

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: 7/18/12  
UDC MEETING DATE: 8/8/12

Action Requested  
 Informational Presentation  
 Initial Approval and/or Recommendation  
 Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1321 EVERETT ST. MADISON, WI 53704  
ALDERMANIC DISTRICT: 12

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
HERMANSEN REAL ESTATE MATTHEW TILLS, AIA  
1745 BOYD AVE. 2501 BALDEN ST.  
MADISON, WI 53704 MADISON, WI 53713

CONTACT PERSON: CHET HERMANSEN  
Address: 1745 BOYD AVE.  
MADISON, WI 53704  
Phone: 608-335-3759  
Fax: 608-630-8505  
E-mail address: CHETHERM@HOTMAIL.COM

TYPE OF PROJECT:  
(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



## **TILLS ARCHITECTURE**

2501 BALDEN ST.  
MADISON, WI 53713  
608.235.6240  
TILLSARCHITECTURE.COM

July 18, 2012

Urban Design Commission  
City of Madison

To Whom it Concerns,

Enclosed are the prepared materials for review by the Urban Design Commission with regard to the proposed project at 1321 Everett St, Madison, WI 53704. The submission materials are for Initial Approval and/or Recommendation for the UDC meeting on August 8, 2012.

Enclosed materials include 14 copies of each of the following:

1. Project Narrative- 8.5"x11"- two pages
2. Aerial Location Map- 8.5"x11"
3. Site Context Map- 11"x17"
4. Site Photos- 11"x17"
5. A100-Site Plan- 11"x17"
6. A101-Site Drainage/Lighting Plan- 11"x17"
7. L100-Landscaping Plan- 11"x17"
8. A1-Building 1 Plan/Elevations- 11"x17"
9. A2-Building 2 Plan/Elevations-11"x17"

One copy of a CD with PDF copies of the above materials is enclosed as well.

Please contact Matt Tills (Architect) at Tills Architecture 235-6240, or Chet Hermansen (Owner) 335-3759 with questions regarding the application materials.

Thank you,



Matt Tills, AIA, LEED AP

# 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. The 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.

LOFTSGORDON AVE.

