



Location  
1321-1331 Everett Street

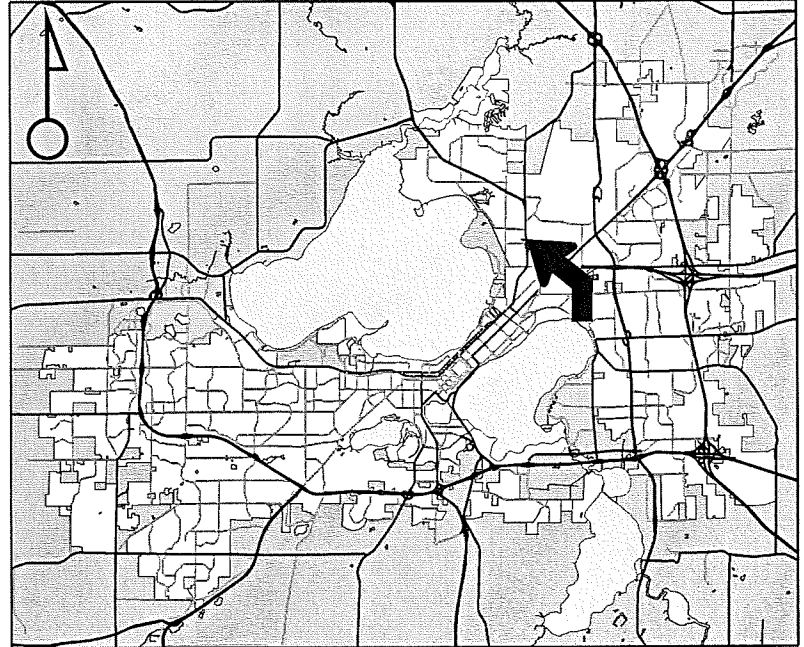
Applicant  
Chet Hermansen -  
Hermansen Real Estate

From: C3 To: M1

Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence to  
allow construction of mini-storage  
warehouses

Public Hearing Date  
Plan Commission  
20 August 2012  
Common Council  
04 September 2012



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date 06 August 2012





# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

**FOR OFFICE USE ONLY:**

Amt. Paid 800.00 Receipt No. 131336  
 Date Received 5/9/12  
 Received By PDA.  
 Parcel No. 0810-312-2448-9  
 Aldermanic District 12 RHOES-CONWAY  
 GQ UDC #4  
 Zoning District C-3

**For Complete Submittal**

Application	<u>/</u>	Letter of Intent	<u>/</u>
IDUP	<u>/</u>	Legal Descript.	<u>/</u>
Plan Sets	<u>/</u>	Zoning Text	<u>/</u>
Alder Notification	<u>/</u>	Waiver	<u>5/9/12</u>
Ngrhd. Assn Not.	<u>/</u>	Waiver	<u>5/9/12</u>
Date Sign Issued			

1. Project Address: 1327 + 1331 1321 EVERETT ST. Project Area in Acres: 1  
 Project Title (if any): VAI-U-STORE

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

<input checked="" type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: <u>C3</u> to _____ Proposed Zoning (ex: R1, R2T, C3): <u>M1</u>	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. Plan <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b> <input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: CHET HERMANSSEN Company: HERMANSSEN REAL ESTATE  
 Street Address: 1745 BOYD AVE. City/State: MADISON, WI Zip: 53704  
 Telephone: 608 335-3759 Fax: 608 630-8505 Email: chetherm@hotmail.com  
 Project Contact Person: CHET HERMANSSEN Company: HERMANSSEN REAL ESTATE  
 Street Address: 1745 BOYD AVE City/State: MADISON, WI Zip: 53704  
 Telephone: 608 335-3759 Fax: 608 630-8505 Email: chetherm@hotmail.com  
 Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: CLEAR Lot to  
CONSTRUCT MINI WAREHOUSES  
 Development Schedule: Commencement JULY 15<sup>TH</sup> 2012 Completion SEPT 1<sup>ST</sup> 2012

**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 850 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
 → The site is located within the limits of the: NORTHSIDE Plan, which recommends:  
THIS USE for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

*NOER*) SATYA RAJONES CONWAY - MESHAN MAQUIRE (S.N.A) 11/15/2011 KAREN THOMPSON, NB 5/8/11  
 NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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 STROUDER Date: 11/15/2011 Zoning Staff: MATT TUCKER Date: 11/15/2011

**Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name CHRIST HERMANSEN Date 5/8/2012

Signature Christ Hermansen Relation to Property Owner SAME

Authorizing Signature of Property Owner Christ Hermansen Date 5/8/2012

City of Madison Plan Commission  
215 Martin Luther King Blvd.  
P.O. Box 2985  
Madison, Wisconsin 53701-2985

Our Partnership -- Hermansen Real Estate -- d.b.a. Val-U-Store is making application to rezone properties with Madison addresses of 1321 - 1327 - 1331 -- Everett Street. A Dane County Certified Survey done by Paulson & Associates is in the process of being Registered with the Dane County Register of Deeds. This is being done by Paulson and Associates of Deforest, Wisconsin.

The survey connected both previous lots into one lot.

Hermansen Real Estate would like to remove the existing single Family home, which hasn't been occupied for approximately 3 years, and construct 2 new Mini warehouse buildings.. Hermansen Real Estate has 4 existing mini warehouse buildings adjacent to this property.

The schedule for construction will be July 15th 2012 ( when permits are in place) and will complete construction as soon as possible for renting in the fall of 2012.

The house will be demolished and lot prepared for cement work and building erection when buildings are received from Trachte Building Systems. An approximate wait time of 8 weeks for delivery is expected after the order is placed with Trachte. Mark Brockley is my sales person.

The house removal and lot preparation will be done by Landmark Builders of Madison. Jim Spahr is the owner and operator of the company.

Mr. Spahr will use subcontractors for parts of the construction and site work.

The Trachte Building company of Sun Prairie is manufacturing the buildings.

The buildings will be erected by Tanner Hughes of Hughes Property Management.

Electrical work will be done by Madison Gas & Electric and Ace Electric. Kyle McAdams owner.

The landscaping will be done by Yakshi Landscaping. Dan Karls is the owner and operator of that company.

The main business of Hermansen Real Estate is Self Storage to individuals of the north side neighborhoods. There are no employees other than the 2 partners that own Hermansen Real Estate.

The hours of operation are 24 hrs. The renters have 24 hr. availability to their storage units each day 365 days each year.

The lot size is 39,560 sq. feet. 0.91 acres.

The new mini warehouse will be 20' x 110' and 30' x 110' totaling 5500 sq. ft.

Rental cost presently are \$85.00 for a 10' x 20' unit and \$95.00 for a 10' x 30' unit.

There will be 10 of each size.

There are two existing buildings on the lot. One 40' x 60' and One 40' x 70'

The parking is 15 stalls.

Thank you ---- Chet Hermansen ( Partner )  
Hermansen Real Estate  
Madison, Wisconsin

**1321 Everett St.**  
**Project Narrative**  
**UDC Submittal- 7/18/12**

**Overview**

The partnership Hermansen Real Estate is making an application to rezone properties with Madison addresses of 1321, 1327, and 1331 Everett Street from its current C3 status to M1 status. A Dane County Certified Survey done by Paulson & Associates is in the process of being registered with the Dane County Register of Deeds pending two easement clarifications/ modifications. The new CSM will connect two previous lots (1331/1327 Everett and 1321 Everett) into one lot (39,560 sf/ .91 acres).

Hermansen Real Estate is proposing to remove the existing single-family-home on 1321 Everett St., which has been unoccupied for approximately three years. In its place, two new mini-warehouse buildings will be constructed. The new buildings will be manufactured by Trachte Building Company of Sun Prairie. Hermansen Real Estate currently owns four existing mini- warehouse buildings adjacent to the proposed new construction.

Upon approval and when permits are in place, construction is anticipated to begin in the Fall of 2012. The existing house will be demolished and lot prepared for concrete work and building erection. An approximate lead time of eight weeks is expected for the site delivery of the building components upon approval by the City Commissions. Rental of the units is anticipated starting in the Spring of 2013.

The anticipated members of the Architecture/Construction team will include:

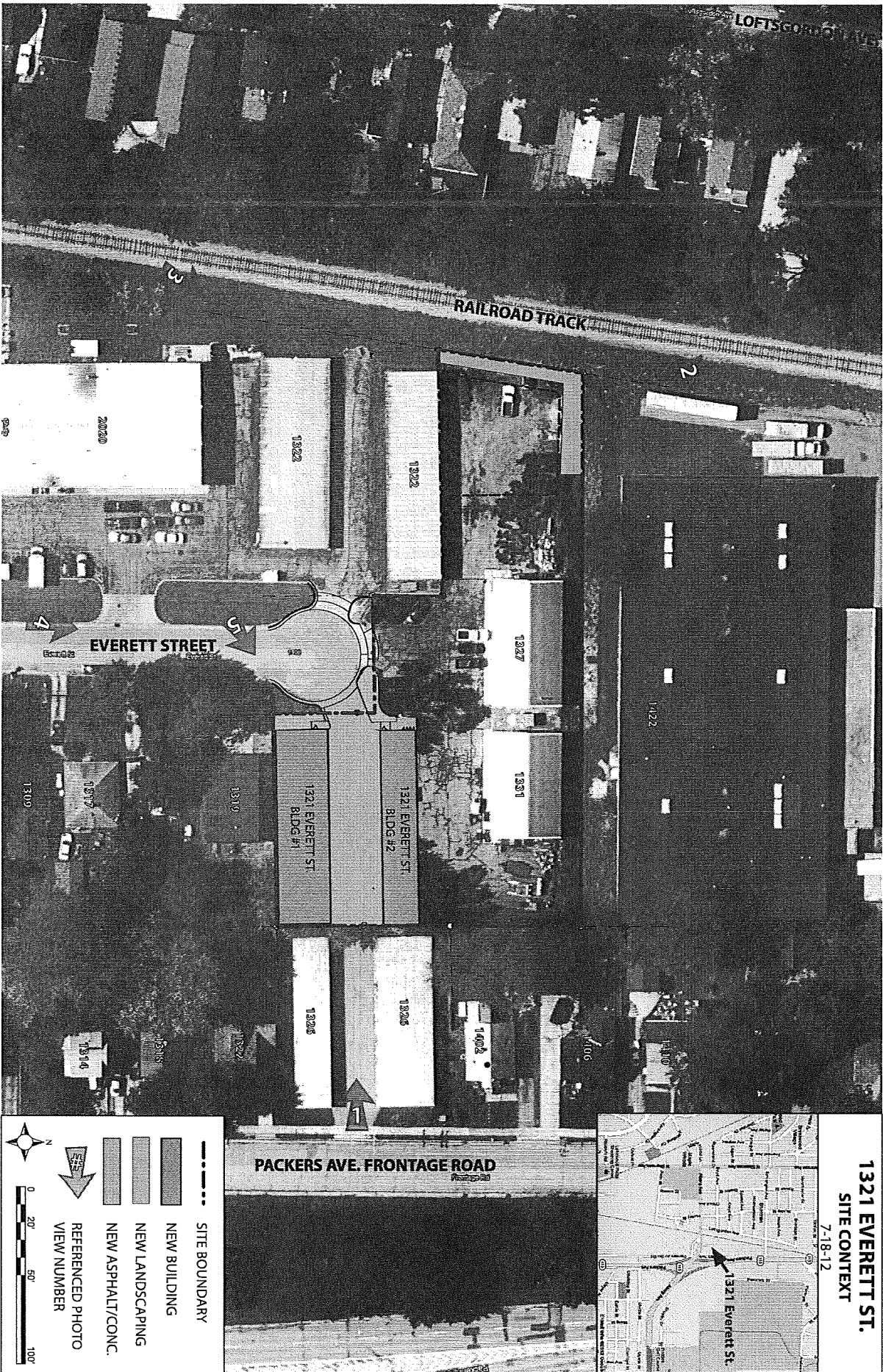
1. **Landmark Builders of Madison**- Jim Spahr, owner/operator  
- House demolition and lot preparation
2. **Trachte Building Company**- Marc Brockley, salesperson  
- Metal building manufacturer
3. **Hughes Property Management**- Tanner Hughes  
- Building erection
4. **Ace Electric and MG&E**, Kyle McAdams, owner-Ace Electric  
- Electrical work
5. **Yakshi Landscaping**-Daniel Kahrs, owner  
- Landscaping design/installation
6. **LJ Geer Design**- Lisa Pearson  
- Landscape design
7. **Tills Architecture**- Matt Tills  
- Site plan, architectural coordination

