



Location  
4702 & 4710 Femrite Drive

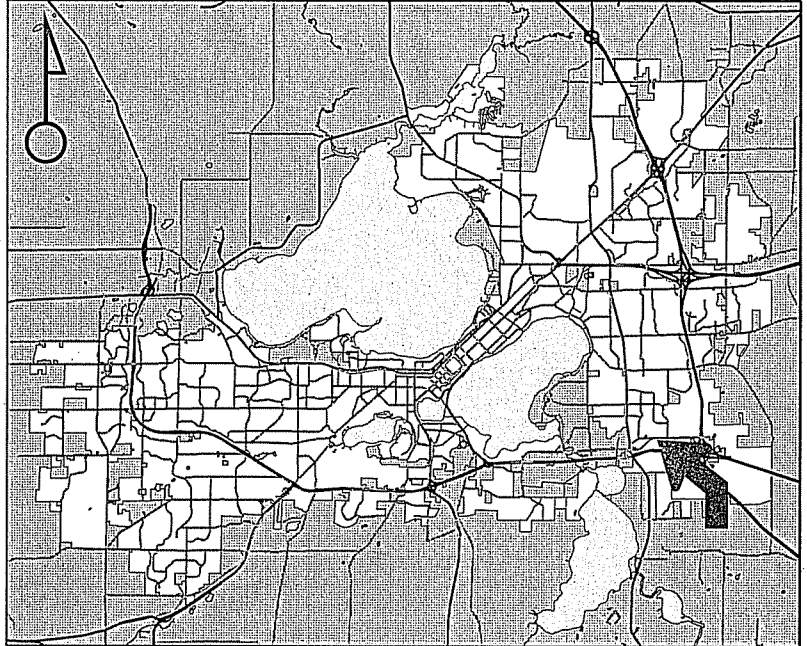
Project Name  
Certco Demolition

Applicant  
Randall Simon - Certco, Inc

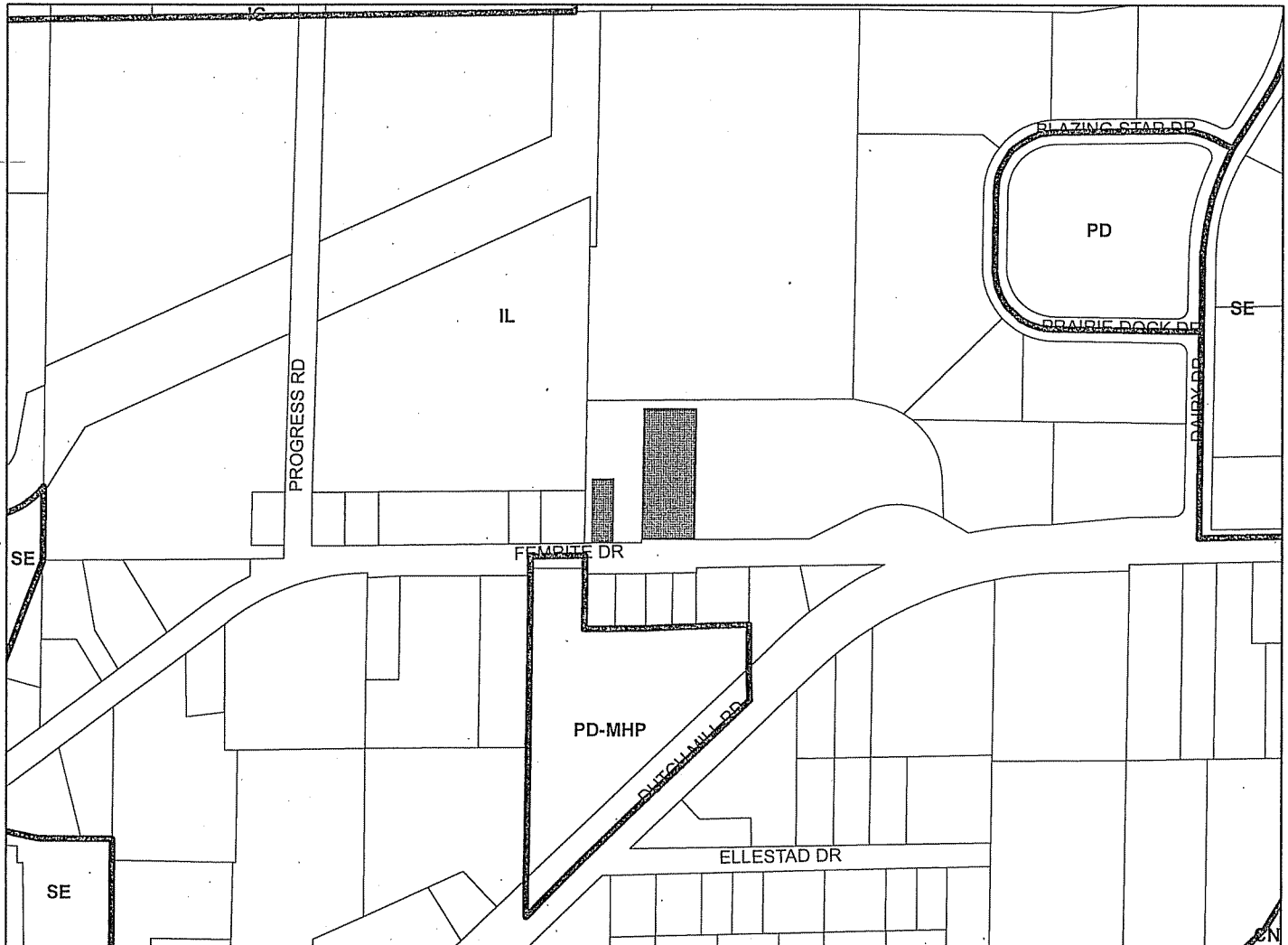
Existing Use  
Two single-family residences

