



Location  
1910 Roth Street & 1126 Huxley Street

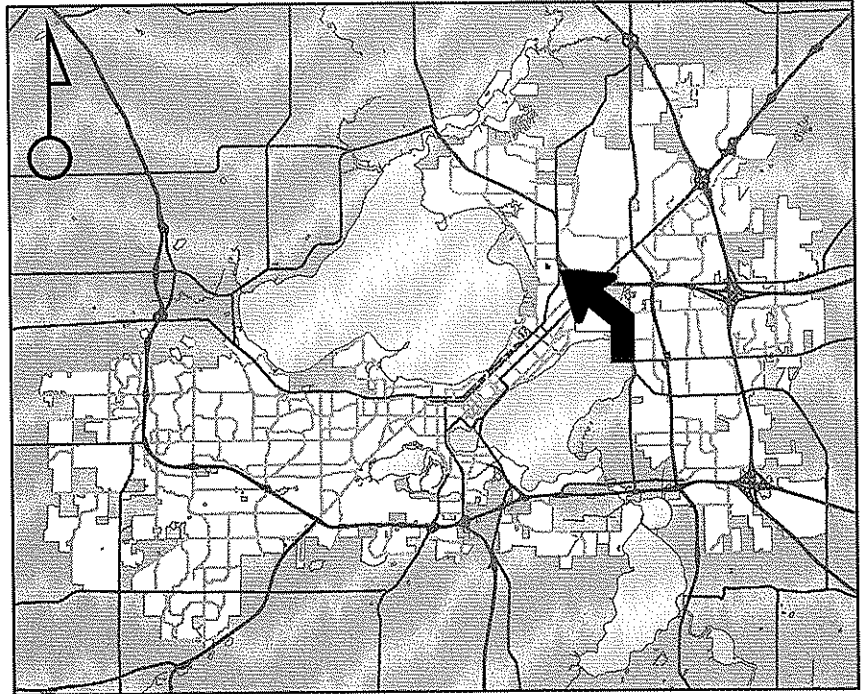
Project Name  
Kraft Open Space

Applicant  
Kevin Bacon – Kraft Foods/  
Jim Ternus – Strand Associates

Existing Use  
Industrial Buildings

Proposed Use  
Demolish Two Industrial Buildings  
and Parking to Create Open Space

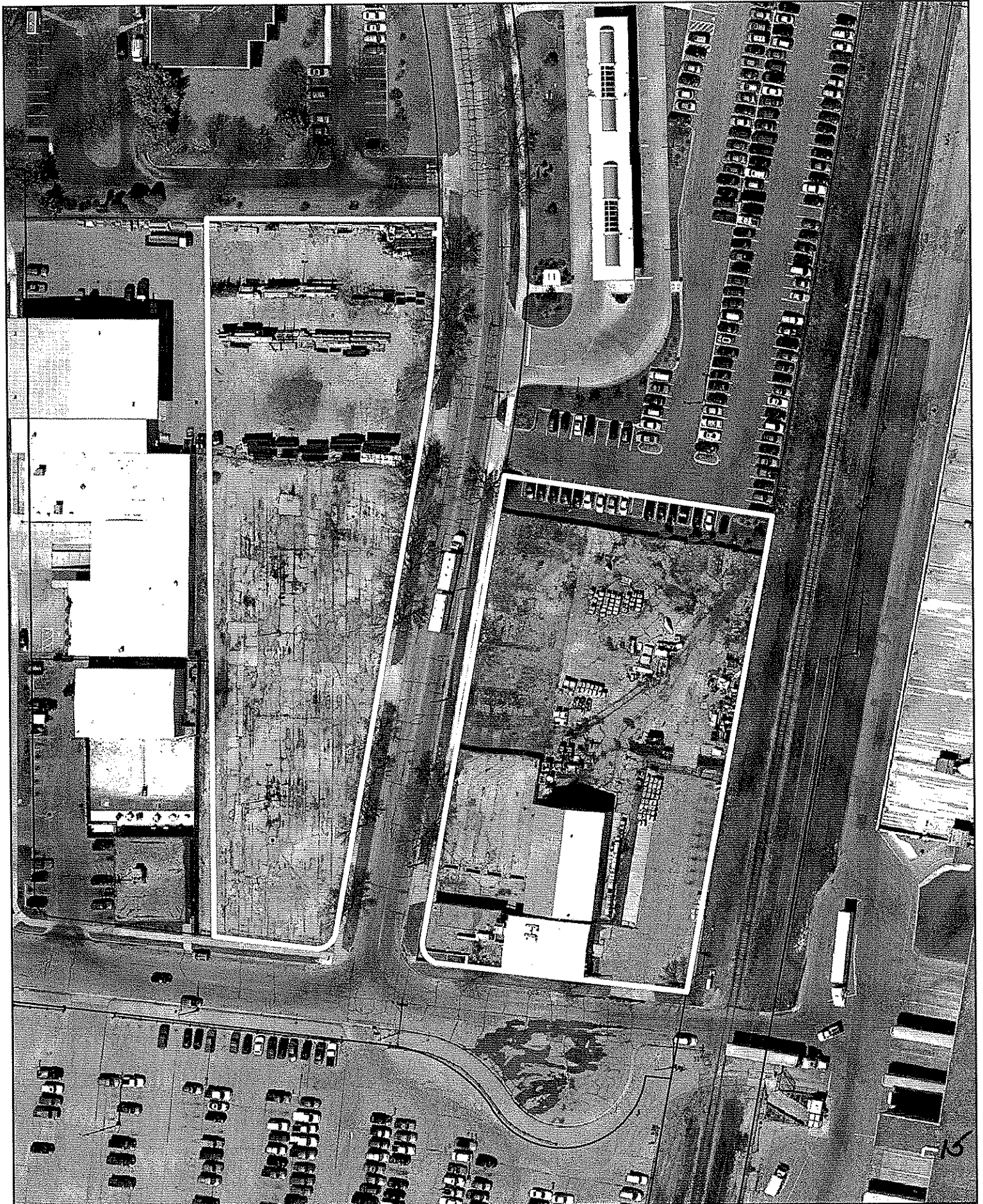
Public Hearing Date  
Plan Commission  
02 June 2008



