



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building, Suite LL100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
**FAX** 608 267-8739  
**PH** 608 266-4635

March 13, 2013

Chris Homburg  
Madison Rock & Sand LLC  
4621 Tonyawatha Trail  
Monona, Wisconsin 53716

RE: Approval of a zoning map amendment for the northern portion of the Madison Rock & Sand property at 5709 Milwaukee Street from PUD-GDP-SIP (Planned Unit Development-General Development Plan-Specific Implementation Plan) and Temporary A (Agriculture) to revised PUD-GDP-SIP to add asphalt shingle recycling as an allowed use, define more precisely the allowed uses within the PUD, and enlarge the planned development to encompass all of the area where uses other than the active quarry face are located.

Dear Mr. Homburg:

At their February 5, 2013 meeting, the Madison Common Council **approved** your request for a zoning map amendment for the northern portion of the property at 5709 Milwaukee Street to amend the existing Planned Unit Development to add asphalt shingle recycling as an allowed use, define more precisely all of the allowed uses within the PUD, and enlarge the planned development to encompass all uses defined in the PUD, subject to the following conditions of approval, which shall be satisfied prior to final approval and recording of the planned development:

Note: This amendment request was submitted prior to the new zoning ordinance taking effect and was reviewed and approved under the standards in the 1966 Zoning Code. Concurrently with this approval, companion ordinances were approved rezoning the subject property from the PUD-GDP-SIP and Temporary A districts in the old zoning ordinance to the PD-GDP-SIP (Planned Development-General Development Plan-Specific Implementation Plan) district and the A (Agriculture) district in the new zoning ordinance.

**Please contact Janet Dailey in the Engineering Division at 261-9688 if you have questions about the following two conditions:**

1. Informational note: Currently, there is no sanitary sewer available to this site. If the site ever redevelops, the applicant shall extend sewer to serve the property. If sewer becomes available to the property, the existing duplex shall be required to connect to the sanitary sewer. Upon connection to the sanitary sewer, the deferred assessments for the Heritage Prairie Sewer District will be due.
2. The applicant shall submit, prior to plan sign-off, PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale and shall have a scale bar on the Plan Set. PDF submittals shall contain the following information:
  - a) Building footprints.
  - b) Internal walkway areas.
  - c) Internal site parking areas.
  - d) Lot lines and right-of-way lines.

- e) Street names.
- f) Stormwater management facilities.
- g) Detail drawings associated with stormwater management facilities (including applicable planting plans).

**Please contact Eric Halvorson in the Traffic Engineering Division at 266-6572 if you have questions about the following condition:**

- 3. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign-off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

**Please contact Dennis Cawley in the Water Utility at 261-9243 if you have questions about the following condition:**

- 4. This property is not in a well head protection district.
- 5. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

**Please contact me in the Planning Division office at 267-8735 if you have questions about the following two conditions:**

- 6. The applicant shall obtain and maintain current any required permits for the allowed activities from the Wisconsin Department of Natural Resources or other applicable agency.
- 7. In the event that any of the allowed recycling activities on the site permanently cease operation, all materials storage, structures and equipment solely used for the ceased activities shall be removed from the property.

In order to finalize this approval, please execute the attached recording cover sheet and submit it and a check for \$30.00 payable to the "Dane County Register of Deeds", along with the aforementioned plans, documents and deposits, to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. Upon receipt of these materials and determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this planned development is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

If you have any questions regarding recording this plan, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please contact me at 267-8735.

Sincerely,



Michael Waidelich  
Principal Planner

cc. Janet Dailey, City Engineering Division  
Eric Halvorson, Traffic Engineering Division