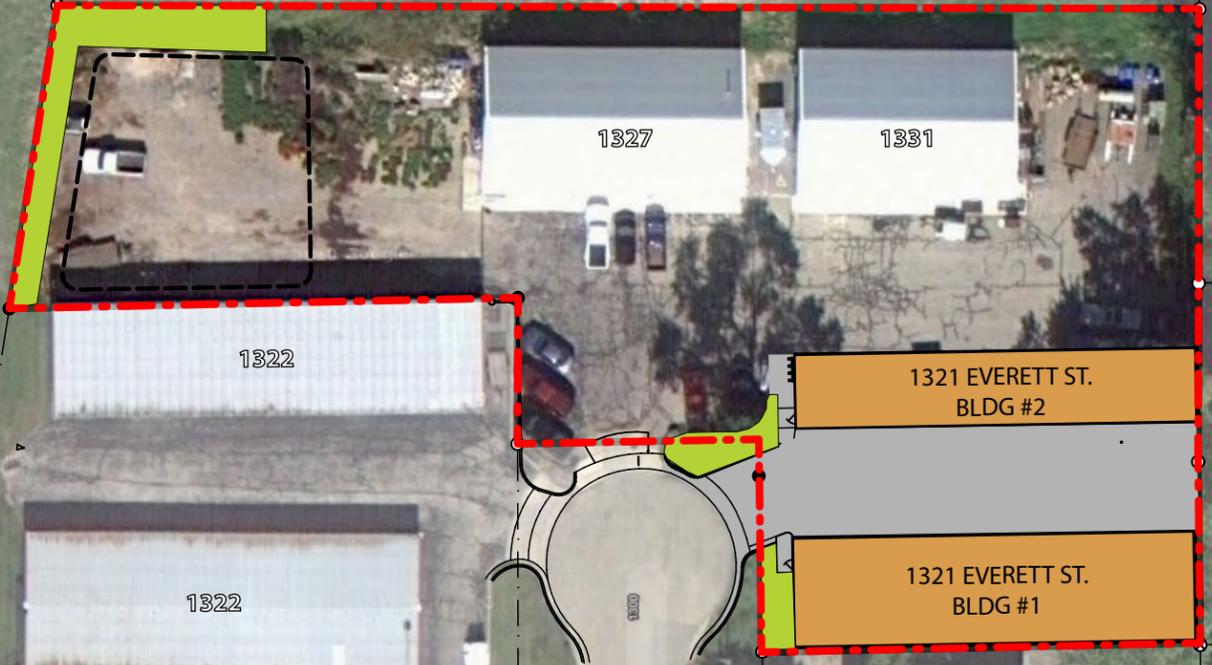
RAILROAD TRACK

EVERETT STREET

PACKERS AVE. FRONTAGE ROAD

### 1321 EVERETT ST. SITE CONTEXT

7-18-12



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

0 20' 50' 100'