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'



# 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](http://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.

### FOR OFFICE USE ONLY:

Amt. Paid 550- Receipt No. 90349  
 Date Received 4/18/08  
 Received By PDA  
 Parcel No. 0810-313-0404-1/0800-313-0084-1  
 Aldermanic District 12-RHODES-COMMAN  
 GQ (R)R ; ok  
 Zoning District M1/M1  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP  Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification 4/9/08 Waiver   
 Ngbirhd. Assn Not.  Waiver   
 Date Sign Issued \_\_\_\_\_

1. **Project Address:** 1910 Roth Street & 1126 Huxley Street **Project Area in Acres:** 3.0

**Project Title (if any):** Kraft Foods, Inc. - Demolition Project

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use  Demolition Permit  Other Requests (Specify): \_\_\_\_\_

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

Applicant's Name: Kevin Bacon Company: Kraft Foods, Inc.

Street Address: 910 Mayer Avenue City/State: Madison, WI Zip: 53704

Telephone: (608) 285-6888 Fax: (608) 285-3725 Email: kbacon@kraft.com

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

Street Address: 910 West Wingra Drive City/State: Madison, WI 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 the demolition of two vacant buildings, an exterior storage area and associated parking lots. Short term the parcels will be returned to grass. Long term the land may be leased to Madison Metro Transit for bus transfer expansion.

Development Schedule: Commencement June, 2008 Completion August, 2008

CONTINUE →



**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:** \$ 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 (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](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:**

- 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 Emerson-East-Eken Park Neighborhood Plan, which recommends: Limited Manufacturing (M1) 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:
 

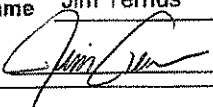
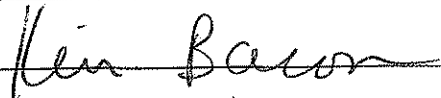
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
A letter of intent was sent to Alderperson Satya Rhodes-Conway on April 9, 2008.

*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 Timothy Parks Date 4/3/08 | Zoning Staff Matt Tucker Date 4/3/08

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

Printed Name Jim Ternus Date 4/10/08  
 Signature  Relation to Property Owner Engineering Consultant  
 Authorizing Signature of Property Owner  Date 4/10/08



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  
Columbus, OH  
Indianapolis, IN  
Milwaukee, WI  
Cincinnati, OH

[www.strand.com](http://www.strand.com)

April 14, 2008

City of Madison Plan Commission  
210 Martin Luther King Jr. Boulevard  
Madison, WI 53710

Re: Letter of Intent  
Kraft Foods North America, Inc.  
Demolition Permit Application  
1910 Roth Street and 1126 Huxley Street  
Madison, Wisconsin

Dear Plan Commission Members:

Kraft Foods North America, Inc. is applying for demolition of buildings and parking lots at 1910 Roth Street and 1126 Huxley Street in the City of Madison.

