

**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
Of July 1, 2008**

**RE: ID#10646 Zoning Map Amendment L.D. 3368, rezoning 6403 Femrite Drive, 6504 Femrite Drive, 6703 Femrite Drive, and 3102 Meier Road from Temp. A to M1 and W and ID# 11130, Approval of the Preliminary Plat of McAllen 120 Business Park**

1. Requested Actions: Approval of a request to rezone 121.2 acres located at 6403-6703 Femrite Drive and 3102 Meier Road from Temp. A (Agriculture District) to M1 (Limited Manufacturing District) and W (Wetlands District); and approval of a preliminary plat for the future creation of 6 industrial lots and 3 outlots.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments; the subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Heather Stouder, AICP and Timothy M. Parks, Planners

**GENERAL INFORMATION**

1. Applicant and Project Contact: Carl T. Chenoweth, PE, McAllen 120, LLC; 4605 Dovetail Dr.; Madison  
  
Surveyor: Wayne D. Barsness, RLS, D'Onofrio Kottke and Associates; 7530 Westward Way; Madison
2. Development Schedule: Development of this subdivision is planned to commence after all approvals are granted, with an estimated completion of December 2012.
3. Parcel Location: The area to be rezoned encompasses five parcels totaling approximately 120 acres situated north and south of Femrite Drive east of Ohmeda Drive; Aldermanic District 16; McFarland School District, except the northernmost parcel, which lies within Madison Metropolitan School District.
4. Existing Conditions: The site is currently undeveloped and includes over 35 acres of delineated wetlands, mostly in the southeastern portion.
5. Proposed Land Uses: The subdivision will include six lots for future industrial development and three outlots for storm water management, detention, utility easements, and wetlands conservancy.
6. Surrounding Land Use and Zoning:  
  
North: Undeveloped agricultural land, scattered rural residential, Blatterman Homes warehouse and offices, and a commercial composting facility in the Town of Blooming Grove;  
  
South: America's Best Value Inn in the Town of Blooming Grove; Dane County – Rodefild Landfill in the City of Madison, zoned PUD-SIP;  
  
East: T&B Leasing Company, self storage, a dog kennel, motorbike sales, and agricultural land in the Town of Blooming Grove;

West: On northeastern corner of Femrite Drive and Ohmeda Drive, single family residence in Town of Blooming Grove; west of Ohmeda Drive, GE Healthcare and Datex-Ohmeda Manufacturing facility in the City of Madison, zoned M1 (Limited Manufacturing District); south of Femrite Drive, auto repair shop and various light industrial uses in the Town of Blooming Grove.

7. Adopted Land Use Plan: The Comprehensive Plan recommends a combination of employment uses and conservancy for this property, with conservancy recommended for the majority of the eastern 40-acre parcel due to existing wetlands. There is currently no neighborhood development plan for the parcels in question.
8. Environmental Corridor Status: Southern and southeastern portions of the site lie within a mapped environmental corridor corresponding to a portion of a pond located in the southwestern corner of the site and wetlands present along the southern property line.
9. Public Utilities & Services: The site is partially served by City of Madison utilities but will be served by a full range of urban services as development in this area progresses. A City of Madison water main enters the site from Femrite Drive to the west, and turns south between the two southern 40-acre parcels to primarily serve development located south of US 12 & 18. Sanitary sewer service to serve this development will likely be extended from the south of the site. At present, the southeastern 40-acre parcel lies adjacent to but outside of the Central Urban Service Area (CUSA). Thus, extension of City of Madison services to serve this parcel will require prior approval of an amendment to the CUSA. The nearest Madison Metro Bus stop (Route 39) is on Agriculture Drive, well over a mile to the northwest, and there are no plans to extend bus service in this direction in the near term.

### **STANDARDS FOR REVIEW**

This application is subject to the standards for zoning map amendments and the standards for preliminary plats.

### **PLAT REVIEW**

The applicants are requesting approval to rezone 121.2 acres of land generally located at the intersection of Femrite Drive and Meier Road from Temp. A (Agriculture District) to M1 (Limited Manufacturing District) and W (Wetlands District) and approval of a preliminary plat to allow the future creation of six industrial lots and three outlots. A majority of the land in the proposed subdivision was attached to the City from the Town of Blooming Grove in February 2008, with the exception of the 3102 Meier Road parcel, which was attached in the 1960s. The applicants also own a second narrow, 66-foot wide, 1.5-acre strip that extends south from the subject site to the US 12 & 18 frontage, which was attached on June 17, 2008. This parcel will be added to the development as part of a subsequent application to provide the subdivision with access to sanitary sewer service as well as a possible roadway connection from this plat to the frontage road pending Wisconsin Department of Natural Resources approval.