## **New Construction**

The two proposed mini-warehouse buildings will be 20'x110' and 30'x110' with a total area of 5,500 sf. There will be a total of 11 units in each building. The current market rental rates are: \$85.00/month for a 10'x20' unit and \$95.00/month for at 10'x30' unit. Renters will have access to their storage units 24 hr/day 365 days/yr. 2The color scheme will match the adjacent mini-storage at 1326 Packers Ave. The materials will include: CMU, concrete retaining wall, "slate gray" color metal panels, "evergreen" color accent trim, fascia, coiling doors, and hollow metal man doors. The roof will be a standing seam metal roof with galvalume finish.

No parking is necessary for the new mini-warehouse buildings. The access drive between the two buildings will match the grade of the adjacent lot at 1326 Packers Ave. This connection will be blocked via a locked gate on the adjacent lot and will be used for snow removal access only. A cross-access easement agreement will be created. Parking for the two other existing buildings on the lot is provided via eight marked stalls. A portion of the existing parking lot on the NW corner of the lot is proposed to be designated for landscaping material storage for the landscaping tenant in 1331 Everett St. These landscaping materials will include items such as potted plants, mulch, bark, etc.

Landscaping improvements for the site will include two planter beds on either side of the new access drive into 1321. Also, a portion of decorative rock bed along with a shade tree island are planned for the Northwest portion of the site.



**1321 EVERETT ST.**  
**SITE CONTEXT**  
 7-18-12

--- SITE BOUNDARY  
 ■ NEW BUILDING  
 ■ NEW LANDSCAPING  
 ■ NEW ASPHALT/CONC.  
 ↙ REFERENCED PHOTO VIEW NUMBER

N  
 0 20' 50' 100'