Proposed Use  
Demolish two single-family residences to allow future distribution facility expansion

Public Hearing Date  
Plan Commission  
08 July 2013

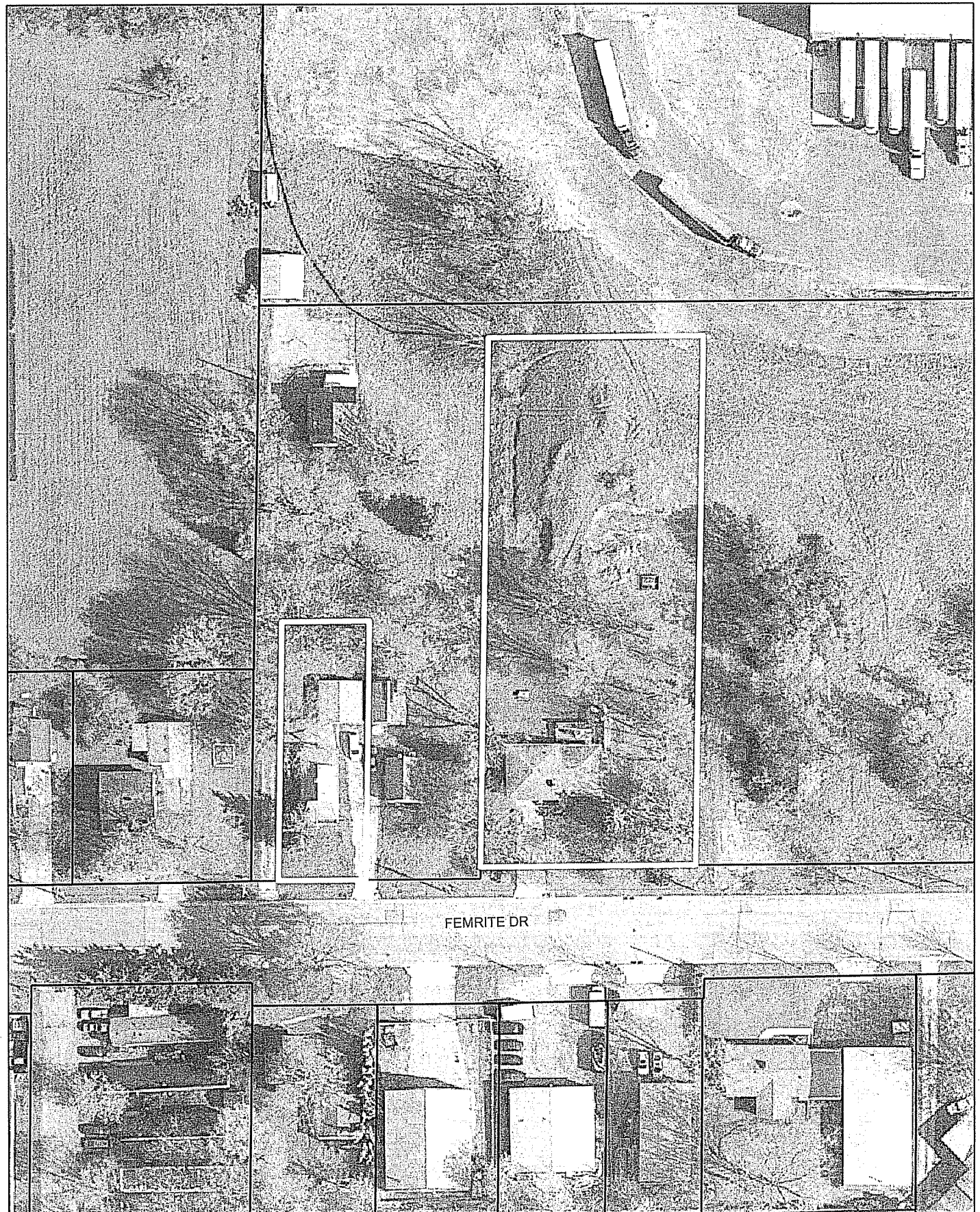


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 27 June 2013





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:  
 Amt. Paid \$ 650 - Receipt No. 142996  
 Date Received 5/21/13  
 Received By JEM  
 Parcel No. 0710-223-0506-7  
 Aldermanic District 16  
 Zoning District IL  
 Special Requirements UDD 1  
 Review Required By:  
 Urban Design Commission \_\_\_\_\_  
 Common Council \_\_\_\_\_  
 Plan Commission (circled)  
 Other: \_\_\_\_\_  
 Form Effective: February 21, 2013

1. **Project Address:** 4702-4710 Femrite Drive  
**Project Title (if any):** Demolition of 4702 and 4710 Femrite Drive

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning      Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Certco, Inc. Company: \_\_\_\_\_  
 Street Address: 5321 Verona Road City/State: Madison, WI Zip: 53711  
 Telephone: (608) 278-2214 Fax: (608) 278-2223 Email: rsimon@certcoinc.com

Project Contact Person: Randall Simon Company: Certco, Inc.  
 Street Address: 5321 Verona Road City/State: Madison, WI Zip: 53711  
 Telephone: (608) 278-2214 Fax: (608) 278-2223 Email: rsimon@certcoinc.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolition of houses at 4702-4710 Femrite Drive and restoration of site.

