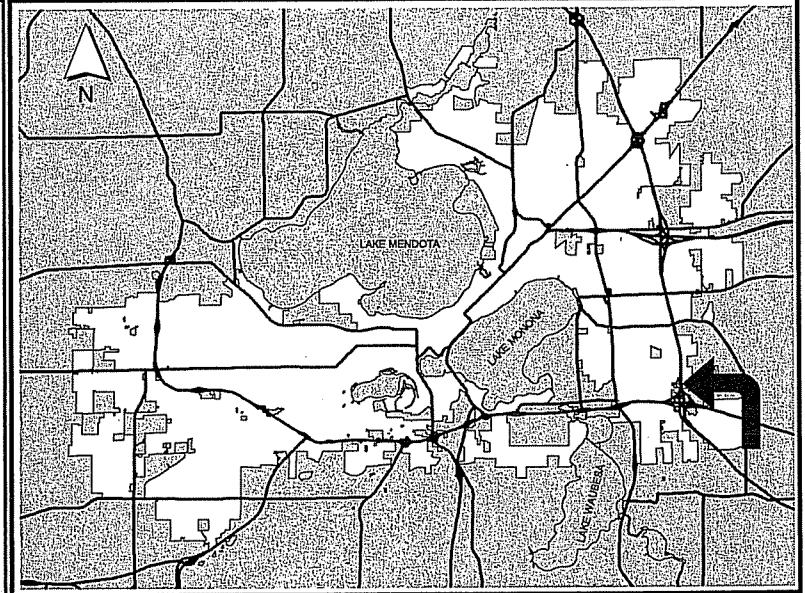


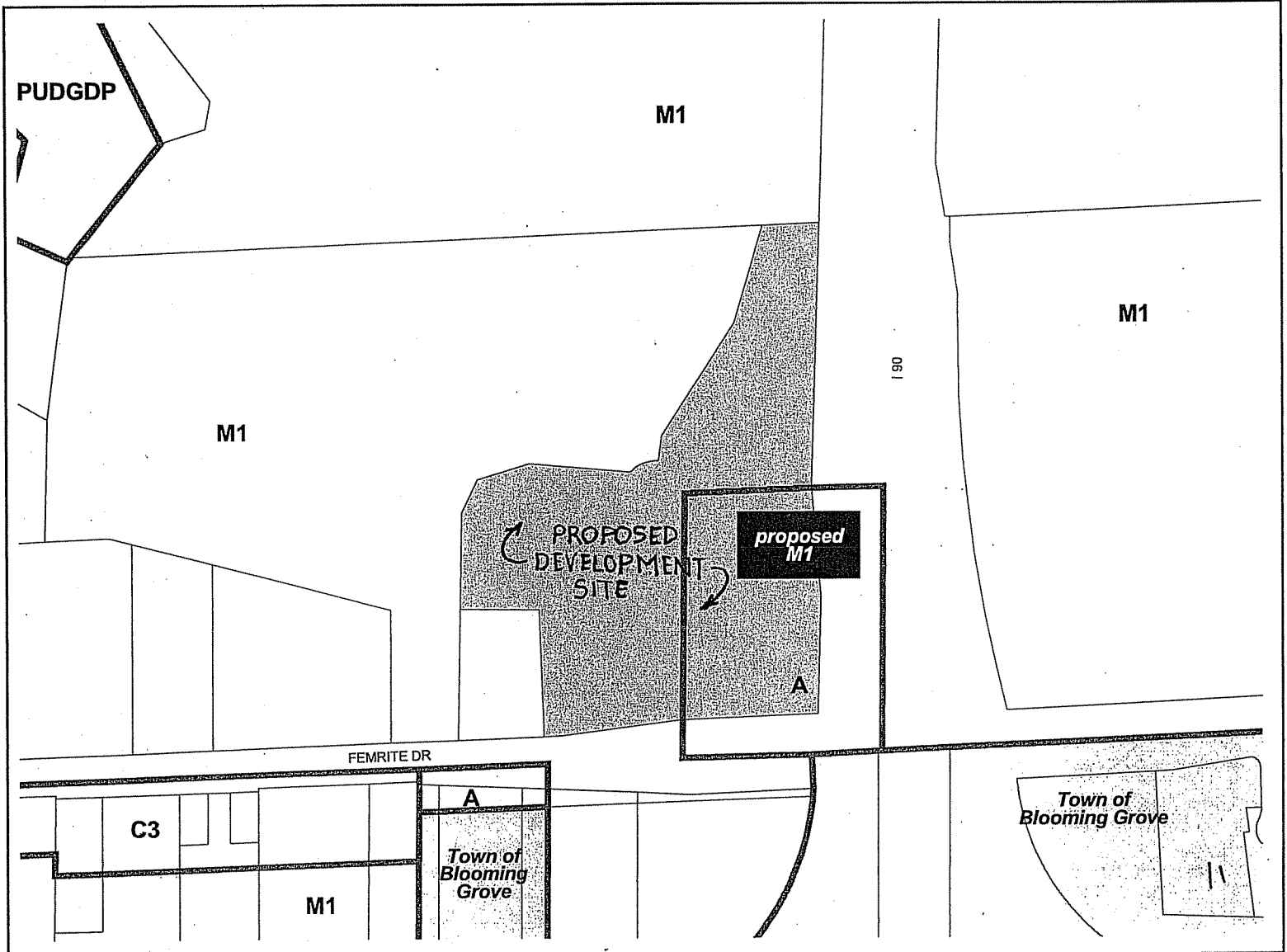
CITY OF MADISON

Proposed Rezoning

Location: 5818-5830 Femrite Drive
Applicant: Roland Lokre - Investec, LLC/
Peter Kucha - Epstein Uhen Architects
From Temp A District(s)
To M1 District(s)
Existing Use: Residence
Proposed Use: 1-Story, 98,000 sf Office Building
File No. _____
Public Hearing Dates:
Plan Commission 02 May 2005
Common Council 17 May 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



5818-5830 Femrite Drive

0 100 Feet



Date of Aerial Photography - April 2000



**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.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Am't. Paid 550 Receipt No. 58844
Date Received 3-9-05
Received By RT
Parcel No. 0710-233-0086-8
Aldermanic District 16, Judy Compton
GQ OK!
Zoning District A
For Complete Submittal
Application Letter of Intent
IDUP N/A Legal Descript.
Plan Sets Zoning Text
Alder Notification Waiver 3-1-05
Ngrbrhd. Assn Not. Waiver
Date Sign Issued 3-9-05

1. Project Address: 5818, 5880 FEMRITE DR. Project Area in Acres: 15.9 ACRES
Project Title (if any): STATE OF WISCONSIN OFFICE BUILDING

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 <u>TEMPA4</u> to <u>M-1</u>	<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 checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: ROLLY LOKRE Company: LOKRE DEVELOPMENT CO.
Street Address: POB 2033 City/State: WAUSAU WI Zip: 54402
