



City of Madison

Proposed Plat & Rezoning

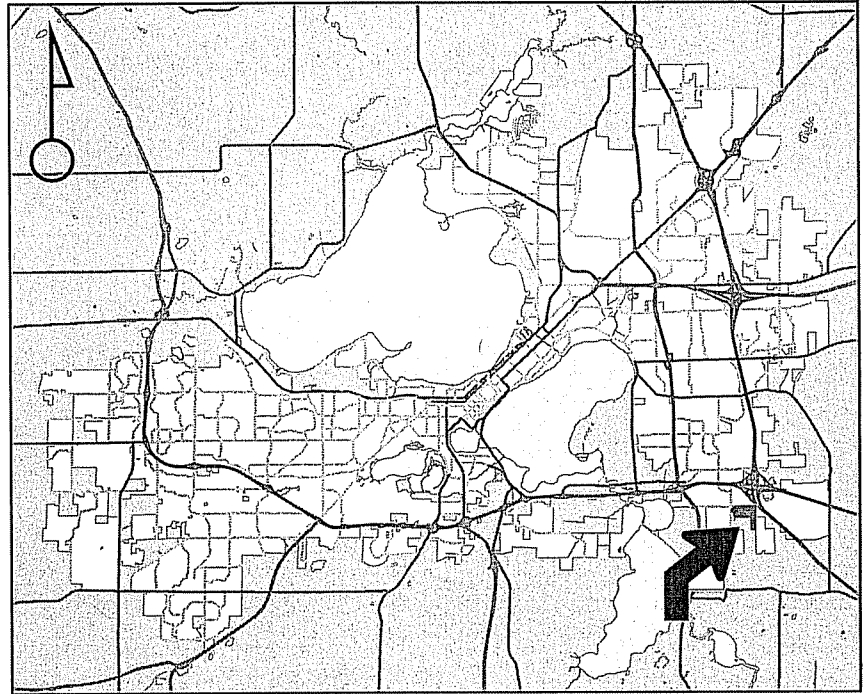
Plat Name
 Tradesman Industrial Park
 Location
 4131 Marsh Road
 Applicant
 Craig Enzenroth – The Gallina Companies/
 Bill Biesmann – Vierbicher Associates

Preliminary Final

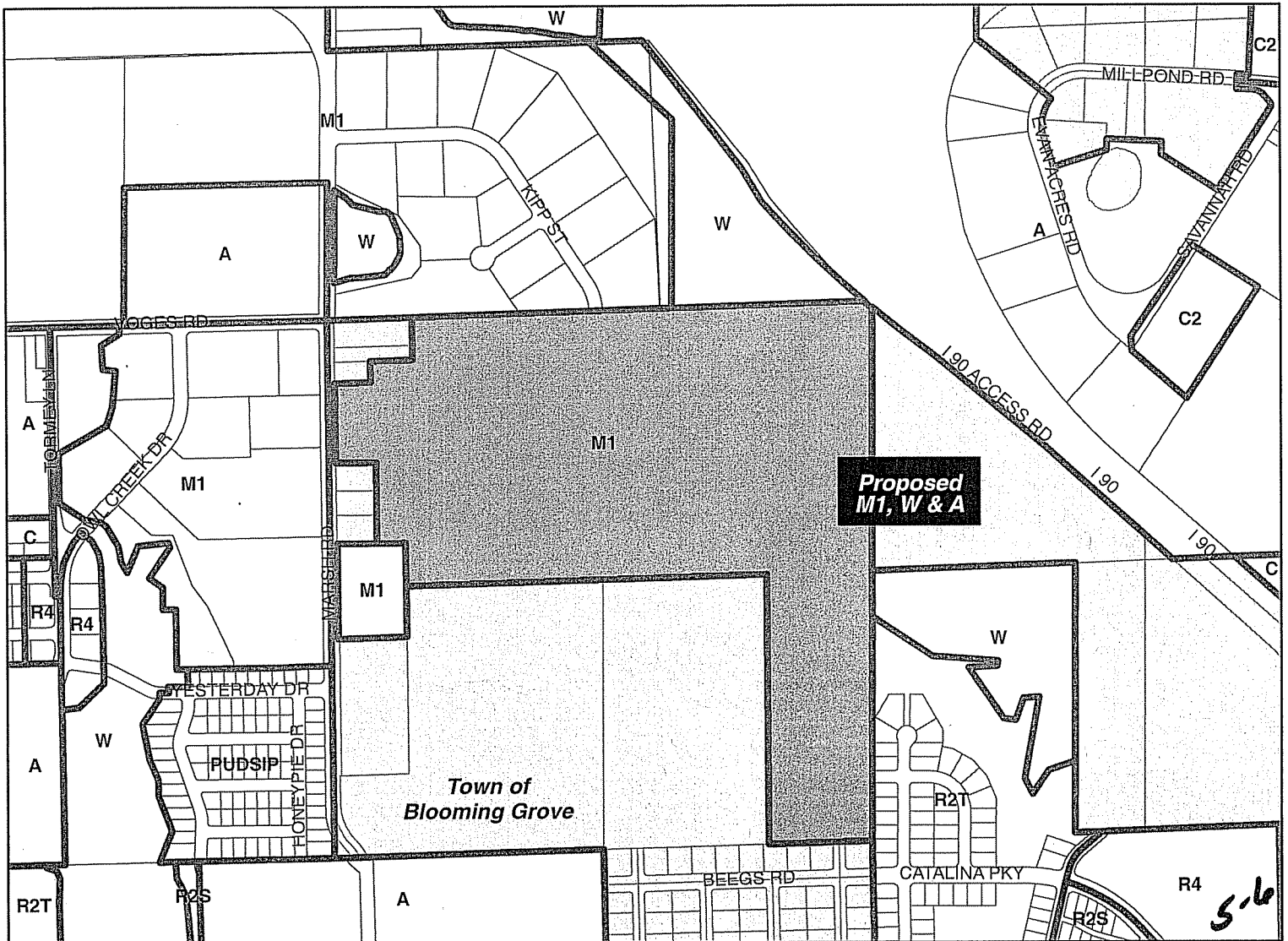
From: Temp M1 To: M1, W & A

Proposed Use
 22 Commercial/Industrial Lots &
 3 Outlots

Public Hearing Date
 Plan Commission
 03 December 2007
 Common Council
 08 January 2008



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



Scale : 1" = 800'

City of Madison, Planning Division : RPJ : Date : 16 November 2007



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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.

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
 Date Received _____
 Received By _____
 Parcel No. _____
 Aldermanic District _____
 GQ _____
 Zoning District _____
For Complete Submittal
 Application _____ Letter of Intent _____
 IDUP _____ Legal Descript. _____
 Plan Sets _____ Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. Project Address: 4131 Marsh Rd. **Project Area in Acres:** 90.6

Project Title (if any): Tradesmen Industrial Park

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

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Joseph R. Gallina Company: QRS Company LLC & Gallina Investments LLC

Street Address: 8500 Greenway Blvd., Suite 200 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-0909 Fax: (608) 836-0990 Email: jgallina@gallinacos.com

Project Contact Person: Craig Enzenroth Company: The Gallina Companies

Street Address: 8500 Greenway Blvd., Suite 200 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-0909 Fax: (608) 836-0990 Email: cenzenroth@gallinacos.com

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 90.6 acre site will have 22 lots zoned M1, outlots 1-2 will be dedicated to public for open space & stormwater management and outlot 3 will remain zoned Temp M-1 until preliminary plat is amended when the outlot area is planned to be developed.

Development Schedule: Commencement Spring, 2008 Completion Fall, 2011

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 Marsh Road Neighborhood Plan, which recommends:

Industrial and Low Density Res in Outlot 3 area 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, Date 8/15/07

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 Tim Parks Date 9/6/07 | Zoning Staff Matt Tucker Date 9/6/07
DAT Meeting 9/6/07

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

Printed Name Joseph R. Gallina, Gallina Investments, LLC, Manager-Mbr Date 10-2-07

Signature *Joseph R. Gallina* Relation to Property Owner Property Owner

Authorizing Signature of Property Owner _____ Date _____



October 3, 2007

Mr. Bradley J. Murphy, AICP
Director of Planning
Dept. of Planning & Development
215 Martin Luther King Jr. Boulevard
P. O. Box 2985
Madison, Wisconsin 53701-2985

RE: Letter of Intent
TRADESMEN INDUSTRIAL PARK
4131 Marsh Road
Rezoning/Preliminary Plat

Dear Mr. Murphy:

The following is submitted together with the application and zoning descriptions for staff, plan commission and council consideration of approval of the proposed development.

Owners: QRS Company LLC & Gallina Investments LLC
8500 Greenway Blvd., Suite 200
Middleton, WI 53562
Contact: Craig Enzenroth
(608) 836-0909
(608) 836-0990 Fax

Email: cenzenroth@gallinacos.com

Planner/Engineer: Vierbicher Associates, Inc.
999 Fourier Dr., Suite 201
Madison, WI 53717
(608) 826-0532
(608) 826-0530 fax
Contact: William Biesmann

Email: bbie@viebicher.com

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Background:

Tradesmen Industrial Park is a 90.57 acre parcel of land on Madison's far southeast side off of Marsh Road and immediately south of the Waubesa Business Center.

