



Location  
5701 Femrite Drive

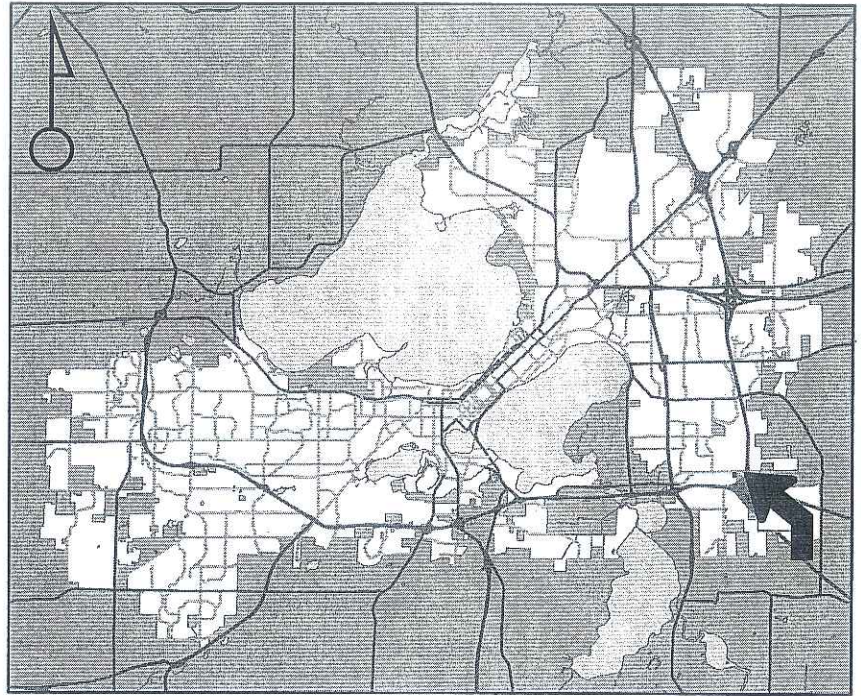
Applicant  
Kim Lindholm – Royal Recycling Services/  
Robert Roth – General Engineering Company

From: C3 To: M1

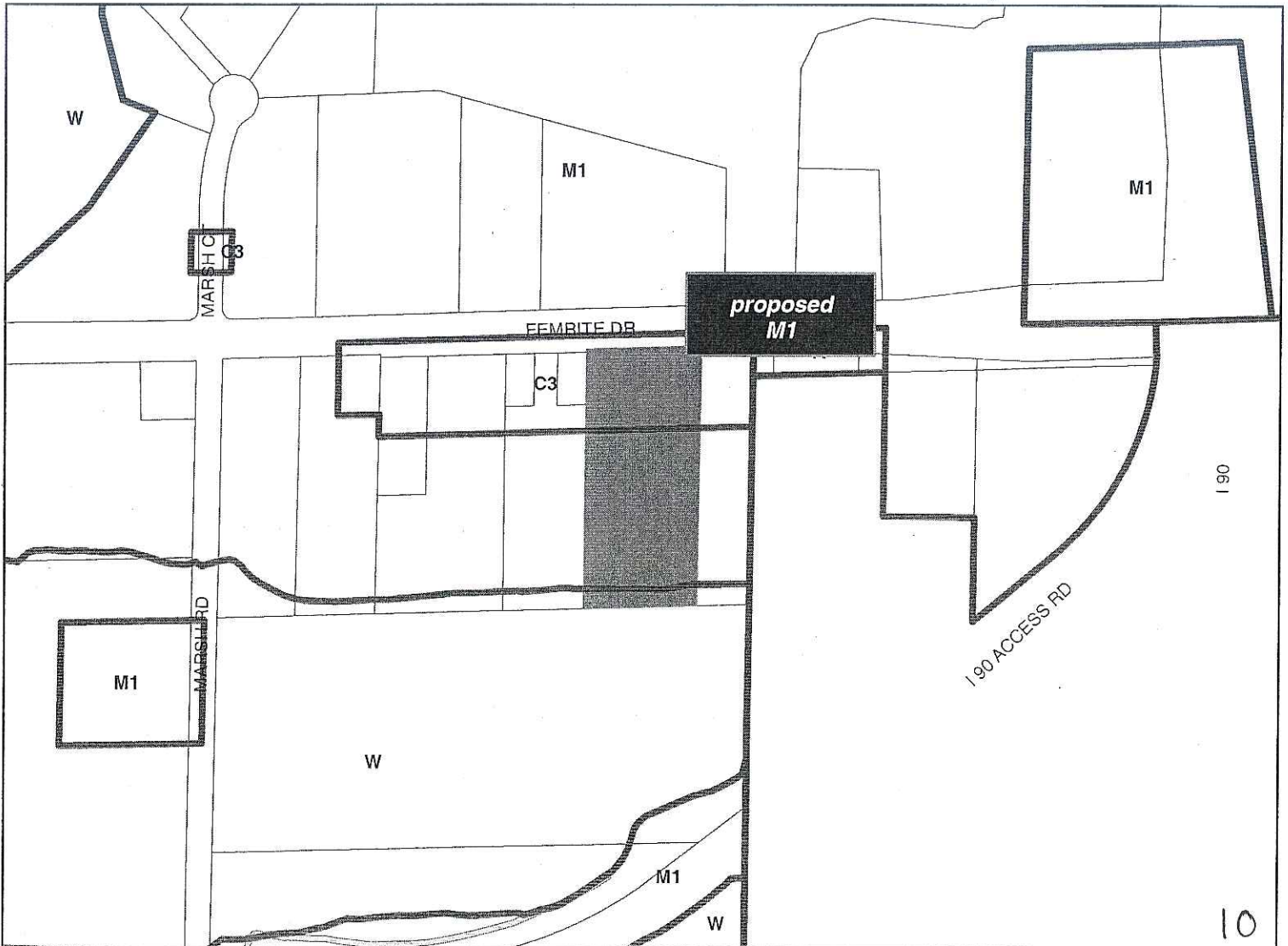
Existing Use  
Woodchip Processing Facility