### Site Analysis

The approximately 120-acre site is comprised of five undeveloped parcels. Approximately two-thirds of the site is located along the south side of Femrite Drive and includes two 40-acre parcels as well as a 66-foot wide strip of land originally purchased by the Town of Blooming Grove for road purposes in 1974. The Town recently disposed of this right of way to the applicants, who propose to dedicate it to the City for a southerly extension of Meier Road as part of their development. The remainder of the site consists of two parcels located north of Femrite Drive on the west side of Meier Road. Both Femrite Drive and Meier Road are currently unimproved two-lane roads, with Femrite extending east to intersect US 12 & 18 on the easterly edge of the Town of Blooming Grove, while Meier Road extends north and then east to serve mostly agricultural lands east to CTH AB.

Femrite Drive divides the northern and southern portions of the site. Ohmeda Drive, which provides access to the GE Healthcare and Datex-Ohmeda developments, forms the western boundary of the northern half of the site. Meier Road forms the eastern boundary of the northern half of the site, but does not yet continue south of Femrite Drive. The former Old Meier Road functions as an access point from Meier Road for two residences just north of the site, but has otherwise been vacated between Ohmeda Drive and Meier Road.

The site is mostly characterized by a rolling terrain that appears to include a row of glacial deposits in the southeastern corner of the property and the northerly portion of a farm pond in the southwestern corner of the site. A significant delineated wetland comprises most of the southeastern 40 acres of the site, with additional wetlands located along portions of the southern property line of the site, including adjacent to the pond, which largely sits off the subject property. In addition, tree cover is present throughout the site, with large densely wooded areas along the western property line and near the glacial deposits in the southeastern corner of the site.

The site is surrounded by a mix of employment, commercial, and light industrial uses in the City of Madison and Town of Blooming Grove, along with three rural residential homes in the Town of Blooming Grove. One residential property lies west of the property on the northeast corner of Femrite Drive and Ohmeda Drive. Across Ohmeda Drive to the west is an employment area in the City of Madison that includes the GE Healthcare and Datex-Ohmeda facilities. South of Femrite Drive west of the site is a mix of automobile service and other light industrial uses. The Dane County Rodefild landfill and a motel are located south of the site along the US 12 & 18 frontage. To the east of the site, a mix of rural commercial properties in the Town of Blooming Grove include a drywall contractor, dog kennel, motorcycle shop, and self-storage facilities. North of the site are two rural residential homes and a commercial facility housing two additional contractors and associated offices.

### Plat Layout

The developer proposes to extend Meier Road south from Femrite Drive to provide access to the developable portions of the property south of Femrite Drive. The developer also owns a strip of land south of the subject site that extends south to the US 12 & 18 frontage road adjacent to the hotel and landfill and is exploring a possible future extension of Meier Road further south if regulatory approvals can be obtained to allow the road to cross the wetlands present south of the property.

Three of the six lots proposed, Lots 3-5, will be located west of extended Meier Road. A new public street, shown as McAllen Drive, will extend between Femrite Drive and Meier Road to provide primary access to these three lots, which the developer indicates will comprise the likely first phase of the development. East of extended Meier Road, the developer proposes a triangularly shaped 6.3-acre Lot 6, which will consist of the only developable land in the southeastern 40 acres of the site to the significant wetland present elsewhere on that portion of the site. The remaining two industrial lots proposed, Lots 1 and 2, will be located north of Femrite Drive and will be the largest lots in the plat.

Outlot 1 of the proposed subdivision will be located in the northernmost portion of the site and contains wetlands, wooded areas, and a portion of an existing access driveway off of Meier Road. Outlot 2 is proposed to occupy the southwest corner of the plat and contains wetlands and a proposed 2.5-acre regional stormwater management facility. As proposed, these outlots would be dedicated to the City for stormwater management and conservancy. Outlot 3 will consist of the significant wetland in the southeastern corner of the subdivision and will be dedicated to the City for conservancy purposes.