Site Development Statistics:

The proposed development consists of a total of 68.65 acres (including R.O.W's) which will be zoned M1 containing 22 Lots and Outlots 1 – 2 which will be dedicated to the public for open space and storm water management, 15.76 acres of land shown as Outlot 3 which shall maintain its current Zoning of Temporary M1 until such time as there is an amendment to this preliminary plat when the outlot area is planned for development and 6.16 acres of Wetland.

Project Schedule:

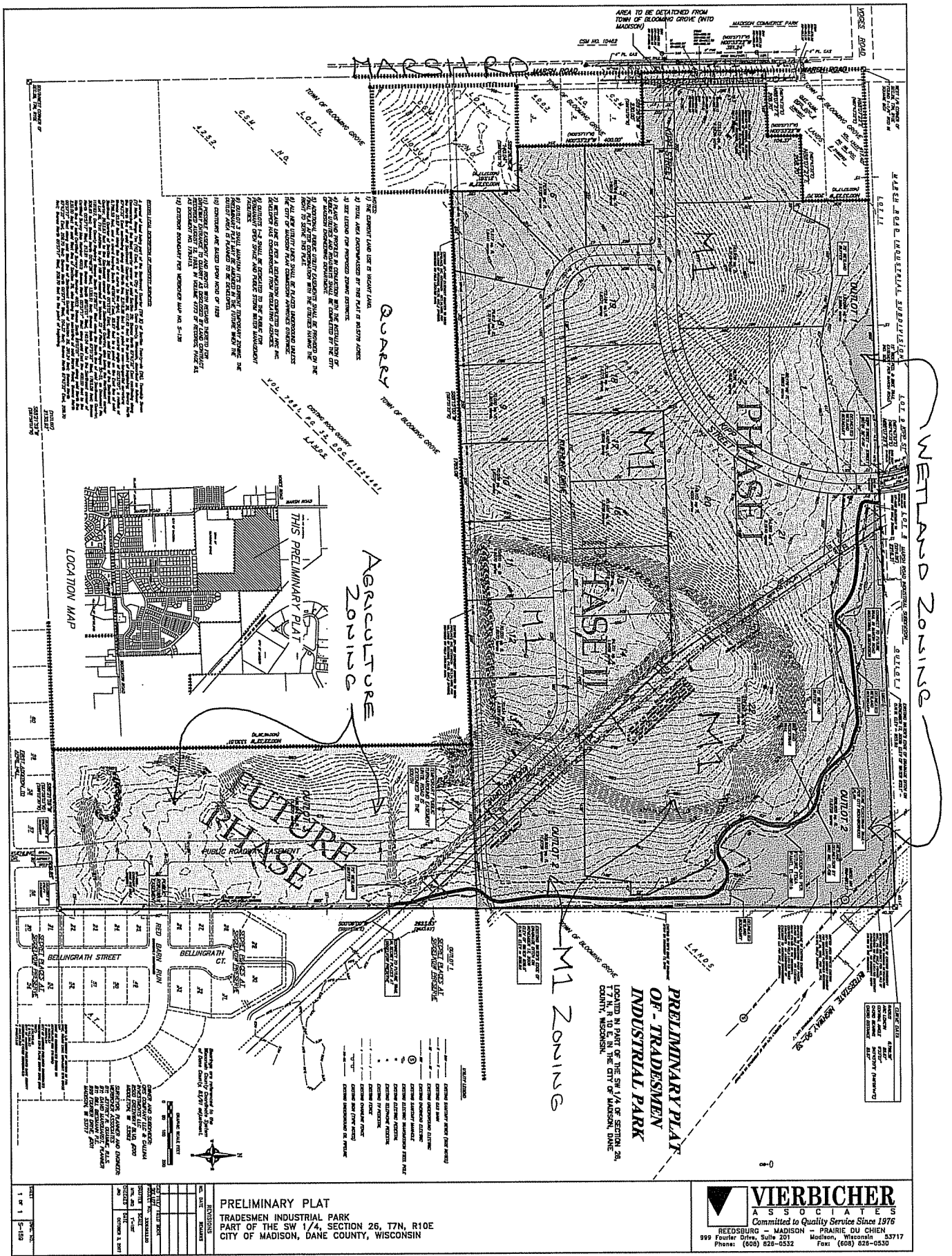
It is the developer's intent to obtain the necessary approvals for the preliminary and final plats and record the same by the end of March, 2008. We anticipate grading operations to commence during the spring of 2008. The plat is proposed to be constructed in three phases with the final phase being completed in the fall of 2011.

Thank you for your time in reviewing our proposal.

Sincerely,



Craig Enzenroth
President, The Gallina Companies



VIERBICHER ASSOCIATES
 Committed to Quality Services Since 1976
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Foster Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

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