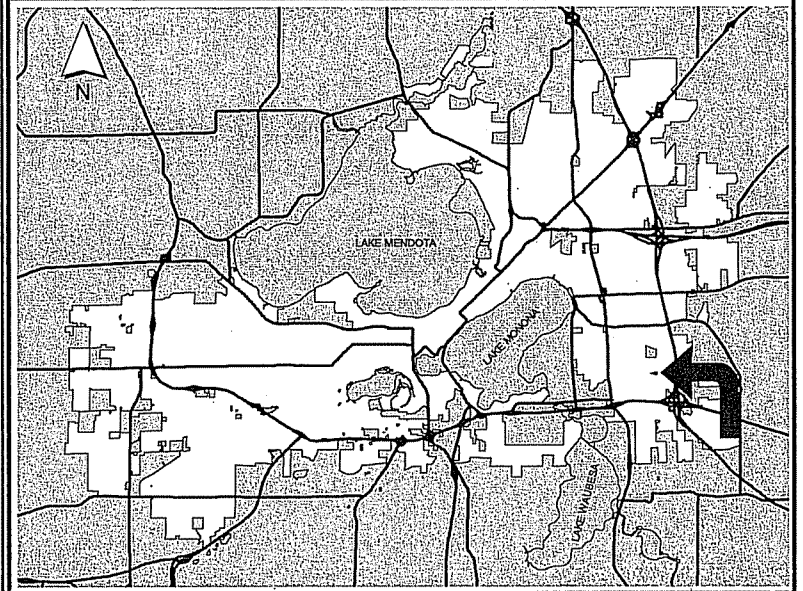


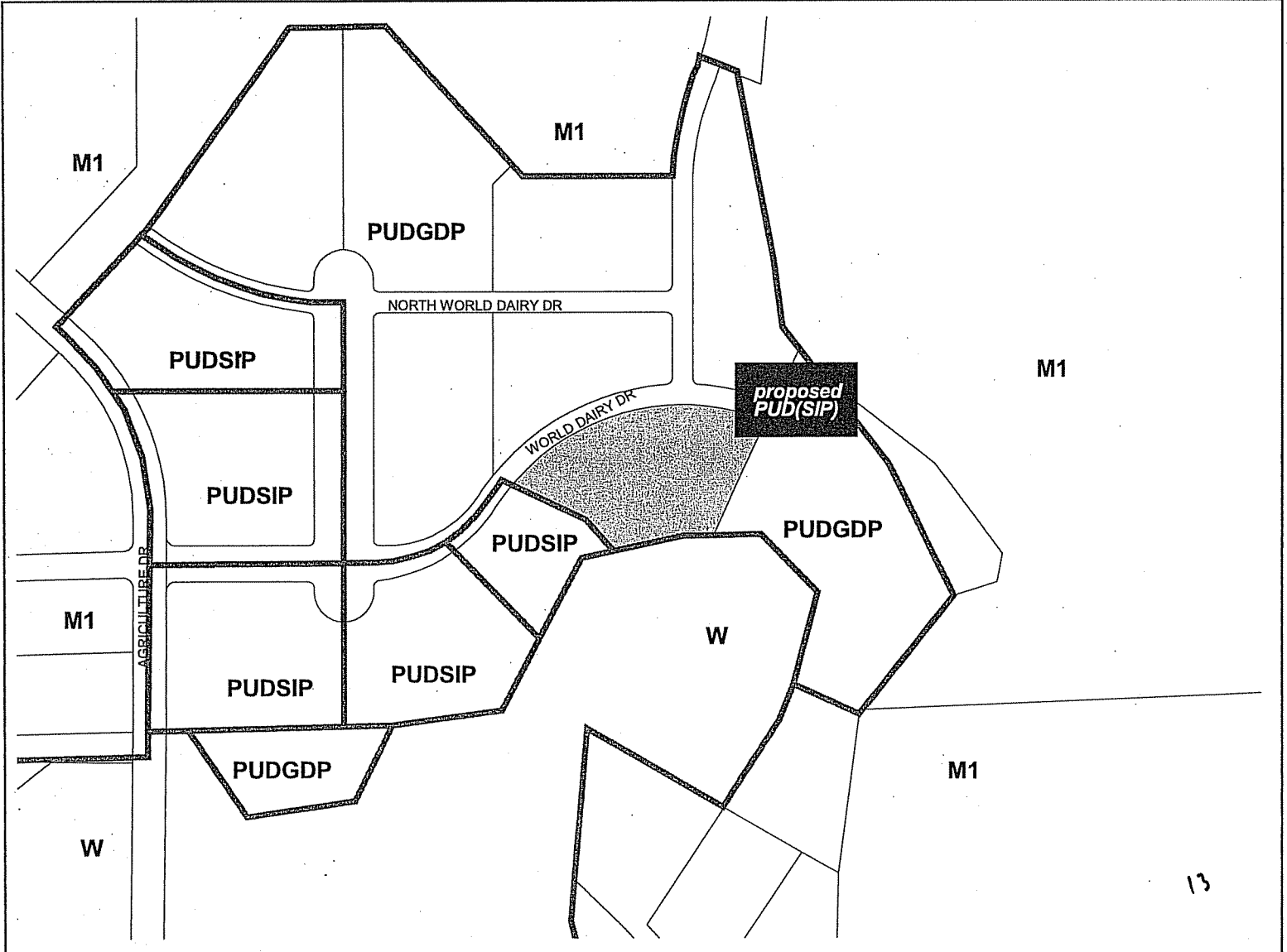
# CITY OF MADISON

# Proposed Rezoning

Location: 5451 World Dairy Drive  
Applicant: Fen Oak, LLC/  
Joseph Ash - JD Ash Architect, LLC  
From PUD(GDP) District(s)  
To PUD(SIP) District(s)  
Existing Use: Vacant Lot  
