



Location  
4638 & 4706 Femrite Drive

Project Name  
Certco Demolition

Applicant  
Randy Simon - Certco Inc.

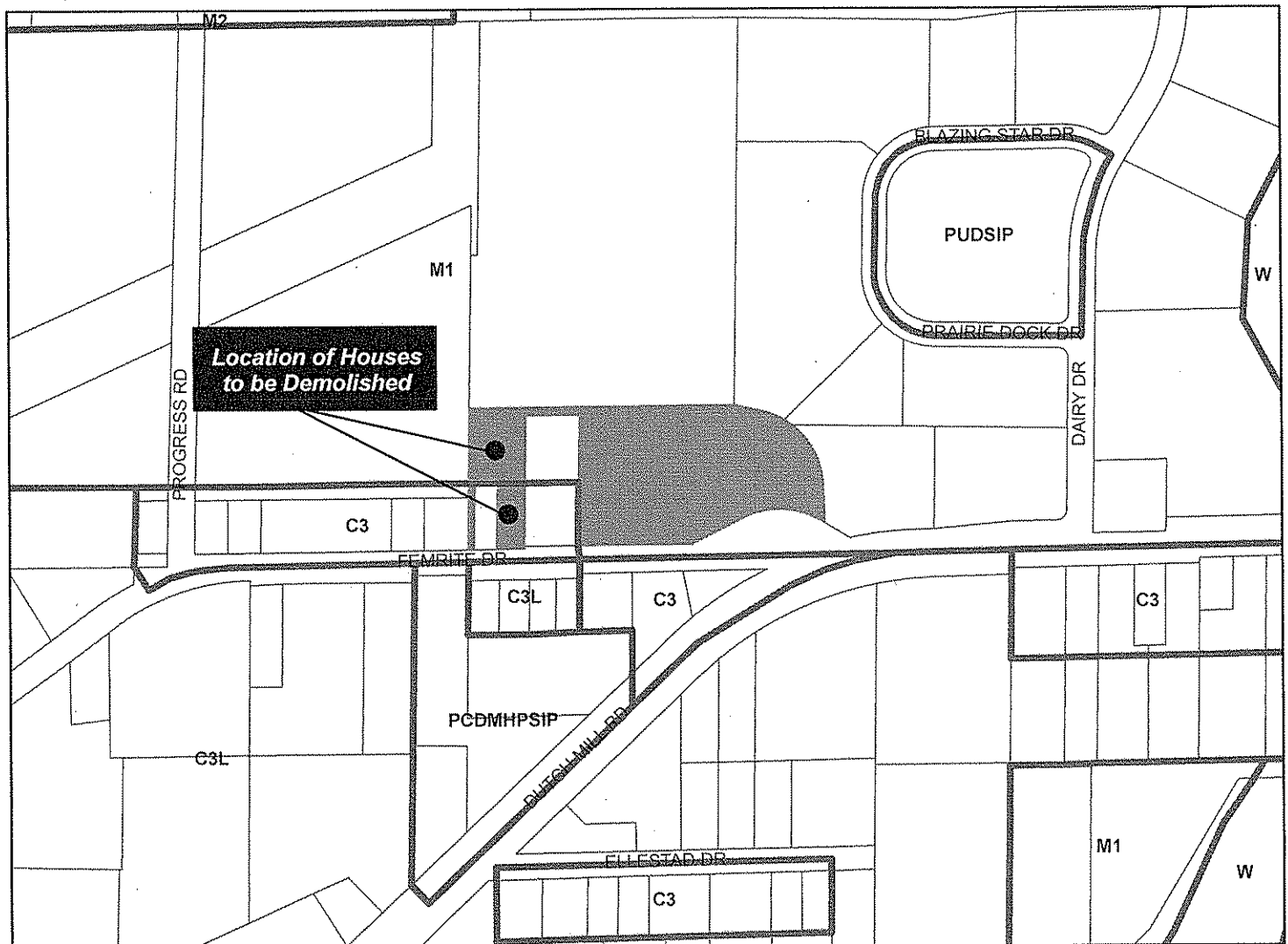
Existing Use  
2 Vacant Single-Family Residences

Proposed Use  
Demolish Two Single-Family Residences to Create Open Space for Certco Campus