2

3

5

4

1

1422

1410

1406

1327

1331

1402

1322

1321 EVERETT ST. BLDG #2

1326

1322

1321 EVERETT ST. BLDG #1

1326

2020

1319

1322

1317

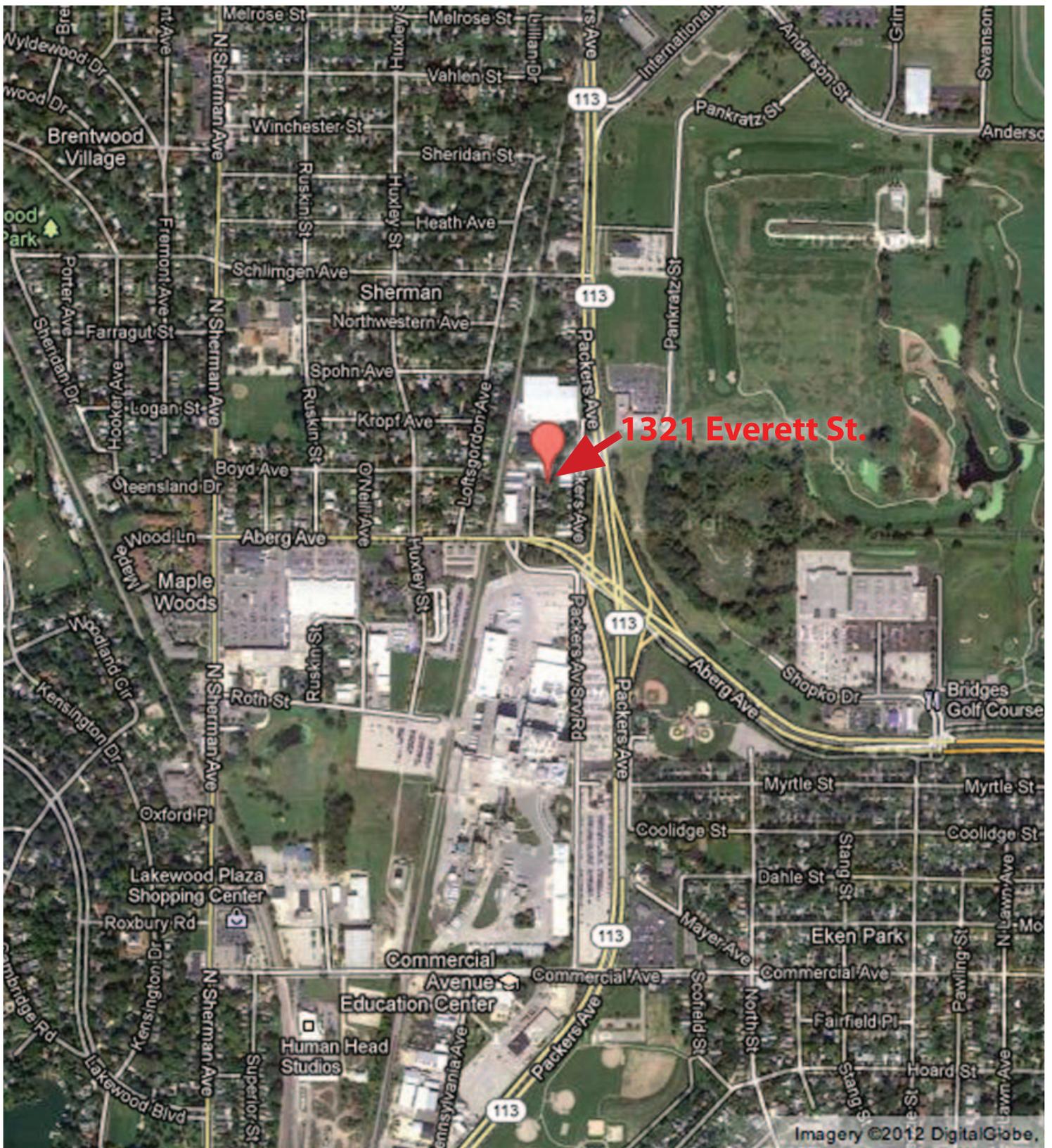
1318

1309

1314

# 1321 EVERETT ST. AERIAL LOCATION MAP

7-18-12





**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.

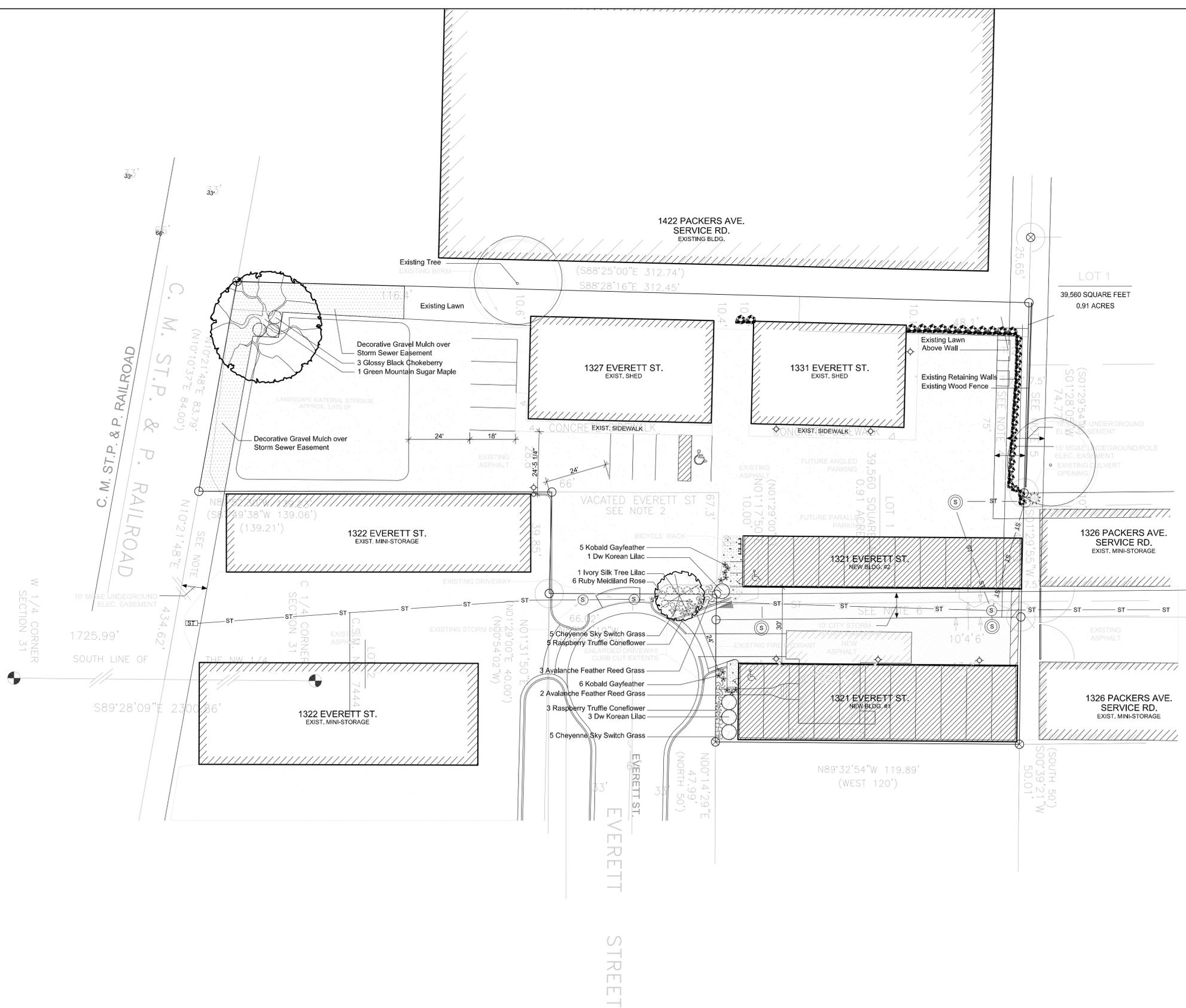


**5.**

VIEW OF PROPERTY FROM EVERETT ST



LANDSCAPE PLAN  
 Scale: 1" = 20'-0" (24x36)  
 Date: July 18, 2012  
 Sheet: L100



**LANDSCAPE WORKSHEET**

**I. NUMBER OF TREES REQUIRED:**  
 Number of Parking Stalls: 8 Stalls  
 Total Square Footage of Storage Area / 300 SF: 0  
 Total: 1 Tree

**II. NUMBER OF LANDSCAPE POINTS REQUIRED:**  
 Number of landscape Points based on 8 Parking Stalls: 40 Points  
 Number of landscape Points based on 0 Loading Berths: 0 Points  
 Total: 40 Points

**TABULATION OF POINTS AND CREDITS**

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANTITY	POINTS
Canopy Tree: 2"-2 1/2"	35	0	0	0	0
Deciduous Shrub	2	13	26	0	0
Evergreen Shrub	3	0	0	0	0
Decorative Wall/Fence per 10 LF	5	0	0	0	0
Earth Berm per 10 LF: 30" or 15" S or 2	5	0	0	0	0
Evergreen Tree: 3' Ht.	15	0	0	0	0
Canopy Tree/Small Tree: 1"-2 1/2"	15	1	15	0	0
<b>Sub Totals</b>			<b>41</b>	<b>+</b>	<b>0</b>
<b>TOTAL POINTS PROVIDED</b>					<b>41</b>

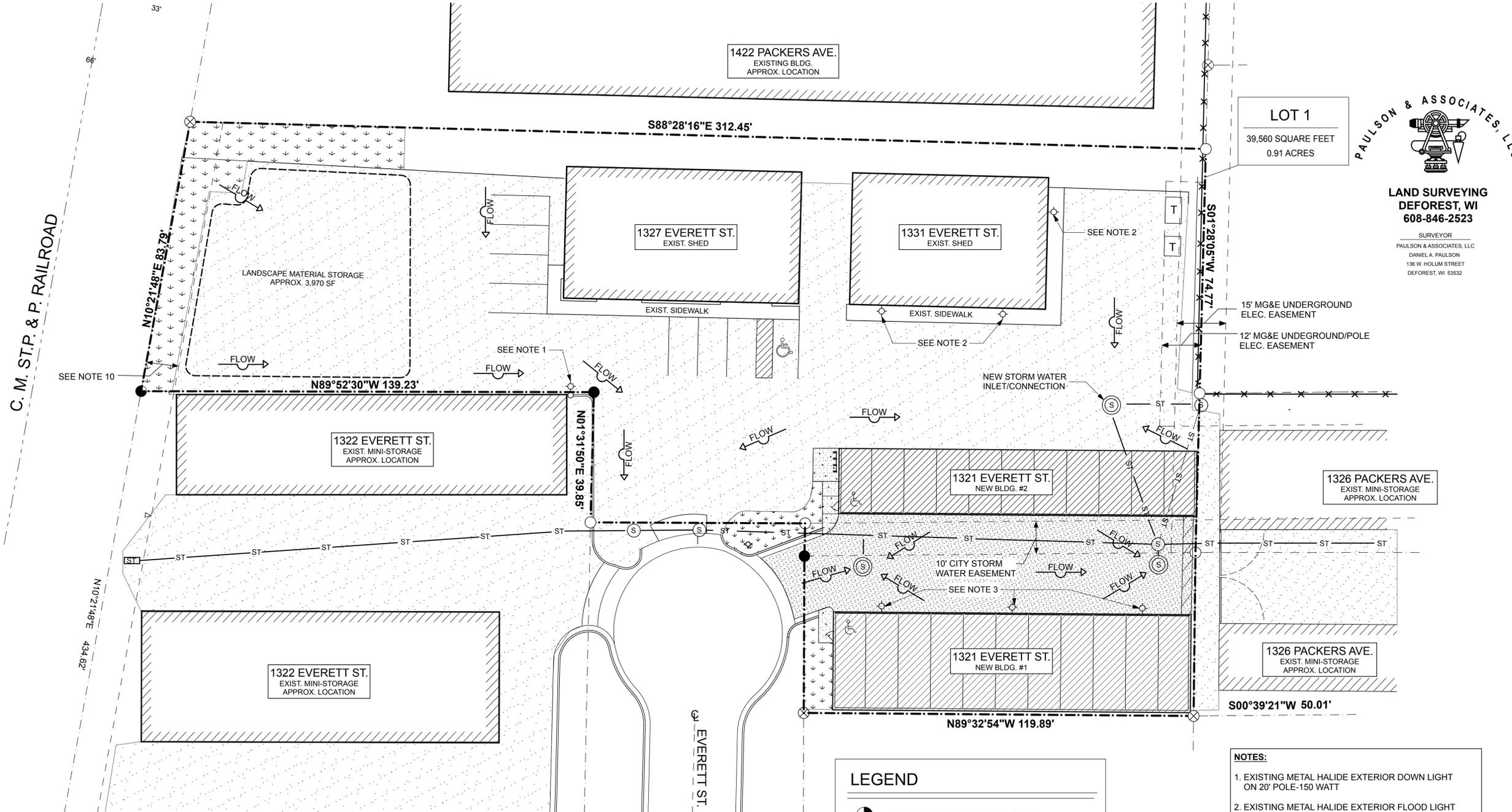
Notes: Shredded Bark Mulch in Planting Beds with Aluminum Edging,  
 Shredded Bark Mulch Tree Rings and in Parking Lot Islands

**PLANT LEGEND**

Botanical name	Common Name	Size	Root	Quantity
<b>SHADE TREES</b>				
Acer Saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" Cal.	B&B	1
<b>ORNAMENTAL TREES</b>				
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1-1 1/2"	B&B	1
<b>SHRUBS</b>				
Aronia melanocarpa var. elata	Glossy Black Chokeberry	24"	Pot	3
Rosa 'Ruby Meidland'	Ruby Meidland Rose	3' Ht.	B&B	6
Syringa meyeri 'Palibin'	Dw Korean Lilac	3' Ht.	B&B	4
<b>PERENNIALS &amp; GROUNDCOVER</b>				
Calamagrostis acutifolia 'Avalanche'	Avalanche Feather Reed Grass	1 gal	CDNT.	5
Echinacea purpurea 'Raspberry Truffle'	Raspberry Truffle Coneflower	1 gal	CDNT.	8
Liatris spicata 'Kobald'	Kobald Gayfeather	1 gal	CDNT.	11
Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	1 gal	CDNT.	10

# Val-U-Store

1331 Everett Street, Madison, WI



**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)
- ST— STORM SEWER
- ⊙ EXISTING STORM SEWER MANHOLE/INLET
- ⊕ NEW STORM SEWER INLET
- ⊕ EXTERIOR PARKING LOT LIGHT

