



Location
7065 Manufacturers Drive

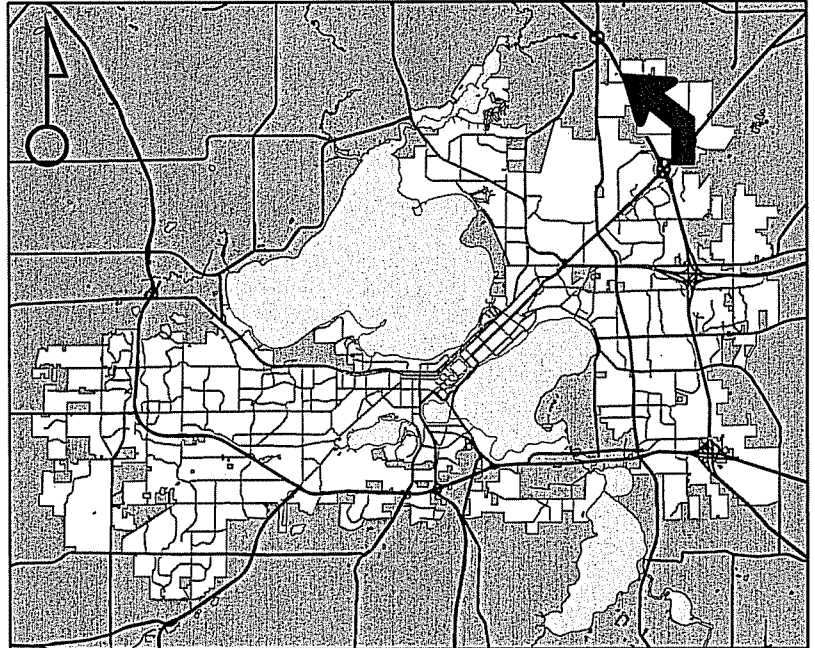
Project Name
Interstate Storage

Applicant
Don Stenbrotten/
Ron Klaas – D'Onofrio Kotke

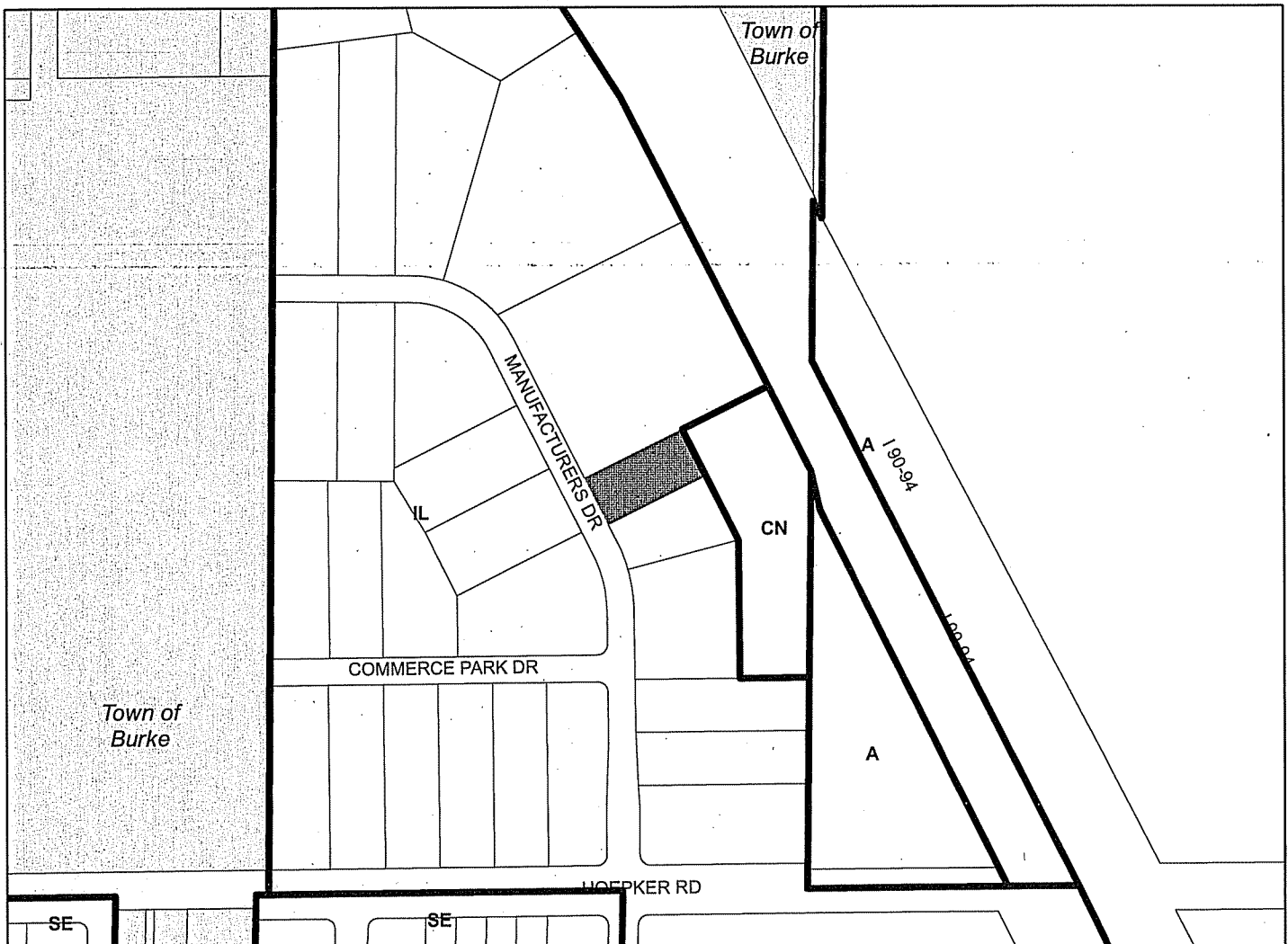
Existing Use
Vacant land

Proposed Use
Construct personal storage
warehouses

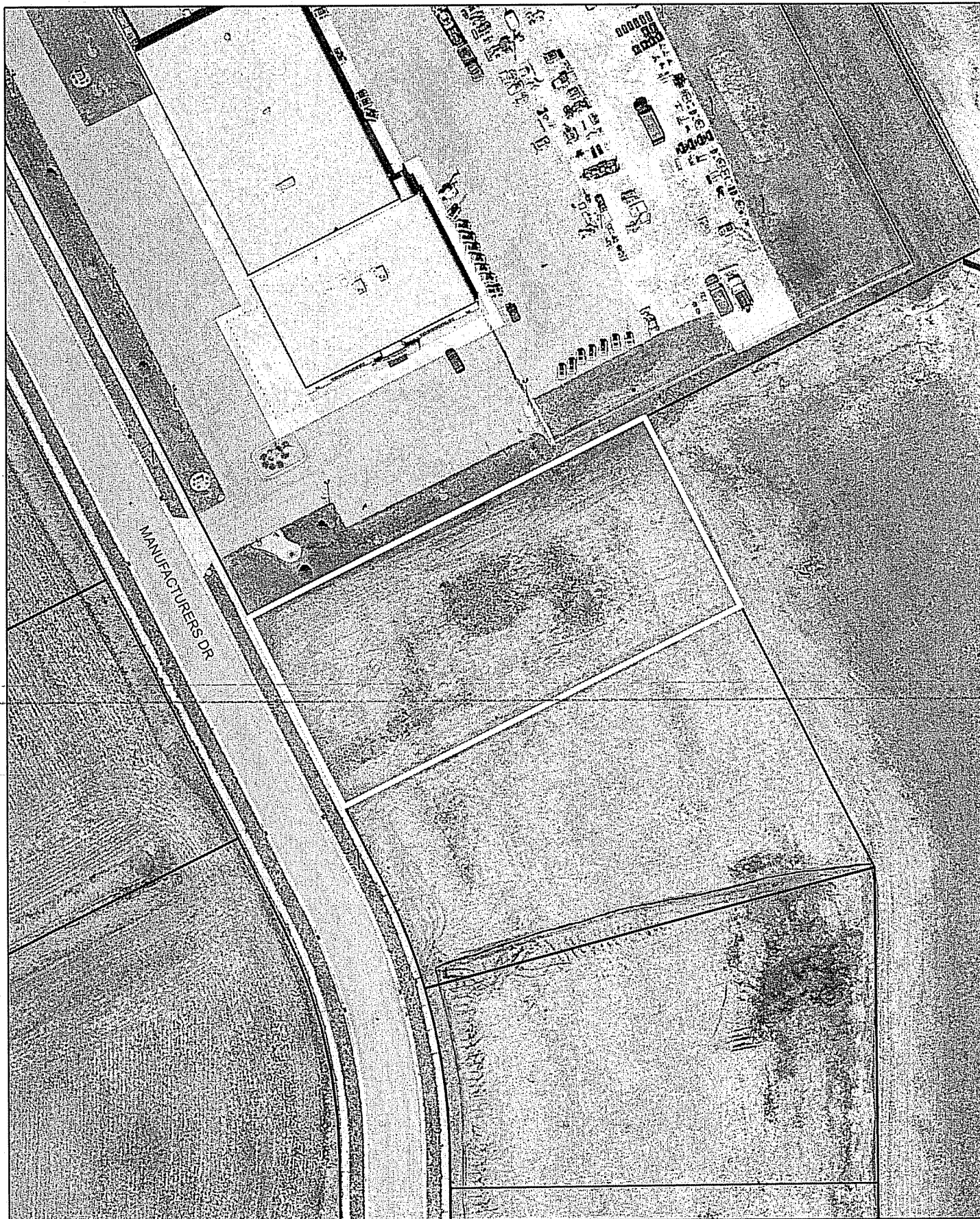
Public Hearing Date
Plan Commission
11 August 2014



