

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** May 18 2015

**To:** Plan Commission  
**From:** Matt Tucker, Zoning Administrator  
**Subject:** 4906 Femrite Dr.

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**Present Zoning District:** IL Industrial Limited

**Proposed Use:** Demolish street-facing wall of building to construct office addition for office/warehouse facility. Technical demolition.

**Plan Commission Review:** Section 28.185 Demolition of Principal Buildings (street-facing wall) 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. Sec. 28.185 (7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann. (608-267-2626).
2. Sec. 28.185 (10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Section 28.185(9) (a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

**ZONING CRITERIA**

<b>Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area (sq. ft.)	20,000 sq. ft.	74,053 sq. ft.
Lot Width	75	adequate
Front Yard Setback	0	51'±
Side Yard Setback	15'	15'-3"
Rear Yard Setback	30'	38"±
Maximum Lot Coverage	75%	Less than 75%

Site Design	Required	Proposed
Number Parking Stalls	0	9
Accessible Stalls	1	1
Loading	0	0
Number Bike Parking Stalls	2	2
Landscaping	Yes	Yes
Lighting	TBD	TBD
Building Forms	N/A	N/A

Other Critical Zoning Items	
Urban Design	Choose an item. UDD #1
Barrier Free (ILHR 69)	Yes
Utility Easements	Yes

City of Madison, Wisconsin

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**REPORT OF: URBAN DESIGN COMMISSION**      **PRESENTED:** May 6, 2015

**TITLE:** 4906 Femrite Drive – Partial Demolition  
and New Construction for an Office  
Building and Storage Units in UDD No. 1.  
16<sup>th</sup> Ald. Dist. (37743)

**REFERRED:**  
**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**                      **POF:**

**DATED:** May 6, 2015

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Dawn O’Kroley, Melissa Huggins, Cliff Goodhart, Tom DeChant, Richard Slayton and Sheri Carter.

**SUMMARY:**

At its meeting of May 6, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of a partial demolition and new construction for an office building and storage units located at 4906 Femrite Drive in UDD No. 1.

This item was approved as a consent item with the finding that all applicable standards are adequately addressed.

**ACTION:**

On a motion by Huggins, seconded by O’Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).

No rankings were provided for this project.