



Plat Name
McAllen 120 Business Park

Location
6403-6504 Femrite Drive

Applicant
**Carl E Rudebusch - McAllen 120, LLC/
Carl T Chenoworth - Rudebusch Dev &
Construction**

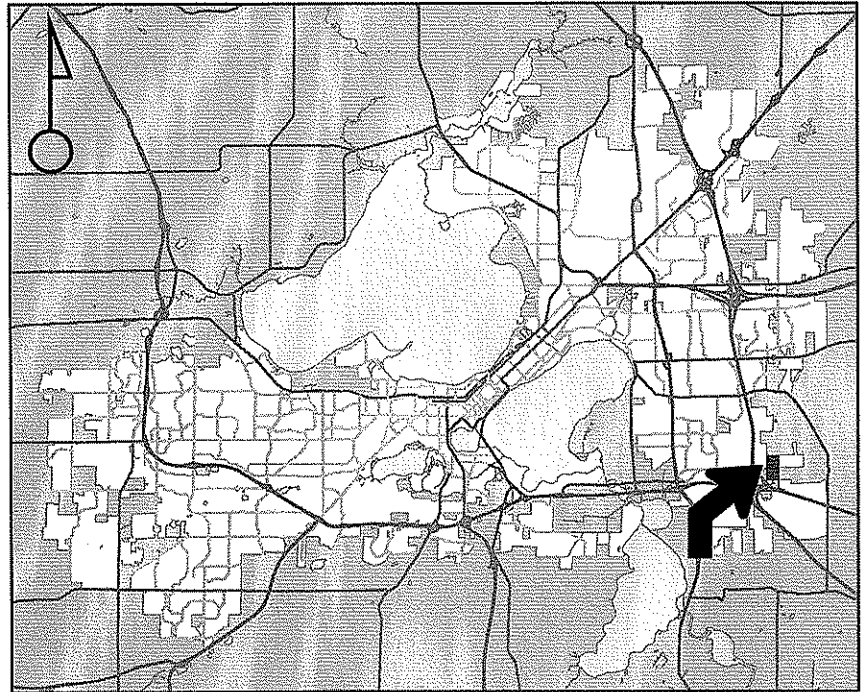
Preliminary Final

Proposed Use
5 Industrial Lots and 2 Outlots

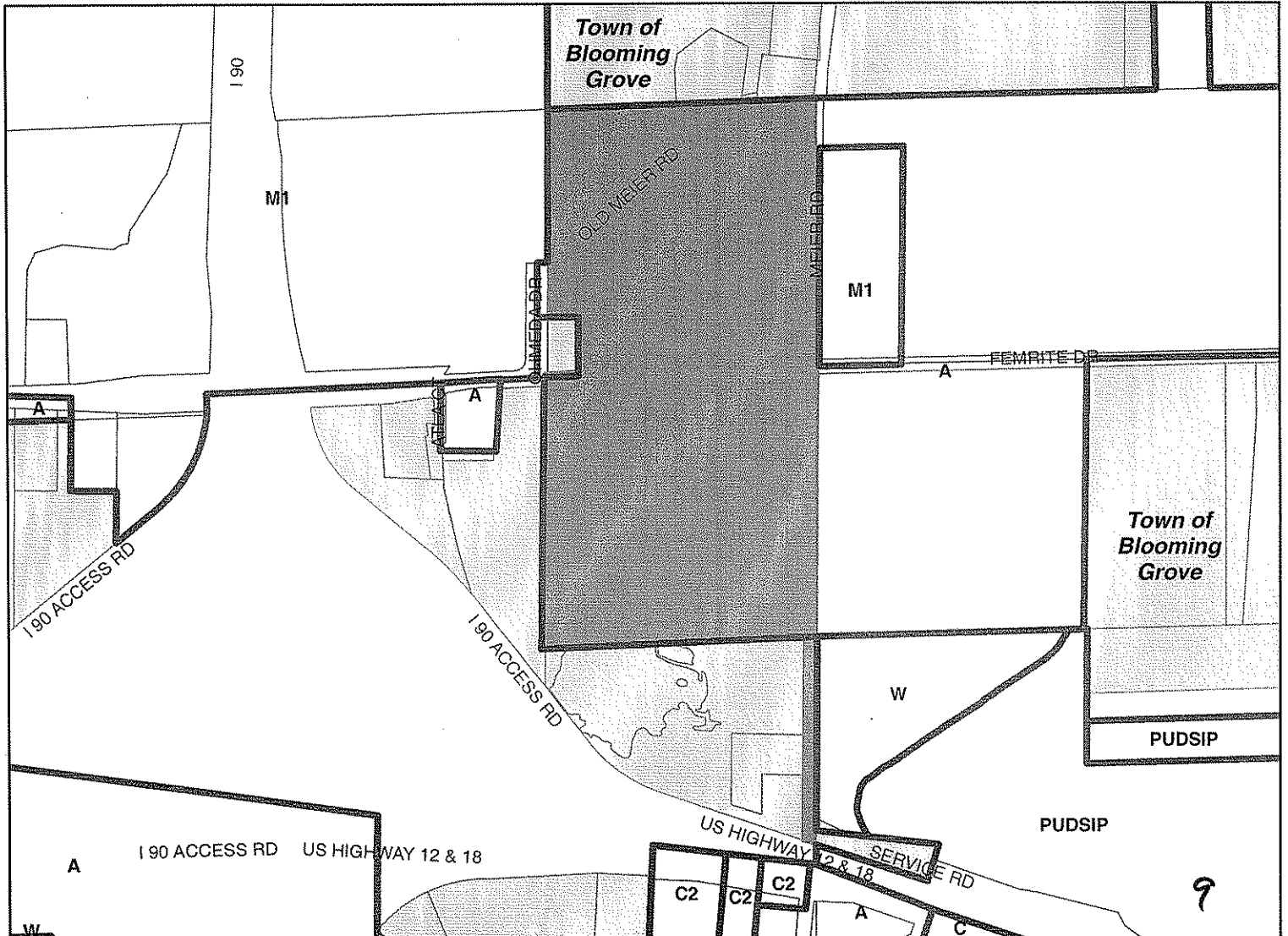
Public Hearing Date

Plan Commission
18 August 2008

Common Council
02 September 2008

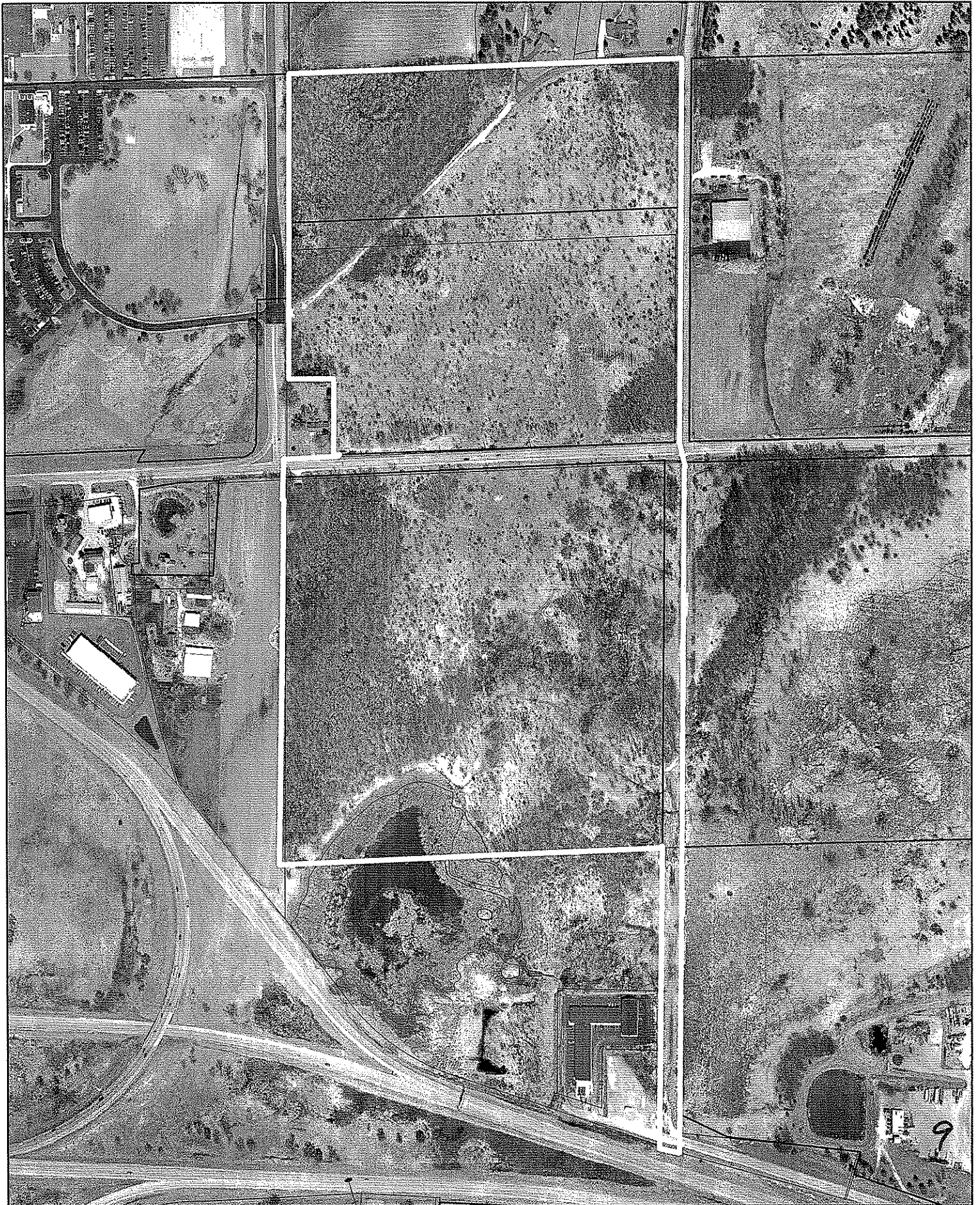


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 800'

City of Madison, Planning Division : RPJ : Date : 05 August 2008





SUBDIVISION 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

Date Stamp

**** Please read both 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

1a. Application Type. (Choose ONE)

- Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

1b. Review Fees. Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

2. Applicant Information.

