



Location
1418 South Park Street

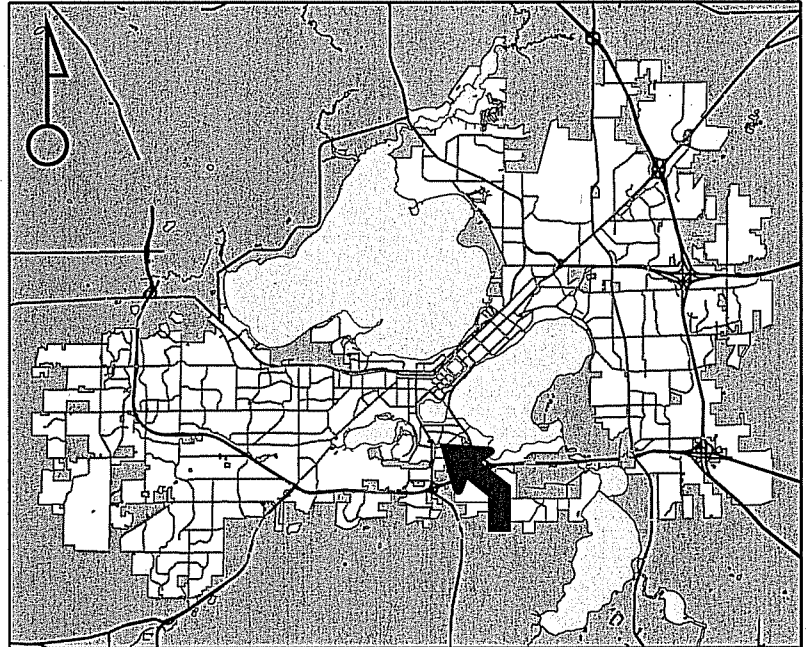
Project Name
NessAllA

Applicant
Midwest Properties 2, LLC/
Mark Vrotsos – Sara Investment Real Estate

Existing Use
Commercial building

Proposed Use
Establish food processing facility
in an existing building

Public Hearing Date
Plan Commission
08 April 2013

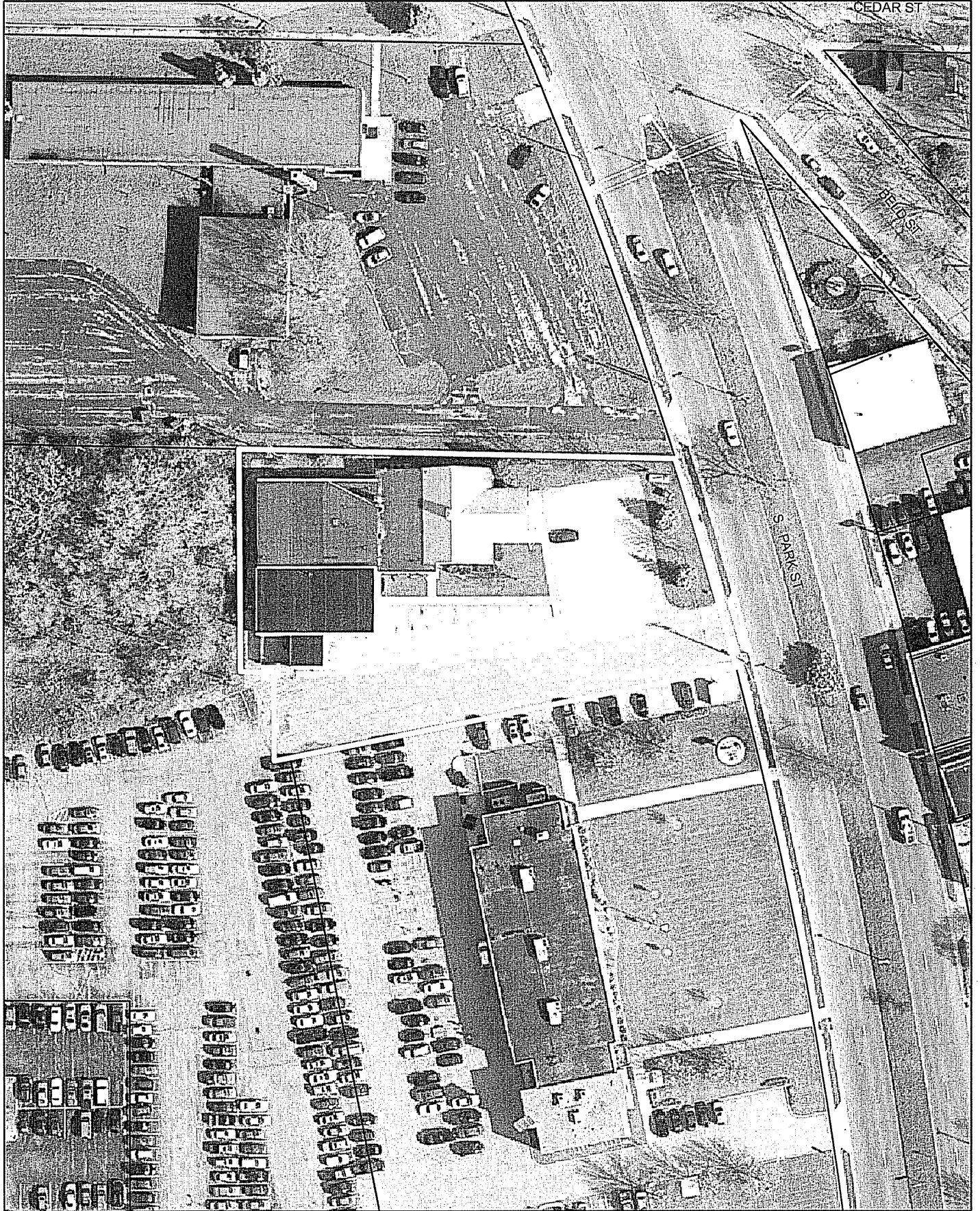


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 March 2013





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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 1418 S. PARK ST. 53715 Project Area in Acres: 1

Project Title (if any): NessAlla

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Alla Shapiro Company: NessAlla LLC
 Street Address: 1418 S. PARK ST. City/State: MADISON, WI Zip: 53715
 Telephone: 608-354-5293 Fax: () Email: NESSALLAKOMBUCHA@gmail.com
 Project Contact Person: MARC VROTSOS Company: SARA INVESTMENT REAL ESTATE
 Street Address: 6264 NESBITT RD. City/State: FITCHBURG, WI Zip: 53719
 Telephone: 608-852-8785 Fax: 608-237-7695 Email: MVROTSOS@SARAINVEST.COM
 Property Owner (if not applicant): Midwest Properties 2, LLC
 Street Address: 6264 NESBITT RD City/State: FITCHBURG, WI Zip: 53719

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Kombucha Tea Production

Development Schedule: Commencement 9-5-12 Completion 11-12-12
 * New Zoning Requirements June, 2013 Completion: July 2013

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

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

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- 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.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the _____ Plan, which recommends _____ 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 and business associations in writing no later than **30 days** prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
SUSANNE ELLINGSEN, BOB STOTTS 11-28-2012
- If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Matt Tucker Date: 1-27-13 Zoning Staff: _____ Date: _____

→ The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Alla Shapiro Relation to Property Owner TENANT
 Authorizing Signature of Property Owner [Signature] Date 2-15-13

** WAITING FOR OWNER SIGNATURE.
 MARC IS THEIR PROPERTY MGR.*



SARA INVESTMENT REAL ESTATE

LETTER OF INTENT
for LAND USE APPLICATION

February 18, 2013

Madison Plan Commission
215 Martin Luther King Jr. Blvd; Room LL-100
Madison, WI 53701-2985

Project: NessAlla, LLC
1418 Park Street
Madison, WI 53704

The attached landscape and Lighting plans are being submitted with the Conditional Land Use Application for review and approval. When NessAlla wanted to move to their new location at 1418 S. Park Street, it was brought to our attention that the new zoning for this area would require us to get the landscaping and lighting updated. Completing the work per these plans should satisfy the new zoning requirements. We would begin the planting in June after any electrical had been installed with a completion sometime in July.

Landscape Design: Justin Frahm
JSD Professional Services, Inc.
161 Horizon Drive, Suite 101
Verona, WI 53593

Lighting Design: Ken Berg
Specialized Electric
1041 Thousand Oaks Trail
Verona, WI 53593

Hours of Operation: Monday-Friday
9:00am-6:00pm

Number of Employees: 5
Jobs Created: 1 (plan to add 4 employees in 2013)

Key Details of the Business: Producer and distributor of Kombucha Tea, an effervescent health drink.

Thank you for your time reviewing the plans. Please let me know if you have any questions. I can be reached at Sara Investment Real Estate LLC and my direct number is 608-852-8785.

Sincerely,

Marc Vrotsos
Director of Project and Property Management

Nessalla Kombucha is a local small business located at 1418 S. Park st. It is owned and operated by Alla Shapiro and Vanessa Tortolano. We brew a healthy effervescent, non-alcoholic fermented beverage called Kombucha. Our hours of operation are M-F 9-6pm. We are not open to the public, but will see people here by apt. only.

Currently NessAlla employs 5 people other than the owners. 2 Full time and 3 part time. As the business grows we shall be providing up to 4 more jobs this year. NessAlla is currently distributed to 5 states through self-distribution and 2 main distributors. Typical customers are natural food retailers and local restaurants and café's. Kombucha is becoming more main stream and is finding it's way into more traditional retailers.