



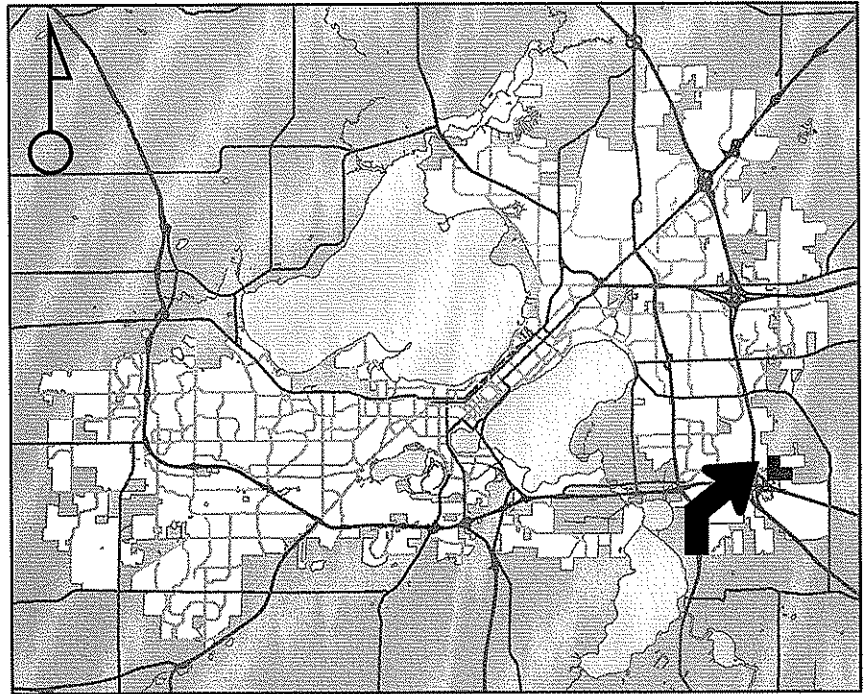
Plat Name
McAllen 120 Business Park
 Location
6403-6703 Femrite Drive
 Applicant
 Carl E Rudebusch - McAllen 120, LLC/
 Carl T Chenoweth - Rudebusch Dev & Const

Preliminary Final

From: **Temp A** To: **M1**

Proposed Use
6 Industrial Lots and 3 Outlots

Public Hearing Date
 Plan Commission
07 July 2008
 Common Council
15 July 2008



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 700'



11-12

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
- 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.

6504 FEMRITE
6403 FEMRITE
6703 FEMRITE
3102 MEIER RD

REZONING & ANNEXED LANDS

FOR OFFICE USE ONLY:

Amt. Paid 50 - Receipt No. 90282
Date Received 4/16/08
Received By [Signature]
Parcel No. _____
Aldermanic District 16- Compton
GQ _____
Zoning District A
For Complete Submittal
Application Letter of Intent
IDUP Legal Descript.
Plan Sets Zoning Text
Alder Notification 3/14/08 Waiver _____
Ngbrhd. Assn Not. - Waiver _____
Date Sign Issued 4/16/08

1. Project Address: FEMRITE DRIVE; MEIER ROAD Project Area in Acres: 121.20 AC

Project Title (if any): Mc ALLEN 120 - BUSINESS PARK

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from A-1 to M-1 Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: CARL E. RUEDERBUSCH Company: Mc ALLEN RD, LLC
Street Address: 4605 DOVETAIL DR. City/State: MADISON, WI Zip: 53704
Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: carl@ruederbusch.com

Project Contact Person: CARL T. CHENOWETH, P.E. Company: Ruederbusch Development; CONSTR
Street Address: 4605 DOVETAIL DR City/State: MADISON, WI Zip: 53704
Telephone: (608) 249-2012 x214 Fax: (608) 249-2032 Email: carlc@ruederbusch.com

Property Owner (if not applicant): Mc ALLEN 120, LLC
Street Address: 4605 DOVETAIL DR City/State: MADISON, WI Zip: 53704

4. Project Information:

Provide a general description of the project and all proposed uses of the site: SUB-DIVIDE LAND & THE DEVELOPMENT OF LIGHT COMMERCIAL/MANUFACTURING FACILITIES ONTO 6-LOTS WITH APPROX 35-40 AC WETLAND "CONSERVATION" AREA

Development Schedule: Commencement JULY, 2008 Completion DECEMBER, 2012

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:** \$ 2,700 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 pcapplications@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 USD-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 (SEE ATTACHED)
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 J. PARKS Date 2-14-08 | Zoning Staff _____ Date _____

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

Printed Name CARL T. COTWRIGHT, P.E. Date 4-16-08
 Signature [Signature] Relation to Property Owner OWNER/DEVELOPER
 Authorizing Signature of Property Owner [Signature] Date 4/16/08
Projector LLC

**McAllen 120 Business Park
Femrite Drive & Meier Road
City of Madison**

**Letter of Intent
April 15, 2008**

Property Owner:

**McAllen 120, LLC
4605 Dovetail Drive
Madison, WI 53704
Contact: Carl E. Ruedebusch
608-249-2012**

Property Developer:

**Ruedebusch Development & Construction
4605 Dovetail Drive
Madison, WI 53704
Contact: Carl T. Chenoweth
608-249-2012 x-214**

Engineers/Surveyors:

**D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717
Contact: Wayne D. Barness
608-833-7530**

Existing Conditions:

- Property contains 121.20 acres of vacant land
- Property is bisected by Femrite Drive from east to west and Meier Road along the northeast boundary of the northern 40 acre section parcel
- 35 to 40 acres of delineated wetlands are located within the property boundary; with the remainder of the property being partially wooded
- Property is currently within the City of Madison corporate limits with the western 80 acre section parcel located within the existing Urban Service District
- City of Madison – Water Utility Service is located just of the Femrite Drive and continues south from the Meier Road & Femrite Drive intersection
- City of Madison – Sanitary Utility Service is located at a Manhole connections located approx. 980ft south of the southern property boundary; at a point that bisects a 66ft strip of land extending south and intersecting the ROW of the US 12/18 frontage road.

Proposed Development:

- **Property is scheduled to be developed in two phases (Drawing C2.1-attached)**
 - **Phase I – Site Development:**
 - **Development of Lot 3, 5 & 6 as light industrial – leased office/warehouse facilities consistent with permitted uses of a M-1 zoning land use classification**
 - **Lot 3 development includes Buildings 1, 2 & 3 @ approx. 65,680sf per building. Parking for each building would range from 100 to 120 stalls with 6 to 8 loading docks positioned in the rear of each building**
 - **Lot 5 development includes Buildings 4 & 5 @ approx. 65,680sf per building. Parking for each building would range from 100 to 120 stalls with 6 to 8 loading docks positioned in the rear of each building**
 - **Lot 6 development includes Building 6 @ approx. 43,460sf Parking for the building would range from 75 to 90 stalls with 4 to 6 loading docks positioned in the rear of the building**
 - **Lot 4 is anticipated to be a site for a commercial facility developed to the specifications of single owner/occupant consistent with the permitted uses of a M-1 zoning land use classification**
 - **Outlots 2 & 3 are to be developed during the infrastructure improvements required during Phase I development**
 - **Phase I -Infrastructure Development:**
 - **Roadway Improvement**
 - **Meier Road & Femrite Drive to be improved**
 - **Meier Road to be extended south within a dedicated ROW to the southern property boundary**
 - **McAllen Drive will be constructed to a point south of the McAllen Drive & Femrite Drive intersection**
 - **A temporary cul-de-sac to be constructed and provide a turn around for traffic access to Lots 3, 4 & 5**
 - **“A” Court Drive will be constructed to provide access to residents of property along the northern property boundary and to the proposed Outlot #01**
 - **Stormwater Management**
 - **Regional Stormwater Facility to be constructed on Outlot 2 serving the proposed development of Lots 3, 5 & 6**

- **Utility Service Improvements**
 - **Sanitary Sewer Improvement**
 - **Sanitary Sewer service will be extended to the intersection of McAllen Drive and Meier Road from a point approx. 1000 ft from the southern property boundary; along a dedicated easement or ROW for the south Meier Road extension**
 - **Water Service Improvements**
 - **Water Service line to Lots 3,4 & 5 will be extended along McAllen Drive from the intersection of McAllen Drive and Meier Road**
 - **Water Service line to Lot 6 will be connected at a point along the existing water line within the Urban Service District south of the Femrite Drive & Meier Road intersection**
 - **Electrical/Cable Improvements**
 - **Lots 3, 4 & 5 will be provided with service from lines extending south along the McAllen Drive ROW from the proposed intersection of McAllen Drive & Femrite Drive**
 - **Lot 6 will be provided with service from lines extending south from the Femrite Drive & Meier Road intersection**
- **Phase II – Future Site Development**
 - **Lot 1 & Lot 2 are anticipated to be sites for a commercial facility developed to the specifications of a single owner/occupant consistent with the permitted uses of a M-1 zoning land use classification**
 - **Outlot 1 will be developed during the infrastructure improvements required for Phase II**
- **Phase II – Future Infrastructure Improvements**
 - **Roadway Improvements**
 - **Intersection of McAllen Drive & Femrite Drive**
 - **Improvement of Femrite Drive from west property boundary to intersection of Meier Road and Femrite Drive**
 - **Extension of Meier Road south from southern property boundary to US Hwy 12/18 frontage road**
 - **Stormwater Management**
 - **Construction of Regional Stormwater Facility to serve proposed development on Lots 1 & 2**
 - **Utility Service Improvements**
 - **Sanitary Sewer Improvements**
 - **Sanitary Sewer Improvements will be extended from the connection at the intersection of McAllen Drive and Meier Road**

- **Water Service Improvements**
 - **Water service line will extended north from the connection at the intersection of Femrite Drive & Meier Road**
- **Electrical/Cable Improvements**
 - **Electrical/Cable lines will connect to shortest route either along Femrite Drive or Meier Road (North) for both Lots 1 & 2.**



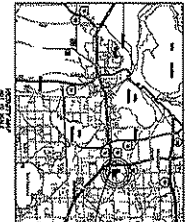
DORRIS EDRE AND ASSOCIATES, INC.
 7510 Woodward Way, Madison, WI 53717
 Phone: 608.255.7550 • Fax: 608.831.1000
 YOUR NATIONAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY PLAT
MCALLEN 120 BUSINESS PARK
 PART OF THE NE 1/4 & SE 1/4 OF THE SE 1/4 OF SECTION 23,
 THE SW 1/4 OF THE SW 1/4 & PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24,
 T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