The developer has provided a conceptual development plan for portions of the proposed subdivision that includes five large-format, multi-tenant industrial buildings on Lots 3 and 5, each with surface parking on one side and loading docks generally located interior to the site. A sixth similar building is conceptually shown on proposed Lot 6 along the east side of extended Meier Road. However, the applicant has indicated that the development of this lot in the future may take a much different form such as commercial or retail space, or even long term preservation as wooded open space. This lot is currently wooded, and may require careful design to preserve any high quality trees. Conceptual plans for Lots 1, 2 and 4 have not been provided, though the letter of intent indicates that those lots may be preserved for a future single owner/occupant for larger-scale development. It is also possible that the lots within the subdivision may be further subdivided to suit the needs of future tenants within the development.

## **ANALYSIS & CONCLUSION**

The Comprehensive Plan specifies the future land use for the area as Employment, which is defined as predominantly office, research, and specialized employment areas with a variety of flexible sites for small, local or start-up businesses, as well as large national or regional enterprises. The range of appropriate uses in employment districts varies tremendously, and is usually better defined in a neighborhood development plan, which has not yet been completed for this area. The Comprehensive Plan also encourages Employment districts in newly developing areas to be compact urban activity centers rather than low-density suburban development.

Staff believes that the development of light industrial and other uses on this specific site would in many ways represent an extension of the existing development pattern along Femrite Drive to the west that includes the World Dairy Center and Datex-Ohmeda. When well designed, staff believes that such uses are not incompatible with more typical employment uses that could be developed in the future on or to the east of this site. This far eastern portion of the City is a growing employment center with a mix of light industrial, warehousing & distribution, flex-space, and office development that staff believes the proposed development will complement.

To ensure that development with the McAllen subdivision adheres to the aesthetics generally recommended in the Comprehensive Plan for Employment districts, staff recommends that the subdivision be conditioned upon the submittal of covenants, conditions and restrictions for the plat that provide heightened site design guidelines and an architectural review committee design. If approved, Planning Division staff will work with the developers to craft the restrictions for this development following approval of the preliminary plat in anticipation of their submittal with the first final plat of the subdivision.

In reviewing the design of the subdivision, the Planning Division feels that the lots proposed will satisfy the lot design standards in the Zoning Ordinance and Subdivision Regulations. This plat is subject to shoreland zoning requirements due to the presence of the pond located in the southwestern corner of the subject site. Under those requirements, a development lot can be no less than 100 feet in width and 15,000 square feet in area when located within 1,000 feet of a lake, pond or slough, which will apply to Lots 3-6 of the preliminary plat. As proposed, all of the affected lots will far exceed the lot area required by ordinance.

Finally, because the southeastern 40 acres of the subject site currently lay outside the boundaries of the Central Urban Service Area (CUSA) and cannot be served by public utilities, staff recommends that the rezoning request be modified to rezone this portion of the property to Agriculture zoning until such time as an amendment to the CUSA has been approved by the Capital Area Regional Planning Commission. The submittal of a final plat for this portion of the property should also be delayed until the developable portion of these 40 acres can be served by urban services. Staff recommends that approval of the development include authorization for City staff to make an application to the Capital Area Regional Planning Commission to amend the Central Urban Service Area boundaries to include the site and other nearby properties. Once the developable area of the southeastern portion of the McAllen development have been added to the CUSA, Planning staff would support the zoning of that portion of the property to M1 similar to the rest of the proposed development.

Approval of the project will require the Plan Commission to forward a substitute ordinance to the Common Council for adoption. At the time the ordinance rezoning the site was introduced, the descriptions of the wetlands to be zoned W were inadvertently omitted. As a result, the current ordinance calls for the entire 121.2-acre site to be rezoned M1 and W. A substitute ordinance has been prepared that accurately describes the portions of the site to be zoned W, with the remainder of the site to be zoned M1.

