



Location
902 Dempsey Road

Project Name
Royster-Clark Demolition

Applicant
Greg Manzetti - Ruedebusch
Development & Construction, Inc.

Existing Use
Manufacturing and warehousing buildings

Proposed Use
Demolish/remove all existing structures
to allow future redevelopment of former
Royster-Clark property

Public Hearing Date
Plan Commission
03 October 2011

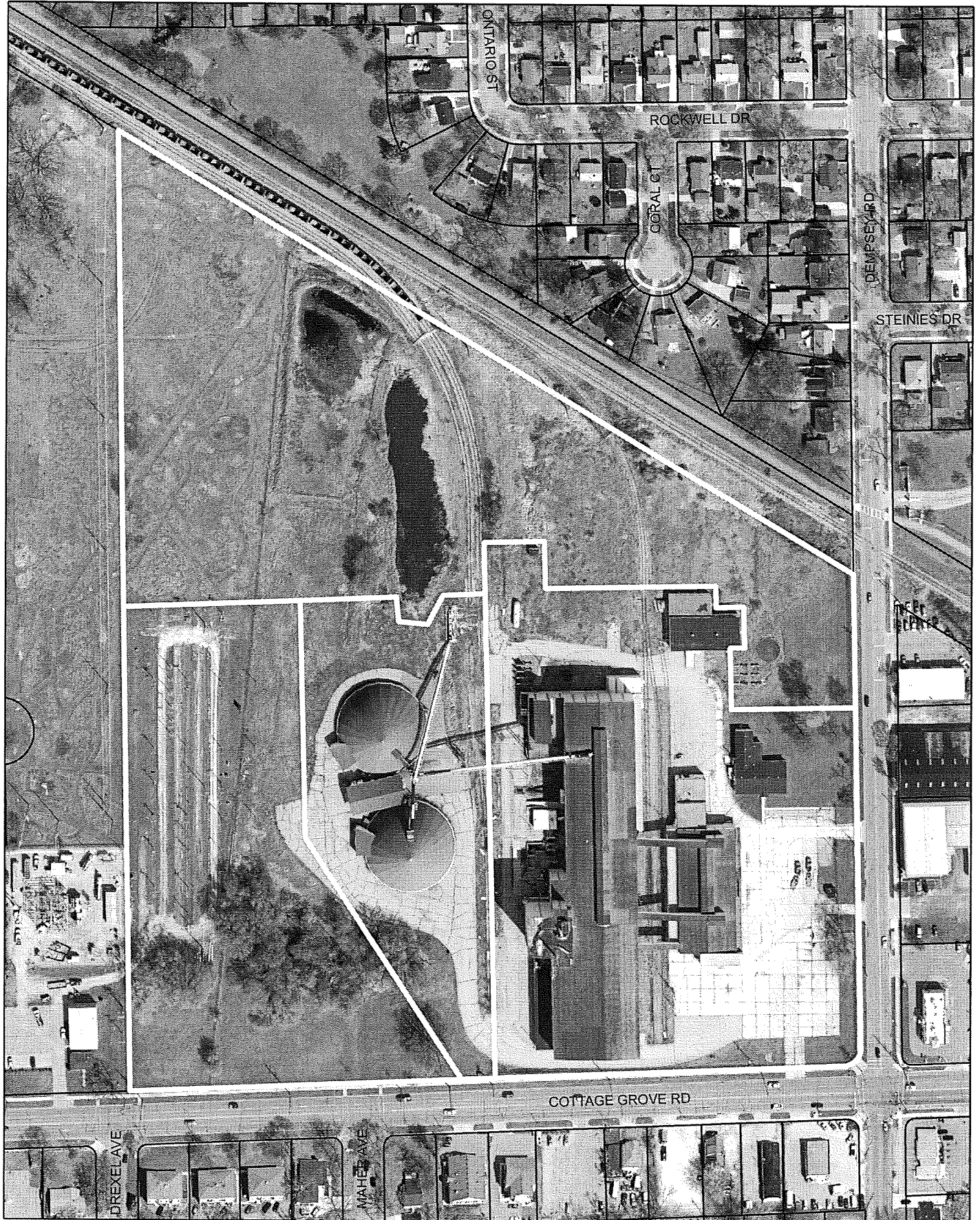


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 19 September 2011





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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550-</u> Receipt No. <u>123845</u>
Date Received	<u>8/17/11</u>
Received By	<u>NSP</u>
Parcel No.	<u>0710-092-2506-4</u>
Aldermanic District	<u>15-PALM</u>
GQ	<u>EX. CUP; ABOVE GROUND FUEL, NOISE X2</u>
Zoning District	<u>M1</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	

1. Project Address: 902 DEMPSEY ROAD Project Area in Acres: 26.67
Project Title (if any): "ROSTERCLARK" DEMOLITION.

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: DAVID A. NELSEN Company: RUEDEBUSCH DEVEL. & CONSTR., INC
 Street Address: 4605 DOWTAIL DR City/State: MADISON/WI Zip: 53704
 Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: DAVE@RUEDEBUSCH.COM
 Project Contact Person: GREG MANZETTI Company: RUEDEBUSCH DEVEL. & CONSTR. INC
 Street Address: 4605 DOWTAIL DR. City/State: MADISON/WI Zip: 53704
 Telephone: (608) 249-2012 Fax: () 249-2032 Email: GREG@RUEDEBUSCH.COM
Bxt. 202
 Property Owner (if not applicant): AGRIUM U.S. INC
 Street Address: 13131 LAKE FRASER DR. S.E. City/State: CALGARY AB Zip: T2J7Z8

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: REMOVAL OF ALL EXISTING BUILDING SUPERSTRUCTURES, ABOVE GROUND STRUCTURES FOUNDATIONS FOOTINGS CONC. SLABS, ASPHALT DRIVES & RAILROAD SPURS.
 Development Schedule: Commencement 4th QTR 2011 Completion 2030

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$550.⁰⁰ See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

- 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.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 ROYSER CLARK SPECIAL AREA PLAN Plan, which recommends: REDEVELOPMENT TO INCLUDE: EMPLOYMENT, RESIDENTIAL & COMMERCIAL USES. 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 & business associations in writing 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:
LARRY PALM & CITY OF MADISON DEVELOPMENT CENTER DEMOLITION NOTIFICATION
SITE 7/25/11
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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 STODER Date: 7/21/11 Zoning Staff: HEATHER Date: 7/21/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name DAVID NELSEN Date 8/17/11
 Signature [Signature] Relation to Property Owner AGENT
 Authorizing Signature of Property Owner [Signature] Date 8/17/11



City of Madison
Madison Municipal Building
215 Martin Luther King Jr. Blvd.
Madison, WI. 53701-2985

Attention:
Heather Stouder, AICP
Planner, Planning Division
City of Madison Department of Planning and Community Development

This letter of intent is to support the requirement of the Land Use Application for the demolition of the former Royster Clark facility located at 902 Dempsey Road and 510 Cottage Grove Road. The demolition work will include removal of all existing above grade structures, their associated foundations and site demolition of all railroad spurs, concrete and asphalt drives. Once the structures are removed, remediation the contamination located on site will take place.

RDC Development, LLC is the applicant and future Owner of the site. RDC Development, LLC is in negotiations with Agrium, US Industries for the purchase of this property at the time of this submittal.

RDC Development, LLC has received a BREWD grant from the City of Madison to help mitigate the cost of the demolition and soil remediation. The demolition application is being submitted at this time because there is a stipulation in the BREWD grant that requires the demolition work to commence prior to November 1st, 2011 in order to receive the full grant amount. As a condition of the demolition permit, the City of Madison will require a deed restriction be placed on the property such that no additional permits will be granted until there is an approved land use plan and preliminary platting has been completed for the site.

The City of Madison is also providing a zero interest loan to RDC Development, LLC to assist with the site remediation. This money is available through the WDNR Ready for Reuse program.

The facility was closed in September 2006 and has been abandoned since that time. The main storage granulation building is unsafe and has been identified as a safety hazard. There is a high risk of personal injury to persons who have been illegally accessing the site.

The application for the Demolition permit is to address these safety concerns and prepare the site for future development as briefly outlined in the application under item 6 "conformance with adopted plans".

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION, INC.

4605 DOVETAIL DRIVE • MADISON WI 53704 • PHONE: 608.249.2012 • FAX: 249.2032

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Page 2

Heather Stouder, ACIP

August 17, 2011

Methods of demolition involve the dismantling of buildings and any above ground superstructures. Materials are to be removed from site and recycled where applicable. The concrete drives, asphalt paving and below grade foundations will be "ground-up" on site and relocated. Contaminated soil is to be removed. Any holes resulting will be filled and the site is to be graded level and seeded until further development occurs.

The structures are identified on the attached "ALTA/ACSM Land Title Survey" and provided to comply with the required submittals.

Attachment "A" Legal description of the 4 parcels of land commonly known as the Royster-Clark Site.

Attachment "B" Photographs of the structures to be demolished.

Attachment "C" Post Demolition Site Plan

Greg Manzetti will be the Owner Representative responsible for the execution of the Demolition activities. All demolition will be conducted by credible, licensed, experienced Demolition Contractors, meeting strict approval criteria established by the owner and ensuring compliance to all applicable laws. A re-use and recycling program, Land Use Plan application and preliminary Platting application will be submitted in the future.

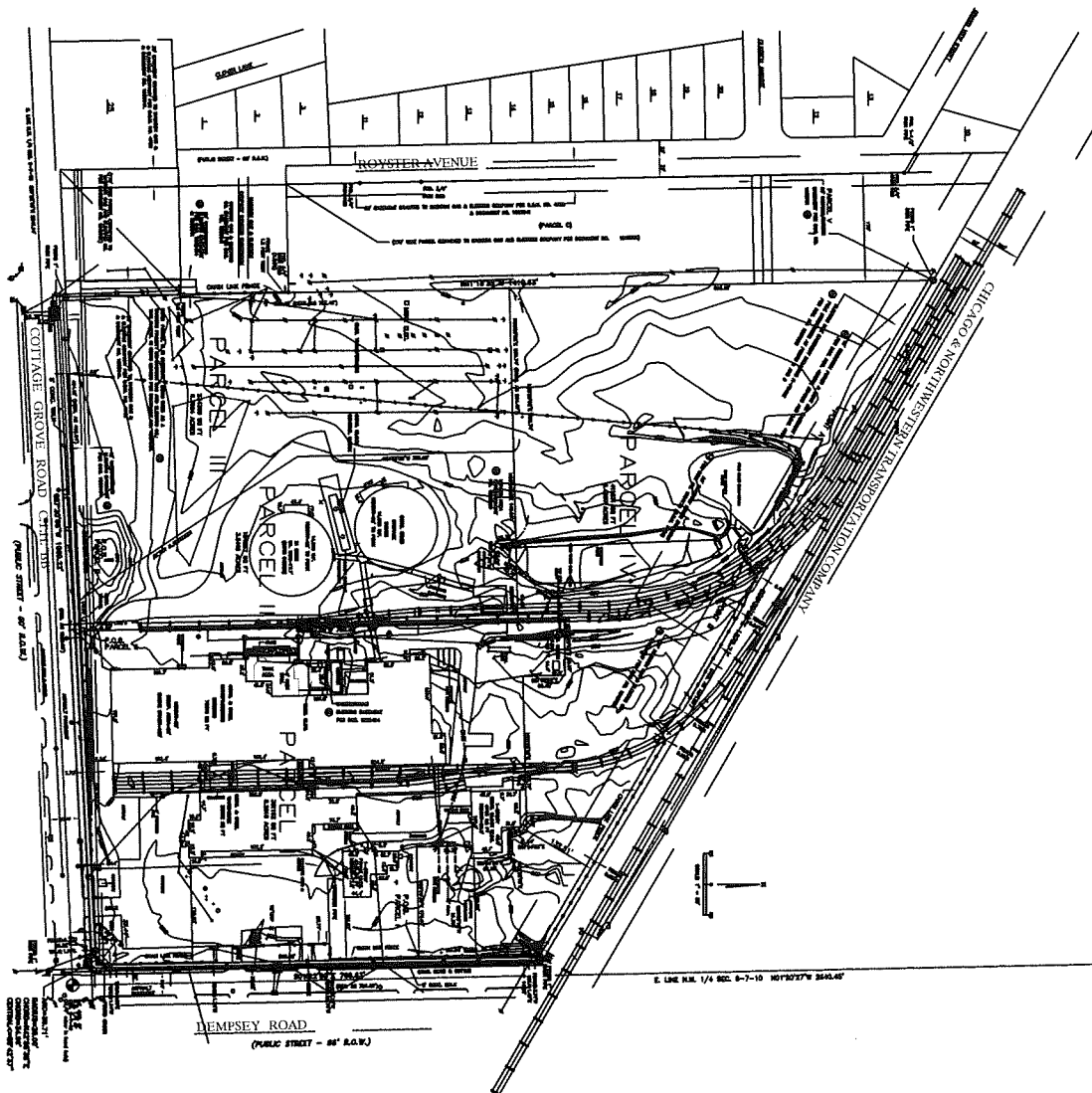
Yours truly,

Ruedebusch Development & Construction, Inc.

Dave Nelsen, P.E.
Director of Engineering

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION, INC.

4605 DOVETAIL DRIVE • MADISON WI 53704 • PHONE: 608.249.2012 • FAX: 249.2032



E. LINE N.M. 1/4 SEC. 6-7-10 N01°20'27" W 2545.45'

XC1.0

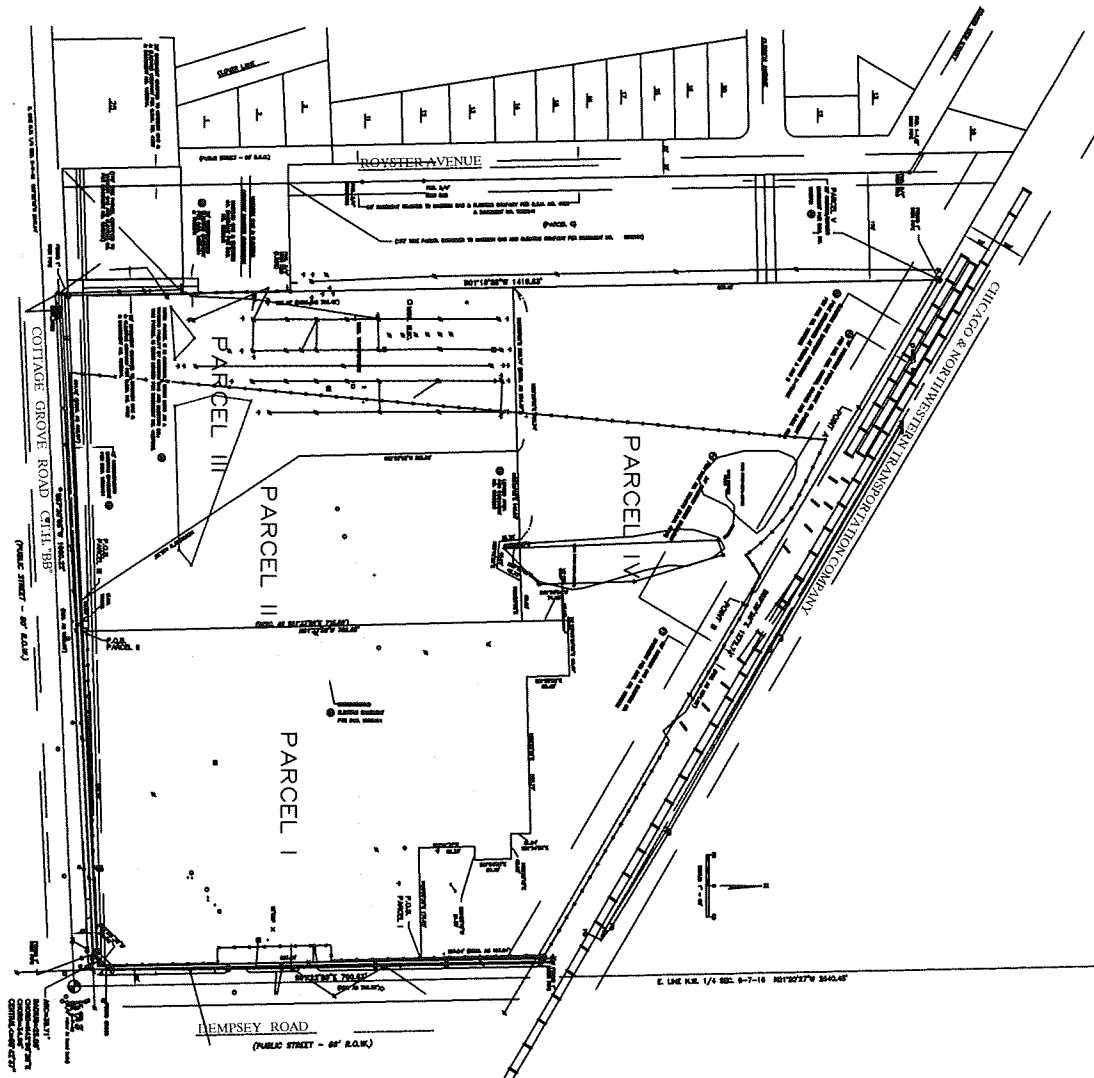
Revision Number	Revision Description	Revision Date Issued by