Public Hearing Date  
Plan Commission  
23 August 2010

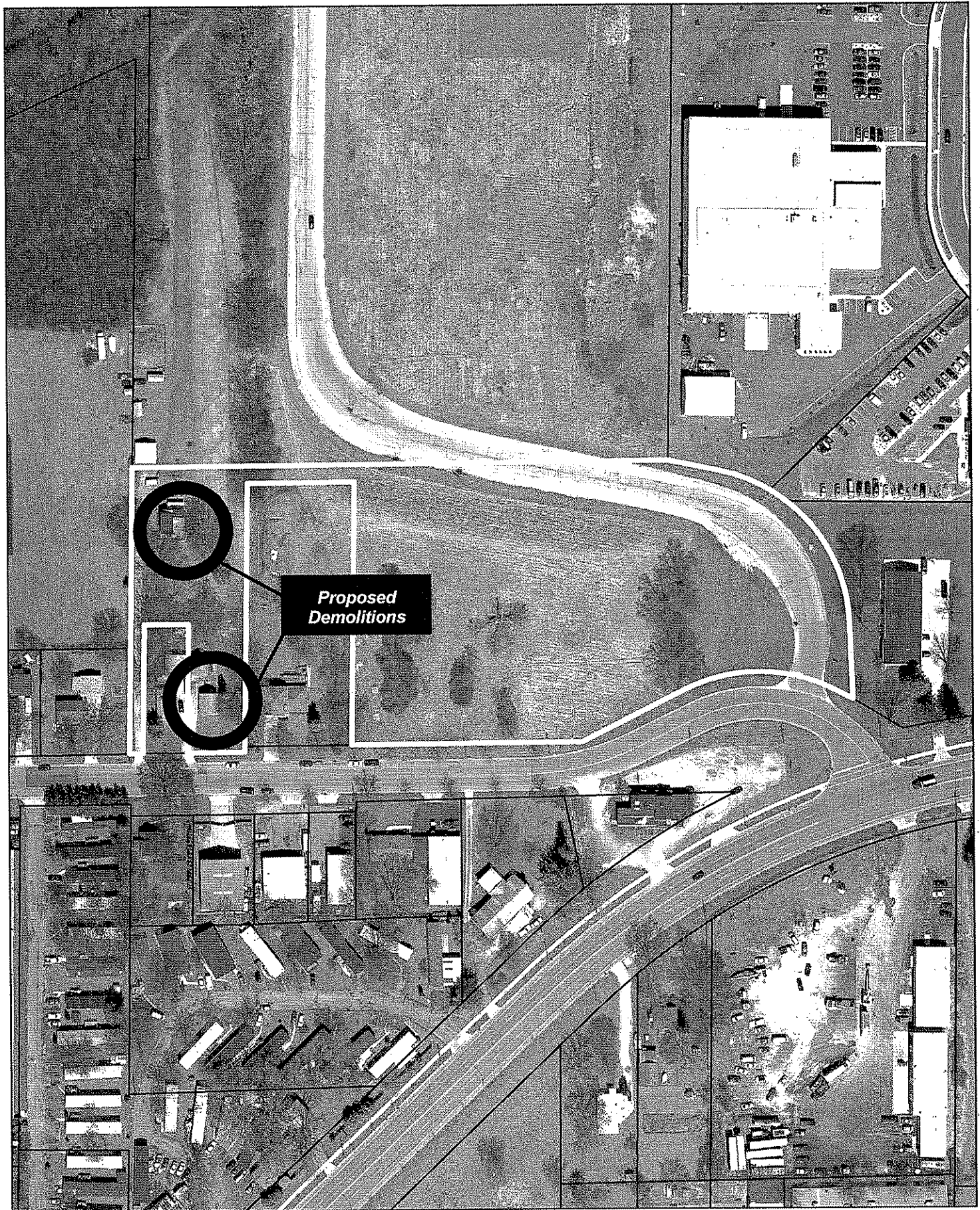


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

8





# 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> Receipt No. <u>111686</u>
Date Received	<u>9 JUL 10</u>
Received By	<u>JOP</u>
Parcel No.	<u>0710-223-0526-5</u>
Aldermanic District	<u>16- Compton</u>
GQ	<u>DNR WEELAND</u>
Zoning District	<u>DNR C3-M1</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver
Ngrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver
Date Sign Issued	

1. **Project Address:** 4638 and 4706 Femrite Drive **Project Area in Acres:** \_\_\_\_\_

**Project Title (if any):** Certco Demolition of 4638 and 4706 Femrite Drive, Madison, Wisconsin

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

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

Applicant's Name: Certco Inc. Company: Same  
 Street Address: 5321 Verona Road City/State: Fitchburg, WI Zip: 53711  
 Telephone: (608) 271-4500 Fax: (608) 278-2223 Email: rsimon@certcoinc.com

Project Contact Person: Randy Simon Company: Certco Inc.  
 Street Address: 5321 Verona Road City/State: Fitchburg, WI Zip: 53711  
 Telephone: (608) 271-4500 Fax: (608) 278-2223 Email: rsimon@certcoinc.com

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

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
Demolition of 2 vacant, dilapidated single family residences, and restoration of the site with grass and existing trees

Development Schedule: Commencement Sept. 1, 2010 (approx.) Completion October 31, 2010 (approx.)

**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 550.00 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**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 Stoughton Road Plan, which recommends:  
industrial for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:  
 Ald. Compton has waived any notification requirement  
 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 and Planning Division staff; note staff persons and date.  
 Planning Staff: Kevin Firchow Date: 6/14/10 Zoning Staff: Patrick Anderson Date: 6/14/10

**Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Randall Simon Date 07/09/2010

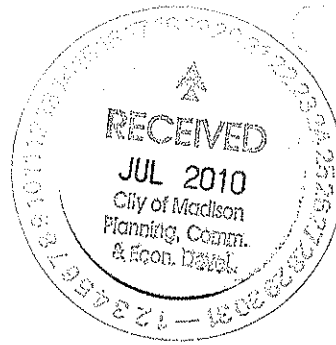
Signature Randall Simon Relation to Property Owner President

Authorizing Signature of Property Owner Randall M. Simon Date 7/9/10

Effective May 1, 2009

July 16, 2010

City of Madison Plan Commission  
215 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53701



Re: Letter of Intent for Application for Demolition Permit for 4638 and 4706 Femrite Drive, Madison, Wisconsin by Certco, Inc.