Proposed Use  
Demolish House for Woodchip  
Processing Facility

Public Hearing Date  
Plan Commission  
08 January 2007  
Common Council  
16 January 2007



For Questions Contact: Bill Roberts at: 266-5974 or [wroberts@cityofmadison.com](mailto:wroberts@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

Planning Unit, Department of Planning and Development : RPJ : Date : 18 December 2006



# 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.

## FOR OFFICE USE ONLY:

Amt. Paid \$950.00 Receipt No. 75428  
Date Received 10-11-06  
Received By KAV  
Parcel No. 0710-233-0098-3  
Aldermanic District 16 - Judy Compton  
GQ Flood plain - Wetland  
Zoning District C3 + M-1  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP N/A Legal Descript. \_\_\_\_\_  
Plan Sets \_\_\_\_\_ Zoning Text \_\_\_\_\_  
Alder Notification 8-10-06 Waiver \_\_\_\_\_  
Ngrbrd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
Date Sign Issued \_\_\_\_\_

**1. Project Address:** 5701 Femrite Dr., Madison, WI **Project Area in Acres:** 2.449

**Project Title (if any):** Woodchipping Project

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

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input checked="" type="checkbox"/> Rezoning from <u>C3</u> to <u>M1</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests</b> (Specify): _____	

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

Applicant's Name: Kim Lindholm Company: Royal Recycling Service  
Street Address: PO Box 6438 City/State: Monona, WI Zip: 53716  
Telephone: (608) 206-3168 Fax: (608) 2212010 Email: \_\_\_\_\_  
Project Contact Person: Robert Roth Company: General Engineering Company  
Street Address: 916 Silver Lake Drive City/State: Portage Zip: 53901  
Telephone: (608) 742-2169 Fax: (608) 742-2592 Email: rroth@generalengineering.net  
Property Owner (if not applicant): Kim Lindholm  
Street Address: P.O. Box 6438 City/State: Monona, WI Zip: 53716

## 4. Project Information:

Provide a general description of the project and all proposed uses of the site: The proposed wood chipping project includes a demolition of the existing house on the property, abandoning existing water and sewer services, construction of 180' ~ 6" water main with a hydrant at the end, construction of approximately 1,800 sq. yd. paved driveway, fencing.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_ 10

CONTINUE →

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:** \$ 950 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 [papplications@cityofmadison.com](mailto:papplications@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 City of Madison Plan, which recommends: \_\_\_\_\_ 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:  
 Alderperson: Judy Compton 8-10-06

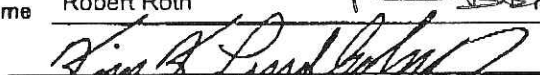
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- 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 Counter and Planning Unit staff, note staff persons and date.
 

Planner Matthew Tucker Date 8/10/2006 | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_


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

Printed Name Robert Roth  Date 9/29/2006

Signature  Relation to Property Owner agent

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

608-742-2169  
608-742-2592 FAX  
[gec@generalengineering.net](mailto:gec@generalengineering.net)  
[www.generalengineering.net](http://www.generalengineering.net)

 **GENERAL**  
**ENGINEERING COMPANY**  
Consulting Engineers Since 1912

916 Silver Lake Drive  
BOX 340  
PORTAGE, WI 53901

5 October 2006

Madison Plan Commission  
215 Martin Luther Jr. Blvd; Room LL-100  
PO Box 2895; Madison, Wisconsin 53701-2985  
P. 608-266-4635

Re: OUTDOOR WOOD CHIPPING PROJECT  
5701 Femrite Dr., Madison, Dane County  
Royal Recycling Service  
GEC# 0406-57

Dear Plan Commission Members:

The scope of this *Letter of Intent* is to provide the Plan Commission Members with detailed information regarding the above referenced project. The applicable project items are discussed below following the guideline in the Commission's General Plan Requirements check list.

The subject property is located at 5701 Femrite Drive, Madison, WI and is currently zoned as C3 (Highway Commercial District) and M1 (Limited Manufacturing District). It is positioned adjacent to other M1 developments. The existing property is 4.215 acres in size, with approximate 2.449 acres occupied by wetlands towards the south end of the property. There is also an existing house (1150 sq. Ft.) That is vacant and proposed for demolition. As required, pictures are provided to show the existing structure. Tentatively the Owner plans on committing the house to the fire department for fire drills.

The proposed usage of the parcel is for a wood chipping production. The business is a small scale production, currently employing two persons, with no foreseeable increase. This is a whole sale operation with no retail expected to be conducted on-site. The hours of operation are 7:00 to 5:00. No additional buildings are necessary or proposed to be erected for this development.

