



Location  
2921 North Sherman Avenue

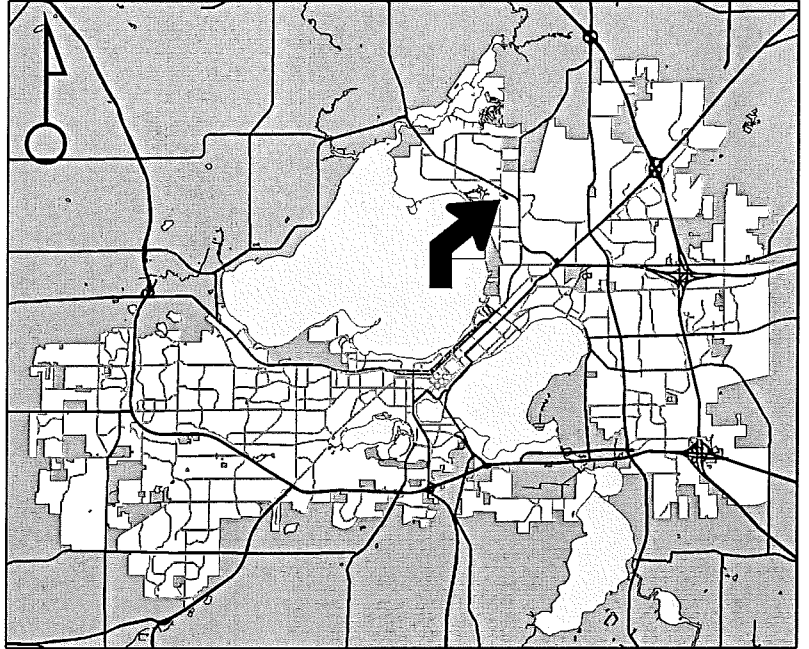
Project Name  
RP Pasta's Relocation

Applicant  
Sherman Plaza Inc/  
Peter Robertson – RP's Pasta Company

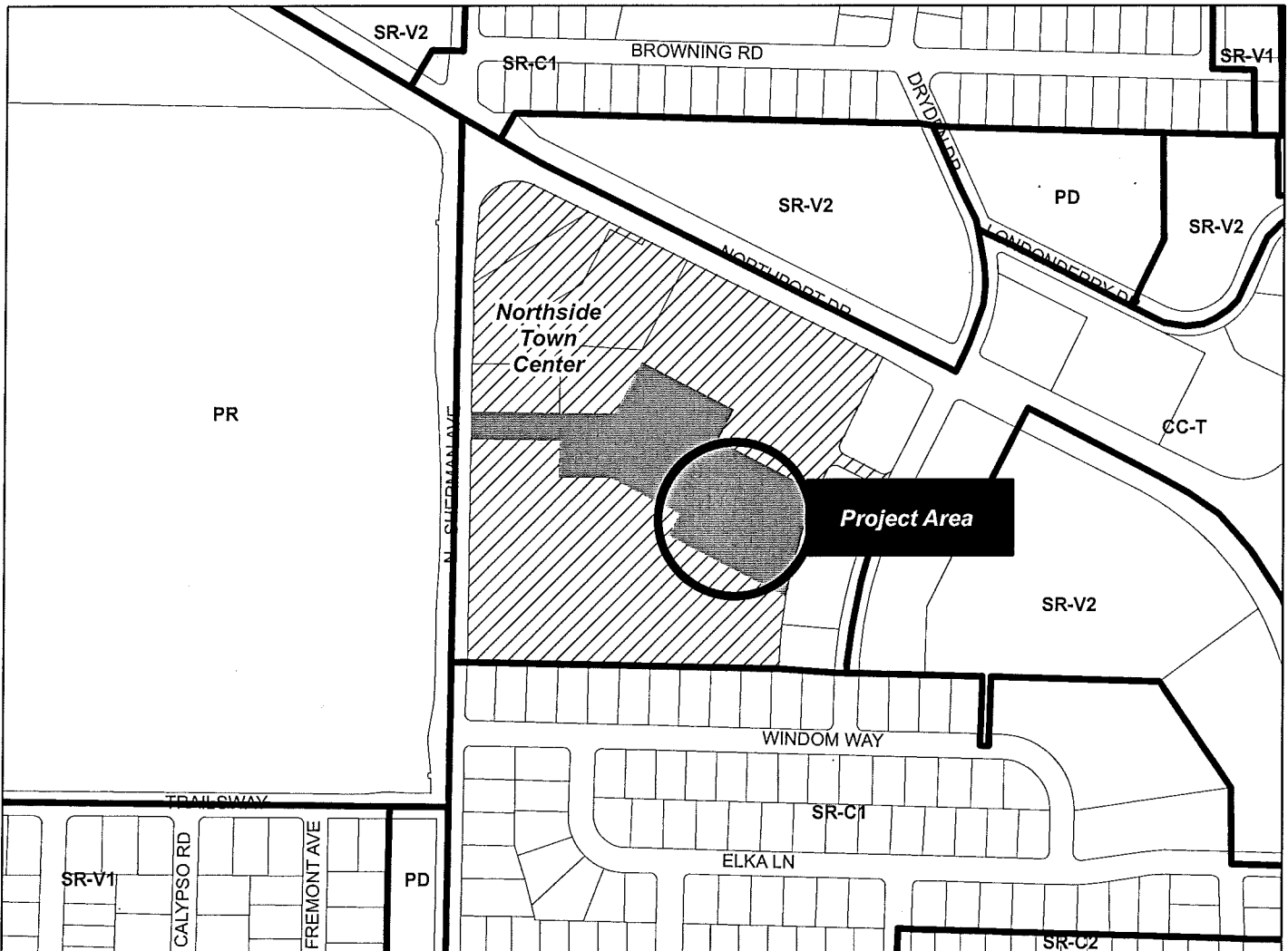
Existing Use  
Multi-tenant commercial building

