



Location  
3310 Agriculture Drive and  
5125 Femrite Drive

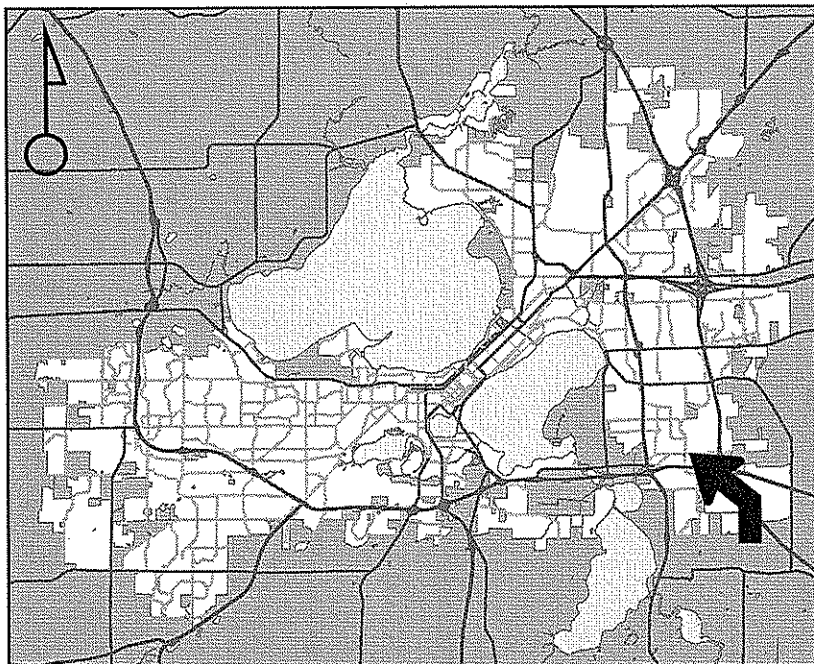
Project Name  
Danisco Site Demolition & Restoration

Applicant  
Eloi Fontaine – Danisco USA, Inc./  
Gene Bohn – Danisco USA, Inc.

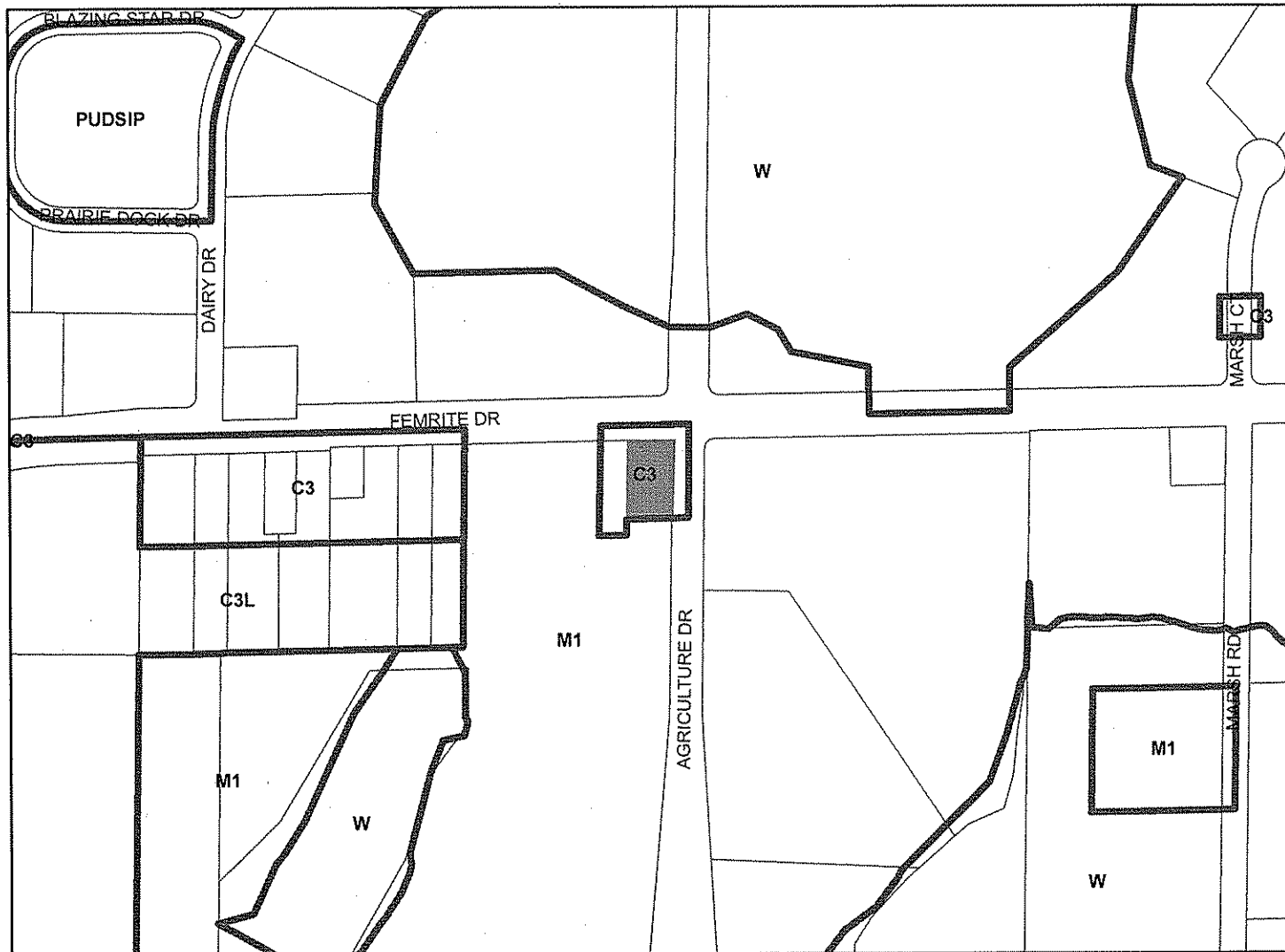
Existing Use  
Two Single-Family Residences

Proposed Use  
Demolish Two Single-Family Residences  
to Create Landscaping Area for Existing  
Danisco Facility

Public Hearing Date  
Plan Commission  
08 March 2010



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 : 22 February 2010





# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> Receipt No. <u>107407</u>
Date Received	<u>2/10/10</u>
Received By	<u>MSJP</u>
Parcel No.	<u>0710-224-0103-9</u>
Aldermanic District	<u>16 - COMPTON</u>
GQ	<u>UDO #1</u>
Zoning District	<u>C3</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 3310 AGRICULTURE DRIVE  
5125 FEMRITE DRIVE Project Area in Acres: 0.508

Project Title (if any): SITE DEMOLITION AND RESTORATION

### 2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: ELOI FONTAINE Company: DANISCO USA, INC.  
 Street Address: 3322 AGRICULTURE DR. City/State: MADISON, WI Zip: 53716  
 Telephone: (608) 395-2834 Fax: (608) 395-2630 Email: ELOI.FONTAINE@DANISCO.COM

Project Contact Person: GENE A. BOHN Company: DANISCO USA, INC.  
 Street Address: 3322 AGRICULTURE DR. City/State: MADISON, WI Zip: 53716  
 Telephone: (608) 395-2851 Fax: (608) 395-2603 Email: GENE.BOHN@DANISCO.COM

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

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMOLITION OF TWO (2) VACANT HOUSES ON DANISCO, USA, INC OWNED PROPERTY. THE STRUCTURES DEMOLISHED, FOUNDATIONS BACKFILLED AND AREA RE-LANDSCAPED. EXISTING TREES WILL BE PRESERVED TO THE EXTENT POSSIBLE

Development Schedule: Commencement MARCH/APRIL, 2010 Completion SEPTEMBER, 2010

CONTINUE →

**5. Required Submittals:**

- 7  **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- +  **Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- +  **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- +  **Filing Fee: \$ 550** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- +  For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

- x  **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of the: COMPREHENSIVE Plan, which recommends: EMPLOYMENT for this property.
- +  **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
MS. JUDY COMPTON - ALDERPERSON SITE VISIT 1/21/10 LTR OF INTENT 2/2/10
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.
  - Planner KEVIN FIRCHOW Date 1-27-2010 | Zoning Staff MATT TUCKER Date 1-27-2010

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

Printed Name GENE A. BOITH Date 2/09/10

Signature *Gene A. Boith* Relation to Property Owner PROJECT ENGR. MGR.

