



Location
4906 Femrite Drive

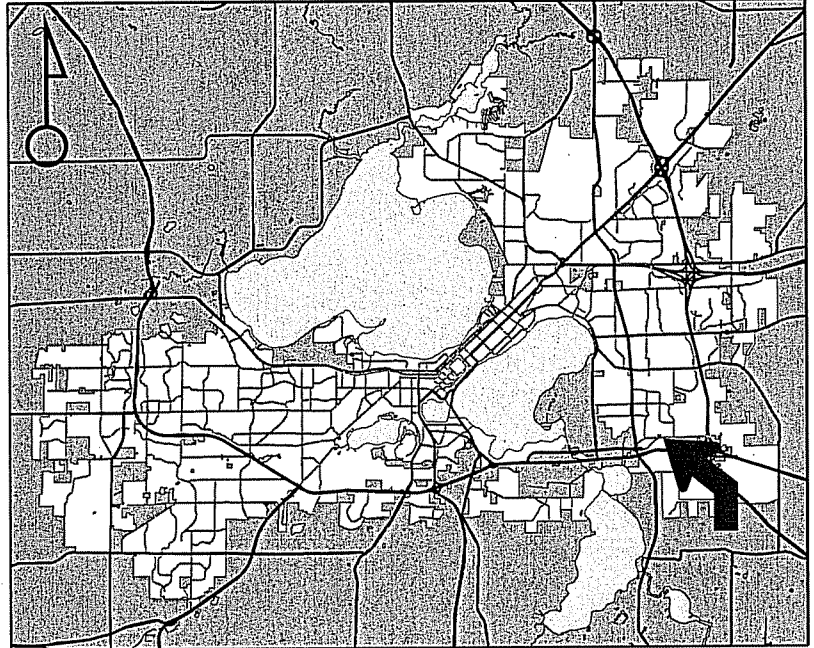
Project Name
Femrite Office/Warehouse Building

Applicant
Orland P. Koppes/
William Simpson – FCM Corporation

Existing Use
Commercial building

Proposed Use
Demolish street facing facade of existing
commercial building to construct addition

Public Hearing Date
Plan Commission
18 May 2015

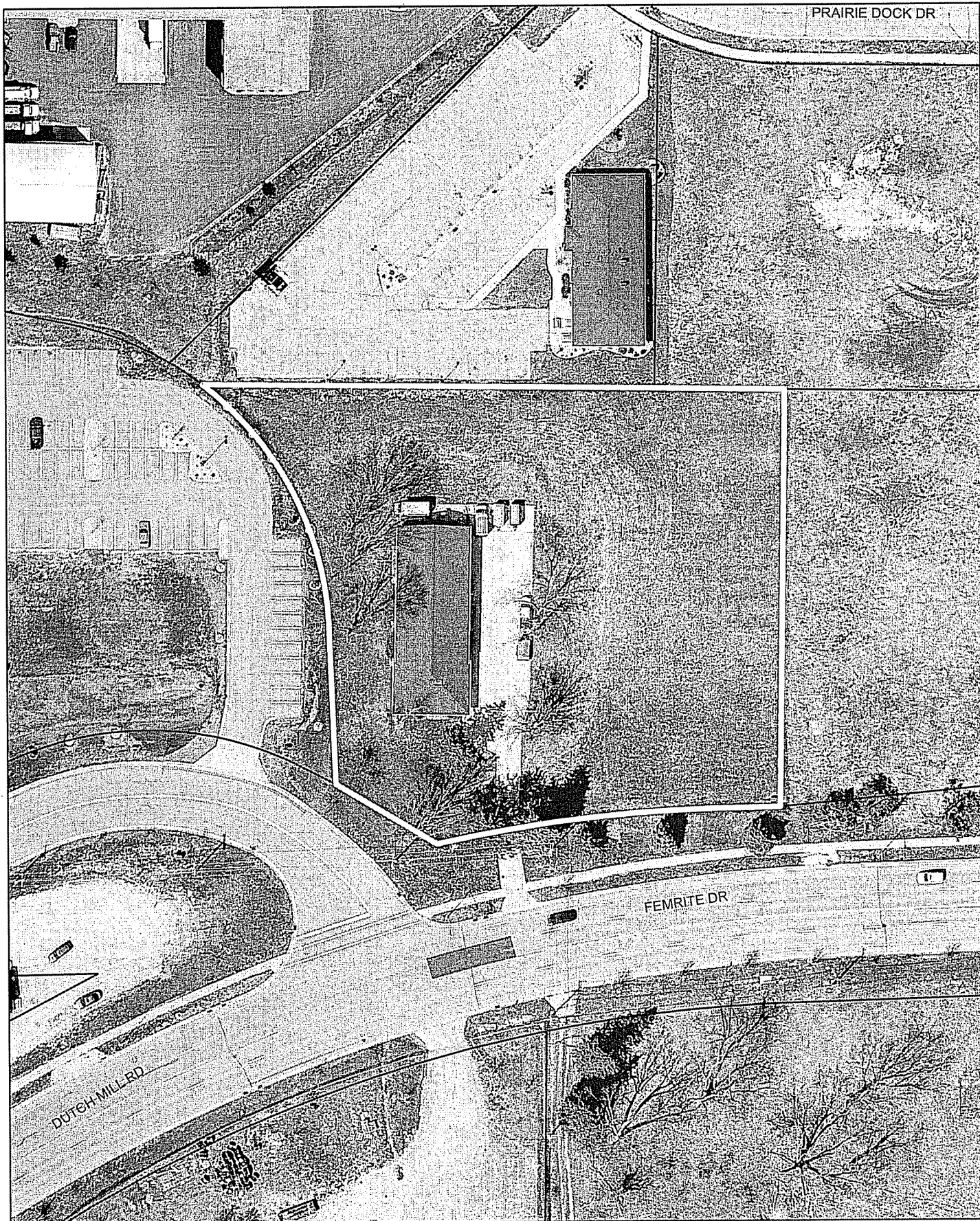


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 May 2015





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:	
Amnt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 4906 Ferrite Drive
Project Title (if any): Ferrite Office/ Warehouse Building

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: Jeff Gillis **Company:** Middleton Terrace, LLC
Street Address: 133 S. Butler St. **City/State:** Madison, WI **Zip:** 53703
Telephone: (608) 273-1069 **Fax:** (608) 273-9522 **Email:** jgillis@fcmcorp.com

Project Contact Person: William Simpson **Company:** FCM Corporation
Street Address: 133 S Butler St **City/State:** Madison, WI **Zip:** 53703
Telephone: (608) 273-1069 **Fax:** (608) 273-9522 **Email:** bsimpson@fcmcorp.com

Property Owner (if not applicant): Orland P. Koppes
Street Address: 4825 E. Clayton Rd. **City/State:** Fitchburg, WI **Zip:** 53711

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolish 1st floor of existing 42'x30' office area. Existing basement and warehouse area to remain. Reconstruct office with additional area to 2,640 sq. ft. of office, and additional 2,016 sq. ft. of warehouse.

Development Schedule: Commencement June 2015 Completion September 2015

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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & 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:
Denise DeMarb (District 16) - 2/19/15 (30 days waived), World Dairy Center - 2/13/15

→ 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: Heather Stouder Date: 3/10/15 Zoning Staff: Matt Tucker Date: 3/10/15

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

Name of Applicant Jeff Gillis Relationship to Property: Purchasing property
Authorizing Signature of Property Owner Helen P. Koppes Date 3/17/15

4906 Femrite Drive Partial Demolition of Existing Building Photos and Assessment

The following photos document the existing building and site area to be demolished. The existing building has a one story office area with basement that is approximately 1,260 square feet. The area of demolition will be the office area upper level only. The basement area shall remain. The remainder of the existing building is warehouse space at approximately 3,360 square feet, for a total existing building size of approximately 4,620 square feet. The building is constructed out of conventional wood stud framing and pitched wood roof trusses. The age of the building is estimated at 60 to 70 years old.



