VIA E-MAIL ONLY

July 6, 2018

Mike Rupiper, PE
Director of Environmental Resources Planning
Capital Area Regional Planning Commission
210 Martin Luther King Jr. Blvd., Room 362
Madison, Wisconsin 53703

RE: Environmental corridor on 5404 Voges Road, City of Madison

Dear Mr. Rupiper;

At the request of the property owner, TNT of McFarland, LLC, the City of Madison is hereby requesting to amend the Dane County Water Quality Plan Environmental Corridor Map to allow grading and impervious area within the 75-foot wetland buffer as mapped on a 2.57-acre property located at 5404 Voges Road in the City of Madison, and for grading to occur within the 30-foot "no-grade" portion of the setback.

The property owner has requested permits from the City to construct an 8,000 square-foot commercial building on the subject property. The proposed building, a rear patio space, and detention facility are proposed within 75 feet of a wetland delineated by Stantec on the subject property and an adjoining parcel addressed as 5302 Voges Road in April 2013. A grading plan submitted with the permit application calls for grading for the project to encroach within 30 feet of the wetland. Copies of the relevant sheets from the submitted plans are attached for reference.

The 75-foot setback requirement was established as a condition of the Marsh Road neighborhood being added to the Central Urban Service Amendment by Dane County Regional Planning Commission Resolution No. 208 on February 24, 2000, which specified that all wetland areas and a 75-foot setback be included in environmental corridors. The Wisconsin Department of Natural Resources approved the CUSA expansion in a letter dated April 28, 2000.

To mitigate for the reduced no grading zone, an enhanced native vegetation will be installed by the developer in the buffer zone to mitigate for the reduced buffer width. Enhanced erosion control will also be provided. Both mitigation measures will be subject to the approval of the City of Madison Engineering Division and CARPC staff. Also, no parking will be allowed within 75 feet of the wetland, and no further encroachments of the building or rear patio will be allowed. At the direction of the Secretary of the Plan Commission, an affidavit of correction will also be recorded to Certified Survey Map 13840 to correctly reflect the 75-foot setback requirement from the delineated setback (a 30-foot offset was incorrectly included on the recorded version).
If you have any questions about the above request, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc:  Greg Fries, City Engineering Division
     Phil Gaebler, City Engineering Division
     Heather Stouder, Planning Division
     Tim Neitzel, TNT of McFarland, LLC
     John Bieno, on behalf of TNT of McFarland, LLC
PROPOSED FACILITY FOR

AUTOMATION ARTS

5404 YOGES ROAD
Madison, Wisconsin

TJK Design Build
32 W. Main St. Suite 203
Madison, WI 53703
608-291-0107  FAX 608-291-7067

SITE LOCATION PLAN

FIRE APPARATUS PLAN

EXTERIOR ELEVATIONS