



City of Madison

Proposed Rezoning, Preliminary and Final Plat

Project Name
Royster Clark

Location
310-402 Cottage Grove Rd & 904 Dempsey Dr

Applicant
Dave Nelsen - Ruedebsch Development & Construction, Inc.

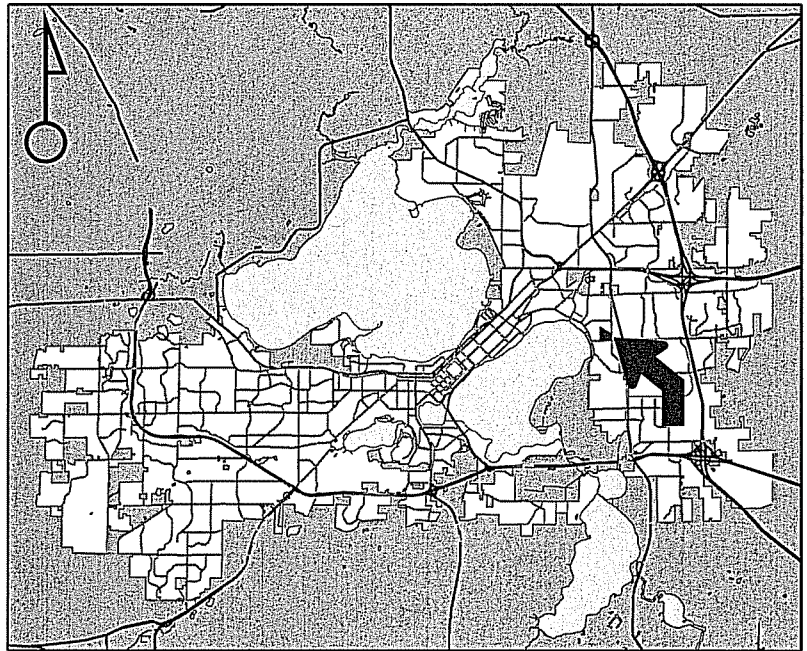
From: A To: TE, TR-U2 & TR-C3

Proposed Use
Create 54 residential lots, 3 lots for employment and mixed use buildings, 1 lot for an existing utility use, 1 outlot for public stormwater management and 2 private outlots. No development is proposed at this time.