Authorizing Signature of Property Owner *Gene A. Boith* Date 2/09/10

Madison Plan Commission  
215 Martin Luther King Jr. Blvd., Room LL-100  
P.O. Box 2985  
Madison, WI 53701-2985

8 February 2010

**Danisco USA, Inc.  
Demolition Permit Application Letter of Intent**

Dear Plan Commission:

Danisco USA, Inc. requests permit for demolition of houses, garages, storage shed and driveways at 5125 Femrite Drive and 3310 Agriculture Drive. There are two (2) houses that currently occupy these parcels. These properties are owned by Danisco USA, Inc. with both houses being vacant. Alderperson Ms. Judy Compton did a property review and walk through of the houses on January 21, 2010. Given the age, condition, and repair status, relocation of the structures is not considered realistic. Photographs of the properties are provided with this application.

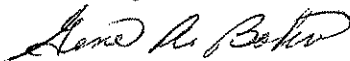
In 2006 Danisco USA, Inc received approval for demolition of six (6) houses located adjacent to the two parcels listed above. These properties were used for plant expansion purposes.

The City of Madison Recycling Coordinator, George Dreckmann has been contacted regarding the development of a recycling plan for the demolition of these properties. If approved, demolition of the houses will commence April, 2010 or sooner once a demolition permit is obtained. Ideally we would like to have the houses demolished before the Danisco USA, Inc Board of Directors visit from Europe the second week of April, 2010.

Danisco USA, Inc intends to remove the houses, garages and storage shed, fill in the foundations and re-landscape the properties. The lots contain a number of trees that will be preserved to the greatest extent possible. The properties will be used as green space areas which will also contain City approved signage and flag poles.

Please consider this application for demolition. If you wish to discuss this application in greater detail, you may reach me at 395-2851 during normal business hours.

