



PREPARED FOR THE PLAN COMMISSION

Project Address: 4707 Pflaum Road (District 16 – Ald. Demarb)
Application Type: Demolition Permit
Legistar File ID # [41249](#)
Prepared By: Christopher Wells, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Boyd E Coleman III, PE; Struc-Rite Design, Inc.; 805 Clinton Street; Waukesha, WI 53186
Property Owner: Richard Perkins; 4707 Pflaum Road; Madison, WI 53718
Contact: Jim Daggett; Ideal Builders; 1406 Emil Street; Madison, WI 53713

Requested Action: The applicant requests approval of a demolition permit.

Proposal Summary: The applicant proposes to demolish an existing warehouse structure (a former meat storage facility) in order to construct two structures, namely, a 22,000-square-foot addition to the site’s primary warehouse structure and a 5,000-square-foot, free-standing, accessory garage. Both are permitted by right in the Industrial Limited (IL) District. Various site improvements will also be undertaken as well.

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

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish the accessory warehouse structure for the purpose of constructing two buildings (an addition to the primary structure and a free-standing, accessory garage) as well as undertaking of site improvements at 4707 Pflaum Road. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 185,970-square-foot subject property is located on the southern side of Pflaum Road, a half-mile east of the road’s intersection with USH-51 (Stoughton Road).

Existing Conditions and Land Use: The subject site includes two structures. The first is a 32,863-square-foot storage facility for construction-grade lubricants and other products. It is accessed via Pflaum Road and is flanked by asphalt to the east and south to allow for the movement of large delivery trucks. The second is an approximately 11,000-square-foot structure, formerly utilized as an insulated storage facility. It is oriented southward with its main entrance facing its means of access, Progress Road. The structure is served by a large, 24-stall parking lot with loading docks and a service ramp. Unlike the northern portion of the site, the rest of the southern portion is grass. A CSM was approved in 2014 combining this property, which were formerly multiple lots.

Surrounding Land Use and Zoning:

- North: Commercial office buildings, light manufacturing facilities, and a natural gas distribution center, all zoned Industrial Limited (IL);
- South: A lot for commercial-grade equipment and beyond, a commercial truck terminal, both zoned IL;
- East: Two office buildings, on 7.1- and 4.5-acre parcels, both zoned IL;
- West: One-story, light industrial buildings all zoned IL.

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

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

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	185,972 sq. ft.
Lot Width	75'	261.01'
Front Yard Setback	None	31.5'
Side Yard Setback	Greater of 15 feet or 20% building height	Principal Building: East: 125.3' West: 15.7' Accessory Building: 16'
Rear Yard Setback	30'	Principal Building: Adequate Accessory Building: 114.8'
Maximum Lot Coverage	75%	74.5%
Maximum Building Height	None	1 story
Site Design		
Number Parking Stalls	As determined by Zoning Administrator: Maximum of 1 per employee (27)	30 (See Comment #20)
Accessible Stalls	2	2
Loading	No	2
Number Bike Parking Stalls	As determined by Zoning Administrator: 1 per 10 employees (3)	Yes (See Comment #21)
Landscaping	Yes	Yes (See Comments #22 and #23)
Lighting	Yes	No (See Comment #25)
Building Forms	Yes	Yes, Industrial Building (See Comment #24)
Other Critical Zoning Items		
Urban Design -- No	Barrier Free (ILHR 69) -- Yes	
Historic District -- No	Utility Easements -- Yes	
Floodplain -- No	Wetlands -- No	
Adjacent to Park -- No	Wellhead Protection District -- No	

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 including METRO Routes 31 & 39.

Project Description, Analysis, and Conclusion

The applicant, Perkins Oil, requests approval to demolish a warehouse structure in order to construct a 22,000-square-foot addition to the site's primary warehouse structure and a 5,000-square-foot, free-standing accessory garage. Both are permitted by right in the Industrial Limited (IL) District. Various site improvements will also be undertaken as well. This proposal is subject to the approval standards for demolition permits.

The structure proposed for demolition is a one-story, approximately 11,150-square-foot warehouse. The structure's accompanying service ramps and loading docks will also be demolished and mechanical equipment and utilities removed. City assessor records indicate it was constructed in 1997. Specific information on the building's condition was not provided in the application though photos of the structure are attached and can be viewed online at https://www.cityofmadison.com/dpced/planning/documents/4707pr_photos.pdf.

Upon demolition, the applicant proposes to construct a 32,863-square-foot expansion to the site's principal warehouse which will house approximately 24 more storage tanks in a portion of the new space. Two offices, a driver's locker room and a restroom, all totaling about 550 square feet, will also be located within the addition.

With the intent of closely replicating the existing facility, the addition will be constructed of metal wall panels which will sit on an approximately four-foot high curb wall. The metal wall panel will be colored white for the first 14 feet before changing to grey. The roof will be a silver-colored, standing-seam insulated roof. To accommodate visitors and staff, 22 new parking spaces will be located along the eastern and southern sides of the addition. This will bring the total for the site to 30 (including two handicapped stalls), which exceeds the required number for the 27 full-time employees. A bike rack (sufficient to accommodate the city's requirement of one bicycle parking stall per ten employees) will also be installed near the principal building's main entrance near Pflaum Road.