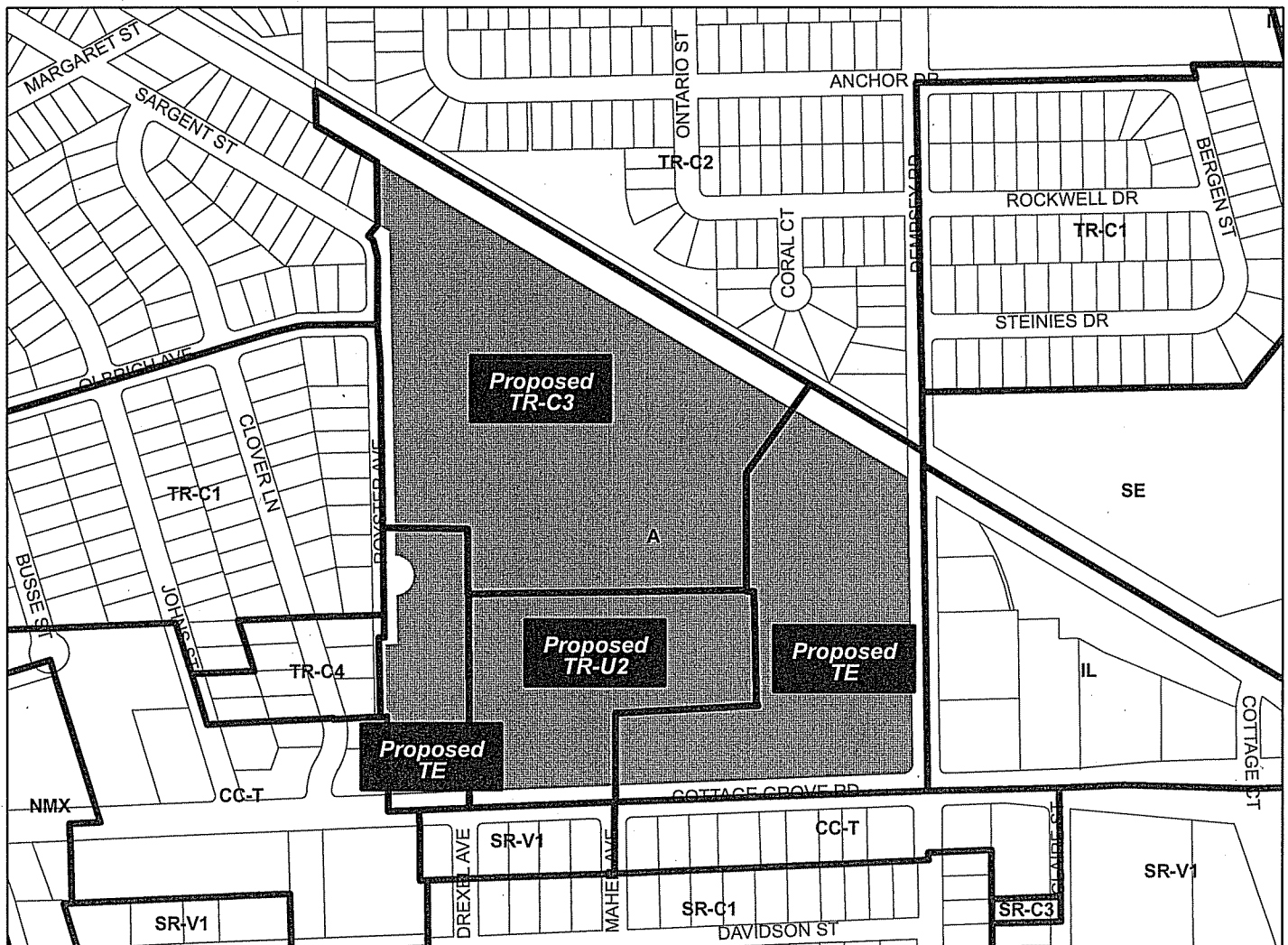
Public Hearing Date

Plan Commission
06 May 2013

Common Council
21 May 2013



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 April 2013

15-16





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
Zoning District _____
Special Requirements _____
Review Required By:
☐ Urban Design Commission ☐ Plan Commission
☐ Common Council ☐ Other: _____

Form Effective: February 21, 2013

1. Project Address: A. 904 Dempsey Rd B. 310 Cottage Grove Rd C. 402 Cottage Grove Rd
Project Title (if any): Royster Clark Development Project Area in Acres: 28.86

2. This is an application for (Check all that apply to your Land Use Application):

- ☒ Zoning Map Amendment from _____ A _____ to TE, TR-U2, TR-C3 (as shown on attached dwg)
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: David Nelsen Company: Ruedebusch Development & Construction, Inc.
Street Address: 4605 Dovetail Drive City/State: Madison WI Zip: 53704
Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: dave@ruedebusch.com

Project Contact Person: David Nelsen Company: Ruedebusch Development & Construction, Inc.
Street Address: 4605 Dovetail Drive City/State: Madison WI Zip: 53704
Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: dave@ruedebusch.com

Property Owner (if not applicant): B. MG&E - 310 Cottage Grove Rd C. Agrium US, Inc. - 402 Cottage Grove Rd
Street Address: MG&E - P.O. Box 1231 City/State: Madison WI Zip: 53701-1231
Agrium US - 4582 S. Ulster St, Suite 1700 Denver CO 80237

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This project involves the redevelopment of an existing fertilizer manufacturing plant into a mixed use development that will contain single family housing, multifamily housing and an employment zone that allows for commercial/professional/office/light manufacturing

Development Schedule: Commencement September 2013 Completion December 2023

Orig: Dave Nelsen
Copies: Royster Clark Development
City (Madison)
15-16

5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans including:***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

☐ **Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: City Treasurer.

☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

☒ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Larry Palm Note - Attached

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 1-29-2013 Zoning Staff: _____ Date: _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant SEE ATTACHED Relationship to Property: _____

Authorizing Signature of Property Owner _____ Date _____

LAND USE APPLICATION cont.
Madison Plan Commission

6. Application Declaration:

The application attests that this form is accurately completed and all required materials are submitted:

Ruedebusch Development & Construction

Name of Applicant: Dave Nelsen Relation to Property Owner: Employee

Authorizing Signature of Property Owner [Signature] Date 3/5/13

Agrium US, Inc

Name of Applicant: Dave Nelsen Relation to Property Owner: Representative

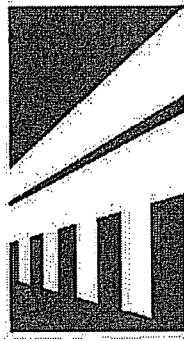
Authorizing Signature of Property Owner [Signature] Date 3/5/13

Madison Gas and Electric

Name of Applicant: Dave Nelsen Relation to Property Owner: Representative

Authorizing Signature of Property Owner [Signature] Date 4/15/13

John M. Yogerst,
Assistant Vice President-
Gas Operations



March 20, 2013

Mr. Steven Cover
Director
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Royster-Clark Development Subdivision Application Letter of Intent

Dear Mr. Cover:

This Letter of Intent outlines the Subdivision Application for approximately 28+ acres located on the east side of Madison at 904 Dempsey Road, Madison, WI 53714, hereafter referred to as the "Site."

Project Outline

RDC Development, LLC is the developer of approximately 28+ acres on the east side of Madison at the intersection of Cottage Grove Road and Dempsey Road. The Site was previously a fertilizer plant operated by the Royster-Clark company from 1948 until 2006. The plant was acquired by Agrium, Inc. in February 2006, and closed in August 2006. The Site is often referred to as the Royster site or Royster-Clark site in reference to the Royster-Clark company.

Starting in late 2006, the Eastmorland and Lake Edge Neighborhood Associations worked with stakeholders to devise the Royster-Clark Special Area Plan which was adopted by the City of Madison Common Council in October 2009.

In 2011, Madison-based, RDC Development, LLC became involved with the project and demolished the facilities on the Site along with remediation of the soil. RDC Development is now working with the City and other stakeholders on the next steps in the development process.

The location of the Site features many amenities including the Capital City Bike Trail, Madison Metro bus service; quick access to downtown on Atwood Avenue; and convenient access via Stoughton Road (Highway 51) to Dane County Regional Airport and the local highway and Interstate infrastructure.

RDC DEVELOPMENT, LLC
4605 DOVETAIL DRIVE MADISON, WI 53704 PHONE: 608.249.2012 FAX: 608.249.2032

15-6

Royster-Clark Site

Previous Use

The Site was opened as a fertilizer plant in 1948. In 2006 Agrium, Inc. acquired the property; the plant was closed in August 2006. There was one main processing plant on the Site, surrounded by storage domes and additional smaller buildings. Two railroad spurs extended onto the Site from the north and served the plant during operations.

Neighborhood Plan

After a market study of the Site was conducted, the Royster-Clark Neighborhood Planning Team (RCNPT) was formed of elected officials, neighborhood residents, property/business owners, City agencies, and other stakeholders. The RCNPT completed the Royster-Clark Special Area Plan which was adopted by the City of Madison Common Council in October 2009.

Demolition / Current Status

RDC Development, a Madison-based developer, became involved with the Site and redevelopment plans; in December 2011 RDC Development oversaw the demolition of the existing facilities, removal of the railroad spurs, and remediation of the enriched soil. RDC Development is currently working with the City and other stakeholders to prepare the Site for development.