Best regards

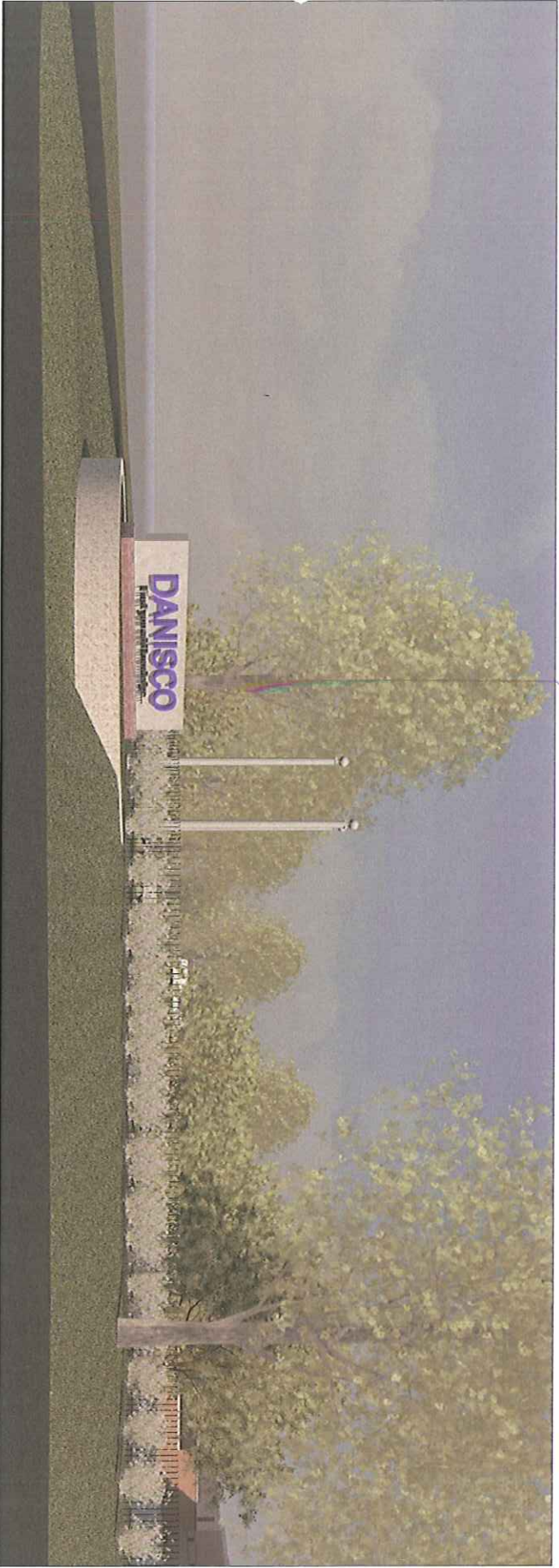


Gene A. Bohn  
Project Engineer Manager

Cc: enclosures  
Project file







VIEW FROM FENIGITE DRIVE



VIEW FROM AGRICULTURE DRIVE


  
**STRAND**
  
 ARCHITECTURE &
   
 ENGINEERS
   
 05-A6-1

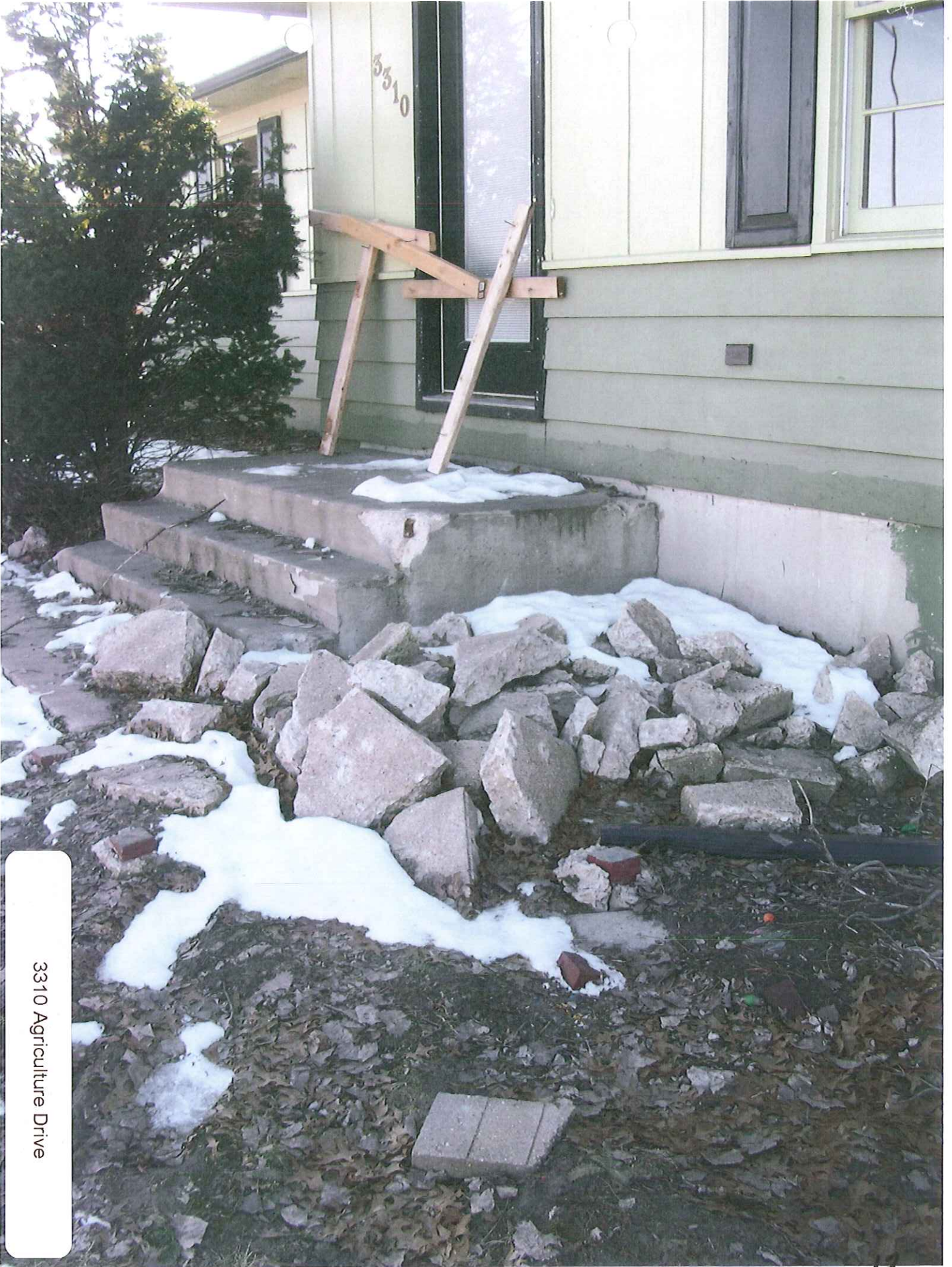
**RENDERINGS**
  
 PROJECT WILLOW
   
 DANISCO USA, INC.
   