Dear Plan Commission Members:

This is the letter of intent of Certco Inc., as applicant and owner of the property at 4638 and 4706 Femrite Drive, now consolidated as part of 4730 Femrite Drive, Madison, Wisconsin, for a demolition permit to demolish 2 dilapidated, vacant single family residences at the above-identified addresses. The residences are located next to the warehouse facilities of the owner and applicant, in an area planned for industrial use under an adopted plan, and in an M-1 zoned area.

The owner/applicant is not interested in, nor organized to be, a residential landlord. Applicant is in the whole grocery supply business. The buildings do not fit either the zoning or the planning for this area. The buildings will require substantial work and expense to make them useable for residential purposes, which work and expense is not economical or practical in the circumstances. No positive financial return could be achieved from any such efforts, given the low rents that could be obtained after such an expenditure, and the likelihood that these parcels will be developed for industrial use in the future. Further, the location is not appropriate for residential use near the trucking and warehouse activities of the owner/applicant nearby, particularly if children resided at this location.

The owner/applicant has the immediate concern that, even though the buildings are not now suitable for occupancy, trespassers will try to use the buildings without permission for illegal or dangerous activities, which will create a law enforcement problem for the City, and a liability and reputational risk for the owner/applicant should something improper happen at these locations, without its knowledge or consent. The owner/applicant is in the consumer products business and does not want anything improper to happen on its property.

The demolition work will result in restoration of the site with grass, and preservation of the existing trees on site. The site will be available for future use by the owner/applicant for office or warehouse use, but no schedule for building on the site is available at this

time. Demolition will begin approximately September 1, 2010, and be completed, including the site restoration, by October 31, 2010.

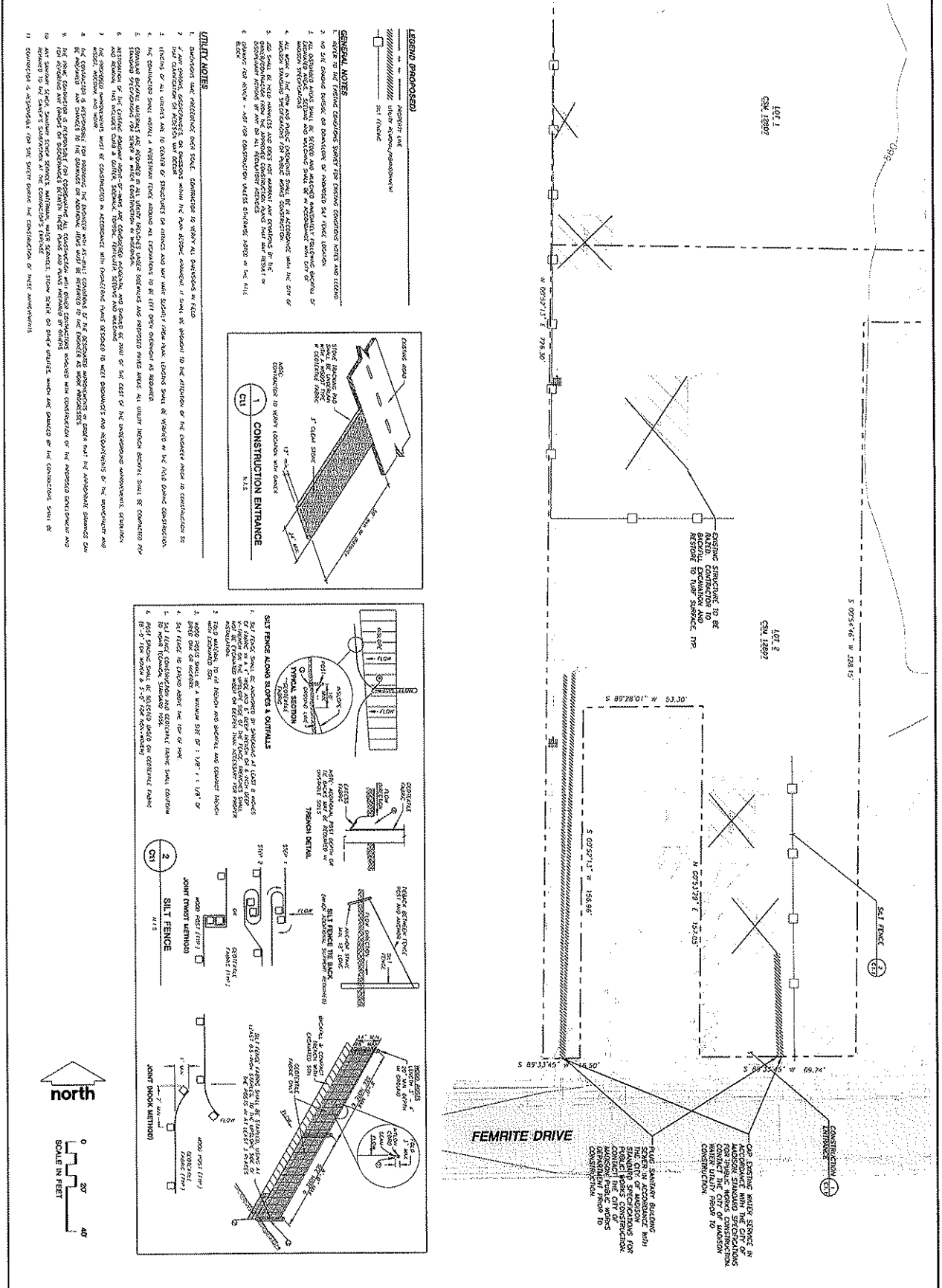
The demolition and restoration work will be conducted by DeConstruction Inc., 1010 Walsh Road, Madison, Wisconsin 53714, 608-244-8759. The project coordinator for the applicant/owner will be Tom Ellis, Certco Inc., 5321 Verona Road, Fitchburg, WI 53711, 608-271-4500. DeConstruction will comply with the City recycling requirements.