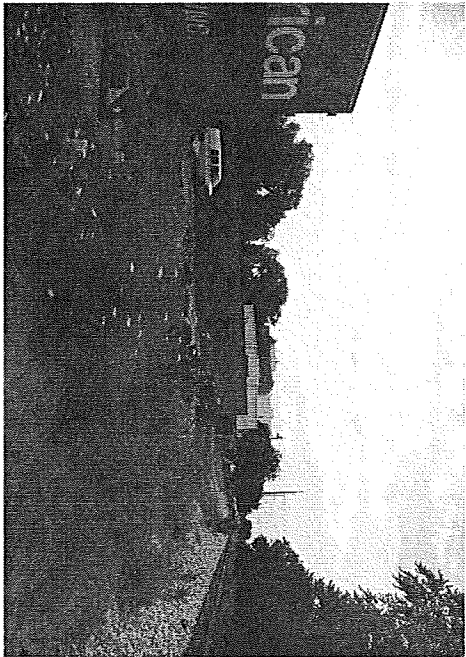
**1321 EVERETT ST.  
SITE PHOTOS**

7-18-12

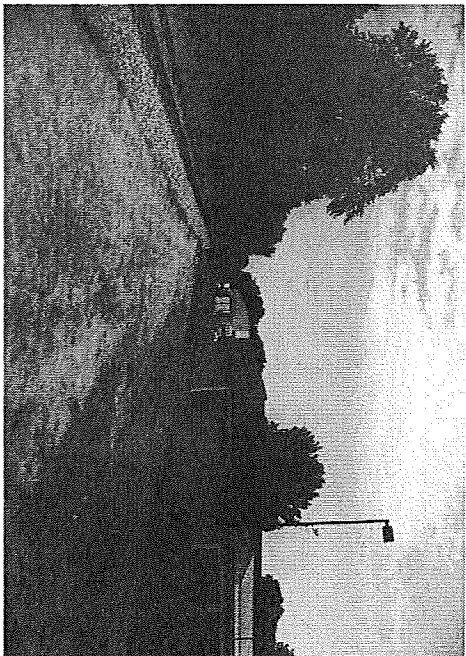
6-7



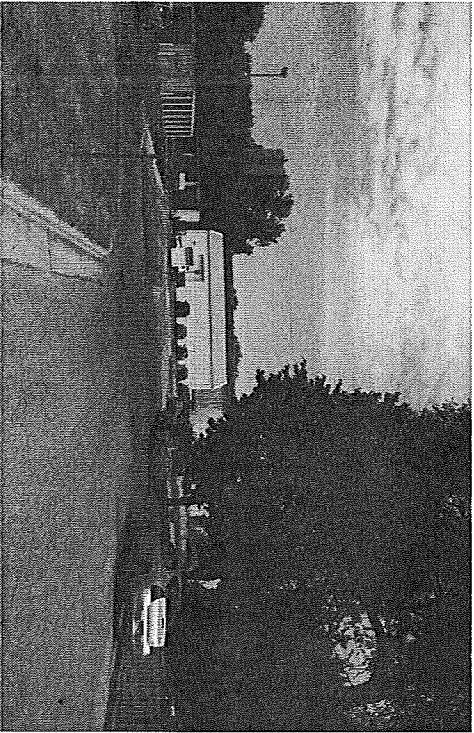
**1.**  
VIEW FROM ADJACENT PROPERTY TO THE EAST  
(1326 PACKERS AVE.)



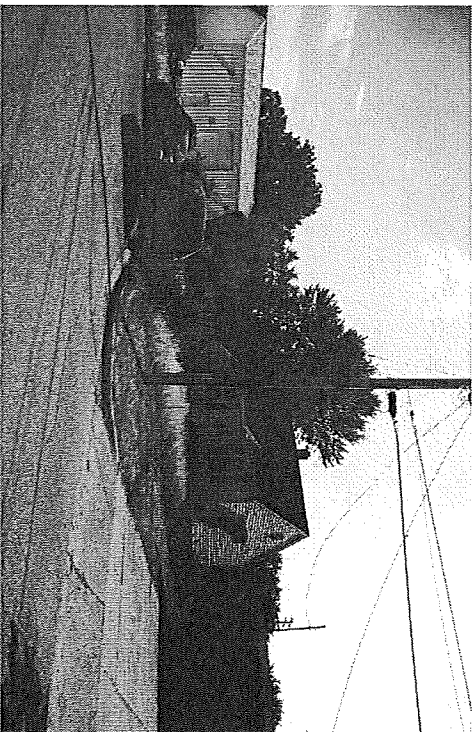
**2.**  
VIEW FROM ADJACENT PROPERTY TO THE NW



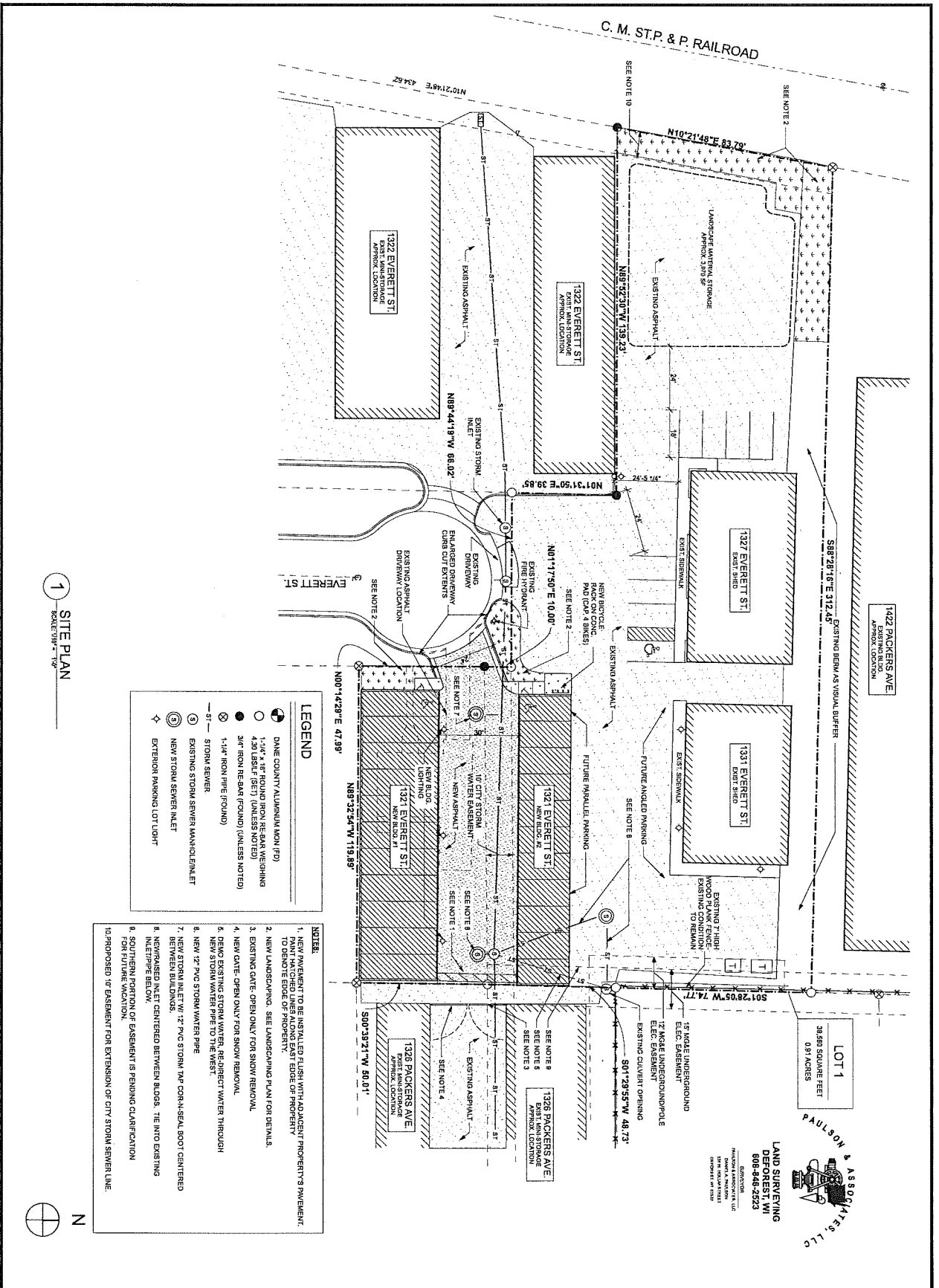
**3.**  
VIEW FROM ADJACENT PROPERTY TO THE SW