Name of Property Owner: McAllen Properties 120 LLC Representative, if any: CARL CHENOWETH
 Street Address: 4605 DOVETAIL DRIVE City/State: MADISON WI Zip: 53704
 Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: CARL@Ruedebusch.com

Firm Preparing Survey: D'ONOFRID KOTTKE & ASSOC Contact: WAYNE BARSNESS
 Street Address: 7530 WESTWARD WAY City/State: MADISON WI Zip: 53717
 Telephone: (608) 833-7530 Fax: (608) 833-1089 Email: WBARSNESS@DONOFRID.CC

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 6403 & 6504 FEMITE DRIVE
3102 MEIER ROAD in the City or Town of: MADISON
 Tax Parcel Number(s): 0710-234-0201-0, 0710-234-0101-2 School District: MADISON & MCFARLAND
0710-234-0098-1
 Existing Zoning District(s): TEMPORARY A AGRICULTURE Development Schedule: 2008
 Proposed Zoning District(s) (if any): W Wetland & M1 LIMITED MANUFACTURING Provide a Legal Description of Site on Reverse Side

3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: N/A Date of Approval by Town: N/A

In order for an extraterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial	5		62.9
Outlots Dedicated to City		2	10.2
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL	5	2	73.1

Describe the use of the lots and outlots on the survey
INDUSTRIAL DEVELOPMENT
STORMWATER MANAGEMENT & CONSERVANCY

5. **Required Submittals.** Your application is required to include the following (check all that apply):



Surveys (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.



Report of Title and Supporting Documents: All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.



For Residential Preliminary Plats ONLY: If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.



For Surveys Creating Residential Lots: The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.



For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved by the **town and Dane County**.



For Surveys Conveying Land to the Public: A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.



