



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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January 17, 2007

Kim Lindholm
Royal Recycling Service
P.O. Box 6438
Monona, WI 53716

Robert Roth
General Engineering Co.
916 Silver Lake Drive
Portage, WI 53901

SUBJECT: 5701 Femrite Drive – Woodchip Production Business

Dear Gentlemen:

On January 16, 2007 the Madison Common Council approved your requested zoning map amendment from C3 Commercial to M1 Manufacturing. The Plan Commission, at its January 8, 2007 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use and demolition permit located at 5701 Femrite Drive. The Plan Commission recommended that the Common Council approve this zoning map change.

In order to receive final approval of your proposal, the following conditions must be met:

PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THREE ITEMS:

1. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
2. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
3. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

PLEASE CONTACT JANET DAILEY, CITY ENGINEERING, AT 261-9688 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TWELVE ITEMS:

4. City Engineering and Traffic Engineering require the dedication of 40 feet of public right-of-way along Femrite Drive, as measured perpendicular to the quarter-section line. Submit to Engineering Division (Eric Pederson) a legal description and scale map exhibit, prepared by a Registered Land Surveyor, depicting the portion of the property to be dedicated public right-of-way for Femrite Drive, at no cost to the City of Madison. Also submit a \$500 check payable to City Treasurer to cover City Real Estate staff charges and recording costs to administer this project. Owner must execute a warranty deed or quit claim transfer of this required right-of-way prior to building permits being issued.

Email PDF format drawing exhibit and MS Word legal description file to:
epederson@cityofmadison.com

Reference the following City projects on transmittals:

Engineering Project No. 53B2136
Real Estate Project No. 8616

5. Femrite Drive is scheduled to be reconstructed in 2007. Applicant shall coordinate all work in the right-of-way with the street construction.
6. The applicant shall construct the driveways with a sidewalk section through the driveways to facilitate the future installation of sidewalk.
7. Applicant shall provide additional information on the proposed culvert under the driveway (inverts, type). Additionally, a culvert shall be provided under the western culvert.
8. Provide detail of wetland delineation. Revise plan to provide 75-foot buffer from wetland to any proposed site activity. Provide Storm Water Management Plan to mitigate polluted runoff due to site activities.
9. The Applicant shall dedicate a strip of right-of-way approximately 7-feet wide consistent with properties to the west along Femrite Drive.
10. The Applicant shall dedicate a Permanent Limited Easement for grading and sloping, 10-feet wide along Femrite Drive.
11. The Applicant shall grade the property line along Femrite Drive to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
12. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
13. All work in the public right-of-way shall be performed by a City licensed contractor.
14. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

15. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City Staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

16. Delineate any wetland and flood plain areas of the lot on the final site plan.

PLEASE CONTACT BILL ROBERTS OF THE PLANNING UNIT STAFF AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

17. Details of the wetland delineation shall be provided for the rear portion of the site that is beyond the limits of this zoning map amendment. The site plan shall be revised to provide a required 75-foot buffer from wetland to any proposed site activity in accordance with comment #8 of this letter from the City Engineer. The applicant shall work with the City Engineer to address this condition of approval.

PLEASE CONTACT MADISON FIRE DEPARTMENT, AT 266-4484 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THREE ITEMS:

18. Per IFC 503.6 the Fire Chief shall approve the installation of security gates across the fire apparatus access road. The gate(s) shall be min 20-foot clear width and the gate(s) shall have an approved means of emergency operation provided with either an MFD approved key box or padlock that can be interlocked with the owners' lock.
19. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be with 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck.** See MGO 34.20 for additional information. This includes the raw material on concrete road in rear of lot.
20. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
 - c. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered—if any structure is constructed.

Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans

unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit twelve (12) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Bill Roberts
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineering Traffic Engineering Planning
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