



Location
1325 Greenway Cross

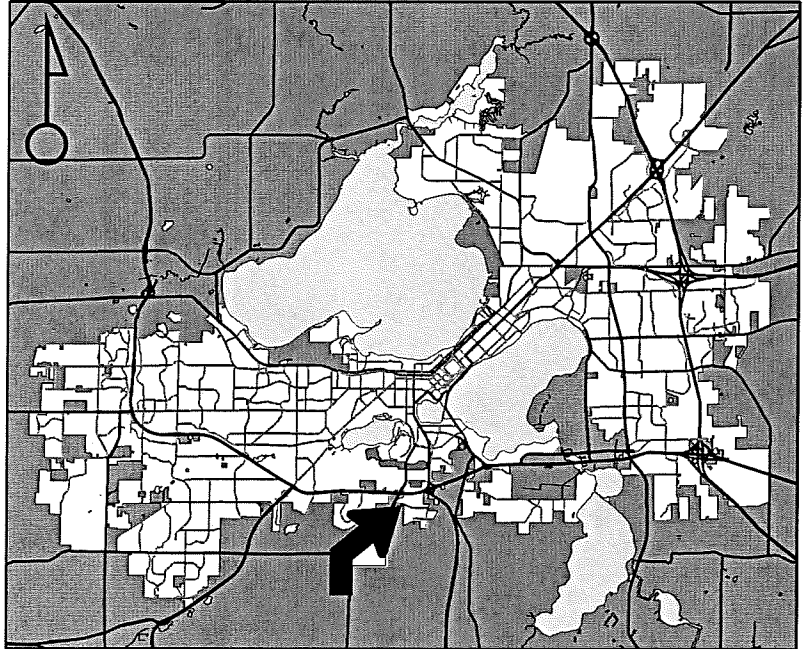
Project Name
iGive100 LLC

Applicant
1325GC, LLC/
Michele O'Neill - iGive100 LLC

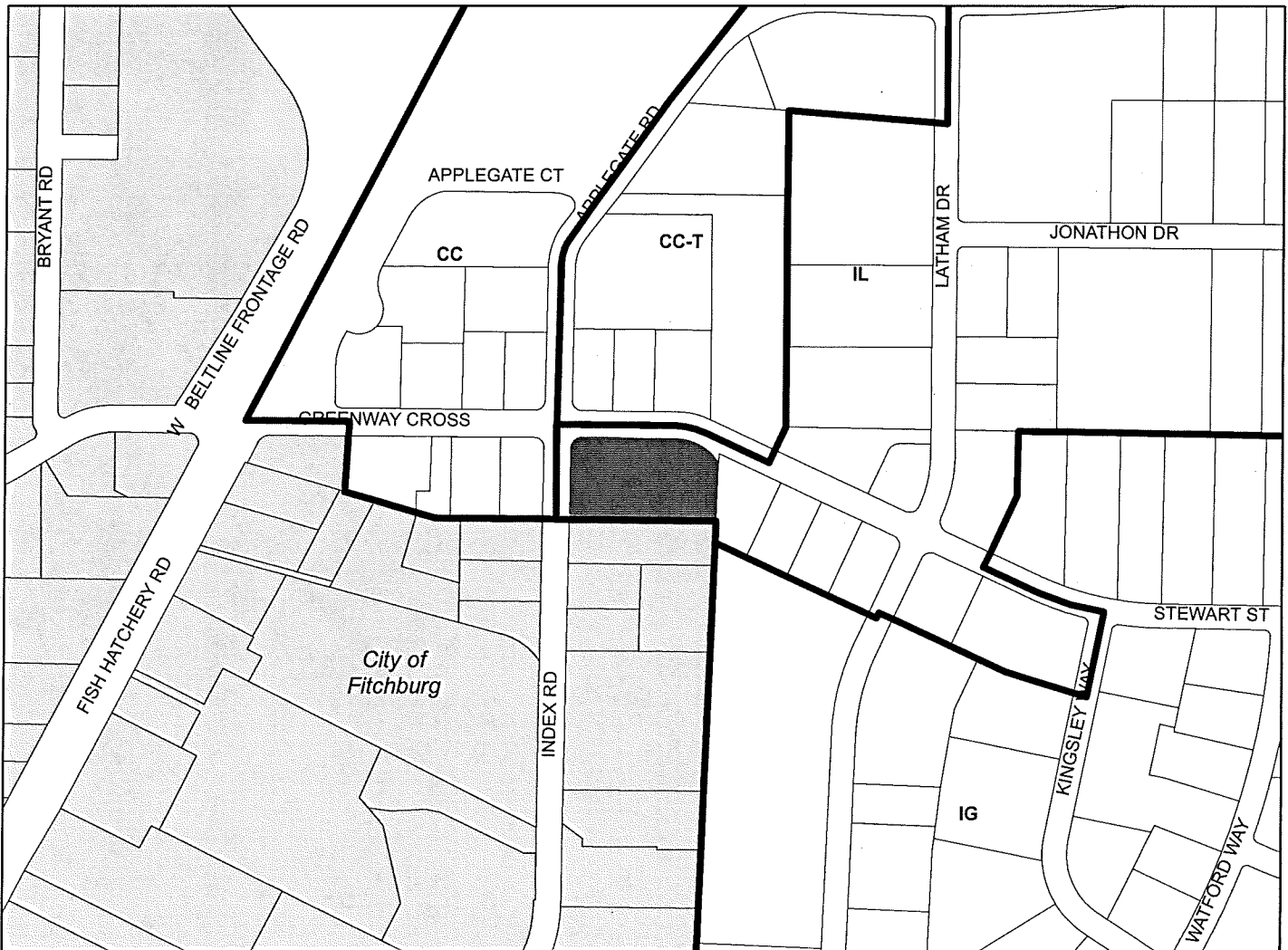
Existing Use
Multi-tenant building

Proposed Use
Allow fitness training school (arts/
technical/trade school) in IL zoning

