



City of Madison

Proposed Rezoning

Location
5709 Milwaukee Street

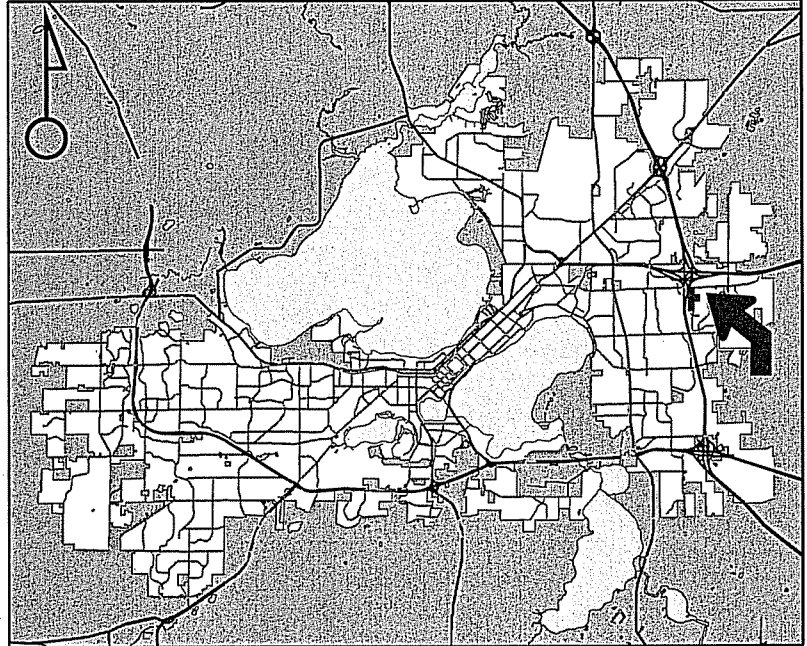
Applicant
Chris Homburg –
Madison Rock and Sand