1910 Roth Street

There are two buildings that occupy the 1910 Roth Street parcel, which is 71,987 square feet and is zoned M1. The area is defined as part of Outlot 2 on the Burke Assessor's Plat No. 1. The parcel number is 081031304041. The buildings are currently vacant and nonfunctional for use by Kraft Foods and its manufacturing processes.

The parcel also contains an existing exterior equipment storage area used to store excess equipment, racks, and other manufacturing devices. This storage area will be removed. The existing equipment will be moved to the main Kraft plant at 910 Mayer Avenue. Kraft wishes to restore this entire parcel as a grass surface following the demolition of the buildings, storage area, and parking lots.

1126 Huxley Street

The 1126 Huxley Street parcel is 102,400 square feet and is zoned M1. The area is defined as part of Outlot 1 on the Burke Assessor's Plat No. 1. The parcel number is 081031300841. The existing site currently consists of deteriorated asphalt paving, exterior light poles, and fencing.

This lot has not been in use by Kraft for a number of years and is nonfunctional for its needs. A portion of the parcel is currently used as a City traffic sign storage lot. Kraft wishes to restore the remaining southern portion of the parcel as a grass surface following the demolition of the paved surface.



Madison Plan Commission  
Page 2  
April 14, 2008

Photographs documenting existing conditions and the structures to be demolished are enclosed.

The existing sidewalk will be modified to allow for an accessible ramp at the intersection of Roth Street and Huxley Street. This will provide better access to the existing Metro bus transfer station located to the north of this property.

In the short term, this parcel will be restored with 6 inches of topsoil, seeded, fertilized, and mulched. Long-term plans for this parcel include the option of leasing this property to Madison Metro Transit for expansion of the adjacent bus transfer station. Madison Metro Transit has been contacted about the availability of this parcel and preliminary discussions about the potential use of this space have begun.

If approved, demolition of the buildings and parking lots will commence once a demolition permit is obtained. Demolition and restoration should be completed within two months. Strand Associates, Inc. has prepared the demolition drawings and associated specifications. J.H. Findorff & Son, Inc. is the general contractor that will perform the demolition and restoration of the area.

We look forward to working with the City of Madison Plan Commission and staff in the restoration of these properties.

Sincerely,

STRAND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'James D. Ternus'.

James D. Ternus, P.E.

Enclosure



May 19, 2008

910 West Wingra Drive  
Madison, WI 53715  
Phone: 608-251-4843  
Fax: 608-251-9655

City of Madison Plan Commission  
210 Martin Luther King Jr. Boulevard  
Madison, WI 53710

**Office Locations**

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Columbus, IN  
Columbus, OH  
Indianapolis, IN  
Milwaukee, WI  
Cincinnati, OH

Re: Letter of Intent Amendment  
Kraft Foods North America, Inc.  
Demolition Permit Application  
1910 Roth Street and 1126 Huxley Street  
Madison, Wisconsin

[www.strand.com](http://www.strand.com)

Dear Plan Commission Members:

Kraft Foods North America, Inc. is applying for demolition of buildings and parking lots at 1910 Roth Street and 1126 Huxley Street in the City of Madison. This amendment to our April 14, 2008, letter is intended to clarify a few issues regarding this application.

The buildings at 1910 Roth Street have not been used by Kraft Foods since the mid-1990s. The buildings are old and are in need of repair and Kraft Foods has determined that rehabilitation of the buildings is cost-prohibitive based on the condition of the structures and building access.

The buildings have been subject to water damage from a sprinkler system failure. Repair from this damage requires demolition and replacement of a substantial portion of the interior of the building. Testing has revealed asbestos in several of the building products as well as lead paint on painted surfaces. The buildings do not meet current ADA accessibility requirements. Rectifying this condition is cost-prohibitive because it requires reconstruction of the existing adjoining sidewalk, ramp, and building entrance. The reconstruction of these features cannot be accomplished because of space limitations between the property line and existing sidewalk without a majority of the building being demolished.

