

City of Madison Plan Commission  
215 Martin Luther King Blvd.  
P.O. Box 2985  
Madison, Wisconsin 53701-2985

Our Partnership -- Hermansen Real Estate -- d.b.a. Val-U-Store is making application to rezone properties with Madison addresses of 1321 - 1327 - 1331 -- Everett Street. A Dane County Certified Survey done by Paulson & Associates is in the process of being Registered with the Dane County Register of Deeds. This is being done by Paulson and Associates of Deforest, Wisconsin. The survey connected both previous lots into one lot. Hermansen Real Estate would like to remove the existing single Family home, which hasn't been occupied for approximately 3 years, and construct 2 new Mini warehouse buildings.. Hermansen Real Estate has 4 existing mini warehouse buildings adjacent to this property. The schedule for construction will be July 15th 2012 ( when permits are in place) and will complete construction as soon as possible for renting in the fall of 2012. The house will be demolished and lot prepared for cement work and building erection when buildings are received from Trachte Building Systems. An approximate wait time of 8 weeks for delivery is expected after the order is placed with Trachte. Mark Brockley is my sales person. The house removal and lot preparation will be done by Landmark Builders of Madison. Jim Spahr is the owner and operator of the company. Mr. Spahr will use subcontractors for parts of the construction and site work. The Trachte Building company of Sun Prairie is manufacturing the buildings. The buildings will be erected by Tanner Hughes of Hughes Property Management. Electrical work will be done by Madison Gas & Electric and Ace Electric. Kyle McAdams owner. The landscaping will be done by Yakshi Landscaping. Dan Karls is the owner and operator of that company. The main business of Hermansen Real Estate is Self Storage to individuals of the north side neighborhoods. There are no employees other than the 2 partners that own Hermansen Real Estate. The hours of operation are 24 hrs. The renters have 24 hr. availability to their storage units each day 365 days each year. The lot size is 39,560 sq. feet. 0.91 acres. The new mini warehouse will be 20' x 110' and 30' x 110' totaling 5500 sq. ft. Rental cost presently are \$85.00 for a 10' x 20' unit and \$95.00 for a 10' x 30' unit. There will be 10 of each size. There are two existing buildings on the lot. One 40' x 60 ' and One 40' x 70 ' The parking is 15 stalls.

Thank you ---- Chet Hermansen ( Partner )  
Hermansen Real Estate  
Madison, Wisconsin