The business operational diagram consist of raw material (wood debris) being delivered to the site in containers, unloaded at the existing concrete slab located at the middle of the lot. The raw material is then picked up with a front loader and fed into milling equipment. With the help of a belt conveyor the chipped material is then delivered to the color mulch bins, where it is being colored and stored until sold. The site will be fenced and gated along Femrite Drive as shown on plans. Proposed as well are three car and two bicycle parking stalls (See Site Plan). Areas where vehicular traffic is intended will be paved. All other areas, where intermittent or production traffic is expected, will be covered with 3"-4" wood chippings to eliminate any possible dust emissions. Dye used in the production is water soluble. More

information and specifications on dye used in the production can be provided if requested. A stone trench is proposed downstream of the production area, to filtrate any storm runoff flowing toward the existing wetland. 3"-6" clear dolomite crushed stones are proposed to enhance the absorption of any potential hydrocarbons from the production site.

The proposed wood chipping project includes the demolition of the existing house on the property, abandoning of the existing water and sewer services, construction of 180' ~ 6" water main with a hydrant at the end, construction of approximately 1,800 sq. Yd. Paved driveway, installation of color mulch bays, fencing & landscaping along Femrite Drive.

We feel this development presents a sound business plan, which on one hand provides means for beautification of our community and on another benefits the environment through emphasizing on recycling.

Sincerely,

**GENERAL ENGINEERING COMPANY**



Robert J. Roth  
Registered Professional Engineer

RJR/lfg

Enclosures

Cc: Kim Lindholm, Owner

HOUSE SUBJECT TO DEMOLITION  
5701 Femrite Drive, Madison, WI 53718  
Southeast Elevation



Northwest Elevation



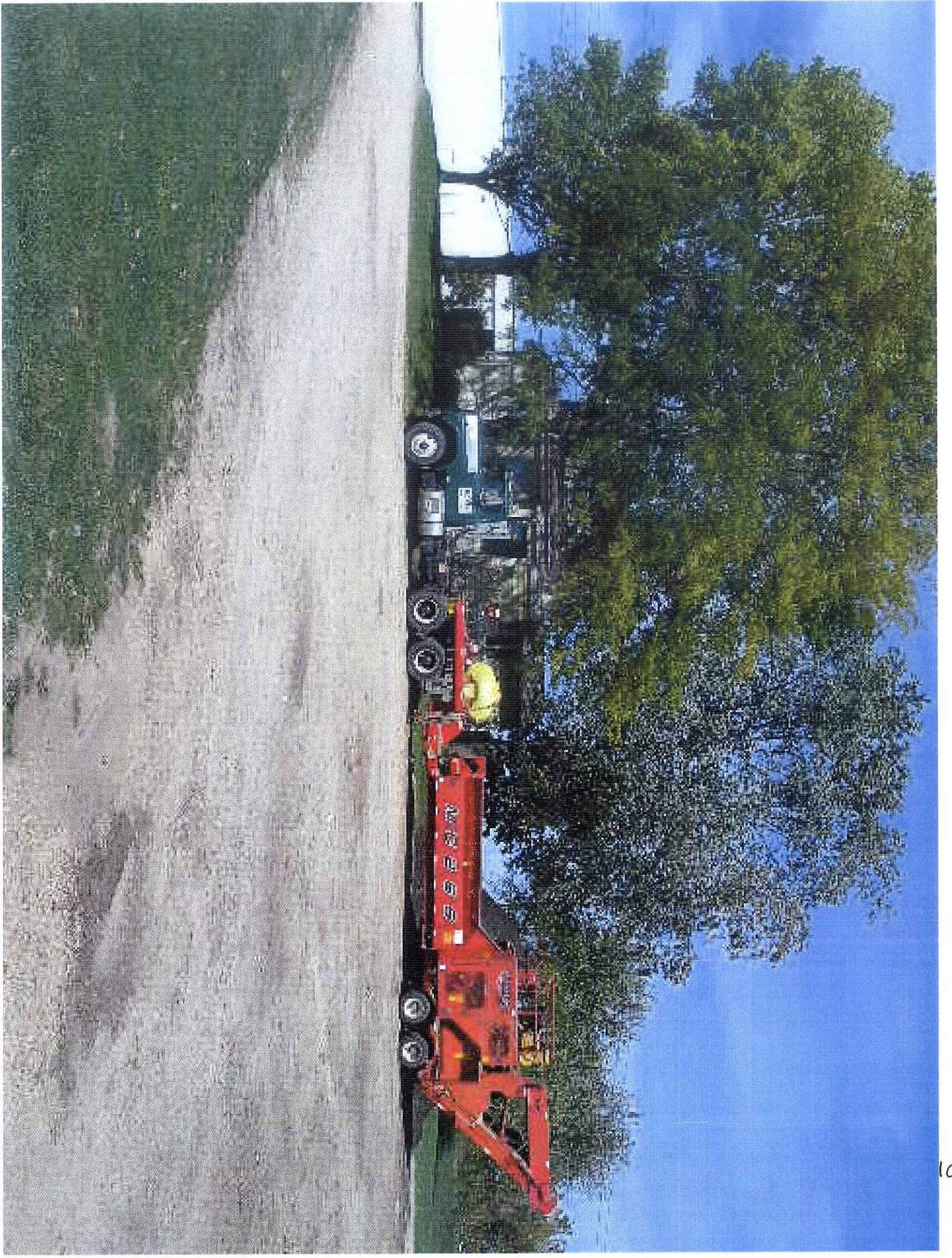
















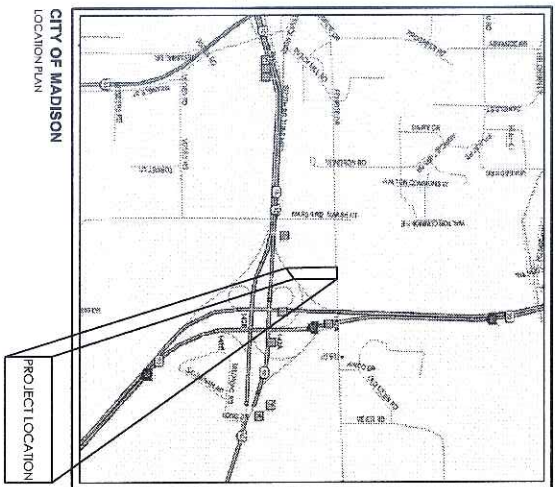
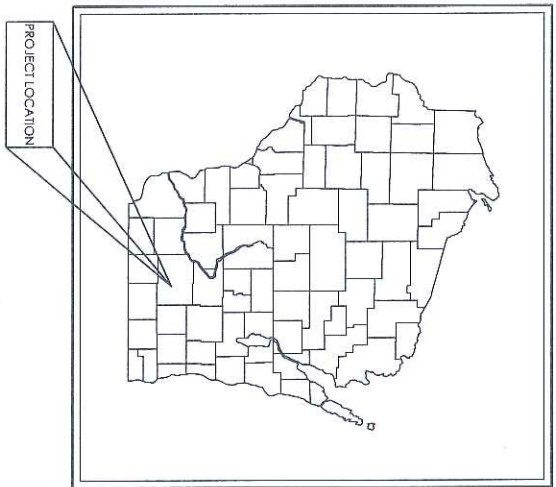


# OUTDOOR WOOD CHIPPING PROJECT

## ROYAL RECYCLING SERVICE

City of Madison  
Dane County, WI  
October 2006

**OWNER**  
ROYAL RECYCLING SERVICE  
P.O. BOX 4438  
CITY OF MONONA, WI 53701  
PHONE: (608) 221-1919



### UTILITIES

- ELECTRIC**  
MGE  
P.O. BOX 1231  
MADISON, WI 53701-1231  
PHONE: (608) 252-7272
- TELEPHONE**  
NONE
- GAS**  
MADISON, WI 53701-1231  
PHONE: (608) 252-7272
- CABLE TV**  
NONE
- WATER**  
CITY OF MADISON  
P.O. BOX 4438  
CITY OF MADISON, WI 53701  
PHONE: (608) 262-4532
- SEWER**  
CITY OF MADISON  
P.O. BOX 4438  
CITY OF MADISON, WI 53701  
PHONE: (608) 262-4532

### EXISTING LINETYPES LEGEND

- Sanitary Sewer
- Storm Sewer
- Water Main
- Force Main
- Electric
- Overhead Electric
- Fiber Optic
- Telephone
- Gas
- Grading Limits
- Silt Fence
- Double Sediment Barrier

### SYMBOLS LEGEND

- Existing Manhole
- Proposed Manhole
- Existing Hydrant
- Proposed Hydrant
- Valve Stop
- Well
- Property Corner
- Light Pole
- Power / Telephone Pole
- Guy Wire
- Utility Pedestal
- Sign
- Soil Boring
- Monitoring Well
- Mail Box
- Potential Hazard
- Benchmark
- Deciduous Tree
- Coniferous Tree
- Handicap Symbol

### ABBREVIATION LIST

- SOB = EDGE OF PARAPET
- BOC = BACK OF CURB
- POW = TOP OF WALL
- NIV = INVERT ON WAY
- REN = ELEVATION
- INT = INTERSECTION
- PVI = POINT OF VERTICAL INTERSECTION
- PTI = POINT OF TANGENCY
- PI = POINT OF INTERSECTION
- TI = TANGENT OF TANGENT
- SS = SANITARY SEWER
- ST = STORM SEWER
- TC = TOP OF CURB

### TABLE OF CONTENTS:

DESCRIPTION	SHEET NO.
TITLE PAGE	1.0
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CONCEPTUAL SITE PLAN, VEHICLE LOADING ROUTING	3.0
CONCEPTUAL SITE PLAN, VEHICLE OFF-LOADING ROUTING	4.0
SPACING & BROWN CONTROL PLAN	5.0
MISCELLANEOUS CONSTRUCTION DETAILS	6.0

**DIGGERS HOTLINE NOTE**  
Professional Engineering  
Firm License No. 1000000000  
Professional Seal  
No. 1000000000  
Date: 10/20/06

**CALL DIGGERS HOTLINE**  
1-800-242-8511  
We operate 24/7/365  
Monday - Friday 7 AM - 5 PM  
Saturday 8 AM - 12 PM  
Sunday 12 PM - 5 PM

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NO.	REV.	DATE

**TITLE PAGE**  
Outdoor Wood Chipping Project  
Royal Recycling Service  
City of Madison  
Dane County, WI

**GENERAL ENGINEERING COMPANY**  
Professional Engineering Firm License No. 1000000000  
Professional Seal No. 1000000000  
Date: 10/20/06  
Project: Outdoor Wood Chipping Project  
Sheet: 1.0 of 6  
Scale: 1.0





These drawings were prepared by the undersigned professional engineer in accordance with the provisions of the Wisconsin Statutes, Chapter Trans. 19, and the Wisconsin Administrative Code, Chapter Trans. 118. The engineer is not responsible for the accuracy of the information provided to the engineer, nor for the accuracy of the information provided to the engineer by the engineer.