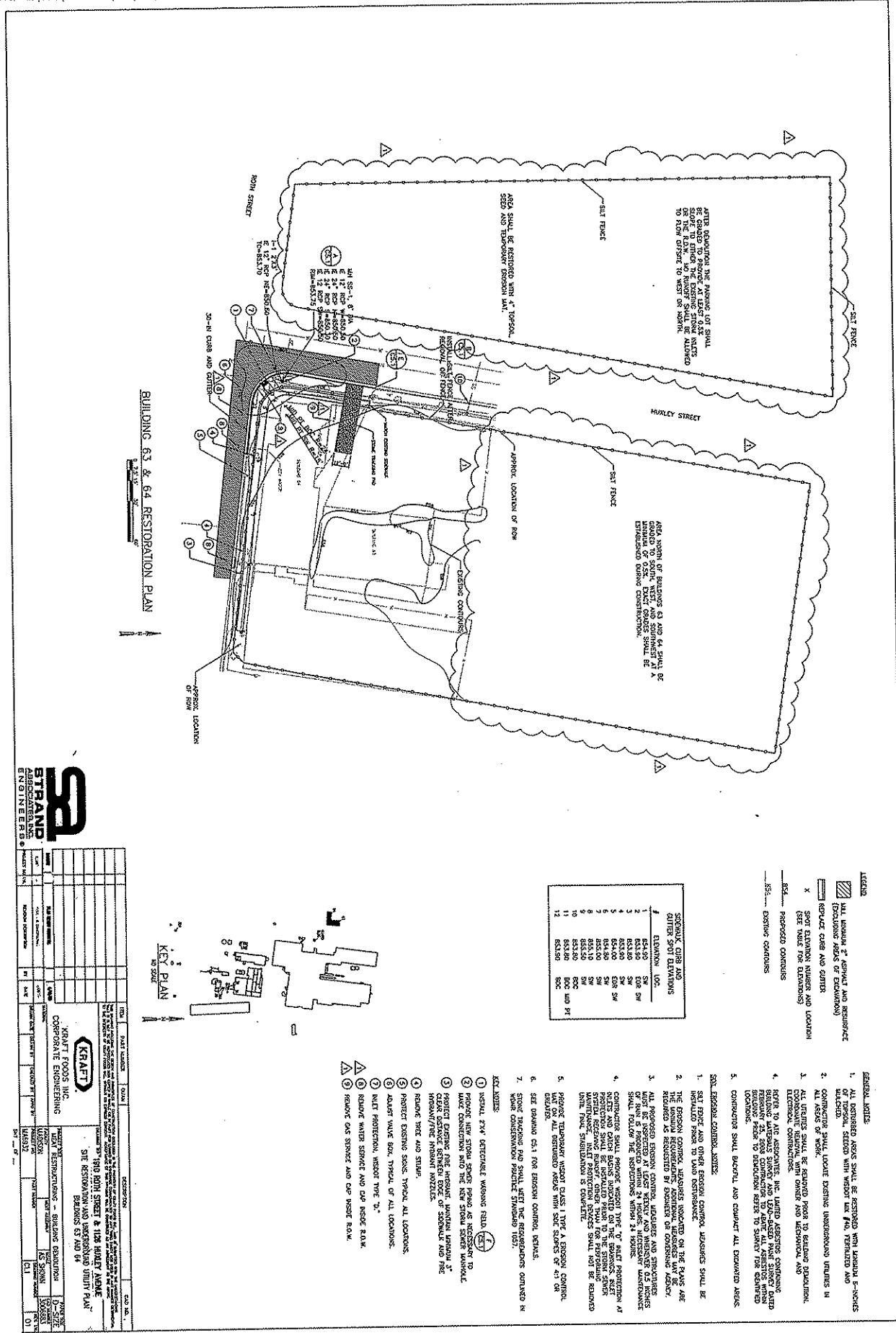
The removal of existing pavement at 1126 Huxley Street is being completed partly to satisfy stormwater management requirements associated with proposed improvements on the Kraft Foods North America, Inc. property. The current paved area, which consists of crumbling asphalt and is generally nonfunctional as a parking lot, will be restored as open greenspace. Should the restored Huxley Street property be redeveloped at any point in the future, City stormwater management requirements will need to be met. Note that the proposed stormwater management plan was recently reviewed and approved by Jeff Benedict of the City of Madison Engineering Division.

Please let me know if you need any other information regarding this matter.

Sincerely,

STRAND ASSOCIATES, INC.

James D. Ternus, P.E.