Proposed Use  
Allow limited production and processing  
in multi-tenant commercial building in  
CC-T zoning

Public Hearing Date  
Plan Commission  
21 March 2016

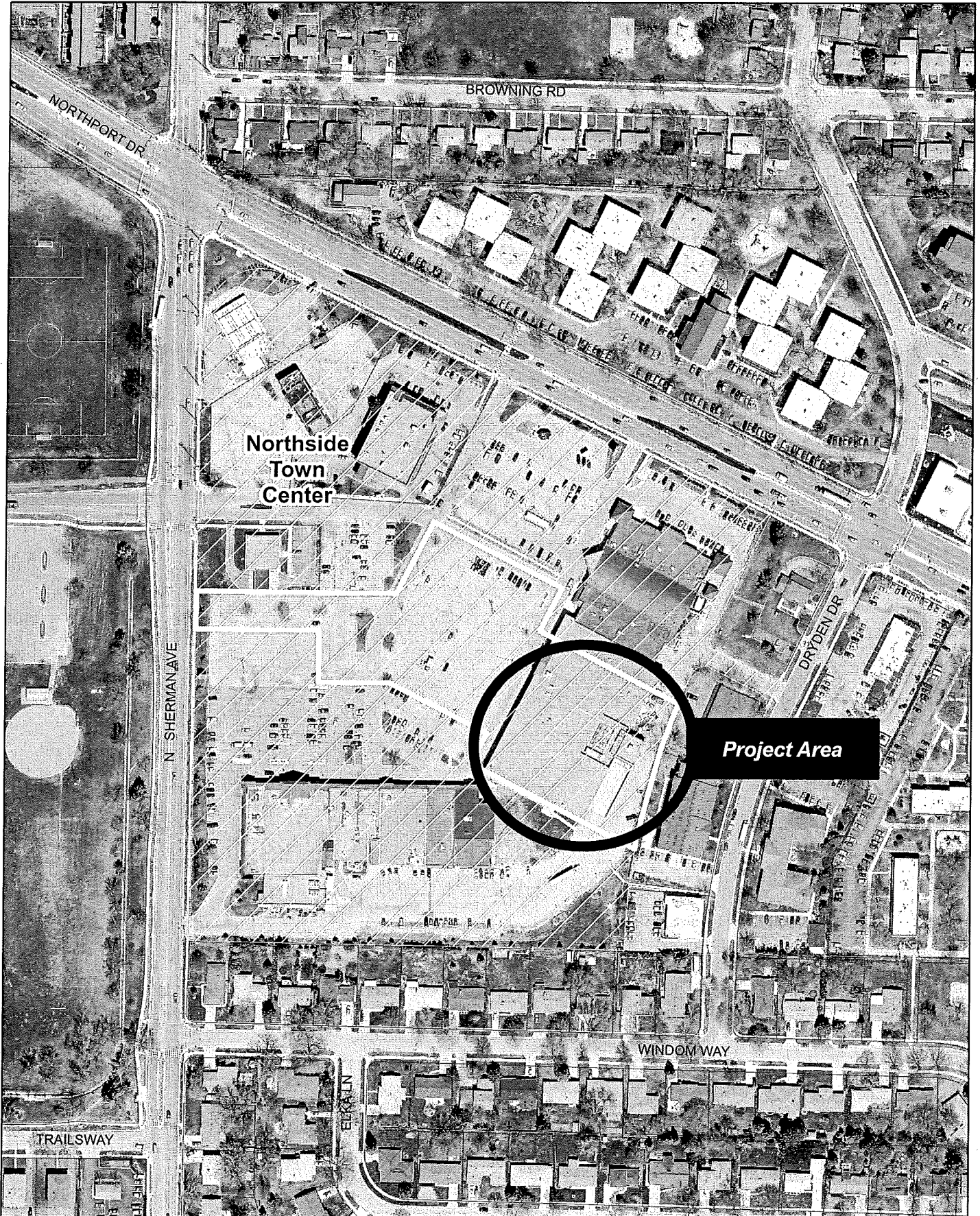


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 March 2016



Date of Aerial Photography : Spring 2013



# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid: <u>\$600</u>	Receipt No. <u>012785-0005</u>
Date Received: <u>2/8/16</u>	
Received By: <u>[Signature]</u>	
Parcel No. <u>0810-303-0223-6</u>	
Aldermanic District <u>#12 - Palm</u>	
Zoning District <u>CC-T</u>	
Special Requirements <u>EX-CU</u>	
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: 2921 N. SHERMAN AVENUE  
Project Title (if any): RP'S PASTA RELOCATION

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: PETER ROBERTSON Company: RP'S PASTA COMPANY  
Street Address: 1133 EAST WILSON ST City/State: MADISON WI Zip: 53703  
Telephone: (608) 257 7216 Fax: (608) 257 7267 Email: PETER@RPSPASTA.COM

Project Contact Person: PETER ROBERTSON Company: RP'S PASTA COMPANY  
Street Address: 1133 EAST WILSON ST City/State: MADISON WI Zip: 53703  
Telephone: (608) 310 1222 Fax: (608) 257 7267 Email: PETER@RPSPASTA.COM

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: PREVIOUS LARGE RETAIL LOCATION TO BE REUSED FOR LIGHT FOOD MANUFACTURING  
Development Schedule: Commencement 5-1-2016 Completion 8-31-2016

## 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/altered 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 <sup>2</sup> 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:

LARRY PALM, REBECCA REABUE, IVPC, SNA, 12-17-2015

→ 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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

Name of Applicant RP'S PASTA COMPANY Relationship to Property: PROPOSED TENNANT

Authorizing Signature of Property Owner [Signature] Date 2/8/16

RP's PASTA COMPANY 1133 EAST WILSON ST MADISON WI 53703  