Completed application and required Fee (from Section 1b on front): \$ 445.00 Make all checks payable to "City Treasurer."



Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM 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 Unit at 266-4635 for assistance.

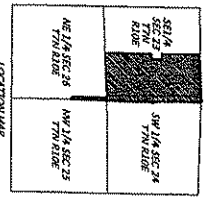
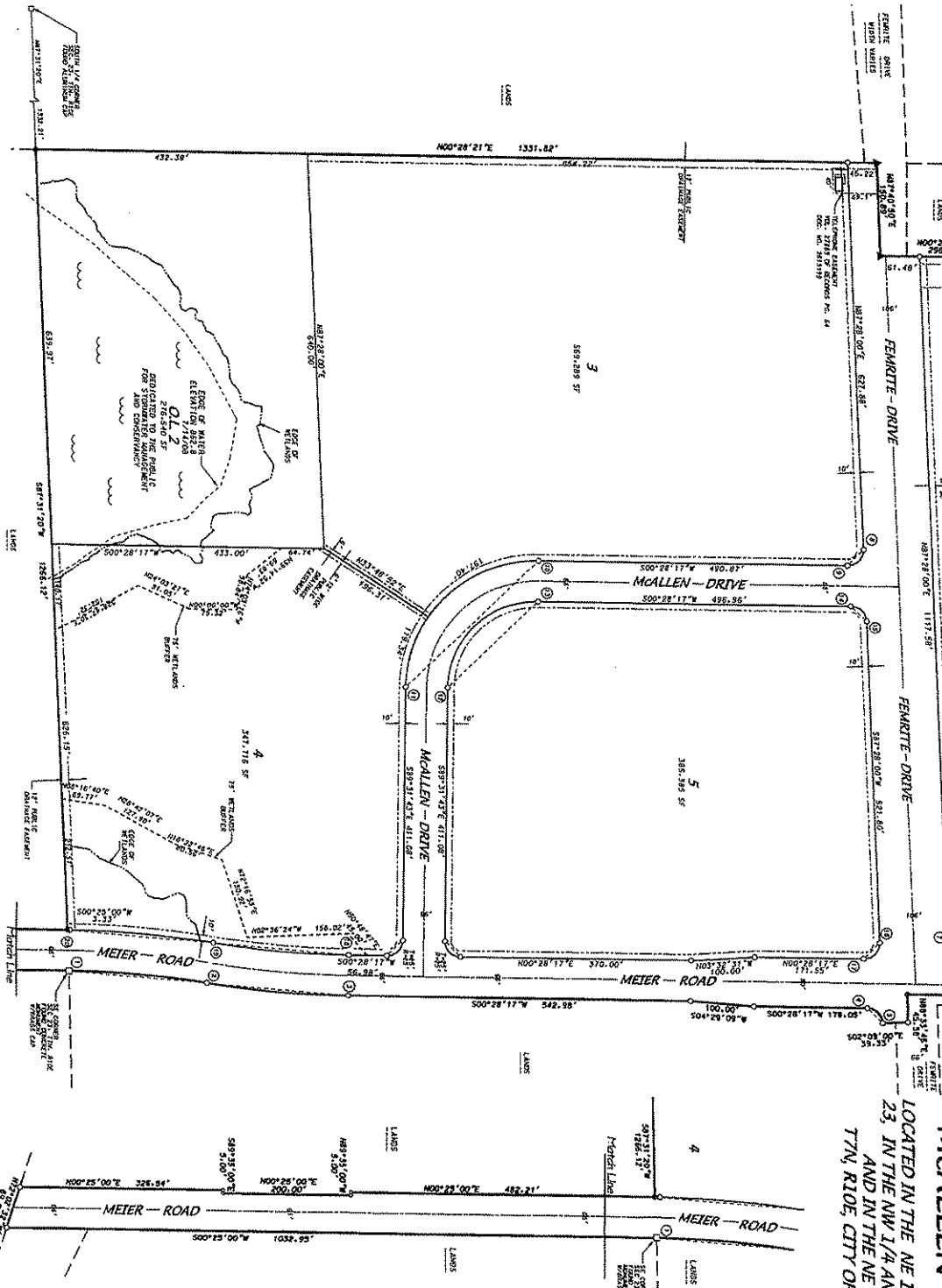
The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name WAYNE BARNES Signature WAYNE BARNES
Date 7/16/08 Interest In Property On This Date OWNERS SURVEYOR

