



Location  
1901-1909 Freeport Road

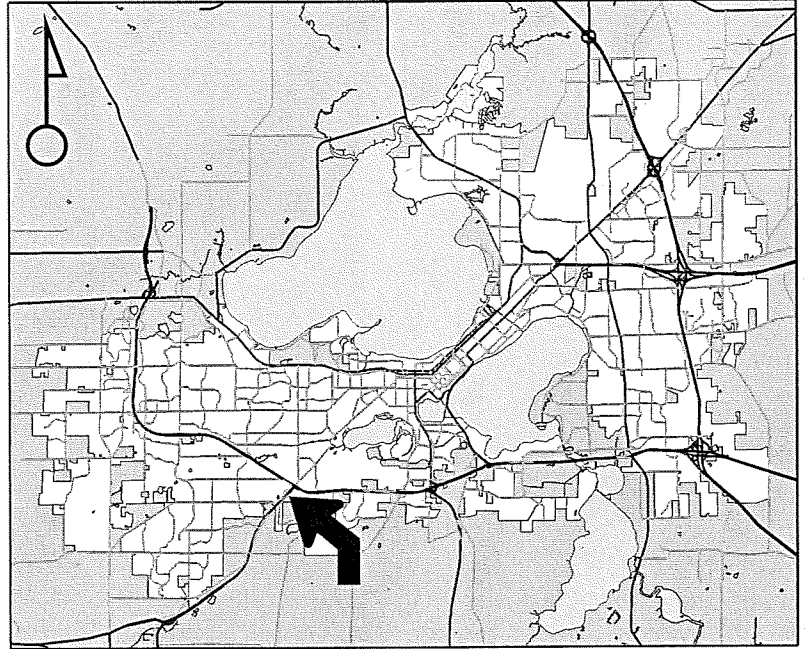
Project Name  
Hoffman Demolition

Applicant  
James Hoffman/  
Ken Kurszewski - Hoffman Construction

Existing Use  
Storage buildings

Proposed Use  
Demolish storage buildings to  
allow construction of mini-storage  
warehouses

Public Hearing Date  
Plan Commission  
28 January 2013



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 January 2013



Location  
1901-1909 Freeport Road

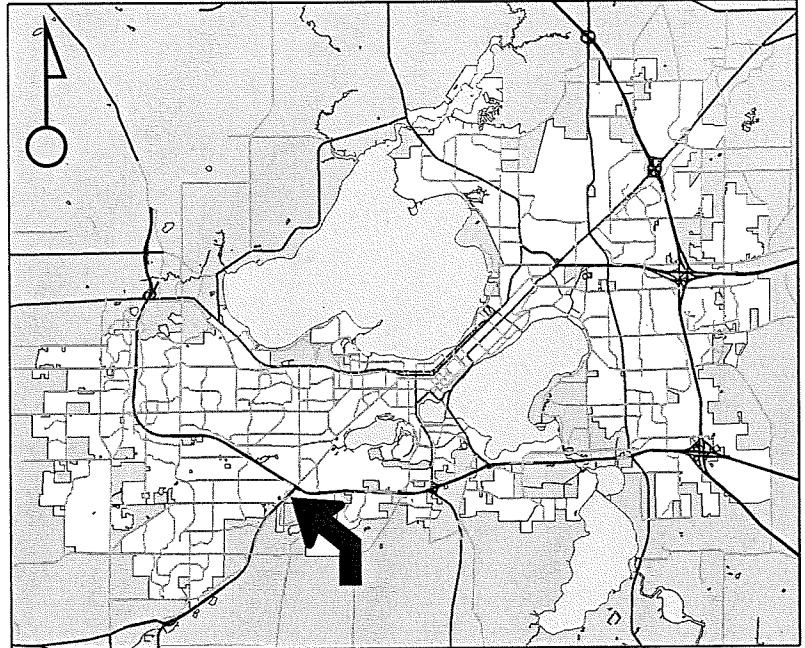
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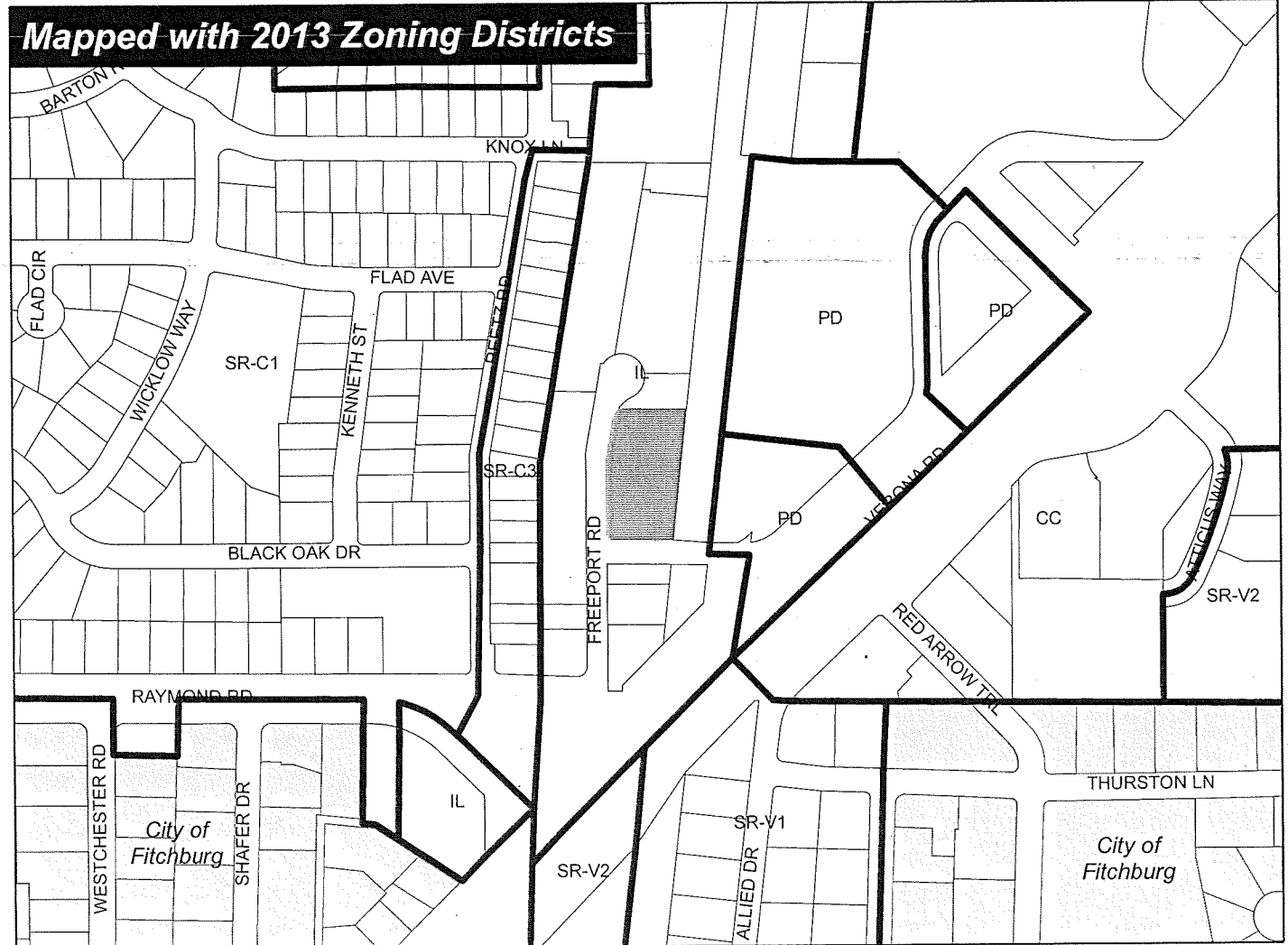
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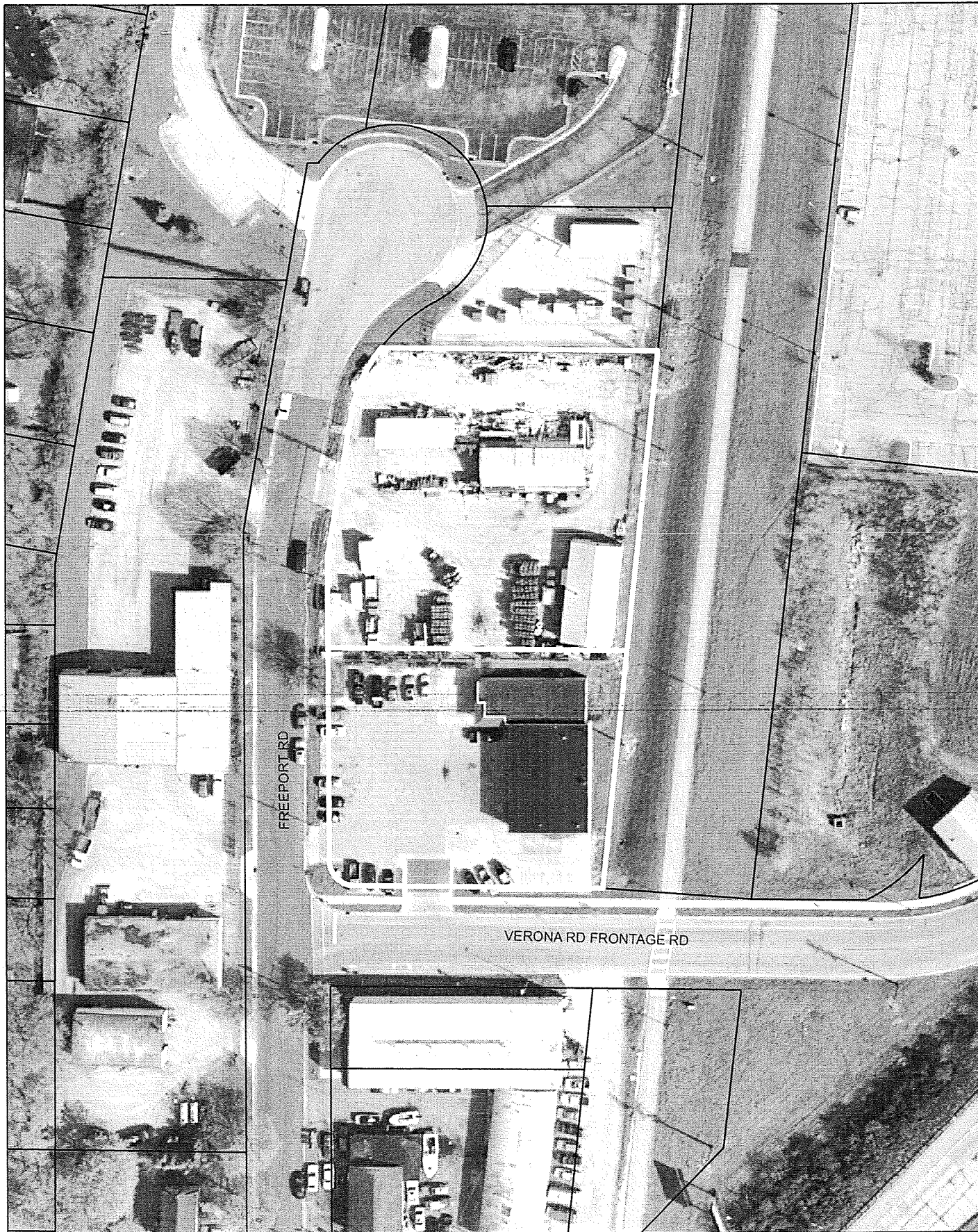


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City of Madison, Planning Division : RPJ : Date : 16 January 2013





# 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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	\$650 Receipt No. 138294
Date Received	12/5/12
Received By	JLK -0410-1
Parcel No.	0709-323-0409-4
Aldermanic District	10 - Brian Solomon
GQ	RR - frontage
Zoning District	M1
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input checked="" type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/> NA
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	12/5/12

1. Project Address: 1901-1909 freepost Rd Project Area in Acres: 1.24  
Project Title (if any): \_\_\_\_\_

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
  - Conditional Use, or Major Alteration to an Approved Conditional Use
  - Demolition Permit
  - Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: James Hoffmann Company: \_\_\_\_\_  
Street Address: 516 Catherine St City/State: Key West, FL Zip: 33040  
Telephone: (608) 438-1340 Fax: ( ) Email: jah@hoffmannconstruction.com

Project Contact Person: Ken Kuszewski Company: Hoffmann Construction  
Street Address: 1606 Danbury St City/State: Madison, WI Zip: 53711  
Telephone: (608) 438-1344 Fax: ( ) Email: kenk@hoffmannconstruction.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: Self storage  
Warehouses

Development Schedule: Commencement 8/1/13 Completion 12/31/13



5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

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

- ~~Legal Description of Property:~~ For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- 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.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- ~~A Zoning Text~~ shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- ~~Conformance with adopted City plans:~~ The site is located within the limits of the \_\_\_\_\_ Plan, which recommends \_\_\_\_\_ 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 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: \_\_\_\_\_  
 → 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: 11/1/12 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

Name of Applicant Ken Kurszewski Relation to Property Owner Business  
 Authorizing Signature of Property Owner \_\_\_\_\_ Date 12/5/12