BUILDING 63 & 64 RESTORATION PLAN

3" = 1'-0"

KEY PLAN

1	2	3	4	5	6	7	8	9	10	11	12
854.50	853.50	853.50	854.00	854.00	853.50	853.50	853.50	853.50	853.50	853.50	853.50
SW	SW	SW	SW	SW	SW	SW	SW	SW	SW	SW	SW
SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

- LEGEND**
- ▨ WALL LOCATION OF EXISTING AND PROPOSED (INDICATES SPOTS OF ELEVATION)
  - ▭ (INDICATES SPOTS OF ELEVATION)
  - X SPOT ELEVATION VALUES AND LOCATION (SEE TABLE FOR ELEVATIONS)
  - PROPOSED CONTOURS
  - EXISTING CONTOURS

- GENERAL NOTES**
1. ALL DISTURBED AREAS SHALL BE RESTORED WITH USUAL PRACTICES INCLUDING SEEDING WITH WHEAT AND 7% TURFGRASS AND MULCHING.
  2. CONTRACTOR SHALL LOCATE EXISTING UNDERGROUND UTILITIES IN ALL AREAS OF WORK.
  3. ALL UTILITIES SHALL BE RELOCATED PRIOR TO BUILDING DEMOLITION. CONTRACTOR SHALL VERIFY ALL UTILITIES WITH OWNER AND RECORD AND DATE.
  4. BEFORE ANY DEMOLITION, THE LIMITED ASSURANCE CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS AND LEAD-PAINTED SURFACES PRIOR TO DEMOLITION. CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS AND LEAD-PAINTED SURFACES PRIOR TO DEMOLITION. CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS AND LEAD-PAINTED SURFACES PRIOR TO DEMOLITION.
  5. CONTRACTOR SHALL PROTECT AND CLEAR ALL EXISTING AREAS.

- SPERMATIC CURB AND GUTTER SPOT ELEVATIONS**
1. 854.50 SW SP
  2. 853.50 SW SP
  3. 853.50 SW SP
  4. 854.00 SW SP
  5. 854.00 SW SP
  6. 853.50 SW SP
  7. 853.50 SW SP
  8. 853.50 SW SP
  9. 853.50 SW SP
  10. 853.50 SW SP
  11. 853.50 SW SP
  12. 853.50 SW SP

- KEY NOTES**
1. INSTALL 2" X 4" LATERAL WALKING FIELD.
  2. PROVIDE NEW STORM SPACES PER AS NECESSARY TO MAINTAIN CONNECTION INTO THE NEW STORM SEWER MAINLINE.
  3. PROTECT EXISTING FIRE MAINLINE, WATER MAINLINE AND CLEAR EXISTING BETWEEN CORNER OF SEWERAGE AND FIRE MAINLINE/THE STREET MAINLINE.
  4. REMOVE TREE AND STUMP.
  5. PROTECT EXISTING SINKS, TYPICAL ALL LOCATIONS.
  6. ADJUST VALVE BOX, TYPICAL OF ALL LOCATIONS.
  7. RENEW PROTECTION WASTEWATER TYPE 2".
  8. RENEW WATER SERVICE AND GAS SERVICE MAIN.
  9. RENEW GAS SERVICE AND GAS SERVICE MAIN.