From: A & PUD-SIP To: Amended
PUD(PD)-GDP-SIP

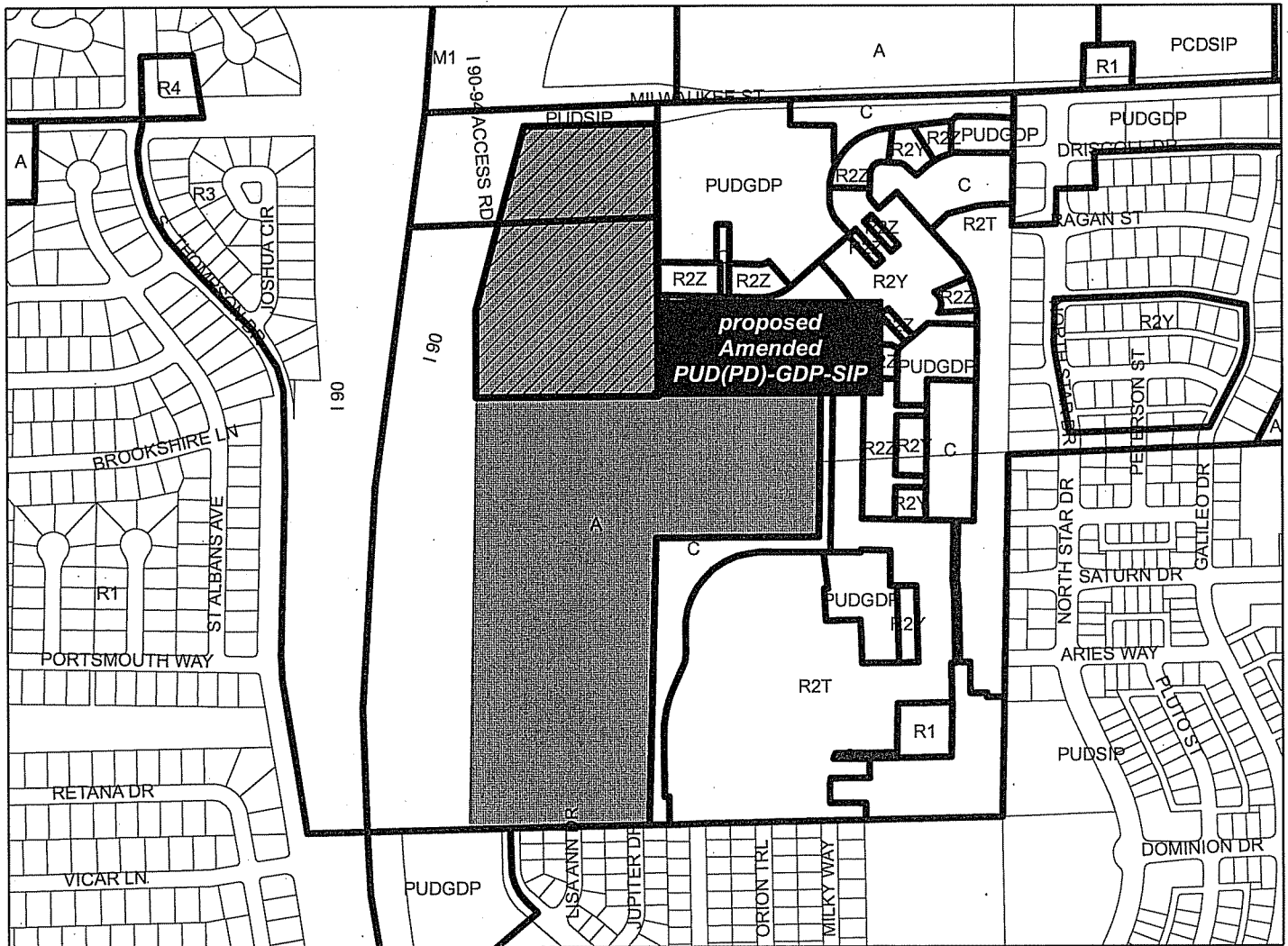
Existing Use
Quarry

Proposed Use
Amend and expand PUD for
existing quarry facilities

Public Hearing Date
Plan Commission
04 February 2013
Common Council
05 February 2013



For Questions Contact: Michael Waidelich at: 267-8735 or mwaidelich@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 22 January 2013



