



PREPARED FOR THE PLAN COMMISSION

Project Address: 5017 Femrite Drive (16th Aldermanic District, Alder Demarb)

Application Type: Demolition

Legistar File ID #: [43425](#)

Prepared By: Chris Wells, Planning Division

Reviewed By: Jay Wendt, Principal Planner

Report Includes Comments from other City Agencies, as noted

Summary

Applicant Harry Bielinski; 1830 Meadow Lane, Suite A; Pewaukee, WI 53072

Contact: Tim Voeller; Bielinski Development Inc; 1830 Meadow Lane, Suite A; Pewaukee, WI 53072

Owner: Bielinski Development Inc; 1830 Meadow Lane, Suite A; Pewaukee, WI 53072

Requested Action: Approval of a demolition of a single-family residence with no proposed use.

Proposal Summary: The applicant proposes to demolish a single-family residence with no proposed use.

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

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request at 5017 Femrite Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject parcel is located on the south side of Femrite Drive, between Dairy Drive and Agriculture Drive; Tax Increment Finance District #39; Urban Design District #1; Aldermanic District 16 (Demarb); Madison Metropolitan School District.

Existing Conditions and Land Use: The 68,723-square-foot (1.58-acre) site is developed with a one-story single-family home and zoned Industrial-Limited (IL).

Surrounding Land Use and Zoning:

North: A vacant parcel owned by the City of Madison in the Suburban Employment (SE) District;

East: A single-family house in the Industrial-Limited (IL) District;

South: Two vacant parcels, one zoned Agriculture (A) District and another Conservancy (CN) District;

West: To the west of the parcel and adjacent to Femrite Drive is an existing single-family house, and to the west of the rest of the parcel is a vacant lot, both zoned IL.

Adopted Land Use Plan: The Comprehensive Plan (2006) and Stoughton Road Revitalization Project Plan (2008) both recommend Industrial uses for this site.

Zoning Summary: The property is in the Industrial-Limited (IL) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000	68,722.5
Lot Width	75	328
Other Critical Zoning Items	UDD #1 and Wetlands	

Table Prepared by Jacob Moskowitz, Zoning Staff

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

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

Project Description, Analysis, and Conclusion

The applicant proposes to demolish a vacant single-family home and detached garage for replacement with greenspace. The applicant plans to fill in the foundation and grade and seed the property. The Landmarks Commission, at their June 20, 2016 meeting, found that the home has no historical value. Staff believes that in this case, the standards for approval of demolition with no proposed use can be met, given the structure’s lack of historical value, that it is not in a condition to relocate, and, per MGO Section 28.185(7)(a)2.c., presents significant safety concerns as – according to the City Assessor’s report - the home is in very poor condition. The subject parcel lies just outside what the Stoughton Road Revitalization Project Plan (2008) has termed the Gateway Development Area District, which includes the intersection of U.S. Highway 12-18 Beltline and Stoughton Road and the area to its northeast. The Plan recommends infrastructure and economic development for this area to help make the district live up to its prominent location. While the area to the west of the subject parcel and to the west of where Dairy Drive intersects Femrite Drive is recommended for mixed-use employment, several of the Stoughton Plan’s drawings (like the one on page 67) show some of this mixed-use/campus development continuing eastward and including the subject parcel. As development of the Gateway Development Area District moves forward, the Planning Division believes that the subject parcel could be a valuable contributor to the fulfillment of the Plan’s vision for redevelopment. Importantly, the property lies within Urban Design District 1, which will guarantee opportunities for review through a public process for any future development of the property.

Recommendation

Planning Division Recommendation (Contact Chris Wells, 261-9135)

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request at 5017 Femrite Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded
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| <ol style="list-style-type: none"> Any new development or improvements to the site will require approval of the Secretary of the Urban Design Commission or formal approval by the Urban Design Commission due to the property’s location in Urban District #1. |
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2. Site shall not be used for the parking or storage of vehicles.

City Engineering Division (Contact Brenda Stanley, 261-9127)

3. 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))
4. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass. (POLICY)
5. 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)
6. 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)
7. All damage to the pavement on Femrite 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)

Zoning (Contact Jacob Moskowitz, 266-4560)

8. 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).
9. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Sec. 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
10. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

11. The Madison Water Utility shall be notified to remove the water meter prior to demolition.

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.