Building Elevations - Height + Material

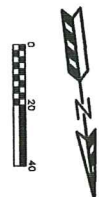
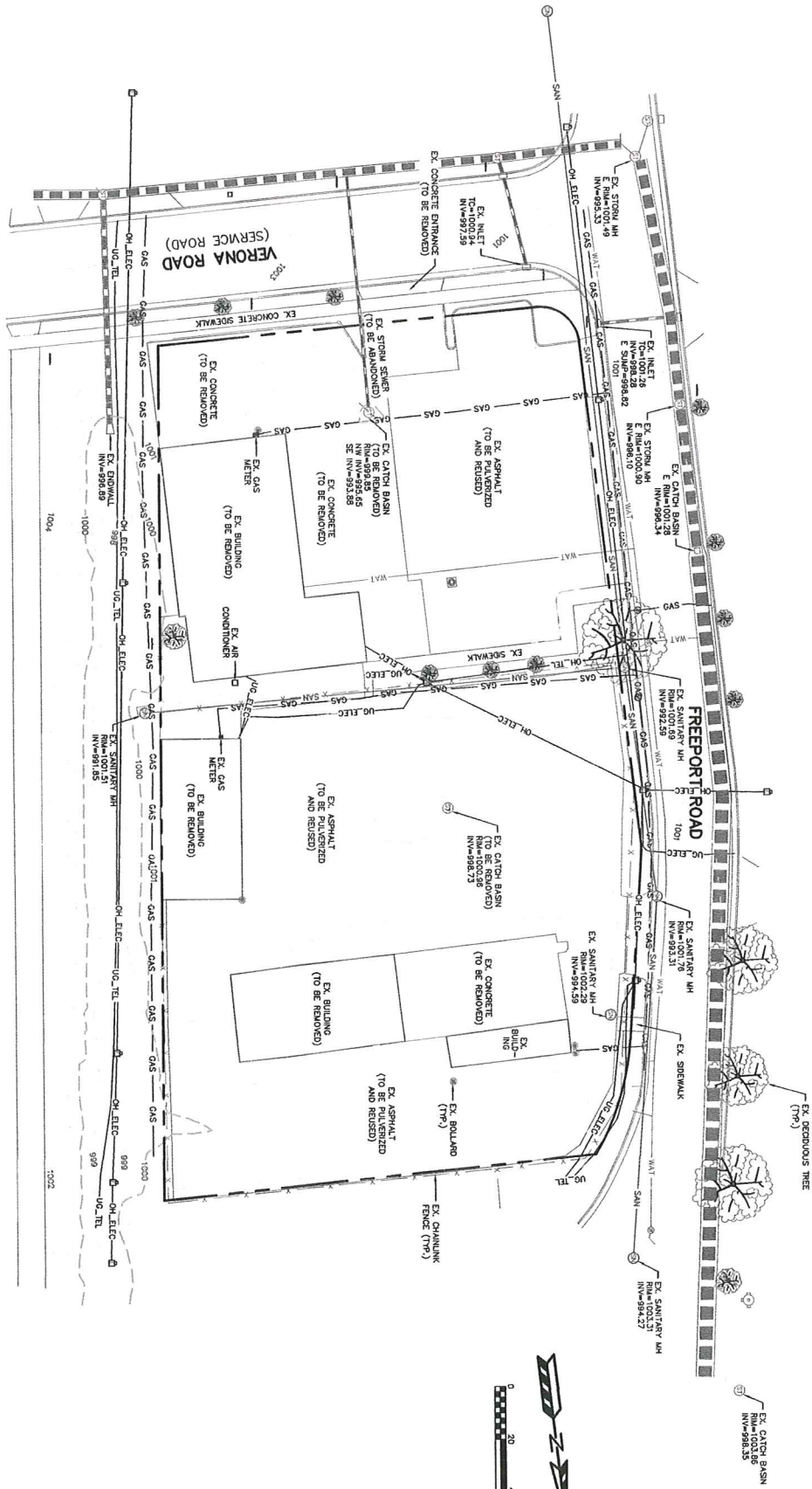
The planned redevelopment of 1901-1909 Freeport Road includes demolishing all existing buildings and construction of (4) new self storage buildings. The current structures were built between 1965 and 1997 and currently range from poor to fair shape. The remaining portion of the lot that is not covered by structures is a combination of concrete, asphalt and gravel.

The owner of the property is James Hottmann. A new LLC will be formed and will hold the title to the land and buildings. Ken Kurszewski is the current representative for the project. The engineer is Ryan Quam of Quam Engineering. The demolition, excavation and site work will be done by Hellenbrand Brothers Excavating. The concrete work will be done by Hottmann Construction Co., Inc. The building material and construction will be done by Trachte Building Systems. Construction is planned to begin August 1, 2013 and will be completed December 31, 2013. Hellenbrand has an approved reuse and recycling plan with the City of Madison.

The (4) self storage buildings will total about 17,000 square feet and consist of about 110 units ranging in size from 5'x10' to 10'x30'. The area will be well lit at night and will not have general hours of operation. There will not be management on site. There will be a loading zone but no vehicle or bike parking on site.

The current value of the land, according to the City of Madison Assessor, is \$230,000. The cost of the redevelopment is estimated at \$475,000 including demolition, material and construction.



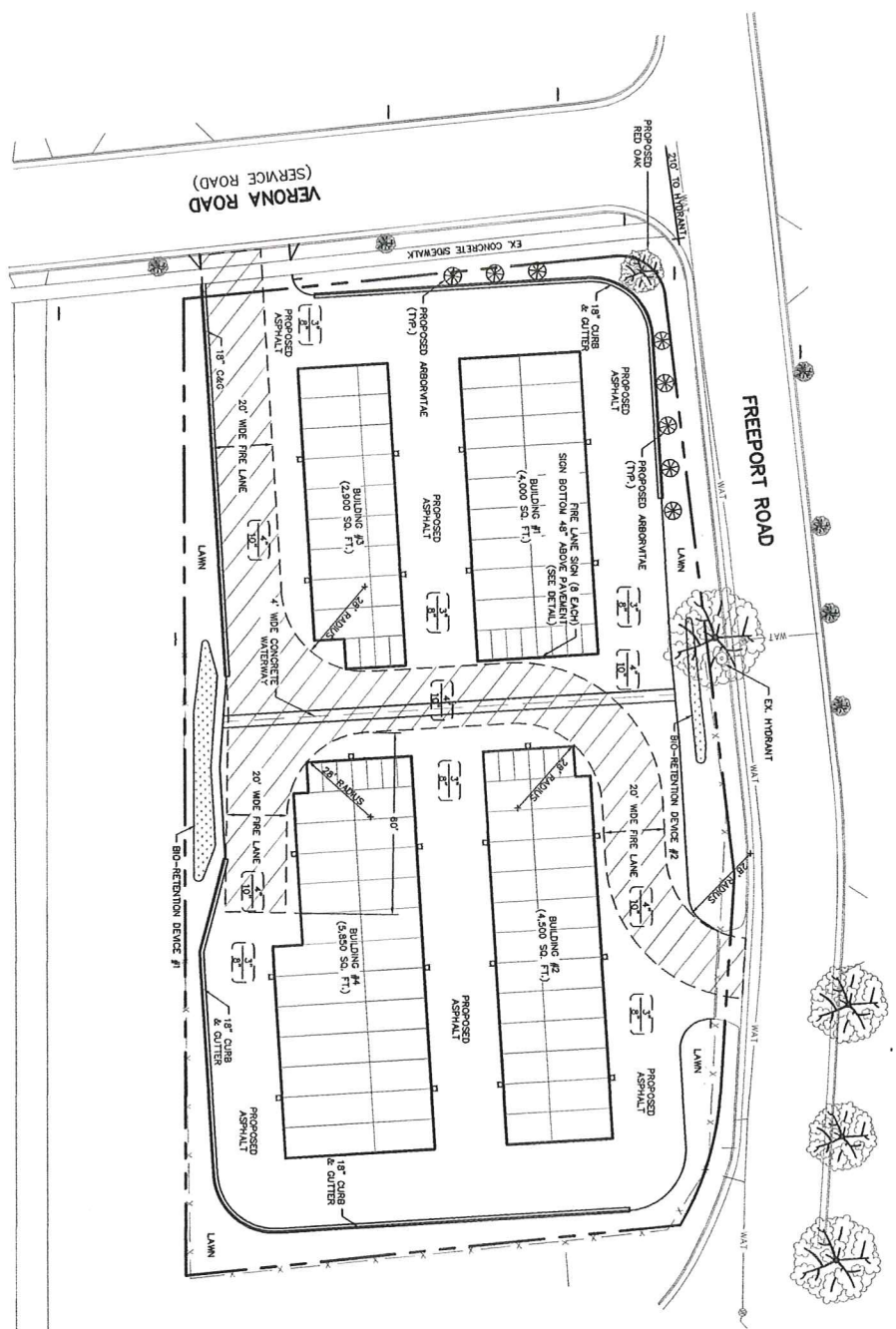


**1901-1909 FREEPPOINT ROAD - CITY OF MADISON**  
 EXISTING SITE/DEMOLITION PLAN  
 EXHIBIT: 2  
 DATED: NOVEMBER 20, 2012

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

4604 Sigmon Road, Suite A - McFarland, WI 53558  
 www.quamengineering.com Phone: (608) 735-7750 Fax: (608) 239-7752





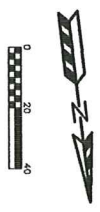
LUMINAIRE SCHEDULE				
SYMBOL	QTY	CATALOG #	DESCRIPTION	LAMP
	22	E-IPM407TZ	E-COULIGHT BUILDING MOUNTED LUMINAIRE 70W HPS, ADJUSTABLE CUTOFF.	ONE 70-WATT ED-17 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.

TABULATION OF POINTS AND CREDITS		
QTY	COMMON NAME	POINTS EARNED
127206-5733	REQUIRED POINTS	300
1	CANOPY TREE	125-35
8	EVERGREEN SHRUB	63.3-24
		59