Rezoning

Per the City of Madison's zoning map, the Site is zoned Agricultural (A). The proposed new zoning districts for the Site are noted below; following the guidance of the Special Area Plan and factoring current market conditions.

TE: Traditional Employment

Employment area recommendations per the Special Area Plan call for a mix of employment types around Cottage Grove Road and Dempsey Road. Traditional Employment (TE) zoning is proposed for three lots which encompass frontage on Cottage Grove Road and Dempsey Road. TE zoning allows a mix of business types including, commercial, office, and retail; uses which are consistent for the employment recommendations of those lots. It is expected the TE buildings will be up to 3-4 stories tall with building facades facing Cottage Grove Road and Dempsey Road, and parking behind the buildings, not easily visible from the street.

TR-U2: Traditional Residential – Urban 2

Three lots near the center of the development will be zoned Traditional Residential – Urban 2 (TR-U2). One of the lots will have frontage on Cottage Grove Road, while the other interior lots will be located between the employment and single-family portions of the development. It is anticipated the TR-U2 lots will consist of multi-family apartments with both underground and surface parking. The buildings are expected to be 2-3 stories tall. The height, style, and location of the apartments provide a natural transition from the employment buildings to the single-family residential.

TR-C3: Traditional Residential – Consistent 3

The remaining lots on the northwestern portion of the Site will be zoned Traditional Residential – Consistent 3 (TR-C3). Within the zoning will be a mix of single-family housing styles and options. Lot dimensions will also vary amongst the housing styles to provide a variety of options for buyers. Some of the houses will feature garages facing the street, while others will have garages facing a shared alley.

In addition to the single-family lots, the TR-C3 zoning will also encompass stormwater management outlots for the development.

Project Schedule

It is anticipated development and construction of the Site will take place over the next 5-10 years as driven by market conditions. Road construction and infrastructure improvements will be followed by development of the commercial, multi-family, and single-family residential areas.

Contact Information

The developer for the Site is RDC Development, LLC. Primary project contacts are:

Owner/ Applicant:	RDC Development, LLC Carl Ruedebusch Owner 4605 Dovetail Drive Madison, WI 53704 (608) 249-2012	RDC Development, LLC Dave Nelsen Applicant 4605 Dovetail Drive Madison, WI 53704 (608) 249-2012 dave@ruedebusch.com
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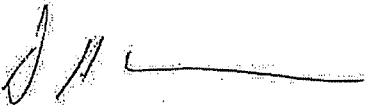
Surveyor: Williamson Surveying & Associates, LLC
104A West Main Street
Waunakee, WI 53597
(608) 255-5704

Engineer: Resource Engineering Associates, Inc.
3510 Parmenter Street
Middleton, WI 53562
(608) 831-5522

Engineer: Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558
(608) 838-7750

Thank you for reviewing this Subdivision Application, please reach me at (608) 249-2012 with questions.