Development Schedule: Commencement mid-July, 2013 Completion mid-August, 2013

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Ald. Jill Johnson 1/8/2013 (waiver); Ald. DeMarb 4/26, 28 & 5/2/2013

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: 1/8/2013 Zoning Staff: Matt Tucker Date: 5/7/2013  
4/26/2013

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Certco, Inc. Relationship to Property: Owner

Authorizing Signature of Property Owner [Signature] Date May 7, 2013 12

**CERTCO, INC.  
5321 VERONA ROAD  
MADISON, WI 53711**

May 7, 2013

Mr. Kevin Firchow  
City of Madison  
Department of Planning and Development  
215 Martin Luther King Jr. Blvd., Room LL-100  
Madison, WI 53703

Re: Demolition Permit for 4702-4710 Verona Road, Madison, WI

Dear Mr. Firchow:

This is the letter of intent of Certco, Inc., the owner of the two detached-single family residences at 4702-4710 Femrite Drive, Madison, Wisconsin, for a demolition permit for the removal of the two houses at this location. Certco, Inc. is a wholesale grocery distributor with a large warehouse/distribution operation adjacent to the two houses subject to this application. The houses are located in an area which is a future expansion area for Certco's campus in the Femrite Drive area, and the residential uses are no longer compatible with the adjacent warehouse/distribution operation of Certco.