Public Hearing Date
Plan Commission
23 February 2015

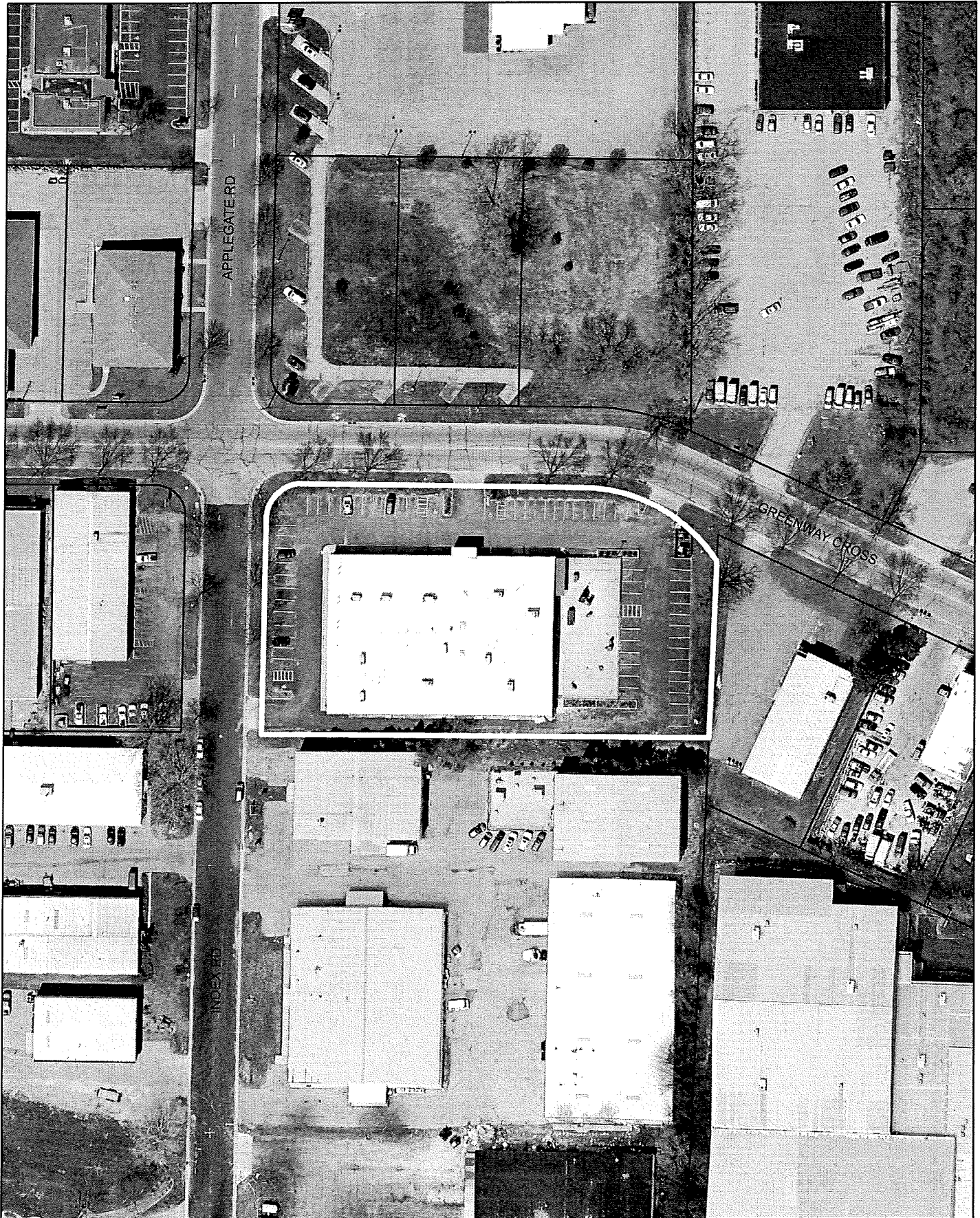


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 February 2015





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- 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.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1325 Greenway Cross, Madison, WI 53713
Project Title (if any): iGive100 LLC

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
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: iGive100 LLC **Company:** iGive100 LLC
Street Address: 4620 Frey St., Unit 200 **City/State:** Madison, WI **Zip:** 53705
Telephone: (720) 209-6041 **Fax:** () **Email:** micheleo.mail@gmail.com

Project Contact Person: Michele O'Neill **Company:** iGive100 LLC
Street Address: 4620 Frey St., Unit 200 **City/State:** Madison, WI **Zip:** 53705
Telephone: (720) 209-6041 **Fax:** () **Email:** micheleo.mail@gmail.com

Property Owner (if not applicant): 1325GC, LLC
Street Address: 1018 Hackberry Lane **City/State:** Madison, WI **Zip:** 53713

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____

iGive100 LLC proposes to lease approximately 1315 SF in the existing 22,535 SF building located at 1325 Greenway Cross to use for personal fitness training and retail sales of fitness and nutritional products.

Development Schedule: Commencement February 1, 2015 Completion February 28, 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altere buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & 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 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.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

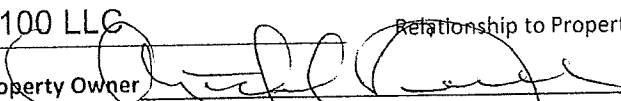
Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Waiver granted (see attached) _____

→ 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: Jay Wendt Date: 1/7/15 Zoning Staff: Matt Tucker Date: 1/7/15

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

Name of Applicant iGive100 LLC Relationship to Property: Proposed Tenant
Authorizing Signature of Property Owner  Date 1/7/15

iGive100 LLC Application for Conditional Use Permit at 1325 Greenway Cross, Madison, WI 53713

LETTER OF INTENT

iGive100 LLC, a Wisconsin domestic limited liability company, proposes to lease approximately 1315 square feet of space in the existing 22,535 square foot building located at 1325 Greenway Cross, Madison, Wisconsin (Premises) for use for personal fitness and health and wellness training, and retail sales of fitness and nutrition products. A site plan of the entire Premises is enclosed. A layout of the proposed lease space is enclosed.