Proposed Use: 31,270 sf Office Building  
File No. \_\_\_\_\_  
Public Hearing Dates:  
Plan Commission 07 November 2005  
Common Council 29 November 2005



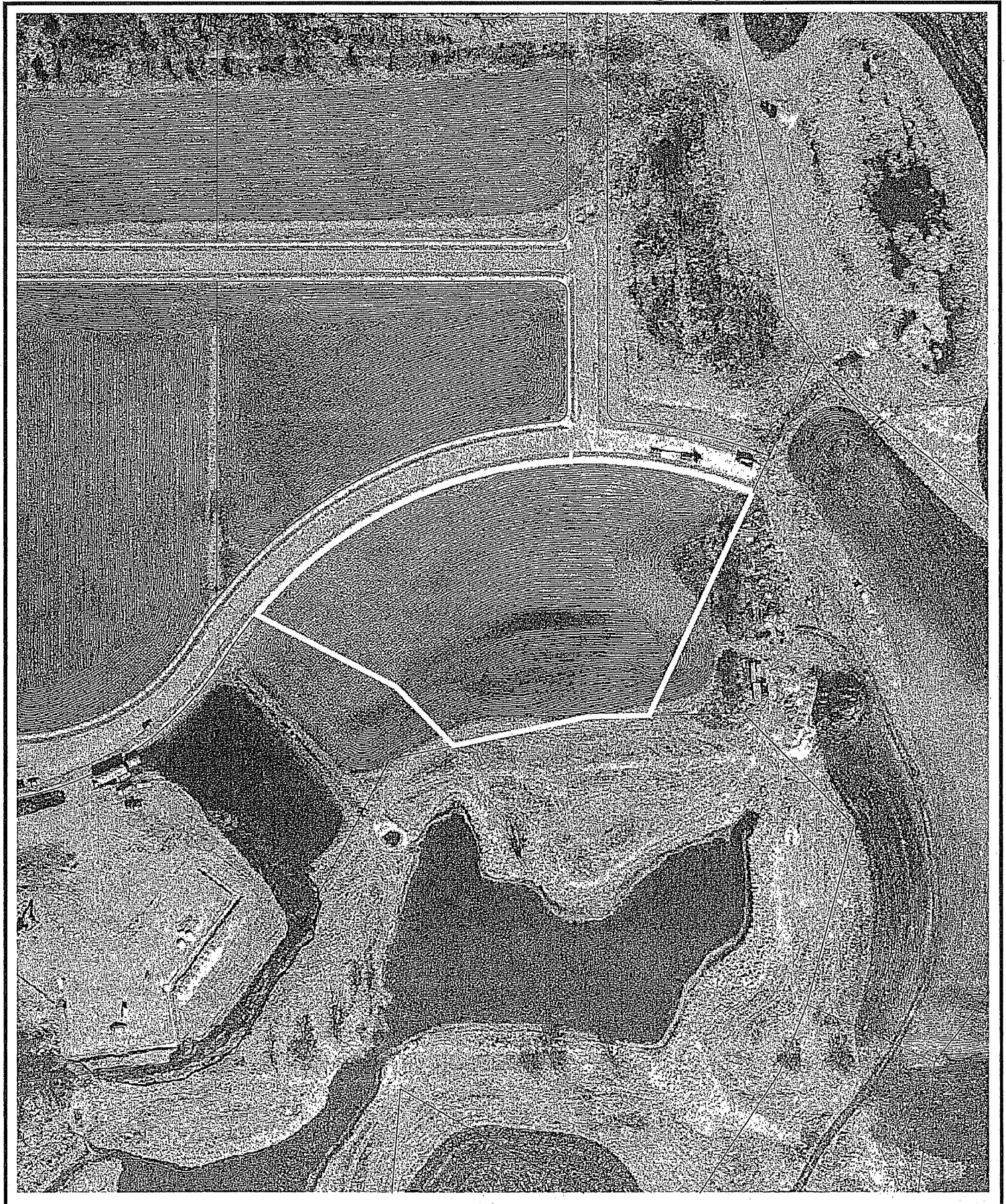
For Questions contact: Pete Olson at 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