## **RECOMMENDATIONS**

The Planning Division recommends that the Plan Commission forward a **substitute** for Zoning Map Amendment I.D. 3368, rezoning 6403 Femrite Drive, 6504 Femrite Drive, and 3102 Meier Road from Temp. A (Agriculture District) to M1 (Limited Manufacturing District) and W (Wetland District) and 6703 Femrite Drive from Temp. A to [Permanent] A to the Common Council with a recommendation of **approval**. The Planning Division also recommends that the Plan Commission forward the Preliminary Plat of McAllen 120 Business Park, similarly excluding 6703 Femrite Drive, to the Common Council with a recommendation of **approval**, all subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant submit a revised preliminary plat with the first final plat of the site that incorporates the 1.5-acre parcel extending south from the proposed McAllen Plat to the US 12 & 18 frontage road (attached June 17, 2008) into the subdivision. Said strip shall be dedicated to the City for public right of way purposes and for the installation and maintenance of public sanitary & storm sewer, water and other utilities. Improvement of this right of way for street purposes is dependent on gaining Wisconsin Department of Natural Resources approval.
3. That the applicant submits covenants, conditions and restrictions for the entire McAllen 120 Business Park for consideration and approval with the first final plat of the project. The covenants, conditions and restrictions approved with the first final plat shall establish site design guidelines and an architectural review committee for the entire subdivision. The City may desire a seat on the proposed architectural review committee.
4. That staff is authorized to make an application to the Capital Area Regional Planning Commission to amend the Central Urban Service Area boundaries to include the portion of the subject site located east of Meier Road and other nearby properties.
5. That a final plat of the 40-acre parcel addressed as 6703 Femrite Drive not be submitted for any City, County or State approval until such time as the developable portions of that property have been added to the Central Urban Service Area.
6. That future development of buildings and facilities within the subdivision meets all requirements related to wetland and shoreland zoning.



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  
1 866 704 2315 Textnet

**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.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

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

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

**Financial Officer**  
Steven B. Danner-Rivers

DATE: June 23, 2008

TO: Plan Commission

FROM:  Larry D. Nelson, P.E., City Engineer

SUBJECT:  6403-6703 Femrite Drive "McAllen 120 Business Park" Plat & 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.)

1. Proposed "A Court" will have to be moved south and be dedicated entirely from within this proposed plat as both the City of Madison and Town of Blooming Grove have vacated Old Meier Road from Meier Road to Ohmeda Drive. If the construction of "A Court", located entirely within this proposed plat, adversely affects the existing driveway access to the William Blatterman property, it may be necessary for the Developer to allow and construct a new driveway to "A Court" for the same.
2. Proposed McAllen Drive will require a street name change at the property line between P-3 and P-4. Submit an alternative street name to Engineering Mapping for approval.  
([Lzenchencko@cityofmadison.com](mailto:Lzenchencko@cityofmadison.com))
3. Proposed Conservancy Outlot 3 may be required to be split into two separate Outlots dedicated to the public for Park and Greenway/Storm Water purposes.
4. Public dedication and/or easement rights shall be conveyed to allow for the sanitary sewer to be constructed to serve this plat, across the lands south of this proposed plat, which were conveyed by warranty deed from the Town of Blooming Grove to McAllen Properties 120, LLC by Document No. 4421467. This warranty deed also included the frontage road access to the motel located in the Town, which may require resolution.
5. The subject warranty deed off-plat property conveyed from the Town to McAllen was attached to the City of Madison at the June 17, 2008 Common Council meeting. Now that these adjacent lands are within the City of Madison, it is suggested these lands be included in this proposed subdivision plat to allow for the conveyance/dedication of any necessary public rights by subdivision plat.
6. The right-of-way width for Femrite Drive shall be 106-feet. The plat shall be revised to show the required right-of-way dedication.
7. The developer shall note that existing wetlands south of this plat make the extension of Meier Road to the south unlikely. The developer shall work with City Engineering, City Planning, and Traffic

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Engineering on a loop street system (McAllen Drive and Meier Road) that works well in the event that Meier Road is not extended. The developer shall revise the plat accordingly as required by the City Engineer.

8. Prior to approval, provide all wetland delineation reports along with letter on concurrence from the WDNR. Wetland boundaries shall be provided in electronic format compatible with Microstation Version 7. The wetland report shall be provided in PDF format.
9. Wetlands shall not be used for stormwater management purposes, facilities to meet the requirement of Chapter 37 MGO shall be met outside the wetland boundaries.
10. Developer will require developer constructing off-site sanitary sewer which will cross wetlands. Developer will be responsible for obtaining all applicable WDNR and Army Corps of Engineers permits for this wetland crossing.
11. Portions of the proposed plat are not within the Central Urban Service Area and are not eligible for sewer service at this time.