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5709 Milwaukee Street

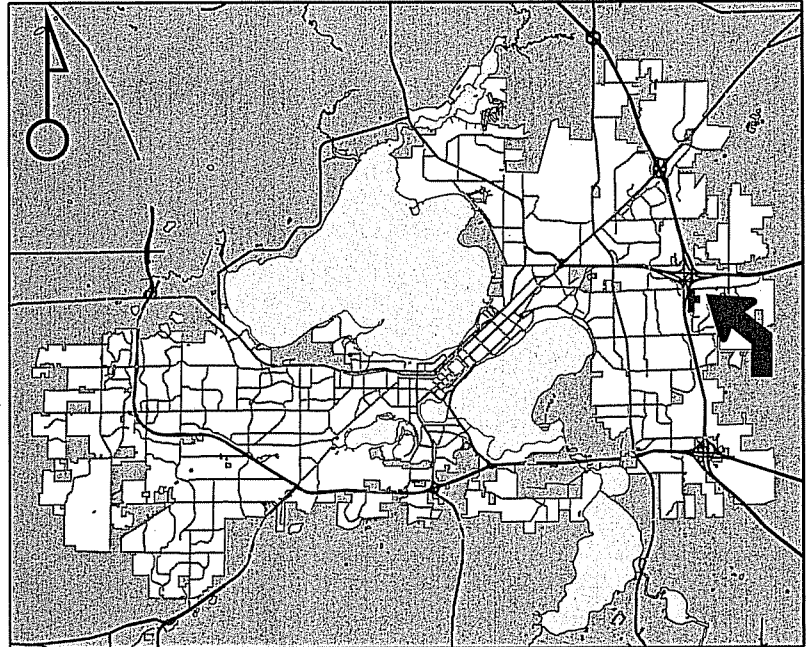
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