

PLANNING DIVISION STAFF REPORT

February 17, 2025



PREPARED FOR THE PLAN COMMISSION

Project Address: 6111 Femrite Drive (16th Alder District - Alder Currie)

Application Type: Demolition Permit

Legistar File ID # [86730](#)

Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Elizabeth Holmes; Inland Companies, dba Colliers; 833 E Michigan Street, Suite 500; Milwaukee WI 53202

Contact: Dennis Navis; W & D Navis, Inc.; PO Box 48; Waupun, WI 53963

Property Owner: 6001 Femrite, LLC; 833 E Michigan Street, Suite 500; Milwaukee WI 53202

Requested Action: Consideration of a demolition permit to demolish a two-family residence at 6111 Femrite Drive.

Proposal Summary: The applicant proposes to demolish a two-story, roughly 3,000-square-foot, two-family residence. The City's Assessor's Office notes the residence was constructed in 1920. Upon demolition, the applicant intends to fill in the hole and seed it with grass.

Applicable Regulations & Standards: This proposal is subject to the standards for demolition permits [MGO Section 28.185(7)].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a two-family residence at 6111 Femrite Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 87,120-square-foot property is located on the south side of Femrite Drive in between Alta Court and the northbound ramp connecting westbound Beltline Highway (US 12/18) and northbound Interstate I-90/I-39. It is located within Alder District 16 (Alder Currie) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The property is zoned Industrial – Limited (IL) District and is developed with six buildings – the two-story, roughly 3,000-square-foot two-unit at the northwest corner of the site, which Assessor's office records note was constructed in 1920, and five 1-story commercial buildings/additions ranging in size from 480- to 3,750 square-feet. The buildings take access from Femrite Drive while the subject parcel also appears to share cross-access with the site to the west as the driveway on that site crosses onto the subject site along the majority of the shared property line.

Surrounding Land Use and Zoning:

- North:** Across Femrite Drive are two commercial warehouse buildings – one roughly 200,000 square-feet in size and the other roughly 270,000 – both in the Industrial-Limited (IL) District;
- East:** A one-story autobody repair shop, zoned IL; beyond which is a two-story single-family residence in the Agricultural (A) District; and
- West & South:** Five variously sized warehouse/office buildings, zoned IL.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2023) and [Yahara Hills Neighborhood Development Plan](#) (2017) both recommend Industrial (I) uses for the subject site.

Zoning Summary: The property is located in the Industrial-Limited (IL) District

Other Critical Zoning Items		
	Yes	None
	No	Urban Design; Historic District; Floodplain; Adjacent to Park; Barrier Free (ILHR 69); Wetlands; Utility Easements; Wellhead Protection District; TOD Overlay

Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services. Metro Transit operates daily, all-day transit service along Femrite Drive, located roughly 0.9 miles west of the subject parcel.

Project Description, Project Analysis, and Conclusion

The applicant proposes to demolish a two-story, roughly 3,000-square-foot, two-family residence. The City’s Assessor’s Office notes the residence was constructed in 1920. The applicant has submitted [demolition photos](#) and, regarding the condition of the structure, in communication with staff, noted that “*due to the age of the structure and growing maintenance issues related, i.e. cracked and failing sewer pipes, issues with non-city service septic tank, there have been on-going concerns related to occupancy of the building as well as non-conforming ADA structure issues.*” Planning Division Staff has not inspected the building. After the structure is razed, the applicant plans to fill in the hole and seed it with grass.

Compliance with Adopted Plans

The [Comprehensive Plan](#) (2023) and [Yahara Hills Neighborhood Development Plan](#) (2017) both recommend Industrial (I) uses for the subject site.

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID [67074](#)) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove consideration of proposed future use as a factor in approving demolition requests. In order to approve a demolition request under the revised standards, the Plan Commission shall consider the seven approval standards in §28.185(9)(c) M.G.O. when making a determination regarding demolition requests. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison.

The Planning Division believes that the standards for Demolition Permits can be found met but provides the following comments regarding standards 1 and 4.

Standard 1 states that *“the applicant has included information related to any efforts to relocate the building, including but not limited to assessing the costs of relocation, the impact of relocation on city terrace trees, and the structural soundness of the building.”* In communications with staff, the applicant notes that they contacted a house moving company to inquire about moving the structure elsewhere on the property. However, it was determined that such a relocation was not economically feasible.

Staff also makes note of Standard 4, *“That the Plan Commission has received and considered the report of the City’s Historic Preservation Planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.”* At its December 9, 2024 meeting, the Landmarks Commission found that the existing building at 6111 Femrite Drive has no known historic value.

Planning Division staff believe all other standards of approval can be found met or are not applicable to this request.

At the time of report writing, no public comments have been received.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish a two-family residence at 6111 Femrite Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Engineering Review Main Office (Contact Brenda Stanley, (608) 261-9127)

1. Provide proof of septic system abandonment from Public Health - Madison and Dane County as a condition of plan approval. Septic System abandonment application is available online at <http://www.publichealthmdc.com/environmental/septage/>

City Engineering – Mapping (Contact Jeffrey Quamme, (608) 266-4097)

2. Provide a site plan showing the improvements to be razed and all those to remain. Utilize the survey completed in late 2023 by Vierbicher Associates. The Survey has been as file no Survey 2024-00010 at the Dane County Surveyor's Office.
3. Submit, prior to plan sign-off, a single digital CADD file to the Public Works Development Manager (Tim Troester ttroester@cityofmadison.com for West or Brenda Stanley bstanley@cityofmadison.com for East) upon conditional approval of the demolition and application for final site verification approval with zoning. The digital CADD file shall be to scale and represent final construction. It shall be on the WISCRS Dane County Projection as set forth in the website link below. The single CADD file submittal shall be either AutoCAD (dwg) or Universal (dxf) format and shall contain the required data per the City of Madison CADD Site Plan Approval Submittal instructions available at: <https://www.cityofmadison.com/engineering/developers-contractors/developers/digital-file-submittals>

Parking Review (Contact Trent W Schultz, (608) 246-5806)

4. The agency reviewed this request and has recommended no conditions of approval. A Transportation Demand Management (TDM) Plan may be required as part of future development, per MGO 16.03.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

5. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

6. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Ron Blumer at rblumer@cityofmadison.com or (608) 266-4198.

The following agencies have reviewed this request and recommended no conditions of approval:

Traffic Engineering; Parks Division; Forestry; Water Utility; Metro