**NOTES:**

- EXISTING METAL HALIDE EXTERIOR DOWN LIGHT ON 20' POLE-150 WATT
- EXISTING METAL HALIDE EXTERIOR FLOOD LIGHT MOUNTED APPROX. 12' ABOVE GROUND- 150 WATT
- NEW METAL HALIDE EXTERIOR FLOOD LIGHT-150 WATT

**1 SITE DRAINAGE/LIGHTING PLAN**  
SCALE: 1/16" = 1'-0"



**LAND SURVEYING**  
DEFOREST, WI  
608-846-2523

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

CONSULTANTS

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

MARK	DATE	DESCRIPTION
	07/18/12	UDC SUBMITTAL

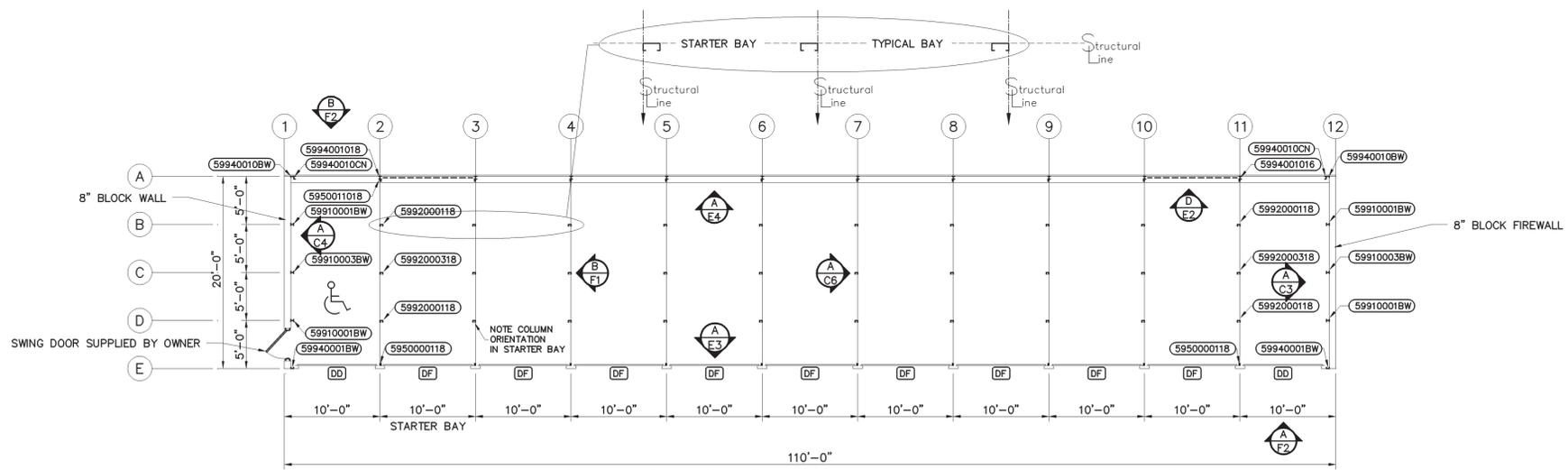
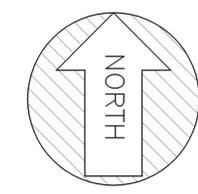
PROJECT NO: 2012012  
DRAWN BY: MT