ROYSTER CLARK DEMOLITION
 902 DEMPSEY RD. &
 510 COTTAGE GROVE RD.
 MADISON, WI

**RUEDEBUSCH
 DEVELOPMENT &
 CONSTRUCTION**

WWW.RUEDEBUSCH.COM
 4605 DOWETAL DRIVE MADISON, WI 53704
 PHONE 608.249.2012 FAX 608.249.2032

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XC2.0

Revision Number	Revision Description	Revision Date	Issued by

ROYSER CLARK DEMOLITION
 902 DEMPSEY RD. &
 510 COTTAGE GROVE RD.
 MADISON, WI

**RUEBUSCH
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 CONSTRUCTION**

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 4605 DOWTAK DRIVE MADISON, WI 53704
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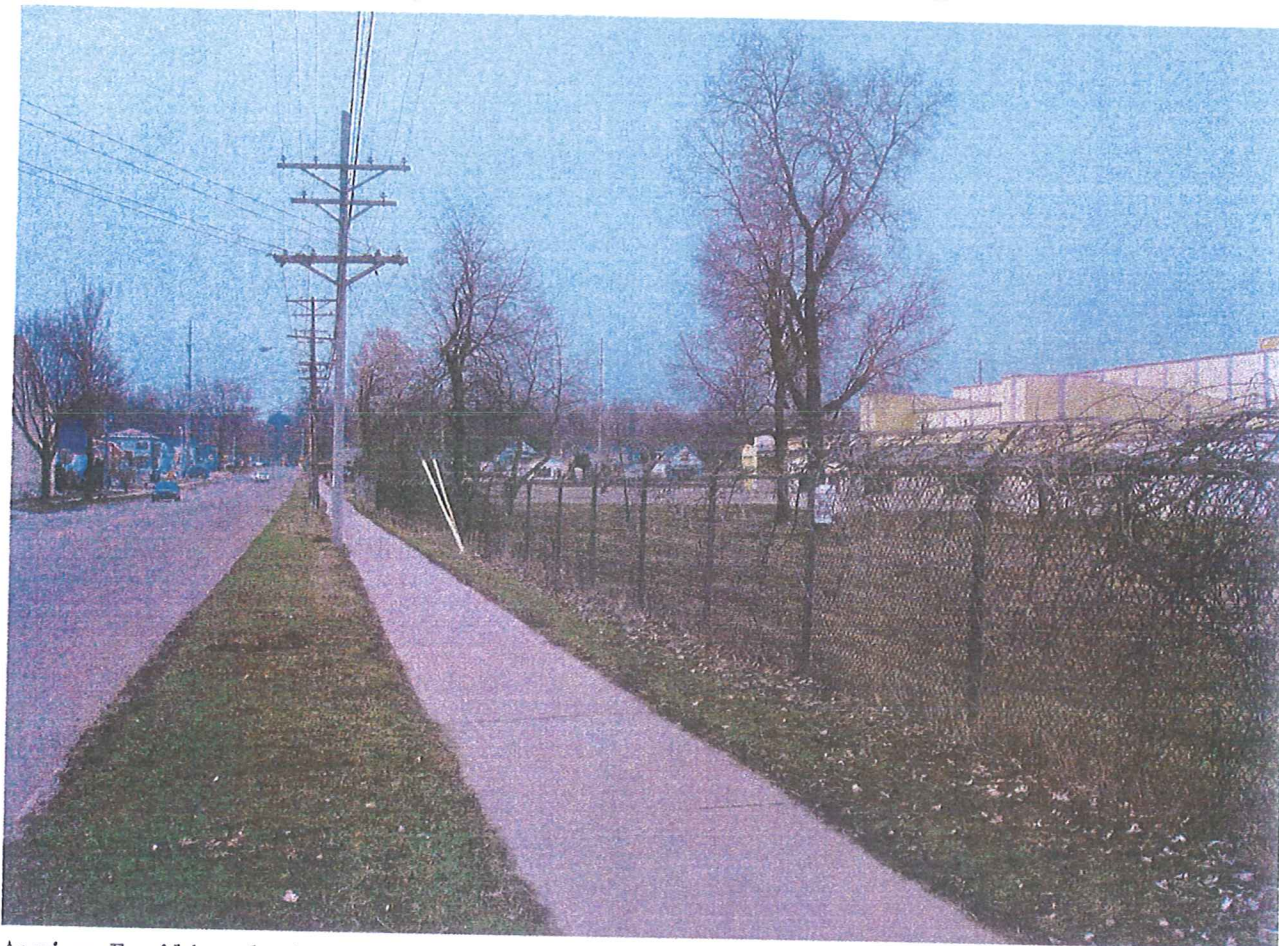
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Agrium Facility looking NE from corner of Drexel Ave. & Cottage Grove Rd.