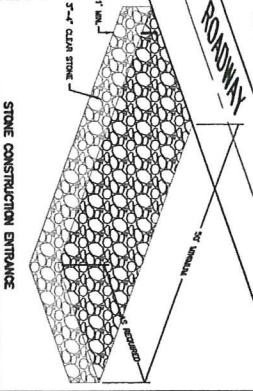
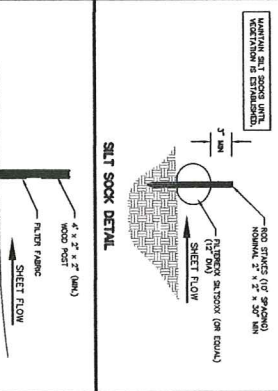
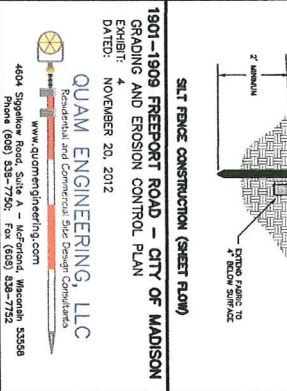
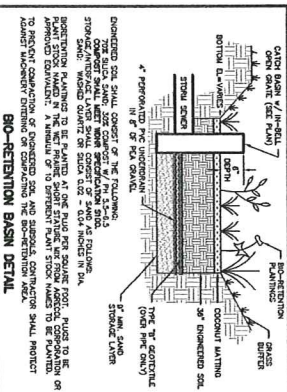
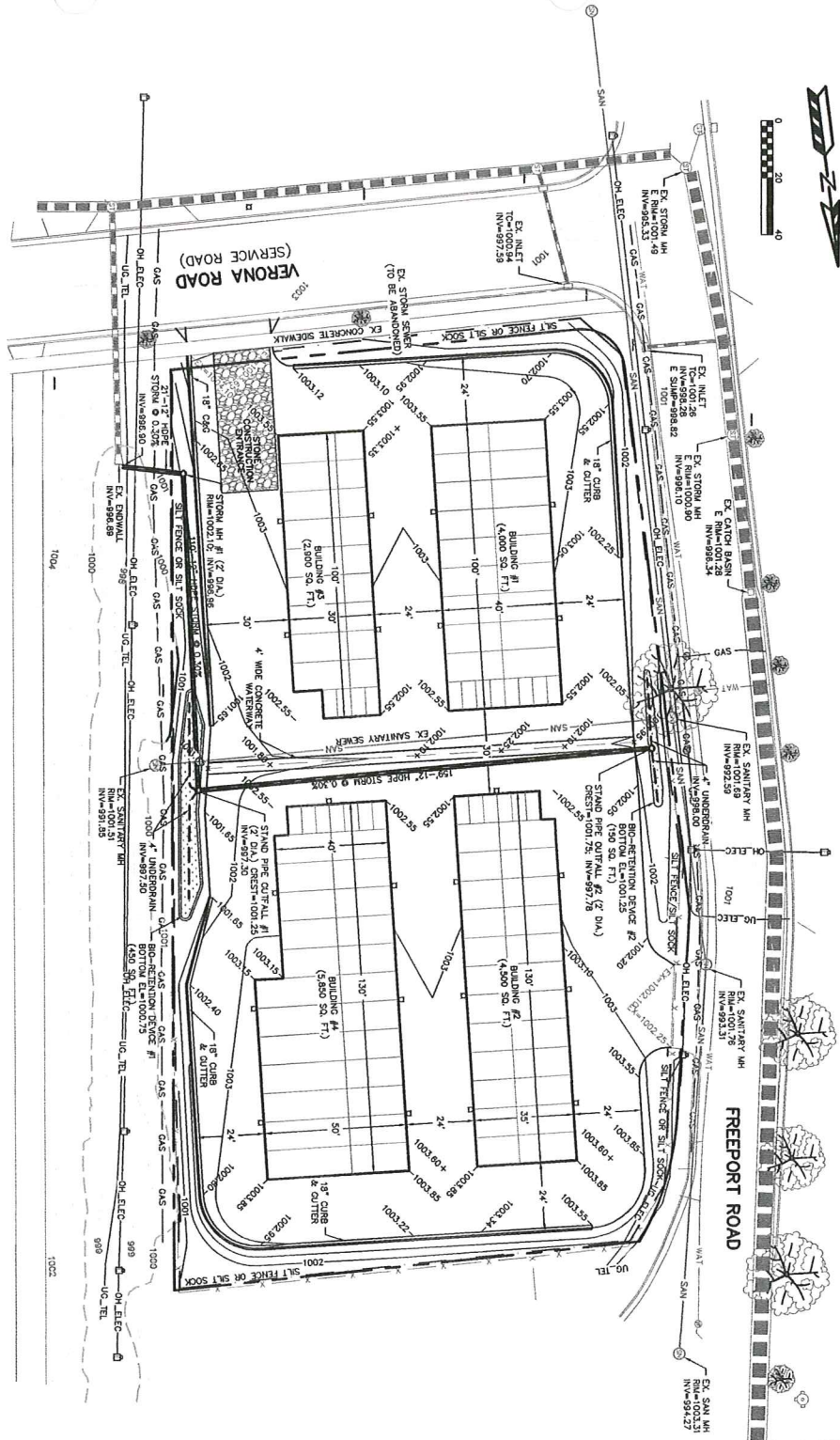
**1901-1909 FREEPPOINT ROAD - CITY OF MADISON**  
 FIRE LANE, LANDSCAPING, AND LIGHTING PLAN  
 PAGE: 4 OF 4  
 DATED: NOVEMBER 20, 2012

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Sp...kow Road, Suite A - McFarland, WI 53558  
 Phone: (608) 338-7750, Fax: (608) 338-7752

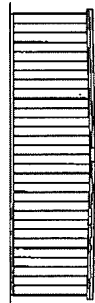
**PAVING LEGEND**  
 ASPHALT PAVEMENT OVER  
 ASPHALT PAVEMENT OVER WITH AGGREGATE BASE COURSE  
 FIRE LANE SIGN DETAIL  
 (IN THE ACCESS WAYS)  
 THE FIRE LANE AND ACCESS WAYS SHALL BE CONSTRUCTED TO MEET AND MAINTAIN A MINIMUM OF 50,000 PSI AND BE CERTIFIED IN THE FIELD BY AN APPROVED SOils ANALYST.