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





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 \$600 Receipt No. 155510
 Date Received 6/27/14
 Received By JLK
 Parcel No. 0810-093-0407-3
 Aldermanic District 17 Joe Clausjes
 Zoning District IL
 Special Requirements ALREZO
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 7065 MANUFACTURER'S DRIVE
 Project Title (if any): INTERSTATE STORAGE

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

- Zoning Map Amendment from _____ to _____
- 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: RON KLAAS Company: DONOFRIO KOTHE
 Street Address: 7530 WESTWARD WAY City/State: MADISON, WI Zip: 53717
 Telephone: 608 833-7530 Fax: () Email: RKLAAS@DONOFRIO.CC

Project Contact Person: SAME Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): DON STENBROTEN
 Street Address: 7210 TIMBERWOOD DR City/State: MADISON, WI Zip: 53719

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: PERSONAL STORAGE
WAREHOUSES

Development Schedule: Commencement 8/15/14 Completion 7/15/15

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 1/2 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 Instructions & Fee Schedule. Make checks payable to: *City Treasurer*. **\$600**

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:

MATT TUCKER
JOE CLAUSIUS - 30 DAY WAITING PERIOD WAIVED

→ 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: MATT TUCKER Date: 6/25/14 Zoning Staff: MATT TUCKER Date: 6/25/14
PAT ANDERSON PAT ANDERSON

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

Name of Applicant DONALD STEUBROTEN Relationship to Property: OWNER

Authorizing Signature of Property Owner x Donald Steubroten Date June 24 2014

INTERSTATE STORAGE

LETTER OF INTENT

Don Stenbrotten, owner of Interstate Storage, is proposing 2 personal storage warehouses on an existing empty lot within the Interstate Commerce Park. The Building Contractor is Cleary, and they will start building #1 in mid-August of 2014 (following the CUP process) and complete that building this fall. Building #2 will be built in the spring/summer of 2015. The civil engineering and landscape architecture is being provided by D'Onofrio, Kottke & Associates, Inc.

The buildings will be for personal storage, contractor storage, office supplies, off-street parking for RV's, etc. They will be rented, and can be accessed around the clock. Due to this type of use, only 2 parking stalls are provided, along with 2 bike stalls.

Building #1 is a total of 5600 s.f., with 8 individual storage units, and building #2 is 4900 s.f. with 7 storage units. There will be a small office at the front of building #1, but it will not be staffed full time. Lot coverage is around 65%, with 35% open space.

The land was purchased for approximately \$97,000 and the site work and building construction costs will total approximately \$210,000.

L. Donald Stenbrotten 6-27-14

INTERSTATE COMMERCE PARK
DESIGN REVIEW BOARD
C/O EXECUTIVE MANAGEMENT INC
P.O. BOX 8685
MADISON WISCONSIN 53708

May 13, 2014

Mr. Randy Stenbrotten

HAND DELIVERED

Re: Interstate Storage
Interstate Commerce Park

Dear Randy:

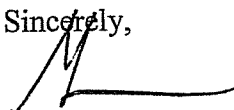
Please consider this letter approval of the following plans, dated April 14, 2014,
attached hereto and signed as approved;

- Grading and Erosion Control Plan
- Plot Plan
- Elevations
- Floor Plans
- Landscape Plan
- Lighting Layout

Approval is conditioned upon final City of Madison approval and the issuance of
a building permit by the governing bodies.

Feel free to call if you have questions or concerns.

Sincerely,



Gregory A. Rice

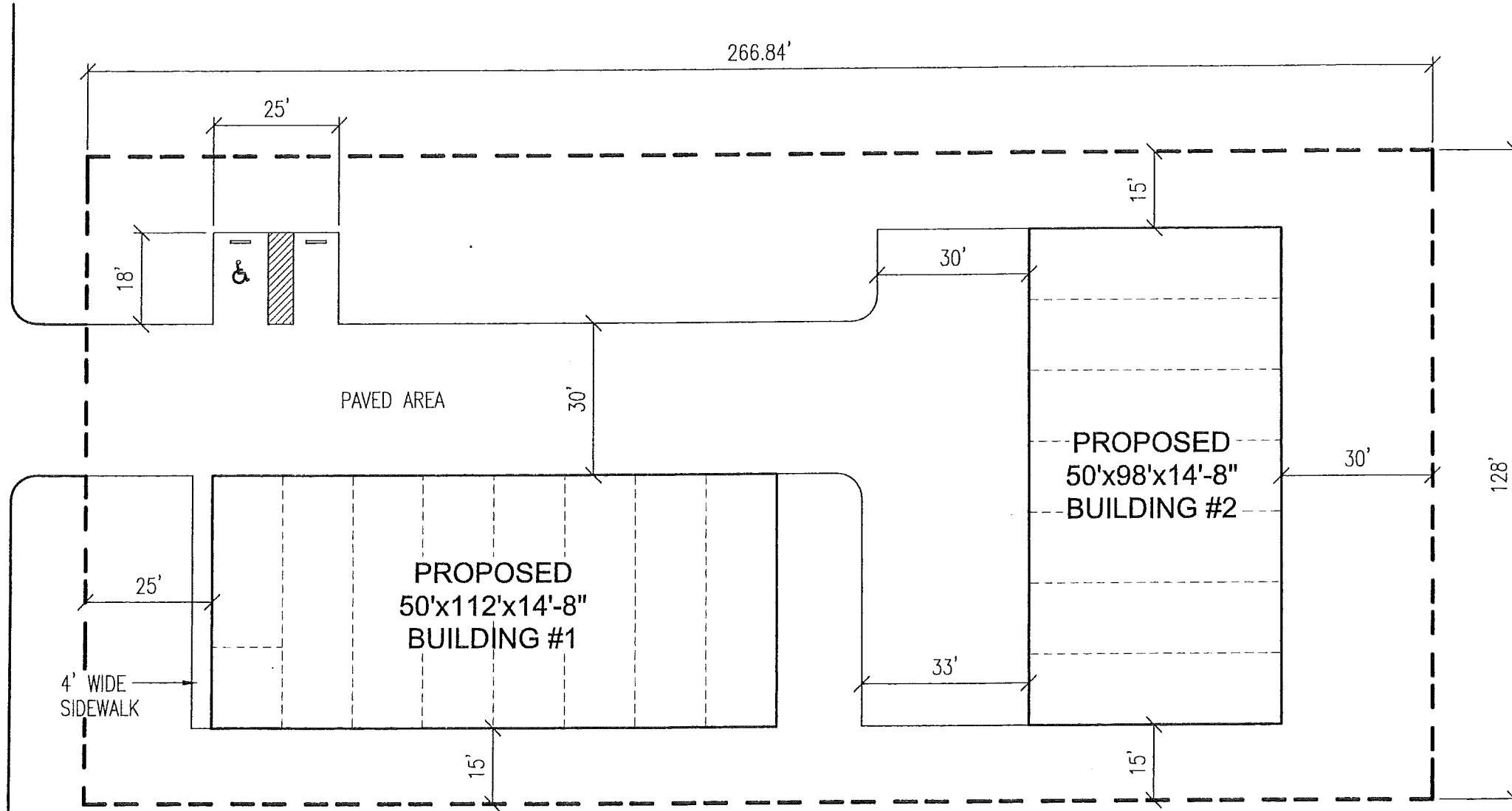


John R. Brigham


TLC

Todd Greenwald

MANUFACTURERS DRIVE



DATE:
6/12/2014

DRAWN BY:
T. KALDENBERG

SCALE:
1"=20'

SALES SPECIALIST:
OFFICE
VERONA

REVISIONS:

NO.	DATE	BY
1	---	---
2	---	---
3	---	---

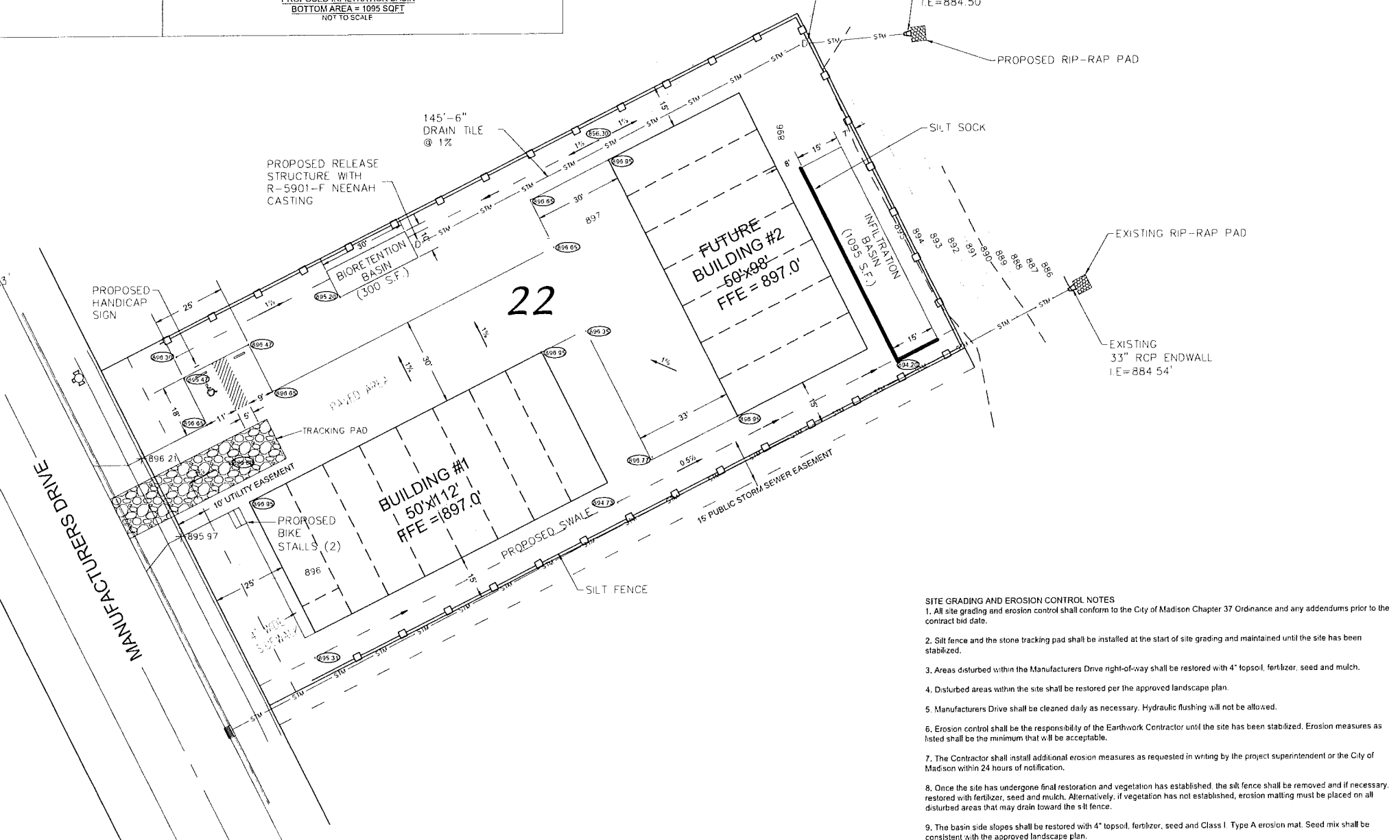
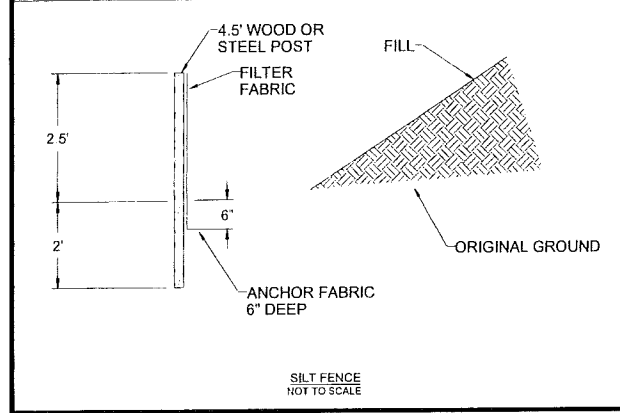
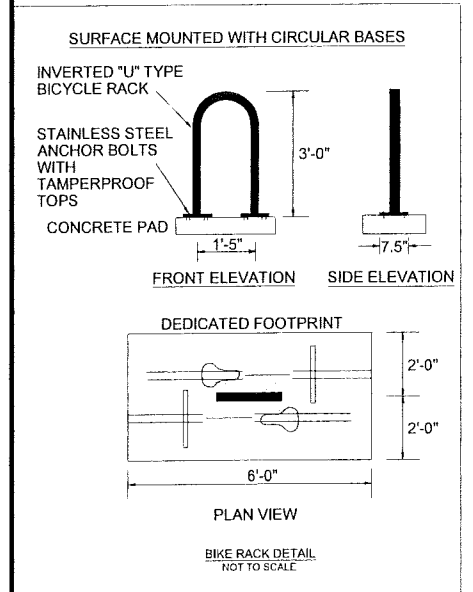
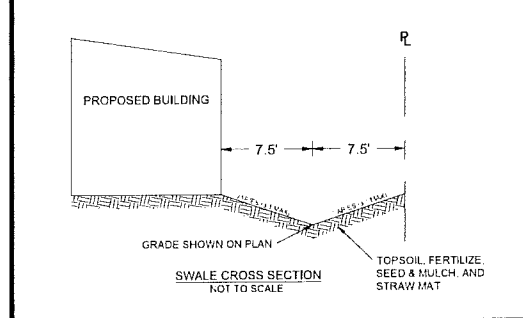
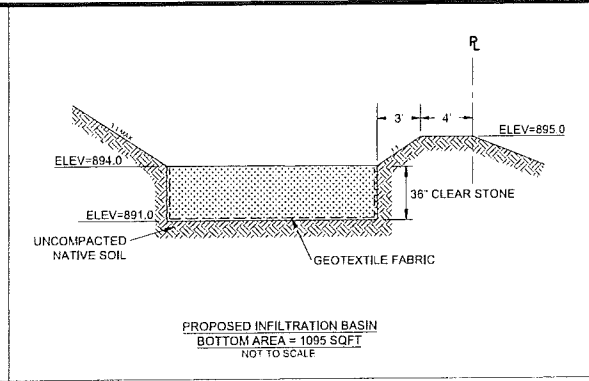
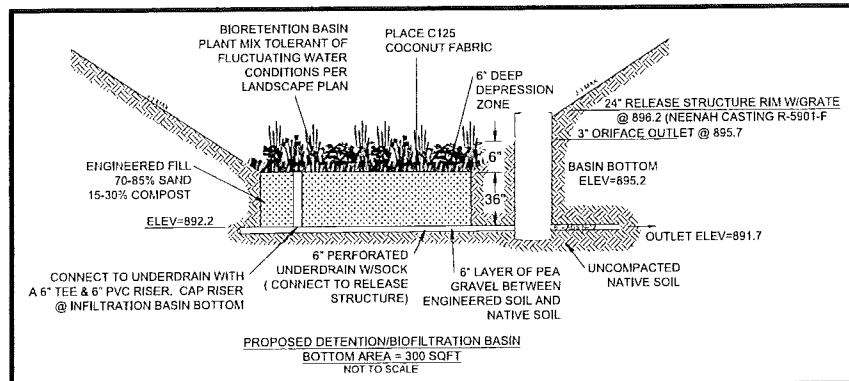
DON STENBROTEN
 50'x98'x14'-8" / 50'x1122'x14'-8" COMMERCIAL
 SITE PLAN



