



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
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FAX 608 266-8739  
PH 608 266-4635

May 17, 2006

Chris Homburg  
Homburg Equipment, Inc.  
6106 Milwaukee Street  
Madison, WI 53718

SUBJECT: 5622 Milwaukee Street

Dear Mr. Homburg:

The Madison Common Council, at their May 16, 2006 meeting, conditionally approved your rezoning application for this site from Temporary Agriculture to M1 Limited Manufacturing.

The Plan Commission, at its May 1, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for an asphalt and concrete batching or ready-mix plant located at 5622 Milwaukee Street.

- In recommending approval to support the continued interim use of the parcel for its current uses, the Plan Commission also reaffirmed its support for the long-term redevelopment of lands north of Milwaukee Street for primarily residential uses as recommended in the Sprecher Neighborhood Development Plan.

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 two 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. 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 Gebert, City Engineering, at 261-9688 if you have questions regarding the following four items:**

3. Site plan has discrepancy between bearing on map and bearing in legal description. Map reads N20°44' 19"W 150.07'. Legal reads N20°51' 15"E 150.07 feet.
4. Property is subject to the Door Creek North Phase 2 Stormwater Conveyance Impact Fee.
5. Upon further development of the site, there will be sanitary sewer extensions and fees required to subdivide/develop.
6. 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.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a. Building Footprints
- b. Internal Walkway Areas
- c. Internal Site Parking Areas
- d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e. Right-of-Way lines (public and private)
- f. Lot lines
- g. Lot numbers
- h. Lot/Plat dimensions
- i. Street names

Note: Email file transmissions preferred: [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)

**Please contact Michael Waidelich of the Planning Unit staff at 266-4635 if you have questions regarding the following four items:**

7. The Declaration of Use Restrictions limiting the allowed uses on the property shall be recorded, and a recorded copy provided to staff for our files.
8. The existing trees and other vegetation partially screening the site from Milwaukee Street and the lands to the east shall be maintained to the extent feasible.
9. The gate for the easterly driveway accessing the site shall be relocated at least 20 feet north of the Milwaukee Street right-of-way, and both driveways shall be paved between the gates and the Milwaukee Street pavement.
10. The crushed stone surface of the construction yard area around the batching plant shall be maintained and appropriate measures taken to minimize dust blowing off the site, as required.

Mr. C. Homburg

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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

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Applicant

cc: Zoning Administrator  
City Engineering  
Traffic Engineering

Zoning City Engineering Traffic Engineering Planning
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