**4.**  
VIEW OF PROPERTY FROM SOUTH-EVERETT ST.



**5.**  
VIEW OF PROPERTY FROM EVERETT ST



1 SITE PLAN  
SCALE 1/4" = 1'-0"

- LEGEND**
- DANF COUNTY ALUMINUM MAN (FB)
  - 1-1/2" x 1" IRON HOOKS IRON REBAR W/ EIGH
  - 4.5" LBS/FT (S&T) (UNLESS NOTED)
  - 3/4" IRON REBAR (FOUND) (UNLESS NOTED)
  - 1-1/4" IRON PIPE (FOUND)
  - ST — STORM SEWER
  - EXISTING STORM SEWER MANHOLE/INLET
  - NEW STORM SEWER INLET
  - ◇ EXTERIOR PARKING LOT LIGHT

- NOTES**
1. NEW PAVEMENT TO BE INSTALLED FLASH WITH ADJACENT PROPERTY'S PAVEMENT TO DRENCH EDGE OF PROPERTY.
  2. NEW LANDSCAPING. SEE LANDSCAPING PLAN FOR DETAILS.
  3. EXISTING GATE. OPEN ONLY FOR SNOW REMOVAL.
  4. NEW GATE. OPEN ONLY FOR SNOW REMOVAL.
  5. DEMO EXISTING STORM WATER. RE-DIRECT WATER THROUGH NEW STORM WATER PIPE TO THE WEST.
  6. NEW 12" PVC STORM WATER PIPE.
  7. NEW STORM INLET/W/ 12" PVC STORM TAP COR-N-SEAL BOOT CENTERED BETWEEN BUILDINGS.
  8. REVERSE DIRECTION OF EASEMENT IS PENDING CLARIFICATION FROM THE WISCONSIN.
  9. SOUTHERN PORTION OF EASEMENT IS PENDING CLARIFICATION FROM THE WISCONSIN.
  10. PROPOSED 10' EASEMENT FOR EXTENSION OF CITY STORM SEWER LINE.



A100

SITE PLAN

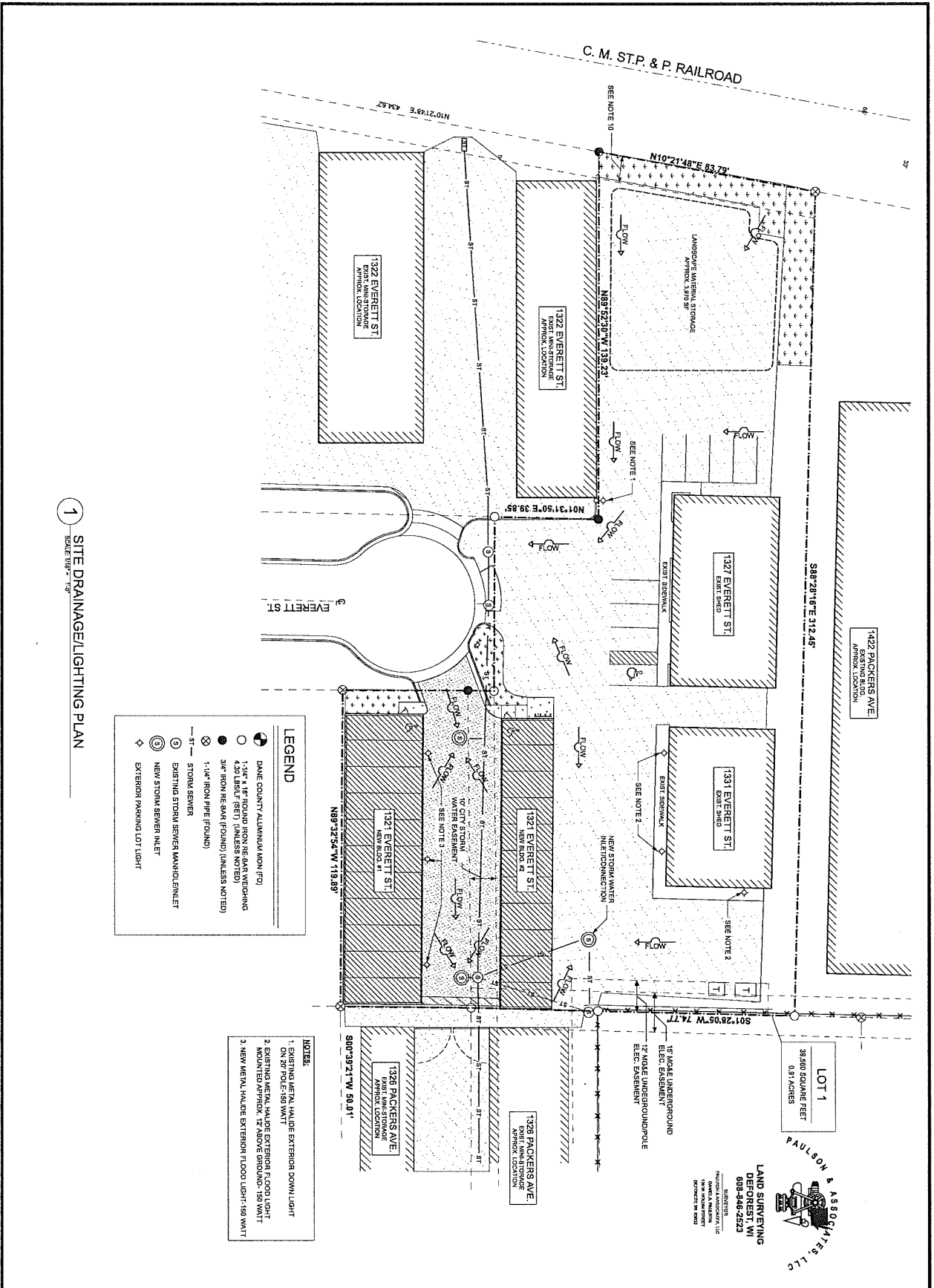
MARK	DATE	DESCRIPTION
07/11/12	UDC SUBMITTAL	

