



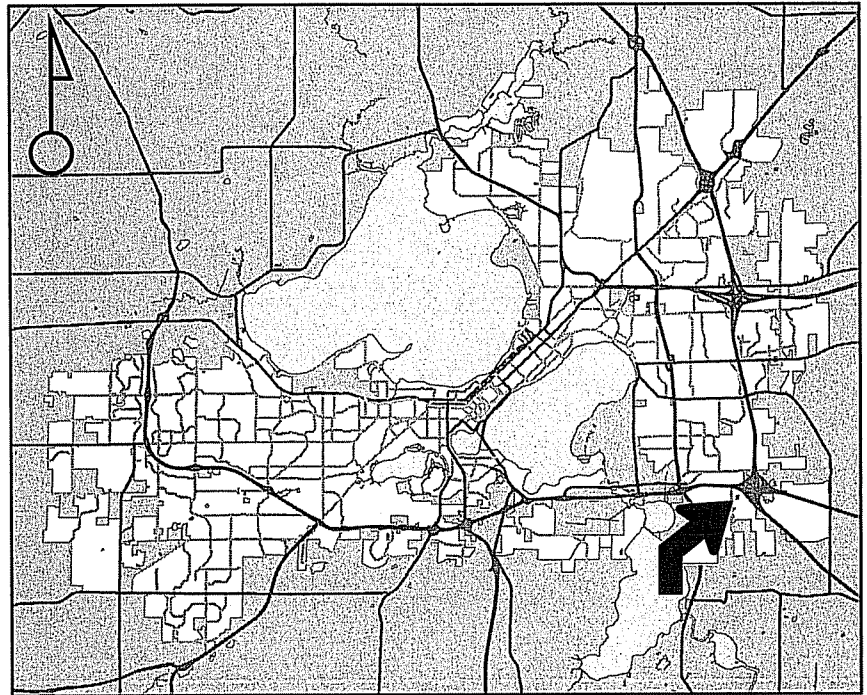
Location
3817 Kipp Street

Project Name
Two Men and a Truck

Applicant
Tim Lightner - Lightner & Lightner Inc/
Steve Shulfer, AIA - Shulfer Architects
Existing Use
Vacant Land