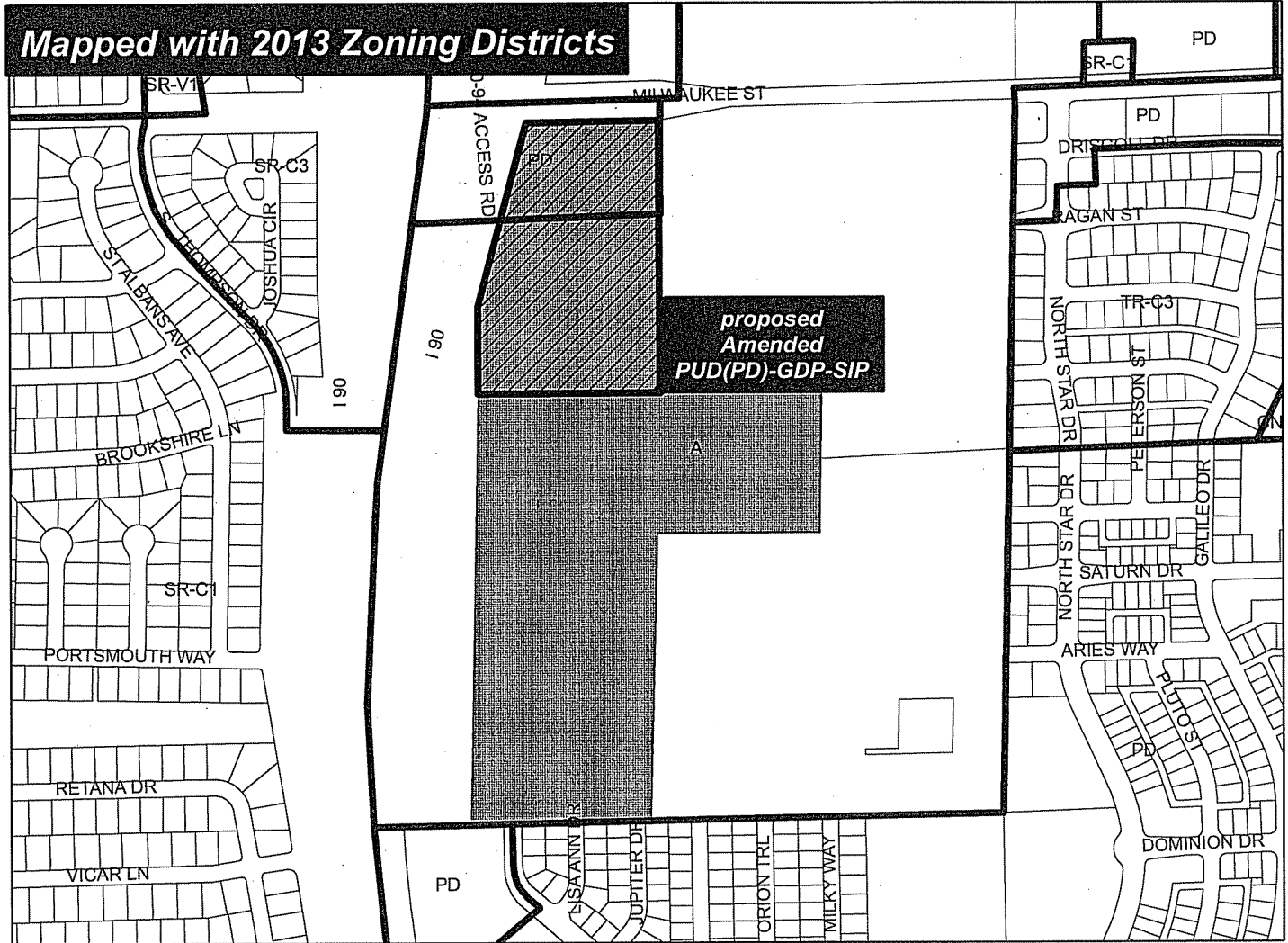
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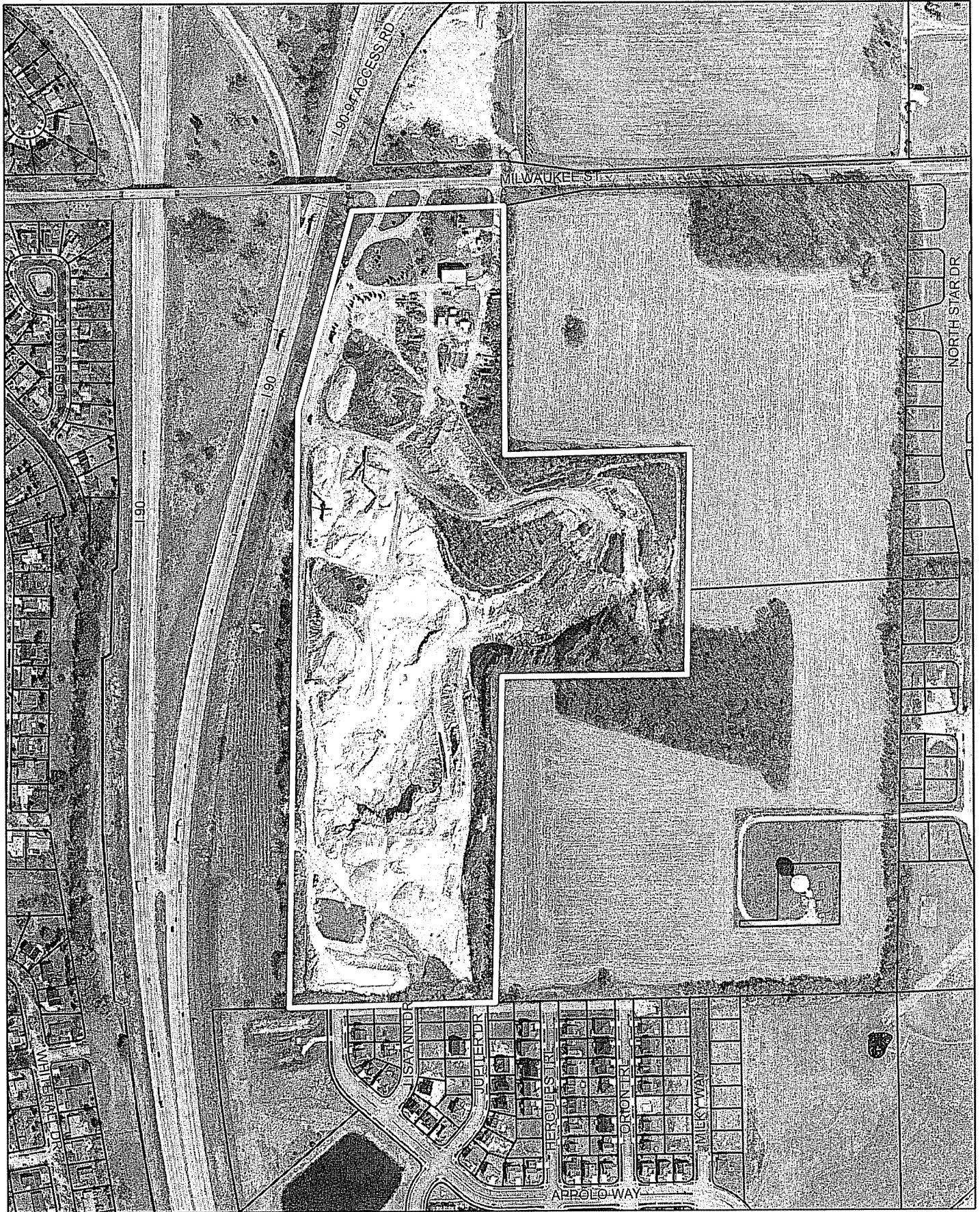


