

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** July 7, 2008

**To:** Plan Commission

**From:** Patrick Anderson, Assistant Zoning Administrator

**Subject:** **6405-6703 Femrite Drive**

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**Present Zoning District:** R-2 & Temp. Agri.

**Proposed Use:** Create 6 Industrial lots with 3 outlots.

**Requested 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.

1. Lots shall be not less than 100 feet in width at the building setback line and have an area of not less than 15,000 square feet. No building together with its accessory buildings shall occupy in excess of 30 percent (30%) of the area of an interior lot or 35 percent (35%) of the area of a corner lot.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	15,000 sq. ft.	274,000 sq. ft. +
Lot width	100'	400' +
Usable open space	n/a	n/a
Front yard	0'	TBD
Side yards	0'	TBD
Rear yard	10' 1story, 30' 2 story	TBD
Floor area ratio	2.0	TBD
Building height	--	TBD

**6405 – 6703 Femrite Drive**

Site Design	Required	Proposed
Number parking stalls	depends on use	
Accessible stalls	depends on use & # pkg stalls	
Loading	dep. on use & bldg. size	
Number bike parking stalls	dep. on use & # pkg stalls	
Landscaping	dep. on # pkg stalls	
Lighting	dep. on use	

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

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