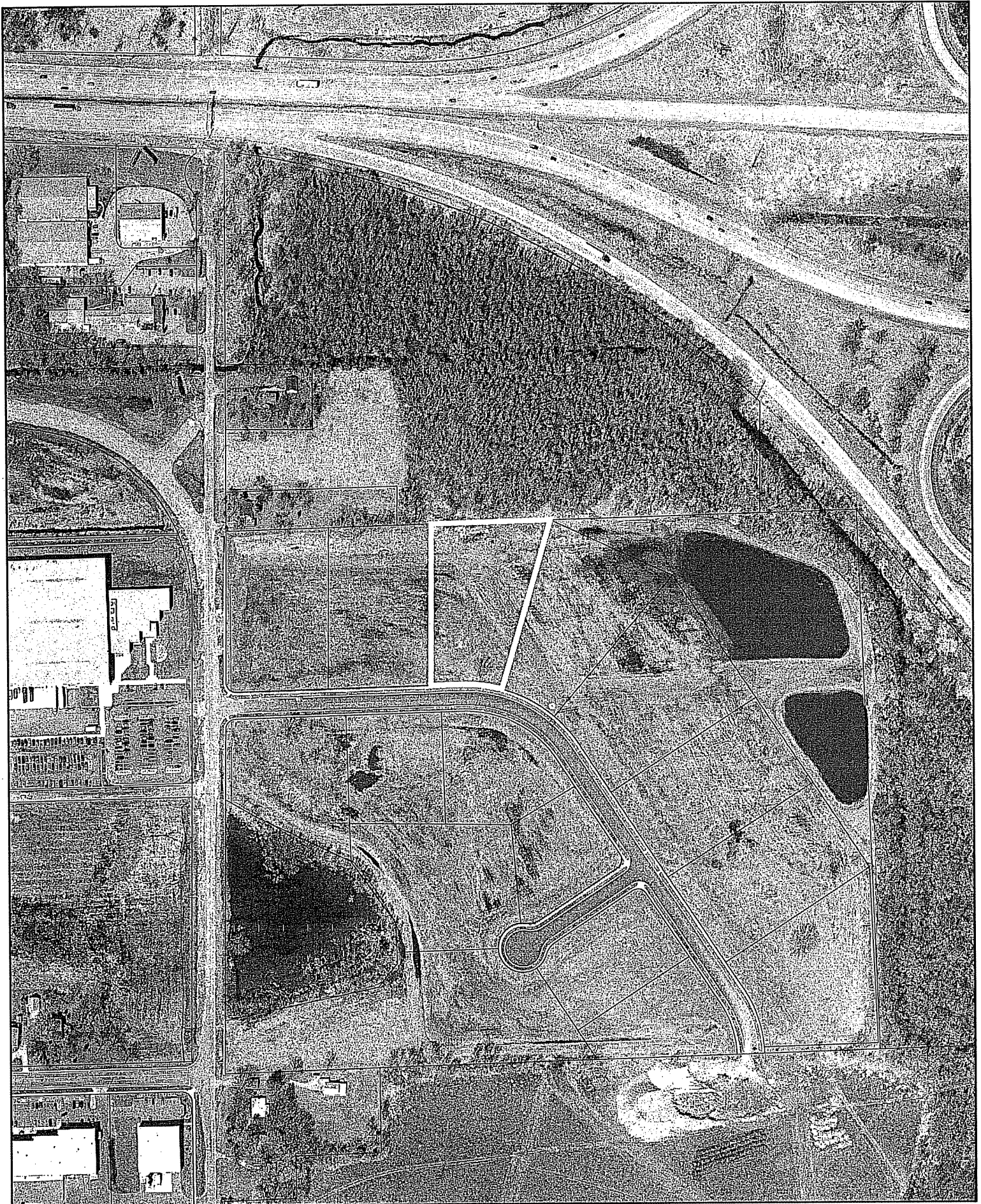
Proposed Use
Cartage Establishment

Public Hearing Date
Plan Commission
21 August 2006

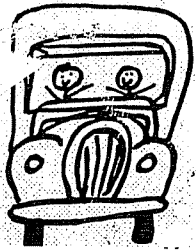


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





15



TWO MEN AND A TRUCK®

995 Applegate Road, Suite 102
Madison, WI 53713
www.twomen.com

"Movers Who Care®"

(608) 278-0800
Fax (608) 278-0803

July 12, 2006

Plan Commission
City of Madison
215 Martin Luther King Blvd.
Room LL-100
P.O. Box 2985
Madison, WI 53701-2985

RE: **LETTER OF INTENT**, Conditional Use Permit Request

Dear Commission Members,

The following is information regarding our request for a Conditional Use permit for building at Lot 3 of the Waubesa Business Campus in the city of Madison. Our cartage business, TWO MEN AND A TRUCK®, has outgrown its current structure and is planning an expanded facility at this location. We realize a cartage business is listed as a Conditional Use by Dane County Zoning for a M-1 usage.

Please consider the information below as necessary for your approval of a Conditional Use permit for this location:

Project Name: Lightner & Lightner, Inc. D/B/A TWO MEN AND A TRUCK®

Project Location: Lot 3, Waubesa Business Campus (Kipp Street), Madison,
Wisconsin

Owner: Lightner and Lightner, Inc.
d/b/a TWO MEN AND A TRUCK®
Attn: Tim Lightner
995 Applegate Rd.
Madison, WI 53713

General Contractor: Lightner Development, LLC
Brian Lightner
4118 Commercial Dr.
Unit C
Janesville, WI 53545

Architect: Shulfer Architects, LLC
Attn: Steve Shulfer, AIA
1918 Parmenter St.
Suite 2
Middleton, WI 53562

Surveyor: Mead and Hunt, Inc.
Attn: Ron Schneeberger
6501 Watts Rd.
Madison, WI 53719

15

Structural Engineer: MP Squared Structural Engineers
Attn: Melissa Peyton, PE
583 D'Onofrio Dr.
Madison, WI 53719

Storm Water Engineer: Point of Beginning, Inc.
Attn: Scott Groholski
1101 Brillowski
Suite D
Stevens Point, WI 54481

Building Use:

Business office and truck dispatch for the local franchise of TWO MEN AND A TRUCK®. Improvements will include a 4,646 square foot building housing a small loading dock, storage, administrative offices and light retail for the sale of moving supplies. There will be parking for 40 employee vehicles, 6 visitor vehicles and 22 moving trucks. Hours of operation are 7:00 a.m. until 6:00 p.m. Monday through Friday.

Total Building Area: 1,616 warehouse, storage and mechanical
2,842 s.f. administrative offices
188 s.f. retail.
4,646 s.f. total

Acreeage: 91,699 s.f., 2.11 acres.

Employees:

This facility will be used by approximately 10 administrative employees and managers and up to 50 moving personnel (drivers). Moving personnel will use the facility to begin their shift, check their route and get instruction.

Existing Conditions:

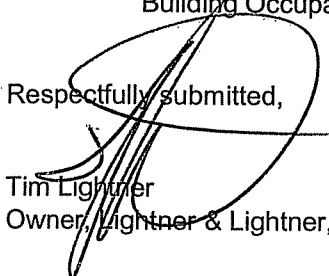
Waubesa Business Campus consists of 16 commercial lots zoned M-1, light manufacturing. Currently there have been no structures erected in this business campus. The lot and business park are surrounded by Interstate 90 to the east, highway 12/18 to the north with some wetland frontage in between lot and highway, another business park to the west and some partially wooded, undeveloped land to the south. A high pressure gas main runs across property, under the proposed parking lot of this project. The lot is generally flat with a slight slope toward the front. One oak tree will need to be cleared before building commences.

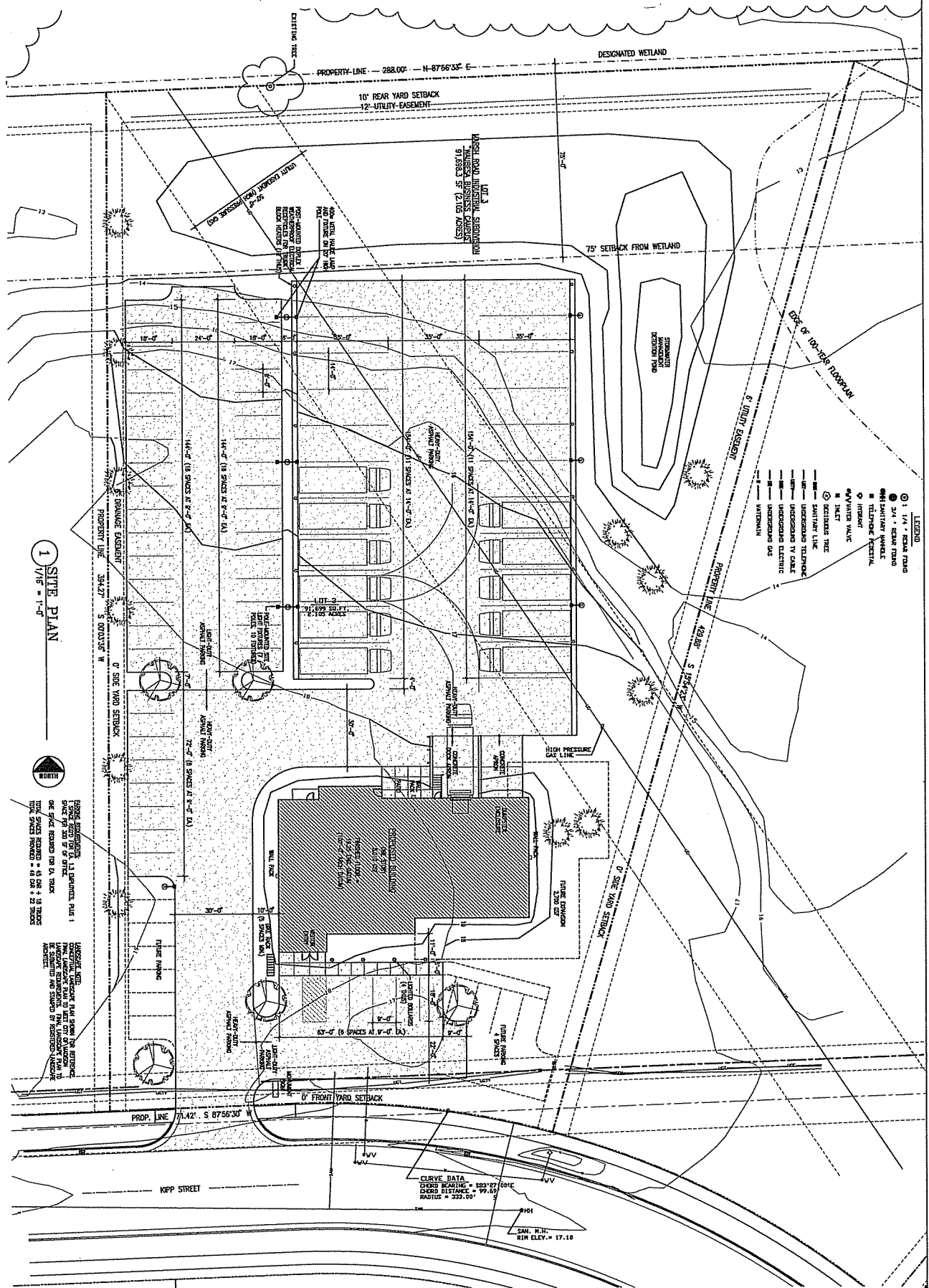
Trash and recycling, snow removal and maintenance of building will be contracted to the City's satisfaction and requirements by the business owner.

Proposed Building Schedule:

Bidding Commences: July 24, 2006
City Building Approval: August 21, 2006
Building Commences: August 28, 2006
Asphalt Installation November 1, 2006
Building Completion: March 31, 2007
Building Occupancy: April 1, 2007

Respectfully submitted,


Tim Lightner
Owner, Lightner & Lightner, Inc., d/b/a TWO MEN AND A TRUCK®



EXISTING TREE

PROPERTY LINE — 288.00' — N-87°56'33" — E

10' REAR YARD SETBACK
12' UTILITY-EASEMENT

DESIGNATED WETLAND

75' SETBACK FROM WETLAND

LEGEND

- 1" - 2" SCALE POLE
- 1" - 4" SCALE POLE
- ⊕ EXISTING TREE
- ⊖ EXISTING WETLAND
- ⊙ IMPAS
- ⊘ APPLICANT WATER
- ⊙ WATER
- EXISTING TRAIL
- PROPOSED TRAIL
- UNDERGROUND TELEPHONE
- UNDERGROUND TV CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- WATERMAIN

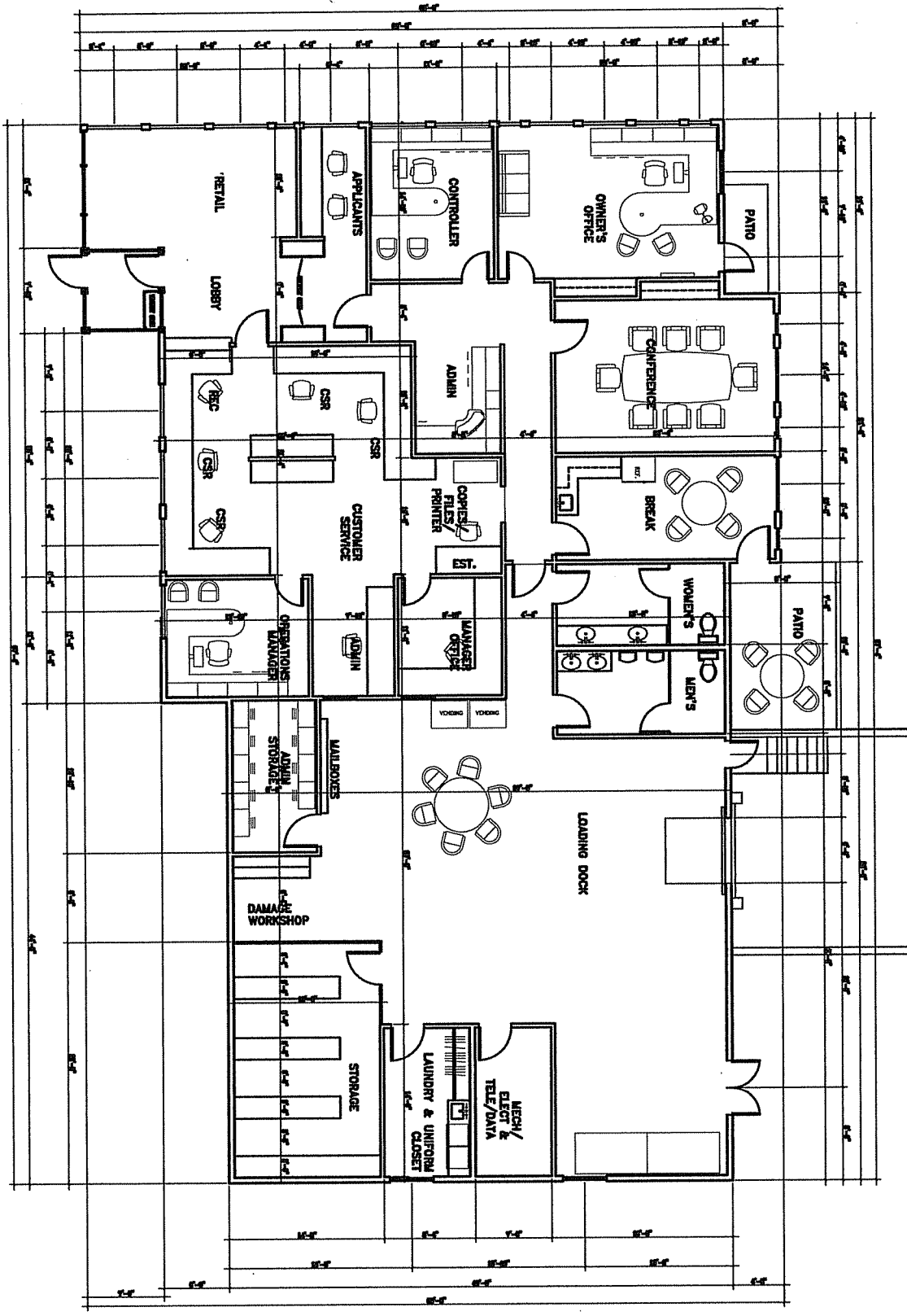
1 SITE PLAN
1/8" = 1'-0"

PARKING SPACES
TOTAL SPACES PROVIDED = 13 SPACES
ONE SPACE REQUIRED PER 500 SF OFFICE
TOTAL SPACES PROVIDED = 8 CAR + 19 TRUCKS

UNDERGROUND UTILITIES
CONCRETE UTILITY SHAFTS SHALL BE LOCATED IN THE REAR YARD. ALL UNDERGROUND UTILITIES SHALL BE LOCATED AT LEAST 12" FROM THE EXTERIOR WALLS OF ALL BUILDINGS AND SHALL BE INSTALLED AND COVERED BY EXISTING OR NEW SIDEWALKS.

CURVE DATA
CHORD BEARING = S83°57'59" E
CHORD DISTANCE = 199.00'
RADIUS = 322.00'

SUN. RISE
SUN ELEV. = 17.10

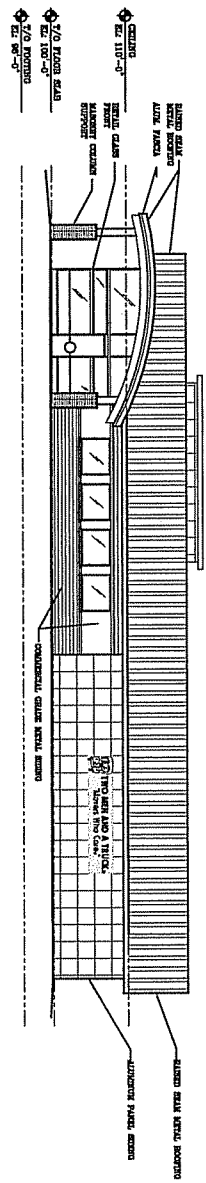


BUILDING AREA: 5040 S.F.

