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Concerning:

12/8/22

All Metals Recycling – Land Use Application

To whom it may concern,

I am writing on Fred Runde owner of All Metals Recycling. All Metals Recycling is a full-service metal recycling center and salvage yard located just south of downtown on 20 South Park St. Madison, WI. They assist residents and businesses with their metal recycling needs. Their facility will recycle all types of metals, from aluminum cans to copper, brass, steel, vehicles, and much more.

For over 30 years, the All Metals goal has been and is to provide the most efficient and safest recycling experience exceeding for their customers. Their Madison recycling center has been in operation since 1940, with All Metals Recycling taking ownership in 2010. They are a family owned and operated business with multi-generation experience in the scrap metal recycling industry. They have ownership with several other metal recycling facilities across Wisconsin and Iowa.

All Metals Recycling Staff and City of Madison Staff have been working together the past 20 months to secure funding assistance to relocate All Metals from its current location on South Park Street to the parcel on Kipp Street.

The new facility at Kipp Street will involve the same metal recycling services they currently provide the community at the Park street location. The new 14 acre site will allow All Metals Recycling to increase the scale, energy efficiency, and safety components related to their industries' increased demands. A new, state of the art indoor public recycling drive thru is one such example of All Metals Recycling's commitment to provide a safe, clean, metal recycling experience for the user's convenience. This indoor recycling area separates small scale residential recyclers from larger commercial equipment in the yard. All users of the facility will enter and exit the site at a single point along Kipp Street. The site and building have been designed to maximize views for All Metals staff from the office to various loading, queuing, and weigh stations. There is one way traffic flow for all users dropping materials off, eliminating the need for backing a vehicle up. This reinforces the All Metals goal of putting an emphasis on safety and efficiency for all.

The facility will be open to the public 6 days a week, 7:00 AM – 4:00 PM Monday – Friday and 8:00 AM – 11:30 AM on Saturdays. The site will be secured by natural elements as well as fencing in off hours to further ensure public safety, as well as All Metals property. There will be both an indoor and outdoor bailer to process metals into transportable bails for removal off site.

The front of the property has been designed to meet traditional Industrial Zoning landscape and site standards. Ample parking and pedestrian access is provided and the buildings entrance is oriented towards the street. The frontage plantings, seeding and stormwater pond provide a natural approach utilizing native to the area species and habitat structure.

Yard operations are positioned on the rear side of the site (over 350' from the public street) and are enclosed by the site's topography. A natural rock face wall (ranging from 4' to 18' tall) surrounds the site on the south and east sides.

Where the natural walls terminate in the southeast corner, a screening fence will be used along with landscaping and a stormwater pond to provide a natural buffer between the site and the adjacent land.



A 6' high earth berm will be provided on the west side of the lot. The berm will be topped with an additional screening fence and natural landscaping to provide a more aesthetic look to the adjacent property. In peripheral areas, native grass and forb seeding will be established to provide an ecologically integrated landscape.

The Land Use Application we are requesting includes the following key items:

- The rezoning of approximately 14.8 acres from IL Industrial Limited to IG Industrial General
- A Conditional Use Permit for All Metals Recycling

Our application for conditional use and a zoning map amendment was submitted on October 10th for Plan Commission review on December 12th and common council review on January 3rd.

Any questions regarding our intent can be directed to me.

Thank you,

Michael Booth AIA | EDAC
Project Architect

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