

CITY OF MADISON

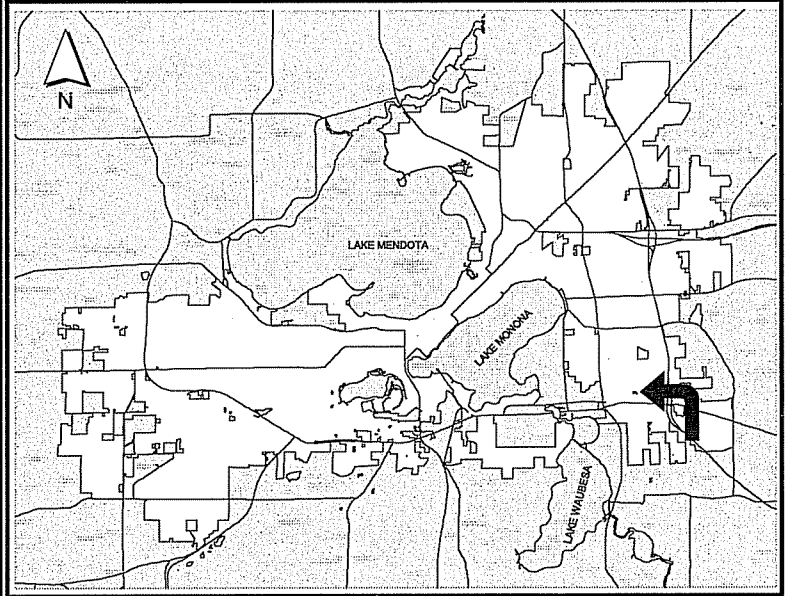
Proposed Demolition & Rezoning

Location: 5101, 5105, 5109, 5113, 5117 Femrite Drive & 3314, 3318 Agriculture Drive
Applicant: Rod Dahlen - Danisco, Inc/
Strand Associates - Jim Ternus

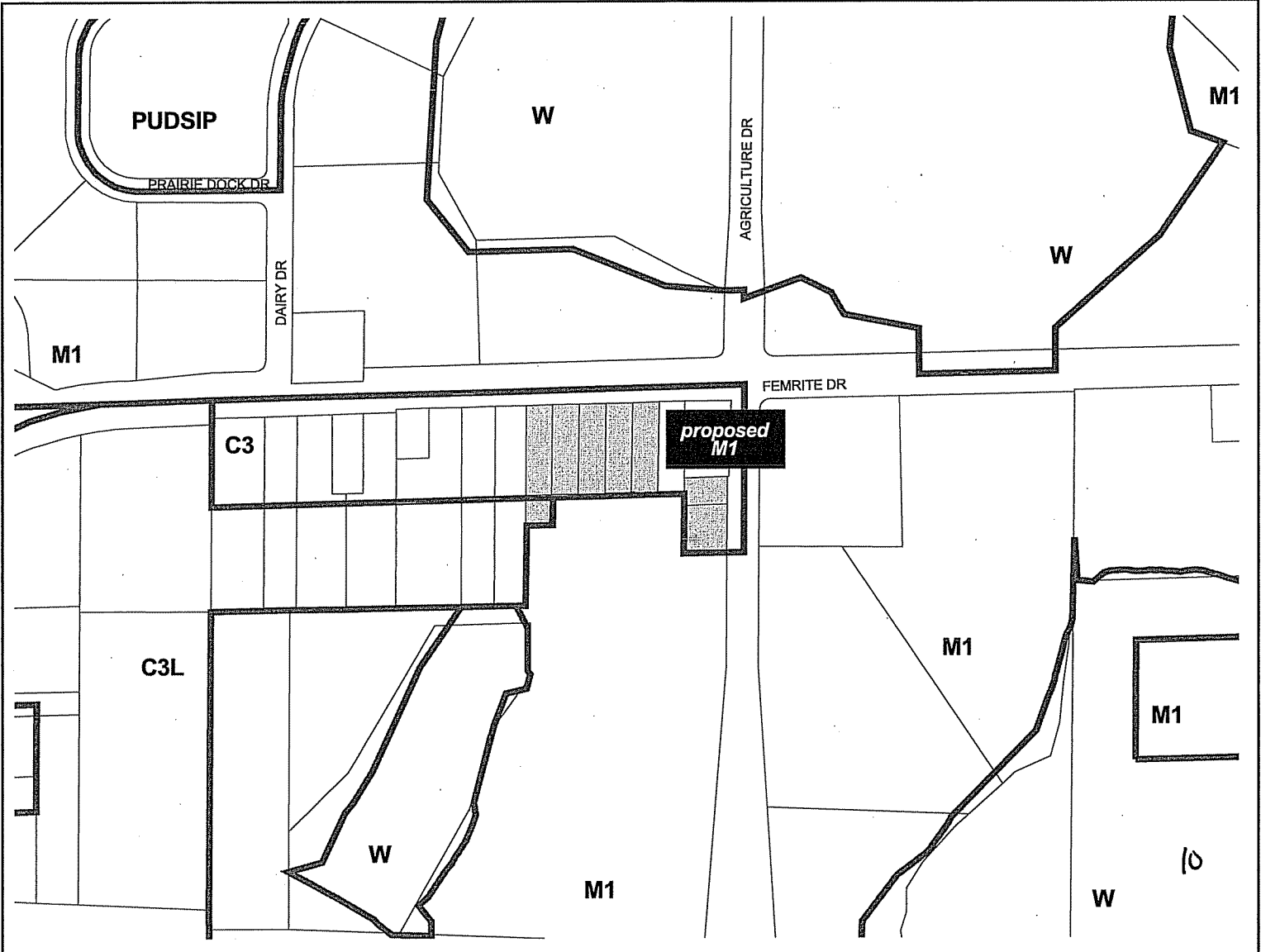
From C3 District(s)
To M1 District(s)

