



Project Address: 4933 Femrite Drive (16th Aldermanic District – Ald. Tierney)
Application Type: Demolition Permit
Legistar File ID # [59521](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant/Owner: Janet Schmidt; City of Madison Engineering Division; 210 MLK JR Blvd, Room 115; Madison, WI 53701

Requested Action: Approval of a demolition permit for a single-family residence to allow for the extension of Dairy Drive.

Proposal Summary: The applicant is seeking the approvals to demolish a single-family residence at 4933 Femrite Drive for the extension of Dairy Drive south from Femrite Drive.

Applicable Regulations & Standards: Section 28.185 M.G.O. provides the process for demolition and removal permits. The regulations regarding Urban Design District 1 are found in Section 33.24(8) M.G.O.

Review Required By: Plan Commission

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to raze a single-family residence at 4933 Femrite Drive in Urban Design District 1 for the extension of Dairy Drive subject to input at the public hearing and the conditions from reviewing agencies in this report.

Background Information

Parcel Location: The subject site is 31,488 square feet (0.72 acres) on the south side of Femrite Drive, directly south of Dairy Drive. It is within Aldermanic District 16 (Ald. Tierney), the Madison Metropolitan School District, and Urban Design District 1.

Existing Conditions and Land Use: 4933 Femrite Drive is currently developed with a vacant 1,505-square foot single-family residence and a 2,408-square foot accessory building. The site is zoned IL (Industrial - Limited District).

Surrounding Land Uses and Zoning:

- North:** Across Femrite Drive, a one-story manufacturing building zoned SE (Suburban Employment district), and vacant land zoned IL (Industrial-Limited district);
- East:** Several small shop buildings zoned IL;
- South:** Vacant right-of-way lands; and
- West:** Vacant land zoned IL.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2018) recommends Industrial land uses for the site. The [Stoughton Road Revitalization Project Plan](#) (2008) also recommends Industrial land uses.

Zoning Summary: The subject property is zoned IL (Industrial - Limited District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	31,488 sq. ft.
Lot Width	75'	82.25'
Front Yard Setback	None	N/A
Side Yard Setback	None if adjacent to property zoned IL or IG	N/A
Rear Yard Setback	30'	N/A
Maximum Lot Coverage	75%	N/A
Maximum Building Height	None	N/A

Other Critical Zoning Items	UDD 1
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Table prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not within any mapped environmental corridors.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The applicant is seeking a demolition permit to raze a single-family residence at 4933 Femrite Drive for the extension of Dairy Drive south to existing right of way for East Broadway. The existing single-family residence and shop building are vacant. The two-story, three-bedroom, one-bathroom house was built in 1938 and the shop building was constructed in two phases in 1990 and 1998. [Photos](#) provided by the applicant show an older house with water damage, peeling paint, and shoring of joists in the basement. Planning Division Staff have not inspected the properties. The City Engineering Division acquired the property in December 2019, but it appears to have been vacant since 2015.

The City Engineering Division plans to complete the demolition by the end of April, removing both buildings, slabs, and foundations. All existing utilities will be disconnected or abandoned. The Engineering Division plans to construct Dairy Drive immediately upon completion of this project, but if the public works contract for street construction does not commence within one month of site demolition, the applicant has stated the site will be restored with turf.

Analysis & Conclusion

This request is subject to the standards for demolition permits. This section begins with adopted plan recommendations, analyzes demolition standards, and finally reviews the action of the Urban Design Commission.

Compliance with Adopted Plans

The [Comprehensive Plan](#) (2018) identifies the subject site for industrial uses, which accommodates manufacturing, wholesale, storage, and distribution, among other activities. The [Stoughton Road Revitalization Project Plan](#) (2008) includes this area just outside the Gateway Development Area, and also recommends Industrial land uses. In greater detail, this plan also recommends a high quality streetscape.

Demolition Permit

In order to approve a demolition request, M.G.O §28.185(7) requires that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section of the zoning code and the intent and purpose of the IL (Industrial - Limited) Zoning District. The demolition 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 and the reasonableness of efforts to relocate the building. Furthermore, the proposed use following demolition or removal should be compatible with adopted neighborhood plans and the Comprehensive Plan. Connecting two existing rights of way to create better access to an area identified for industrial and employment uses in adopted plans is consistent with both the intent and purpose of the zoning district as well as the adopted plans. The demolition standards also 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. At its February 17, 2020 meeting, the Landmarks Commission found that the buildings at 4933 Femrite Drive have no known historic value.

Urban Design Commission

This property is within Urban Design District 1. However, as no building is planned for the site, this proposal does not require Urban Design Commission approval.

Conclusion

The Planning Division believes that the Plan Commission can find the standards for demolition met for the request to raze the single-family residence for the extension of Dairy Drive.

At time of report writing, staff has received no written comments from the public.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit to raze a single-family residence at 4933 Femrite Drive for an extension of Dairy Drive in the Industrial - Limited (IL) zoning district and Urban Design District 1, subject to input at the public hearing and the following conditions:

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

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

1. 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 at streets@cityofmadison.com.
2. 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.

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

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

4. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
5. An erosion control permit will be required for any disturbances over 4000 SF. This can be covered under the WRAPP permit that will be issued to the City for the Dairy Drive roadway extension.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

6. Show and label the new Dairy Drive right of way and the remnant parcel no 0710-224-0122-9 over the easterly side of this parcel that is now a future transportation parcel.

Fire Department (Contact Bill Sullivan, 261-9658)

7. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Paul Ripp at pripp@cityofmadison.com or (608)712-6277.

The Planning Division, Traffic Engineering Division, Parks Division, Forestry Section, Water Utility, and Metro Transit have reviewed this request and have recommended no conditions of approval.