temp Ag

Proposed Use: Demolition of existing house to construct an Office building (98,000 sq. ft.) leased to the State of Wisconsin (one lot CSM)

Requested Zoning District: M-1

Conditional Use: 28.04(22) 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. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of eight accessible stalls striped per State requirements.
 - b. Show signage at the head of the stalls.
 - c. Show the accessible path from the stalls to the building.
 - d. Show ramps, curbs, and/or wheel stops where required.
2. Provide 37 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
3. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

5818 & 5830 Femrite Dr.

4. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.
5. Maintain the 42' state setback from the property line adjacent to the Interstate Highway with the future expanded portion of the parking lot or obtain a letter from the state allowing a lesser setback.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	671,752 sq. ft.
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	0'	123'
Side yards	0' (zoning)	adequate
Rear yard	10'	adequate
Floor area ratio	2.0	less than 1.0
Building height	--	1 story

Site Design	Required	Proposed
Number parking stalls	327	370
Accessible stalls	8	(1)
Loading	1 (10' x 35')	provided
Number bike parking stalls	37	(2)
Landscaping	Yes	(3)
Lighting	No	(4)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

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