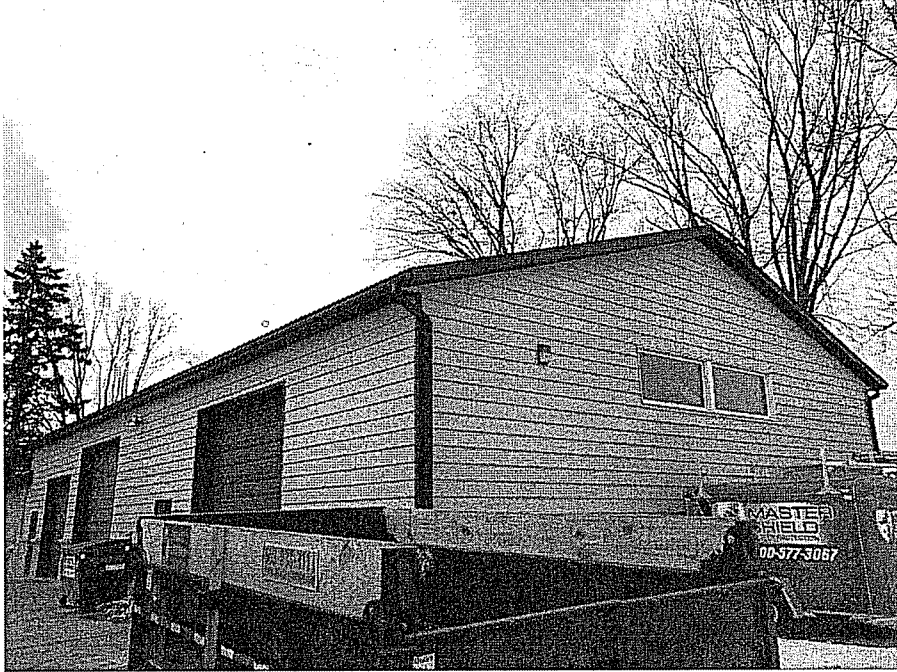
SW Corner of Site to Building



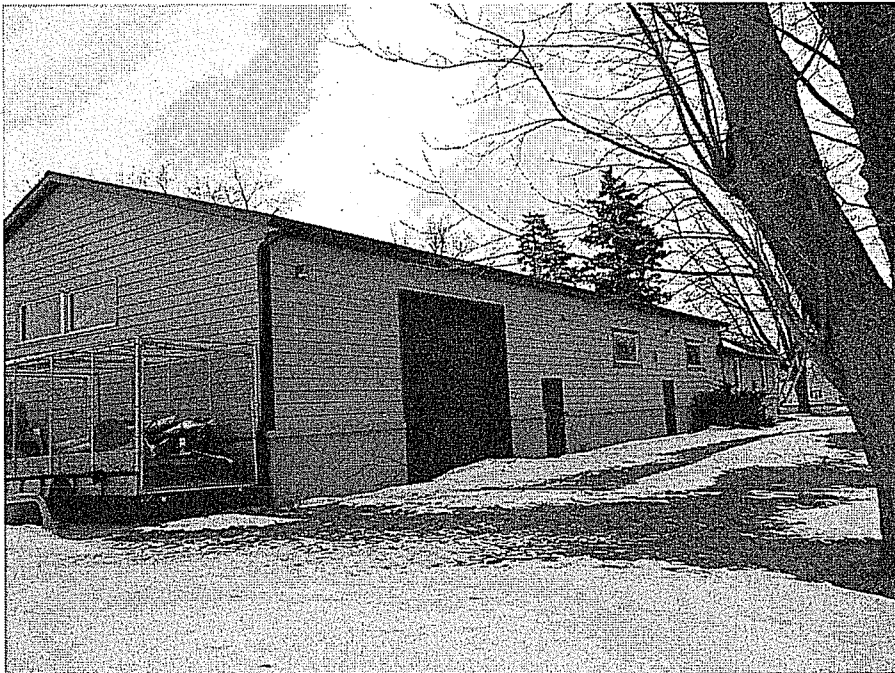
SE Corner of Site to Building



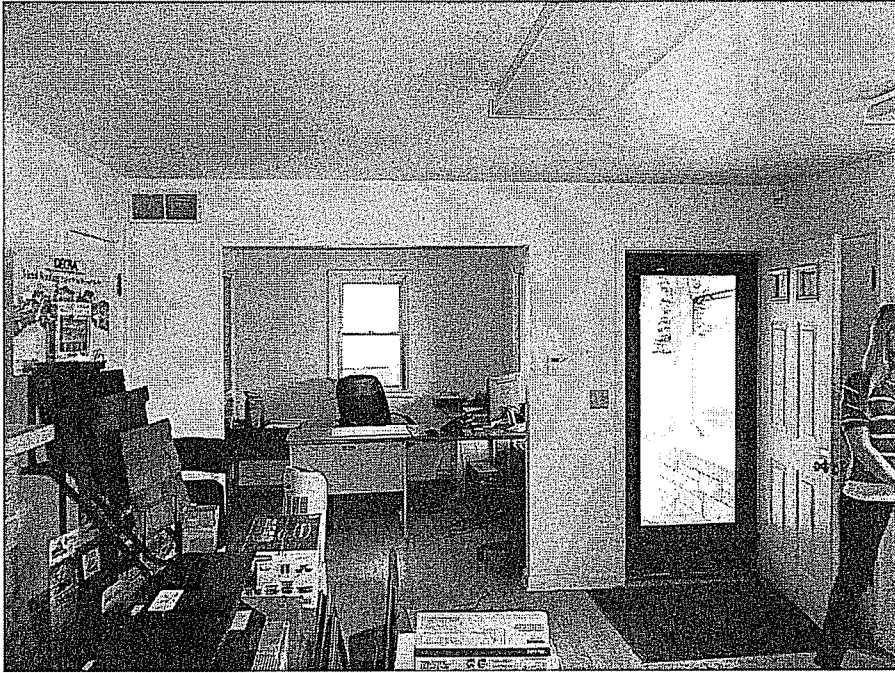
NE Site to the Building



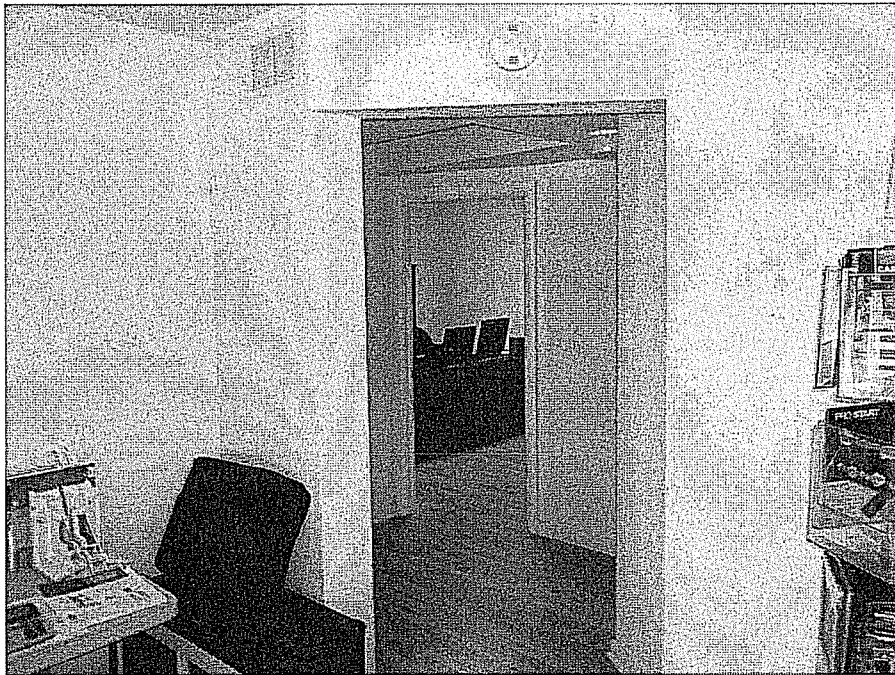
NE Site to Building



NW Site to the Building



Office Area Interior of Building



Office Area Interior of Building



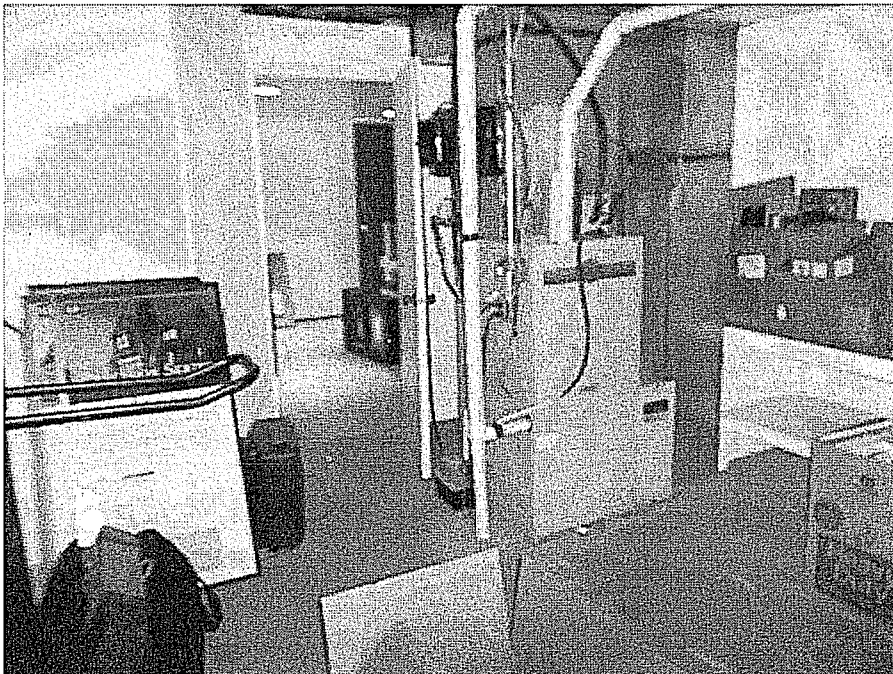
Bathroom Interior of Building



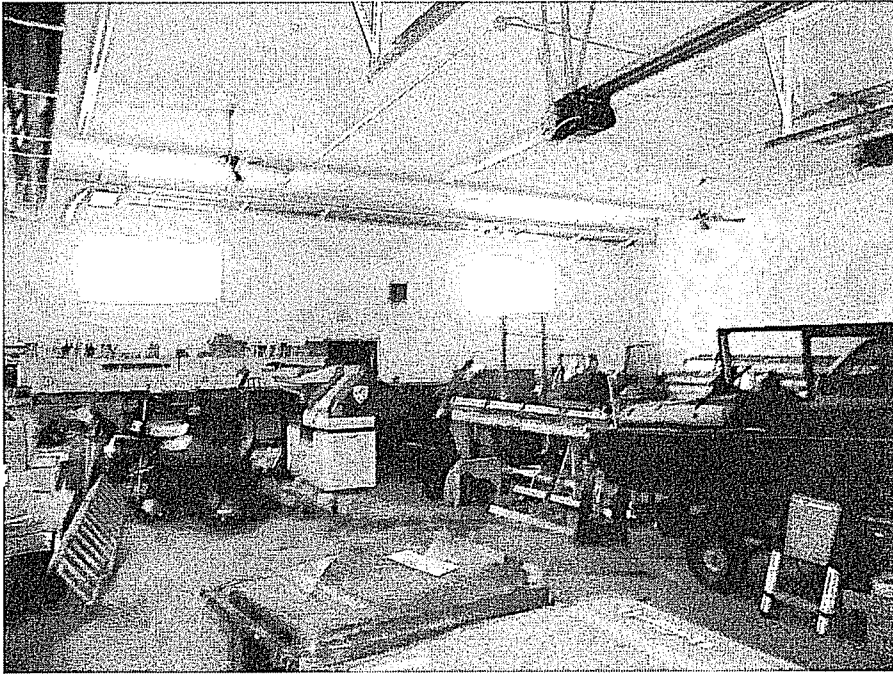
Kitchenette Area Interior of Building



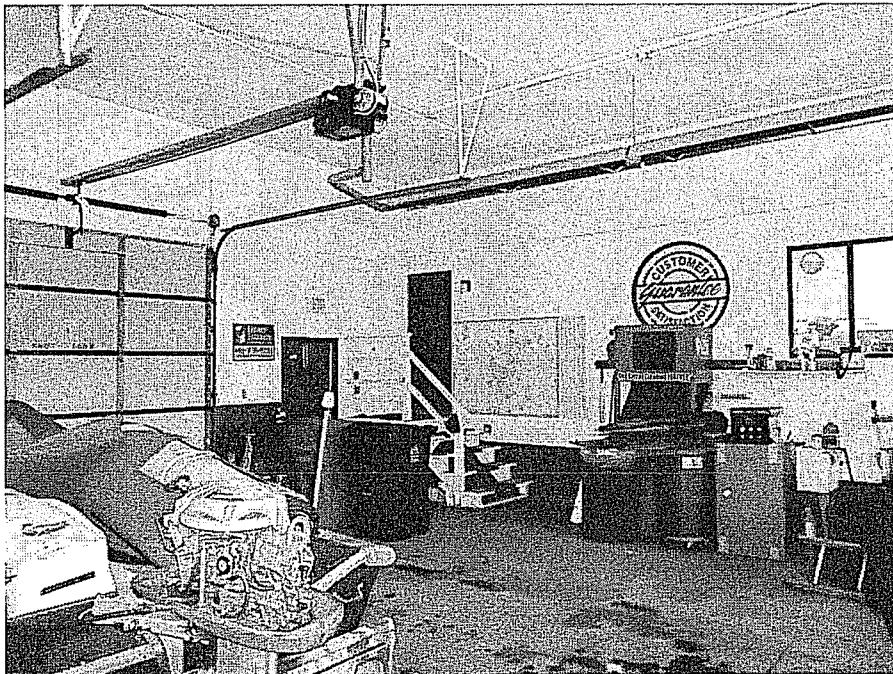
Basement Area Interior of Building



Basement Area Interior of Building



Warehouse Area Interior of Building



Warehouse Area Interior of Building

Letter of Intent: 4906 Femrite Drive
Proposed office building and storage units

Owner: Middleton Terrace, LLC
Jeff Gillis, Member


The site is 1.7 Acres with a 1,260 square foot house which has a full basement. Attached to the house is a 3,360 square foot warehouse. The attached house is currently being used by a contractor as an office and the warehouse for storing equipment, inventory and vehicles.

The proposed project is to raise the existing house, build a new 2,640 square foot office building for a Design/Build firm. The existing basement will be saved and used as office storage. The Design/Builder will use the first two storage bays, renting the third storage unit, plus adding two new storage units to the north end of the existing storage units, totaling 2,016 square feet. The office building and storage units will have a total of 9 parking spaces with bike parking for two. Also, at the north end of the proposed storage expansion we will be adding a fenced in area for any equipment parked outside.