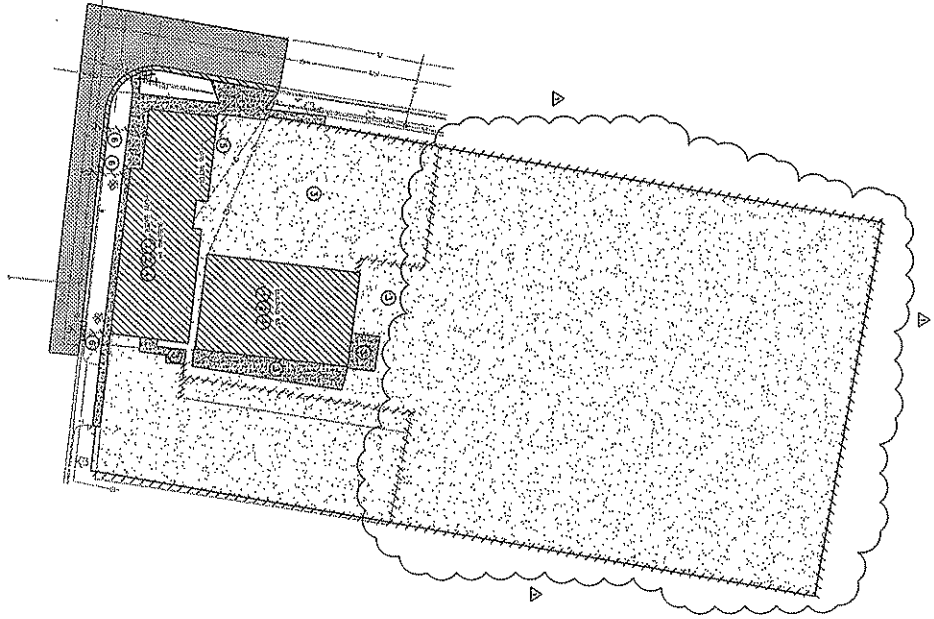
**STRAND ASSOCIATES ENGINEERS**

**KRAFT FOODS INC. CORPORATE ENGINEERING**

1100 30th STREET & 11th MAIN AVENUE  
SUNBELT INDUSTRIAL PARK  
SUNBELT INDUSTRIAL PARK  
SUNBELT INDUSTRIAL PARK

DATE: 04/09/08  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

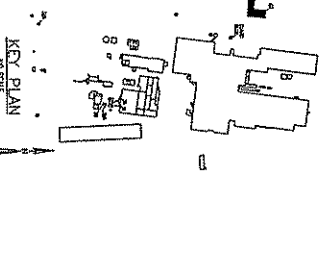




BUILDING 53 & 64 DEMOLITION PLAN

- LEGEND
- [Hatched Pattern] CONCRETE REMOVE
  - [Hatched Pattern] BUILDING DEMOLITION
  - [Hatched Pattern] ASPHALT REMOVE
  - [Hatched Pattern] CURB AND GUTTER REMOVE
  - [Hatched Pattern] GEL ASPHALT
  - [Hatched Pattern] REMOVE FENCING
  - [Hatched Pattern] REMOVE WIRE
  - [Hatched Pattern] REMOVE STEEL STRUCTURE AND FRAME

- GENERAL NOTES:
1. DEMOLITION SHALL LOCATE EXISTING UNDERGROUND UTILITIES AT ALL AREAS OF WORK.
  2. ALL UTILITIES SHALL BE REMOVED PRIOR TO DEMOLITION. CONSULT RECORDS WITH CONTRACTOR.
  3. REFER TO A/E ASSOCIATE'S SITE LIMITED ASSISTANCE CONTRACTING MATERIALS SURVEY AND 10, 2008 CONTRACT TO OBTAIN ALL ASSURANCES. REMOVE PRIOR TO DEMOLITION REFER TO SURVEY FOR BOUNDARY DATA.
  4. EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPAIRED AS NOTED.
  5. SEE EXISTING RECORDS FOR SITE RESTORATION.
  6. REMOVE ALL DEBRIS AND RESIDUES FROM THE SITE.
  7. DEMOLISH BUILDINGS 53 AND 64 IN THEIR ENTIRETY. REMOVE ALL STRUCTURAL AND NON-STRUCTURAL MATERIALS FROM THE SITES. ALL EXISTING FOUNDATIONS SHALL BE REMOVED. REMOVE ALL EXISTING CONCRETE FLOORING, WALLS, CEILING, ROOFING, AND ALL OTHER MATERIALS FROM THE SITES. ALL EXISTING MATERIALS SHALL BE REMOVED FROM THE SITES. ALL EXISTING MATERIALS SHALL BE REMOVED FROM THE SITES. ALL EXISTING MATERIALS SHALL BE REMOVED FROM THE SITES. ALL EXISTING MATERIALS SHALL BE REMOVED FROM THE SITES.
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**STRAND ENGINEERS**