# 5451 World Dairy Drive

0 100 Feet

*Date of Aerial Photography - April 2003*



12

# 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.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

64630-\$100.00  
64631-\$1,400.00

**FOR OFFICE USE ONLY:** Receipt No. 64632-\$300.00

Amt. Paid \$1800 Date Received 9-19-05

Received By Kaw

Parcel No. 0710-221-0409-7

Aldermanic District 16- Judy Compton

GQ PUD(~~SIP~~)

Zoning District PUD(GDP)

**For Complete Submittal**

Application  Letter of Intent

IDUP N/A Legal Descript. \_\_\_\_\_

Plan Sets  Zoning Text

Alder Notification \_\_\_\_\_ Waiver

Ngrbrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_

Date Sign Issued \_\_\_\_\_

1. **Project Address:** 5451 WORLD DAIRY DRIVE **Project Area in Acres:** 3.45

**Project Title (if any):** 7 FEN OAK (5451 World Dairy Dr.) 1200  
600  
1800

2. **This is an application for:** (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from PUD(GDP) to PUD(SIP)       Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP       Rezoning from PUD/~~SIP~~-GDP to PUD/~~SIP~~-SIP

Conditional Use       Demolition Permit       Other Requests (Specify): \_\_\_\_\_

3. **Applicant, Agent & Property Owner Information:** *Lot 1 of CSM 10060 as recorded in Reg'd of deeds in Vol 58, Pages 338-31*

Applicant's Name: JOSEPH ASH Company: J.D. ASH ARCHITECT LLC

Street Address: 5707 STEEPLECHASE DR City/State: WAUNAKEE WI Zip: 53597

Telephone: (608)849-3063 Fax: (608)850-4714 Email: JDASH82944@CHARTER.NET

Project Contact Person: JOSEPH ASH Company: J.D. ASH ARCHITECT

Street Address: 5707 STEEPLECHASE DR City/State: WANAKEE WI Zip: 53597

Telephone: (608)849-3063 Fax: (608)850-4714 Email: JDASH82944@CHARTER.NET

Property Owner (if not applicant): FEN OAK LLC

Street Address: 429 GAMMON PL. City/State: MADISON WI Zip: 53719

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: THE PROJECT IS A ONE STORY OFFICE BUILDING OF 31,270 SQUARE FEET.

Development Schedule: Commencement OCTOBER Completion APRIL 2006

**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$ 400.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** 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 and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of* WORLD DAIRY CAMPUS G.D.P *Plan, which recommends:*

CONFORMANCE WITH THE PLAN *for this property.*

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

ALDER JUDY COMPTON HAS WAIVED PRE-APPLICATION NOTIFICATION.