The total impervious area is 17,300 square feet. As part of the 1.7 acre lot there is approximately 35,000 square feet of vacant area which has the potential to be developed in the future.

The assessed land value is \$259,000 and the estimated budget is \$350,000 for the building project. This construction project will create approximately 20 full time equivalent jobs. I am not requesting any public subsidy for the project.

I am estimating to commence with demolition and construction in June, completing the project in late September.



Jeff Gillis
Member



DESIGN-BUILD
CONSTRUCTION MANAGEMENT

133 S. BUTLER STREET
MADISON, WI 53703
PH 608-273-1069
FAX 608-273-9522

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PROPOSED RENOVATION/ ADDITION FOR:
FEMRITE OFFICE/ WAREHOUSE BUILDING
4906 FEMRITE DRIVE
MADISON, WISCONSIN

PKG/ REV NO. DATE
PRELIM 3/18/15

PROJECT NO: 15-07
DRAWN BY: WAS
CHECKED BY:

SHEET:
C1.1

NOTE: ALL ELEVATIONS ARE BASED UPON CITY OF MADISON DATUM
NAVD 88 ELEVATION CENTER OF SECTION 22, T7N, R10 E,
CITY OF MADISON

LOT 51

MICHIGAN-WISCONSIN PIPELINE
COMPANY GAS MAIN EASEMENT
RECORDED IN VOL. 223 OF MISC.,
PAGE 506, DOC. NO. 785031
PARTIAL RELEASE REC. IN VOL.
12916, PAGE 12, DOC. NO. 2144507

BENCHMARK
TOP OF CONC.
LIGHT POLE
BASE ELEV. = 867.5
S 89°09'40"E
S 89°33'15"E

EXISTING 10' WIDE
UTILITY EASEMENT
VOL. 14682, PAGE 11
DOC. NO. 2220775

RADIUS = 196.00'
(REC. AS N 21°32'14"W)
(REC. AS N 27°08'41"W)

DELTA = 50°16'30"

OUTLOT 40
ASSESSOR'S
PLAT NO. 2

GA FLOOR
ELEV. = 863.7

LOT 54
1.7 ACRES
74053 SQ.FT.

1ST FLOOR
ELEV. = 867.9

20' WIDE PUBLIC
UTILITY EASEMENT
25' WIDE PUBLIC
STORM WATER
MANAGEMENT
EASEMENT

- LEGEND
- FOUND IRON STAKE SIZE AND SHAPE AS NOTED
 - SET 1" 24" IRON PIPE
 - +862.5 SPOT ELEVATION
 - () RECORDED AS INFORMATION

Mark Steven Gerhardt,
Wisconsin Land Surveyor, S-1983



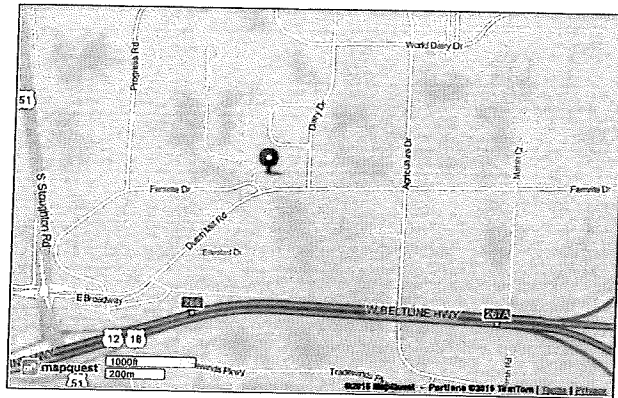
**EXIST/ DEMO
SITE PLAN**

1" = 20' - 0" (N.T.S. @ 11"X17")

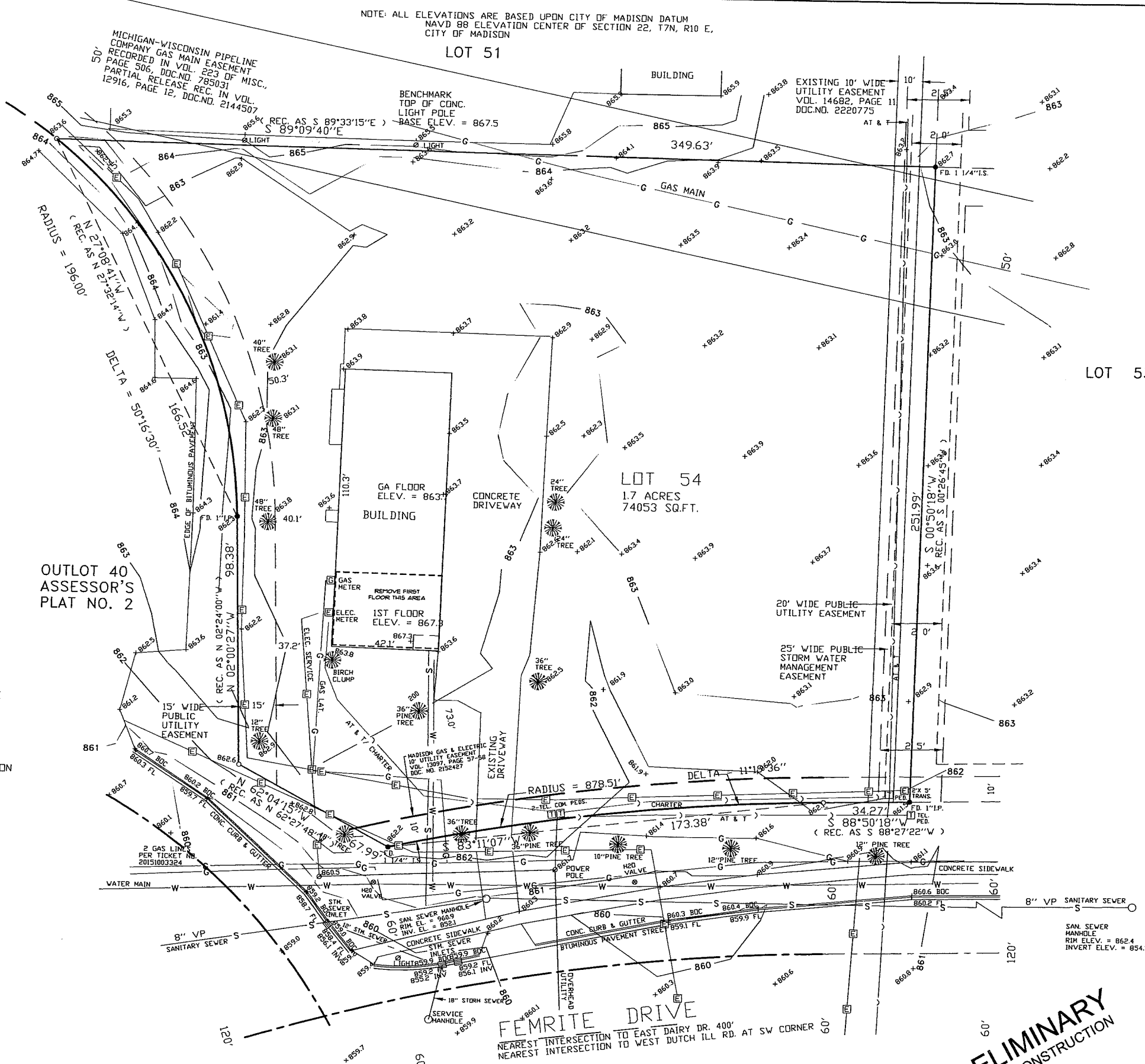
FEMRITE DRIVE
NEAREST INTERSECTION TO EAST DAIRY DR. 400'
NEAREST INTERSECTION TO WEST DUTCH ILL RD. AT SW CORNER

NOTE:
ACCESS RESTRICTION- NOT MORE THAN ONE DRIVE APPROACH WILL BE CONSTRUCTED ALONG
FEMRITE DRIVE FOR LOTS 34,35,53 & 54 EXCEPT AS MAYBE PERMITTED BY THE CITY OF TRAFFIC
ENGINEER OF THE CITY OF MADISON.