Telephone: (715) 849-5125 Fax: (715) 574-6915 Email: rollie@lokre.com

Project Contact Person: PETER KUHA Company: EPPSTEIN UHEN ARCHITECTS
Street Address: 333 E CHICAGO ST City/State: MILWAUKEE WI Zip: 53207
Telephone: (414) 291-8190 Fax: (414) 291-7794 Email: peter.k.eppstein@uhen.com

Property Owner (if not applicant): INDUSTRIAL LLC
Street Address: 210 GRAND City/State: WAUSAU WI Zip: 54402

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 98,000 SF OFFICE BUILDING, 1-STORY. 370 STALL SURFACE PARKING LOT.

Development Schedule: Commencement APRIL 2005 Completion NOVEMBER 2005

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: \$ 550** 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@cityofmedison.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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of _____ 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:

JUDY COMPTON, JUDY COMPTON CALLED KATHY VOECK WAIVING NOTIFICATION

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 BILL ROBERTS Date 3-3-05 | Zoning Staff KATHY VOECK Date 3-3-05

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

Printed Name ROLAND LOKRE - MEMBER Date _____

Signature [Signature] Relation to Property Owner OWNER

Authorizing Signature of Property Owner [Signature] Date _____



EPPSTEIN UHEN
ARCHITECTS

March 8, 2005

Ms. Kathy Voeck
City of Madison
215 Martin Luther King Boulevard
Madison, Wisconsin 53701

Re: Site Rezoning for State of Wisconsin Office Building
EUA Project No.: 204426-RT

Dear Ms. Voeck:

This application is submitted for your consideration to rezone the 4.4 acre parcel at 5830 Femrite Drive from Temp AG to M-1. This parcel along with the adjacent parcel identified as Outlot 8, which contains 11 acres, will serve as the project site for the proposed office building. Outlot 8 is zoned M-1. This submittal includes application for a demolition permit of an existing house and sheds on 5830 Femrite Drive.

The proposed development will consist of a 98,000 square foot, 1-story office building that will be leased to the State of Wisconsin. The facility will serve approximately 370 employees, three (3) truck loading berths and a 370 stall surface parking lot will be provided. The future building expansion may include an additional 46,000 square feet of space as well as 43 additional parking stalls, as indicated on the attached site plan.

The project team will begin to prepare a site grading drawing set for an early start permit. Once this submittal is complete, the project development team will begin preparing drawings necessary for building construction and building permit approvals. The construction schedule for this development will be approximately 7 months. Tenant move-in is scheduled to occur in November of 2005.

The Project Development Team includes the following organizations:

Lokre Development Company- Developer
Eppstein Uhen Architects- Architect
M.A. Mortenson Company- General Contractor

Please review the attached material regarding the rezoning and feel free to call me with with any questions or comments.

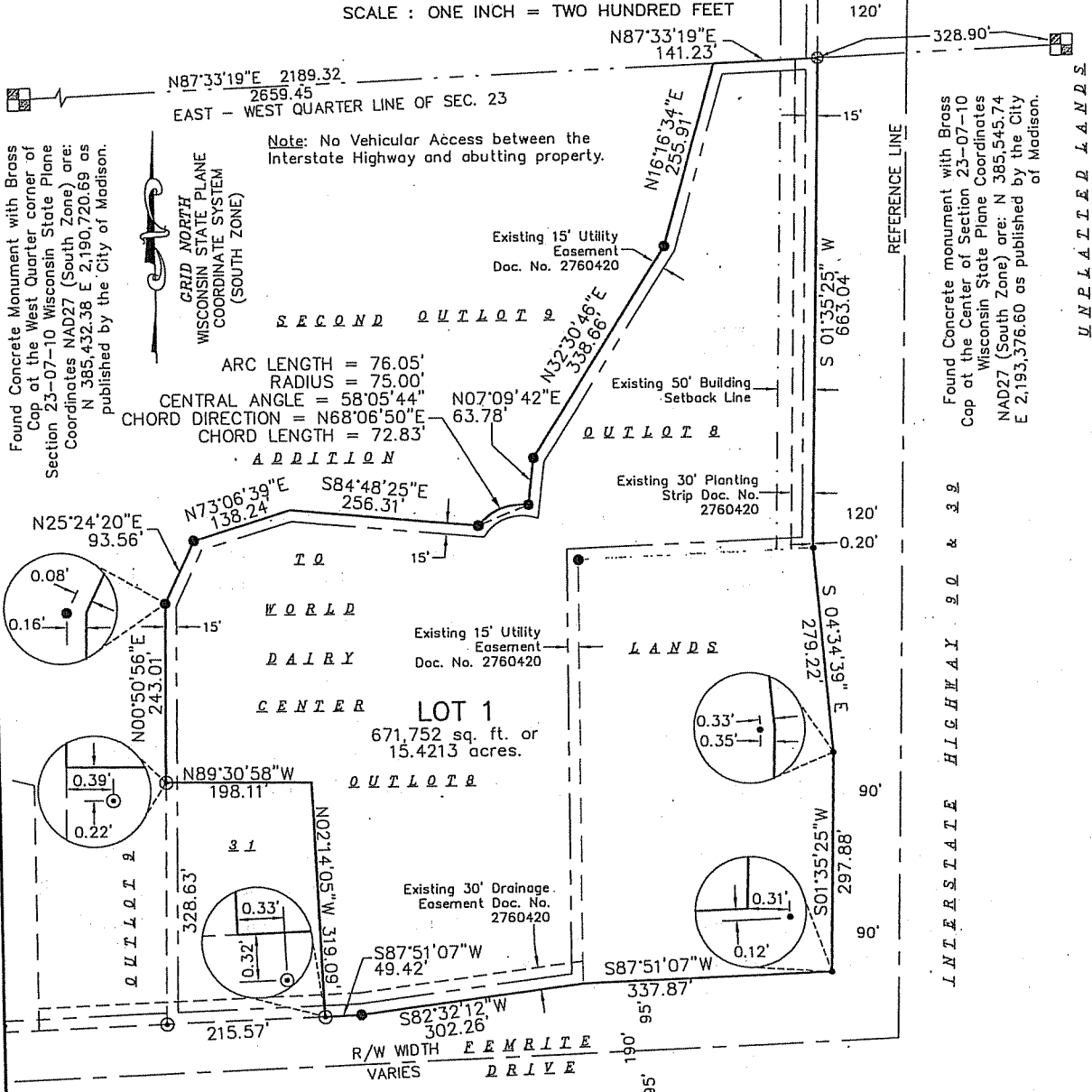
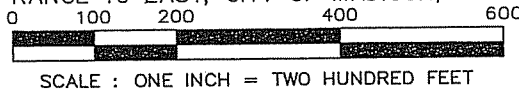
Sincerely,