JOB NO.
PR2014010

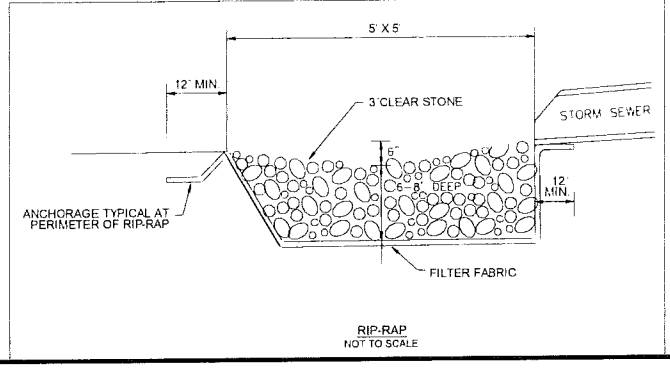
SHEET
1 OF 1

INTERSTATE STORAGE



- SITE GRADING AND EROSION CONTROL NOTES**
- All site grading and erosion control shall conform to the City of Madison Chapter 37 Ordinance and any addendums prior to the contract bid date.
 - Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
 - Areas disturbed within the Manufacturers Drive right-of-way shall be restored with 4" topsoil, fertilizer, seed and mulch.
 - Disturbed areas within the site shall be restored per the approved landscape plan.
 - Manufacturers Drive shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
 - Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum that will be acceptable.
 - The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
 - Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
 - The basin side slopes shall be restored with 4" topsoil, fertilizer, seed and Class I Type A erosion mat. Seed mix shall be consistent with the approved landscape plan.

- BIORETENTION NOTES**
- The basin shall be constructed per the Wisconsin DNR Conservation Practice Standard 1004.
 - The basins shall be installed after the parking lots and drives are paved and a satisfactory stand of vegetation on the basin banks has occurred.
 - The basins shall be excavated to within 1-foot of final grade at the time the site is rough graded to allow sediment to be captured during site work. Once the site is paved and being restored, the basins shall be excavated to final grade and the engineered soil placed at that time.
 - During construction the basin areas shall be kept free of compaction by heavy equipment and materials.
 - The engineered fill shall be a mixture of 70-85% coarse sand and 15-30% compost meeting the following requirements:
 Sand - USDA coarse sand 0.02 to 0.04 inch diameter pre-washed and well drained or dry prior to mixing.
 Compost - shall meet the requirements of Wisconsin DNR S100
 - The engineered soil mixture shall be free of rocks, roots and debris over 1" diameter.
 - Contractor shall place engineered fill in a manner that minimizes compaction of fill and subgrade and allows for natural settlement of the fill.
 - Restoration of the basins shall include placement of a layer of coconut fabric.



DATE: 05/02/14
 REVISIONS:
 05/19/14
 06/09/14
 06/10/14

DRAWN BY: NGO
 FN: 14-05-104
 Sheet Number
C-100

DETENTION POND LANDSCAPING PLAN - GENERAL NOTES

- CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF WORK.
- ALL PLANTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF MADISON PRIOR TO INSTALLATION.
- ALL LANDSCAPE BEDS SHALL CONTAIN A 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
- ALL TREES IN SHALL HAVE A 5' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING.
- LANDSCAPE EDGING SHALL BE 3/4" CURVE-RITE ALUMINUM EDGING.
- ALL GENERAL TURF GRASS AREAS SHALL BE FINISH GRADED, SEEDED, FERTILIZED, AND MULCHED PER THE PROJECT SPECIFICATIONS.
- ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
- SEED MIX FOR GENERAL TURF GRASS AREAS SHALL CONFORM TO SEED MIX #20 PER THE WISDOT STANDARD SPECIFICATIONS.
- PLANT MIX FOR THE BIORETENTION BASIN SHALL BE 'RAINWATER RENEWAL GARDEN FOR SUNNY SITES' AS PRODUCED AND PROVIDED BY AGRECOL OR APPROVED EQUAL.
- BIORETENTION BASIN PLANT MIX SHALL BE INSTALLED USING 2" PLUGS. QUANTITIES AND SPACING SHALL BE PER AGRECOL SPECIFICATIONS.
- ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND PROCEDURES OR PER DETAILS BELOW.

LANDSCAPING REQUIREMENTS

ZONING DISTRICT = M1-LIMITED MANUFACTURING

DEVELOPED AREA = 9,963 SQ FT

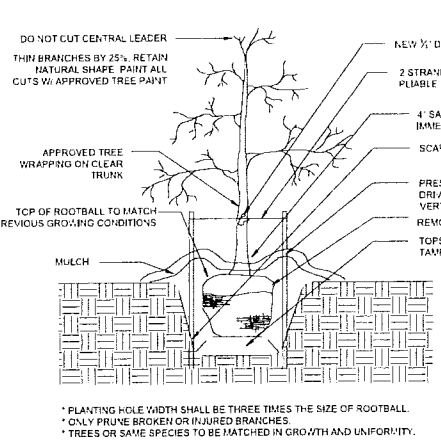
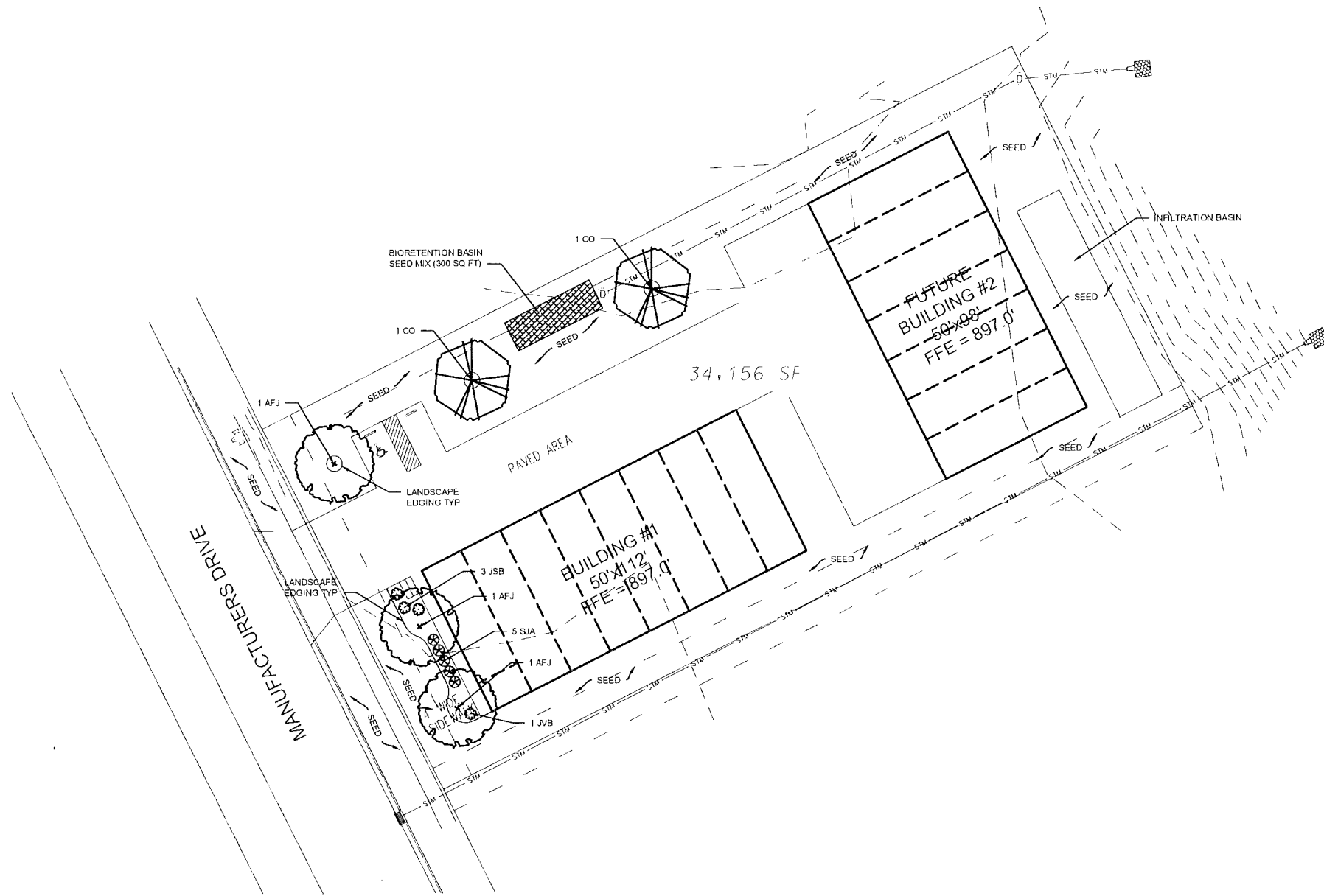
LANDSCAPE REQUIREMENT = 1 POINT PER 100 SQ FT