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LAND USE APPLICATION Madison Plan Commission

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

- 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.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:			
Amt. Paid	<u>\$2900</u>	Receipt No.	<u>137165</u>
Date Received	<u>10/25/12</u>		
Received By	<u>PDA.</u>		
Parcel No.	<u>0710-023-0098-8</u>		
Aldermanic District	<u>3 LAUREN CNARE</u>		
GQ	<u>P.K.</u>		
Zoning District	<u>PUDSIP</u>		
For Complete Submittal			
Application	<input checked="" type="checkbox"/>	Letter of Intent	<input checked="" type="checkbox"/>
Photos	<input checked="" type="checkbox"/>	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/>	Zoning Text	<input checked="" type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/>	Waiver	<input type="checkbox"/>
Nbrhd. Assn Not.	<input checked="" type="checkbox"/>	Waiver	<input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>		

1. **Project Address:** 5709 Milwaukee Street **Project Area in Acres:** 14.26

Project Title (if any): Madison Rock & Sand Quarry

2. This is an application for (Check all that apply to your Land Use Application):
- Zoning Map Amendment from PUD-GDP-SIP-A to Amended PUD-GDP-SIP
 - Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
 - Conditional Use, or Major Alteration to an Approved Conditional Use
 - Demolition Permit
 - Review of Minor Alteration to Planned Development by the Plan Commission Only

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Madison Rock & Sand, LLC Company: Madison Rock & Sand, LLC

Street Address: 4621 Tonyawatha Trail City/State: Monona, WI Zip: 53716

Telephone: (608) 241-1178 Fax: (608) 244-9113 Email: chomburg@homburginc.com

Project Contact Person: Chris Homburg Company: Madison Rock & Sand, LLC

Street Address: 4621 Tonyawatha Trail City/State: Monona, WI Zip: 53716

Telephone: (608) 241-1178 Fax: (608) 244-9113 Email: chomburg@homburginc.com

Property Owner (if not applicant): Applicant

Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Quarry, asphalt & concrete pavement and shingle recycling, repair shop & office, material and equipment storage, duplex dwelling unit

Development Schedule: Commencement Existing uses Completion _____

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

In Addition, The Following Items May Also Be Required With Your Application:

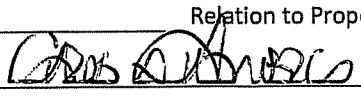
- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Sprecher Neighborhood Development Plan, which recommends residential as the ultimate long term use for this property.
- Pre-application Notification:** Section 28.12 of 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:
Alder Lauren Cnare and the McClellan Park Neighborhood Association on 10/17/12
- 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: Michael Waidelich Date: 10/3/12 Zoning Staff: Pat Anderson Date: 10/19/12

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

Name of Applicant Chris A Homburg Relation to Property Owner Partner

Authorizing Signature of Property Owner  Date 10/24/12

MADISON ROCK & SAND, LLC

4621 Tonyawatha Trail
Monona, WI 53716

October 24, 2012

City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P. O. Box 2984
Madison, WI 53701-2984

Ladies & Gentlemen:

With this letter we are making a formal request to amend the existing PUD/SIP at our quarry located at 5709 Milwaukee Street. This property had a PUD approved on 9/12/77 to recognize the long established uses on the site. Minor revisions to the PUD were approved in 2006 to reflect relocation of some activities within the site, and 2008 to accommodate replacement of the shop and storage building destroyed by fire. With this revision we are requesting a clarification as to what quarry related uses are allowed on the property, and a revision to the boundary of the SIP to encompass the location of the current asphalt and concrete pavement and asphalt shingle recycling uses.

There is no definition of allowed uses in a quarry in Madison ordinances so we would like to suggest that we use something similar to the definition of allowed uses put forth by Dane County which is as follows –

1. Quarrying of sand, gravel, limestone, earth, soil or other mineral resources. This definition includes (when done in connection with mineral extraction) accessory uses such as washing, crushing, and other processing of the materials, the erection of structures and the installation of storage, or both, of the necessary machinery and equipment used in the mineral extraction operation. Production of asphalt or concrete is not to be considered part of a mineral extraction operation.
2. Stockpiling and processing concrete and asphalt pavements for the purpose of recycling for reuse in asphalt or concrete mixtures or base course products.

We are also requesting the following use be added to the specified area within the SIP area.

3. Stockpiling and processing asphalt shingles for the purpose of recycling for reuse in asphalt mixtures or base course products.

We have been recycling asphalt and concrete products at this location in the City of Madison for 30+ years. The clarification that it is an allowed use would clear up any uncertainty about the practice.

I am including the required plan sets and land use application with this packet, as well as an updated zoning text including all allowed uses on the site.

If you have any questions please do not hesitate to contact this office.