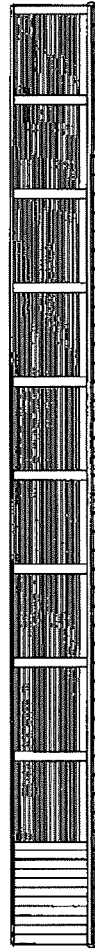
CALL DIGGERS HOTLINE  
TOLL FREE  
800-527-8511



**EROSION NOTES:**  
THE ABOVE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE...  
**RESTORATION NOTES:**  
ALL RESTORATION WORK SHALL BE DONE IN ACCORDANCE WITH THE RESTORATION PLAN...  
**CONTRACTOR:**  
QUAM ENGINEERING, LLC  
4604 Spangon Road, Suite A - McFarland, WI 53558  
**ENGINEER:**  
QUAM ENGINEERING, LLC  
4604 Spangon Road, Suite A - McFarland, WI 53558



END WALL ELEVATION



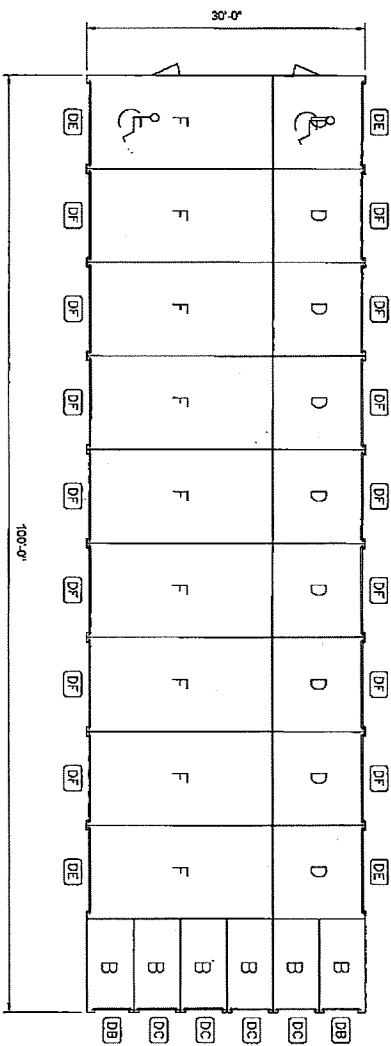
SIDE WALL ELEVATION

30'-0" x 100'-0" x 8'-4" 1/4:12 Pitch Gable

1/8"=1'-0"



END WALL ELEVATION



1 - 30'-0" x 100'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
B	5 x 10	6	25.0	300
D	10 x 10	9	37.5	900
F	10 x 20	9	37.5	1800
TOTAL		24	100	3000

"NOTICE"

NO FABRICATION CAN BE SCHEDULED OR BEGUN UNTIL "APPROVED" OR "APPROVED AS NOTED" DOCUMENTS ARE RECEIVED BY TRACHTHE BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

- \_\_\_ APPROVED - RELEASE FOR FABRICATION
- \_\_\_ APPROVED AS NOTED - RELEASE FOR FABRICATION
- \_\_\_ NOT APPROVED - REVISE AND RESUBMIT

NAME \_\_\_\_\_

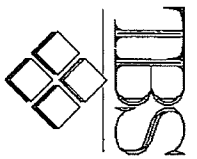
COMPANY \_\_\_\_\_

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

Revisions: \_\_\_\_\_ By: \_\_\_\_\_

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Trachte Building Systems, Inc.  
314 Wilmann Road, Sun Prairie, Wisconsin  
(608)398-6929 (Local 608)837-7899  
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Job Description:

Proposed Mini Storage System for:  
Ken Kurszewski  
Madison, WI

PAGE 1 of 1

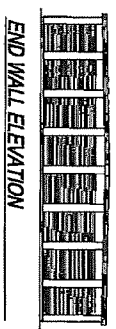
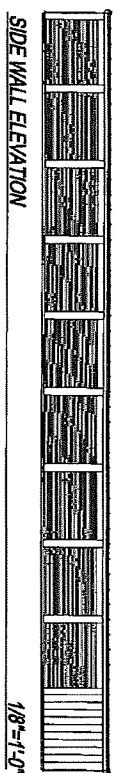
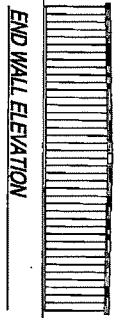
Sheet Title  
FLOOR PLAN

Plan #  
43453

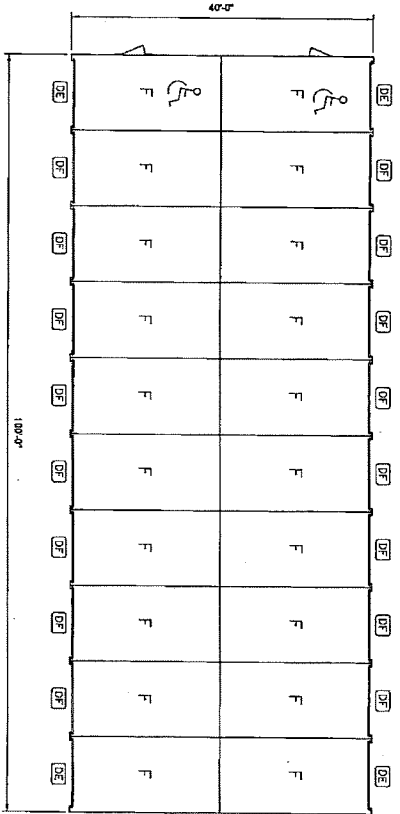
Phase

Name: MJC Scale: 1 = 20' Date: 1/18/13

PRICING



2 - 40'-0" x 100'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM



2 - 40'-0" x 100'-0" x 8'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
F	10 x 20	20	100.0	4000
TOTAL		20	100	4000