Sincerely,



Dave Nelsen
Applicant
RDC Development, LLC

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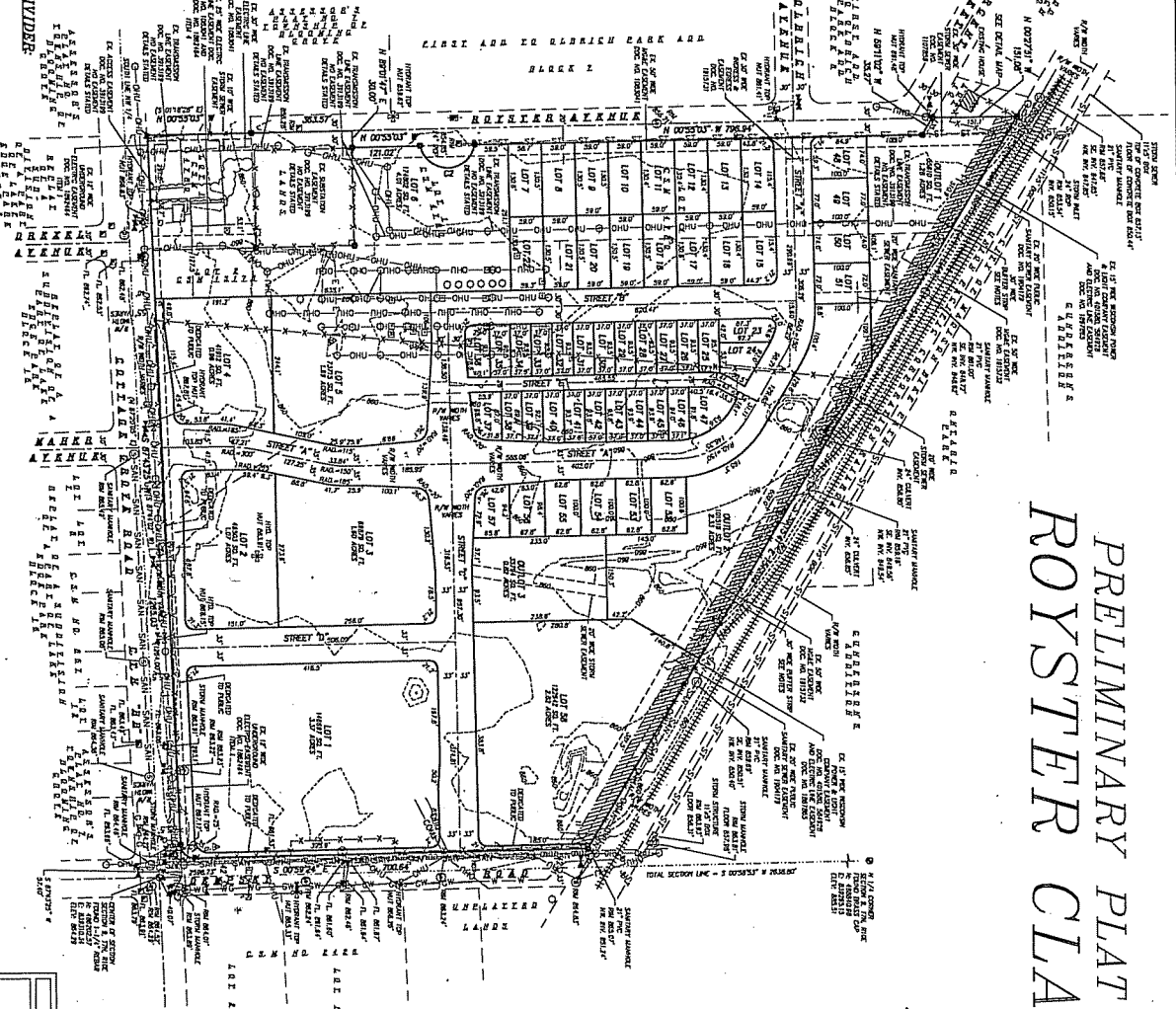
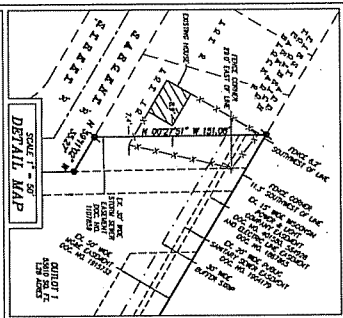
PREGNANT PAID OFF			
ROYSTER CLARK DEVELOPMENT			
DATE	MAJOR R. ROY	REPORT DATE	4-12-82
SCOD	1 - 100'		100'
DRIVE BY	EST. PAYMENT		1.00

 WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WILMINGTON, MISSISSIPPI, 39397.
MOA T. PROBY & CHRIS W. ADAMS

APPROVING AUTHORITIES:
CITY OF WAINWORTH COMMON COUNCIL

OWNER/SUBBLINDER:
RDC DEVELOPMENT, LLC
4605 DOWMETAL DRIVE
WILSON, MI 48394

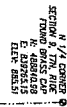
ENGINEER:
QUAK ENGINEERING, LLC
4604 SIOCKLOW ROAD, SUITE
M/FARLAND, MI 48558

[illegible]

DATE / TIME	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00	01/07/2016 07:00
WIND	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
TEMP	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0	28.0
REL. HUM.	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0	65.0
SEA	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WAVE PERIOD	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
WAVE DIRECTION	180	180	180	180	180	180	180	180	180	180	180	180	180	180
WAVE HEIGHT	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
WAVE PERIOD	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
WAVE DIRECTION	180	180	180	180	180	180	180	180	180	180	180	180	180	180
WAVE HEIGHT	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

SECRET

SE 1/4 OF THE NW 1/4 OF SECTION 9, T7N, R12E, CITY OF MADISON, DANE COUNTY, WISCONSIN



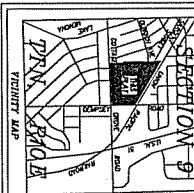
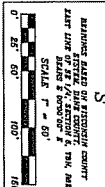
- DHU----- ■ OVERHEAD UTILITY LINE

1. THIS SOURCE WAS PREPARED WITH THE ASSISTANCE OF THE FOLLOWING PERSONS OR FIRMS: MICHAEL B. FIRST AMERICAN DIME INSURANCE COMPANY; GROSS INC. 544-09-1442.

- 14) SEE SHEET 3 FOR CARRY TABLE AND LOT AREA TABLE.

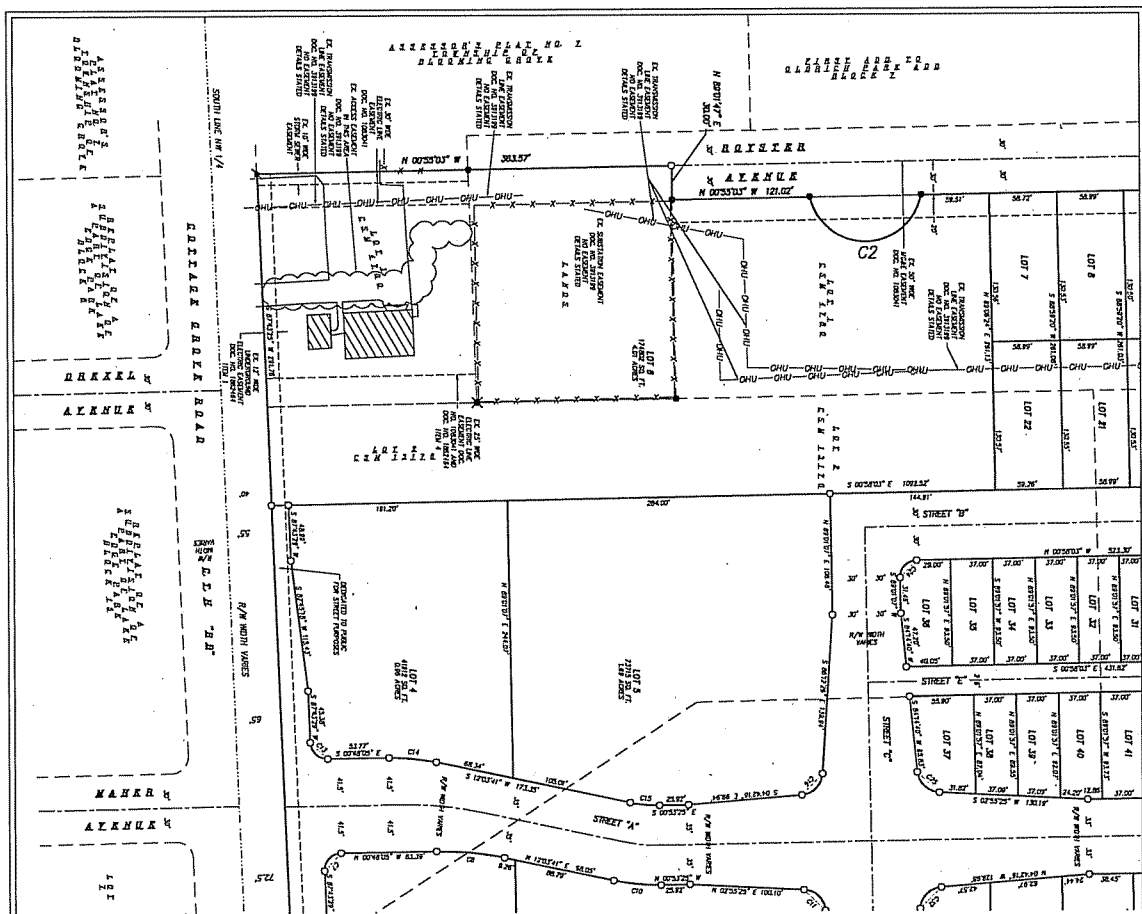


BEING ALL OF LOT 1 AND LOT 2, C.S.U. NO. 13176, PART OF LOT 4, C.S.U. NO. 47828 AND LANDS ALL LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 8, T7N, R12E, CITY OF MADISON, DANE COUNTY, WISCONSIN



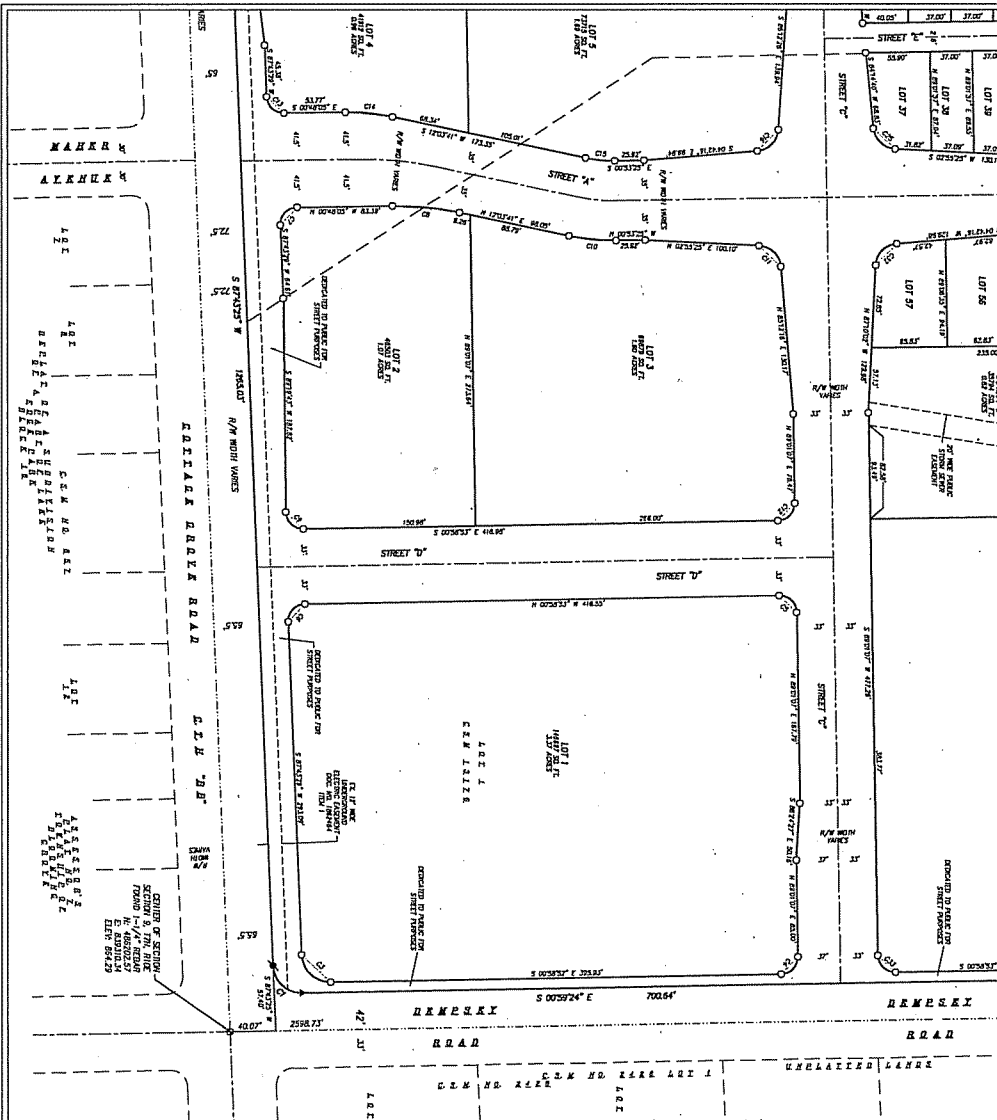
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 WEIGHT OF 417 LBS/LINEAR FOOT
 ALL OTHER LOTS CORNERS ARE
 MARKED WITH 3/4" REBAR, MINIMUM
 WEIGHT OF 1,350 LBS/LINEAR FOOT
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 ○ — FOUNDED 1" PIPE
 X — FOUNDED 1-1/4" REBAR
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- ▲ — FOUNDED STEEL SURVEY SPIKE
 ○ — FOUNDED SECTION CORNER
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- — — — — FENCE LINE
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JOD NO. - 137-
REV. 03-19-13
SHEET 3 OF 5