Existing Use: Single Family Houses
Proposed Use: Demolish 6 Houses for Future Industrial Development

File No. _____
Public Hearing Dates: _____
Plan Commission 10 July 2006
Common Council 18 July 2006



For Questions contact: Tim Parks at 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

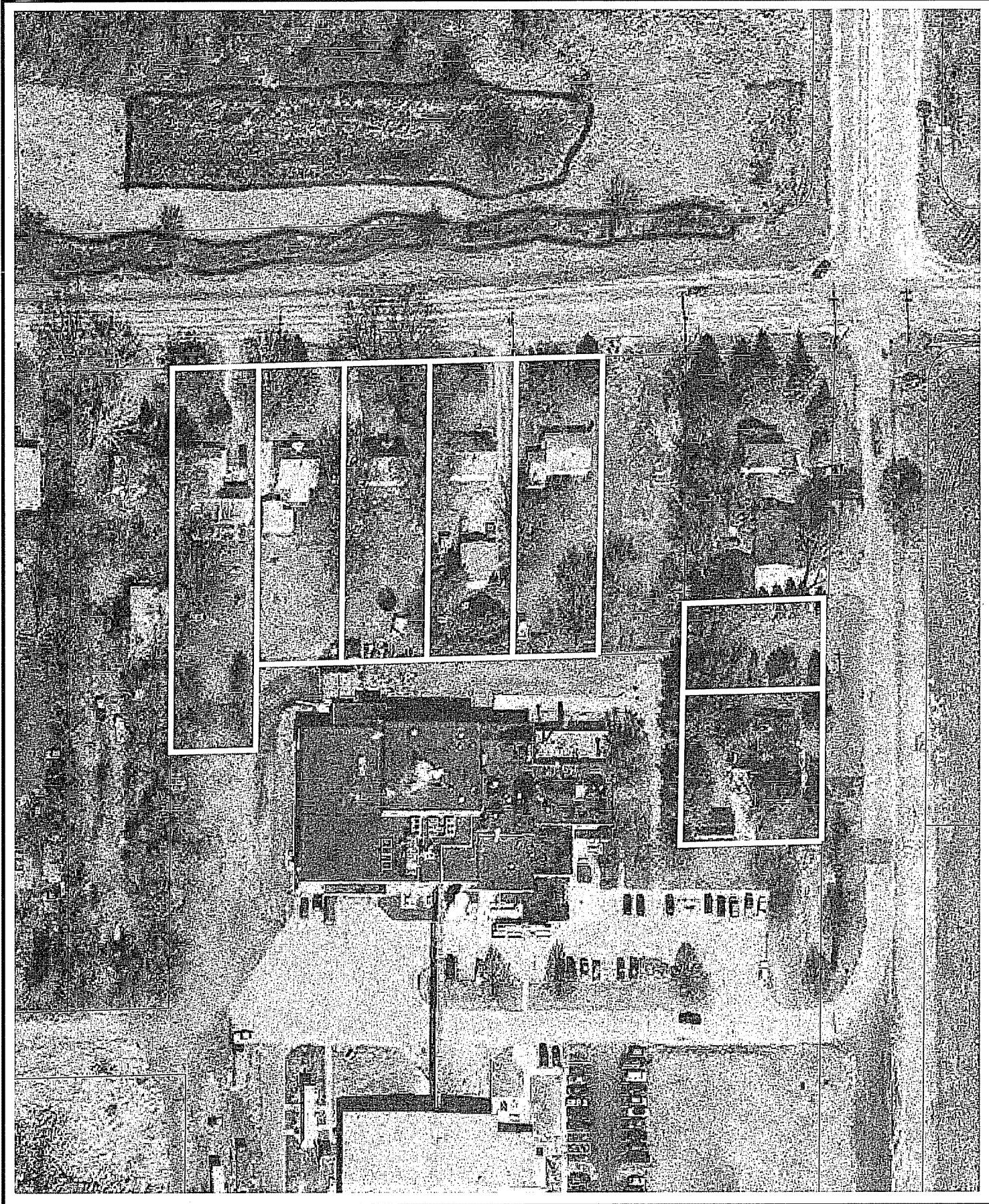


5101, 5105, 5109, 5113, 5117 Femrite Drive & 3314, 3318 Agriculture Drive

100 0 100 Feet



Date of Aerial Photography - April 2000



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.
- 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
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

5101, 5105, 5109, 5113, 5117 Femrite Drive

1. **Project Address:** 3314, 3318 Agriculture Drive

Project Area in Acres: 2.32

Project Title (if any): Site Demolition and Restoration

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>C3</u> to <u>M1</u>	<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: Rod Dahlen Company: Danisco, Inc.

Street Address: 3322 Agriculture Drive City/State: Madison, Wisconsin Zip: 53716

Telephone: (608) 224-7307 Fax: (608) 221-6159 Email: rod.dahlen@danisco.com

Project Contact Person: Jim Ternus Company: Strand Associates, Inc.

Street Address: 910 West Wingra Drive City/State: Madison, Wisconsin Zip: 53715

Telephone: (608) 251-4843 Fax: (608) 251-8655 Email: jim.ternus@strand.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: This project consists of rezoning properties and demolition of six vacant houses on Danisco, Inc. owned property. The structures will be demolished, the foundations backfilled and the area restored. Existing trees, shrubs, and existing sod will be preserved to the extent possible.