## GENERAL OR STANDARD REVIEW COMMENTS

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

### Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final) and Certified Survey Maps

Name: 6403-6703 Femrite Drive Plat & Rezoning

#### General

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
- 1.2 Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
- 1.3 The Developer is required to pay Impact Fees for the \_\_\_\_\_ Impact Fee District for Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ Plat/CSM. The current rate is \$ \_\_\_\_\_/1000SF for a total of \$ \_\_\_\_\_. The Developer shall select one of the following two options for payment of these fees:
- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
  - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
    - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
    - b) All information shall transmitted to Janet Dailey by e-mail at [Jdailey@cityofmadison.com](mailto:Jdailey@cityofmadison.com), or on a CD to:  
  
Janet Dailey  
City of Madison Engineering Division  
210 Martin Luther King Jr. Blvd  
Room 115  
Madison, WI 53703
    - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

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The Developer shall put the following note on the face of the plat:

**ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).**

**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 Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.3 It is anticipated that the improvements on [roadway name] \_\_\_\_\_ required to facilitate ingress and egress to the plat/csm will require additional right of way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
- 2.4 The Developer shall petition for the street vacation of (roadway name) \_\_\_\_\_ and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.

**Are the following requirements met?**

- \* Streets Intersect at right angles.
- \* A 15 foot minimum tangent at intersections from PC of curve to property line.
- \* Arterial intersection spacing generally greater than 1200 feet.
- \* Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- \* Spacing of intersections on local streets shall be greater than 300 feet.
- \* Cul-de-sacs shall be less than 1000 feet long.
- \* 100 foot tangents between curves.

- 2.5 \_\_\_\_\_  
\_\_\_\_\_
- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on \_\_\_\_\_  
\_\_\_\_\_
- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on \_\_\_\_\_  
\_\_\_\_\_
- 2.8 The right of way width on \_\_\_\_\_ shall be \_\_\_\_\_ feet, on \_\_\_\_\_ shall be \_\_\_\_\_ feet and on \_\_\_\_\_ shall be \_\_\_\_\_ feet.
- 2.9 \_\_\_\_\_ shall have a minimum centerline radius of \_\_\_\_\_ feet and \_\_\_\_\_ shall have a minimum centerline radius of \_\_\_\_\_ feet and \_\_\_\_\_ shall have a minimum centerline radius of \_\_\_\_\_ feet.
- 2.10 The cul-de-sac on \_\_\_\_\_ shall have a minimum radius of \_\_\_\_\_ feet with a minimum reverse curve radius of \_\_\_\_\_ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on \_\_\_\_\_ having a radius of \_\_\_\_\_ feet and a reverse curve radius of \_\_\_\_\_ feet. The easement(s) shall expire when the streets are extended.
- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] \_\_\_\_\_. The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.
- 2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_

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to \_\_\_\_\_ . 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.

- 2.16 Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
  - No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
  - The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.17 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
  - No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
  - The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.18 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
  - No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.  
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.19 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
  - No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
  - Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
  - The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
  - The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

- 3.1 The Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a 30 40 (*Strike one, 30 collector, 40 Arterial*) foot building setback line on the plat/csm adjacent to [Roadway Name] \_\_\_\_\_ for all lots in the plat/csm adjacent to said roadway.
- Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.*
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of Femrite Drive in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.6 The Developer shall make the following improvement to [Roadway Name] \_\_\_\_\_. The Developer shall construct sidewalk and \_\_\_\_\_ feet of a future \_\_\_\_\_ foot roadway including curb and gutter on the \_\_\_\_\_ side of the roadway.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along Femrite Drive and Meier Road.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] \_\_\_\_\_.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_. (*Also require the City / Developer agreement line 1.1*)
- 3.10 **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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.11 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.
- 3.12 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.13 Developer shall make improvements to [Roadway Name] \_\_\_\_\_ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to Femrite Drive and Meier Road to facilitate ingress and egress to the plat/csm.

[Select one of the below comments for either of the above or leave general]

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.
- The above improvement will consist of passing lanes.
- The above improvement will consist of median openings.
- Caution – The improvements indicated above may require right of way outside of the plat/csm. See comment 2.3 to require additional right of way for this purpose.*
- 3.15 The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
- 3.16 The developer shall confirm that adequate sight distance exists on \_\_\_\_\_ where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
- 3.17 All proposed street names shall be approved by the City Engineer. Applicant shall contact Lori Zenchenko (608-266-5952) with street name requests.

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- 3.18 Installation of "Private" street signage in accordance with 10.34 MGO is required.
- 3.19 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) or (608) 266-5952

**Storm Water Management**

- 4.1 An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. 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.

- 4.2 The following notes shall be included on the final plat:
  - a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

**NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.**

- b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
  - a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
  - b. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

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Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

- 4.4 Prior to the issuance of building permits, the Developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

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The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27.

The following note shall accompany the master storm water drainage plan:

- a. For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.

No building permits shall be issued prior to City Engineering's approval of this plan.

- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water 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 certified survey map and recorded at the Dane Co Register of Deeds.
- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.
- 4.9 Prior to recording the plat/csm, the applicant shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
- Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle).
  - Control 80% TSS (5 micron particle).
  - Provide infiltration in accordance with NR-151.
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 4.11 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 dedicated 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.
- 4.12 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact Janet Dailey (608-261-9688) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

#### Sanitary Sewer

- 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.

- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

**Mapping / Land Records**

- 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**
- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison WCCS Dane Zone, 1997 Coordinates** on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address [http://gis.ci.madison.wi.us/Madison\\_PLSS/PLSS\\_TieSheets.html](http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html) for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact Engineering Division for this information.
- 6.3. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the **final plat/CSM** to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:**
  - a. Right-of-Way lines (public and private)
  - b. Lot lines
  - c. Lot numbers
  - d. Lot/Plat dimensions
  - e. Street names
  - f. Easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except **local service** for Cable TV, gas, electric and fiber optics).

NOTE: This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.
- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.
- 6.5 Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred. Transmit to [epederson@cityofmadison.com](mailto:epederson@cityofmadison.com)

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**Date:** May 28, 2008  
**To:** The Plan Commission  
**From:** Larry D. Nelson P.E., Interim General Manager  
**Subject:** PRELIMINARY PLAT / REZONING – McAllen 120 Business Park

The Madison Water Utility has reviewed this proposed preliminary plat / rezoning and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS**

None

**GENERAL OR STANDARD REVIEW COMMENTS**

All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

This property is not in a Wellhead Protection District.

All public water mains and water service laterals shall be install by standard City of Madison Subdivision Contract, except water mains on Meier Road and Femrite Drive may be installed by an assessment reimbursement agreement.

The Water Utility will need to sign off the final plans, and will need a copy of the approved plans.

Larry D. Nelson, P.E.



## Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608 266 4761  
TTY 866-704-2315  
FAX 608 267 1158

June 26, 2008

TO: Plan Commission

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

SUBJECT: **6403 to 6703 Femrite Road – Preliminary Plat/ Rezoning – McAllen 120 Business Park - Town of Blooming Grove Sec. 24/ Temp. A to M1 for 6 industrial lots & 3 outlots**

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 Developer shall put the following note on the face of the plat: "ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE ISSUANCE OF BUILDING PERMIT (S)." Note: The final sign-off may be delayed until the transportation impact fees are negotiated or approved by the Council.
2. The right of way for Femrite Drive shall be revised to 90 feet total.
3. The right of way for Meier Rd shall be revised to 80 feet for a distance of 200 feet from Femrite Drive, both north and south of Femrite.
4. The street right of way of McAllen Drive shall be extended across Meier Rd for a distance of 100 feet; and Lot P-6 modified accordingly.

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

5. Prior to approval, the applicant shall prepare and provide a master ped-bike plan for the plat that is consistent with the City's area wide plans and the plat's specific provisions, to be reviewed and approved by the Traffic Engineer. The applicant may need to modify the right-of-way to accommodate the ped-bike plan.

### GENERAL OR STANDARD REVIEW COMMENTS

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



6. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

7. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots

8. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.

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 Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

Contact Person: Wayne D. Barsness  
Fax: 608-833-1089  
Email: wbarsness@donofrio.cc

DCD:DJM:dm

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** July 7, 2008

**To:** Plan Commission

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

**Subject:** 6405-6703 Femrite Drive

**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

July 7, 2008

Page 2

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.



Department of Public Works  
**Parks Division**

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City-County Building, Room 104  
210 Martin Luther King, Jr. Boulevard  
P.O. Box 2987  
Madison, Wisconsin 53701-2987  
PH: 608 266 4711  
TTY/Textnet: 866 704 2315  
FAX: 608 267 1162

July 1, 2008

TO: Plan Commission  
FROM: Simon Widstrand, Parks Development Manager  
SUBJECT: **McAllen 120 Business Park**

S.W.

**If the Conservancy outlots are being accepted for public dedication, use and management, they should include a minimum 25-foot upland buffer to provide access without conflicting with wetland regulations.**

Please contact Simon Widstrand at 266-4714 or [swidstrand@cityofmadison.com](mailto:swidstrand@cityofmadison.com) if you have questions regarding the above items.