Peter Kucha
Associate

cc: Rolly Lokre/Lokre Development Company

CERTIFIED SURVEY MAP No.

ALL OF OUTLOT 8, SECOND ADDITION TO WORLD DAIRY CENTER, AS RECORDED IN VOLUME 57-047B OF PLATS, ON PAGES 187-195, AS DOCUMENT NUMBER 2760420, DANE COUNTY REGISTRY AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



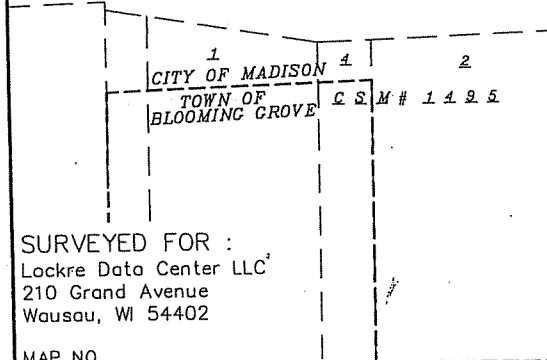
Found Concrete Monument with Brass Cap at the West Quarter corner of Section 23-07-10 Wisconsin State Plane Coordinates NAD27 (South Zone) are: N 385,432.38 E 2,190,720.69 as published by the City of Madison.

GRID NORTH WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

Note: No Vehicular Access between the Interstate Highway and abutting property.

Found Concrete monument with Brass Cap at the Center of Section 23-07-10 Wisconsin State Plane Coordinates NAD27 (South Zone) are: N 385,545.74 E 2,193,376.60 as published by the City of Madison.

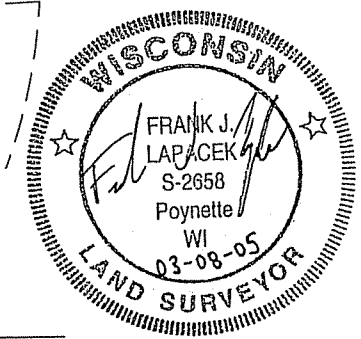
UNPLATTED LANDS



SURVEYED FOR :
Lockre Data Center LLC
210 Grand Avenue
Wausau, WI 54402

MAP NO. _____
DOCUMENT NO. _____

SURVEYED BY :
Burse
surveying & engineering Inc.
1400 E. Washington Ave, Suite 158



REZONE MAP

0 100 200 400 600



SCALE : ONE INCH = TWO HUNDRED FEET

SECOND

OUTLOT 9

ADDITION

OUTLOT 8

TO

EXISTING MI

WORLD

DAIRY

CENTER

N87°42'07"E 319.01'

P.O.B.