Certco is not interested in becoming a residential landlord, and is not staffed to deal with this type of use. Leaving the houses vacant until Certco develops the property as part of its long range plans is not in the interest of anyone, as having vacant houses in this highly accessible location is an invitation to misuse by trespassers or other law enforcement problems, and Certco does not want to board the houses up or put unattractive fencing around the houses to protect them when they are vacant. Certco cannot predict when it will expand its operations into the site of these houses at this time. Certco believes that it is in the interest of both the public and Certco to remove the houses and avoid either an aesthetic or a law enforcement issue at this location.

Certco's intention is to remove the houses in mid-July 2013 and to complete the site restoration in mid-August 2013. The houses will be removed by a qualified demolition contractor in compliance with all City requirements, including a recycling plan. After the houses are removed and utilities properly closed out, the site will be restored to a level

grade. Grass and some limited landscaping will be installed. As this is an interim use of the property, we do not plan to install a complete permanent landscaping treatment of the property until we know how we will use the site for the long term.

If you have any questions, please feel free to contact me, or our attorney, Michael J. Lawton, Boardman & Clark LLP, 1 South Pinckney St., Ste. 410, Madison, Wisconsin 53703, or telephone 608-286-7236.

Sincerely,  
CERTCO, INC.

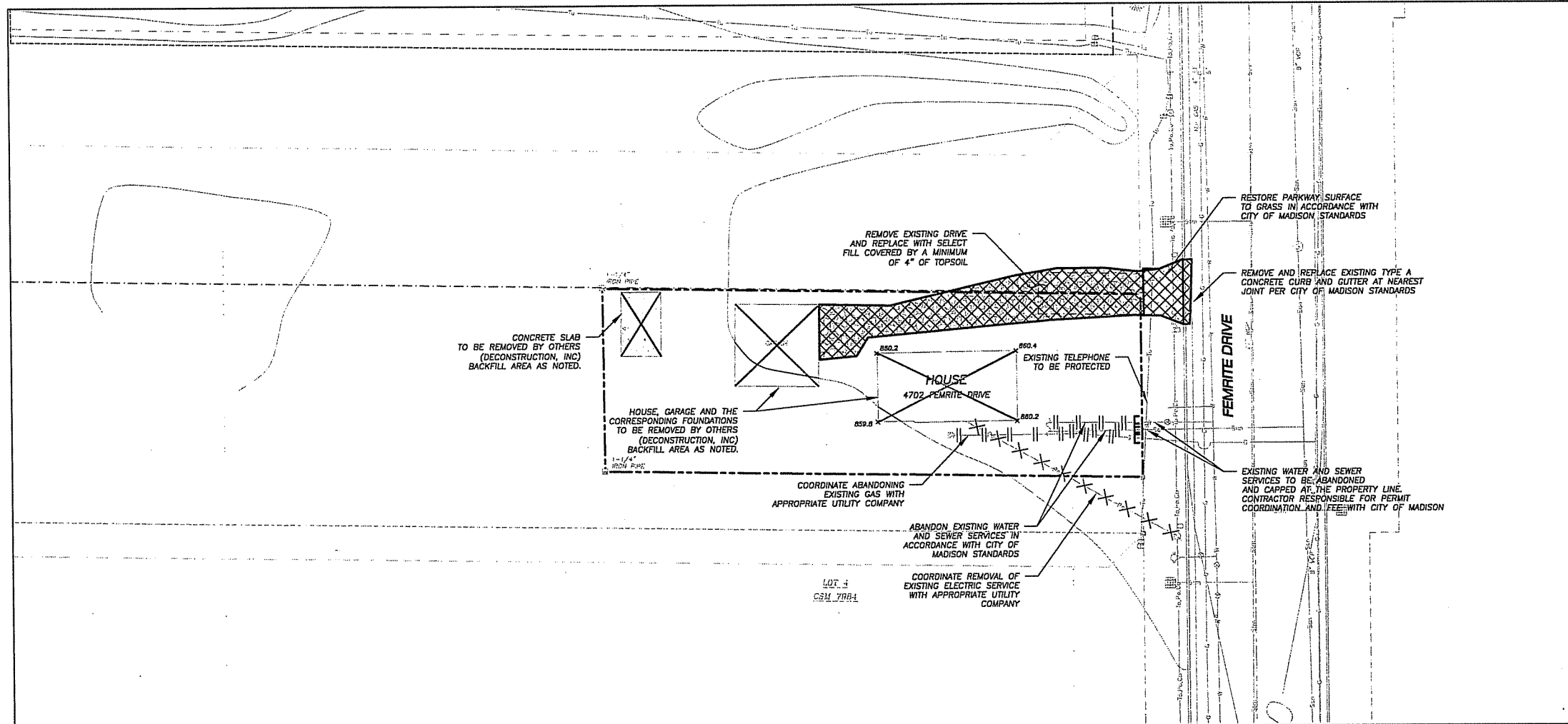
A handwritten signature in cursive script, appearing to read "Randall Simon".

° Randall Simon, CEO

cc: Michael J. Lawton, Esq.



File: I:\2008\091260\09-3260 - DEMO 2013.dwg Layout: DEMO-4702 User: smckinley Plotted: May 17, 2013 - 9:08am Xref's:



**LEGEND (PROPOSED)**

---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
XXXXXX	DRIVEWAY REMOVAL
	ABANDON UTILITIES
XXX	REMOVE UTILITIES
- - - -	SAWCUT

**JSD Professional Services, Inc.**  
 • Engineers • Surveyors • Planners

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MADISON REGIONAL OFFICE  
 181 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE  
 KENOSHA | APPLETON  
[www.jsdinc.com](http://www.jsdinc.com)

SERVICES PROVIDED TO:  
**CERTCO, INC**  
 5321 VERONA RD  
 MADISON, WI 53711

PROJECT:  
**4702 FEMRITE DRIVE**

PROJECT LOCATION:  
 CITY OF MADISON  
 DANE COUNTY, WI  
 JSD PROJECT NO.: 08-3260

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	JDS	02-08-2013
DRAWN:	SEM	05-16-2013
APPROVED:	BD	05-16-2013

PLAN MODIFICATIONS:	DATE:
CITY OF MADISON	05/17/2013

**DIGGERS HOTLINE**

Toll Free (800) 242-8511  
 Milwaukee Area (414) 258-1181  
 Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

SHEET TITLE:  
**DEMOLITION PLAN**

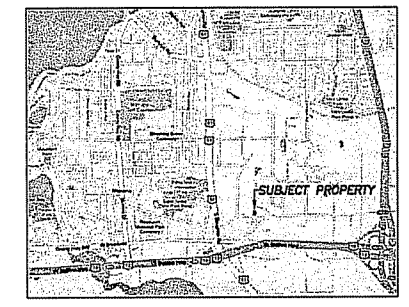
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**GENERAL NOTES**

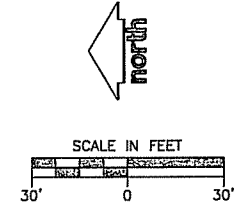
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. FIELD WORK FOR THE EXISTING CONDITIONS SURVEY PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF FEBRUARY 8TH, 2013.
- ALL WORK IN THE ROW AND ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL DAMAGE TO THE PAVEMENT, SIDEWALK, AND CURB AND GUTTER ON FEMRITE DRIVE ADJACENT TO THIS SPACE SHALL BE REPLACED AND RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OF THE PROPERTY UNLESS SPECIFIED.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR UTILITY LOCATIONS AND FOR PROTECTING EXISTING UTILITIES.

**DEMOLITION NOTES**

- THE DEMOLITION PLAN SHOULD NOT BE CONSIDERED ALL-INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION TO COMPLETE THE PROPOSED IMPROVEMENTS.
- PRIOR TO BUILDING DEMOLITION, THE MADISON WATER UTILITY SHALL BE CONTACTED TO REMOVE THE WATER METER.
- REMOVE ALL STRUCTURES WITHIN THE PROJECT AREA. REMOVAL TO BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND DEMOLITION STANDARDS. (BY OTHERS, DECONSTRUCTION, INC)
- CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 503 AND WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 704.12 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT 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.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF MADISON RECYCLING PLAN.
- BACKFILL BASEMENT AND DISTURBED AREAS WITH SELECT FILL AND COMPACT IN ACCORDANCE WITH SECTION 207.3.63 OF WISDOT STANDARD SPECIFICATIONS.
- ALL DISTURBED AREAS WILL BE PROVIDED WITH 4" OF TOPSOIL, GRADED TO DRAIN AND BE SEEDED AND MULCHED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.