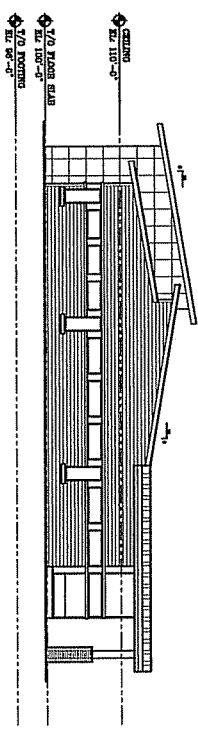
A2

BUSINESS FLOOR PLAN
 LOT B, KIPP STREET, WAUBESA BUSINESS PARK
 WAUBESA, WISCONSIN

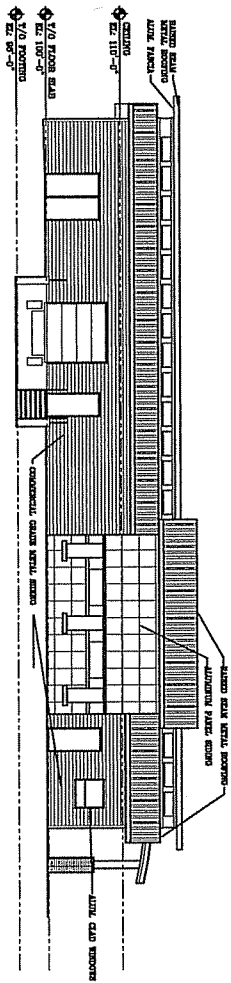




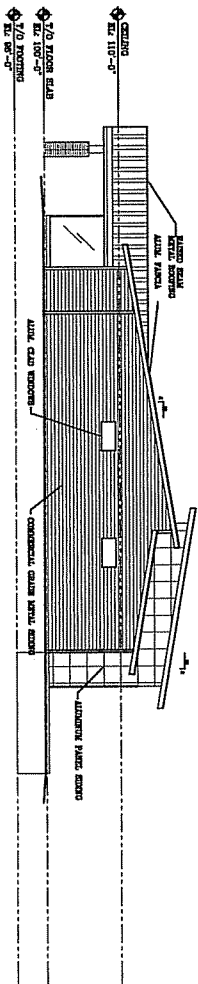
4 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

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.

3817 Kipp St.

FOR OFFICE USE ONLY:	
Amt. Paid <u>750</u>	Receipt No. <u>72501</u>
Date Received <u>7-12-06</u>	
Received By <u>PT</u>	
Parcel No. <u>0710-262-0107-1</u>	
Aldermanic District <u>14, Judy Compton</u>	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>N/A</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <u>N/A</u>
Alder Notification _____	Waiver <u>per phone</u>
Ngbrhd. Assn Not. _____	Waiver <u>w/Judy Compton</u>
Date Sign Issued _____	<u>8/12/06</u> <u>PT</u>

1. Project Address: Lot 5, Kipp Street, Waubesa Business Campus **Project Area in Acres:** 2.11 acres

Project Title (if any): Two Men and a Truck

2. This is an application for: (check at least one)

<input type="checkbox"/> 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	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tim Lightner Company: Lightner & Lightner Inc., d/b/a/ Two Men and a Truck
 Street Address: 995 Applegate Rd. City/State: Madison, WI Zip: 53713
 Telephone: (608) 278-6805 Fax: () Email: lightner@ameritech.net

Project Contact Person: Steve Shulfer, AIA Company: Shulfer Architects, LLC
 Street Address: 1918 Parmenter St. City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-7570 Fax: (608) 831-0529 Email: sjsulfer@shulferarchitects.com

Property Owner (if not applicant): n/a
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Business office and dispatch center for local franchise of Two Men and a Truck, a business and residential moving company. Off duty truck storage along with business functions.

Development Schedule: Commencement 8/28/2006 Completion 3/31/2007

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 ½ 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: \$ 750.00 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 Comprehensive Plan/Industrial 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:

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 Tim Parks Date 07/11/06 | Zoning Staff Ron Tacke Towle Date 7/11/06

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

Printed Name Tim Lightner Date 7/12/06

Signature [Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 7/12/06