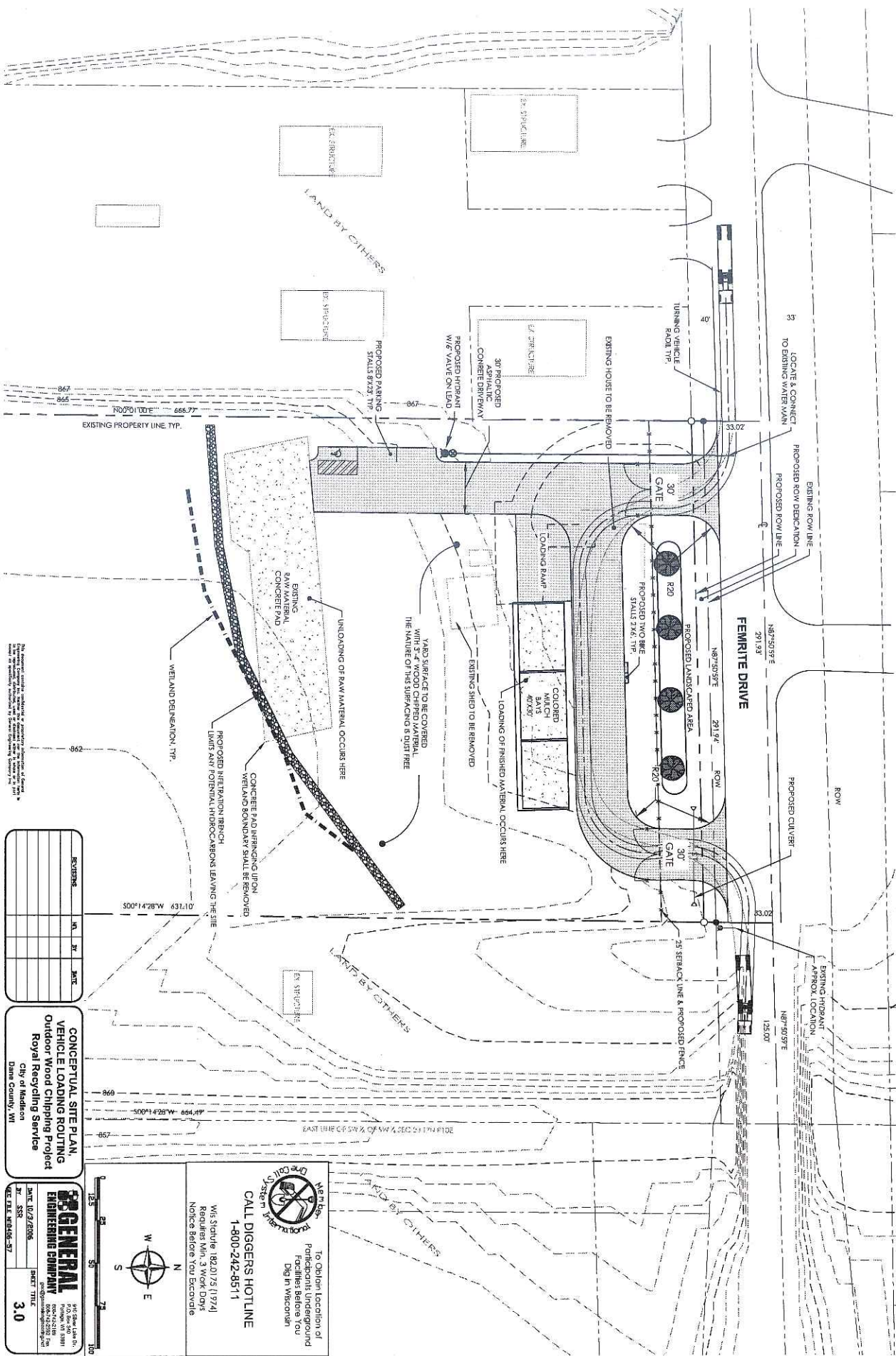
REVISIONS	NO.	BY	DATE

**EXISTING SITE PLAN**  
 Outdoor Wood Chipping Project  
 Royal Recycling Services  
 City of Madison  
 Dane County, WI

**GENERAL ENGINEERING COMPANY**  
 218 Shaw Lane Dr.  
 Madison, WI 53705  
 Phone: 608-422-2188  
 Fax: 608-422-2189  
 www.generaleng.com

DATE: 10/9/2016  
 BY: SSR  
 CHECKED: MCKEHE-57

SHEET TITLE  
**2.0**



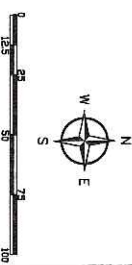
No guarantee is made by the undersigned of the accuracy of the information shown on this plan. The user of this plan is advised to verify the information shown on this plan with the appropriate authorities. The undersigned is not responsible for any errors or omissions on this plan.