A landscape plan has also been provided, entirely focused on the southern third of the site. Hackberry trees are proposed along the southern driveway before joining other large canopy trees such as Swamp White and Red Oaks and low ornamental trees and Spruces to fill in around the site. Staff had requested the applicant preserve more trees on site. In response, the applicant affirms that efforts will be made to preserve and integrate the three trees along the right edge of existing southern parking lot into the new landscape scheme. They also revised the appropriate drawings to reflect this intent.

Perkins Oil is also planning to construct a 4,992-square-foot, accessory, storage garage with four bays to the south of the proposed addition. As the delivery tanker trucks are currently stored outdoors overnight, the purpose of the enclosed and heated garage is to allow for the delivery trucks to warm up before their early morning runs. Because the oil's viscosity increases at lower temperatures, in the early winter mornings, it is often too viscous to be pumped easily into the trucks before delivery. The material and color of the proposed garage will match that of the addition and existing warehouse.

Staff believes the applicable standards can be met. Prior to approving this proposed demolition and future use, the Plan Commission must find that proposed demolition and future use are compatible with both the purpose of the Zoning Code's demolition section and the purpose expressed in the Zoning Code for the Industrial-Limited (IL) District. In making their finding, the Plan Commission may give weight to any relevant facts including the proposal's effects on the normal and orderly development of surrounding properties and reasonable effort to relocate the building slated for demolition. The proposal expands an otherwise permitted use and is consistent with zoning.

Lastly, the demolition standards also state that the proposed use should be compatible with adopted plans. The Comprehensive Plan recommends industrial uses for the subject site, and staff believes an addition and accessory garage to support the existing use is consistent with this recommendation. No objections to this demolition were raised by the Preservation Planner or by the Landmarks Commission. At the time of report writing, staff was not aware of any concerns regarding this proposal.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the demolition standards are met and **approve** the request to demolish the accessory warehouse structure for the purpose of constructing two buildings (an addition to the primary structure and a stand-alone, accessory garage) as well as undertaking various site improvements at 4707 Pflaum Road. 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

Planning Division (Contact Christopher Wells, 261-9135)

1. The applicant shall work with city staff to preserve the three trees along the existing parking lot on the south of the site.

Engineering Division (Main Office) (Contact Brenda Stanley, 261-9127)

2. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) 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))
3. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
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 (East) or 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
- k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

5. 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.
6. 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)
7. 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% off of the proposed development when compared with the existing site.
8. 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.
9. 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)

Engineering Division (Mapping) (Contact Jeffrey Quamme, 266-4097)

10. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) 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))
11. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

12. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records. The address of the proposed 4 bay truck storage garage is 4709 Pflaum Rd.

13. The applicant shall be aware that as required by the Existing Public Sanitary Sewer Easement recorded as Doc. No. 4090924, approval of any excavation or fill within the easement area is required to be approved by the Madison Metropolitan Sewerage District.

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

14. 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.

15. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
16. Traffic Engineering will no longer be accepting paper plans; to ensure a timely review all submittals will include an electronic copy (.pdf preferred).

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

17. 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, Mr. George Dreckmann (608-267-2626).
18. 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.
19. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
20. The parking maximum is one (1) parking space per employee (27 parking spaces). Thirty (30) parking spaces are proposed. Per Section 28.141(6)(b)1., the applicant may exceed the maximum parking requirement by ten percent (10%) of the maximum (3 parking spaces).
21. Provide a minimum of three (3) short-term bicycle parking stalls located in a convenient and visible area at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. A bicycle parking stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access aisle. Submit a detail showing the model of bike rack to be installed.
22. Submit the landscape plan showing the entire property and including the existing landscaping. The landscape plan and landscape worksheet must be 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.
23. Submit a detail of the trash enclosure. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
24. The proposed principal building addition shall meet the building form requirements for an Industrial Building per Section 28.173(8). The south façade shall be vertically articulated at a minimum interval of sixty (60) feet. Articulation can be achieved through vertical divisions using different textures, materials, or colors. Articulation may also be achieved by stepping back or extending forward a portion of the façade or by using arcades, awnings, and window bays at intervals equal to the articulation interval.

25. 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.
26. 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.

Fire Department (Contact Bill Sullivan, 261-9658)

27. Where a building, or portion thereof, is used for high-piled combustible storage, fire department access shall be provided as required by IFC 503.1.3 and IFC 2306.6.
28. Provide fire apparatus access as required by IFC 503 2015 edition, MGO 34.503. The site plans shall clearly identify the location of all fire lanes.
29. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner (608)516-9195.

Water Utility (Contact Dennis Cawley, 261-9243)

30. 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.
31. The Madison Water Utility shall be notified to remove the water meter prior to demolition.

Metro Transit (Contact Timothy Sobota, 261-4289)

32. The proposed development is adjacent daily bus service that operates along Pflaum Road. The nearest bus stops serving these routes are immediately east of the Advance Road intersection on Pflaum Road - just west of the development parcel.
33. The proposed building has no connection to a public sidewalk network. The site plan does not show plans to install sidewalk along the Pflaum Road frontage (currently unimproved for pedestrians).