



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 630 Forward Drive (District 19 – Alder Clear)  
**Application Type:** Demolition Permit  
**Legistar File ID #** [48784](#)  
**Prepared By:** Colin Punt and Kevin Firchow, Planning Division

## Summary

**Applicant:** Steve Sirkis; General Capital Group; 6938 N. Santa Monica Blvd; Fox Point, WI 53217

**Contact:** Jody Shaw; Potter Lawson, Inc; 749 University Row #300; Madison, WI 53705

**Owner:** Scott Coward; CG Growth, LLC; 441 Charmany Drive; Madison, WI 53719

**Requested Action:** Approval of a demolition permit for an existing building to provide parking for clinical lab facility and existing office building.

**Proposal Summary:** The applicant proposed to demolish a one-story laboratory building located at 630 Forward Drive and to replace it with a 240-stall parking lot to serve the existing office building at 601 Rayovac Drive and a planned new laboratory building.

**Applicable Regulations & Standards:** This proposal is subject to the standards for demolition permits [MGO Section 28.185(7)].

**Review Required By:** Plan Commission, Urban Design Commission (UDD #2)

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish the one-story laboratory building located at 630 Forward Drive and to replace it with a parking lot to serve the existing office building and a planned new laboratory building. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

## Background Information

**Parcel Location:** The 9.26-acre subject property is located on the west side of Forward Drive, immediately south of the West Beltline Highway. The site is in Aldermanic District 19 (Ald. Clear), Urban Design District 2, and is within the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site, which totals 49.3 acres including all parcels, includes a one-story building that had previously been used as a Research and Development Laboratory until Spectrum left the site. The building, adjacent to the office building at 601 Rayovac Drive, which will remain, is currently being decommissioned due to its deteriorating condition and functional obsolescence. The steel-framed brick, concrete, and glass building was originally constructed in 1966 and is approximately 57,420 square feet on the main level with a partial basement of 20,088 square feet. The building is functionally obsolete as it does not meet modern laboratory requirements.

**Surrounding Land Use and Zoning:**

North: Small-scale employment and commercial buildings across the West Beltline Highway, zoned SE and CC;

South: Mostly undeveloped but may be developed as further employment (laboratory), zoned SE;

East: Office use and youth baseball fields, zoned SE; and

West: Small-scale employment and commercial buildings, zoned SE, CC, and Dane County C-2 (Heavy Commercial).

**Adopted Land Use Plan:** The [Comprehensive Plan](#) (2006) recommends employment uses for the subject site. The [Southwest Neighborhood Plan](#) (2008) also recommends continued employment uses for the subject site.

**Zoning Summary:** The property is zoned SE (Suburban Employment District).

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	403,350 sq. ft.
Lot Width	65'	650'
Front Yard Setback	None	Adequate
Side Yard Setback	15' or 20% building height	Adequate
Rear Yard Setback	30'	Adequate
Maximum Lot Coverage	75%	Less than 75%
Minimum Building Height	22' measured to building cornice	N/A
Maximum Building Height	5 stories/ 68'	N/A
Number Parking Stalls: Minimum	No minimum required	240 proposed lot north of proposed phase 1 bldg. 489 lot west of existing bldg. 58 lot south of existing bldg. 150 lot south of proposed phase 1 bldg. (937 total)
Number Parking Stalls: Maximum	<b>Office:</b> 1 per 250 sq. ft. floor area (677) <b>Laboratory- research, development and testing; limited production and processing; warehouse:</b> 1 per employee (350) (1,027 total maximum)	240 proposed lot north of proposed phase 1 bldg. 489 lot west of existing bldg. 58 lot south of existing bldg. 150 lot south of proposed phase 1 bldg. (937 total)
Accessible Stalls	Yes	Yes
Loading	4 (10' x 50')	Yes
Number Bike Parking Stalls	<b>Office:</b> 1 per 2,000 sq. ft. floor area • Existing office use (existing stalls) • Proposed office use (5) <b>Laboratory- research, development and testing; limited production and processing; warehouse:</b> 1 per 5 employees (70) (75 total)	20 existing bldg. 30 proposed phase 1 bldg. (50 total)
Landscaping and Screening	Yes	Yes
Lighting	Yes	No
Building Forms	Not required	N/A
<b>Other Critical Zoning Items</b>	Urban Design (UDD#2) Barrier Free (ILHR 69) Utility Easements	

*Table prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.