POINTS REQUIRED = 100

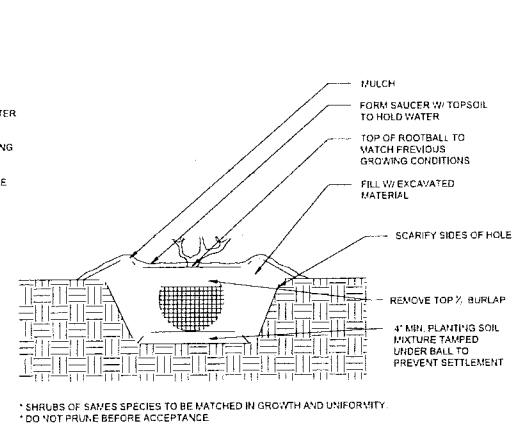
POINTS PROVIDED = 206

LANDSCAPING SCHEDULE

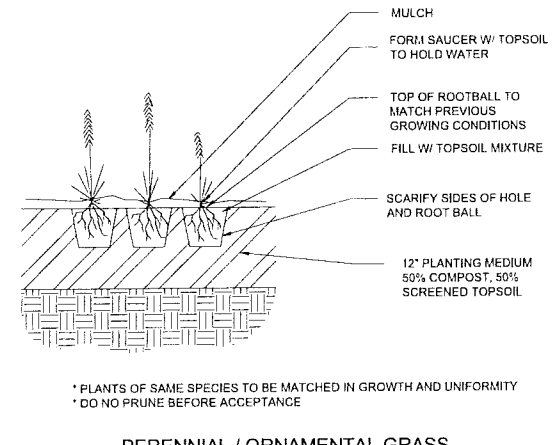
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	NOTES	POINTS	TOTAL
OVERSTORY DECIDUOUS TREES							
AFJ	<i>Acer x Fremanii</i> 'Jeffersred'	Autumn Blaze Maple	3	2.5' Cal.	B&B	35	105
CO	<i>Celtis occidentalis</i>	Hackberry	2	2.5' Cal.	B&B	35	70
			TOTAL	5			175
DECIDUOUS SHRUBS							
SJA	<i>Spraea japonica</i> 'Anthony Waterer'	Autumn Blaze Maple	5	24" / #3	POT	3	15
			TOTAL	5			15
EVERGREEN SHRUBS							
JSB	<i>Juniperus sabina</i> 'Blue Forest'	Blue Forest Juniper	3	#3	POT	4	12
JVB	<i>Juniperus virginiana</i> 'Blue Mountain'	Blue Mountain Juniper	1	#5	POT	4	4
			TOTAL	4			16



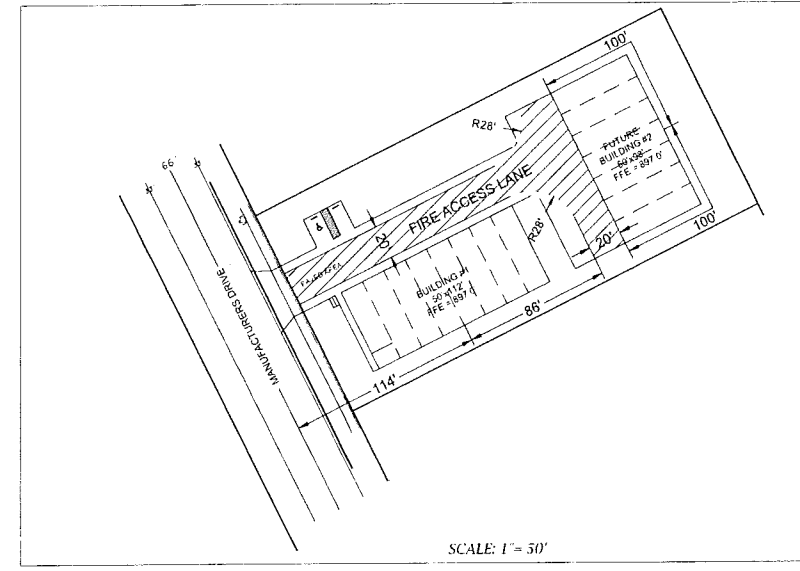
TREE PLANTING DETAIL
(TREES OVER 2" CALIPER)



SHRUB PLANTING DETAIL



PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL



SCALE: 1" = 50'

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN
INTERSTATE STORAGE

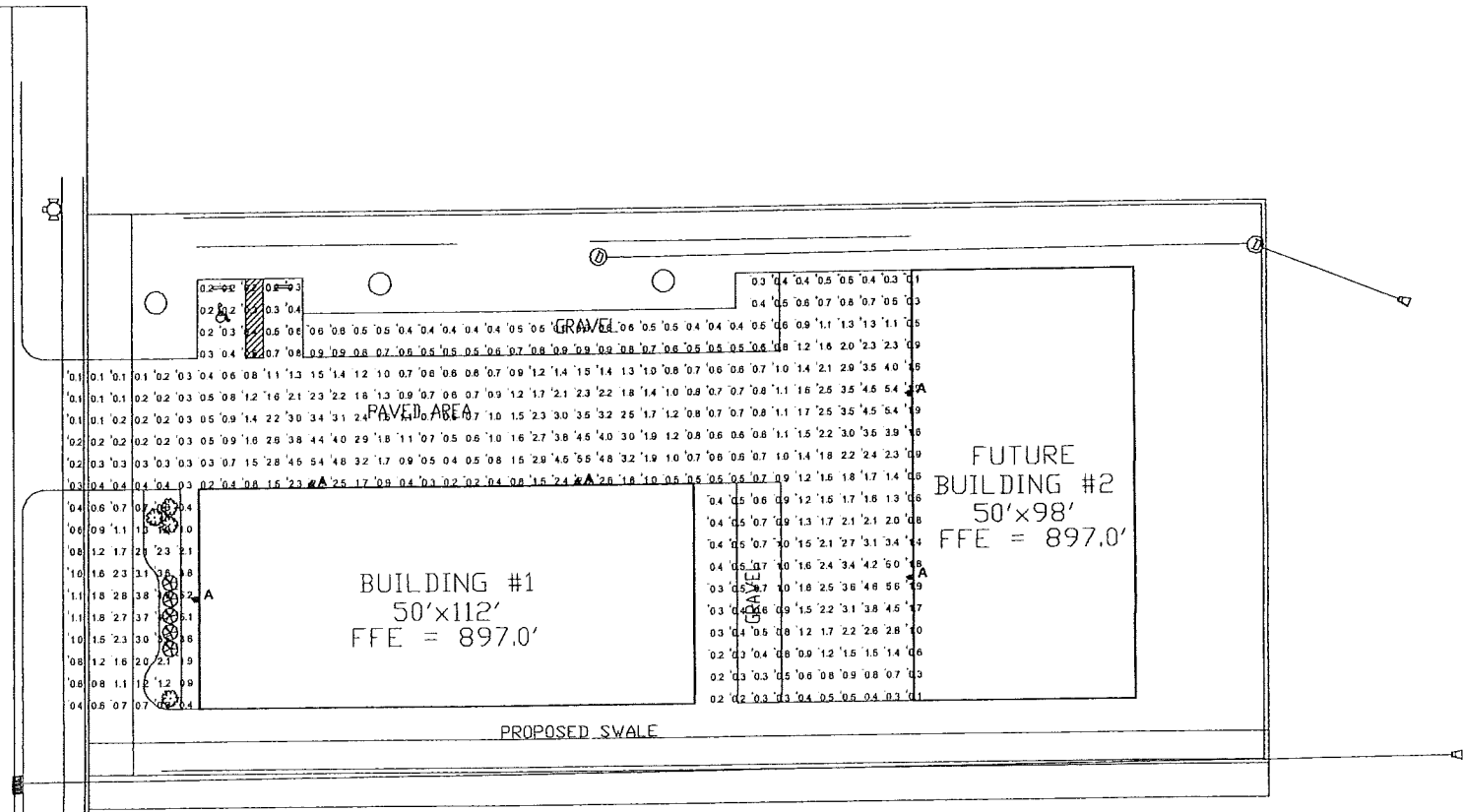


DATE: 05/02/14
REVISION:
05/19/14
06/09/14
06/10/14

DRAWN BY: JIS
FN: 14-05-104
Sheet Number
L-100

DIGGER'S HOTLINE
CALL 811 or (800) 242-8511
4 WORKING DAYS BEFORE YOU DIG
www.diggershotline.com

MANUFACTURERS DRIVE



Plan View
Scale 1" = 20'

Interstate Storage - Lighting Layout 3

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
[1]	A	5	WPLED52	CAST FINNED METAL HOUSING, 4 CIRCUIT BOARDS EACH WITH 1 LED, FORMED SEMI-SPECULAR METAL REFLECTOR WITH 1 OPTICAL COMPARTMENT AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	FOUR WHITE MULTI-CHIP LIGHT EMITTING DIODES (LED) EACH CONTAINING LEDS ARRANGED IN AN ARRAY OF THREE LINEAR ROWS, 2 LEDS TILTED 60-DEGREES FROM VERTICAL BASE-UP POSITION, 2 LEDS TILTED 41-DEGREES FROM VERTICAL BASE-UP POSITION AND CANTED 18-DEGREES FROM STRAIGHT AHEAD.	WPLED52.ies	Absolute	1.00	60.6

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	1	1.3 fc	5.6 fc	0.1 fc	56.0:1	13.0:1

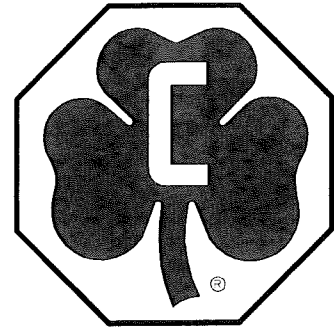
Designer

Date

Apr 15 2014

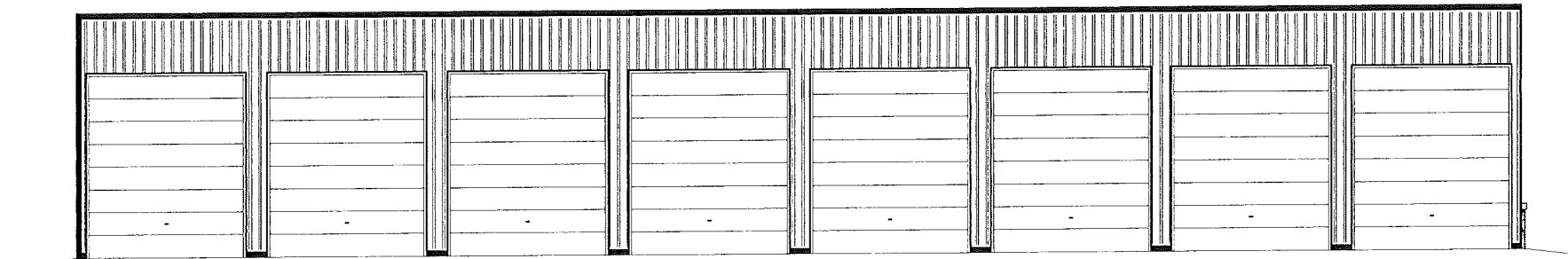
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Drawing No.

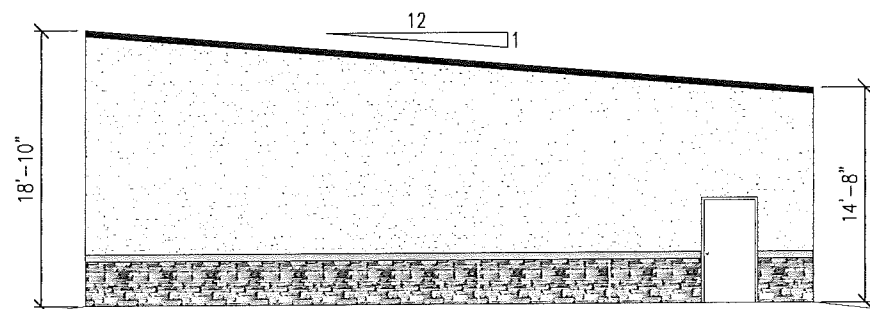


Proposed Building for: Don Stenbrotten

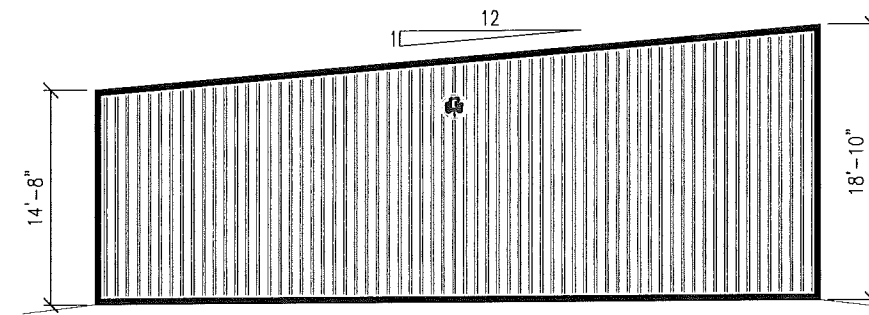
50'x112'x14'-8" Commercial



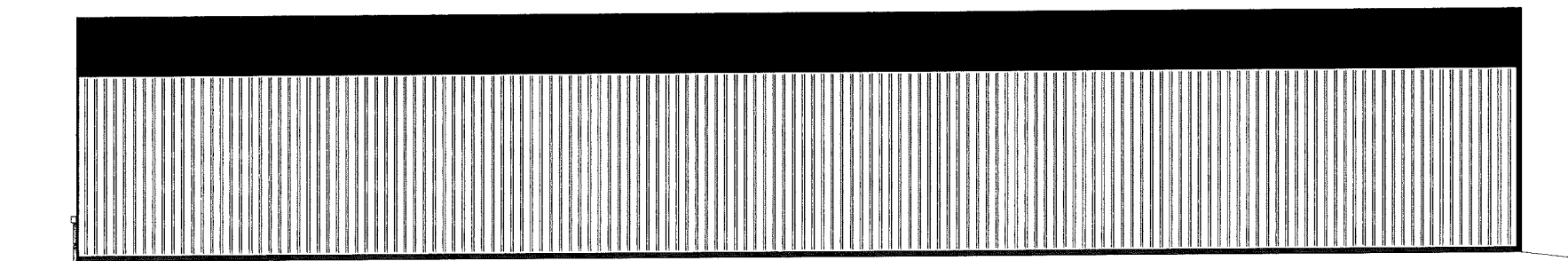
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

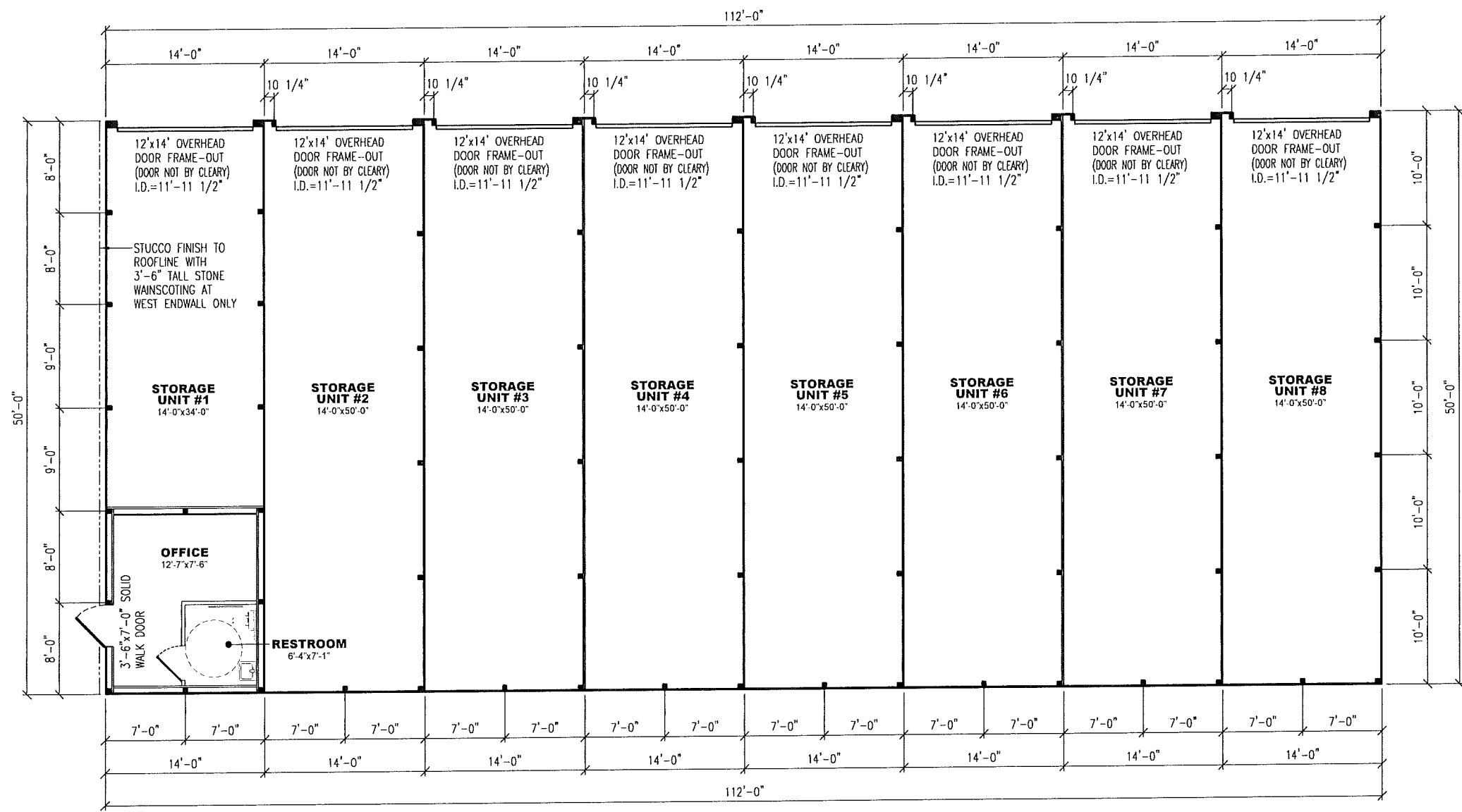


SOUTH ELEVATION

BUILDING COLORS
ROOF: RED
SIDES: LIGHT STONE
TRIM: RED

We Protect What You Value™

NOTE:
THE COLORS SHOWN ON THIS
PROPOSAL ARE AS CLOSE TO
THE ACTUAL PAINTED COLORS
AS PERMITTED BY THE PRINTING
PROCESS



NORTH

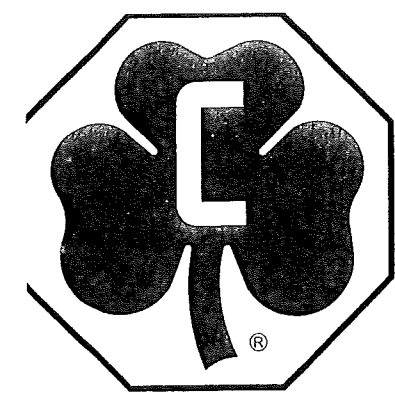
DATE:		
1/30/2014		
DRAWN BY:		
T. KALDENBERG		
SCALE:		
NONE		
SALES SPECIALIST:		
OFFICE		
VERONA		
REVISIONS:		
NO.	DATE	BY
1	---	---
2	---	---
3	---	---

DON STENBROTEN
 50'x112'x14'-8" COMMERCIAL
FLOOR PLAN


CLEARY
 BUILDING CORP.
 ClearyBuilding.com
 190 PAOLI STREET
 P.O. BOX 930220
 VERONA, WI 53593
 (800) 373-5550

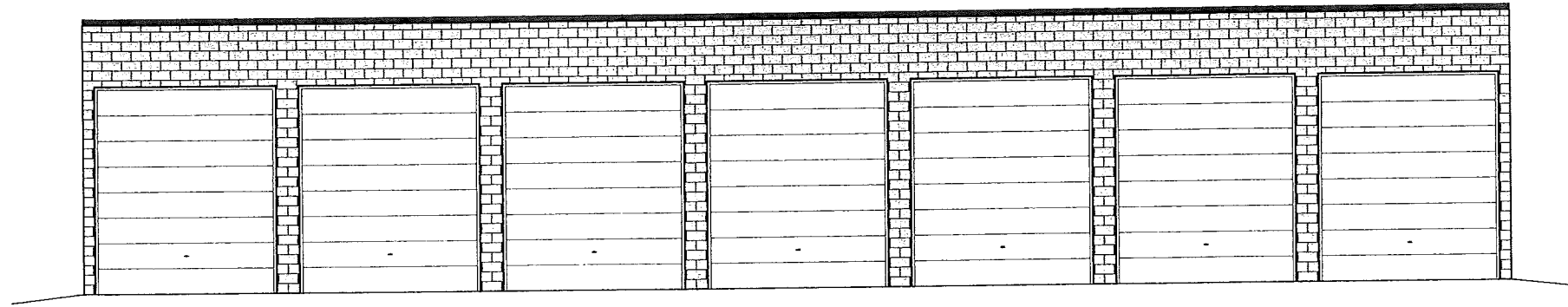
JOB NO.
PR2014027

SHEET
2 OF 2

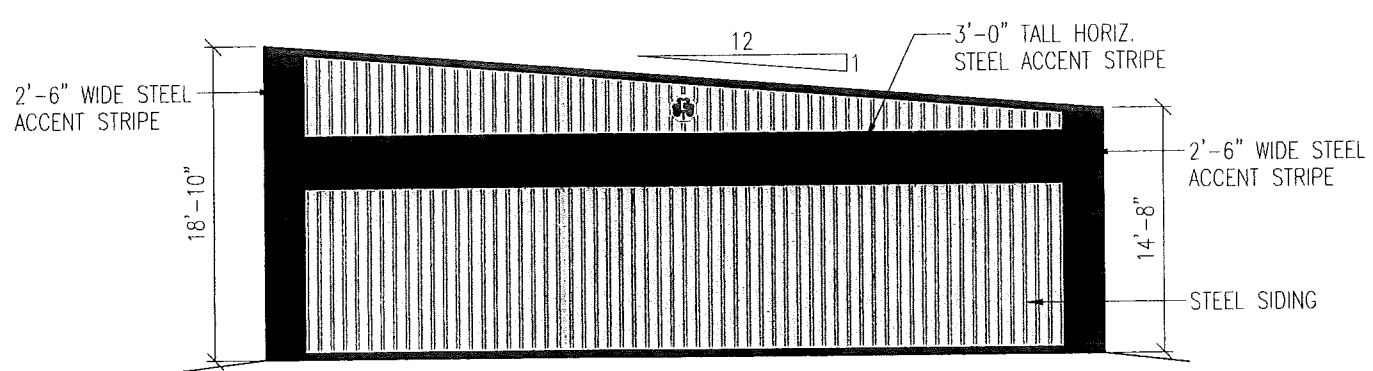


Proposed Building for: Don Stenbrotten

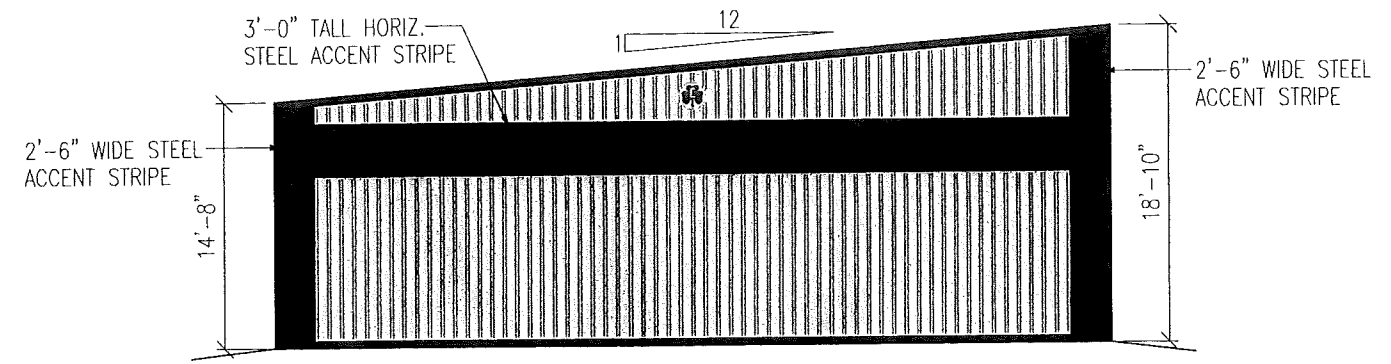
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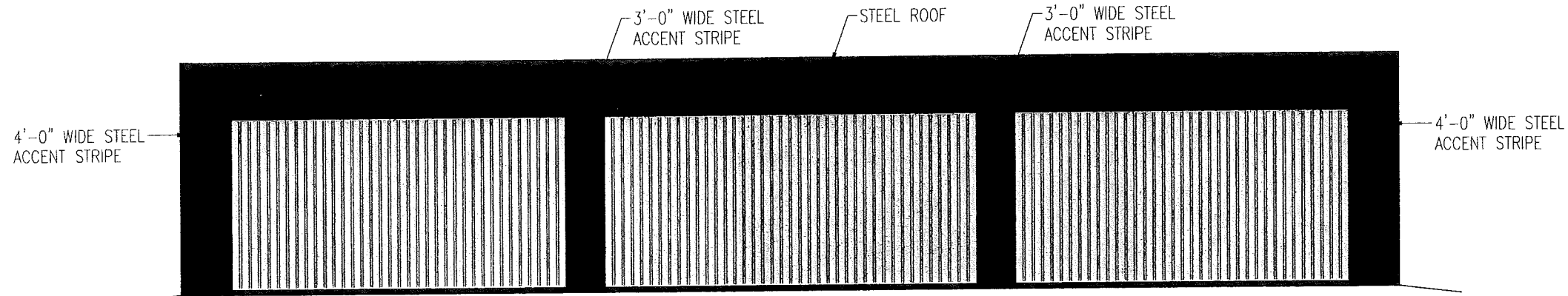
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

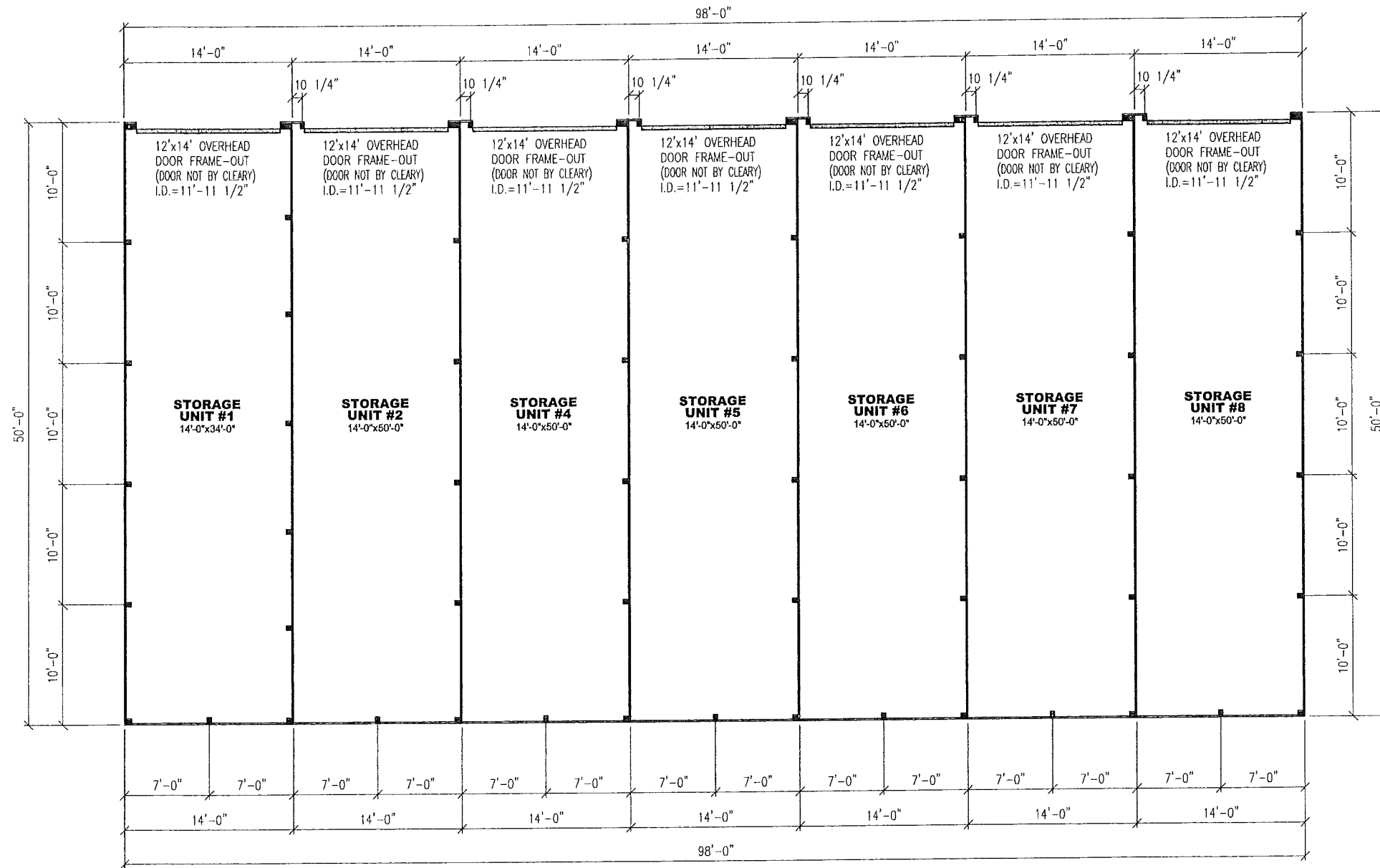
Scale: 3/16"=1'-0"

NOTE:
THE COLORS SHOWN ON THIS
PROPOSAL ARE AS CLOSE TO
THE ACTUAL PAINTED COLORS
AS PERMITTED BY THE PRINTING
PROCESS

We Protect What You Value™

BUILDING COLORS
DOF: RED
DES: LIGHT STONE
RIM: RED

—NORTH→



17/17/2017		
DRAWN BY: T. KALDENBERG		
SCALE: 3/16"=1'-0"		
SALES SPECIALIST: OFFICE VERONA		
REVISIONS:		
NO.	DATE	BY
1	---	---
2	---	---
3	---	---

DON STENBROTEN
50'x98'x14'-8" COMMERCIAL
FLOOR PLAN

CLEARY
BUILDING CORP.
ClearyBuilding.com
190 PAOLI STREET
P.O. BOX 930220
VERONA, WI 53593
(800) 373-5550

JOB NO.
PR2014078

SHEET
2 OF 2