PH: 608.257.7216 Fx:608.257.7267 WWW.RPSPASTA.COM

**RP's**  
**PASTA**  
**COMPANY**  
**MADISON WI**

February 3, 2016

Dear City of Madison Planning Commission,

RP's Pasta Company has experienced 21 years of strong business growth while located in the City of Madison. Throughout the years the business has had to relocate due to manufacturing space needs. In this year, 2016, RP's Pasta Company intends to relocate to a newer and larger facility to satisfy the continued growth of the business. One of the locations under consideration is the old Kohl's Emporium grocery store location at 2921 North Sherman Ave on Madison's north side. The location is currently zoned retail. RP's Pasta Company is applying for a conditional use to allow light food manufacturing at this location.

Project Team

Peter Robertson, CEO RP's Pasta Company  
Richard Ciurczak, President/CFO RP's Pasta Company  
Steve Silverberg, outside real estate and development advice  
BJ Galle, Project manager Ideal Builders

Existing Conditions

The building has been vacant since 2002. Building is in relatively good condition overall.

Project Schedule

Begin renovations May 1, 2016 and move in mid August 2016.

Proposed Use

Light food manufacturing and distribution with corporate headquarters located adjacent.

Hours of Operation

Typical weeks of 7am to midnight, two shifts, Monday through Friday with occasional weekends as orders demand

Building Square footage

Entire building is 50,000 square feet. RP's Pasta Company intends to occupy 40,000 square feet, 4,000 of which will be offices

Auto and Bike Parking

Building has 300 parking stalls assigned to it. RP's intends to use up to 50. Adequate Bike parking will be made available.

Estimated Project costs

As currently drawn, costs are approximately \$2,500,000.

Number of full time jobs created

RP's expects to increase their employment base by 20-25 employees in approximately 5 years.