For Office Use Only Date Rec'd: _____ PC Date _____ Alder. District: _____ Amount Paid: \$ _____

MCALLEN 120 BUSINESS PARK

LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 23, IN THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 24 AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 26, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

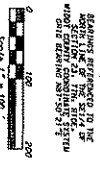


There are no objections to this plat with respect to Book 2316 15, 2316 16, 2316 20 and 2316 21(1) and (2), Vol. 2584, as provided by s. 235.12, Wis. Stats.

Certified _____, 2008

Department of Administration

- Found City of Madison concrete segment with no cap.
- ▲ Found by soil.
- Found 1-1/4" diameter solid round iron stake.
- Found 3/4" diameter solid round iron stake.
- Found 1-1/4" x 1/4" solid round iron stake.
- Found 3/4" x 1/4" solid round iron stake.
- Mobile utility easement: 4' wide angles otherwise dimensional, utility easement for 6" - 8" and 10" water and 4" gas.
- Existing building



- All the lots within this subdivision are subject to the easement for the use of the public for the purpose of building permits.
- All lots within this plat are subject to public utility easements for water, gas, sewer, telephone and cable television lines. The easement shall be 4 feet wide and shall be in the center of the plat. The easement shall be 12 feet wide and shall be in the center of the plat. The easement shall be 6 feet wide and shall be in the center of the plat. The easement shall be 6 feet wide and shall be in the center of the plat.
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This instrument was drafted by G. Doerflinger, Kerline & Associates, Inc.
FWS: 08-07-107

PROJECT DESIGN CRITERIA
MCALLEN 120 BUSINESS PARK
7.16.08

- A. Project Design Criteria: The purpose of the design criteria discussed below is to create an attractive setting for the proposed industrial development. The following guidelines establish the minimum criteria for construction within the development.
1. The exterior of the building shall not be unsightly or offensive to generally accepted taste.
 2. All building facades shall be visually attractive and shall compliment the other buildings on the site.
 3. Long blank walls facing streets shall be broken up with landscaping and changes in materials or offsets in the wall. A minimum of fifteen percent of the wall area on buildings facing roadways shall be windows. For end elevations of buildings less than 150' in length, windows or other architectural treatments shall wrap around the corners of the building.
 4. Loading docks and truck parking areas shall be located on the backside of buildings where possible. Loading docks shall not face roads. Where loading docks and truck parking are visible from the street they shall be visually screened from view using landscaping or other visual barriers.
 5. All waste containers, transformers or generators, utility boxes and storage areas shall be screened from view with a combination of architectural materials similar to those used on the building and/or landscaping. The architectural control committee shall approve the screening plan.
 6. Materials: All exterior materials and finishes shall be subject to Owner's Representative approval. Following is list of approved exterior materials, finishes and design considerations:
 - a. Metal
 - i. Architectural metal siding
 - ii. Metal copings, fascia, column enclosures, etc.
 - iii. Metal canopies and roofing.
 - b. Exterior Insulation Finishing Systems (EIFS)
 - i. Facades, fascias, soffits, canopies, etc.
 - c. Masonry
 - i. Face brick
 - ii. Stone
 - iii. Architectural masonry units
 - iv. Tile
 - d. Concrete

- i. Cast in place
 - ii. Precast
- e. Glass
 - i. Aluminum framed doors and windows
 - ii. Glass can be clear, tinted or reflective.