LANDS

TEMP A
To
M-1

S04°34'39"E 279.22'

N 00°29'02" E 575.99'

S01°35'25"W 297.88'

PROPOSED
WELL
SITE

31

OUTLOT 6

S87°51'07"W 337.87'

FEMRITE

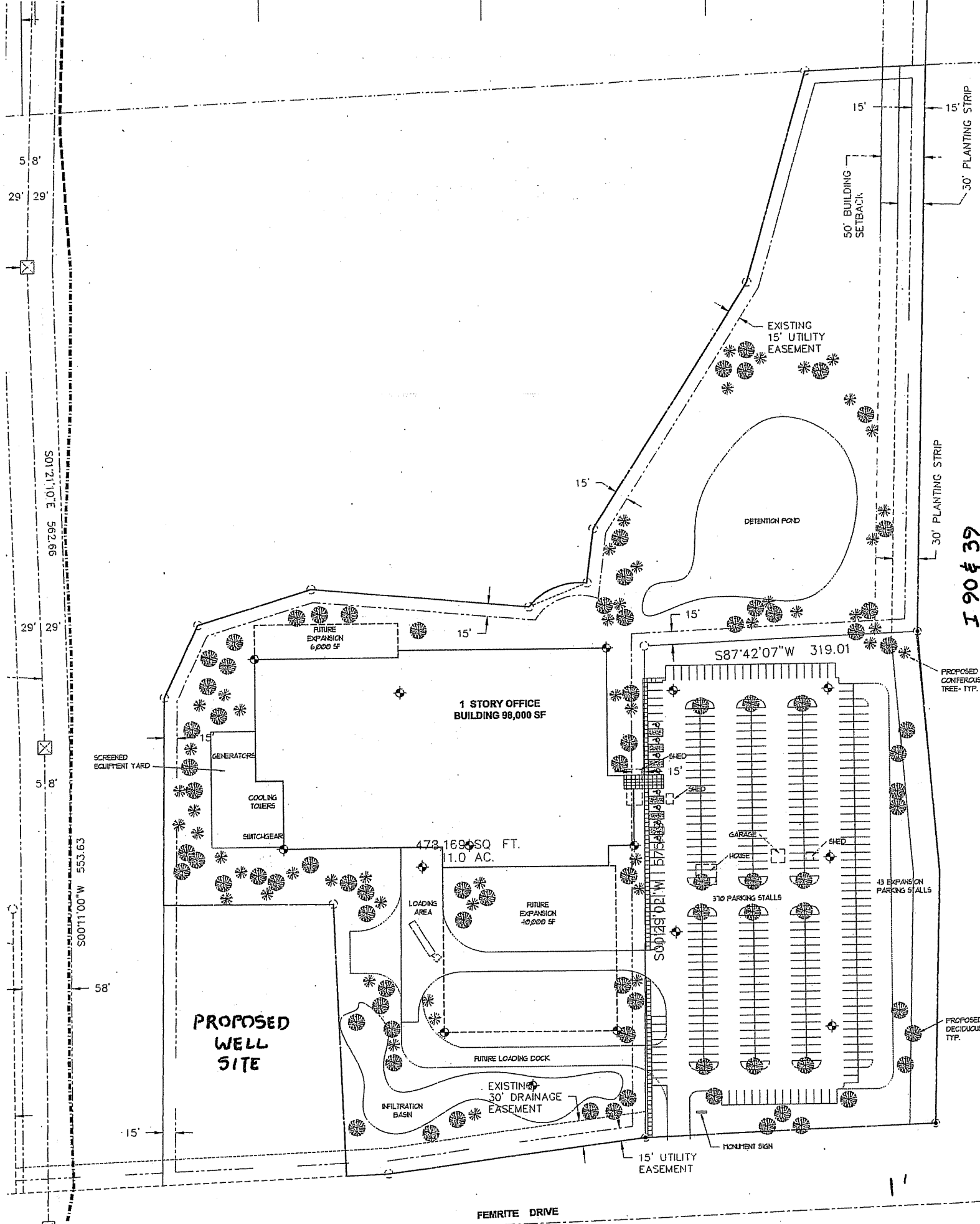
DRIVE

INTERSTATE HIGHWAY 32 & 20

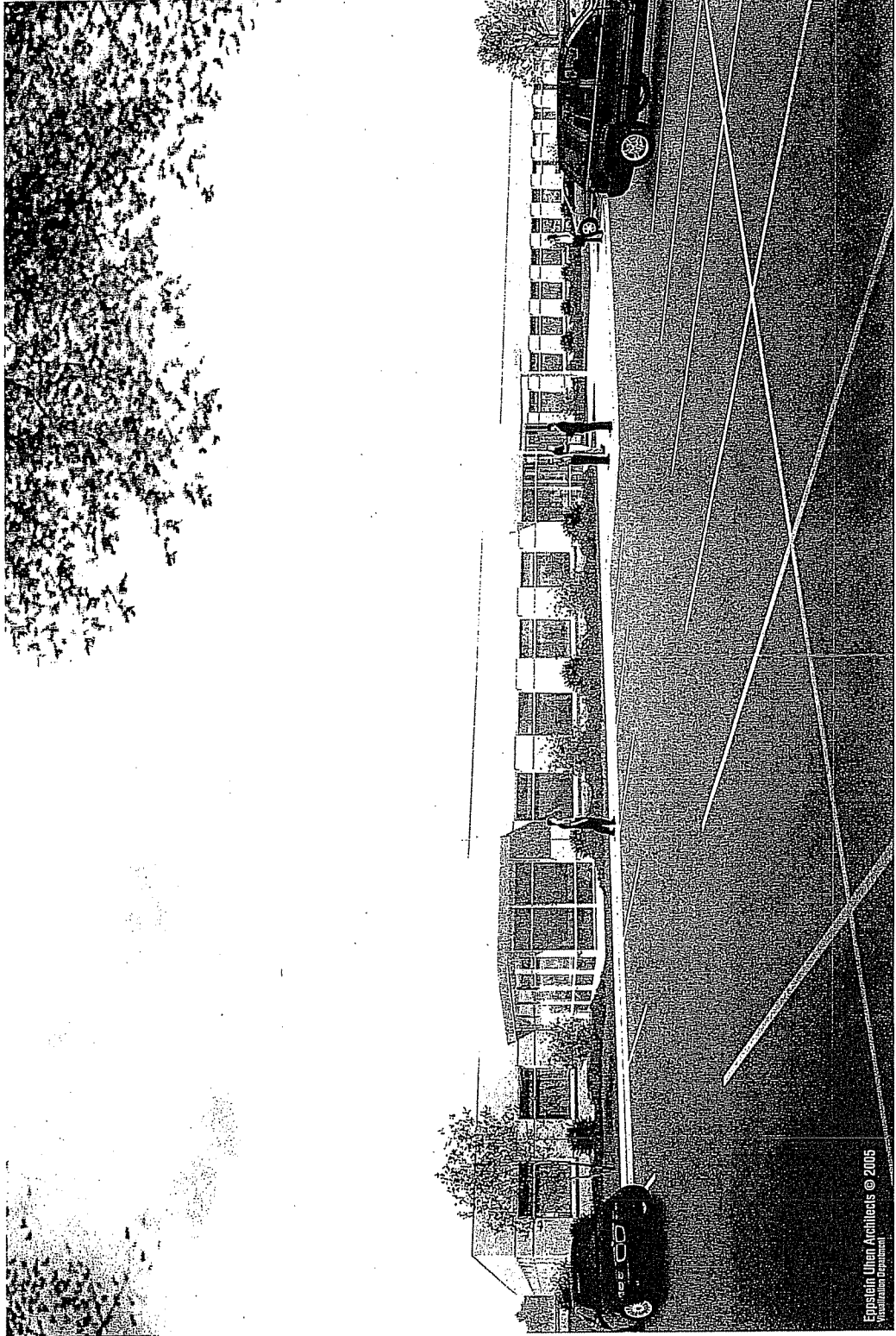
UNPLATTED LANDS

1 CITY OF MADISON 4
TOWN OF BLOOMING GROVE C S M # 1495

Burse surveying & engineering 1100 E. Washington Ave. Suite 150 Madison, WI 53703 608.250.3263



I 90 & 39



Eppstein Uhen Architects © 2005
Washington Department

World Dairy Center Site