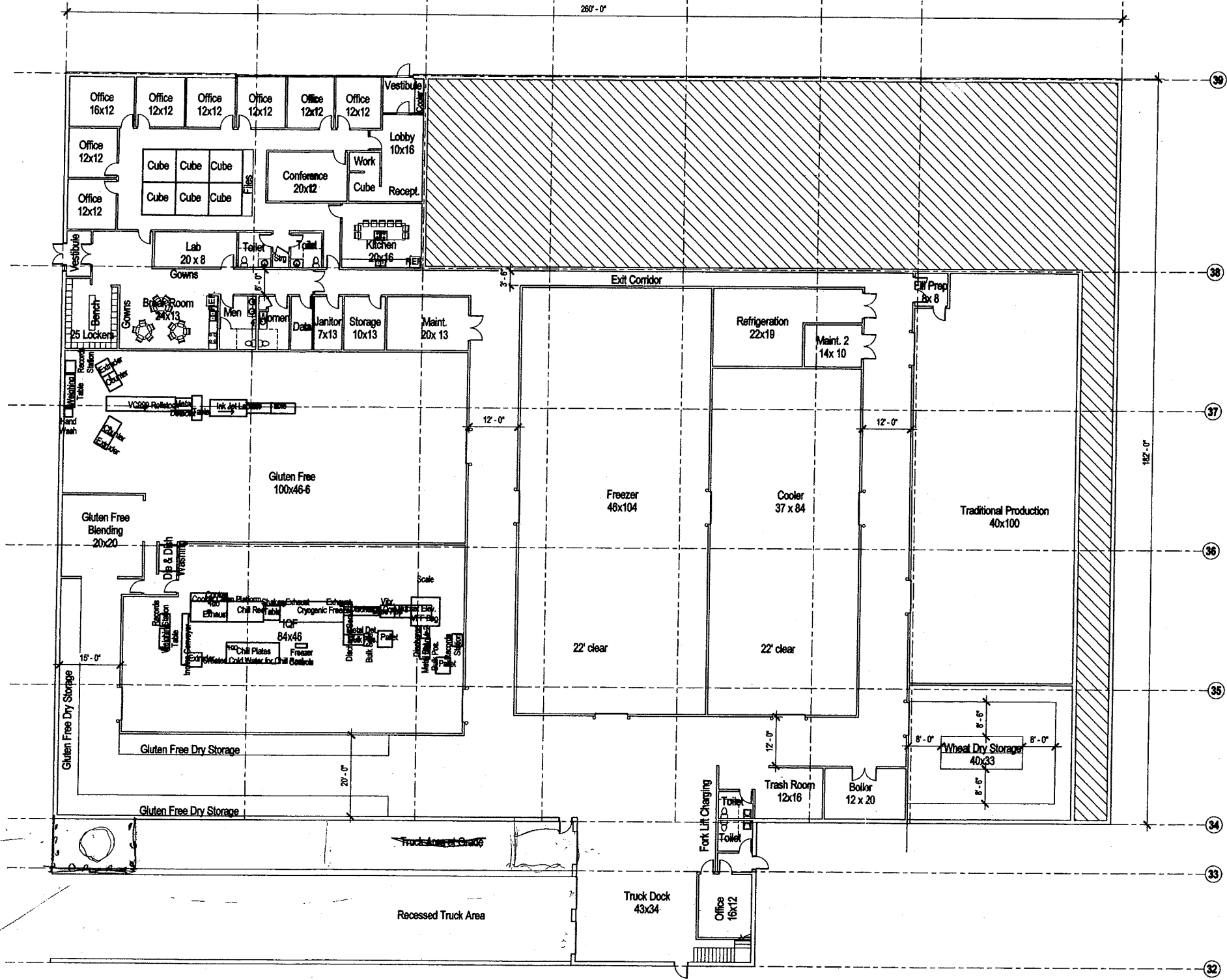
For further questions please contact me at my direct office line 608-310-1222 or on my cell phone at 608-332-7216.

Sincerely

A handwritten signature in black ink, appearing to read "Peter Robertson", with a long horizontal flourish extending to the right.