Sincerely,



Chris A. Homburg, P.E.
Madison Rock & Sand, LLC

608-244-3554
chomburg@homburginc.com

8

Madison Rock & Sand Quarry - PUD

Zoning Text

Allowed Uses

1. 1 Duplex Dwelling
2. 1 Shop/Office and storage buildings
3. Vehicle, equipment and material yard & parking
4. Quarrying of sand, gravel, limestone, earth, soil or other mineral resources. This definition includes (when done in connection with mineral extraction) accessory uses such as washing, crushing, and other processing of the materials, the erection of structures and the installation of storage, or both, of the necessary machinery and equipment used in the mineral extraction operation. Production of asphalt or concrete is not to be considered part of a mineral extraction operation.
5. Stockpiling and processing concrete and asphalt pavements for the purpose of recycling for reuse in asphalt or concrete mixtures or base course products.
6. Stockpiling and processing asphalt shingles for the purpose of recycling for reuse in asphalt mixtures or base course products.

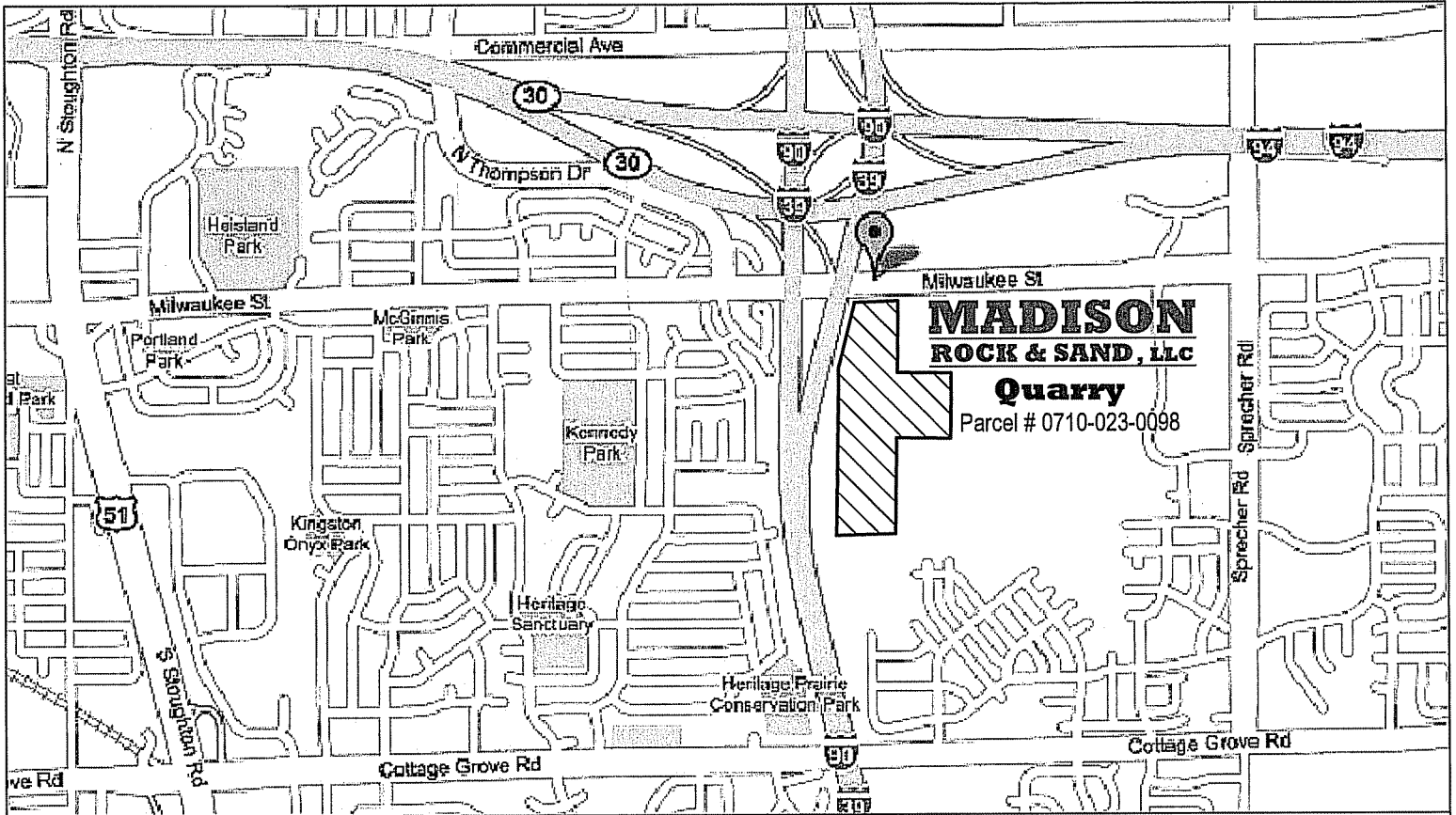
Note: uses 2 and 3 serve both the on-site quarrying activities and an off-site construction business.