 MADISON, WISCONSIN

DATE	NO.	REVISIONS	DATE
FEBRUARY 2010	1	REVISION	02-20-10
DES BY: ART	CHK BY: JCT	RECORD DRAWING	
BY:			
DATE:			
CONTRACTOR:			

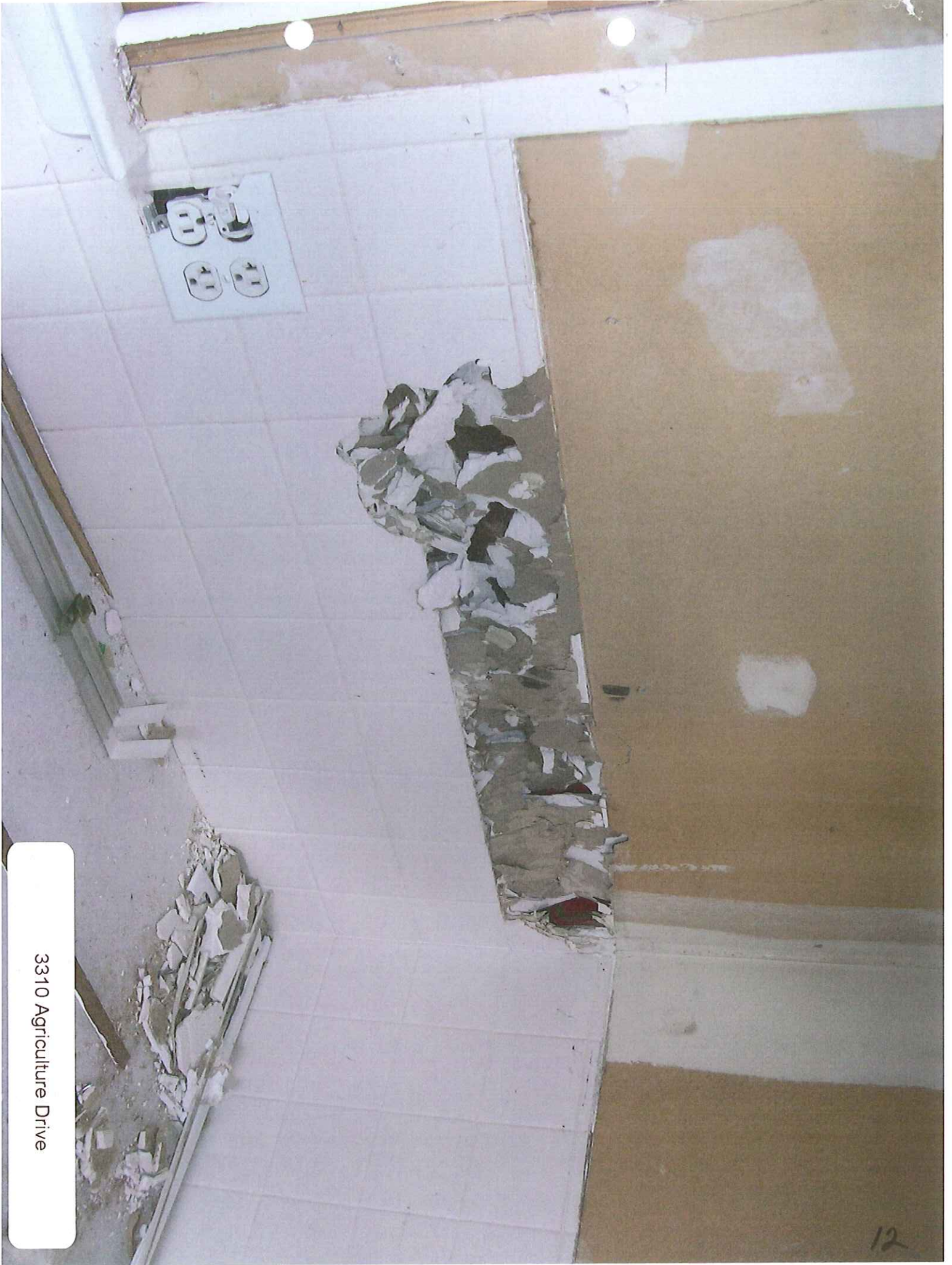




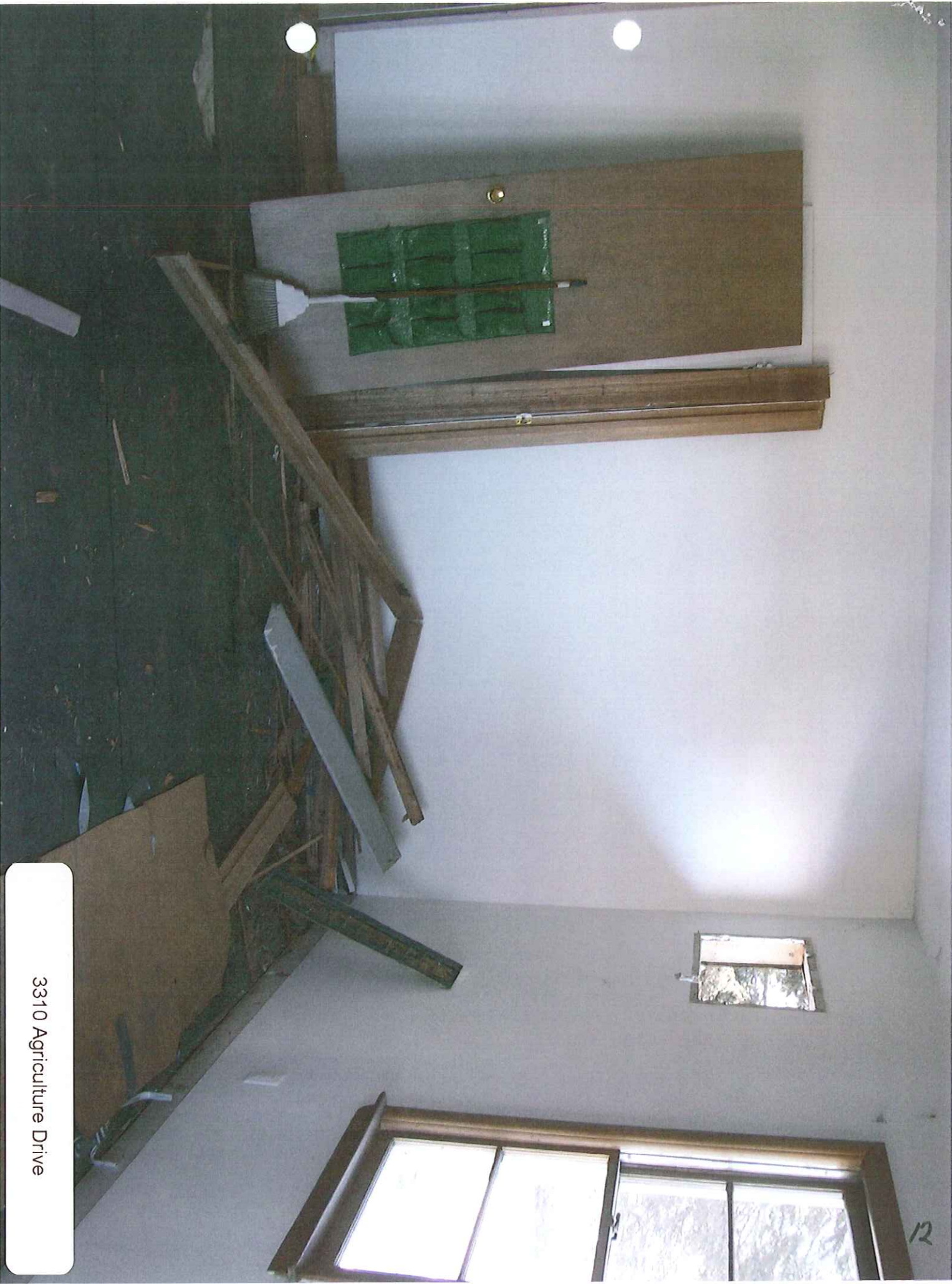
3310 Agriculture Drive



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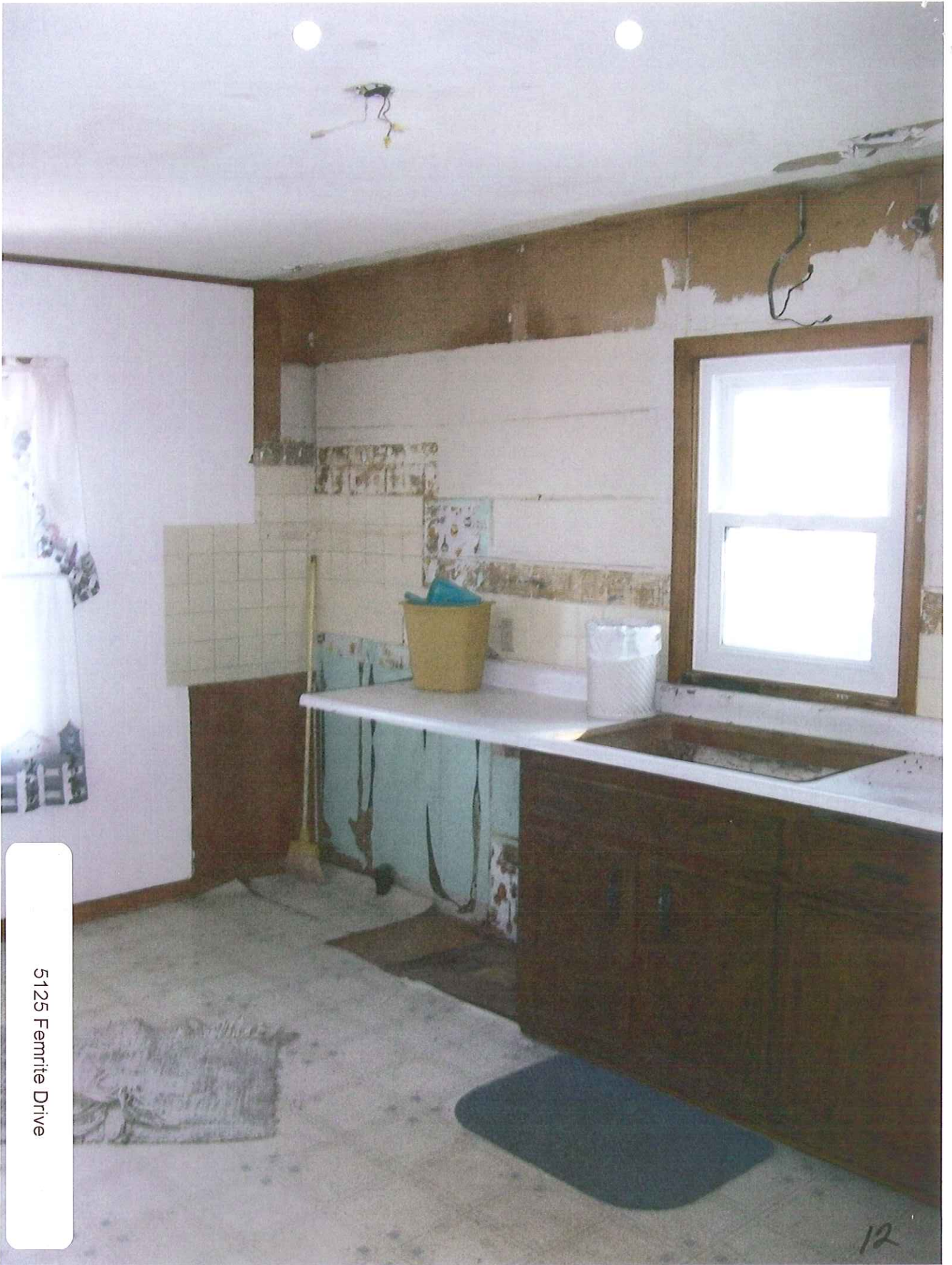
5125 Femrite Drive



5125 Femrite Drive



5125 Femrite Drive



5125 Femrite Drive

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