

CITY OF MADISON Proposed Conditional Use

Location: 705 Post Road

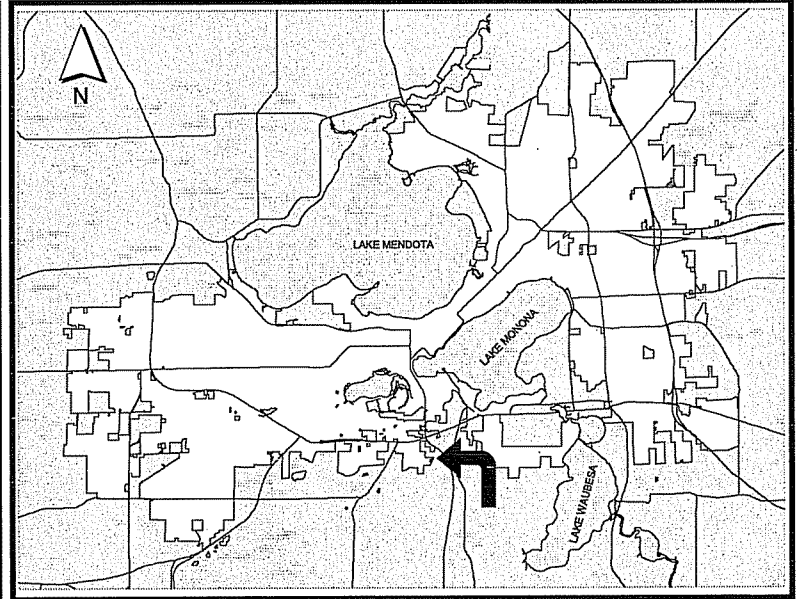
Project Name: CWI Investments, LLC

Applicant: Greg Thompson - Storage Shop USA/
Burt Boldebeck - Boldtronics, Inc

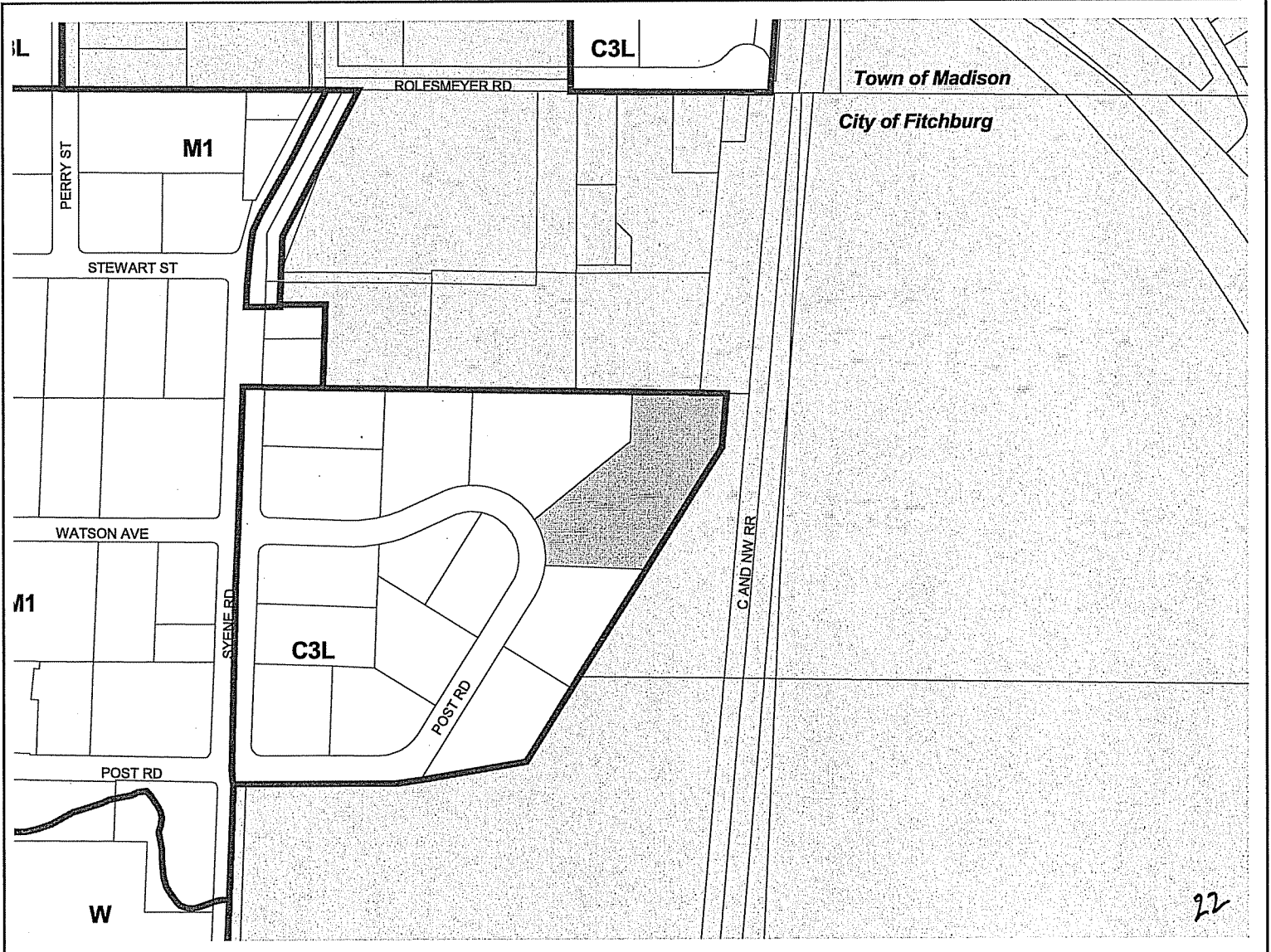
Existing Use: Commercial Uses

Proposed Use: Contractor's Office and Shop

Public Hearing Date:
Plan Commission 10 July 2006



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

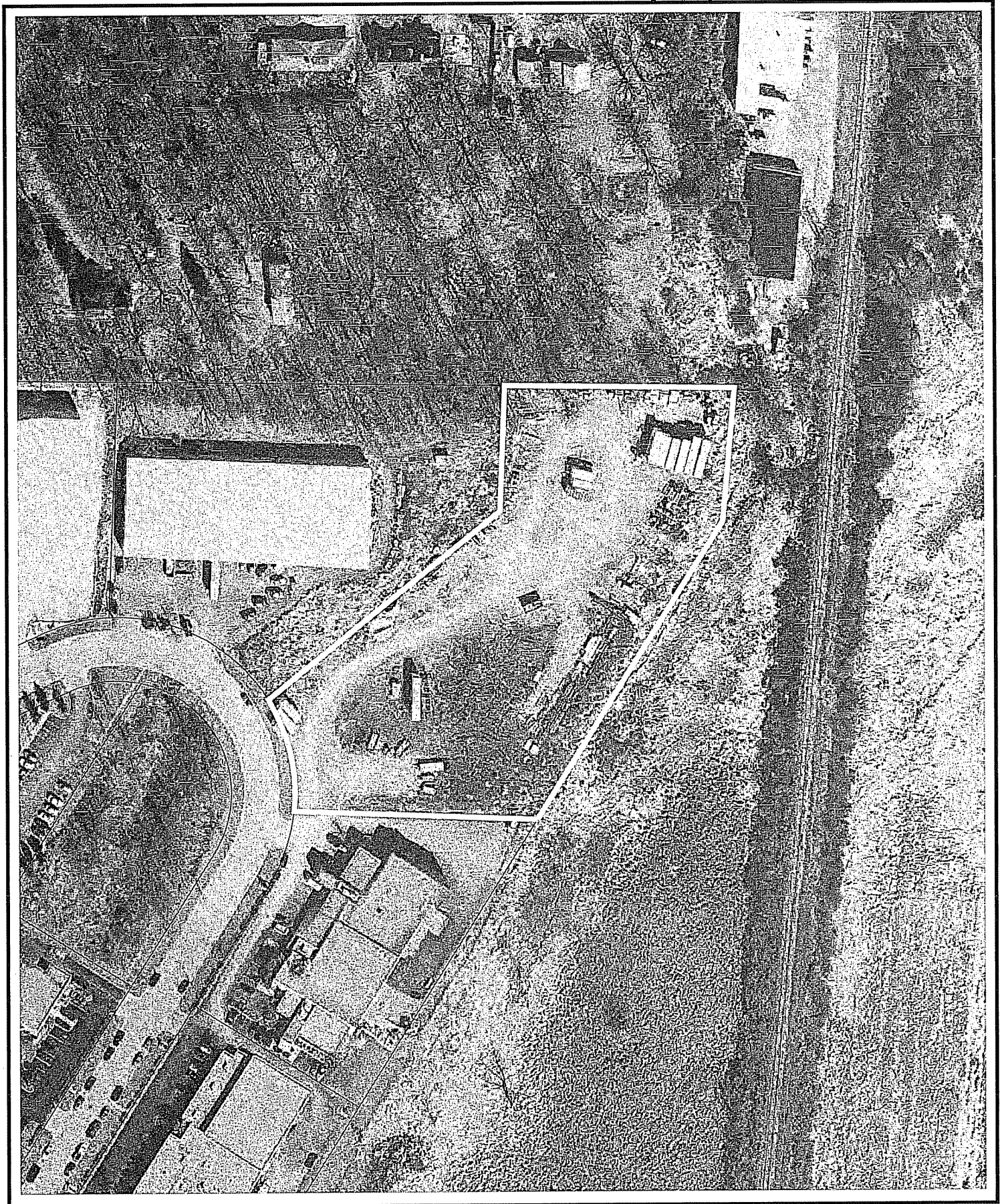


705 Post Road

100 0 100 Feet



Date of Aerial Photography - April 2000



22

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.
- 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
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 750 Receipt No. 70976
Date Received 5-22-06
Received By KAU
Parcel No. 0609-021-0108-3
Aldermanic District 14-Tim Bruer
GQ ok
Zoning District C3L
For Complete Submittal
Application Letter of Intent
IDUP N/A Legal Descript.
Plan Sets Zoning Text N/A
Alder Notification Waiver
Ngrbrhd. Assn Not. Waiver
Date Sign Issued 5-22-06

1. **Project Address:** 705 POST RD **Project Area in Acres:** 2.8 acres
Project Title (if any): CWI INVESTMENTS LLC.

2. **This is an application for:** (check at least one) CSM-5740

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: BURT BOLDENBUCK Company: BOLDTRONICS INC.
Street Address: 2122 LUANN LN. #103 City/State: MADISON WI Zip: 53713
Telephone: 6088455119 Fax: 6088455113 Email: BOLDTRON@MSN.COM

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

Property Owner (if not applicant): GREG THOMPSON (STORAGE SHOP USA)
Street Address: 4610 MELWAUKEE ST City/State: MADISON WI Zip: 53714

4. Project Information:

Provide a general description of the project and all proposed uses of the site: A 50'x50' BUILDING TO BE USED AS A CONTRACTOR OFFICE,

Development Schedule: Commencement _____ Completion _____

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 but not limited to, including: 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.
- Filing Fee:** \$ 500.00 See the fee schedule on the application cover page. Make checks payable to: City Treasurer.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing ten (10) or more dwelling units may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 _____ Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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: Matt w/ Bruer 5-'06
 - 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 Counter and Planning Unit staff; note staff persons and date.
 - Planner _____ Date _____ | Zoning Staff Matt Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name BURT BOLWERBUECK Date 5-8-06
Signature [Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 5/22/06
Storage Shop USA - Post Rd LLC

BOLDTRONICS, INC.

P.O. Box 259895

Madison, Wisconsin 53725

Phone (608) 845-5119

Fax (608) 845-5113

May 9, 2006

City of Madison Zoning Department

Letter of intent

Since 1990, **BOLDTRONICS, INC.**, has been a area leader in providing digital video surveillance/security equipment and services. It is our intent to purchase one of the Storage Shop USA, building's located at 705 Post Road, Unit # 27/28, Madison, WI.

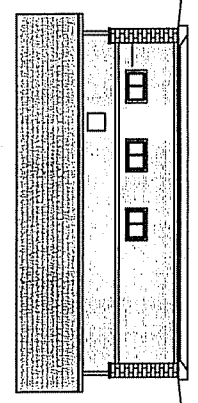
At the present time we have two employees, myself, Burt Boldebuck the president of the company, and one technician, Dave Hugo a full time employee with the company for the last seven years.

We are a involved in the sales, installation and service of video surveillance and other types of security equipment. Our building will be 2500 square foot and, will contain room for the indoor storage of three of our work vans, and two small office areas, a bath room and one work room area.

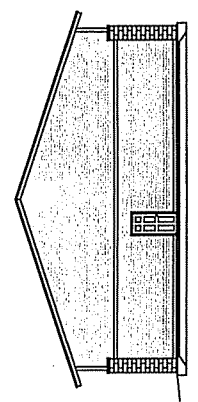
From this building we will operate our day to day business operations, typically arriving around 8:30 AM and operating until 5:30 PM, Monday thru Friday. During this time we will arrive, complete our starting paper work, receive our work orders and then leave the building in our work vans completing 90% of our work off site. Later in the afternoon, after completing our service calls, we'll return back to the shop, complete our end of the day paper work, park our vans inside and leave in our personal vehicles. Occasionally, we'll spend time in the office for completing We are not a retail operation, nor do we anticipate customers coming to our shop on a routine bases.

Please feel free to contact me at (608) 845-5119 with any questions you may have.

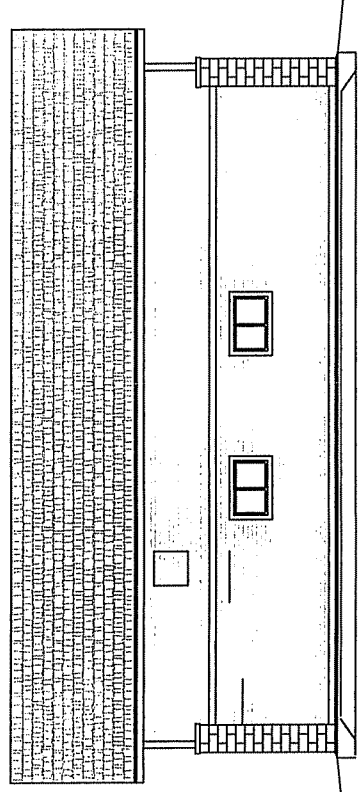
Sincerely, Burt Boldebuck
President – **BOLDTRONICS, INC.**



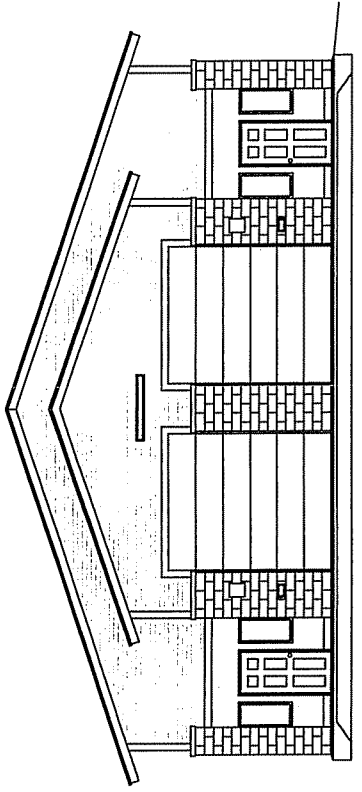
Right Elevation
 Scale = 1/8"=1'-0"



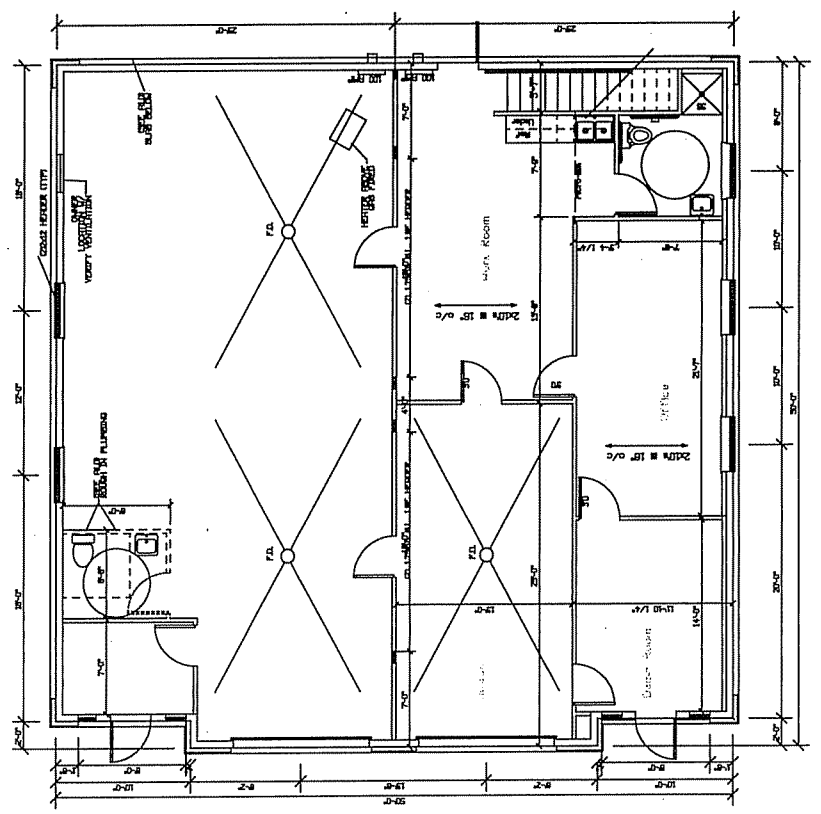
Rear Elevation
 Scale = 1/4"=1'-0"



Left Elevation
 Scale = 1/4"=1'-0"



Front Elevation
 Scale = 1/4"=1'-0"



First Floor Plan - 2,494 SF.
 Scale = 1/4"=1'-0"

22

JSD Engineers & Surveyors
Jordan Ferry & Design, Inc.
 - SURVEYING AND MAPPING
 - CIVIL ENGINEERING
 - ENVIRONMENTAL ENGINEERING
 - PLANNING & DEVELOPMENT
 - CONSTRUCTION MANAGEMENT
 MADISON REGIONAL OFFICE
 151 Madison Drive
 Suite 100
 Madison, Wisconsin 53703
 (608) 261-5002

MILWAUKEE REGIONAL OFFICE
 222 W. 25th Street
 Milwaukee, Wisconsin 53216
 (414) 314-1000

PROJECT USE
StorageShopUSA™
StorageShopUSA
- Post Rd LLC
 4610 Milwaukee Street
 Madison, Wisconsin

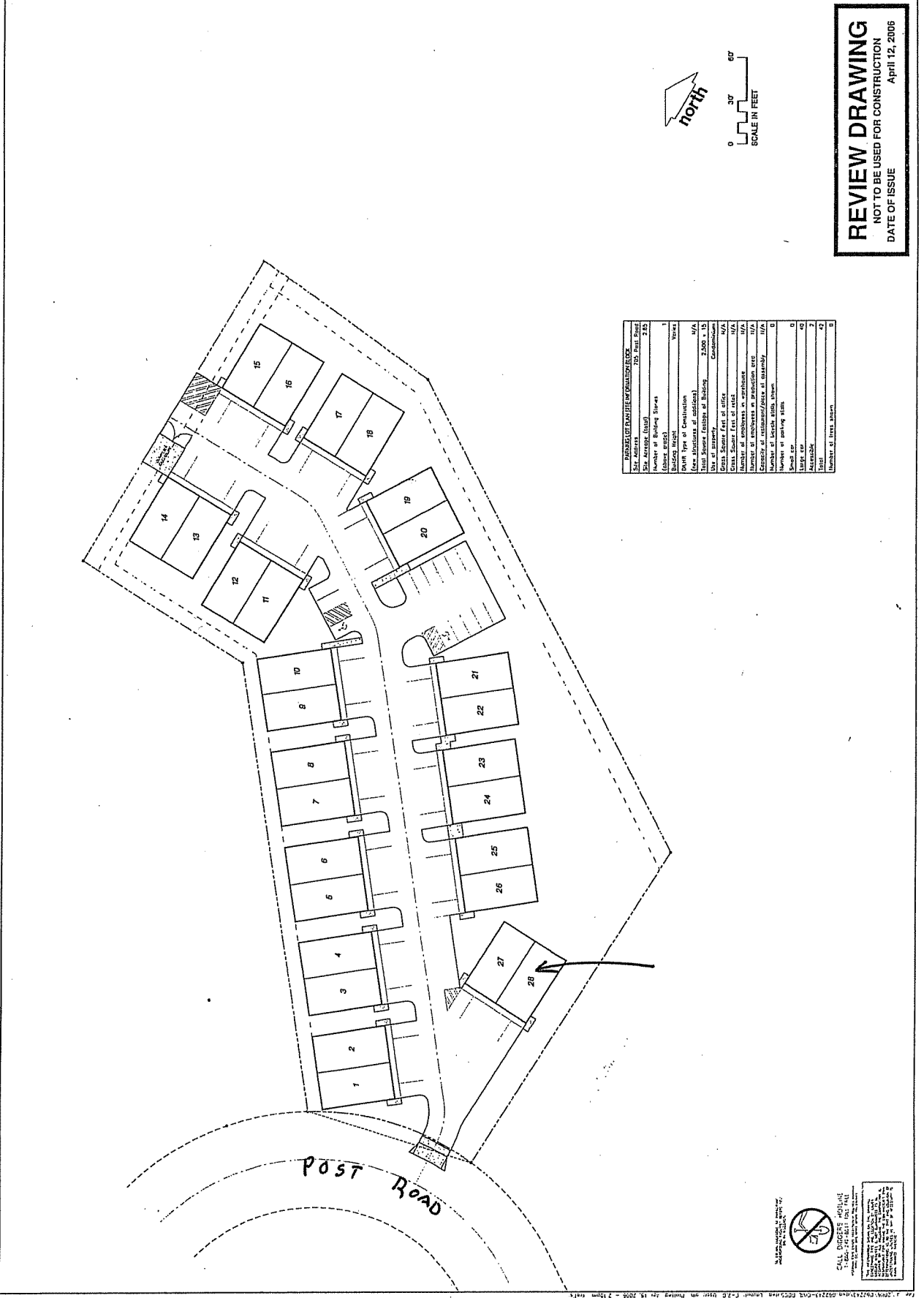
PROJECT
StorageShopUSA
Facility
 Lot 2 Watson Road
 Madison, Wisconsin

Although every effort has been made to ensure the accuracy of the information shown on this drawing, the user of this drawing is advised that the user assumes all responsibility for the use of this drawing. The user shall indemnify and hold the author harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or in connection with the use of this drawing.

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 TITLE: _____

PLOT TITLE
SITE PLAN

SHEET NUMBER
C-2.0
 JOB PROJECT NUMBER: 09-2103
 JOB PROJECT FILE: _____
 SHEET: 1 of 1
 SCALE: 1" = 25'



REVIEW DRAWING
 NOT TO BE USED FOR CONSTRUCTION
 DATE OF ISSUE: April 12, 2006

PROJECT INFORMATION	
Job No.	09-2103
Site Address	Lot 2 Watson Road, Madison, WI 53703
Number of Building Stories	1
Building Height	(Check sheet)
Project Type or Construction	Warehouse
Number of Buildings	27
Year of Construction	2006
Year of Renovation	N/A
Year of Demolition	N/A
Year of Relocation	N/A
Year of Completion	N/A
Crane Spans feet at office	N/A
Crane Spans feet at warehouse	N/A
Number of employees at warehouse site	N/A
Number of employees at construction site	N/A
Number of employees at other site	N/A
Number of vehicles on site	0
Number of parking stalls	0
Street use	0
Large use	0
Accessible	0
Other	0
Number of Total Stalls	0

CALL DISCREPANCIES
 1-800-747-4611 (Toll Free)
 608-261-5002 (Local)
 608-261-5003 (Fax)
 608-261-5004 (Cellular)
 608-261-5005 (Email)
 608-261-5006 (Web)
 608-261-5007 (Mobile)
 608-261-5008 (Pager)
 608-261-5009 (Voice Mail)
 608-261-5010 (Text Message)

22