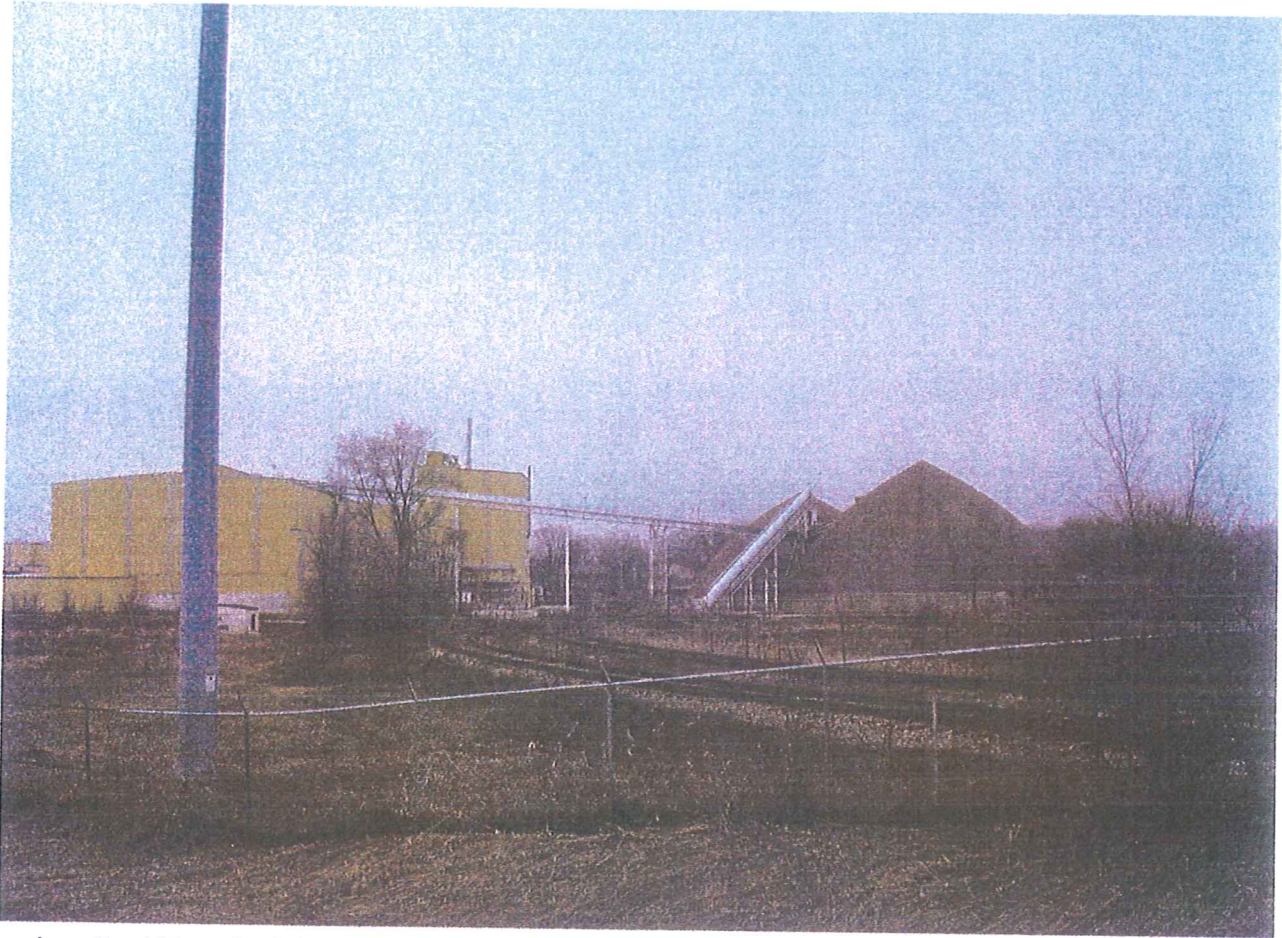
Agrium Facility looking NE from Corner of Dempsey Rd & Cottage Grove Rd