MADISON ROCK & SAND, LLC - PUD

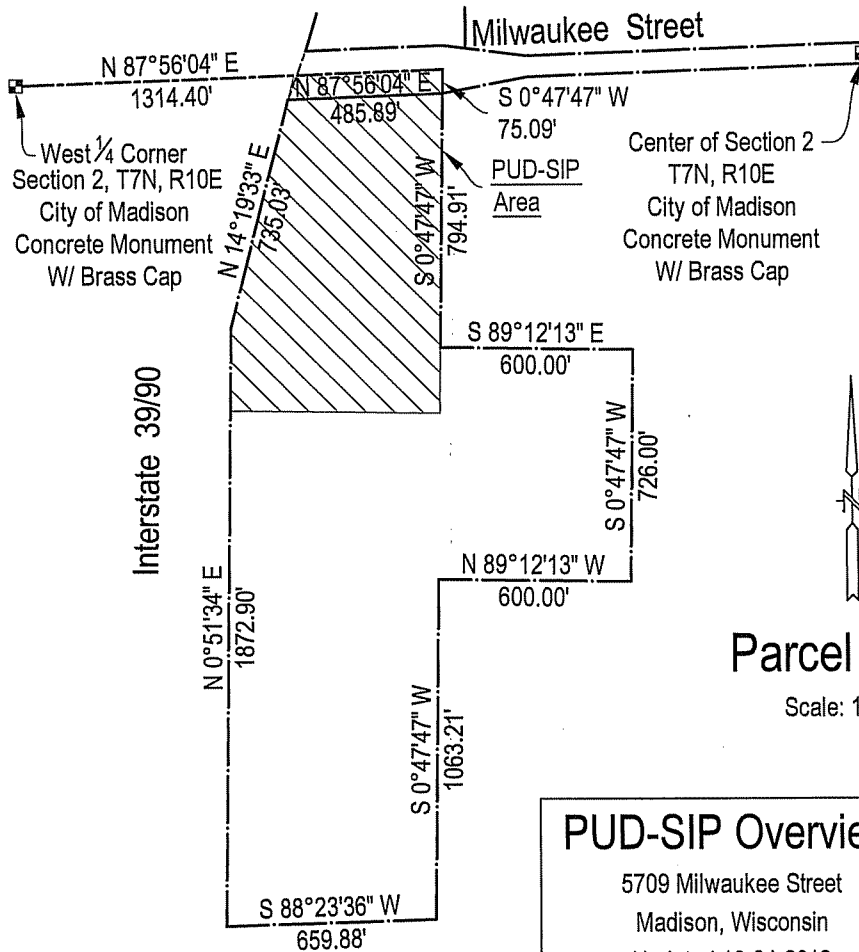
EXHIBIT "A"

Legal Description:

Part of the N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the City of Madison monument at the West $\frac{1}{4}$ corner of said Section 2; thence N $87^{\circ}56'04''$ E along the E-W $\frac{1}{4}$ line of said Section 2, 846.82' to the point of beginning; thence continuing N $87^{\circ}56'04''$ E, along said E-W $\frac{1}{4}$ line 467.58' to the N.E. corner of the N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of said Section 2; thence S $0^{\circ}47'47''$ W, along the East line of said N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$, 1075.09'; thence N $89^{\circ}08'26''$ W, 657.53' to the East right-of-way line of I-90; thence N $0^{\circ}51'34''$ E, along said East right-of-way line, 260.39 thence N $14^{\circ}19'32''$ E, along said East right-of-way line, 813.20 to the point of beginning. Containing 14.26 acres.



MADISON
ROCK & SAND, LLC
Quarry
 Parcel # 0710-023-0098



PUD-SIP Overview

5709 Milwaukee Street
 Madison, Wisconsin
 Updated 10-24-2012

MADISON
ROCK & SAND, LLC

4621 Tonyawatha Trail - Monona, WI 53716

