



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

July 20, 2006

Jim Ternus  
Strand Associates, Inc.  
910 W. Wingra Drive  
Madison, Wisconsin 53713

RE: Approval of a request to rezone 2.33 acres located at 5101, 5105, 5109, 5113 & 5117 Femrite Drive and 3314 & 3318 Agriculture Drive from C3 (Highway Commercial District) to M1 (Limited Manufacturing District) and approval of the demolition of six single-family residences to facilitate future industrial expansion (Danisco).

Dear Mr. Ternus:

At its July 18, 2006 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 5101, 5105, 5109, 5113 & 5117 Femrite Drive and 3314 & 3318 Agriculture Drive from C3 to M1. On July 10, 2006, the Plan Commission granted **approval** to allow demolition of six residences located on these properties. The following conditions of approval shall be satisfied or addressed prior to final approval and the issuance of demolition permits:

**Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following seven items:**

1. Any damage to the pavement on the abutting streets will require repair or restoration in accordance with the City Engineering Patching Criteria. Said repair or restoration shall include but not be limited to milling and overlaying the pavement.
2. The applicant is advised that sanitary sewer capacity may not be available for contemplated uses to expand Danisco plant operations. The applicant understands and agrees that they may incur substantial expense to bring additional capacity to this site.
3. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
4. A City licensed contractor shall perform all work in the public right-of-way.
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 7.5-tons per acre per year.
6. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

7. Prior to approval of the project, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

**Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following four items:**

8. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan and a scaled drawing at 1" = 20'.
9. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
10. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
11. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:**

12. The lots shall be combined at the time of or prior to future development. Show interim physical barriers at driveway openings onto the lots after demolitions or install curbs.

**In addition, the Plan Commission added the following conditions to the approval of this project:**

13. That the applicant provide a tree survey for staff review prior to final approval of the demolition permits that includes opportunities for tree relocation.
14. That the applicant offer the houses for relocation prior to the demolitions commencing.

A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to issuance of a wrecking permit.

The main Danisco parcel to the south is located in Urban Design District 1, and expansion of the facilities to the south onto these parcels will require prior approval by the Urban Design Commission.

Approval of 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.

**Please now follow the procedures listed below for obtaining your demolition permit:**

1. Please revise your plans per the above and submit *seven (7) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit.

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*Signature of Applicant*

cc: Kathy Voeck, Asst. Zoning Administrator  
Janet Gebert, City Engineering  
John Leach, Traffic Engineering

For Official Use Only, Re: Final Plan Routing/ Reuse-Recycling Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division (park fees only)
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coordinator (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Metro Transit
<input type="checkbox"/>	CDBG Office	<input type="checkbox"/>	Other: