

Rec. No. 001456
8/21/19 \$480.
RB



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:
Street Address: 6096 MCKEE ROAD, MADISON, WI 53719
Legal Description - (Metes & Bounds, or Lot No. And Plat): SEE ATTACHED

***Also submit in electronic format (MS WORD or plain text) by email to: PLANNING@FITCHBURGWI.GOV

2. Current Use of Property: MANUFACTURING
3. Proposed Use of Property: MANUFACTURING, (2) NEW SILOS
4. Proposed Development Schedule: FOUNDATION 2019, SILOS 2019/2020
5. Zoning District: BUSINESS HIGHWAY
6. Future Land Use Plan Classification: INDUSTRIAL GENERAL

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): _____

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: 24/7 No. Of Employees: 435

Floor Area: _____ No. Of Parking Stalls: _____

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: PLACON CORPORATION

Address: 6096 MCKEE ROAD Phone No: 271-5634

Contact Person: MIKE RISGAARD

Email: M.RISGAARD@PLACON.COM

Address: 6096 MCKEE ROAD Phone No: 278-4926

Respectfully Submitted By: [Signature] KISIN ENGINEERING, LLC

Owner's or Authorized Agent's Signature

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

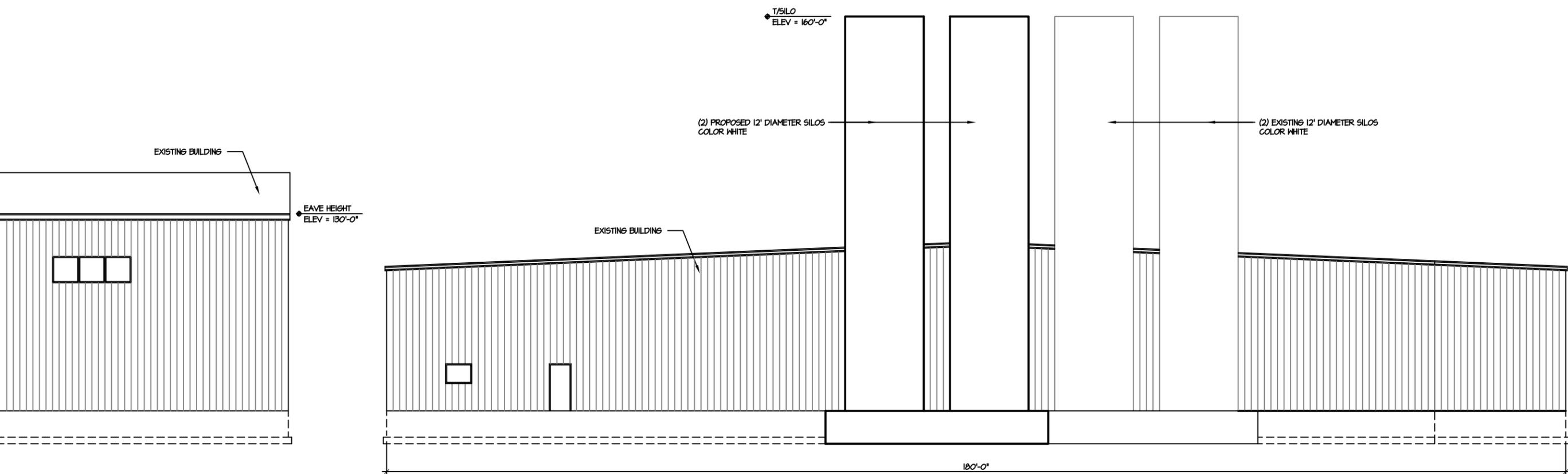
PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 8/20/19 Publish: _____

Ordinance Section No. _____ Fee Paid: 480.00

Permit Request No. CV-2314-19

SEC 6-6-9 PRT E1/2 SE1/4 BEG SE COR SEC 6 TH N89DEG10'50"W ALG SLY LN SD SE1/4 587.43
FT TH N00DEG48'07"E 1042.40 FT TH N89DEG10'50"W 62.74 FT TO SELY R/W RR TH
N33DEG13'36"E ALG SD R/W 978.50 FT TH S56DEG46'24"E 39.17 FT TH S88DEG41'14"E 108.91
FT TH S01DEG18'46"W 1846.65 FT TO POB CONT 21.708 ACRES SUBJ TO ESMT FOR MCKEE
RD EXC 0.14 A ADDL LAND TO C FITCHBURG IN R24756/2 SUBJ TO ACCESS ESMT IN DOC
#2885061 EXC RD R/W IN DOC #5077527



1 NORTH ELEVATION
A1

REV	DATE	REMARKS
1	8-20-19	PLAN COMMISSION SUBMITTAL

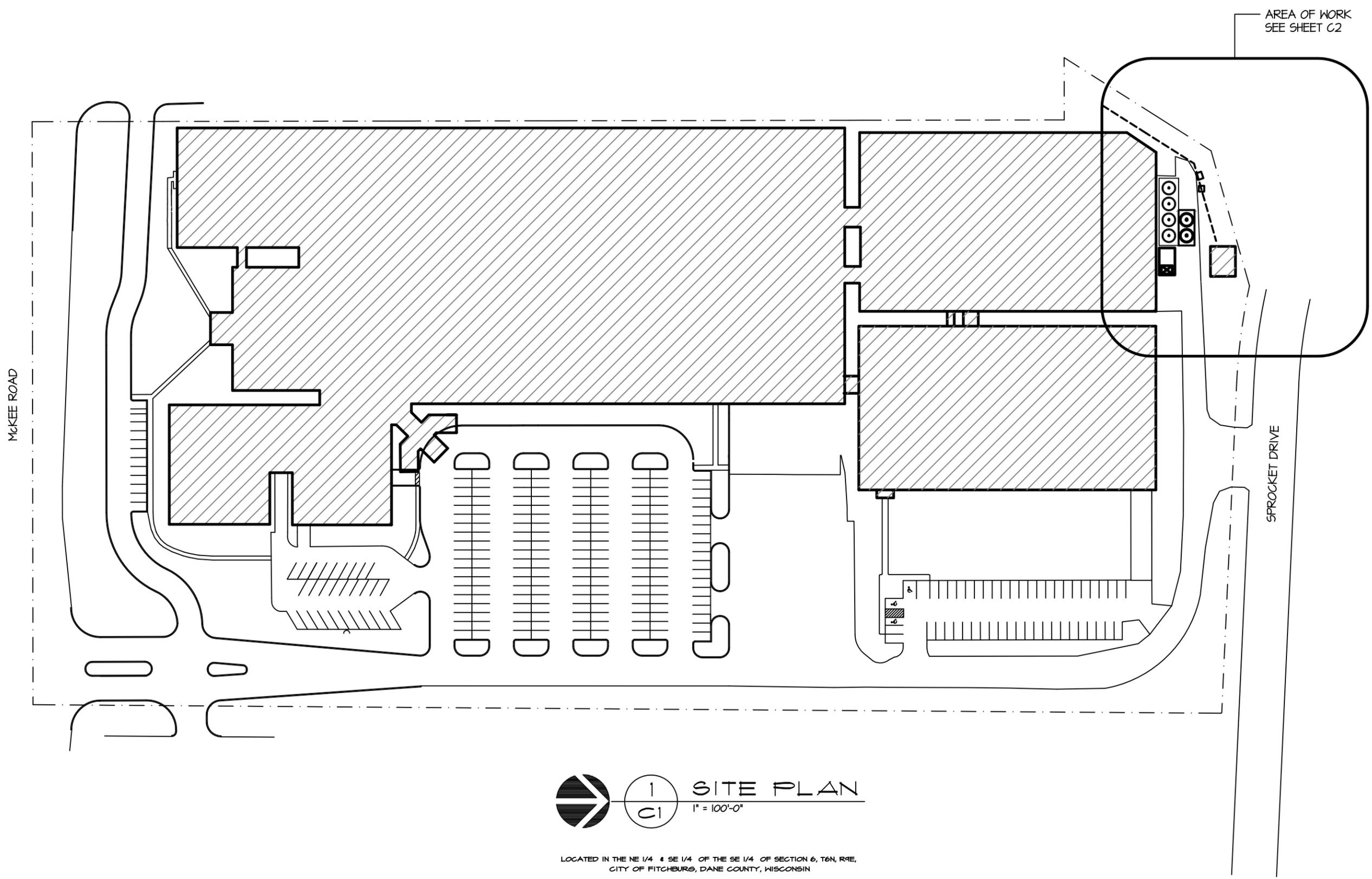
PROJECT: (2) NEW SILOS
6096 MCKEE ROAD
MADISON, WI 53719

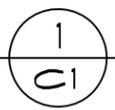
CLIENT: FLACON CORPORATION
6096 MCKEE ROAD
MADISON, WI 53719

KILEN ENGINEERING, LLC
7771 COUNTY ROAD A
BELLEVILLE, WI 53508
PHONE: 608/424-1985

TITLE:
ELEVATION

SHEET
A1





SITE PLAN
 1" = 100'-0"

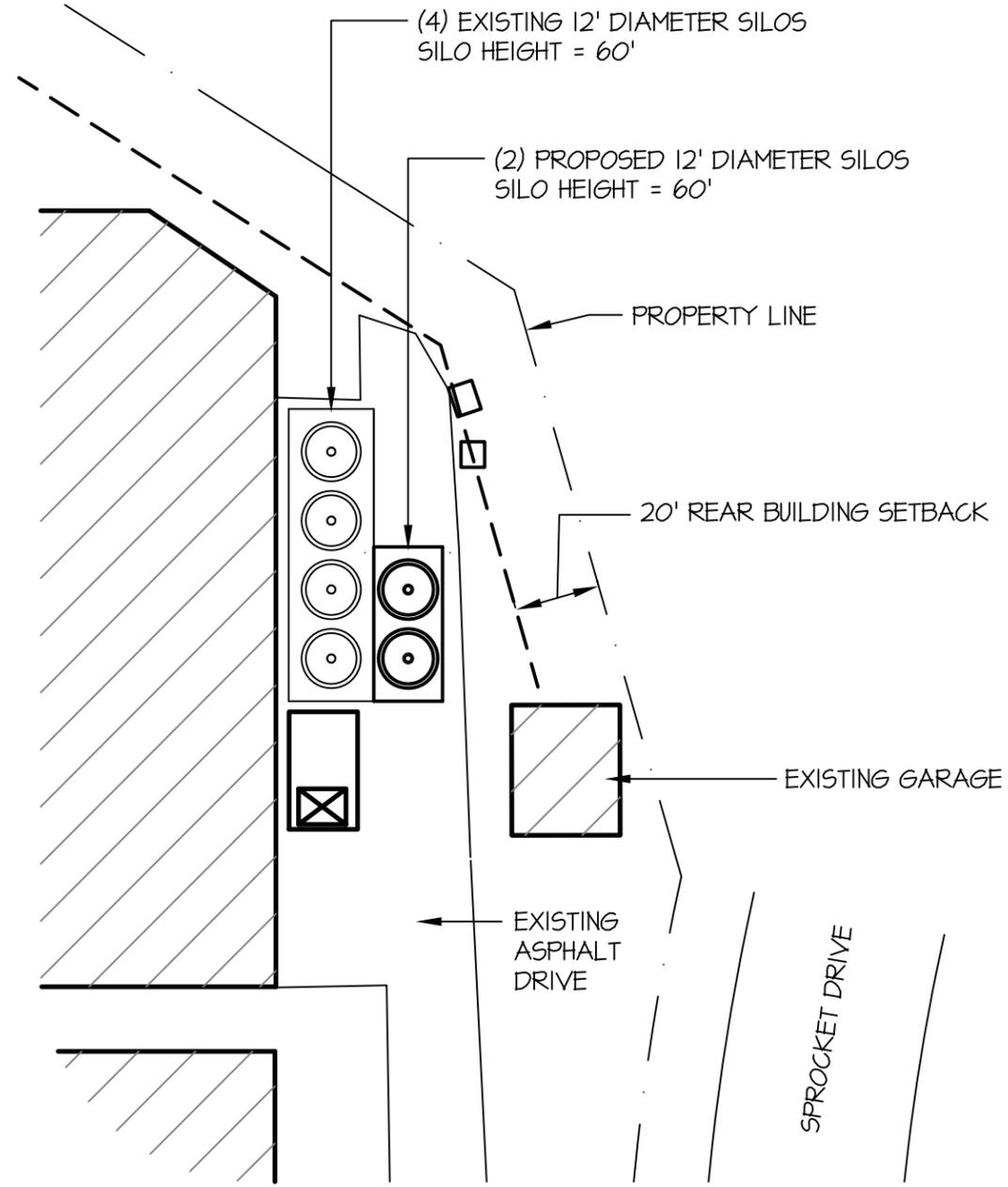
LOCATED IN THE NE 1/4 & SE 1/4 OF THE SE 1/4 OF SECTION 6, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

REV	DATE	REMARKS
1	8-20-19	PLAN COMMISSION SUBMITTAL

PROJECT: (2) NEW SILOS
 6096 McKEE ROAD
 MADISON, WI 53719
CLIENT: FLACON CORPORATION
 6096 McKEE ROAD
 MADISON, WI 53719

KILEN ENGINEERING, LLC
 7771 COUNTY ROAD A
 BELLEVILLE, WI 53508
 PHONE: 608/424-1985

TITLE:
 SITE PLAN
SHEET
 C1



1
C2

PARTIAL SITE PLAN

1" = 40'-0"

REV	DATE	REMARKS
1	8-20-19	PLAN COMMISSION SUBMITTAL

PROJECT: (2) NEW SILOS 6096 MCKEE ROAD MADISON, WI 53719	CLIENT: FLACON CORPORATION 6096 MCKEE ROAD MADISON, WI 53719
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KILEN ENGINEERING, LLC 7771 COUNTY ROAD A BELLEVILLE, WI 53508 PHONE: 608/424-1985

TITLE: PARTIAL SITE PLAN
SHEET C2



IMPERIAL
INDUSTRIES
INCORPORATED

BULK STORAGE
SOLUTIONS



Wausau, WI • 800-558-2945 • www.imperialind.com



About Imperial Industries

Backed by over three decades of experience, with installations around the world, Imperial helps companies not only meet their bulk storage needs, but also optimize their material processing and manufacturing operations through tank design and accessory equipment.

The company's reputation reflects its commitment to providing its customers an unequalled combination of quality and value through proprietary tank design and construction capabilities, customization flexibility and service.

Design and Engineering

Specializing exclusively in tank design, Imperial engineers use proprietary tank design software to transform your application requirements into custom storage solutions supported by detailed drawings, materials lists, production schedules and cost estimates. The program incorporates data developed from hundreds of installations; plus factors such as wind load, soil and seismic conditions; as well as current local, national, and international building codes. Underlying our engineers' expertise are close working relationships and ongoing communication with our customers.



Fabrication

Pride of workmanship is evident in every Imperial tank. From thorough inspection of incoming materials, to computerized metal cutting and shaping technologies, to ongoing training and certification of our workforce, Imperial tanks are built better. Every Imperial welder is qualified to ASME Section IX standards and their work is overseen by AWS certified inspectors.

The CUSTOMERS' CHOICE for bulk storage tank solutions

Construction Capabilities

Imperial welded tanks, blenders and bins are available in a broad selection of materials, designs, sizes and features to meet the most demanding specifications:

Materials - Depending on specific application needs, Imperial constructs tanks from carbon steel, stainless steel, aluminum or any of several specialty alloys.

One-piece welded construction provides superior strength, integrity, and performance and as well as easy on-site installation.

Sizes up to 16' in diameter (holding 10,000 cubic feet or 75,000 gallons maximum) are factory complete and delivered as a single unit. Larger tanks available as components for field assembly.

Silo support options - choice of skirt, structural leg or lug supports. Modification for load cell mounting also available for all designs.

Linings and coatings - Our Polane® Urethane is factory applied in a controlled environment and meets all industry and federal standards (see following page for more information). Imperial also applies special applications to meet customer preferred paint specifications.

Operational designs to accommodate mass flowing, free-flowing and blended material operations.

Hopper designs for center draw, chisel bottom and transitional-multiple outlets.

Liquid storage available in both vertical and saddle supported horizontal tanks.

Customization capabilities - Imperial maintains a full complement of standard designs, all of which can be customized for specific applications.





The “Polane[®] Urethane” Protection Process

The “Polane[®] Urethane” Protection Process was developed as a result of customers demanding a finish and coating process that would be durable, corrosion resistant, display superior fade resistance and have a high gloss finish. With the assistance of the Sherwin Williams Technical Team, we were the pioneers in our Industry of the “Polane[®] Urethane” Protection Process. We have remained committed to the process through the years as others have only tried to duplicate.

Surface Preparation

With any paint or coating process it all starts with the surface preparation. At Imperial, we took that one step further and actually took a close look at our design of welded storage tanks to assure as clean a surface as possible to obtain the best results in preparation.

- Welded seams interior and exterior
- Smooth surface
- Avoid sharp angles of welded accessories

Preparation of welded storage tanks is a vital step in the protective coating process. Imperial provides a fully enclosed, climate/environmentally controlled blast building. Within this building, the first step of the “Polane[®] Urethane” Protection Process begins.

- Steel surfaces are grit blasted using 200 H.P. of compressed air at over 1000 PSI.
- During this process, mill scale and contaminants are removed and an anchor plate of 2.5 mils is established.
- The tank is thoroughly cleaned to remove residual contamination.
- An inspection hold point is created to examine every square foot of the tank for any imperfections.

The tank is then moved into an enclosed paint room capable of handling tanks as long as 95 feet in a no move process. The temperature and humidity in the paint

room are controlled to create the ideal coating environment. It is vital at this point in the process that the tank is properly coated within the critical window of time after blasting.

First level interior package

- 4–6 mils of Sherwin Williams FDA approved high solids epoxy primer B62W201/B60V20.
- Our standard interior coating is FDA approved, which is not always the case with our competition.

First level exterior paint package

- 2.2 mils of Sherwin Williams #61 V.O.C. catalyzed epoxy primer.
- A final coat of Sherwin Williams Polane[®] H.S. Plus Polyurethane Enamel F63 is applied.
- Our standard coverage exceeds the quality of standard coverages being offered by our competition.
- The “Polane[®] Urethane” Protection Process is offered by Imperial at three optional levels, with all offering the same high quality process to our customers.

Special applications also available

- If the “Polane[®] Urethane” Protection Process doesn't fit your needs, Imperial also applies special applications to meet customer preferred paint specifications.