Sincerely,

CERTCO, INC.

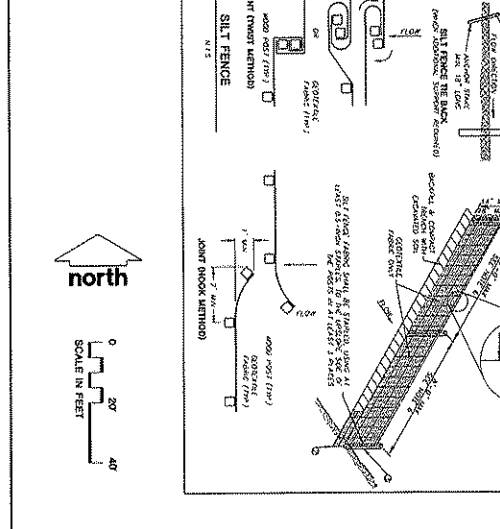
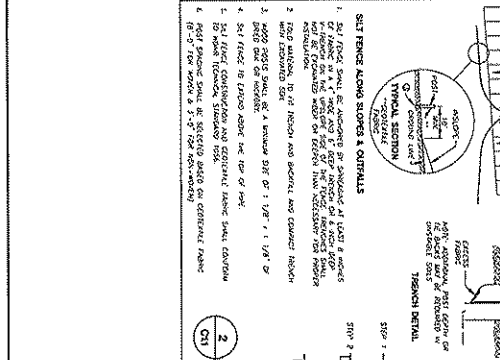
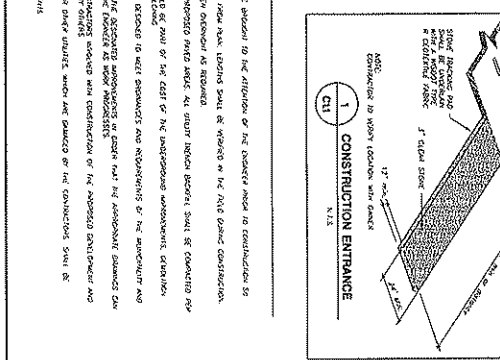
A handwritten signature in cursive script that reads "Randall Simon". The signature is written in black ink and is positioned above the printed name.

Randall Simon, President



**GENERAL NOTES**

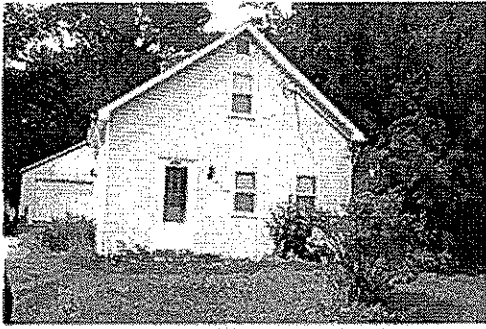
1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON DEMOLITION ORDINANCE AND THE STATE OF WISCONSIN DEMOLITION ACT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE DEMOLITION PROCESS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLITION DEBRIS AND MATERIALS.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE DEMOLITION PROCESS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE DEMOLITION PROCESS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLITION DEBRIS AND MATERIALS.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE DEMOLITION PROCESS.



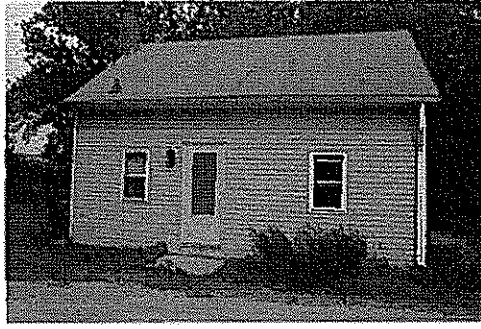
<p><b>ISP</b> Professional Services, Inc.                  4802 FEMRITE DRIVE, SUITE 100                  MADISON, WI 53704                  TEL: 608.261.1234                  WWW.ISPINC.COM</p>		<p><b>CLIENT</b>                  CERTICO, INC.</p>	
<p><b>PROJECT LOCATION</b>                  4802 FEMRITE DRIVE                  MADISON, WI</p>		<p><b>DATE</b>                  06-20-2010</p>	
<p><b>PROJECT NO.</b>                  12807</p>		<p><b>SCALE</b>                  AS SHOWN</p>	
<p><b>DESIGNED BY</b>                  [Name]</p>		<p><b>CHECKED BY</b>                  [Name]</p>	
<p><b>DRAWN BY</b>                  [Name]</p>		<p><b>DATE</b>                  06-20-2010</p>	
<p><b>PROJECT TITLE</b>                  DEMOLITION PLAN</p>		<p><b>SHEET NO.</b>                  C-1.1</p>	