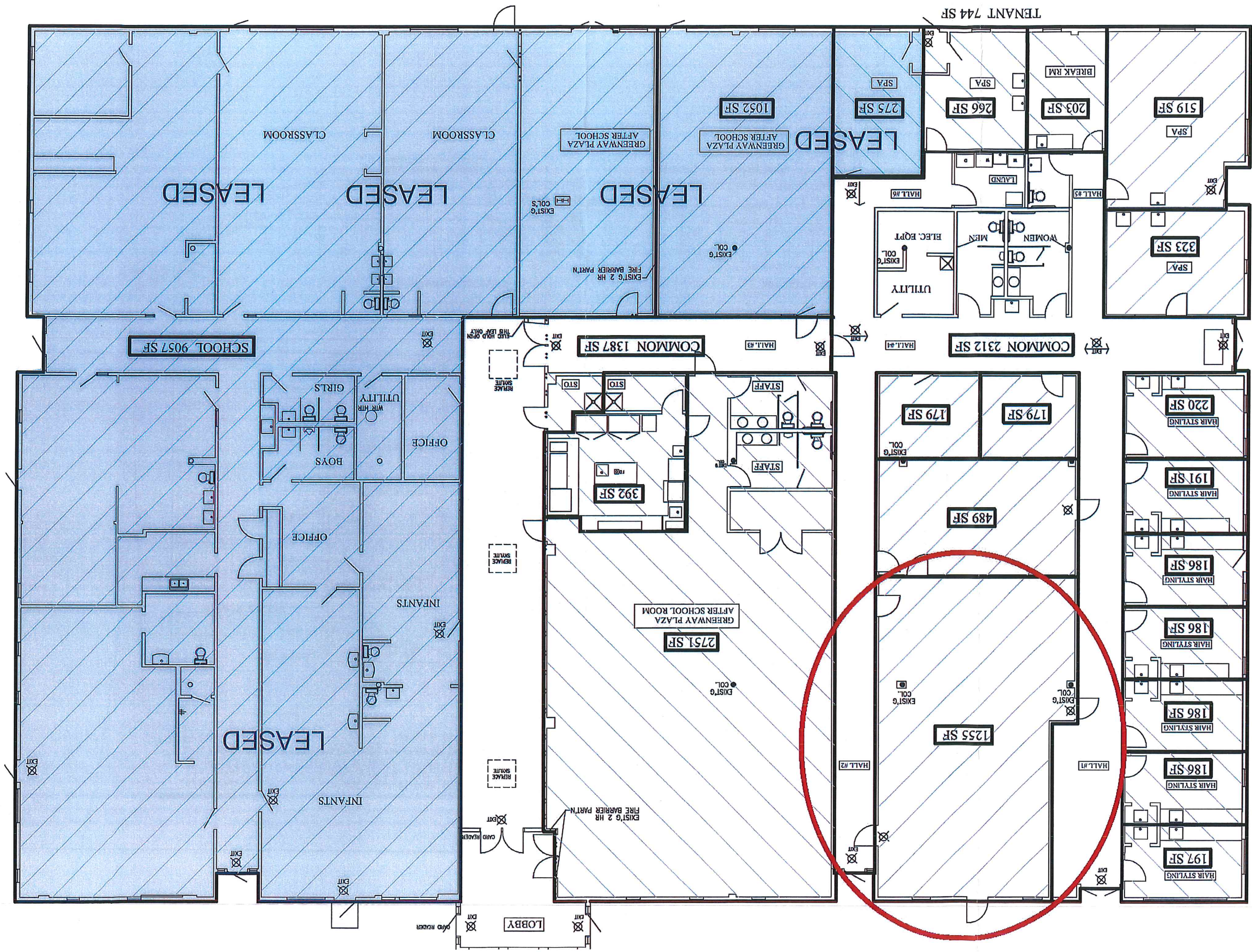
iGive100 LLC, and its principal Michele O'Neill, provides personal training services that include sport specific training, weight loss and post-rehabilitation training. Ms. O'Neill is an ACE certified personal trainer and a TPI certified golf fitness instructor with twenty years of experience in the personal fitness industry. The project team for this proposed lease includes Ms. O'Neill and Gregory Frahm of Alexander Real Estate Services. The owner of the Premises is 1325GC LLC. The principal of 1325CG LLC is Ryan Palmer.

While the existing zoning of the Premises is Industrial-Limited, the current and past uses of this Premises have been largely for commercial/retail operations and educational uses. The Premises is home to the Greenway Crossing Montessori School and another portion is used as a day care operation. The past uses of the space proposed to be leased by iGive100 were as a café and hair salon.

The proposed use of the 1315 SF of the proposed iGive100 lease space would be primarily for one-on-one or small group personal training and health and wellness coaching. The hours of operation would be from approximately 7 a.m. to 7 p.m. The proposed health and fitness services to be offered by iGive100 are consistent with past commercial uses of the Premises. Further, such uses are compatible with the existing uses (school and day care). Given the personalized nature of the services provided, there will be minimal parking and traffic. There are presently __ parking spaces for the Premises.

Minimal interior cosmetic work is needed to convert the proposed lease space for use by iGive100. A sketch of the proposed layout is enclosed. Anticipated project costs will be less than \$30,000. The proposed work would likely take less than one week to complete.

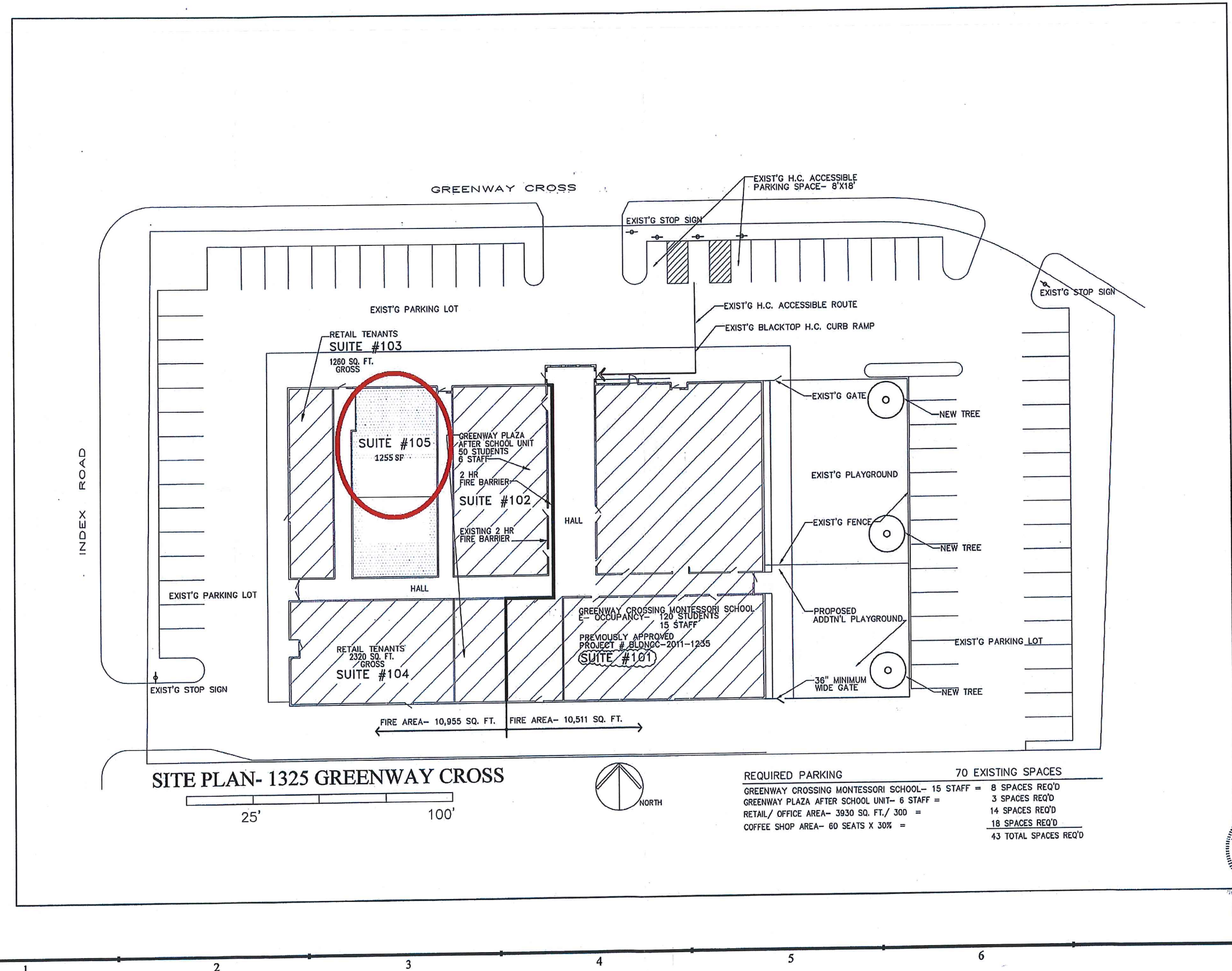
The total assessed value for the Premises is \$700,000 (land \$250,000; improvements \$450,000).



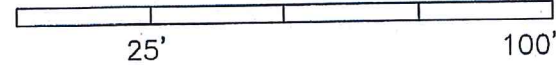
Greenway Crossing

1325 GREENWAY CROSS, MADISON, WI.

COMM. NO.	2011-28
ISSUED FOR	REVIEW
ISSUED	10-21-2011
REVISED	1-30-2012



SITE PLAN- 1325 GREENWAY CROSS



REQUIRED PARKING	70 EXISTING SPACES
GREENWAY CROSSING MONTESSORI SCHOOL- 15 STAFF =	8 SPACES REQ'D
GREENWAY PLAZA AFTER SCHOOL UNIT- 6 STAFF =	3 SPACES REQ'D
RETAIL/ OFFICE AREA- 3930 SQ. FT./ 300 =	14 SPACES REQ'D
COFFEE SHOP AREA- 60 SEATS X 30% =	18 SPACES REQ'D
	43 TOTAL SPACES REQ'D



Bill Montelbano
 2-9-2012
SW1