**PRELIMINARY
NOT FOR CONSTRUCTION**



LOCATION MAP

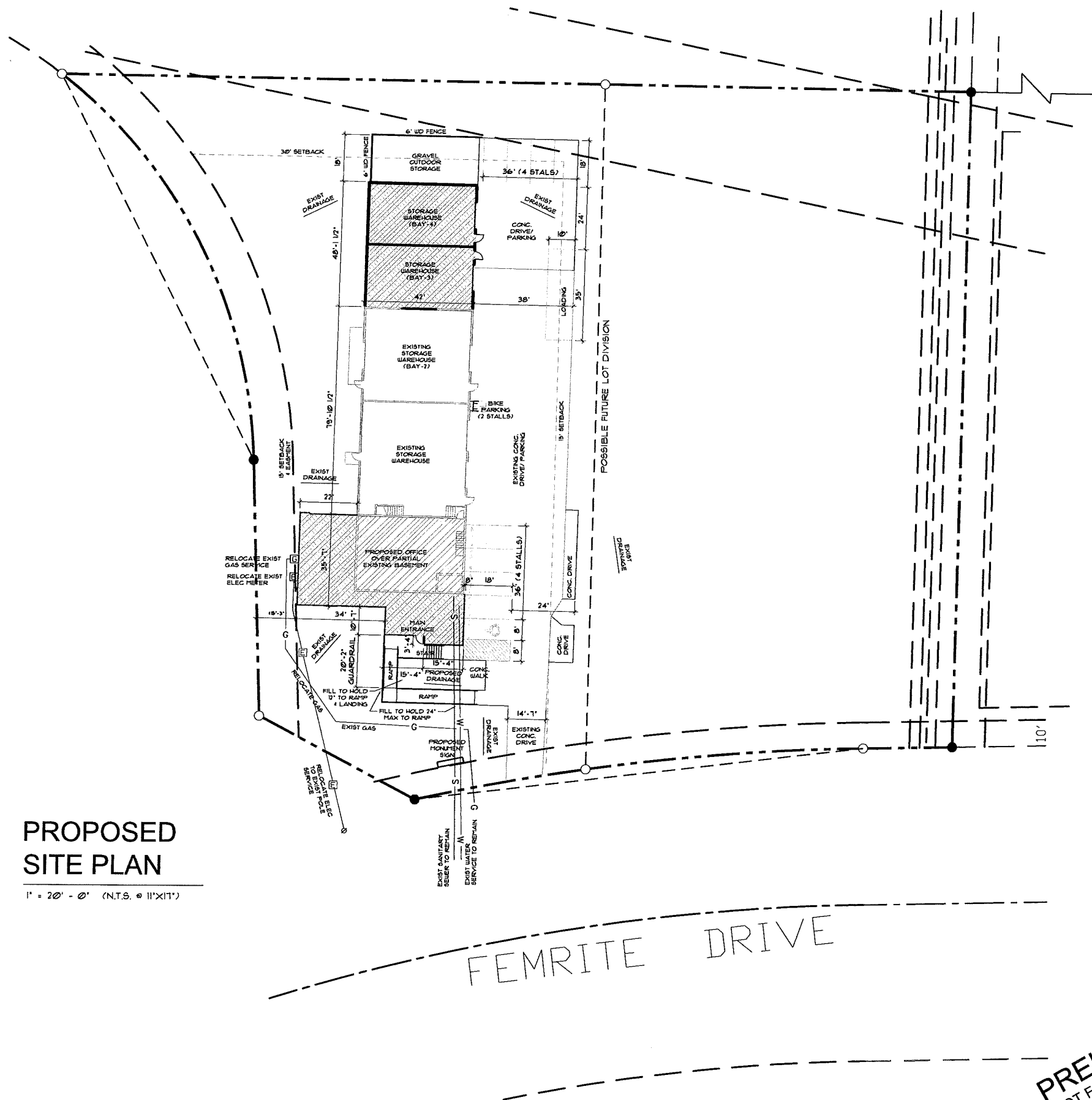


PROPOSED RENOVATION/ ADDITION FOR:
FEMRITE OFFICE/ WAREHOUSE BUILDING
4906 FEMRITE DRIVE
MADISON, WISCONSIN

PKG/ REV NO. DATE
PRELIM 3/18/15

PROJECT NO: 15-07
DRAWN BY: WAS
CHECKED BY:

SHEET:
C2.1



**PROPOSED
SITE PLAN**

1" = 20' - 0" (N.T.S. @ 11"x11")

FEMRITE DRIVE

PRELIMINARY
NOT FOR CONSTRUCTION

Plant Material List

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
4	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
2	BSTJ	Blue Star Juniper	Juniperus Squamata 'blue Star'	#5 CONT.
4	MJF	Golden Mop Thdh Japanese False	Chamaecyparis Pisi 'golden Mop'	#3 CONT.

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	GBD	Going Bananas Daylily	Hemerocallis 'going Bananas'	#1 CONT.
3	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
3	MG	Maiden Grass	Miscanthus Sinensis 'gracillimus'	#1 CONT.
2	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
3	SBA	Summer Beauty Allium	Allium 'summer Beauty'	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	PL	Palibin Lilac	Syringa Meyeri 'palibin'	#7 CONT.
7	MCS	Magic Carpet Spirea	Spiraea Japonica 'walbuma'	#2 CONT.

GENERAL NOTES

- A) Areas labeled "Red B Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass

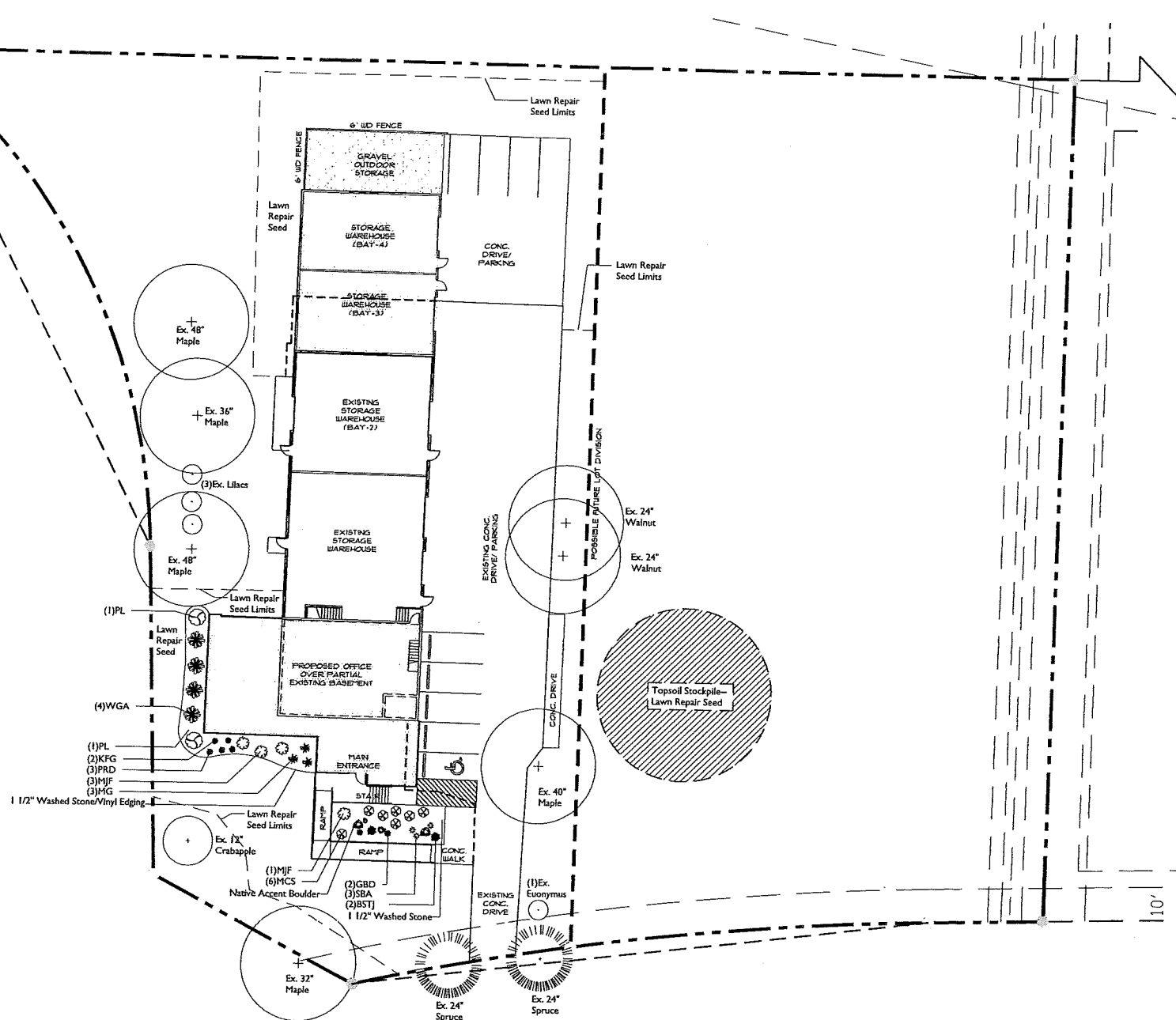
G) Areas labeled "Seed with Straw Erosion Matting" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.

H) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

I) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

J) Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction-
<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part I.pdf>.

K) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



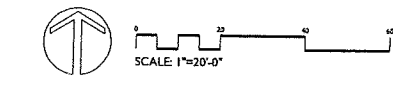
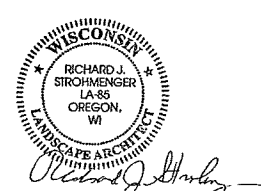
LANDSCAPE WORKSHEET

Zoning district is IL
 Total square footage of developed area.....9,685
 Total square footage of first 5 acres of developed area + 300 square feet =32 Landscape Units
 Total square footage of 0 additional acres of developed area + 100 square feet =0 Landscape Units

NUMBER OF LANDSCAPE POINTS REQUIRED
 32 Landscape Units x 5 landscape points for first 5 acres.....160 points
 0 Landscape Units x 1 landscape point for additional 0 acres.....0 points
 TOTAL LANDSCAPE POINTS REQUIRED.....160 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35			6	210	
Tall Evergreen Tree : 5-6 feet tall	35			2	75	
Ornamental Tree : 1-1/2" Caliper (dbh)	15			1	15	
Upright Evergreen Shrub : 3-4 feet tall	10					
Shrub, deciduous : 3 gallon / 12"-24"	3	9	27	4	12	
Shrub, evergreen : 3 gallon / 12"-24"	4	10	40			
Ornamental grass/perennial : 1gallon / 8"-18"	2	13	26			
Ornamental / Decorative fencing or wall	4 per 10 l.f.	60 l.f.	24			
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and/or transit connections	5 per 'seat'					
Sub Totals		117		+	312	= 429

FEMRITE DRIVE



the bruce company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 PARKMETER STREET
 P.O. BOX 620330
 MADISON, WI 53762-0330
 TEL: (608) 836-7941
 FAX: (608) 831-6166

FEMRITE BUILDING
 4906 FEMRITE DRIVE
 MADISON, WISCONSIN 53716

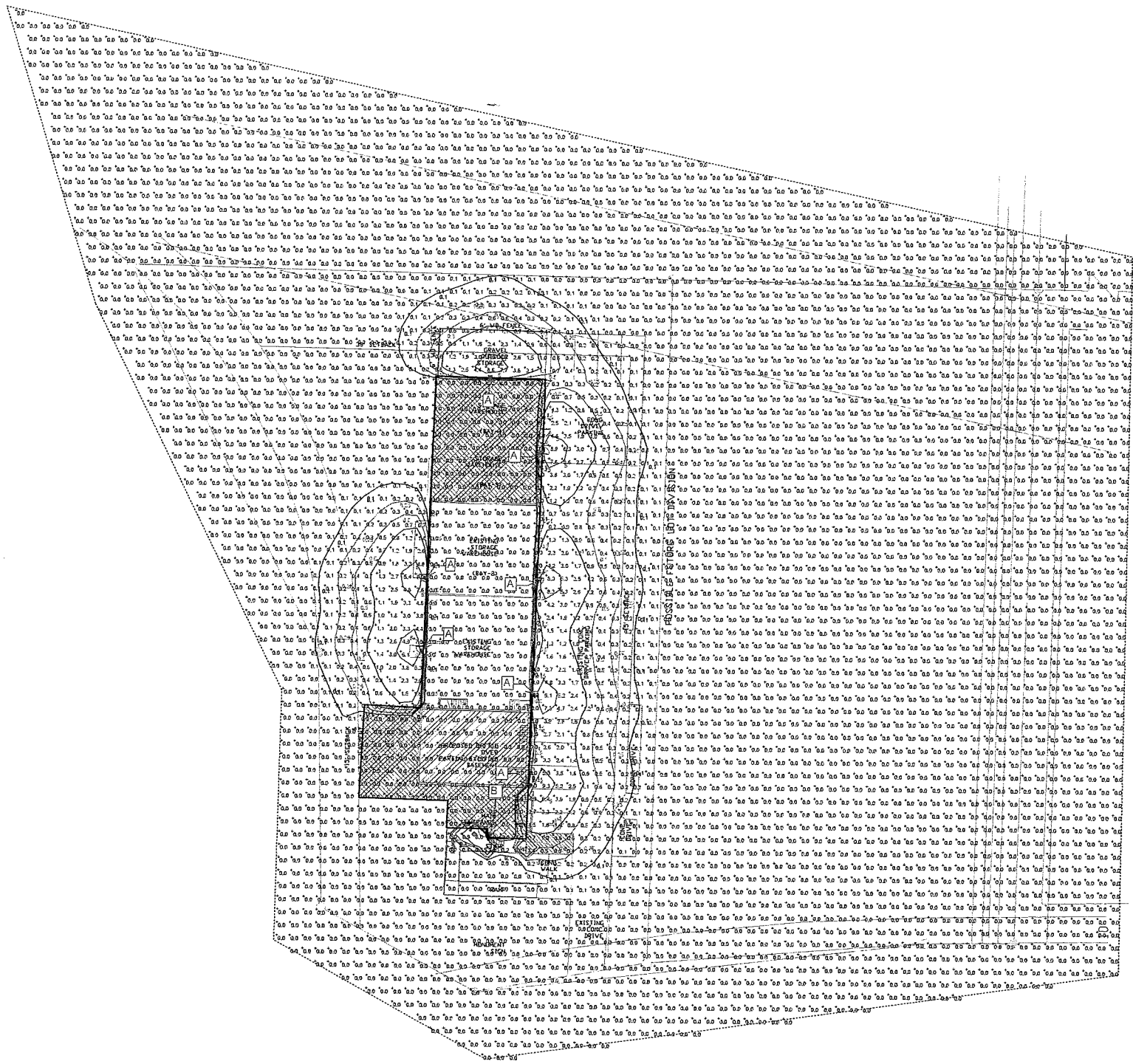
Checked By: SS
 Drawn By: 3/17/15 RS

Revised:
 Revised:
 Revised:
 Revised:
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 Revised:

L1

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12815 CASPARY-HORTON/FEMRITE-BUILDING/REVISIONS/DATE: 3/17/2015, SHEET: 31/72015, PRINTED: 3/17/2015

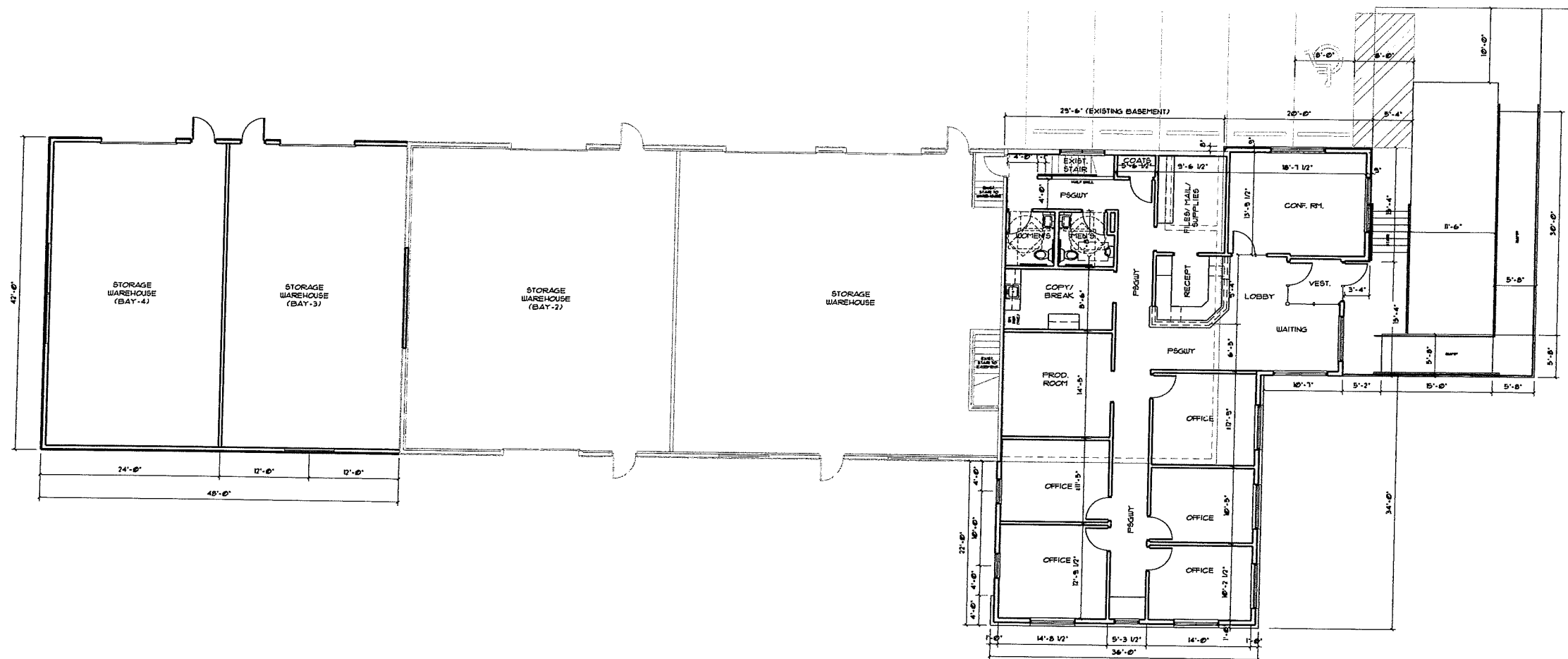


FEMRITE DRIVE

Plan View
Scale - 1/4" = 1'

FEMRITE OFFICE / WAREHOUSE BUILDING
4906 FEMRITE DR.
MADISON, WI

Designer
Kyle McGraw
Date
3/16/2015
Scale
Not to Scale
Drawing No. - 1
Summary



PROPOSED FLOOR PLAN

1/8" = 1' - 0" (N.T.S. @ 11"X17")

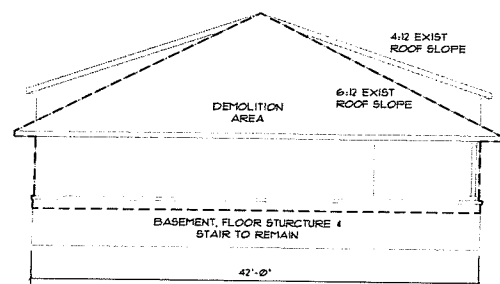
PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED RENOVATION/ ADDITION FOR:
FEMRITE OFFICE/ WAREHOUSE BUILDING
4806 FEMRITE DRIVE
MADISON, WISCONSIN

PKG/ REV NO.	DATE
PRELIM	3/18/15

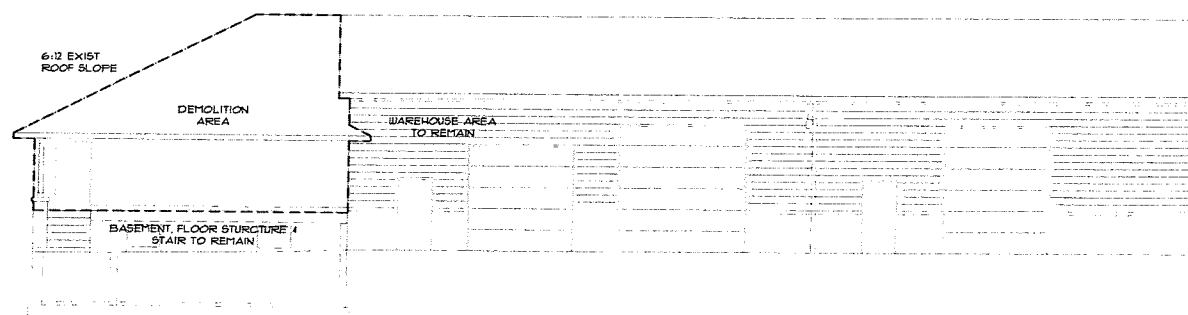
PROJECT NO: 15-07
DRAWN BY: WAS
CHECKED BY:

SHEET:
A2.1



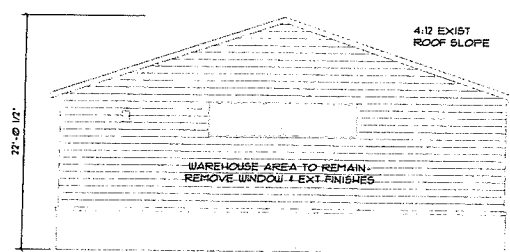
SOUTH ELEVATION- EXIST/ DEMO

1/8" = 1' - 0" (N.T.S. @ 11"x17")