Development Schedule: Commencement August 2006 Completion September 2006

CONTINUE →

FOR OFFICE USE ONLY:

Amt. Paid \$1050 Receipt No. 70667

Date Received 5-10-06

Received By KAW

Parcel No. 0710-224-0110-4 09-7, 08-9,

Aldermanic District 16-Judy Compton, 07-1, 06-3, 01-3

GQ ok

Zoning District C-3

For Complete Submittal

Application Letter of Intent

IDUP N/A Legal Descript. _____

Plan Sets Zoning Text N/A

Alder Notification 3-21-06 Waiver _____

Ngrbrhd. Assn Not. N/A Waiver _____

Date Sign Issued 6-10-06

5. Required Submittals:

- 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 ½ 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.
- Filing Fee:** \$ 1500 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 (principal) buildings, photos 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 to be approved by the City 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.

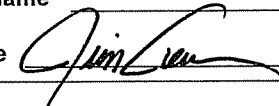
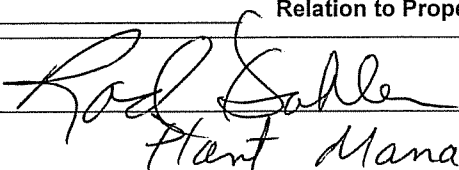
FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. 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:

- 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* Comprehensive *Plan, which recommends:*
 - Industrial Use *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:*
 - A letter of intent was sent to Alderperson Judy Compton on March 21, 2006.
 - 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 Michael Waidelich Date 4/25/06 | Zoning Staff Kathy Voeck Date 4/25/06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Jim Ternus Date 5/8/06
 Signature  Relation to Property Owner Engineering Consultant
 Authorizing Signature of Property Owner  Date 5/8/06
Plant Manager



910 West Wingra Drive
Madison, WI 53715
Phone: 608-251-4843
Fax: 608-251-8655

Office Locations

Madison, WI
Joliet, IL
Louisville, KY
Lexington, KY
Mobile, AL
Columbus, IN
Lancaster, OH
Indianapolis, IN
Milwaukee, WI
Cincinnati, OH

www.strand.com

May 9, 2006

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

Re: Danisco, Inc.
Rezoning and Demolition Permit Application
Letter of Intent

Dear Plan Commission:

Danisco, Inc. is applying for rezoning of parcels located at 5101, 5105, 5109, 5113, and 5117 Femrite Drive and 3314 and 3318 Agriculture Drive. The properties are all zoned Commercial 3. Danisco requests that the properties be rezoned Manufacturing 1. This rezoning has been reviewed with the Department of Planning and Development Planning Unit and conforms to the City's comprehensive plan. Rezoning of these properties will provide potential future expansion of the Danisco manufacturing facility. A drawing illustrating the location of these properties is enclosed. The properties to be considered for rezoning are labeled 1 through 7 on the Danisco Plat.

In addition to rezoning, Danisco, Inc. requests permit for demolition of houses, garages, and driveways at 5101, 5105, 5109, 5113, and 5117 Femrite Drive and 3318 Agriculture Drive. There are six houses that currently occupy these parcels. These properties are owned by Danisco, Inc. and the houses are currently vacant. House inspections were completed in July 2005 to assess the condition and repair costs needed at each of the properties. These inspections were completed by National Property Inspection. It was the inspector's assessment that there would be considerable expense to provide the needed repairs to the properties. Given the age, condition, and repair status, relocation of the structures is not considered realistic. A copy of the inspections and summary letter is enclosed. Photographs of the properties are provided with this application.

The City of Madison Recycling Coordinator, George Dreckmann, has been contacted, and a recycling plan is being developed for the demolition of these properties. If approved, demolition of the houses will commence in August 2006 once a demolition permit is obtained. Demolition and restoration should be completed within one month. Strand Associates has prepared the demolition drawings and associated specifications. To date, a contractor for demolition and restoration has not been chosen.

Danisco intends to remove the houses and garages, fill in the foundations, and seed the disturbed portions of the properties. The lots contain a number of trees and shrubs that will be preserved to the greatest extent possible. The properties will be kept as green



Madison Plan Commission
Page 2
May 9, 2006

space areas for the near future. Long-term plans may include expansion of the Dansico plant on these properties.

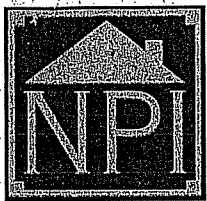
Please consider this application for demolition. If you wish to discuss this application in greater detail, you may reach me at 251-2129 extension 1167 during normal business hours.

Sincerely,

STRAND ASSOCIATES, INC.

James D. Ternus

Enclosures



NATIONAL PROPERTY INSPECTIONS

3542 Manchester Road • Madison, WI 53719

(608) 277-5556

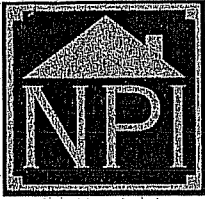
July 7, 2005

Strand Associates, Inc.
Attn: Jim Ternus
910 W. Wingra Drive
Madison, WI 53715

Dear Mr. Ternus:

The following information is a general summary of the needed repairs and recommended updates for the six (6) single family homes that I recently inspected. It is important to know that the listed costs are estimates based on my 20 years of experience in the inspection industry. These cost estimates are not to be construed as exact bids. All of the six homes are located on the southeast corner of the City of Madison.

1. 5101 Femrite Drive: Replace worn masonry chimney; replace old/original windows; reset lifted blocks at back patio; replace old driveway; have contractor assess block foundation walls for needed structural changes; improve grading; properly insulate attic; replace older water heater. Estimated cost: \$30,000.00
2. 5105 Femrite Drive: Replace old roof covering; replace poor/decayed windows and frames; replace old driveway; repair or replace non-working garage door opener; replace old garage roof covering and replace poor areas of siding/trim; waterproof foundation walls and improve grading; replace poor tiles at bathroom walls; replace very old air conditioner. Estimated cost: \$25,500.00
3. 5109 Femrite Drive: Replace old roof covering; replace old/worn masonry chimney; replace older gutter system; replace old/original windows; replace old driveway; waterproof foundation walls and improve grading; replace outdated 60 AMP electrical service; replace older and rusted furnace. Estimated cost: \$26,000.00
4. 5113 Femrite Drive: Replace roof covering; repair or replace worn masonry chimney; replace poor gutter system; replace old/original windows; replace old driveway; add proper railings for basement steps; waterproof foundation walls and improve grading; remove unused basement fuel oil tank. Estimated cost: \$25,000.00
5. 5117 Femrite Drive: Replace roof covering; replace gutter system; replace of windows; replace of driveway; waterproof foundation walls and improve grading; replace poor shower surround and damaged bathroom walls; replace outdated 60 AMP electrical service; replace older and rusted furnace. Estimated cost: \$27,500.00



NATIONAL PROPERTY INSPECTIONS

3542 Manchester Road • Madison, WI 53719

(608) 277-5556

6. 3318 Agricultural Drive: Replace older windows; replace badly cracked back patio; replace poor sections of sidewalks; replace old (south) driveway; replace very old dishwasher; replace old and neglected basement fireplace; waterproof foundation walls and improve grading; replace poor flooring and sub flooring in main bathroom; update novice basement bathroom; replace old electric water heater.
Estimated cost: \$26,5000.00

These six homes are all estimated to be built in about the 1950's by their general appearance. Most of the homes are similar in their overall size. There have been some updates to these homes, but the overall maintenance and upkeep is marginal at best. After reviewing this summary and the six inspection reports, please feel free to contact me at (608) 219-3862 with any questions that you may have. Thank you for your business.

Sincerely,

Brian J. Daley
National Property Inspections



5109 FEMRITE DRIVE



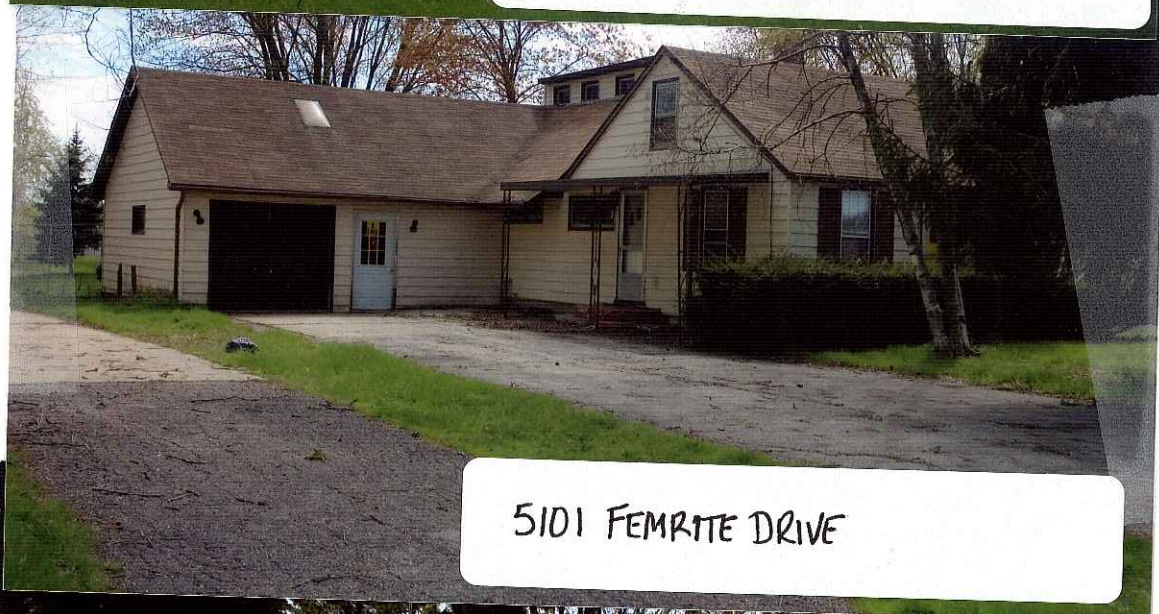
5113 FEMRITE DRIVE



5117 FEMRITE DRIVE



5105 FEMRITE DRIVE

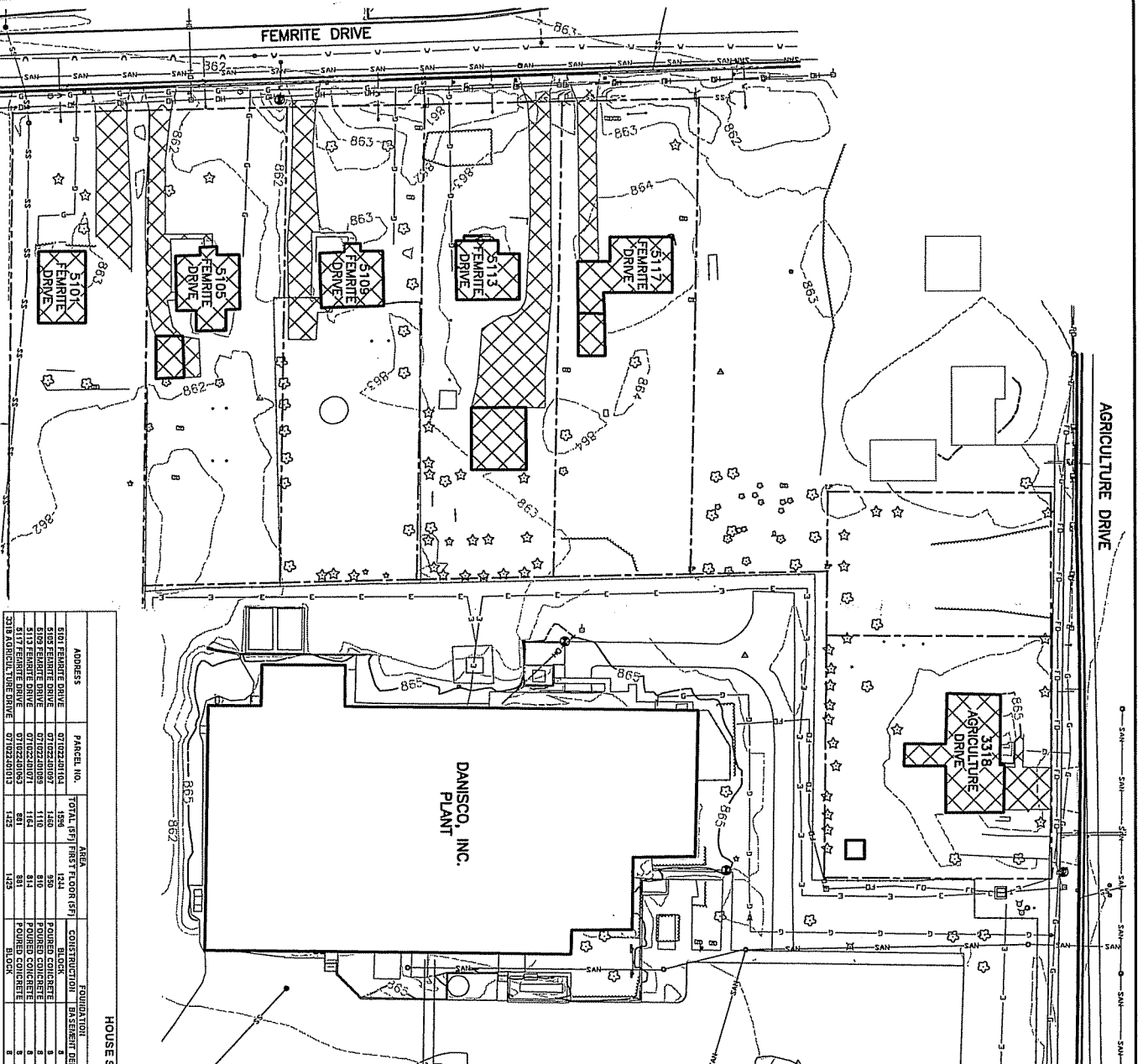


5101 FEMRITE DRIVE



3318 AGRICULTURE DRIVE

AGRICULTURE DRIVE



DANISCO, INC.
PLANT

HOUSE SUMMARY

ADDRESS	PAGE NO.	TOTAL 1ST FLOOR SQ. FT.	AREA	FOUNDATION	WALLS	ROOF	ELECTRICAL	HEATING	CHIMNEY	GARAGE	DRIVEWAY
5100 FEMRITE DRIVE	070220104	1489	1241	BASEMENT DEPTH 7 FT.	WOOD SHINGLES 200 A OVERHEAD GAS FURNACE	MASONRY	ATTACHED ASPHALT / CONCRETE				
5105 FEMRITE DRIVE	070220109	1460	950		WOOD SHINGLES 100 A OVERHEAD GAS FURNACE	MASONRY	ATTACHED ASPHALT / CONCRETE				
5109 FEMRITE DRIVE	070220108	1110	810		WOOD SHINGLES 100 A OVERHEAD GAS FURNACE	MASONRY	ATTACHED ASPHALT / CONCRETE				
5113 FEMRITE DRIVE	070220105	881	831		WOOD SHINGLES 60 A OVERHEAD GAS FURNACE	MASONRY	ATTACHED ASPHALT / CONCRETE				
5117 FEMRITE DRIVE	070220103	1425	1425		WOOD FELT & TAB (60 A OVERHEAD) GAS FURNACE MASONRY (B) ATTACHED ASPHALT / CONCRETE						

LEGEND

- 1. TRAPEZOIDAL SHADING
- 2. WALKING SURF
- 3. WALKING SURF
- 4. WALKING SURF
- 5. OVERHEAD ELECTRICAL
- 6. STRONG MASONRY

NOTES

1. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE DANISCO, INC. DEMOLITION AND RESTORATION PLAN.
2. CONTRACTOR SHALL REMOVE ALL EXISTING UTILITIES, INCLUDING GAS, WATER, AND SEWER, FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO DEMOLITION.
3. CONTRACTOR SHALL REMOVE ALL EXISTING FOUNDATIONS AND FOUNDATION WALLS FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL FOUNDATIONS PRIOR TO DEMOLITION.
4. CONTRACTOR SHALL REMOVE ALL EXISTING ROOFS AND ROOF STRUCTURES FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL ROOFS PRIOR TO DEMOLITION.
5. CONTRACTOR SHALL REMOVE ALL EXISTING INTERIORS AND INTERIOR WALLS FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL INTERIORS PRIOR TO DEMOLITION.
6. CONTRACTOR SHALL REMOVE ALL EXISTING EXTERIORS AND EXTERIOR WALLS FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXTERIORS PRIOR TO DEMOLITION.
7. CONTRACTOR SHALL REMOVE ALL EXISTING DRIVEWAYS AND DRIVEWAY STRUCTURES FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL DRIVEWAYS PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL REMOVE ALL EXISTING GARAGES AND GARAGE STRUCTURES FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL GARAGES PRIOR TO DEMOLITION.
9. CONTRACTOR SHALL REMOVE ALL EXISTING CHIMNEYS AND CHIMNEY STRUCTURES FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL CHIMNEYS PRIOR TO DEMOLITION.
10. CONTRACTOR SHALL REMOVE ALL EXISTING DRIVEWAYS AND DRIVEWAY STRUCTURES FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL DRIVEWAYS PRIOR TO DEMOLITION.
11. CONTRACTOR SHALL REMOVE ALL EXISTING GARAGES AND GARAGE STRUCTURES FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL GARAGES PRIOR TO DEMOLITION.
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13. CONTRACTOR SHALL REMOVE ALL EXISTING DRIVEWAYS AND DRIVEWAY STRUCTURES FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL DRIVEWAYS PRIOR TO DEMOLITION.
14. CONTRACTOR SHALL REMOVE ALL EXISTING GARAGES AND GARAGE STRUCTURES FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL GARAGES PRIOR TO DEMOLITION.
15. CONTRACTOR SHALL REMOVE ALL EXISTING CHIMNEYS AND CHIMNEY STRUCTURES FROM THE SITE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL CHIMNEYS PRIOR TO DEMOLITION.

CALL DANISCO'S HOTLINE
1-800-742-8011

SITE DEMOLITION AND RESTORATION PLAN

DANISCO USA, INC.
MADISON, WISCONSIN
COUNTY OF DADE

DATE: APRIL 2006	NO.	REVISIONS	DATE:
DESIGN: []			
BY: []			
DATE:			
CONTRACTOR:			



STRAND
ENGINEERING
5203
D1.1