*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.* waived dated 8-2-05

**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 Counter and Planning Unit staff; note staff persons and date.

Planner BILL FRUHLING Date 7-19-05 | Zoning Staff KATHY VOLK Date 7-19-05

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name JOSEPH D. ASH Date SEPT 12 2005

Signature Joseph D. Ash Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner Joseph D. Ash Date 9/19/05 **AGENT** 13



September 12, 2005

Madison Plan Commission  
Re: Letter of Intent

To plan commission members concerned. Please review this letter of intent to build a 31,270 S.F. office building including a request to rezone the site from a PUD/GDP to PUD-SIP.

The name of the project will be known as 7 Fen Oak. It is a single story, steel constructed building with brick veneer of 31,270 square feet located at 5451 World Dairy Drive in the World Dairy Campus. The site is vacant of any construction.

The project construction schedule is due to start in November with completion in April of 2006.

The project will be owned by Fen Oak LLC, a partnership of Don Gardner, Mike Baker and James Frater. James Frater will occupy 50% of the building with his company known as Bit 7/ Bjorksten Labs, with future plans to occupy the entire building. The Project Architect is J.D. Ash of Waunakee with the contractor to be Advanced Building Corporation of Verona, owned by Charles Duncan and Kevin Quame.

The building is an office building of 31,270 S.F. of which Bit 7/ Bjorksten will occupy 50%. Bit 7 / Bjorksten is a product research, design, testing and development company that supports medical, commercial and consumer companies in creating and producing new products.

Bit 7 has approximately 32 full time employees working on site in their Madison office.

Bit 7 normally is open from 7 AM to 6 PM Monday through Friday; although extended hours are occasionally required to complete projects.

The remaining half (15,000 S. F.) of building will be leased to tenants that are in need of general office space.

The building will have two loading bays with docks, and two masonry trash enclosures. The site is 150,216 S. F. and will provide 106 parking stalls with the ability to provide an additional 20 stalls if required.

The site has ample areas for storage of snow. Snow removal, yard maintenance and lawn care will be contracted through private contractors.

13



Zoning Text: Specific Implementation plan (PUD-SIP)

Project Name: 7 Fen Oak (Office Facility)

Site Address: 5451 World Dairy Drive

Legal Description: This PUG-SIP zoning district is established to allow for the construction of office facilities.

A. Statement of Purpose:

1. This Planned Unit Development ("PUD") District is established to provide employment opportunities within an aesthetically attractive working environment exclusively for and conducive to the development and protection of research and development institutions, certain specialized manufacturing and industrial establishments, and offices all of a non-nuisance type. The essential purpose of this district is to achieve development which is practical, feasible and economical and maintain desirable economic development activities in an attractive urban setting. The district is intended to provide sites which are suitable for industrial and office uses within an aesthetically attractive area.

B. Permitted Uses

- | 1. | <u>Lot Number</u> | <u>Permitted Use</u> | <u>Zoning Requested</u> |
|----|-------------------|----------------------|-------------------------|
|    | Lot 1 (One)       | Office               | PUD-SIP                 |
2. The temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. Lot Area

1. Lot area = 150,216 S.F. (3.45 Acres)

D. Floor Area Ratio:

1. Floor area ratio for this site is 1.0
2. Floor area ratio for this project is .21
3. Maximum Height for this building is 1 (one) story

E. Yard Requirements:

1. Yard areas will be as provided and shown on approved plans.

F. Landscaping:

1. Site landscaping will be as provided and shown on approved plans.

G. Accessory off-street parking & loading:

1. Accessory off-street parking and loading will be as shown on approved plans.

H. Lighting:

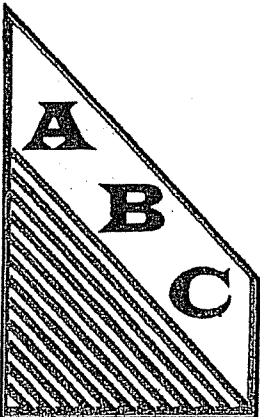
1. Site lighting will be provided as shown on approved plans.

I. Signage:

1. Signage will be as per Chapter 31 of MGO and approved plans.

J. Alteration and revisions:

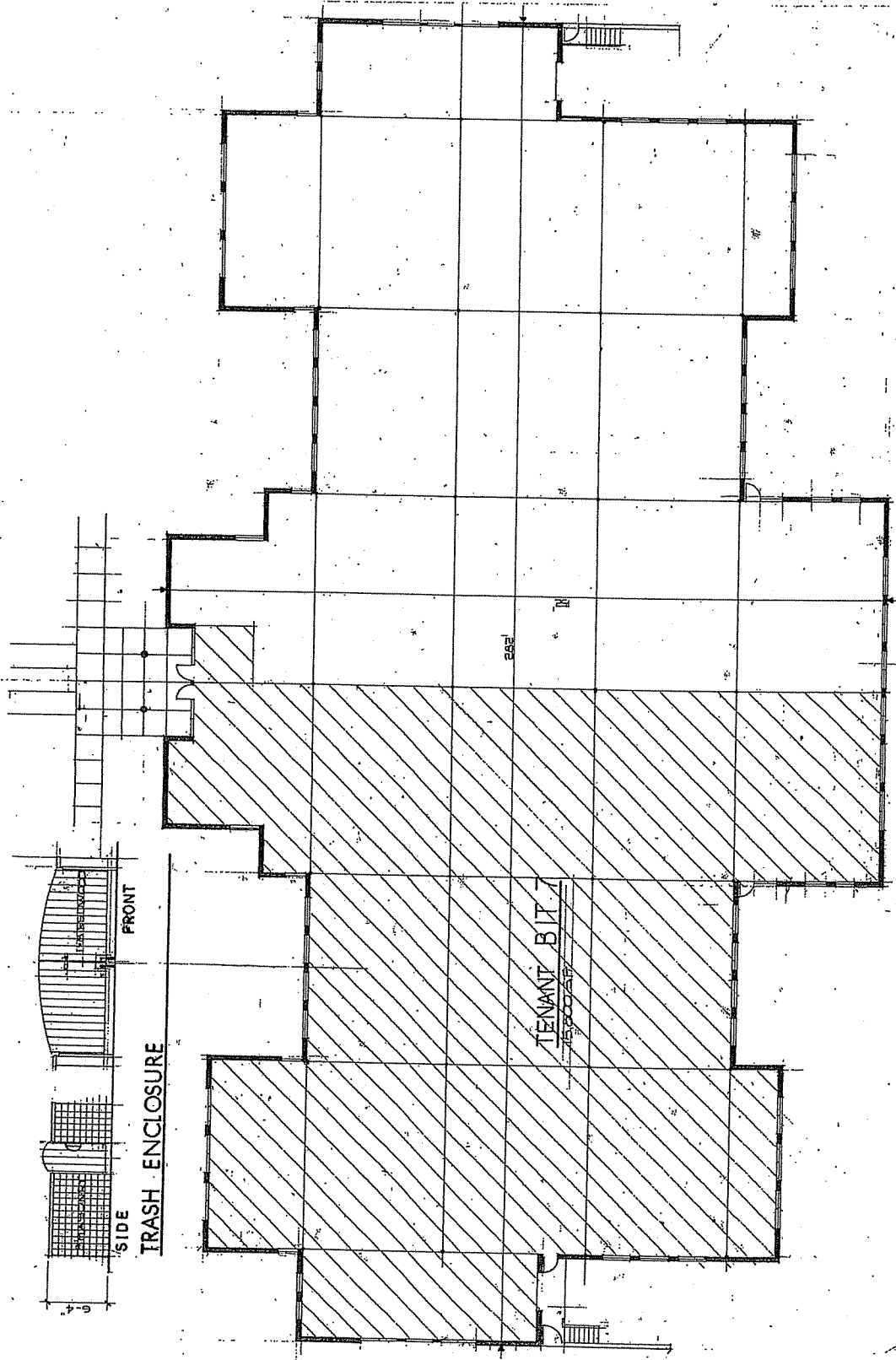
1. No alterations or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administration may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.











# FLOOR PLAN

1/8"

