



## Letter of Intent

March 21, 2016

Mr. Patrick Anderson – City of Madison Zoning  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701

Herein outlines a “Letter of Intent” for our family to build AppleWood Mini Storage facility at 4019 Marsh Road.

### **History & Background:**

A visit to AppleWoodStorage.com will provide an excellent representation attesting to the quality of the two family-owned and managed City of Madison facilities (4018 Marsh Road since 2004 and 3017 Dairy Drive since 2012). Our marketing position is “Safety is Our #1 Goal”. Since 2009 we are proud supporters of City of Madison K9, and Madison Mounted Patrol. We are also a financial supporter of the Dane County Sheriff’s Freeway Service Vehicle program. For reputation management, check Google or Yelp for our customer’s reviews.

### **Project Background:**

1. Project Team: (same team as having done 3017 Dairy Dr., built in Spring 2012)
  - David D. Wood; Owner and Manager
  - AJ Regali – American Structures General, Inc.
  
2. Existing Conditions & Parcel Description:
  - Vacant land located in Tradesman Industrial Park
  - Lot #4 3.32 acres in front of Pellitteri Waste Systems
  - West frontage, Marsh Road, South boundary with proposed Tradesman Drive
  - Zoned IL, property use M1
  - Alder District #16, Ms. Denise DeMarb
  - Assessed \$82,000
  
3. Project Schedule:
  - May - City approval of site plans
  - May - Order building plans
  - August - Present building plans to City
  - August - Building plans approved
  - Sept-Oct - Earth work and foundations, Aug-Oct
  - Phase I Late Fall 2016 to Spring 2017

AppleWood Self Storage, LLC. P.O. Box 259284, Madison, WI 53725

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4. Phase I: - 36,000 sq ft
  - Building A:
    - 34 x 45 Office and owner's storage area
    - 65 x 137 Climate control storage
  - Building B:
    - 30x 167
    - Contractor-targeted 12x30 unheated storage
  - Building C:
    - 80 x145
    - Climate Control Storage
  - Building D:
    - 60 x 145
    - Unheated Drive up Storage
  
5. Phase II: - 30,000 sq. ft.
  - Specific use; climate control vs. unheated and unit sizes subject to learning of product acceptance and market demand. Timing of construction will be driven by market demand. Projected goal of within 3-5 years.
  - Building E - 65 x 185
  - Building F - 60 x 110
  - Building G - 75 x 75
  - Building H - 75 x 75
  
6. Set-Backs and Land Use Per Meeting with Zoning Staff:
  - Setbacks; Side yard 15', Rear 30'
  - Lot usage no greater than 75%
  
7. Hours of Operation:
  - Monday-Friday 7:30-5:30
  - Sat/Sun by appointment
  
8. Other:
  - Parking stalls per plan, 2 plus handicapped space.
  - Staff; myself full time, 2 other part time as season dictates
  - Solar Panels are proposed only. We are working with Sun Peak on a program with the concept of being close to 100% self-sufficient.



## **Submittal Inventory 4019 Marsh Road**

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Below is a summary of items assembled for submittal regarding our family's desire to build an AppleWood Storage facility at 4019 Marsh Road.

### **Contact/Meeting Recap:**

1. Patrick Anderson:
  - Initial contact; Zoning counter meeting & email – November 15, 2015
  - Follow-up meetings, primary February 9, 2016
  - Packet submittals on or before March 18, 2016
  
2. Alderperson Concept Introduction:
  - E-Mail November 16, 2015
  - Phone call, voice mail left early December
  - Phone call conversation, mid-December
  
3. Preliminary Previews:  
Emailed and discussed plans early on with goal of being right earlier!
  - Patrick Anderson
  - William Sullivan
  - Jeffrey Benedict
  
4. Tim Parks:
  - Email conversations February
  - Zoning counter meeting February 22, 2016

### **Fees Submitted:**

1. Filing Fee: - \$ 900.00
2. Engineering Permit (fees to follow):
  - Erosion Control Permit - \$ 940.50
  - Storm Water Management Permit - \$1,548.96

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**Media Submitted:**

1. CD for:
  - Patrick Anderson
  - Jeff Benedict – Engineering
2. Paper Plan Sets:
  - One (1) set on 8 ½ x 11
  - Seven (7) sets on 24x36
  - 25 sets on 11x17

**Materials Submitted:**

1. Letter of Intent
2. Land Use Application
3. Copy of Alder Email, dated, November 16<sup>th</sup>
4. Photos of 3017 Dairy Drive on CD to show material use, color scheme
5. Quam Engineering Plan Sets for:
  - Existing Site Plan - 2/25/16
  - Site Plan - 3/4/16
  - Grading/Erosion - 2/25/16
  - Utility/Fire - 3/4/16
  - Landscape - 2/25/16
  - Engineering Submittal set for Jeff Benedict
6. Transcend Architects – Knute Villand:
  - Elevations
  - Materials Used
  - Proposed solar placement - TBD
7. Safety Recognition:
  - Dane County Freeway Service Vehicle
  - Prevention Through Education & Personal Responsibility Campaign – Jan 2009
  - Capital K9's involvement
8. ...Preliminary Previews:

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