IMG\_0965 4706 South Side



IMG\_0966 4706 West Side



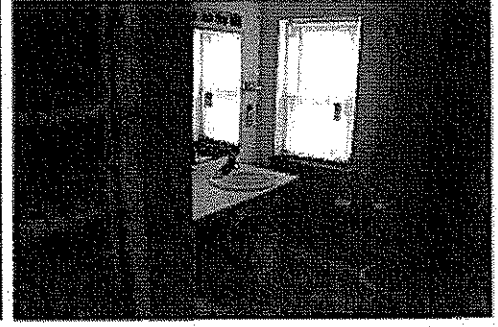
IMG\_0967 4706 North Side



IMG\_0968 4706 East Side



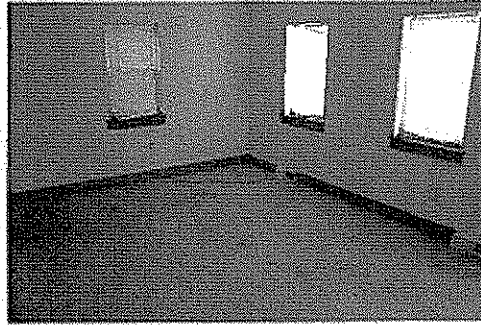
IMG\_0969 4706 Inside



IMG\_0970 4706 inside



IMG\_0971 4706 Upstairs



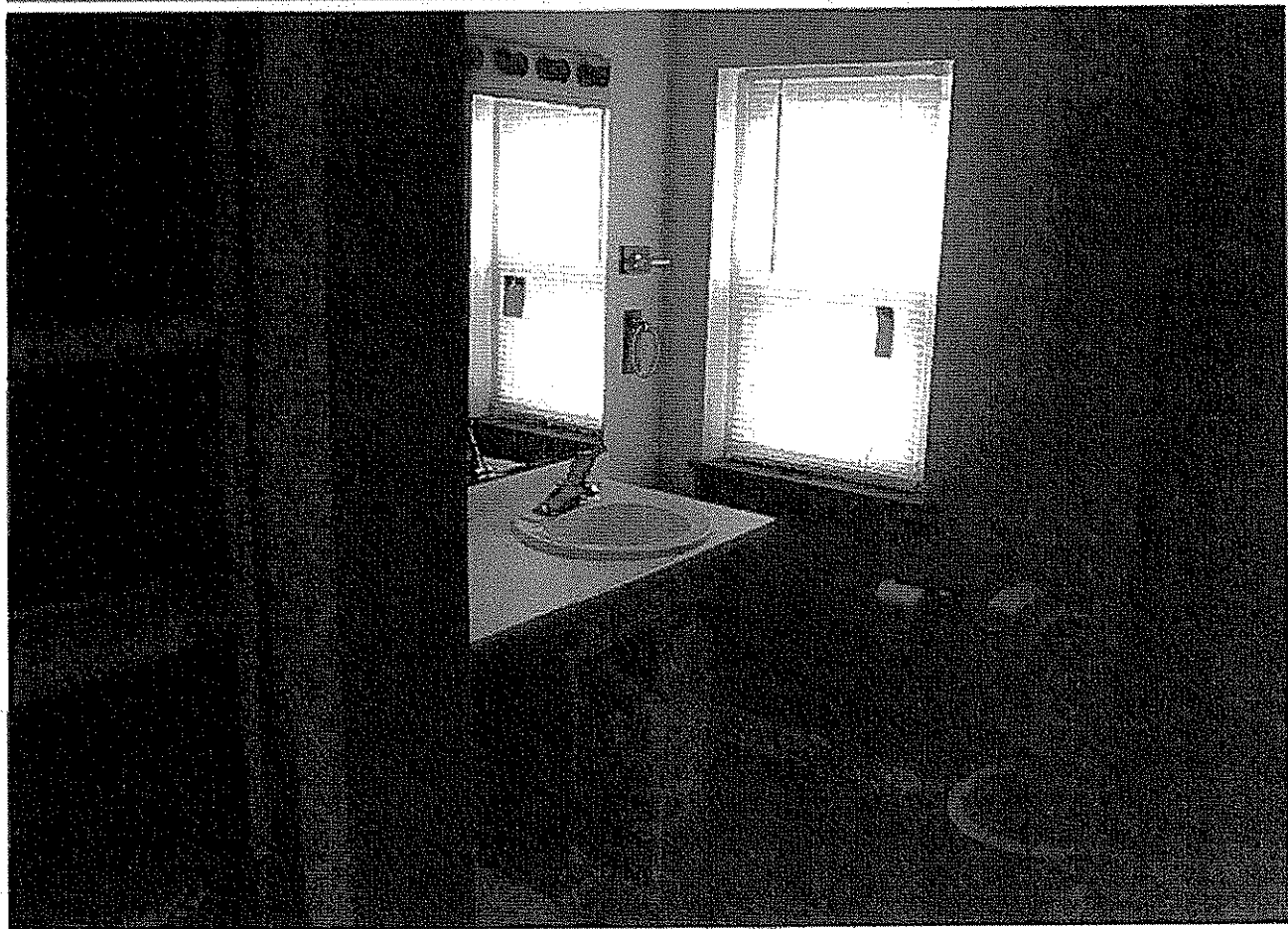
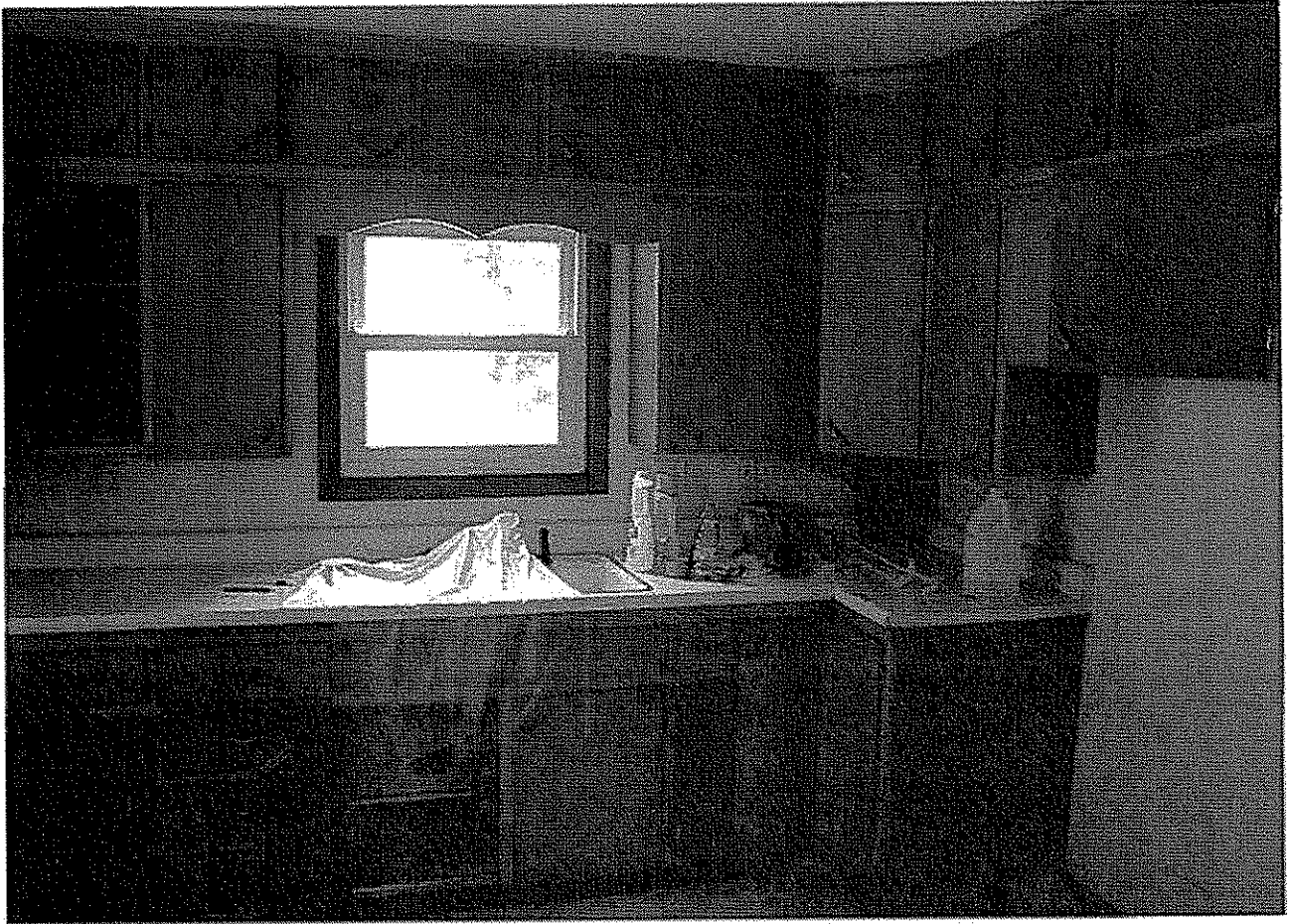
IMG\_0972 4706 inside

