



# Report to the Plan Commission

January 28, 2013

Legistar I.D. #28786  
 1901-1909 Freeport Road  
 Demolition Request

Report Prepared By:  
 Heather Stouder  
 Planning Division Staff

**Requested Action:** Approval of the demolition of existing storage buildings for the construction of new storage buildings in the former M1 (Limited Manufacturing) District. (Note: This is being reviewed based on the M1 (Limited Manufacturing) District standards, as it was submitted prior to the effective date of the new zoning code.)

**Applicable Regulations & Standards:** Section 28.12(12) provides the guidelines and standards for the approval of demolition permits.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the standards for demolitions can be met, and **approve** the request.

## Background Information

**Applicant / Property Owner:** James Hottman; 516 Catherine St.; Key West, FL 33040

**Project Contact:** Ken Kurszewski; Hottman Construction; 1606 Danbury St.; Madison, WI 53711

**Proposal:** Demolish three existing storage buildings and one storage and office building in order to construct four self-storage buildings totaling 17,250 square feet in the M1 (Limited Manufacturing) District.

**Parcel Location:** 1901 and 1909 Freeport Road are located on the east side of Freeport Road, just north of the intersection with the Verona Road Frontage Road; Aldermanic District 10 (Solomon); Madison Metropolitan School District.

**Existing Conditions:** The 56,800 square foot (1.3-acre) property is comprised of two existing parcels. 1901 Freeport Road has three existing storage buildings totaling 6,600 square feet, and appears to have had exterior storage on-site as well. 1909 Freeport Road has a 4,700 square foot storage and office building, and an asphalt surface parking area.

**Surrounding Land Use and Zoning:** A collection of commercial and storage facilities in the IL (Industrial-Limited) district to the north, west, and south. Across the southwest bicycle path to the east, a U-Haul facility in the PD (Planned Development) District.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends General Commercial uses for this area.

**Environmental Corridor Status:** These properties are not located within a mapped environmental corridor.

**Public Utilities and Services:** The area is served by the full range of urban services.

**Zoning Summary:** The property is in the IL (Industrial-Limited) District, but is being reviewed under the standards for the former M1 (Limited Manufacturing) District.

Requirements	Required	Proposed
Lot Area	6,000 sq. ft. min.	57,395 sq. ft.
Lot width	50'	Adequate
Front yard	0'	27'
Side yards	0'	38' RS / 30' LS
Rear yard	10'	30'
Floor area ratio	2.0	Less than 1.0

### Site Design

No. Parking stalls	N/A	N/A
Accessible stalls	N/A	N/A
Loading	0	0
Number bike parking stalls	N/A	N/A
Landscaping	No	No
Lighting	Yes	Yes

**Other Critical Zoning Items:** Utility easements, Barrier free (ILHR 69)

*Prepared by: Pat Anderson, Asst. Zoning Administrator*

## Project Description

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The applicant proposes to demolish three existing storage buildings and one building with storage and office space, in order to construct four new self-storage buildings with leasable spaces ranging from 50 to 300 square feet in size. As part of the demolition, all existing asphalt surfaces will be pulverized and re-used, and all existing concrete surfaces will be removed from the site. The existing access driveway from the Verona Road frontage road will be removed and relocated to the southeast corner of the site, and the access driveway off of Freeport Road will remain in its current location.

**Site and Building Design** – The arrangement of the proposed buildings on the site presents a slight improvement, as they are aligned with one another and with Freeport Road, and provide adequate spacing for fire access and circulation. While they differ slightly in size, the four buildings are virtually identical metal (“Trachte”) buildings with overhead doors for each of the storage units, which range from 50 to 300 square feet in size.

There is no parking on site, but ample room for circulation between buildings, and the entire site is essentially a loading zone. Landscaping proposed for the site includes a red oak tree on the corner, three arbor vitae along the Verona Road frontage road and five arbor vitae along Freeport Road. There are two small linear stormwater retention areas on the site as well.

**Public Input** – Early in the review process, there was some public comment regarding safety on the site, with a particular focus on making sure that there were no new “hiding places” created with the proposed arbor vitae along the perimeter of the site, particularly along the eastern side of the site parallel to the Southwest Bicycle Trail. Staff did not receive comments from the Madison Police Department pertaining to this concern, but notes that the arbor vitae proposed along the south and western edges of the site are likely better placed, if the goal is to eliminate potential hiding places near the bicycle trail, while still screening the property from the street.

## Evaluation and Conclusion

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**Demolition-** There are no objections to the demolition and removal of the existing buildings, none of which have any architectural or historic significance.

**Proposed Redevelopment** – While not a significant investment in the property, the proposed storage buildings are generally consistent with the Comprehensive Plan recommendation for General Commercial uses, and are consistent with the zoning requirements in the former M1 (Light Manufacturing) zoning district. While not recommending it as a condition of approval, staff would support a change to the landscape plan to replace the proposed arbor vitae with alternative plantings that would not result in an opaque landscape screen near the corner of the Verona Road frontage road and Freeport Road.

Staff believes that the demolition standards can be met, and recommends that the Plan Commission **approve** the request, subject to input provided at the public hearing and comments and conditions from reviewing agencies below.

## Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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

Staff recommends that the Plan Commission find that the demolition and conditional use standards can be met, and **approve** the request, subject to input provided at the public hearing and comments and conditions from reviewing agencies below.

***The following conditions have been submitted by reviewing agencies:***

**City Planning Division** (Contact Heather Stouder, 266-5974)

1. In final plans submitted for staff review and approval, the landscape plan may substitute an alternative species to the proposed arbor vitae.

**City Engineering Division** (Contact Janet Dailey, 261-9688)

2. The site plan indicates proposed buildings crossing underlying platted lot lines. The state building code requires fire walls be placed inside proposed buildings along the underlying platted lot lines or alternatively dissolve the underlying lot lines by Certified Survey Map (CSM).
3. In addition to dissolving the underlying platted lot lines, City Engineering recommends a CSM application as the vehicle to create, dedicate and convey to the City necessary public easements for existing and proposed public utilities (storm and sanitary sewers) to serve the proposed redevelopment.
4. Provide a sanitary sewer easement 20ft in width, centered on the existing sewer main.
5. An access easement shall be granted to the City to allow for vehicles to enter the property to access the existing public facilities for maintenance and repairs. The easement shall allow for the City vehicles to use the proposed driveways and cross the site to gain access to the easement area.
6. Coordinate final site addresses with Lori Zenchenko with Engineering Mapping ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) or (608) 266-5952). Preliminary addresses:  
Building 1 (4000 sq ft) shall have a building address of 1911 Freeport Rd  
Building 2 (4500 sq ft) shall have a building address of 1903 Freeport Rd  
Building 3 (2900 sq ft) shall have a building address of 1915 Freeport Rd  
Building 4 (5850 sq ft) shall have a building address of 1907 Freeport Rd
7. Submit a copy of the WisDNR's closure records for this site (BRRTS # 03-13-000525).
8. Construct public sidewalk in the standard location across the proposed drive entrance on Freeport Road.
9. The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along Freeport Road in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO (MGO 16.23(9)(d)(6)).
10. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass (POLICY).
11. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which 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 (POLICY).
12. 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).
13. All damage to the pavement on Freeport Road and Verona Road Frontage Rd, 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).
14. The applicant shall demonstrate compliance with MGO Section 37.07 and 37.08 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 7.5-tons per acre per year.

15. 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).
16. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to:
  - a) Reduce TSS off of the proposed development by 80% when compared with the existing site
  - b) Provide oil & grease control from the first 1/2" of runoff from parking areas
  - c) Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by MGO Chapter 37.
17. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number
  - a) Building Footprints
  - b) Internal Walkway Areas
  - c) Internal Site Parking Areas
  - d) Other Misc. Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e) Right-of-Way lines (public and private)
  - f) All Underlying Lot lines or parcel lines if unplatted
  - g) Lot numbers or the words "unplatted"
  - h) Lot/Plat dimensions
  - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file (POLICY and MGO 37.09(2) & 37.05(4)).

18. 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 Management Facilities (including if applicable planting plans).

19. 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)).

20. 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>.

21. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing storm sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer. \$100 non-refundable deposit will cover for the cost of inspection of the plugging by City staff; and the remaining \$900 will cover the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner (POLICY). This permit application is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm>.

22. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at: <http://www.cityofmadison.com/engineering/permits.cfm> (MGO CH 35.02(14)).

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

23. If exterior lighting is provided, it must comply with City of Madison outdoor lighting standards, Section 10.085. Provide a lighting photometric plan, including cut sheets for fixtures, with the final plan submittal.

24. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31. Permits must be issued by the Zoning Section of the Department of Planning and Development.

25. Approval of the demolition permit will require the removal of all structures including the driveways except for the approved service drives. Driveways and aprons shall be replaced with curb and gutter as per City Engineering and traffic Engineering requirements. During demolition and prior to curb and gutter, barriers shall be installed across the driveway to prevent the parking of vehicles. The approved service drives shall be shown on final plans.

26. Future development shall meet applicable building and zoning ordinances following applicable processes.

27. A reciprocal land use agreement or a cross access easement between the two subject properties shall be approved by the Traffic Engineer, City Engineer, and Director of Planning and Development, and recorded in the Office of the Dane County Register of Deeds.

**Fire Department** (Contact Bill Sullivan, 266-4420)

28. Please consider allowing Madison Fire Department to conduct training sequences prior to the demolition. Contact MFD Training Division to discuss possibilities (608) 246-4587.

**Water Utility** (Contact Dennis Cawley, 261-9243)

29. The Madison Water Utility shall be notified to remove the water meters prior to demolition.
30. This property is not in a wellhead protection district.
31. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

**Traffic Engineering** (Contact Scott Langer, 266-5987)

32. When the applicant submits plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
33. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
34. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.

**Parks Division** (Contact Kay Rutledge, 266-4714)

This agency did not submit a response for this request.

**Madison Police Department** (Contact Frank Chandler, 266-4238)

This agency did not submit a response for this request.