Agrium Facility looking S along Dempsey Rd from NE corner of site



Agrium Facility looking SE from N side of site



Agrium Facility looking S-SE from NW corner of site



Agrium Facility looking E from W side of site

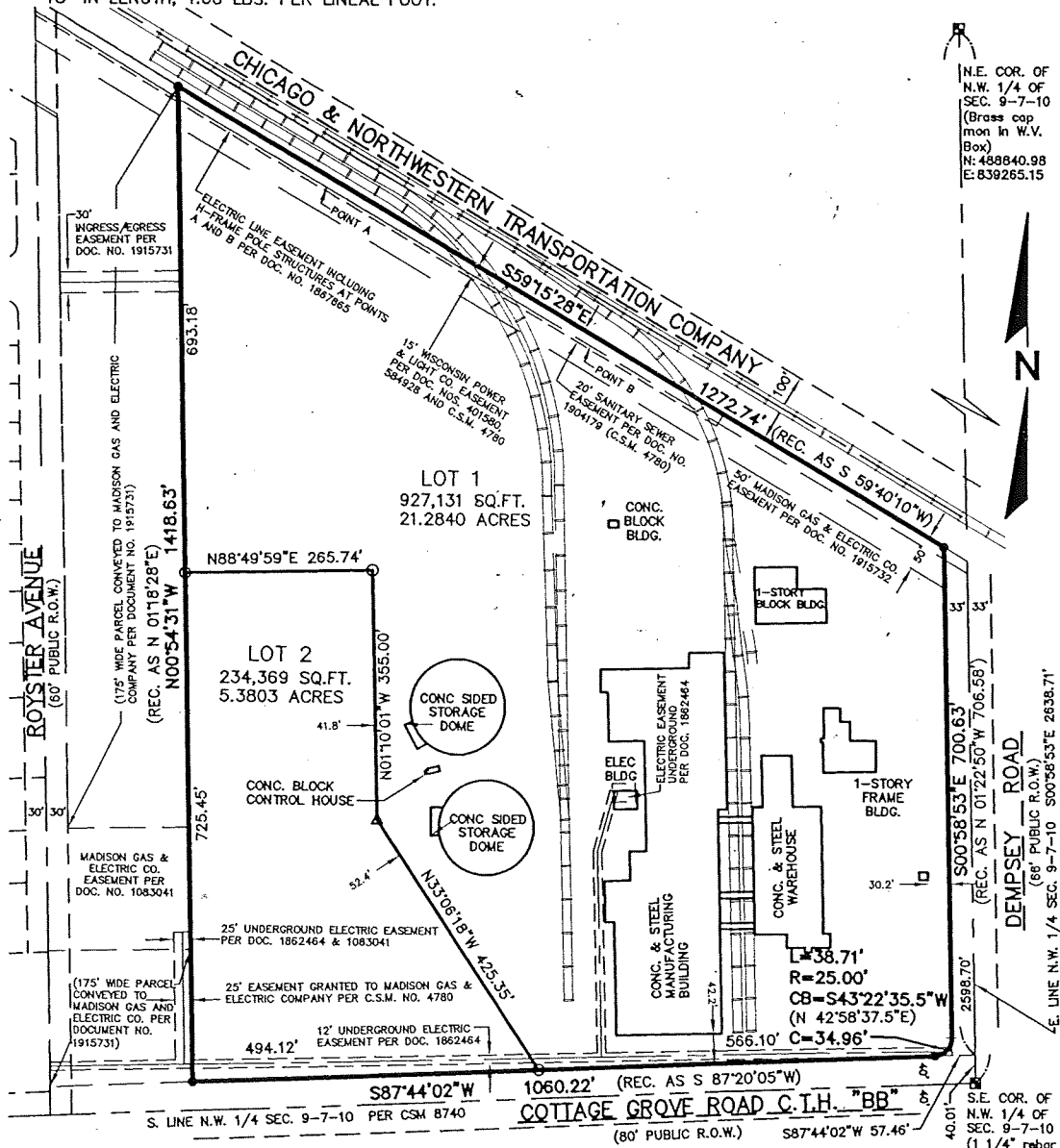


Agrium Facility looking W-NW from Cottage Grove Rd

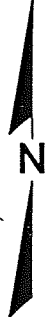
CERTIFIED SURVEY MAP NO. _____

Part of Lot 1 and all of Lot 2 of Certified Survey Map No. 4780, being a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 9, Town 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin.

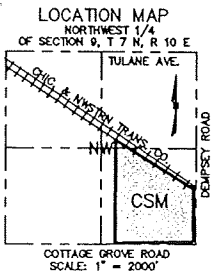
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- + INDICATES FOUND CHISELED CROSS, UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- △ INDICATES SET P.K. NAIL, UNLESS NOTED



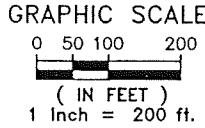
N.E. COR. OF
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SEC. 9-7-10
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Box)
N: 488840.98
E: 839265.15



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ALL DIMENSIONS SHOWN
ARE MEASURED TO THE
NEAREST HUNDRETH
OF A FOOT.
ALL BEARINGS ARE
REFERENCED TO THE
EAST LINE OF THE
NORTHWEST 1/4 OF
SECTION 9, T 7 N, R 10
E, WHICH BEARS
SOUTH 00°58'53" EAST



R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373
www.rasmithnational.com

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CS300L.dwg CS101L2H

SHEET 1 OF 5 SHEETS

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Legal description for 902 Dempsey Road and 510 Cottage Grove Road Madison ,WI

Part of Lot 1 and all of Lot 2 of Certified Survey Map No. 4780, being a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 9, Town 7 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 9; thence South 00°58'53" East along the east line of said section 2598.70 feet to a point; thence South 87°44'02" West along the North right-of-way line of Cottage Grove Road (C.T.H. "BB") and its extension 57.46 feet to the point of beginning of lands herein described; thence continuing along said North right-of-way line South 87°44'02" West 1060.22 feet to a point; thence North 00°54'31" West 1418.63 feet to a point on the Southerly right-of-way line of the Chicago & Northwestern Transportation Company; thence South 59°15'28" East 1272.74 feet to a point on the Westerly right-of-way line of Dempsey road; thence South 00°58'53" East along said Westerly right-of-way line 700.63 feet to a point of curvature; thence Southwesterly 38.71 feet along the arc of a curve whose center lies to the Northwest, whose radius is 25.00 feet and whose chord bears South 43°22'35.5" West 34.96 feet to the point of beginning.

Containing 1,161,500 square feet or 26.6644 acres.