SHEET TITLE  
**SITE DRAINAGE/  
LIGHTING PLAN**

**A101**



REVISION	By	Date

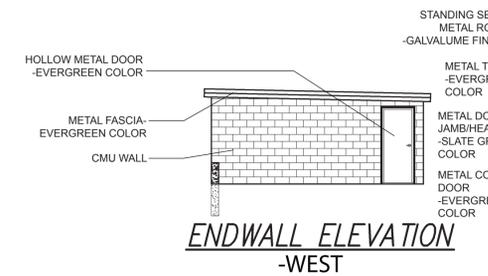


FLOOR PLAN for 20' x 110' x 8'-4" MINI-STORAGE BUILDING #2 - 1/4:12 PITCH

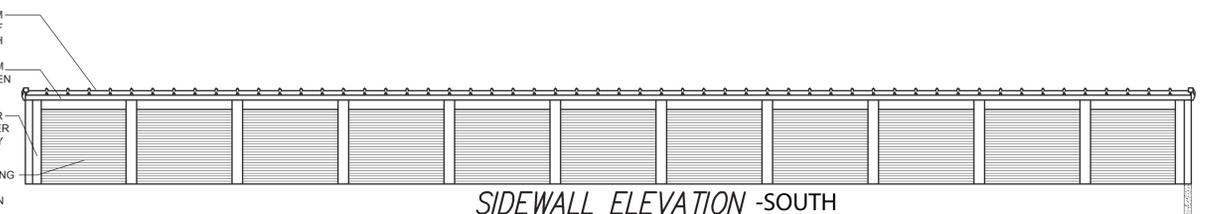
ROLL-UP DOORS MEET ASTM E330

QTY	CODE	TYPE	SIZE	ROUGH OPENING (REF.)	MANUF.	DESCRIPTION	COLOR
2	DD	ROLL-UP	8'-0" x 7'-0"	8'-0" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED
9	DF	ROLL-UP	9'-0" x 7'-0"	9'-0" x 7'-0"	TRAC-RITE/eq.	ROLL-UP DOOR	COLORED

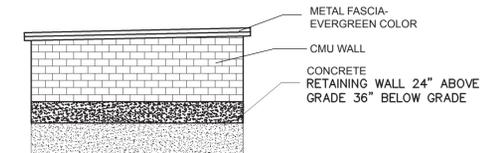
DENOTES HANDICAPPED/WHEELCHAIR ACCESSIBLE UNITS



