



PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

**Project Address:** 4906 Femrite Drive (16<sup>th</sup> Aldermanic District, Alder DeMarb)  
**Application Type:** Demolition  
**Legistar File ID #:** [37833](#)  
**Prepared By:** Heather Stouder, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

## Summary

**Applicant:** Jeff Gillis; Middleton Terrace, LLC; 133 S. Butler St., Madison, WI 53703

**Project Contact:** William Simpson; FCM Corporation; 133 S. Butler St., Madison, WI 53703

**Property Owner:** Orland P. Koppes; 4825 E. Clayton Rd.; Fitchburg, WI 53711

**Requested Action:** Approval of a demolition of the street facing portion of an office/warehouse building for reconstruction of a new office addition.

**Proposal Summary:** The applicant proposes the demolition of an approximately 1,260 square foot portion of an existing building facing Femrite Drive. Following demolition, the applicant proposes to construct a 2,640 square foot office addition to the front of the building and an approximately 2,000 square foot warehouse addition to the rear of the building.

**Applicable Regulations & Standards:** This proposal is subject to the standards for demolition (MGO Section 28.185), and to the standards for construction in Urban Design District 1.

**Review Required By:** Plan Commission (PC), Urban Design Commission (UDC)

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request at 4906 Femrite Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

## Background Information

**Parcel Location:** The subject property is on north side of Femrite Drive just east of the intersection with Dutch Mill Road; Industrial Limited (IL) District; Aldermanic District 16 (DeMarb); Tax Increment Financing District 39; Madison Metropolitan School District.

**Existing Conditions and Land Use:** The 1.7-acre property includes an existing 4,560 square foot building utilized as an office and warehouse. The front portion of the building (proposed for demolition) was originally constructed in 1953 as a residential home, and the warehouse portion of the building was added in 1983. The site has driveway access from Femrite Drive leading to a small asphalt surface parking area on the east and north sides of the building.

**Surrounding Land Use and Zoning:** The property is generally surrounded by undeveloped or lightly developed land in the IL District.

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2006) recommends Industrial uses for this area.

**Zoning Summary:** The property is in the Industrial Limited (IL) District.

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

**Public Utilities and Services:** This property is served by a range of urban services, including Metro Transit Route 31 on Femrite Drive.

## Project Description, Analysis, and Conclusion

The applicant is requesting approval for demolition of a 1,260 square foot portion of an existing office/warehouse building facing Femrite Drive. In its place, the applicant proposes to construct a 2,640 square foot, one-story front addition with a brick base, metal paneling, and glass. Also noted in the proposal is the rear addition of approximately 2,000 square feet of additional warehouse space which would otherwise be permitted. Access is maintained from Femrite Drive, and the small parking lot to the east of the building will have spaces for nine automobiles and two bicycles. Overall, the resulting building is intended to be used as combined office and warehouse space for the applicant's Design Build firm. As was mentioned by the applicant, there is considerable space still available on the 1.7-acre site for future development. However, there is no Certified Survey Map or additional development proposed at this time.

**Conclusion-** Essentially, the project would result in the replacement of an out-of-place building component originally constructed as a ranch home with a commercial addition more in keeping with office and light industrial uses within and planned for this area. Staff believes that the demolition standards are met, and supports the proposal to demolish the front portion of the existing building for replacement with an office addition.

## Recommendation

### Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request at 4906 Femrite Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

### **Recommended Conditions of Approval**

Major/Non-Standard Conditions are Shaded

### City Engineering Division (Contact Janet Schmidt, 261-9688)

1. Applicant shall be aware that the proposed relocated gas and electric services are shown to be partially located within the Public Utility Easement along the west side of the lot. Applicant shall coordinate the final placement of these services with Madison Gas and Electric to assure the services do not adversely affect the existing facilities within the easement.
2. The site plans show proposed parking lot improvements over the existing gas main easement on the north side of the lot. The owner shall obtain written permission from ANR pipeline to construct these improvements. If no permission is granted the parking lot shall be reconfigured to avoid the easement.
3. Show the dimensioned gas line easement location on all plans within the plan set.
4. The warehouse storage bays might need to have a unit address assigned as the letter of intent states that some might be available to rent. Submit a PDF as requested below so that we may confer with the MFD and create an addressing plan if necessary.
5. Submit a PDF of all floor plans to [zenchenko@cityofmadison.com](mailto:zenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed prior to the plans being submitted for permit review. If there are any

changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The address plan is subject to the review and approval of the Fire Marsha.

6. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5 and MGO 23.01.
7. All damage to the pavement on Femrite Drive, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY).
8. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
9. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used. POLICY AND MGO 10.29.
10. 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 5.0 tons per acre per year.
11. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required. (NOTIFICATION).
12. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - a) Detain the 2 & 10-year storm events, matching post development rates to predevelopment rates.
  - b) Reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls.
13. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
  - b) Internal walkway areas
  - c) Internal site parking areas
  - d) Lot lines and right-of-way lines
  - e) Street names
  - f) Stormwater Management Facilities
  - g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)
14. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
    - a) SLAMM DAT files

- b) RECARGA files
- c) TR-55/HYDROCAD/Etc
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. (POLICY and MGO 37.09(2)).

15. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7)

This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

16. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)).

**Traffic Engineering** (Contact Eric Halvorson, 266-6527)

17. Previously approved site plan (Sept. 1983) shows a 24' driveway where the proposed plan shows a driveway dimension or 14' 7". Per MGO 10.08 provide a driveway and entrance of 20' wide minimum.

18. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

19. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.

20. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.

21. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

**Fire Department** (Contact Bill Sullivan, 261-9658)

22. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503, as follows:

- a) The site plans shall clearly identify the location of all fire lanes.
- b) Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
- c) Provide a fire lane with the minimum clear unobstructed width of 20-feet.

23. Storage is limited to 12-ft in height for ordinary combustibles of 6-ft for Group A plastics.

24. Specific uses may require the installation of an automatic fire sprinkler system.

**Water Utility** (Contact Dennis Cawley, 266-4651)

25. This property is not located in a wellhead protection district.

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

**Zoning Administrator** (Contact Matt Tucker, 266-4569)

27. Comments from this agency will be provided to the Plan Commission when they are received.