



June 26, 2002

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, WI 53701-2985  
TDD (608) 266-4747  
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Ruedebusch Development and Construction  
c/o Mr. David A. Nelson, Director of Engineering  
4605 Dovetail Drive  
Madison, WI 53704

**SUBJECT: McAllen Properties, LLC Rezoning, 3709 Hanson Road**

Dear Mr. Nelson:

The Common Council, at its June 18, 2002 meeting, conditionally approved your application for rezoning from Temporary M1 Limited Manufacturing District to M1 Limited Manufacturing District and W Wetland District for property located at 3709 Hanson Road.

The Plan Commission, at its June 3, 2002 meeting, recommended conditional approval of the project.

To receive final approval of your proposal, the following conditions must be met:

**Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following item:**

1. The property proposes a manufacturing/industrial development layout that will remove most of the screening vegetation from the site, including a mature oak woods. This area is particularly a problem because the development will be visible from Highway 51 for a long distance to the south. The development shall be required to preserve existing vegetation for screening purposes and/or to plant extensive screening along the wetland edge and detention basins.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:**

2. Submit 5 sets of site plans showing the proposed development and obtain staff approval prior to obtaining a building permit.

**Please contact Al Martin of the Planning Unit staff at 266-4635 if you have questions regarding the following five items:**

3. A condition of approval for the rezoning is that a preliminary plat and final plat or certified survey map be submitted, reviewed and approved which provides the road connection prior to the rezoning becoming effective.

4. An alternative to providing the road at this time would be to reserve the right-of-way through the property for a future road dedication on the face of the recently approved Certified Survey Map and to require a private road to be built to City street standards on a portion of this corridor. This would allow the developer to proceed with his development plans without needing to dedicate the road at this time and would also accommodate a future subdivision of this property into multiple parcels with a road being dedicated at that time.
5. A 75-foot wetland buffer shall be provided adjacent to the dedicated wetland on the property.
6. Development of design standards for the buildings fronting on Hanson Road shall be provided and approved by the Planning Unit as a condition of approval of the rezoning prior to the rezoning becoming effective, and prior to the certified survey map being recorded.
7. Development of a perimeter landscaping plan shall be provided and approved by the Planning Unit as a condition of approval of the rezoning and prior to the rezoning becoming effective, and prior to the recording of the certified survey map.
8. The applicant shall reserve a future road right-of-way through this property to connect with the public roadway on the property adjacent to the west. This right-of-way will not be dedicated, until such time as the City requires it. The location of the reserved right-of-way shall be approved by the Planning Unit. The Plan Commission also directed the applicant to seek other opportunities on this site for stormwater infiltration, especially in the parking lot islands.

Please obtain the signatures from the above representative of the City agencies or an alternate on the attached affidavit form in order to provide confirmation that the conditions of approval written in this letter have been satisfied.

If you have any questions regarding this approval, please call Pete Olson, Al Martin, Bill Roberts, or George Carran at 266-4635.

Sincerely,



Alan J. Martin  
Planner II

c: Mr. Mac McAllen, c/o McAllen Properties, LLC, 3950 Commercial Avenue, Madison, WI 53714  
Parks Division  
Zoning  
City Engineer