



LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	\$ <u>2050</u> Receipt No. <u>140642</u>
Date Received	<u>3/6/13</u>
Received By	<u>JLK</u>
Parcel No.	<u>0710-092-2508-0</u>
Aldermanic District	<u>15-LARRY PALM</u>
Zoning District	<u>A</u>
Special Requirements	<u>EN16 1-0-D- W/ETLAND</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input checked="" type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** A.904 Dempsey Rd B. 310 Cottage Grove Rd C. 402 Cottage Grove Rd
Project Title (if any): Royster Clark Development Project Area in Acres: 28.86

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from A to TE, TR-U2, TR-C3 (as shown on attached dwg)
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: David Nelsen Company: Ruedebusch Development & Construction, Inc.
Street Address: 4605 Dovetail Drive City/State: Madison WI Zip: 53704
Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: dave@ruedebusch.com

Project Contact Person: David Nelsen Company: Ruedebusch Development & Construction, Inc.
Street Address: 4605 Dovetail Drive City/State: Madison WI Zip: 53704
Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: dave@ruedebusch.com

Property Owner (if not applicant): A. RDC Development, LLC - 904 Dempsey Rd B. MG&E - 310 Cottage Grove Rd C. Agrium US, Inc. - 402 Cottage Grove Rd
Street Address: RDC Development, LLC - 4605 Dovetail Drive City/State: Madison WI Zip: 53704
MG&E - P.O. Box 1231 City/State: Madison WI Zip: 53701-1231
Agrium US - 4582 S. Ulster St, Suite 1700 City/State: Denver CO Zip: 80237

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This project involves the redevelopment of an existing fertilizer manufacturing plant into a mixed use development that will contain single family housing, multifamily housing and an employment zone that allows for commercial/professional/office/light manufacturing
Development Schedule: Commencement September 2013 Completion December 2023

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Larry Palm Note - Attached

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 1-29-2013 Zoning Staff: _____ Date: _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant SEE ATTACHED Relationship to Property: _____

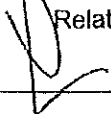
Authorizing Signature of Property Owner _____ Date _____

LAND USE APPLICATION cont.
Madison Plan Commission

6. Application Declaration:

The application attests that this form is accurately completed and all required materials are submitted:

RDC Development, LLC

Name of Applicant: Dave Nelsen Relation to Property Owner: Employee
Authorizing Signature of Property Owner  Date 2/6/13

Agrium US, Inc

Name of Applicant: Dave Nelsen Relation to Property Owner: Representative
Authorizing Signature of Property Owner  Date 3/5/13

Madison Gas and Electric

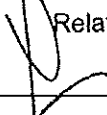
Name of Applicant: Dave Nelsen Relation to Property Owner: Representative
Authorizing Signature of Property Owner _____ Date _____

LAND USE APPLICATION cont.
Madison Plan Commission

6. Application Declaration:

The application attests that this form is accurately completed and all required materials are submitted:

Ruedebusch Development & Construction

Name of Applicant: Dave Nelsen Relation to Property Owner: Employee
Authorizing Signature of Property Owner  Date 3/5/13

Agrium US, Inc

Name of Applicant: Dave Nelsen Relation to Property Owner: Representative
Authorizing Signature of Property Owner  Date 3/5/13

Madison Gas and Electric

Name of Applicant: Dave Nelsen Relation to Property Owner: Representative
Authorizing Signature of Property Owner _____ Date _____