PROJECT NO.: 20120124  
DRAWN BY: MT  
SHEET TITLE

**Val-U-Store**  
1331 Everett Street Madison, WI 53704  
Chet Hermansen  
1745 Boyd Ave. Madison, WI 53704



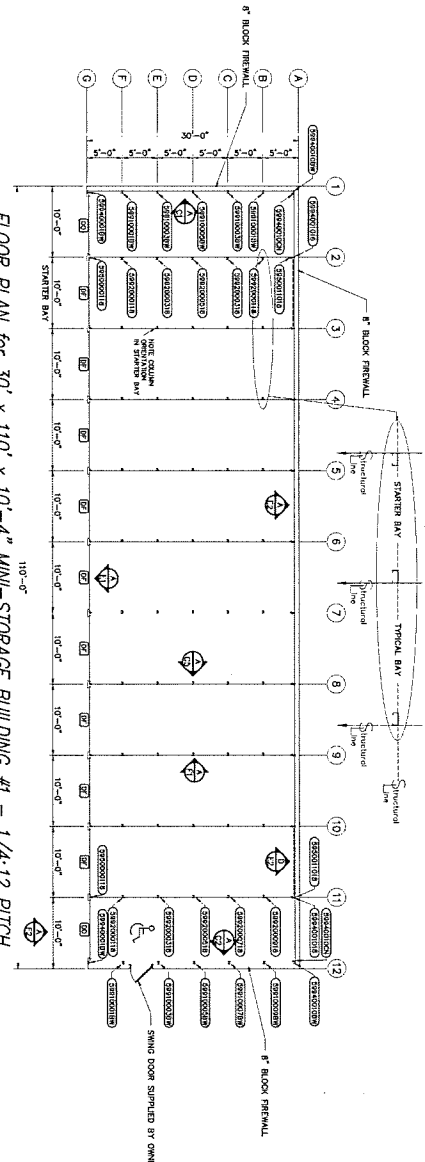
**TILLS ARCHITECTURE**  
2301 BROADWAY  
MADISON, WI 53713  
608.251.8290  
TILLSARCHITECTURE.COM  
CONSULTANTS



1 SITE DRAINAGE/LIGHTING PLAN  
SCALE: 1/8" = 1'-0"

<p><b>Val-U-Store</b> 1331 Everett Street Madison, WI 53704 Chet Hermansen 1745 Boyd Ave. Madison, WI 53704</p>		<p><b>TILLS ARCHITECTURE</b> 2807 BALDWIN ST. MADISON, WI 53713 TILLSARCHITECTURE.COM</p>
<p>PROJECT NO.: 2012012 DRAWN BY: MT SHEET TITLE: SITE DRAINAGE/LIGHTING PLAN</p>		<p>CONSULTANTS</p>
<p>A101</p>		<p>LAND SURVEYING DEFOREST, WI 608-946-2523</p>





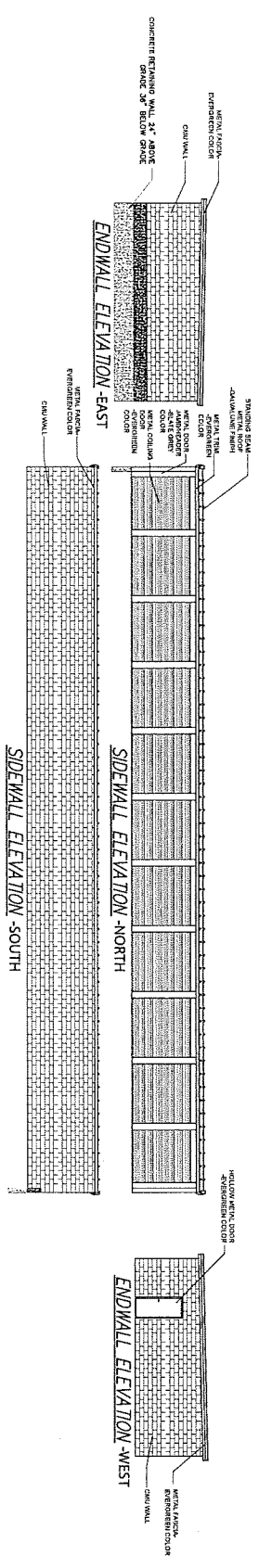
FLOOR PLAN for 30' x 110' x 10'-4" MINI-STORAGE BUILDING #1 - 1/4:12 PITCH

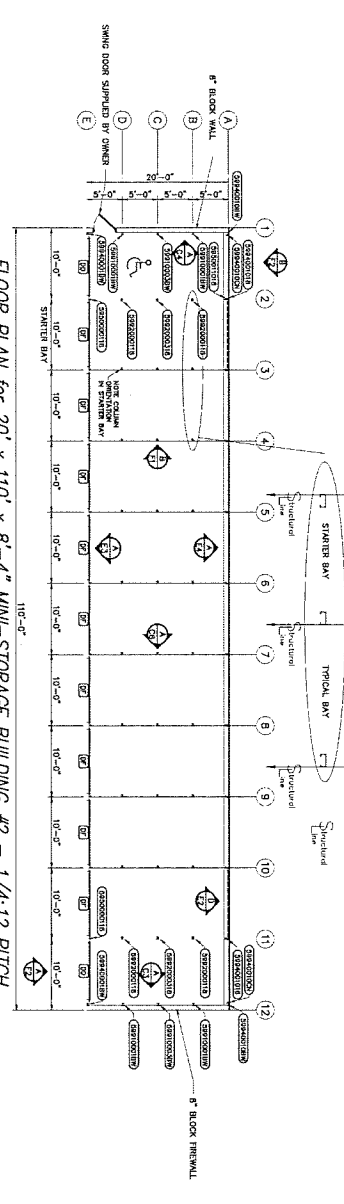
ROLL-UP DOORS MEET ASTM E330

DOOR SCHEDULE

QTY	CODE	TYPE	SIZE	MANUF.	ROLL-UP DOOR	DESCRIPTION	COLOR
2	DD	ROLL-UP	8'-0" x 9'-0"	TRAC-RITE/AG	ROLL-UP DOOR	COLORED	
9	DF	ROLL-UP	9'-0" x 9'-0"	TRAC-RITE/AG	ROLL-UP DOOR	COLORED	

Q DENOTES HANDICAPPED/WHEELCHAIR ACCESSIBLE UNITS

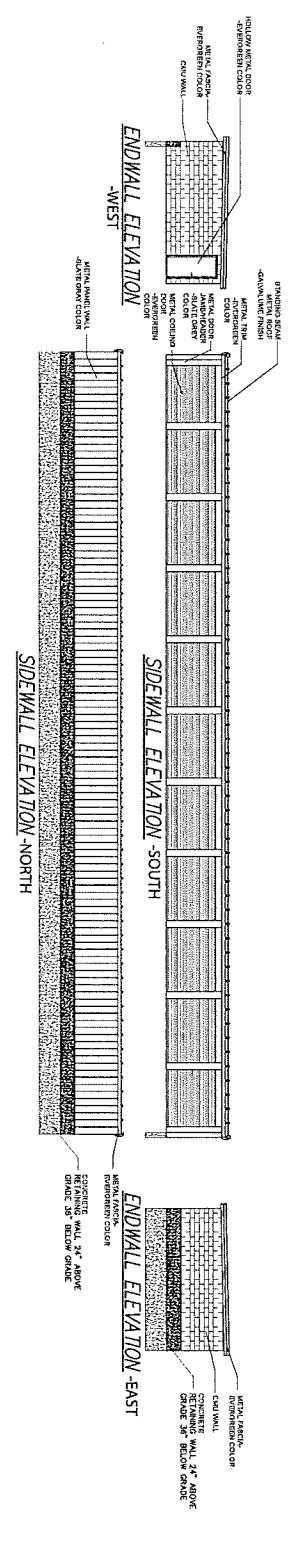




FLOOR PLAN for 20' x 110' x 8'-4" MINI-STORAGE BUILDING #2 - 1/4.12 PITCH

ROLL-UP DOORS MEET ASTM E330				DOOR SCHEDULE		DESCRIPTION	COLOR
QTY	CODE	TYPE	SIZE	ROUGH OPENING (REF.)	MANUF.	ROLL-UP DOOR	COLOR
2	DD	ROLL-UP	8'-0" x 7'-0"	8'-0" x 7'-0"	TRAC-RITE / ASB.	ROLL-UP DOOR	COLOR
9	DF	ROLL-UP	9'-0" x 7'-0"	9'-0" x 7'-0"	TRAC-RITE / CSR.	ROLL-UP DOOR	COLOR

Q DENOTES HANDICAPPED/WHEELCHAIR ACCESSIBLE UNITS



PROPOSED MINI STORAGE SYSTEM for:  
**CHET HERMANSEN**  
**MADISON, WI**

DATE: APRIL 4, 2012

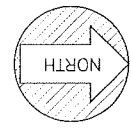
SCALE: 1/2" = 1'-0"

PROJECT NO: P-42728

Sheet No: A2



TRACITE BUILDING SYSTEMS, Inc.  
 This drawing and all parts thereof  
 are the exclusive property of  
 Tracite Building Systems, Inc.  
 314 Wilson Road, Sun Prairie, Wisconsin  
 (608) 785-7800 (414) 224-2244 (local) 608-837-7800  
 This may not be reproduced in whole  
 or part without written permission.