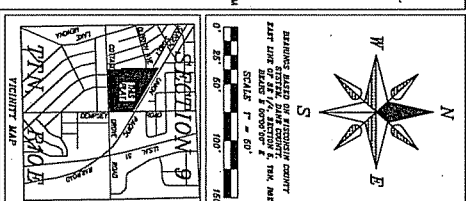
SE 1/4 OF THE NW 1/4 OF SECTION 2, T7N, R12E, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND:**
 O = SET 1-1/4" REBAR, MINIMUM WEIGHT OF 417 LBS./LINEAR FOOT
 ALL OTHER LOT CORREAS ARE MARKED WITH 3/4" REBAR, MINIMUM WEIGHT OF 150 LBS./LINEAR FOOT
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 ✕ = FOUND 1" PIPE
 ✕ = FOUND 1-1/4" REBAR
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NOTES:

- [illegible]



SE 1/4 OF THE NW 1/4 OF SECTION 8, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

[illegible]

Registered Land Surveyors

For approval or objection:

Care Manager Consent

ONE
PAGE

City of Houston, a matched expression duly registered and adding under and by the issue of the State of Texas, as error, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the aforesaid plat used first heretofore contained in the above annex certificate.

I received your letter on _____ day of _____, 20____. David Schoenbach, its former director, City of London
and known by me to be the person who executed the foregoing Affidavit and known by me to be the most officer of said
corporation, and acknowledge that they executed the foregoing Affidavit as such officer or his representative
by its authority.

_____ Don'ty, Missouri

[illegible]

John Norton

[illegible]

100

Paradise seems not to be — by the way — 20. Bruce S. Millman, its Executive Vice President, of Aspen, U.S. headquarters, and known by all to be the person who recruited the foregoing interviewee and hired by me to be head officer of said corporation, and methodology that they involved the foregoing testimony to each other as the deed of said corporation by its activity.

Albert Proctor, Director

My certificate expires _____

Arrived for recording this _____ day of _____, 19____ at _____ o'clock _____ and received to
 them _____ at _____ of Hills on _____ through _____

CERTIFICAT

Answered that this pull train was Royal Oak, located in the City of Madison, was heavily guarded by national marshals and police officers, and that the train was escorted by the Madison Police Department. He stated that the train was escorted by the Madison Police Department, and that the train was escorted by the Madison Police Department.

David J. Karpis, Treasurer, New Society _____

1000

Year	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

[illegible]