



Project Address: 4702 and 4710 Femrite Drive
Application Type: Demolition Permit
Legistar File ID # [30335](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant / Contact: Randall Simon, Certco, Inc; 5321 Verona Road; Madison, WI 53711
Property Owner: Certco, Inc. 5321 Verona Road; Madison, WI 53711

Requested Action: The applicant requests approval of two demolition permits for single-family homes at 4702 and 4710 Femrite Drive.

Proposal Summary: The applicant, Certco, Inc, has recently acquired two single-family homes adjacent to their existing property which includes a warehouse and distribution facility. Certco requests approval of demolition permits for both structures, which are vacant. The existing driveways will be closed and new grass will be installed. While the subject properties may someday be used for future building expansion, in the interim, the proposed future use is open space for the adjoining Certco campus.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition Permits [M.G.O. Section 28.185(7)]

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolition permits are met and **approve** the request to demolish two single-family homes at 4702 and 4710 Femrite Drive to create open space allowing for future distribution facility expansion, subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The subject properties are located along the north side of Femrite Drive, west of its intersection with Dutch Mill Road. The properties are adjacent to other properties owned by Certco. This request is located in Aldermanic District 16; Urban Design District 1; TID 39; and the Madison Metropolitan School District.

Existing Conditions and Land Use: The two single-family homes have recently been purchased by the applicant and are now vacant.

Surrounding Land Use and Zoning:

North: The existing Cerco facility, zoned IL- Industrial Limited.

South: Small warehousing and manufacturing facilities and one single-family home, zoned IL.

East: Other Certco-owned properties, zoned IL, and;

West: Two single-family homes with larger warehousing and storage facilities, zoned IL.

Adopted Land Use Plan: The Comprehensive Plan recommends employment uses for this area.

Zoning Summary: The property is zoned IL (Industrial Limited).

Category	Dimensional Requirements	Proposed Development
Front yard setback	See (a) below	TBD
Side yard setback:	None unless needed for access	TBD
Rear yard setback:	The lesser of 20% of lot depth or 20 feet	TBD
Maximum lot coverage	85%	TBD
Maximum height	3 stories / 40 or taller by CU	TBD
Useable open space	None required in TSS	TBD
Number parking stalls	1 per 2-employees	TBD
Bike parking	n/a	TBD
Landscaping	Yes	Yes (See Comment # 11)
Lighting	Yes	TBD
Building forms	Yes	TBD
Other Critical Zoning Items	Urban Design (UDD 1);	

Table Prepared by Patrick Anderson, 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 History

In August 2010, the Plan Commission approved a similar request to demolish two other homes previously on 4706 and 4838 Femrite Drive. Like the current proposal, those homes were also purchased by Certco for potential future expansion of their existing facilities, located immediately to the north.

Project Description

The applicant requests approval to demolish two (2) vacant single-family residences and create an open space for the adjacent Certco, Inc. development. While facility expansion may occur in the future, no new buildings or building additions are proposed on the properties at this time. Upon demolition, the driveways and other concrete slabs would be removed, regarded, and planted with new grass.

4702 Femrite Drive includes an 825 square foot, bungalow-style house constructed in 1940. Assessor’s records indicate that the home includes two bedrooms and one bathroom. 4710 Femrite Drive includes a 1,436 square foot home constructed in 1960. Records show that this home includes three bedrooms and one bathroom. Based on the provided photos, the structures appear to be in at least average condition. The applicant has provided photos of both structures which can be viewed online at:

http://www.cityofmadison.com/planning/projects/reports/4702fd_photos.pdf

Analysis and Conclusion

This proposal is subject to the standards for Demolition Permits [M.G.O. Section 28.185(7)]. The Zoning Administrator has determined that because the subject properties, shown on the overall site plan, are part of the larger "Zoning Lot" controlled by Certco, the proposed open space qualifies as a future use. As such, the Plan Commission should evaluate this request against the standards for "Demolitions with a Proposed Future Use." Staff notes that all future development will require approval by the Urban Design Commission since the subject property is within Urban Design District #1.

Demolition Approval Standards

Staff believes that the demolition standards can be met. In considering these standards, the Plan Commission must find that the proposed demolition is both 1) consistent with the intent and purpose of the zoning district and 2) that the proposed future use is compatible with the purpose of the demolition section of the ordinance. Staff notes that the demolition of the structures would remove two homes which are currently non-conforming uses in the Industrial-Limited Zoning District. The demolition standards also state that the proposed use should be compatible with adopted plans. The Comprehensive Plan recommends employment uses for the subject site, and proposed interim open space for future facility expansion is consistent with that recommendation. No objections to these demolitions were raised by the Preservation Planner or by the Landmarks Commission.

Conclusion

This demolition proposal is generally consistent with adopted plans and removes a use that does not conform to the existing industrial zoning found on both properties. At the time of report writing, staff was not aware of any concerns on this request from nearby property owners or neighbors.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 266-5974)

The Planning Division recommends that the Plan Commission find that the standards for demolition permits are met and **approve** the request to demolish two single-family homes at 4702 and 4710 Femrite Drive to create open space allowing for future distribution facility expansion, 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

City Engineering Division (Contact Janet Dailey, 261-9688)

1. The Applicant shall replace all 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)
2. 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)

3. Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. (MGO 16.23(9)(d)(6))
This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
4. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)
5. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). 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) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).
6. 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))
7. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

8. Sec. 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, Mr. George Dreckmann. (608-267-2626).
9. Sec. 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 28.076 (5) Alterations to Approved Designs. For buildings approved pursuant to (b) or (c) above, the Director of the Department of Planning, Community and Economic Development may approve minor

alterations or additions if he/she determines that such alterations or additions are consistent with Sec. 28.071(3), if applicable, the Downtown Urban Design Guidelines, and the previously approved design.

11. Approval of the demolition permit will require the removal of all structures including the driveway landscaped and seeded to minimize erosion, remove asphalt driveway and apron and replace with curb and gutter as per City Engineering & Traffic Engineering requirements. During demolition and prior to curb and gutter, installation of barriers shall be installed across the driveway to prevent the parking of vehicles.
12. Section 28.185 (9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.

Fire Department (Contact Bill Sullivan, 261-9658)

13. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities (608) 246-4587.

Water Utility (Contact Dennis Cawley, 261-9243)

14. The Madison Water Utility shall be notified to remove the water meter prior to demolition. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Parks Division (Contact Kay Rutledge, 266-4714)

15. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.