Peter Robertson

CEO



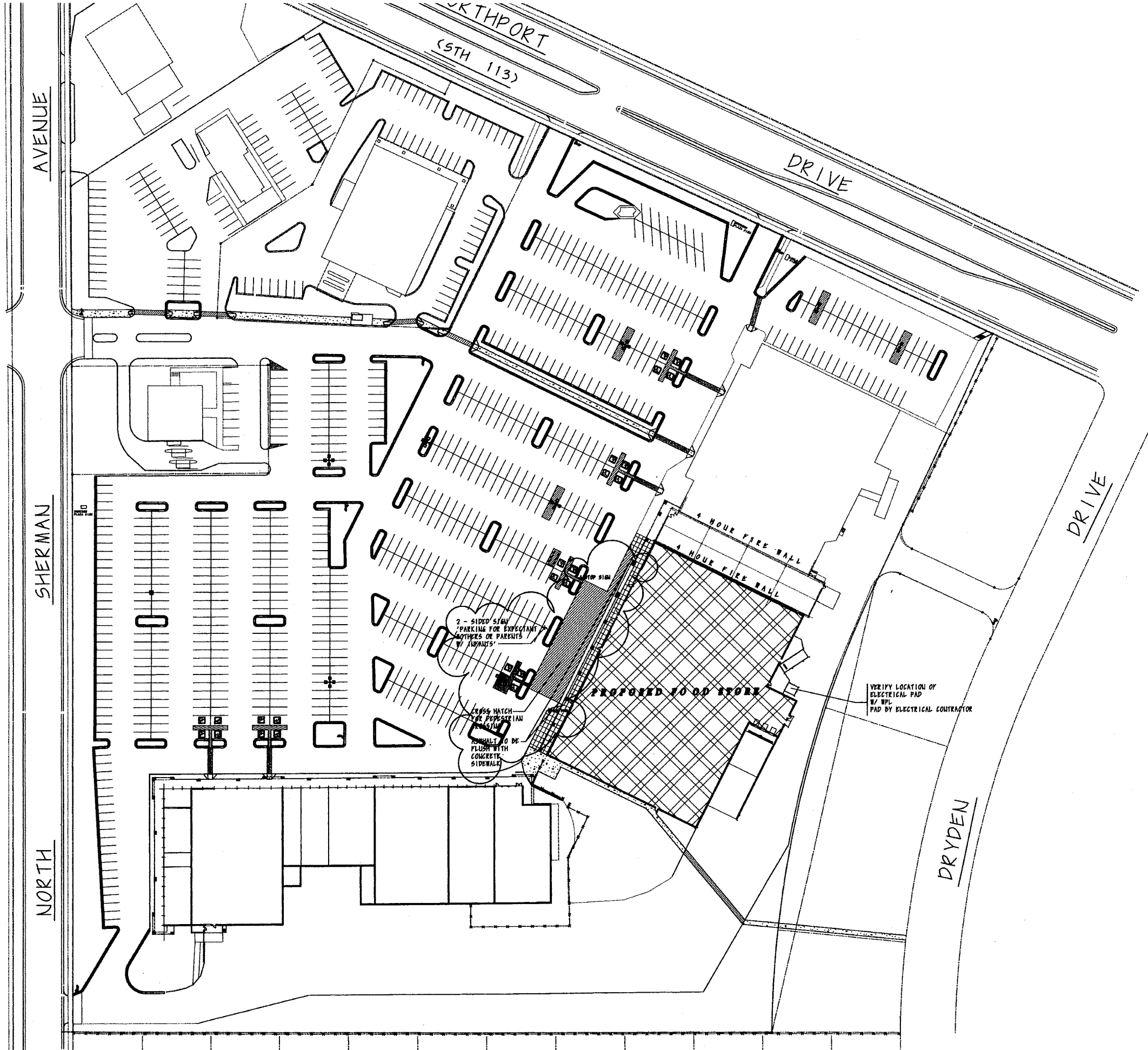
1 FIRST FLOOR #46

1" = 20'



Northside Town Center, Madison, WI

1st Floor Plan  
20 November 2015  
15101



M&I GENERAL CORPORATION  
 P.O. BOX 7  
 OOSHOMOWOC WISCONSIN  
 53066  
 414.367.3661  
 FAX 414.367.2764  
 ESTIMATING  
 414.367.3662

SINGLE SOURCE RESPONSIBILITY

PROJECT ADDRESS  
 KOHL'S FOOD EMPORIUM  
 SHERMAN PLAZA  
 2921 N. SHERMAN BLVD.  
 MADISON, WISCONSIN

DATE 07/19/98  
 DRAWN BY D. J. FROST  
 REVISIONS:  
 100195 KOHL'S REVIEW  
 111899 KOHL'S REVIEW

SHEET TITLE  
**SITE PLAN**  
 SHEET NO.  
**C1.0**  
 PROJECT NO.