VICINITY MAP  
 NOT TO SCALE



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



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**4710 FEMRITE DRIVE**

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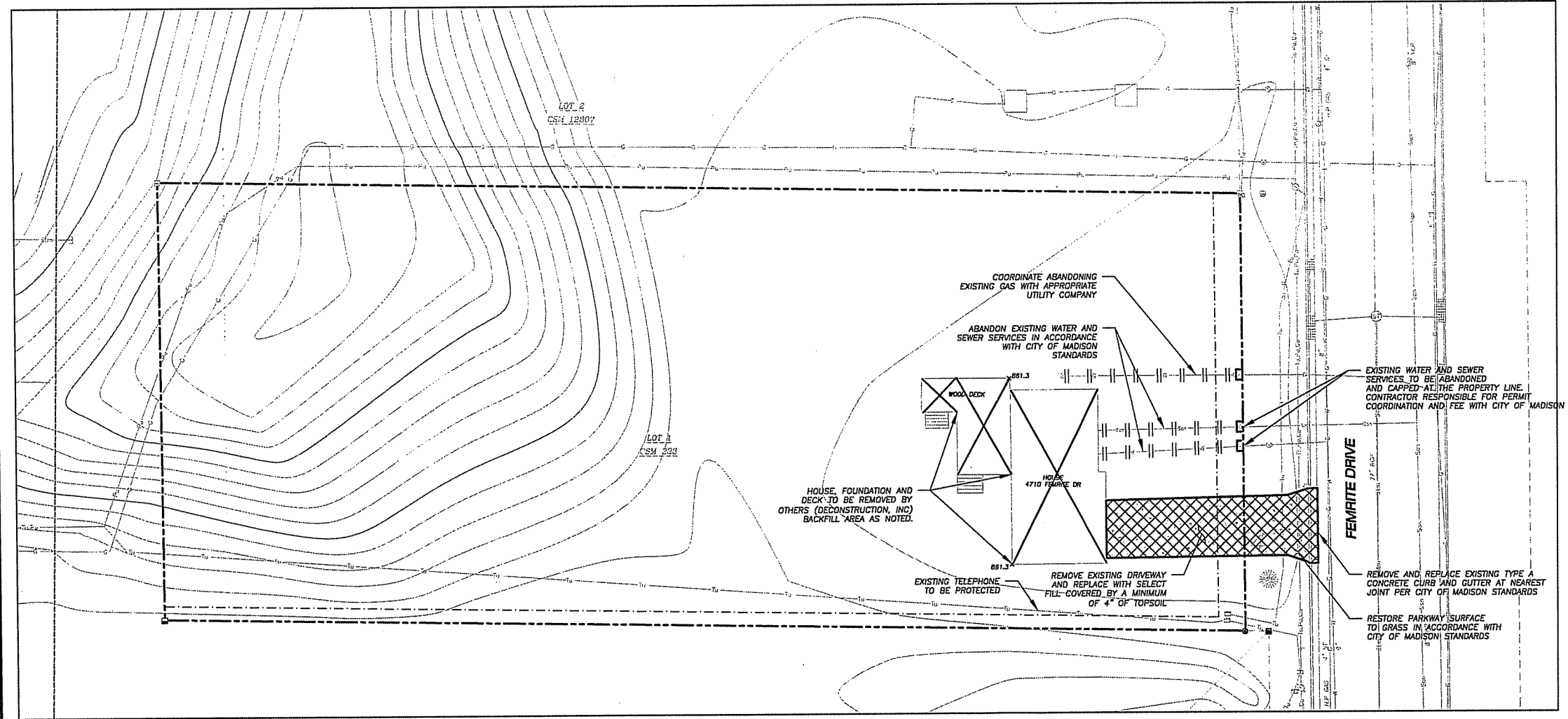
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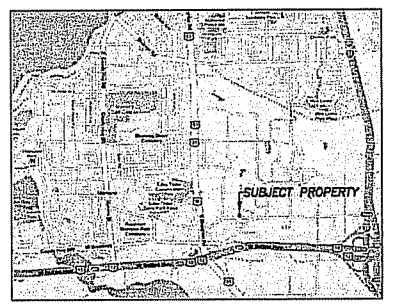


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