REVISIONS	NO.	BY	DATE

**CONCEPTUAL SITE PLAN,  
VEHICLE LOADING ROUTING  
Outdoor Wood Chipping Routing  
Project  
Royal Recycling Services  
City of Madison  
Dane County, WI**

**GENERAL ENGINEERING COMPANY**  
 100 South Lane Dr.  
 P.O. Box 111  
 Madison, WI 53701  
 608-242-2312  
 608-242-2312 fax  
 www.generaleng.com

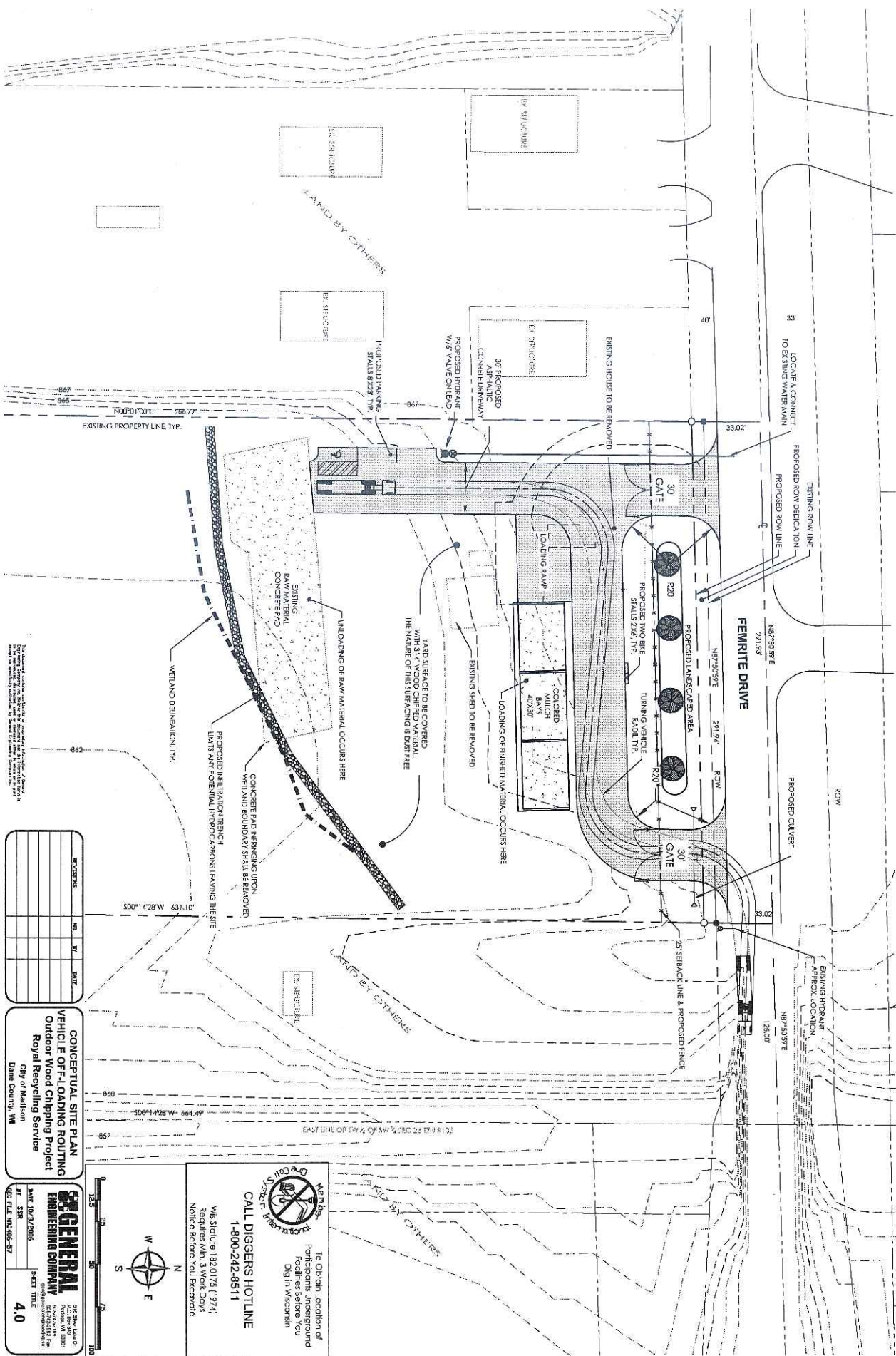
DATE: 10/3/2006  
 BY: SSS  
 SHEET NO.: 3.0



**CALL DIGGERS HOTLINE**  
 1-800-242-8511

Wis Statute 182.013 (1974)  
 Requires that 3 WORK DAYS  
 NOTICE BEGINS 100 DECADES


To Obtain Location of  
 Participate Underground  
 Facilities Before You  
 Dig in Wisconsin  
 Use Call System  
 International