PR 08-07-107
 DATE 04-14-08
 REV 06-27-08

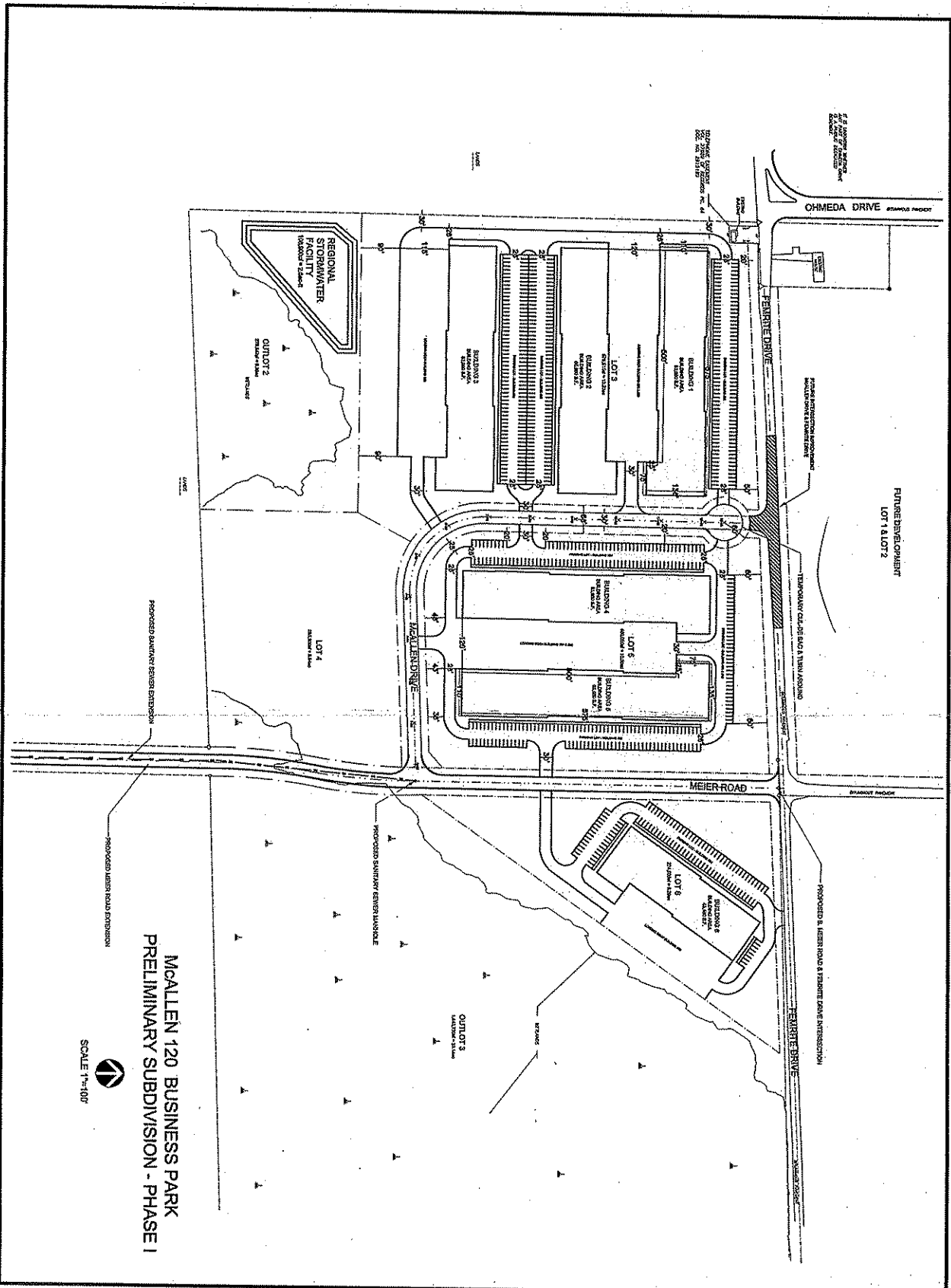


- NOTES:**
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. ALL ROADS SHOWN ARE TO BE CONSIDERED AS A PROPOSED HIGHWAY EXCEPT WHERE SHOWN OTHERWISE.
 3. ALL EASEMENTS ARE TO BE CONSIDERED AS A PROPOSED EASEMENT EXCEPT WHERE SHOWN OTHERWISE.
 4. ALL UTILITIES SHOWN ARE TO BE CONSIDERED AS EXISTING EXCEPT WHERE SHOWN OTHERWISE.
 5. ALL UTILITIES TO BE MOVED OR INSTALLED SHALL BE SHOWN AS A PROPOSED UTILITY EXCEPT WHERE SHOWN OTHERWISE.
 6. ALL UTILITIES TO BE MOVED OR INSTALLED SHALL BE MOVED OR INSTALLED IN ACCORDANCE WITH THE CITY OF MADISON UTILITIES DEPARTMENT SPECIFICATIONS.
 7. ALL UTILITIES TO BE MOVED OR INSTALLED SHALL BE MOVED OR INSTALLED IN ACCORDANCE WITH THE CITY OF MADISON UTILITIES DEPARTMENT SPECIFICATIONS.



A PROFESSIONAL ENGINEER HAS REVIEWED THIS PLAT AND HAS CONCLUDED THAT IT ACCORDS TO THE REQUISITE LAWS, ORDINANCES AND REGULATIONS OF THE CITY OF MADISON, WISCONSIN.

11-12



**McALLEN 120 BUSINESS PARK
PRELIMINARY SUBDIVISION - PHASE I**

SCALE 1"=100'



11-12

PROJECT NAME:
McALLEN 120 BUSINESS PARK
FERRITE & MEIER ROAD
MADISON, WISCONSIN

ASSET TYPE:
SITE SUBDIVISION LAYOUT
PHASE I

REV. DATE REVISION BY

PROJECT NUMBER: 910
DATE: 04/14/08
DRAWN BY: CT/CHW/WHM
CHECKED BY: SK
DESIGN MANAGER: D. WILSON

OBJECT NUMBER
C2.1