**Public Utilities and Services:** This property is served by a full range of urban services.

## Project Description

The applicant, Exact Sciences Corporation, is currently in the process of developing a phased campus-style redevelopment on the former Rayovac site in southwest Madison. As part of this redevelopment, the subject building is proposed for demolition in order to provide an approximately 240-stall parking lot.

The building proposed for demolition is a one-story, approximately 78,00 square-foot office. The building is currently vacant but had been previously used as a research and development laboratory. City records indicate that this structure was constructed in 1966. The applicant has provided photos of the subject building, which can be viewed online at: [https://www.cityofmadison.com/dpced/planning/documents/630fd\\_photos.pdf](https://www.cityofmadison.com/dpced/planning/documents/630fd_photos.pdf)

Further information on the building's condition is included in the application materials that acknowledge that while the concrete structure is in fair condition for a building of its age, the exterior, including portions of the walls and roof, are in need of repair and replacement. The 50-year-old layout is believed by the applicant to be functionally obsolete. Other concerns include the presence of asbestos, condition of mechanical systems, and energy inefficiency.

The site's other principal structure, a four-story 157,000 square foot structure is not proposed for demolition.

Site and building modifications are not limited to those in this current application. Several improvements that did not require Plan Commission review have previously been approved by the Urban Design Commission. As the site is within Urban Design District 2, physical changes must be reviewed by that body. This includes modifications to the western parking lot and a new Clinical Processing Center building immediately to the south of the existing laboratory/future parking lot. For reference purposes, a copy of a master plan for the site has been provided showing how the subject demolition and improvements relate to the balance of the site. Note, a series of further building additions, labeled as "Phase 2" on the plan graphic improvements are anticipated to follow.

## Project Analysis and Conclusion

This request is subject to the approval standards for demolition permits.

In order to approve this demolition request, the Plan Commission must find that both the requested demolition and the proposed future use are compatible with the purpose of the Demolition and Removal Section [§28.185(1), MGO] and the intent and purpose for the Suburban Employment (SE) Zoning District [§28.085(1), MGO] A copy of the SE District Statement of Purpose is included as Attachment 1. The purpose of the Demolition section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving the buildings.

The standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties. The demolition standards also state that the proposed use should be compatible with adopted plans. Staff believes that this use is consistent with the Comprehensive Plan and Southwest Neighborhood Plan recommendations for employment uses. The SE

Zoning District allows a variety of employment uses including office and laboratory uses. The proposed development is currently permitted and no conditional use or rezoning approvals are sought.

Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission. Staff notes that no objections were raised by the City's Preservation Planner or by the Landmarks Commission, who found there was no known historic value with the structure.

Staff notes that the project is within Urban Design District 2. Earlier phases of this proposal have been reviewed and approved by the Urban Design Commission. At their October 4 meeting, the UDC approved the proposed parking lot with proposed landscape plan on their consent agenda.

Staff believes that the applicable standards can be found to be met. At the time of report writing, staff was not aware of any concerns on this proposal.

## Recommendation

### Planning Division Recommendation (Contact Colin Punt at 243-0455 )

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish the existing structure at 630 Forward Drive for the construction of additional parking to serve the location's office and laboratory complex. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

**Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

### Engineering Division – Main Office (Contact Tim Troester, 267-1995)

1. This project will require that the developer enter into a maintenance agreement with the City of Madison for management of the stormwater treatment facilities and other public infrastructure. Specifically, this agreement will layout rights and responsibilities for maintenance of the facility.
2. 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. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
3. The Applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the 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 Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e. Right-of-Way lines (public and private)

- f. Lot lines or parcel lines if unplatted
- g. Lot numbers or the words unplatted
- h. Lot/Plat dimensions
- i. Street names
- j. Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k. Private on-site storm sewer utilities (including all connections to public storm)

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

NOTE: Email CAD file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

4. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West). 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. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
  - e. Right-of-Way lines (public and private)
  - f. Lot lines or parcel lines if unplatted
  - g. Lot numbers or the words unplatted
  - h. Lot/Plat dimensions
  - i. Street names
  - j. Stormwater Management Facilities

Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

5. 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

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))

6. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com), or Jeff Benedict (east) at [jbenedict@cityofmadison.com](mailto:jbenedict@cityofmadison.com) final document and fee should be submitted to City Engineering.

7. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances 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 5.0 tons per acre per year.
8. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)
9. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2, 10, & 100 -year storm events, matching post development rates to predevelopment rates.
10. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 40% (control the 20 micron particle) off of new paved surfaces as compared to no controls.
11. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls.
12. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.
13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this site shall provide substantial thermal control.
14. 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 Chapter 37 of the Madison General Ordinances.
15. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer.. (MGO 16.23(9)(d)(6))
16. 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)
17. All damage to the pavement on Forward Dr, 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)

18. The Applicant shall Construct Sidewalk to a plan approved by the City along the west side of Forward Dr from the current terminus through the northern driveway

**Traffic Engineering** (Contact Eric Halvorson, 266-6527)

19. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

20. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.

21. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.

22. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

23. The applicant shall work with Traffic Engineering to provide reasonable pedestrian accommodations from the parking to the building entrance(s).

**Zoning Administrator** (Contact Jenny Kirchgatter, 266-4429)

24. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).

25. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185 (7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.

26. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

27. Submit an overall site plan exhibit for phase 1, including all existing and proposed buildings, parking lots, accessible parking, and bicycle parking.

28. Submit a land use and parking summary for phase 1, including building uses and square footage, anticipated number of employees, number of vehicle stalls, accessible stalls, and bicycle stalls.

29. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

30. Submit details of the parking lot landscape islands. Per Sections 28.142(3)(c) and 28.142(4)(e), planting

beds or planted areas must contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

31. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
32. Future phases will require appropriate approvals.
33. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
34. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Fire Department** (Contact William Sullivan, 261-9658)

35. Madison Fire Department does not have an issue with the demolition of the existing building.
36. Additional information is required regarding the Phase 2 Proposed buildings indicated within the "Project Limits" lines before any comments can be made regarding fire safety issues.

**Parks/Forestry** (Contact Janet Schmidt, 261-9688)

37. City Forestry will issue a removal permit for two trees 3" diameter Espresso Kentucky Coffee Tree due to storm damage at 4th tree North of driveway and 9" diameter New Horizon Elm tree due to new driveway at 2nd tree North of driveway. Please contact Brad Hofmann – bhofmann@cityofmadison.com or 266-4816 to obtain the street tree removal permit.
38. Contractor shall contact City Forestry Brad Hofmann bhofmann@cityofmadison.com or 266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.
  39. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266- 4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.



**Water Utility** (Contact Adam Wiederhoeft, 266-9121)

40. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

41. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

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

42. Metro Transit provides daily bus service along Schroeder Road, at a stop opposite the Rayovac Drive intersection. Trips operate at least once every 30 minutes on weekdays, but only pass once an hour on weekends.

# ATTACHMENT 1

ZONING CODE

Sec. 28.084(5)(a)9.

- 9. Farmers' markets.
  - 10. Composting.
  - 11. Auto service stations.
  - 12. Outdoor recreation.
- (b) Outside storage shall be effectively screened with screening between six (6) and eight (8) feet in height. Storage shall not exceed the height of the screening. Storage and loading areas shall be screened from direct view from the street, including views down access driveways.

## 28.085 SUBURBAN EMPLOYMENT DISTRICT.



- (1) Statement of Purpose.  
The SE District is established to encourage a broad range of employment activities, including limited industrial uses conducted within enclosed buildings, while also encouraging shared access, improved landscaping and site design, and bicycle and pedestrian facilities. The district is also intended to:
- (a) Encourage the integration of complementary employment and related uses in an attractive and pedestrian-oriented environment.
  - (b) Discourage proliferation of highway-oriented commercial uses that reduce the land area available for development or expansion of employment uses.
  - (c) Facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.
- (2) Permitted and Conditional Uses.  
See Table 28F-1 for a complete list of allowed uses within the employment districts.
- (3) Dimensional Requirements, Permitted and Conditional Uses.  
Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Suburban Employment District	
Lot area (sq. ft.)	20,000
Lot area (for exclusive residential use)	2000 sq. ft./unit
Lot width	65
Front yard setback	See (a) below
Side yard setback	15 or 20% building height
Side yard setback (for exclusive residential use)	15 or 20% of building height
Rear yard setback	30
Maximum lot coverage	75%
Minimum height	22, measured to building cornice
Maximum height	5 stories/68 Residential uses: 4 stories/55 See (d) below
Usable open space – residential only	400 sq. ft./unit

(Am. by ORD-17-00054, 6-19-17)