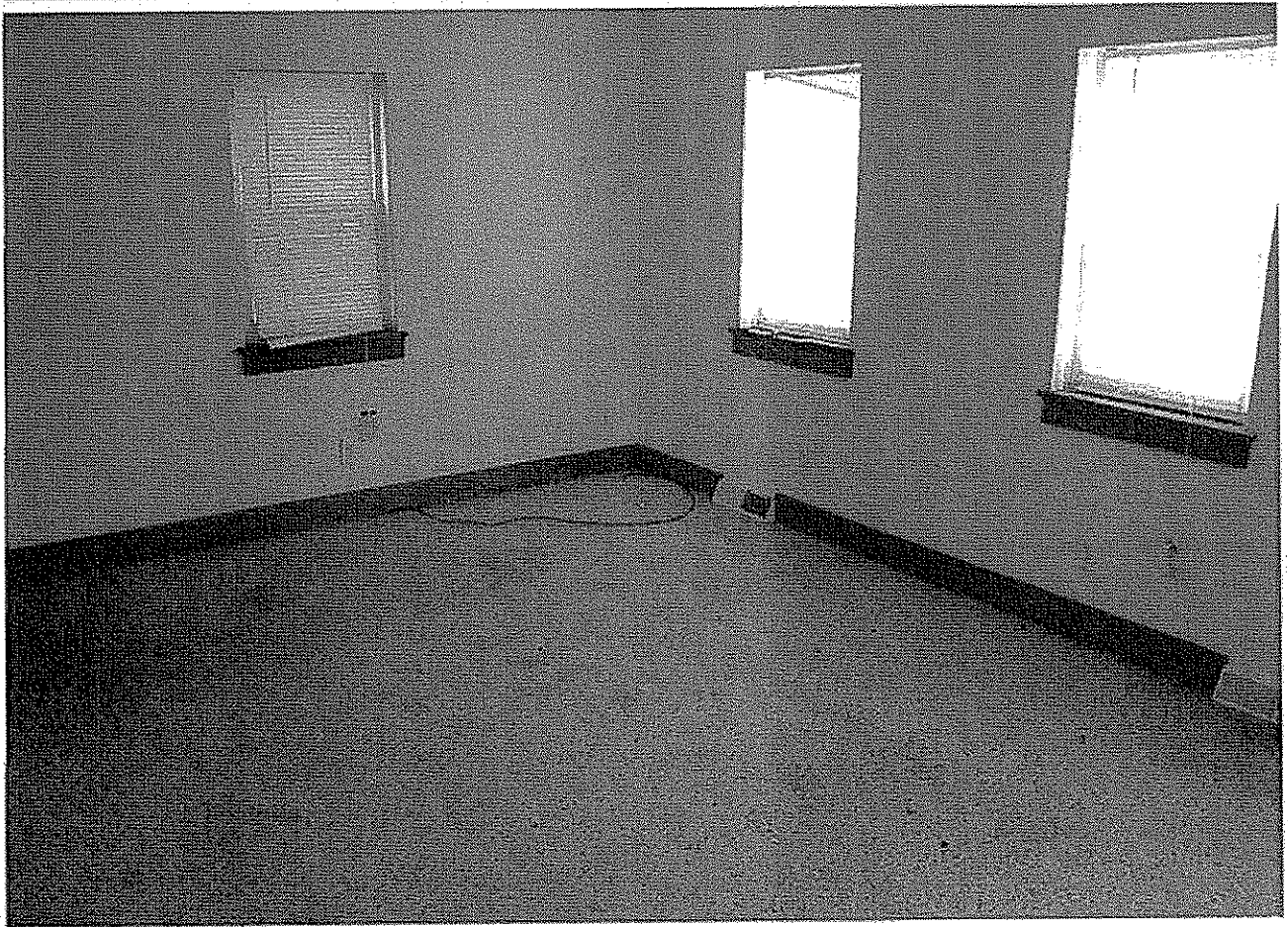
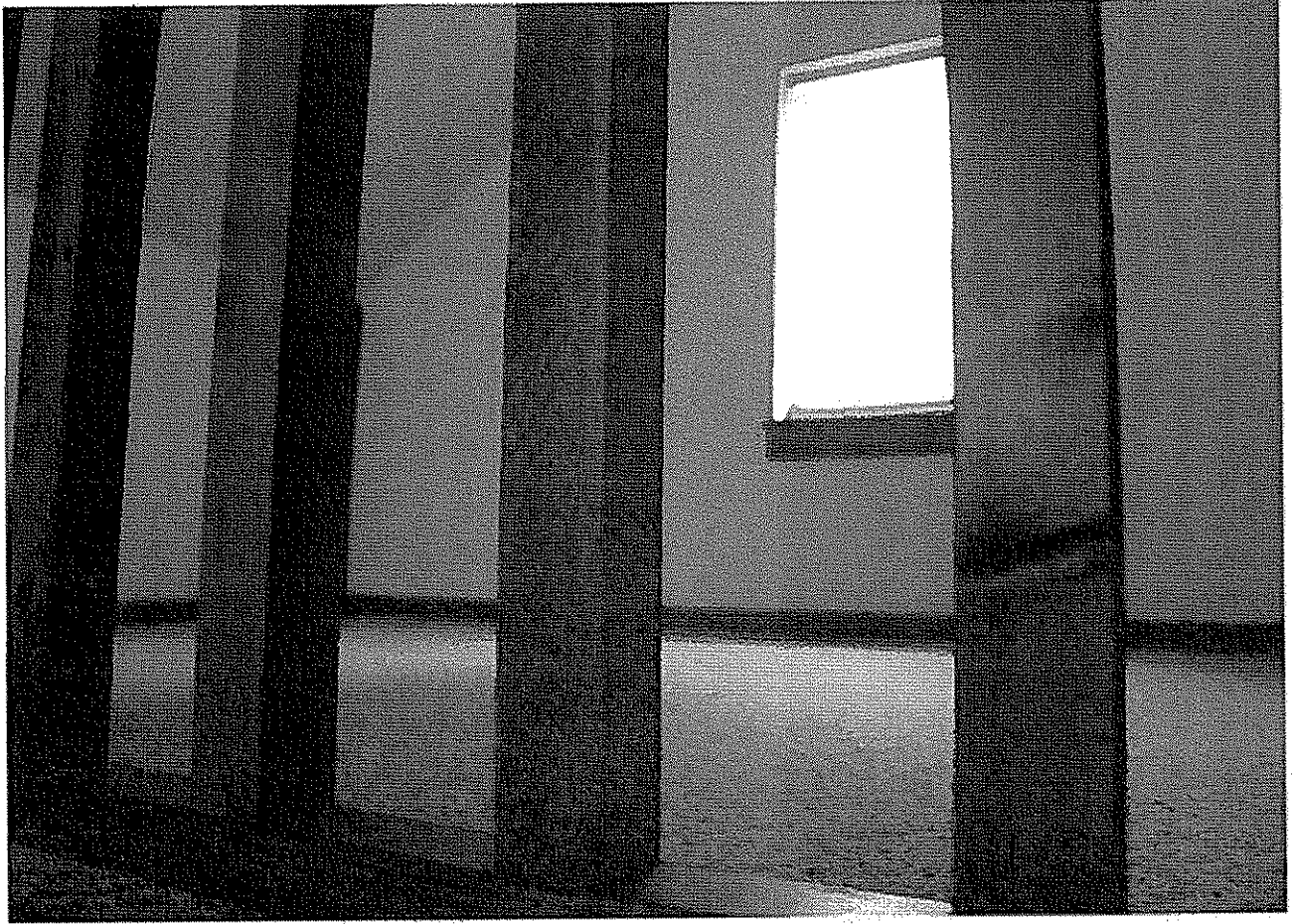


IMG\_0973 4706 Basement

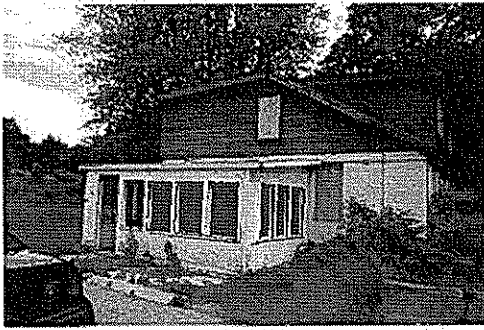












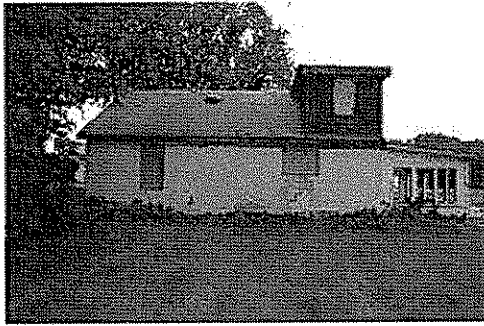
IMG\_0952 4638 Femrite North View



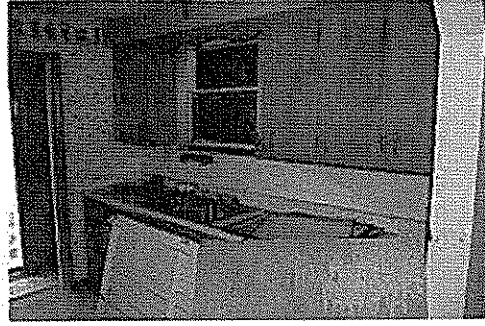
IMG\_0953 4638 Femrite West View



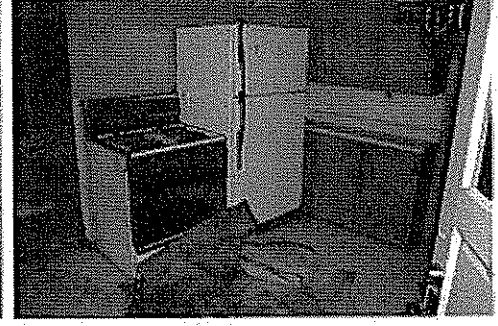
IMG\_0954 4638 Femrite South View



IMG\_0955 4638 Femrite East View



IMG\_0956 4638 Femrite Inside



IMG\_0957 4638 Femrite Inside



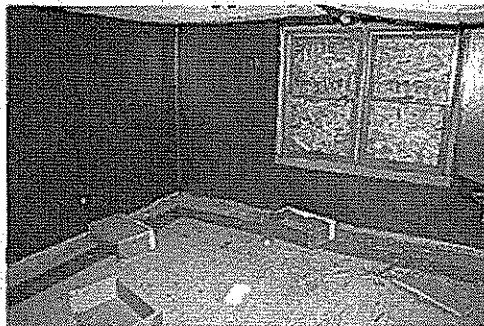
IMG\_0958 4638 Femrite Inside



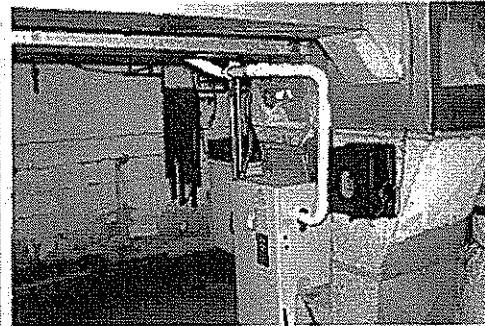
IMG\_0959 4638 Femrite Inside



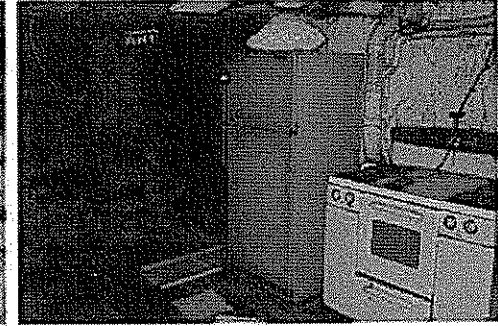
IMG\_0960 4638 Femrite Inside



IMG\_0961 4638 Femrite Inside



IMG\_0962 4638 Femrite Basement



IMG\_0963 4638 Femrite Basement



IMG\_0964 4638 Femrite Garage



