



Location
710 Ruskin Street

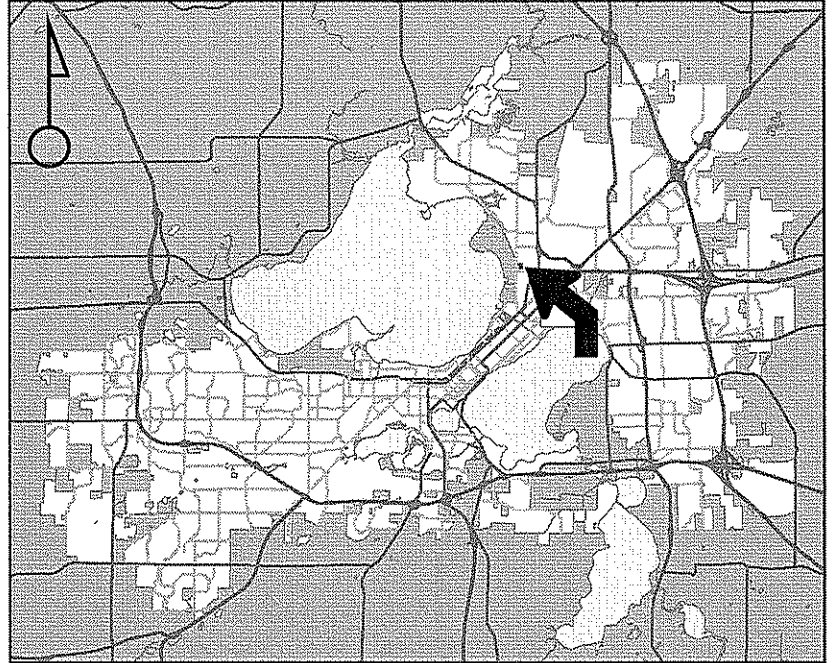
Project Name
Prairie Land Towing

Applicant
Donald Hornung - Hartmeyer Estates/
Todd Menzel - Menzel Enterprises, Inc.

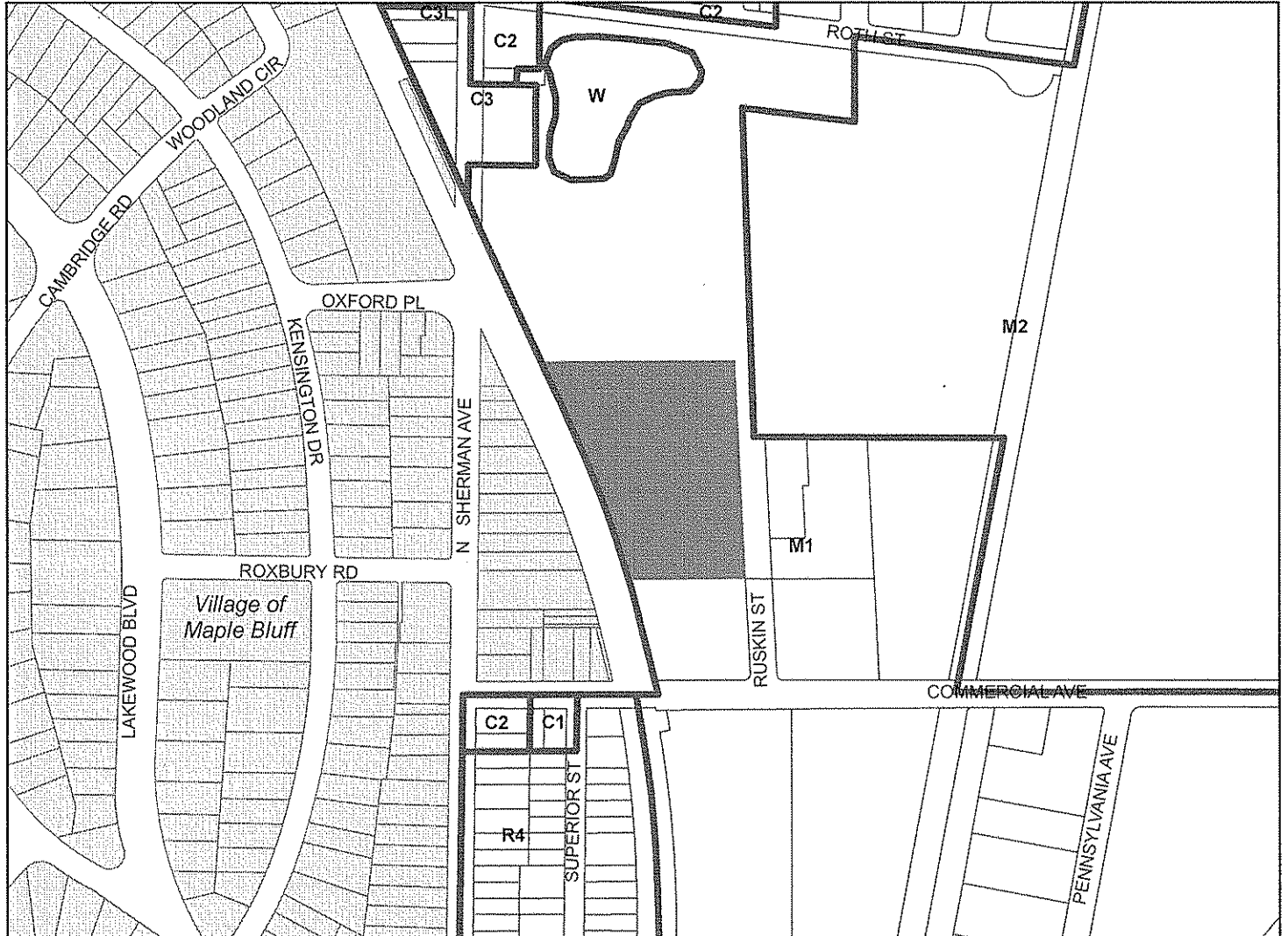
Existing Use
Automobile Towing Operation

Proposed Use
Establish Outdoor Storage for Auto
Salvage Yard in M1 Zoning

Public Hearing Date
Plan Commission
23 August 2010



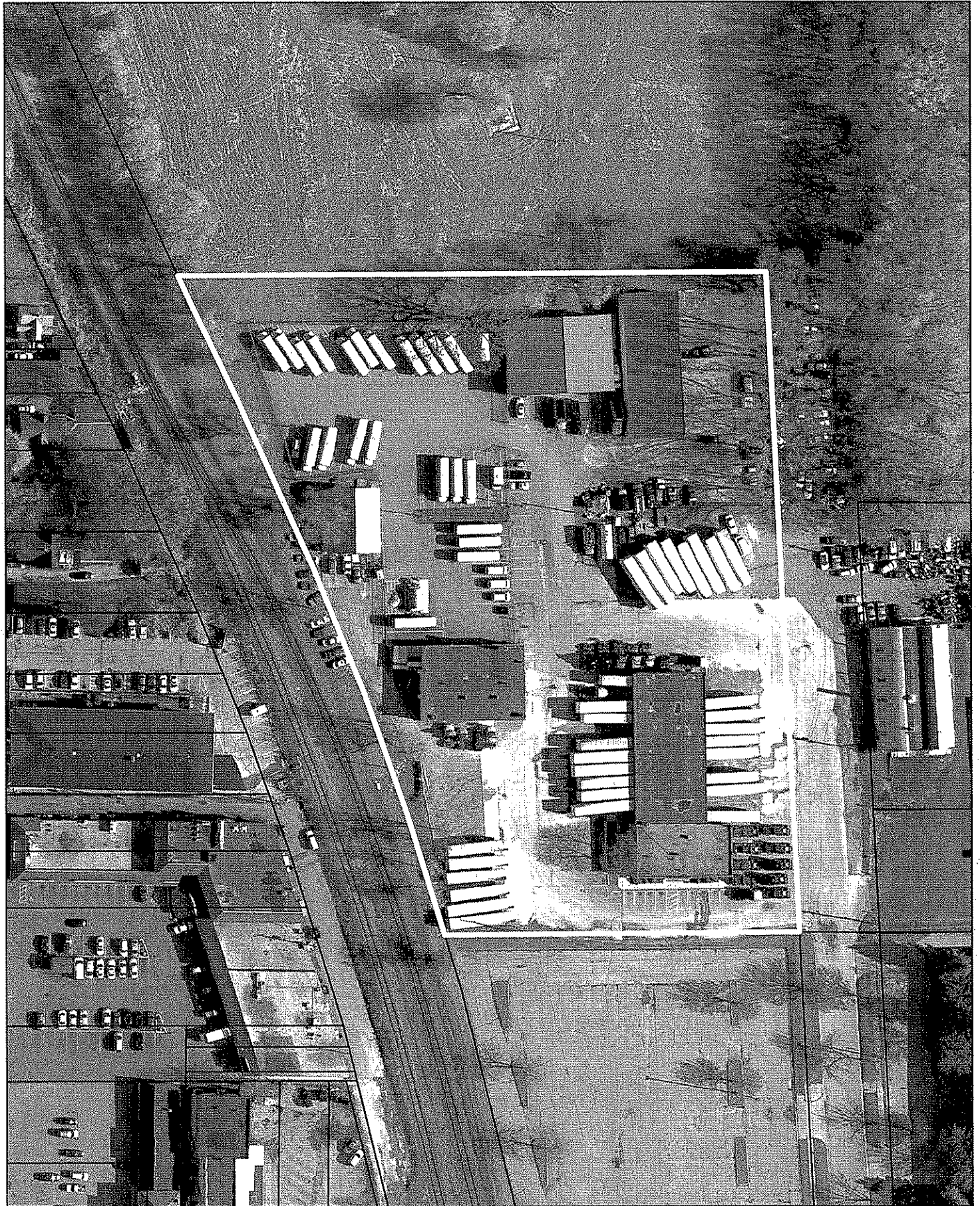
For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 10 August 2010

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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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550-</u> Receipt No. <u>111588</u>
Date Received	<u>7/7/10</u>
Received By	<u>TJP</u>
Parcel No.	<u>0810-313-0093-2</u>
Aldermanic District	<u>12- Rhodes-Conway</u>
GQ	<u>ok</u>
Zoning District	<u>M1</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Nbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	

1. Project Address: 710 Ruskin St Project Area in Acres: ~5

Project Title (if any): Prairie Land

2. This is an application for:

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

Rezoning to a Non-PUD or PCD Zoning Dist.:

Existing Zoning: _____ to _____

Proposed Zoning (ex: R1, R2T, C3): _____

Rezoning to or Amendment of a PUD or PCD District:

Ex. Zoning: _____ to PUD/PCD-GDP

Ex. Zoning: _____ to PUD/PCD-SIP

Amended Gen. Dev. Amended Spec. Imp. Plan

Conditional Use

Demolition Permit

Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Todd Menzel Company: Menzel Enterprises, Inc

Street Address: 868 Progress Way City/State: Sun Prairie Zip: WI

Telephone: 608)837-7309 Fax: 608)837-5323 Email: todd@prairielandtowing.net

Project Contact Person: Todd Menzel Company: Menzel Ent. Inc

Street Address: same City/State: same Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): Hartmeyer Estates c/o Donald Hartung

Street Address: 1005 Franconia Ct City/State: Wauwakee, WI Zip: 53597

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: To store vehicles temporarily until owners pick them up.

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (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: \$ 550** 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.

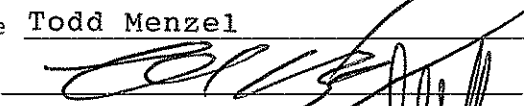
In Addition, The Following Items May Also Be Required With Your Application:

- 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.
- Zoning Text (12 copies):** must accompany 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 Comprehensive Plan, which recommends: Industrial uses 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: Satya Rhodes-Conway waived via email to Matt Tucker & Heather Stouder
 - 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 Stouder Date: 6.21.10 Zoning Staff: Matt Tucker Date: 6.21.10
- 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 Todd Menzel Date 5-17-10
 Signature  Relation to Property Owner Leased

Authorizing Signature of Property Owner  Date 7-7-10

Menzel Enterprises, Inc.

868 Progress Way
Sun Prairie, WI 53590

Re: Letter of Intent
Conditional Use Permit: 710 Ruskin Street

To Whom It May Concern:

Menzel Enterprises, Inc. would like to apply for a conditional use at 710 Ruskin St within the City of Madison. The current state of this site is a black top surface with buildings and some fencing. Currently we occupy a ~5,000 Sq Ft building in which we store vehicles indoors. We are proposing to store vehicles outside within a fenced area on the site. These vehicles would be stored temporarily until vehicle owners can retrieve them or until we are legally able to dispose of them. The maximum amount of time a vehicle might be stored on this site is 61 days per State Statute, unless being held for evidence for police/insurance. We plan to store between 100 and 210 vehicles as space allows. In addition, we plan to minimize any late hour disturbances by maintaining a strict policy of no 'flashing lights' and positioning a 'drop off' location near the building to minimize noise. This way, the following day we can position the vehicles during normal business hours. Screening on the fence along the railroad bed will be installed to minimize view of the storage area.

If you should have any questions, feel free to contact me at (608) 209-0635.

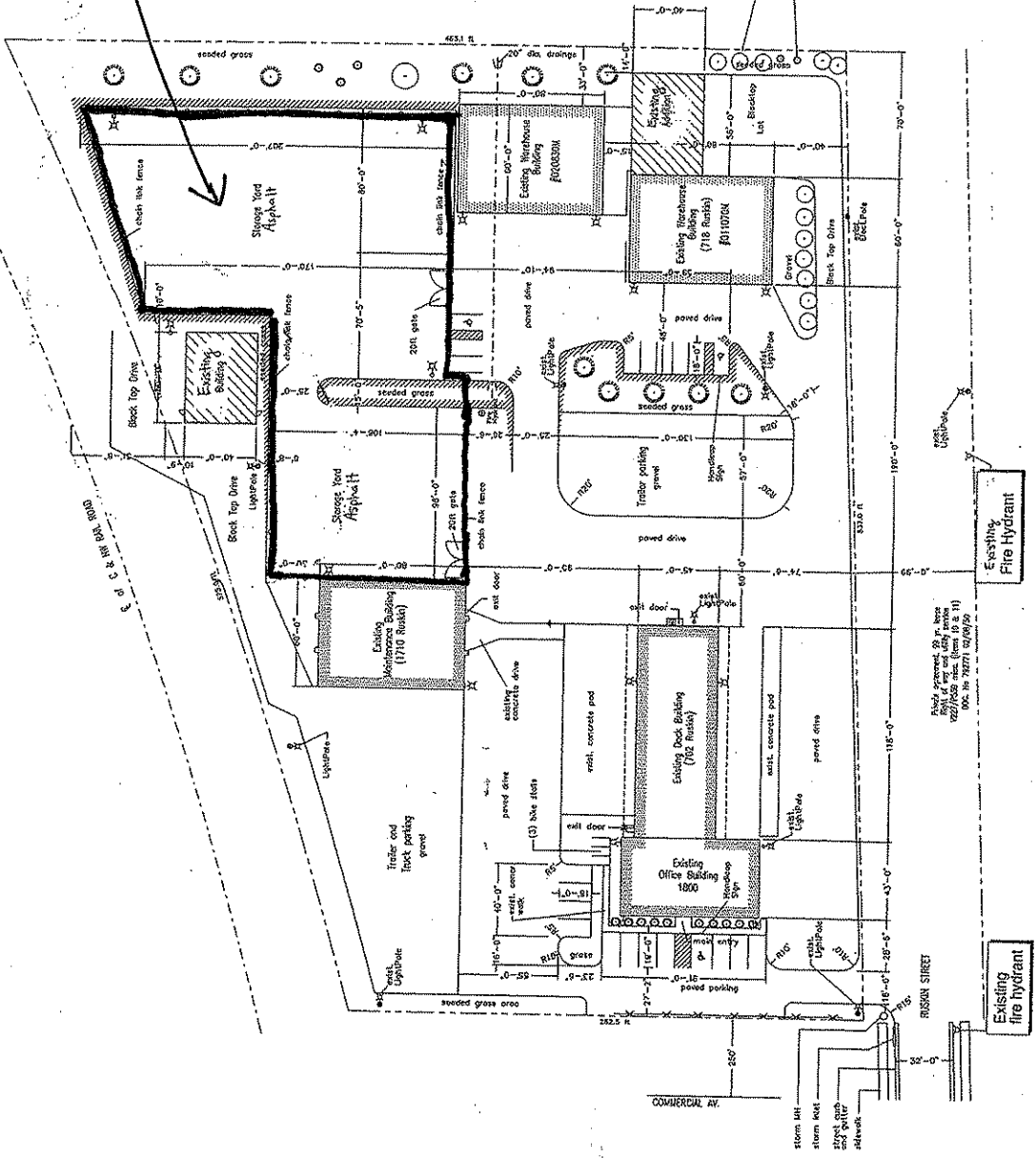
Sincerely:



Todd Menzel
C.O.O. Wisconsin

**PROPOSED
 AUTO STORAGE**

- Legend**
- Proposed Drive
 - Chain Link Fence
 - Chain Link Gate
 - Existing Light Pole, 14' H. 1600MA
 - Watermark Light Pole, 14' H. 1600MA
 - Package
 - Existing Havers Tree
 - Existing Pine Tree
 - Existing Shrub



Site Plan
 scale: 1" = 30 ft