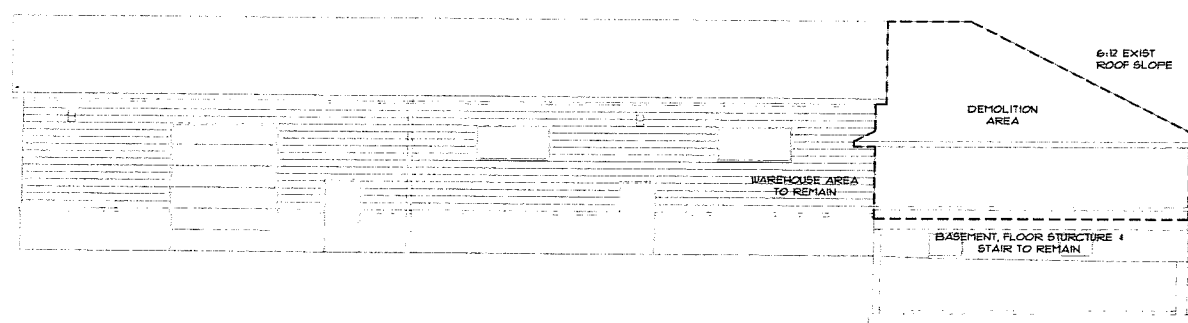
EAST ELEVATION- EXIST/ DEMO

1/8" = 1' - 0" (N.T.S. @ 11"x17")



NORTH ELEVATION- EXISTING

1/8" = 1' - 0" (N.T.S. @ 11"x17")



WEST ELEVATION- EXIST/ DEMO

1/8" = 1' - 0" (N.T.S. @ 11"x17")

PROPOSED RENOVATION/ ADDITION FOR:
FEMRITE OFFICE/ WAREHOUSE BUILDING
4908 FEMRITE DRIVE
MADISON, WISCONSIN

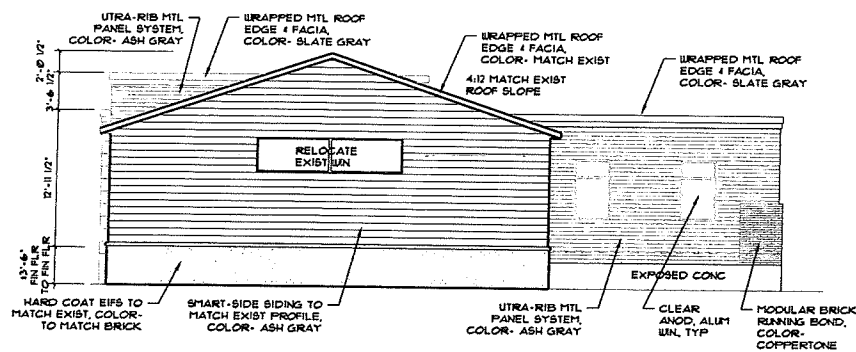
PKG/ REV NO.	DATE
PRELIM	3/18/15

PROJECT NO:	15-07
DRAWN BY:	WAS
CHECKED BY:	

SHEET:

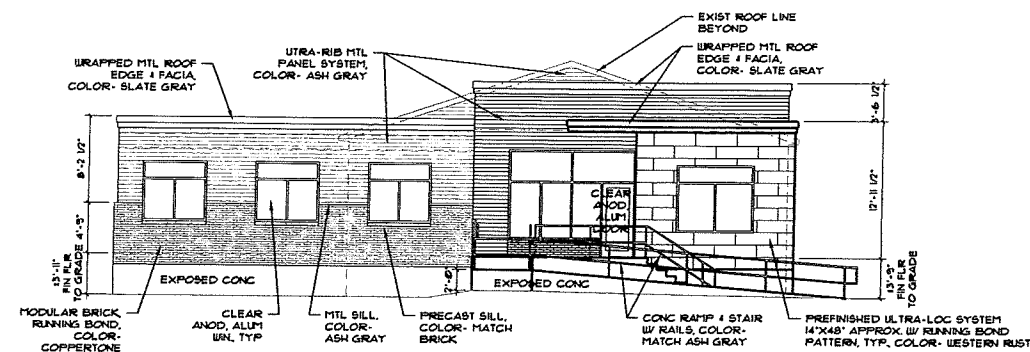
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PRELIMINARY
NOT FOR CONSTRUCTION



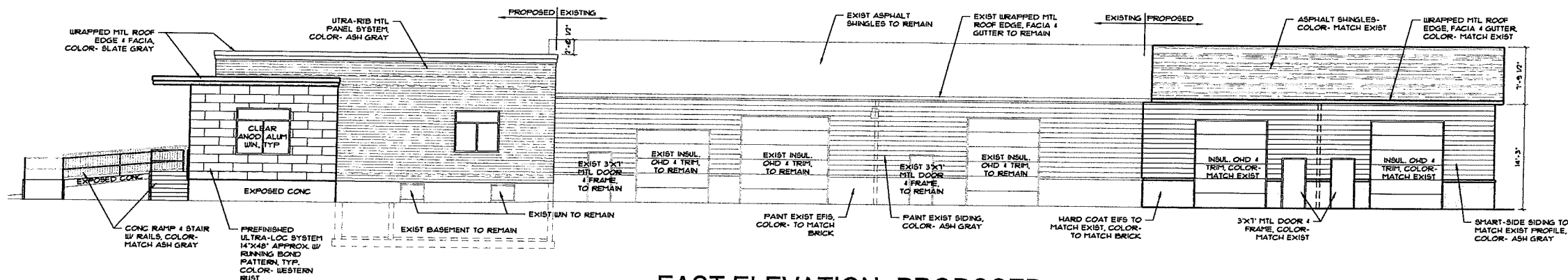
NORTH ELEVATION- PROPOSED

1/8" = 1' - 0" (N.T.S. @ 11"x17")



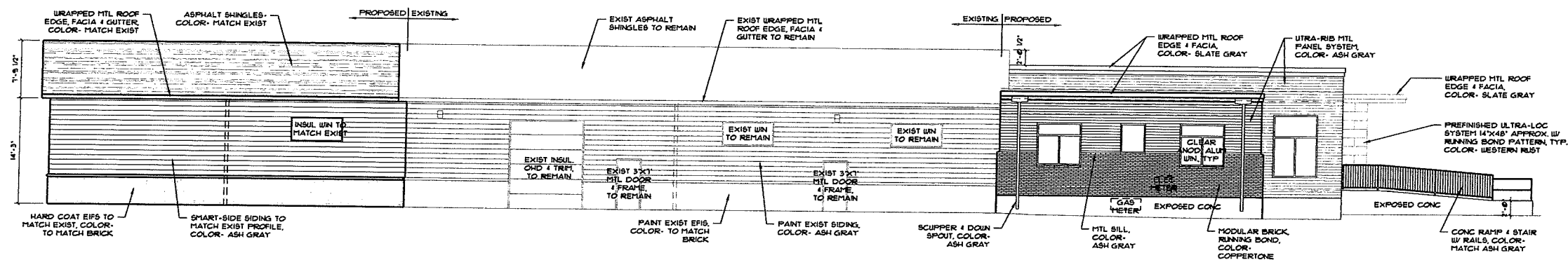
SOUTH ELEVATION- PROPOSED

1/8" = 1' - 0" (N.T.S. @ 11"x17")



EAST ELEVATION- PROPOSED

1/8" = 1' - 0" (N.T.S. @ 11"x17")



WEST ELEVATION- PROPOSED

1/8" = 1' - 0" (N.T.S. @ 11"x17")

PROPOSED RENOVATION/ ADDITION FOR:
FEMRITE OFFICE/ WAREHOUSE BUILDING
4906 FEMRITE DRIVE
MADISON, WISCONSIN

PKG/ REV NO.	DATE
PRELIM	3/18/15

PROJECT NO:	15-07
DRAWN BY:	WAS
CHECKED BY:	

SHEET:
A4.2

PRELIMINARY
NOT FOR CONSTRUCTION