**KRAFT FOODS INC. CORPORATE ENGINEERING**

1000 NORTH STREET & 11TH AVENUE  
CHICAGO, IL 60614

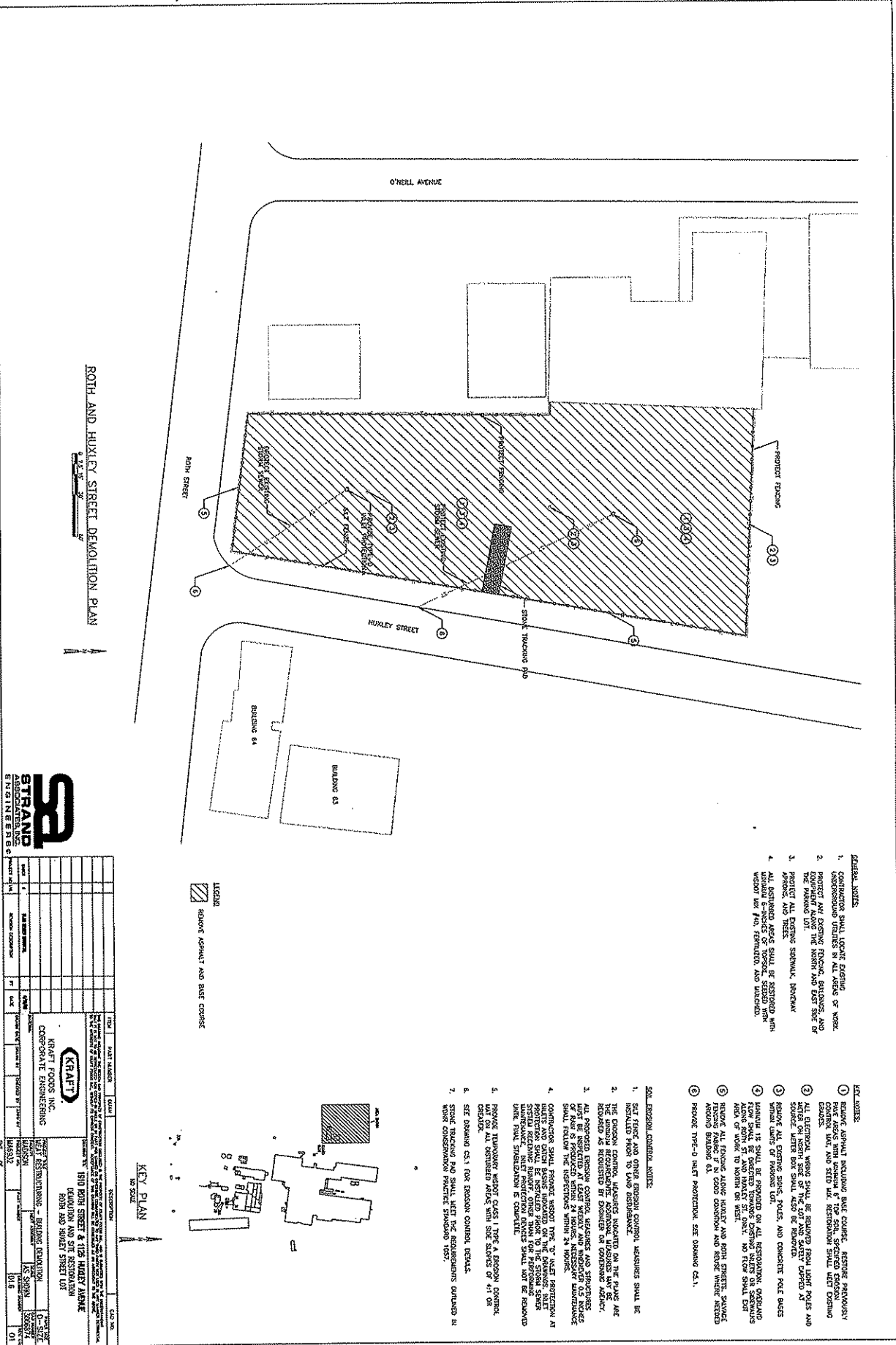
PROJECT: DEMOLITION OF BUILDING 53 AND 64

DATE: 04/08/08

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]



**ROTH AND HUXLEY STREET DEMOLITION PLAN**

Scale: 1" = 20'-0"



NO.	DATE	DESCRIPTION	BY	CHECKED	SCALE
1	04/09/08	ISSUED FOR PERMITS	...	...	...
2	04/09/08	REVISED PER COMMENTS	...	...	...

