

608-742-2169
608-742-2592 FAX
gec@generalengineering.net
www.generalengineering.net



916 Silver Lake Drive
BOX 340
PORTAGE, WI 53901

5 October 2006

Madison Plan Commission
215 Martin Luther Jr. Blvd; Room LL-100
PO Box 2895; Madison, Wisconsin 53701-2985
P. 608-266-4635

Re: OUTDOOR WOOD CHIPPING PROJECT
5701 Femrite Dr., Madison, Dane County
Royal Recycling Service
GEC# 0406-57

Dear Plan Commission Members:

The scope of this *Letter of Intent* is to provide the Plan Commission Members with detailed information regarding the above referenced project. The applicable project items are discussed below following the guideline in the Commission's General Plan Requirements check list.

The subject property is located at 5701 Femrite Drive, Madison, WI and is currently zoned as C3 (Highway Commercial District) and M1 (Limited Manufacturing District). It is positioned adjacent to other M1 developments. The existing property is 4.215 acres in size, with approximate 2.449 acres occupied by wetlands towards the south end of the property. There is also an existing house (1150 sq. Ft.) That is vacant and proposed for demolition. As required, pictures are provided to show the existing structure. Tentatively the Owner plans on committing the house to the fire department for fire drills.

The proposed usage of the parcel is for a wood chipping production. The business is a small scale production, currently employing two persons, with no foreseeable increase. This is a whole sale operation with no retail expected to be conducted on-site. The hours of operation are 7:00 to 5:00. No additional buildings are necessary or proposed to be erected for this development.

The business operational diagram consist of raw material (wood debris) being delivered to the site in containers, unloaded at the existing concrete slab located at the middle of the lot. The raw material is then picked up with a front loader and fed into milling equipment. With the help of a belt conveyor the chipped material is then delivered to the color mulch bins, where it is being colored and stored until sold. The site will be fenced and gated along Femrite Drive as shown on plans. Proposed as well are three car and two bicycle parking stalls (See Site Plan). Areas where vehicular traffic is intended will be paved. All other areas, where intermittent or production traffic is expected, will be covered with 3"-4" wood chippings to eliminate any possible dust emissions. Dye used in the production is water soluble. More

information and specifications on dye used in the production can be provided if requested. A stone trench is proposed downstream of the production area, to filtrate any storm runoff flowing toward the existing wetland. 3"-6" clear dolomite crushed stones are proposed to enhance the absorption of any potential hydrocarbons from the production site.

The proposed wood chipping project includes the demolition of the existing house on the property, abandoning of the existing water and sewer services, construction of 180' ~ 6" water main with a hydrant at the end, construction of approximately 1,800 sq. Yd. Paved driveway, installation of color mulch bays, fencing & landscaping along Femrite Drive.

We feel this development presents a sound business plan, which on one hand provides means for beautification of our community and on another benefits the environment through emphasizing on recycling.

Sincerely,

GENERAL ENGINEERING COMPANY

Robert J. Roth
Registered Professional Engineer

RJR/Ilg

Enclosures

Cc: Kim Lindholm, Owner