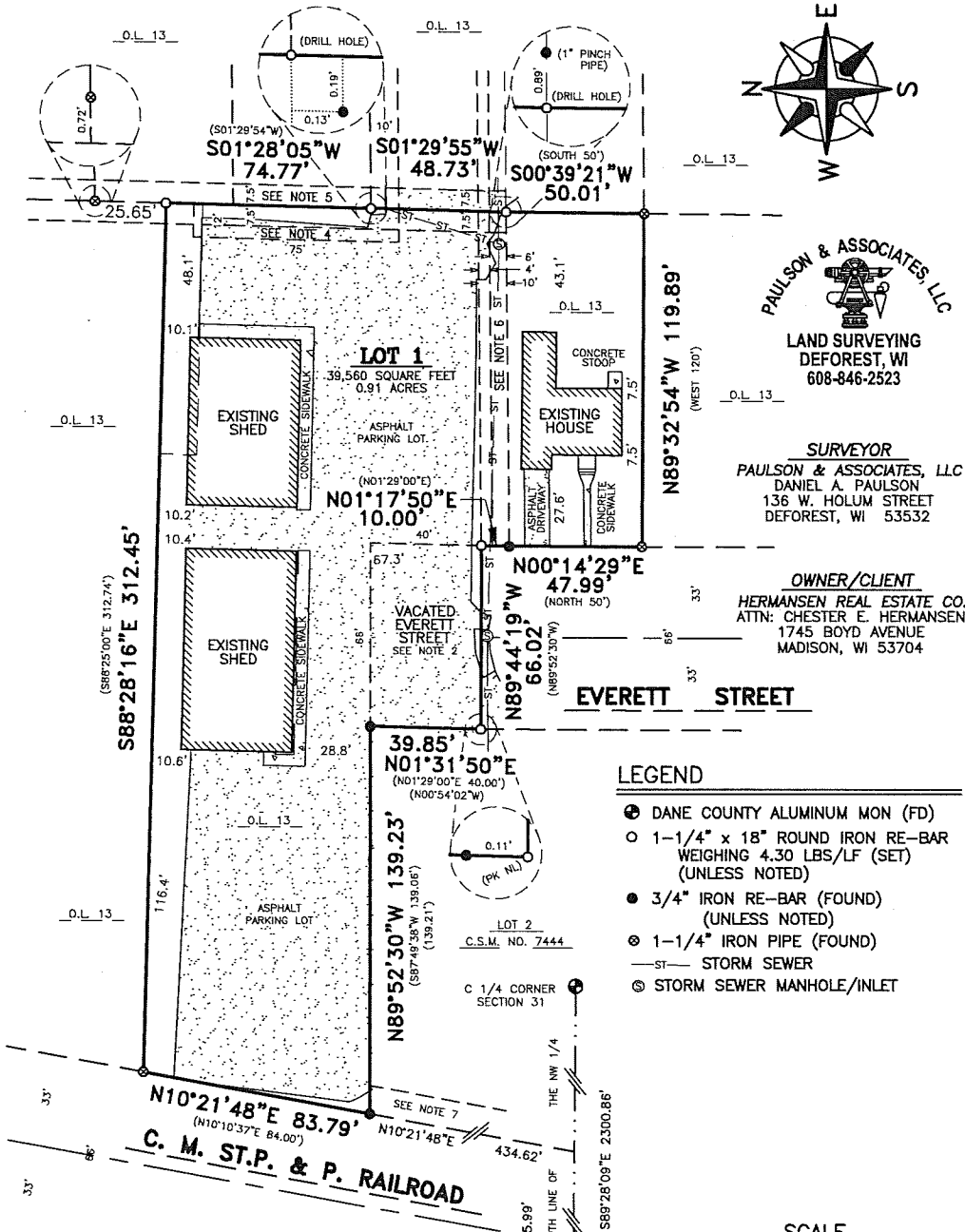


6-2

# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

BEING PART OF O.L. 13, BURKE ASSESSOR'S PLAT NO. 1; LOCATED IN THE SE 1/4 OF THE NW 1/4, SECTION 31, T08N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



**PAULSON & ASSOCIATES, LLC**  
 LAND SURVEYING  
 DEFOREST, WI  
 608-846-2523

**SURVEYOR**  
 PAULSON & ASSOCIATES, LLC  
 DANIEL A. PAULSON  
 136 W. HOLUM STREET  
 DEFOREST, WI 53532

**OWNER/CLIENT**  
 HERMANSEN REAL ESTATE CO.  
 ATTN: CHESTER E. HERMANSEN  
 1745 BOYD AVENUE  
 MADISON, WI 53704

### LEGEND

- ⊕ DANE COUNTY ALUMINUM MON (FD)
- 1-1/4" x 18" ROUND IRON RE-BAR WEIGHING 4.30 LBS/LF (SET) (UNLESS NOTED)
- 3/4" IRON RE-BAR (FOUND) (UNLESS NOTED)
- ⊗ 1-1/4" IRON PIPE (FOUND) (UNLESS NOTED)
- ST— STORM SEWER
- ⊙ STORM SEWER MANHOLE/INLET

### SCALE

1" = 50'



### BASIS OF BEARINGS

THE SOUTH LINE OF THE NW 1/4 IS ASSUMED TO BEAR S89°28'09"E.

### NOTES:

- 1) MONUMENT WAIVER GRANTED BY PLAT REVIEW DEPARTMENT OF ADMINISTRATION DATE \_\_\_\_\_
- 2) SUBJECT TO EASEMENTS, IF ANY, TO THE PUBLIC.
- 3) DETAIL ARE NOT TO SCALE.
- 4) MG&E UNDERGROUND ELECTRIC EASEMENT AS PER DOC NO. 3179575.
- 5) MG&E UNDERGROUND ELECTRIC-ELECTRIC POLE EASEMENT AS PER DOC NO 2278154.
- 6) CITY OF MADISON STORM WATER EASEMENT AS PER DOC NO 866518 & 936340.
- 7) MG&E UNDERGROUND ELECTRIC EASEMENT AS PER DOC NO. 2214742.

6-7