7. Landscaping: Following are the minimum landscape design requirements for the project.

- a. Requirements along Femrite Dr. and Meier Road
 - i. There shall be one tree of not less than 2.5" diameter for every 100' of road frontage. Twenty five percent of these trees shall be evergreen.
 - ii. There shall be one shrub for every 25' of roadway frontage. Fifty percent of these shrubs shall be evergreen.
- b. Remainder of lots and internal roadways
 - i. There shall be one tree of not less than 2.5" diameter for every 200' of site perimeter. Twenty five percent of these trees shall be evergreen.
 - ii. There shall be one shrub for every 50' of site perimeter. Fifty percent of these shrubs shall be evergreen.
 - iii. Ground cover plants, perennial and annual flowers are encouraged.
 - iv. Open spaces within each lot shall be planted with permanent lawn, ground cover, shrubs and/or trees.
 - v. On site grades must match with existing street and property line grades.
- c. Evergreens shall be 4'-5' in height and shrubs shall be 18"-24" in dia.
- d. Following are landscape design guidelines:
 - i. Foundation plantings are encouraged and should be coordinated with other plantings. Foundation plantings shall be provided along the street side of the building where the building is exposed to the street.
 - ii. Landscaping should be used to provide a visual buffer to less desirable elements such as mechanical and electrical units and loading and service areas.
 - iii. Landscaping should be used to define vehicular and pedestrian circulation and accentuate entrance locations to the site and the buildings.

8. Building Setbacks: The following setbacks shall apply to this property:

- a. Front yard: All buildings shall have a 20' setback from property lines abutting the public streets. Parking lots along Femrite Dr. and Meier Rd. shall have a minimum setback of 20' from the property line. Parking lots along the future roadway running through the property shall have a minimum 15' setback.

- b. Side yard: All buildings and parking lots shall have a minimum 10' setback from common property lines.
- c. Rear yard: All buildings shall have a minimum 20' set back from common property lines. Parking lots shall have a minimum 10' setback.

9. Fencing: Fencing shall be permitted within the project with the following requirements:

- a. Fencing may be vinyl coated chain link fence or other decorative fencing as approved by the architectural control committee. The vinyl coating shall be dark in color.
- b. Where fencing is required within 50' of roadways, 1 evergreen shrub shall be provided for every 10' of frontage. Shrubs shall be planted in clusters of three to five along the fence. These shrubs may be used to fulfill the landscaping requirements in item 7a.
- c. Maximum fencing height shall be 8'.
- d. Fencing along Femrite Dr. and Meier Rd. shall have a minimum setback of 20' from the property line. Fencing along the future roadway running through the property shall have a minimum 15' setback. Fencing along other property lines shall have a minimum 10' setback.

10. Signage: All signs displayed on any lot must be approved in advance by the architectural control committee, in writing. Signage must also be approved by and permitted in accordance with applicable City of Madison Ordinances.

B. Plan Requirements: No buildings or improvements shall be erected, placed or altered on the property until plans showing the location of the development on the property and plans showing materials and orientation of the facility on the site have been submitted to and approved by the Architectural Control Committee. The submittal to the Architectural Control Committee should include the following plans, however the committee has the right to request additional plans as may be necessary for the review.

- 1. Site plans (to scale) showing the location and orientation of the facility on the property. The facility shall be defined as the buildings, parking facilities paved areas and other improvements to the site. These plans should include building setbacks, parking setbacks, locations of planned building and/or parking expansions, sidewalks and loading docks.
- 2. Grading plans (to scale) showing both proposed and existing grades.
- 3. Building plans (to scale) including floor plans and elevations identifying building heights and materials proposed for the building exterior.

4. Landscape plans (to scale) showing locations, sizes and species of proposed plantings and existing plantings to remain.

C. Architectural Control Committee

1. Membership: The Architectural Control Committee shall be made up of the Owner's representative, Carl Ruedebusch, a professional engineer or architect and a landscape architect. The Owner, McAllen Properties, LLC, may choose to replace the members of the committee at their discretion.
2. The Architectural Control Committee shall review the plans in accordance with the criteria established herein.
3. Four copies of the project plans shall be submitted to the following address:
Ruedebusch Development & Construction
ATTN: Mr. Carl Ruedebusch
4605 Dovetail Dr.
Madison, WI. 53704
4. A copy of the approved plans shall be kept on Record.