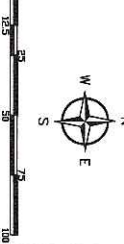


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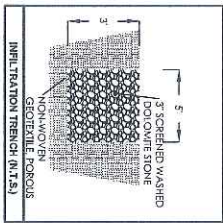
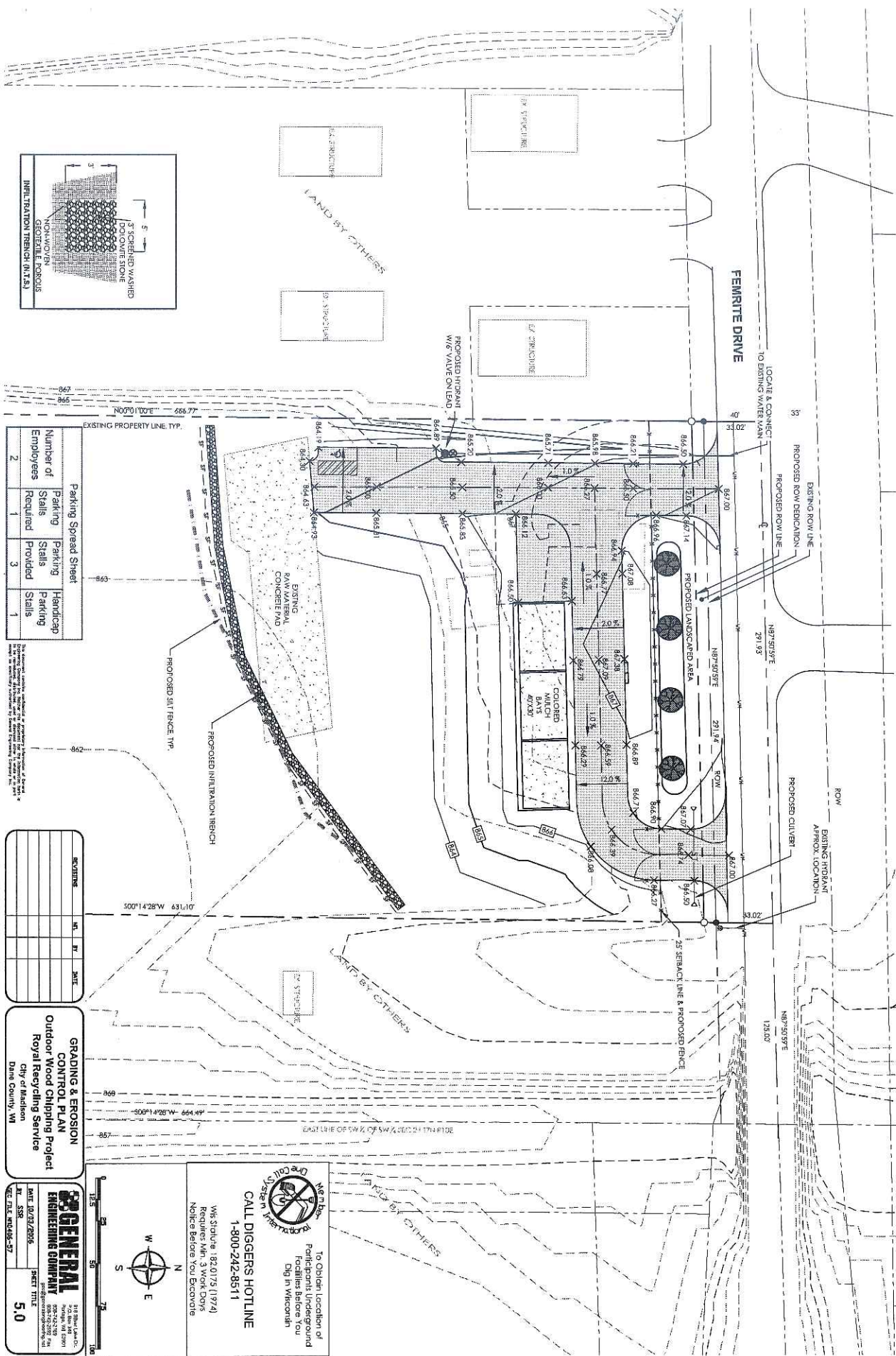
NO.	DATE	DESCRIPTION

**CONCEPTUAL SITE PLAN**  
**VEHICLE OFF-LOADING ROUTING**  
**Outdoor Wood Chipping Project**  
 Royal Recycling Service  
 City of Madison  
 Dane County, WI


**GENERAL ENGINEERING COMPANY, INC.**  
 100 Main Street  
 Fitchburg, WI 53411  
 (608) 291-4000  
 Fax: (608) 291-4001  
 www.generaleng.com



  
 To Obtain Location of  
 Participants Underground  
 Facilities before You  
 Dig in Wisconsin  
 Call  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
 Wis Statute 182.0175 (1/9/21)  
 Requires Min. 3 Work Days  
 Notice Before You Excavate



EXISTING PROPERTY LINE, TYP.

Parking Spread Sheet	
Number of Employees	2
Parking Stalls Required	1
Parking Stalls Provided	3
Handicap Parking Stalls	1

The General Engineer, including a Professional Engineer, of Dane County, Wisconsin, is hereby certifying that the information contained herein is true and correct to the best of his knowledge and belief, and that he is not providing any services to the project in violation of the provisions of the Wisconsin Statutes, Chapter Trans. 19.01, and the Wisconsin Administrative Code, Chapter DHS 11.02.

SCHEMATIC	NO.	DATE

**GRADING & EROSION CONTROL PLAN**  
**Outdoor Wood Chipping Project**  
 Royal Recycling Service  
 City of Madison  
 Dane County, WI

**GENERAL ENGINEERING COMPANY**  
 1130 Main Street  
 Madison, WI 53703  
 608-261-8888  
 www.generaleng.com

DATE: 10/23/2006  
 SHEET NO.: 5.0  
 TOTAL SHEETS: 57

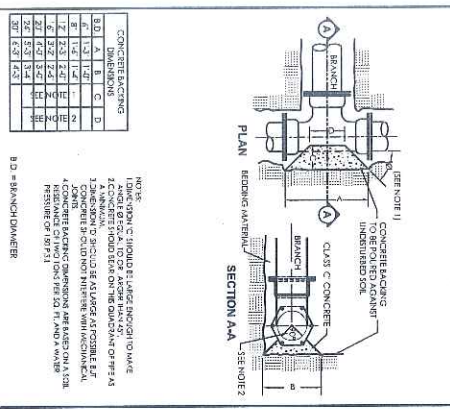
**CALL DIGGERS HOTLINE**  
 1-800-242-8511