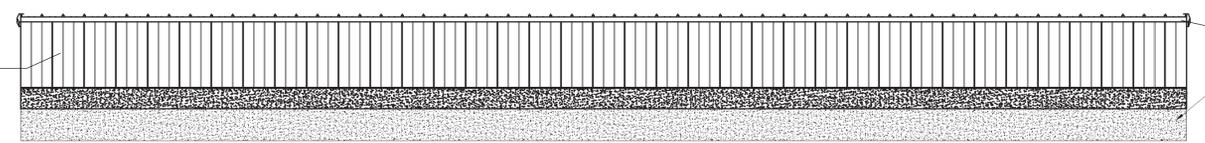
ENDWALL ELEVATION -WEST



SIDEWALL ELEVATION -SOUTH

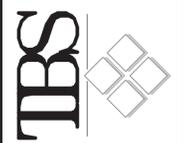


ENDWALL ELEVATION -EAST



SIDEWALL ELEVATION -NORTH

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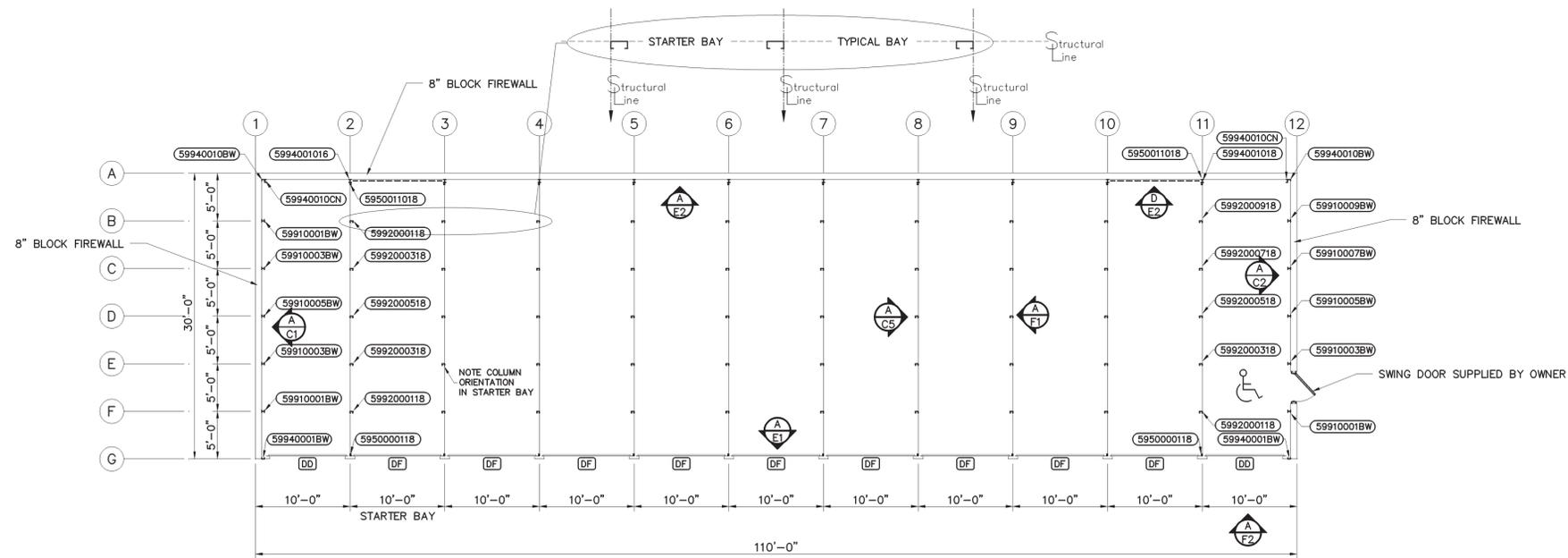
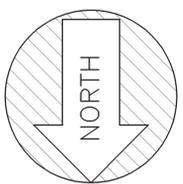


PROPOSED MINI STORAGE SYSTEM for:  
 CHET HERMENSEN  
 MADISON, WI

FLOOR PLAN & ELEVATIONS - BLDG #2

Date: APRIL 4, 2012  
 Drawn by: MAS  
 Scale: 1/2" = 1'-0"  
 Plan No.: P-42735  
 Order No.:  
 Sheet No.:

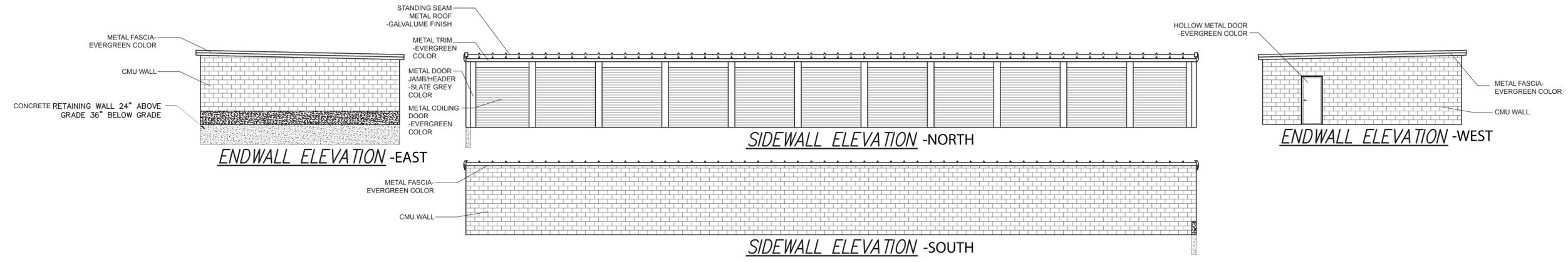
REVISION	By	Date



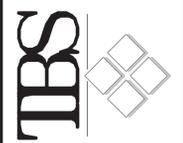
FLOOR PLAN for 30' x 110' x 10'-4" MINI-STORAGE BUILDING #1 - 1/4:12 PITCH

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

♿ DENOTES HANDICAPPED/WHEELCHAIR ACCESSIBLE UNITS



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PROPOSED MINI STORAGE SYSTEM for:  
CHET HERMENSEN  
MADISON, WI  
FLOOR PLAN & ELEVATIONS - BLDG #1

Date: APRIL 4, 2012  
Drawn by: MAS  
Scale: 1/8" = 1'-0"  
Plan No.: P-42735  
Order No.:  
Sheet No.: