

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
April 26, 2005

**ZONING MAP AMENDMENT, I.D. 00844 LOCATED AT 5818-5830 FEMRITE DRIVE:**

1. Requested Action: Approval to rezone property located at 5830 Femrite Drive from Temporary A (Agriculture) to M1 Limited Manufacturing District to allow for the demolition of a former farmhouse and out buildings and construction of a 1-story, 98,000 square foot office building to be located at 5818 Femrite Drive.
2. Applicable Regulations: Section 28.04(22) provides the regulations for the issuance of demolition permits. Section 28.12(10) provides the process for zoning map amendments. Section 28.10(4) provides the framework and regulations for the M1 Limited Manufacturing District. Section 28.10(4)(c)27 allows business and professional offices as a permitted use in the M1 Limited Manufacturing District.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Roland Lockre, Lockre Development Company, P.O. Box 2033, Wausau, WI 54402; and Peter Kucha, Eppstein-Uhen Architects, 333 East Chicago Street, Milwaukee, WI 53202.
2. Status of Applicants: Property owner/developer and architect.
3. Development Schedule: The applicants wish to commence construction as soon as all land use approvals have been obtained. The applicant wishes to have occupancy of the proposed office building by November 2005.
4. Parcel Location: North side of Femrite Drive along the westerly right-of-way line of Interstate 90/39, Aldermanic District 16, Madison Metropolitan School District.
5. Parcel Size: The proposed development site contains 15.42 acres. The unplatted portion of this property, which requires rezoning from Temporary Agriculture to M1 contains 4.44 acres.
6. Existing Zoning: M1 Limited Manufacturing District and Temporary A (Agriculture).
7. Existing Land Use: The majority of this site is vacant and undeveloped. A former farmhouse, detached garage and barn are located in the southeast corner of this site. These existing buildings will be removed to accommodate the proposed development.
8. Proposed Use: The applicant wishes to remove the existing buildings on this site and construct a new 1-story, 98,000 square foot office building.

9. Surrounding Land Use and Zoning (See map): The subject property is located in a large industrial and office park area primarily zoned M1 and C3. Other vacant lands in this area are zoned A (Agriculture) and Temporary A (Agriculture).
10. Adopted Land Use Plan: I-Industrial.
11. Environmental Corridor Status: The far westerly portion of the underlying parcel is mapped as wetlands. A drainage corridor exists to the west of the subject property. Proposed public lands are mapped along this existing drainageway.

#### **PUBLIC UTILITIES AND SERVICES:**

This area is being provided with a full range of urban services as the World Dairy Center continues to develop.

#### **STANDARDS FOR REVIEW:**

This application is subject to the demolition standards, which authorize demolitions of principal buildings when approved in conjunction with a zoning map amendment.

#### **ANALYSIS AND EVALUATION:**

The property located at 5830 Femrite Drive was annexed to the City of Madison in December 1980. Pursuant to State Statutes and City Ordinance, this property received a zoning classification of Temporary A (Agriculture) at that time. The property owners continued to occupy the former farmhouse for some time. The current owners are now applying to rezone this 4.44 acre tract at this time to allow for the construction of a 1-story, 98,000 square foot office building on the rezoning site and an additional parcel which is part of the adjacent World Dairy Center development.

The second addition to World Dairy Center Subdivision was approved in mid-1995. The entire World Dairy Center Subdivision occupies in excess of 500 acres located north of Femrite Drive and west of Interstate Highway 90/39. The second addition contained approximately 325 acres and created those lots fronting along the north side of Femrite Drive and the west side of Interstate Highway 90/39, except for that 4.44 acre tract located at the intersection of Femrite Drive and the Interstate Highway right-of-way. A large part of the Second Addition to World Dairy Center Subdivision contained wetlands and drainage areas. The parcel which will contain the proposed development was subdivided as Outlot 8 with the notation on the plat "reserved for future use". The outlot designation and the reservation were done primarily to reflect the somewhat unusual shape of this parcel due to the wetlands boundary (which is primarily contained on adjacent Outlot 9 to the northwest), the exclusion of the 4.44 acre parcel known as 5830 Femrite Drive, and the presence of some wetlands on the westerly portion of Outlot 8. In order to revise the outlot status of this parcel and to include the unplatted lands into this

development site, the applicant has submitted a certified survey map application, which is currently undergoing administrative review (see attached proposed certified survey map).

Section 16.23(8)(a)3.a. Madison General Ordinance requires that non-residential lots adjacent to federal highways shall provide a 30-foot wide strip reserved for the planting of trees or shrubs by the property owner along said highway right-of-way. This 30-foot wide strip exists on that portion of the subject property known as Outlot 8 Second Addition to World Dairy Center, however, this 30-foot wide strip is not continued southerly through the unplatted property. The applicant shall revise the proposed certified survey map to include this required 30-foot wide planting strip. In addition, the Second Addition to World Dairy Subdivision provides a 50-foot wide building setback line which is also included along the Interstate Highway right-of-way within existing Outlot 8. The applicant shall likewise continue the southerly extension of this existing 50-foot wide building setback line adjacent to the Interstate Highway right-of-way through the unplatted lands to the northerly right-of-way line of Femrite Drive. State of Wisconsin Department of Transportation regulations require the provision of a 42-foot wide setback line along limited access State and Federal highways. This setback prohibits not only the construction of buildings and other structures, but also includes a prohibition against the construction of vehicle parking facilities and drive aisles within the 42-foot wide zone. The applicant shall revise the proposed plans to ensure that no portion of the proposed off-street parking facility or drive aisle is located within 42-feet of the Interstate Highway right-of-way line.

The applicant has submitted plans for the construction of a 1-story, 98,000 square foot office building on this 15.42 acre development site. Plans note the possibility of future building expansions including a 6,000 square foot addition and a 40,000 square foot addition if the need arises in the future. According to documentation provided by the applicant, the facility is expected to serve approximately 370 employees. Although the Zoning Code requires the provision of 327 off-street parking stalls to serve this 98,000 square foot structure, proposed plans include 370 off-street parking stalls, which reflects the anticipated number of employees in this building. An additional 43 parking stalls may be constructed to support future additions. Although no bicycle parking facilities are shown on the proposed plans, the report of the Zoning Administrator indicates that a minimum of 37 bicycle parking stalls must be provided for this development proposal. It should be noted that the nearest Metro bus service to this location is at the intersection of World Dairy Drive and Agriculture Drive, almost one mile northeast of this property.

The proposed development is a permitted use in the M1 Limited Manufacturing District. Planning Unit staff, however, have the following additional comments regarding the proposed development. The landscape plan shall be revised to show the required landscape buffer within the 30-foot wide landscape planting strip adjacent to the Interstate Highway corridor. Alternatively, a separate landscape plan may be submitted for this required buffer strip. According to the recorded plat of the Second Addition to World Dairy Center, and as indicated on the Dane County Central Urban Service Area environmental corridor maps, a portion of the subject property exhibits the presence of wetland soils. The applicant shall field locate any wetlands within the proposed development site and shall receive certification from the U.S. Army Corp of Engineers and/or State of Wisconsin Department of Natural Resources stating that none of the proposed construction will occur within wetland areas or the required 75-foot wetland buffer area. ||

Lot 31, Second Addition to World Dairy Center is located adjacent to the southeast corner of this development site. This lot has been dedicated to the City of Madison for use as a unit well site. This well has yet to be drilled, however, the Madison Water Utility has noted in their report dated March 21, 2005 (see attached report) that the proposed drainage infiltration basin may be a potential source of contamination to the ground water supply adjacent to this well site, and requires elimination of this infiltration basin. The applicant shall work with City Engineering staff regarding the stormwater management plan for this development to determine an alternative location for the infiltration basin (or its elimination) to the satisfaction of the Water Utility and City Engineering staff.

### **CONCLUSION:**

The applicant is proposing to rezone a 4.44 acre tract of land from Temporary A (Agriculture) to M1 Limited Manufacturing District to allow for the development of unplatted lands and an outlet to accommodate a 98,000 square foot, 1-story office building which will be leased to the State of Wisconsin. To facilitate this development, the applicant will remove the former farmhouse, barn and detached garage from the unplatted lands. Staff has reviewed these buildings from the exterior and they appear to be in relatively fair to poor condition. The applicant has also submitted a 1-lot certified survey map for administrative review which will combine the existing outlet and unplatted lands into one development site. The subject property is part of the larger World Dairy Center development which is primarily light manufacturing uses and an office park. The proposed development is compatible with the underlying Land Use Plan designation of I-Industrial, is a permitted use within the M1 Limited Manufacturing zoning district, and is consistent with the existing and proposed development pattern within the World Dairy Center development. The subject property is located adjacent to the Interstate Highway 90/39 corridor and must provide various setbacks and install and maintain a 30-foot wide planting strip along this federal highway right-of-way. The presence of wetlands adjacent to the development site and likely extending onto the subject property must be resolved prior to development plans being approved for the proposed office building. A wellhead protection area will be established around the adjacent Water Utility unit well site once this well is constructed. The applicant must work with Madison Water Utility staff, City Engineering staff, the U.S. Army Corp of Engineers and/or State of Wisconsin Department of Natural Resources regarding wellhead protection, mapping the wetlands, and providing a landscape plan for the required buffer strip along the Interstate Highway corridor. Planning Unit staff supports the proposed rezoning and has no objection to the proposed development if these criteria are satisfactorily met.

### **RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve the demolition of an existing farmhouse, barn and detached garage and forward Zoning Map Amendment, I.D. 00844 rezoning property from Temporary A (Agriculture) to M1 Limited Manufacturing District located at 5818-5830 Femrite Drive to the Common Council with a favorable recommendation, subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.

1. Reviewing agency comments.
2. The applicant shall revise the proposed certified survey map to include the required 30-foot wide planting strip along the Interstate Highway right-of-way through the unplatted lands to the northerly right-of-way line of Femrite Drive. The landscape plan shall be revised to show the required landscape buffer within the 30-foot wide landscape planting strip adjacent to the Interstate Highway corridor. Alternatively, a separate landscape plan may be submitted for this required buffer strip.
3. The applicant shall revise the proposed certified survey map to continue the southerly extension of the existing 50-foot wide building setback line adjacent to the Interstate Highway right-of-way through the unplatted lands to the northerly right-of-way line of Femrite Drive.
4. The applicant shall revise the proposed plans to ensure that no portion of the proposed off-street parking facility or drive aisle is located within 42-feet of the Interstate Highway right-of-way line, unless approval is received from WDOT.
5. The applicant shall field locate any wetlands within the proposed development site and shall receive certification from the U.S. Army Corp of Engineers and/or State of Wisconsin Department of Natural Resources stating that none of the proposed construction will occur within wetland areas. The wetlands and the 75-foot buffer shall be shown on the face of the CSM and the site plan.
6. A public water well site is adjacent to the southwest corner of this property. The applicant shall work with City Engineering staff regarding the stormwater management plan for this development to determine an alternative location for the infiltration basin (or its elimination) to the satisfaction of the Water Utility and City Engineering staff.



Department of Public Works  
**City Engineering Division**

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dalley, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: April 22, 2005  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 5818-5830 Femrite Drive Rezoning

The City Engineering Division has reviewed the subject development and has the following comments.

**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.)

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|---|
| <ol style="list-style-type: none"> <li>1. A WDNR/USACOE Permit may be required to construct the proposed detention basin - the applicant shall provide documentation that the WDNR has been contacted and that no regulatory wetlands are present.</li> <li>2. Stormwater Management requirements include detention, 80% TSS control, infiltration and oil and grease control.</li> </ol> |
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**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 5818-5830 Femrite Drive Rezoning

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.



- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

#### Right of Way / Easements

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

#### Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.

- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

#### Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.  
  
CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:  
  
a) Building Footprints  
b) Internal Walkway Areas  
c) Internal Site Parking Areas  
d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)  
  
NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com). Include the site address in this transmittal.
- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented



in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicate a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

#### Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

April 22, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **5818 to 5830 Femrite Drive- Rezoning – Temp A to M1 / 98000 Sq. Ft. Office Building**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**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.)

1. The applicant shall contact the Department of Planning and Development to comply with M.G. O. Sec. 16.23(3)(d)–Highway Noise Land Use Provisions policies and ordinances.

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls, driveway approaches across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. The applicant shall be responsible for securing all proper permits and approvals from any municipality or government unit having jurisdiction with the project. In particular, the applicant shall contact Marshal Quade, Wisconsin Department of Transportation (243-3366), with 4 sets of plans for review and approval. The applicant shall return two WDOT-approved copies to the City of Madison Traffic Engineering Division.
4. The applicant shall redesign the driveway according to the design criteria for a "Class 4"

driveway in accordance to Madison General Ordinance Section 10.08(4). The applicant shall show the road and pavement along the frontage on Femrite Drive. The applicant shall contact City Engineering, (608-266-4651) if a culvert under the driveway approach is required. The applicant shall note on the site plan length and size of required pipe culvert.

5. All existing driveway approaches on which are to be abandoned shall be removed and noted on the site plan.
6. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
7. The applicant shall show the dimensions for existing and proposed parking stalls items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
8. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
9. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Peter Kucha  
Fax: 414-271-7794  
Email: peterk@epsteiuhen.com

DCD:DJM:dm

**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.

April 23, 2005

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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**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
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

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
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)

<b>Other Critical Zoning Items</b>	
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.



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 4/25/05  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: 5818-5830 Femrite Dr.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**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.)

1. The fire lanes shown on the site plans do not comply with Comm 62.0509, and/or MGO Chapter 34; the owner must revise the plans or apply for and receive approval of a Petition for Variance from the Board of Building Code, Fire Code and Licensing Appeals prior to construction of the project. If the Board does not approve the Petition for Variance, then the owner must submit a new application for approval of revised plans.

## **GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
  - a. The site plans shall clearly identify the location of all fire lanes.
  - b. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.
  - c. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 75,000 lbs.
  - d. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.
2. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.
3. Additional comments and/or requirements may be noted upon review of future construction documents.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

**CITY OF MADISON  
MADISON WATER UTILITY  
523 E. MAIN ST.  
266-4651**

**MEMORANDUM**

**Date:** March 21, 2005

**To:** Pete Olson - Planning & Development  
**From:** Dennis M. Cawley, Engineer IV - Water Utility  
**Subject:** REZONING – 5818-5830 Femrite Drive

Madison Water Utility has reviewed this rezoning and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS**

The property immediately adjacent to this parcel at 5802 Femrite Drive is a proposed City of Madison public water supply well site. Because the proposed infiltration basin is a potential source of contamination to the groundwater supply, this infiltration basin shall be eliminated from this proposal.

**GENERAL OR STANDARD REVIEW COMMENTS**

None

The Water Utility will need to sign off the final plans, but will not need a copy of the approved plans.

Dennis M. Cawley



Department of Public Works  
**Parks Division**

Madison Municipal Building, Room 120  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2987  
Madison, Wisconsin 53701-2987  
PH: 608 266 4711  
TDD: 608 267 4980  
FAX: 608 267 1162

April 26, 2005

TO: Plan Commission  
FROM: Simon Widstrand, Parks Development Manager  
SUBJECT: **5818 Femrite Drive CSM and Rezoning**

*S.W.*

1. The wetland boundary shall be delineated and a 75 buffer zone provided from development.
2. A 30- foot landscape buffer and public trail easement shall be provided along the Interstate.

If you have questions regarding the above items, please contact Simon Widstrand at 266-4714 or [awidstrand@cityofmadison.com](mailto:awidstrand@cityofmadison.com)