UNIT MIX

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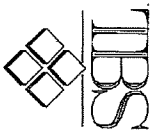
\_\_\_\_ APPROVED - RELEASE FOR FABRICATION  
 \_\_\_\_ APPROVED AS NOTED - RELEASE FOR FABRICATION  
 \_\_\_\_ NOT APPROVED - REVISE AND RESUBMIT

NAME \_\_\_\_\_  
 COMPANY \_\_\_\_\_  
 DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

Revisions:

By:	
Date:	
Name:	MORC
Scale:	1 = 20'
Date:	1/18/13

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Job Description: Proposed Mini Storage System for:  
 Ken Kurczewski  
 Madison, WI

Sheet Title: FLOOR PLAN

Plan #: 43453

Phase:

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

PAGE 1 of 1

FRANCIS







END WALL ELEVATION



SIDE WALL ELEVATION

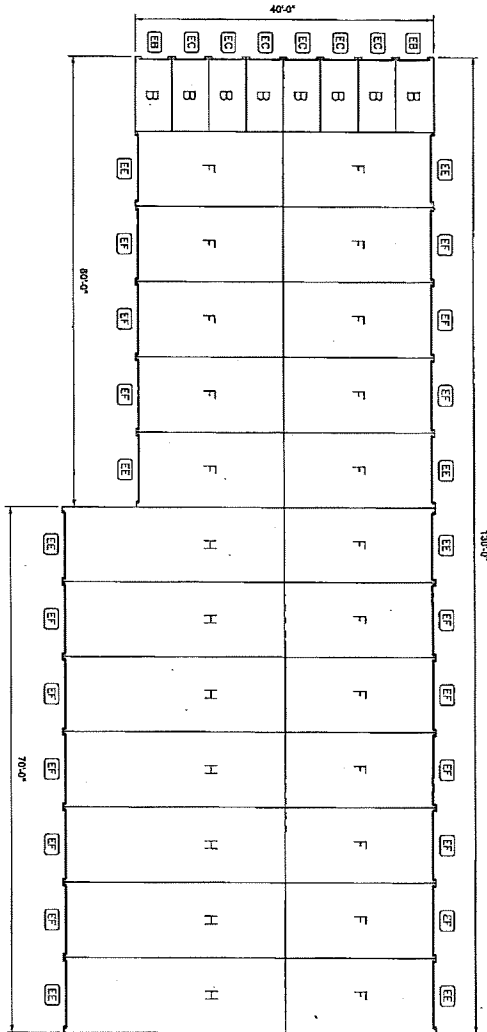
1/8"-1'-0" SIDE WALL ELEVATION

1/8"-1'-0"



END WALL ELEVATION

4 - 40'-0" x 60'-0" x 9'-4" adjoining 50'-0" x 70'-0" x 9'-4"-1/4:12 PITCH GABLE BUILDING SYSTEM



UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
B	5 x 10	8	25.0	400
F	10 x 20	17	53.1	3400
H	10 x 30	7	21.9	2100
TOTAL		32	100	5900

"NOTICE"

NO FABRICATION CAN BE SCHEDULED OR BEGIN UNTIL THE REQUIRED PERMITS AND ALL NECESSARY DOCUMENTS HAVE BEEN RECEIVED BY TRACHTER BUILDING SYSTEMS. COMPLETE THE FOLLOWING:

- \_\_\_ APPROVED - RELEASE FOR FABRICATION
- \_\_\_ APPROVED AS NOTED - RELEASE FOR FABRICATION
- \_\_\_ NOT APPROVED - REVISE AND RESUBMIT

NAME \_\_\_\_\_

COMPANY \_\_\_\_\_

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

4 - 40'-0" x 60'-0" x 9'-4" adjoining 50'-0" x 70'-0" x 9'-4"-1/4:12 PITCH GABLE BUILDING SYSTEM

Revised by	By	<p>TRACHTER BUILDING SYSTEMS, Inc.</p> <p><i>This drawing and all parts thereof is the exclusive property of Trachte Building Systems, Inc. 314 Wisconsin Road, Sun Prairie, Wisconsin (608)556-2424 (Local 800)577-7890 and may not be reproduced in whole or part without written permission.</i></p>
Name: MGC	Scale: 1" = 20'	Date: 1/18/13
Job Description:	Proposed Mini Storage System for: Ken Kurszewski Madison, WI	
Sheet Title:	FLOOR PLAN	
	Part #	43453
	Price	