<p><b>STRAND ENGINEERS</b>                  1810 ROTH STREET &amp; 175 HUXLEY AVENUE                  DEMOLITION AND SITE RESTORATION                  ROTH AND HUXLEY STREET LOT</p>	<p><b>KEY PLAN</b>                  IN SET</p>
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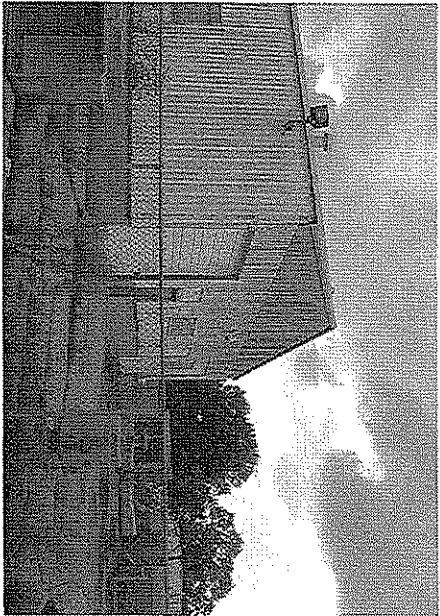
- GENERAL NOTES:**
- CONTRACTOR SHALL LOCATE EXISTING DEMOLITION STRIPS BY ALL CHANGES AND PROVIDE A SIGNAGE TO THE NORTH AND EAST SIDE OF THE PARKING LOT.
  - PROTECT ALL EXISTING SIDEWALK, DRIVEWAY, DRIVEWAY, AND TREES.
  - ALL UTILITIES LOCATED SHALL BE RESTORED WITH WEIGHT AND FIN. TERMINATED AND MATCHED.

- SOIL EROSION CONTROL NOTES:**
- SET TRIP AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
  - THE EROSION CONTROL MEASURES LOCATED ON THE PLANS ARE REVISIONS AND RESUBMITTED AS NOTED. ANY CHANGES TO THE EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS.
  - CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE DEMOLITION AND RESTORATION PHASES. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DEMOLITION AND RESTORATION PHASES.
  - CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE DEMOLITION AND RESTORATION PHASES. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DEMOLITION AND RESTORATION PHASES.
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1910 Roth  
Kraft Foods, Inc.  
Existing Conditions



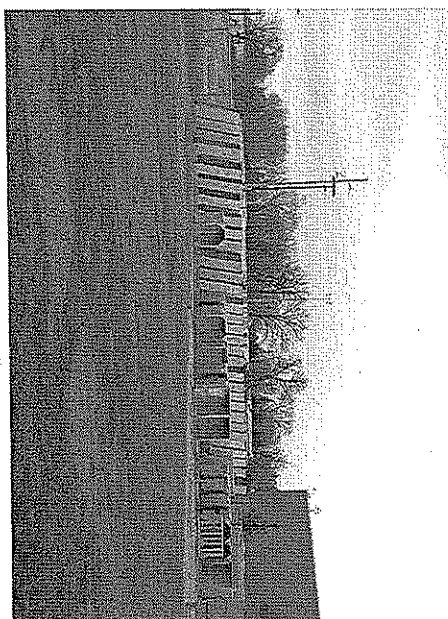
Front of Building, Southwest Corner



East side of property

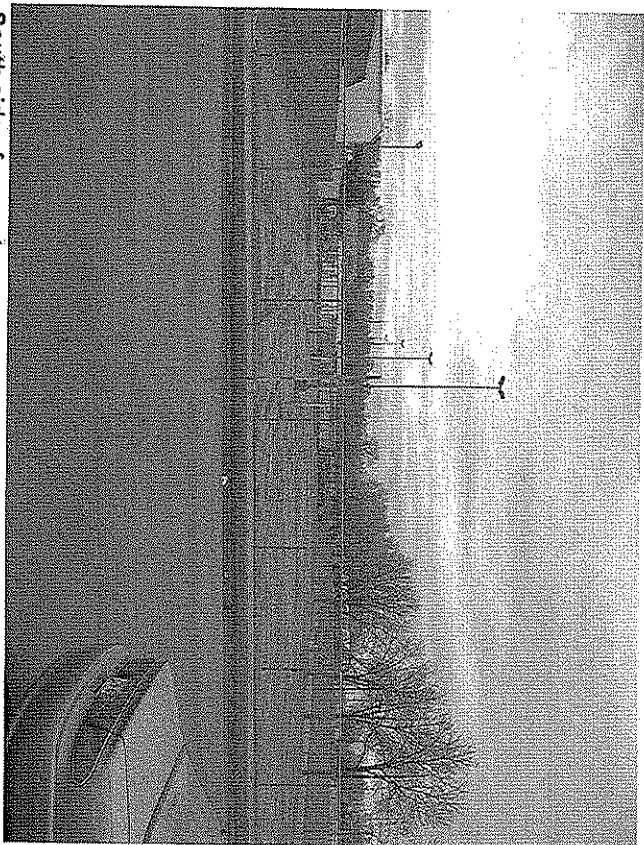


West side of property showing rear building



North side of property. Existing equipment storage

1126 Huxley  
Kraft Foods, Inc.  
Existing Conditions



South side of property



Existing pavement, light poles and fencing.