Wis. Statute 182.01(3)(f)(2)  
 Requires Min. 3 WORK DAYS  
 Notice Before YOU Excavate

**Neighbors:**  
 To Obtain Location of  
 Participants Underground  
 Facilities Before You  
 Dig in Wisconsin

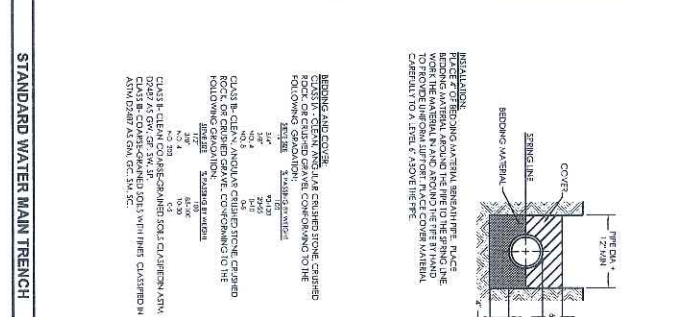
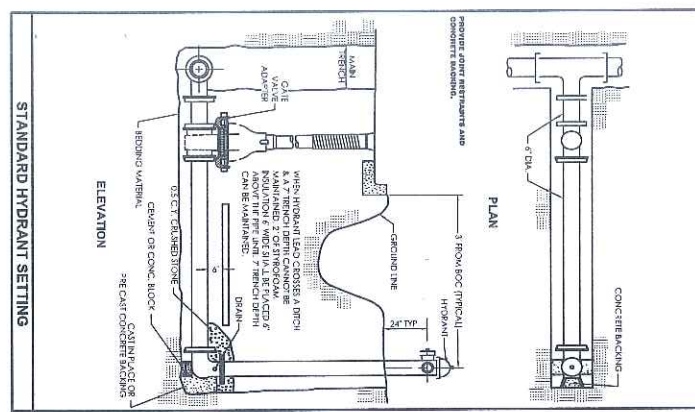
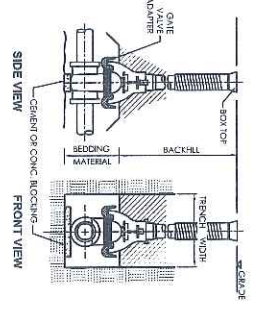
**GENERAL ENGINEERING COMPANY**  
 1130 Main Street  
 Madison, WI 53703  
 608-261-8888  
 www.generaleng.com

### WATER MAIN CONSTRUCTION DETAILS

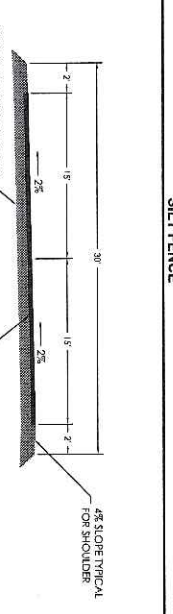
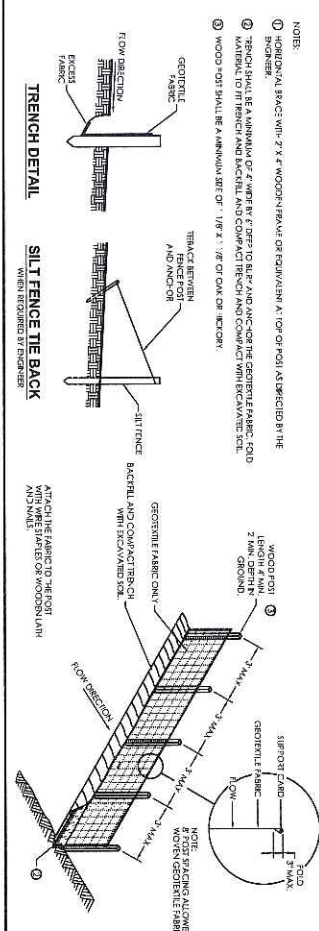


CONCRETE BACKING FOR TEES

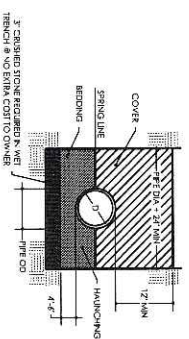
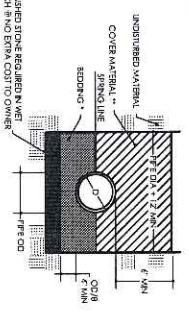
STANDARD GATE VALVE BOX SETTING



### EROSION CONTROL DETAILS



### STORM SEWER & CONSTRUCTION DETAILS



RIGID PIPE BEDDING (RCP)

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FLEXIBLE PIPE BEDDING (CORRUGATED STEEL AND POLYETHYLENE)

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**GENERAL CONTRACTING**  
**CONSTRUCTION DETAILS**  
**Outdoor Wood Chipping Project**  
 Royal Recycling Service  
 City of Madison  
 Dane County, WI

**GENERAL ENGINEERING COMPANY**  
 515 W. LAMAR ST.  
 MADISON, WI 53706  
 608-263-3333  
 608-263-3334  
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DATE: 10/27/06  
 SHEET TITLE: 6.0  
 SHEET NO.: 538  
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