



Location
1900-1902 East Washington Avenue

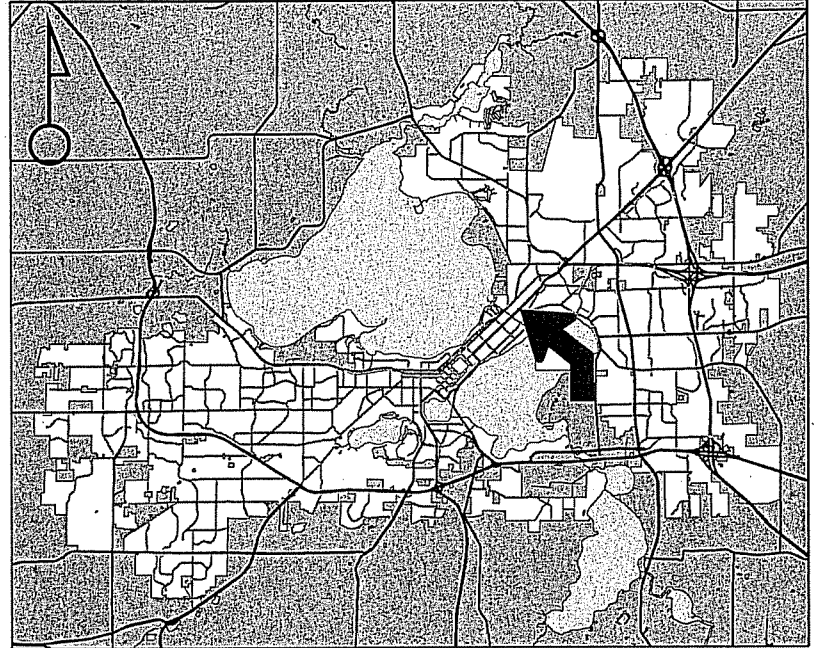
Project Name
Supercharge! Foods

Applicant
Koua Vang/Roald Gundersen-
Whole Trees Architecture

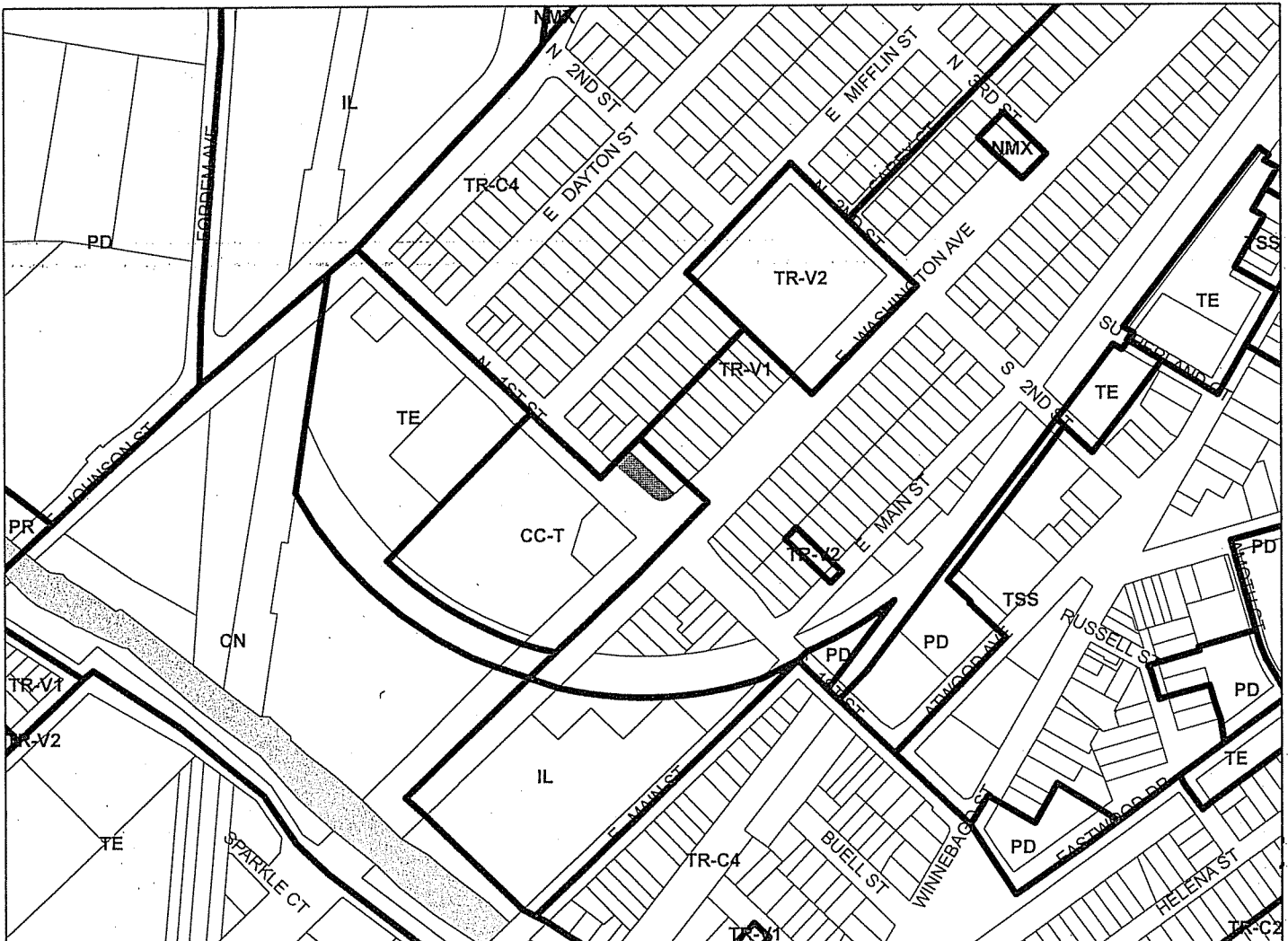
Existing Use
Commercial buildings

Proposed Use
Establish limited production and
processing facility in CC-T zoning

Public Hearing Date
Plan Commission
09 June 2014

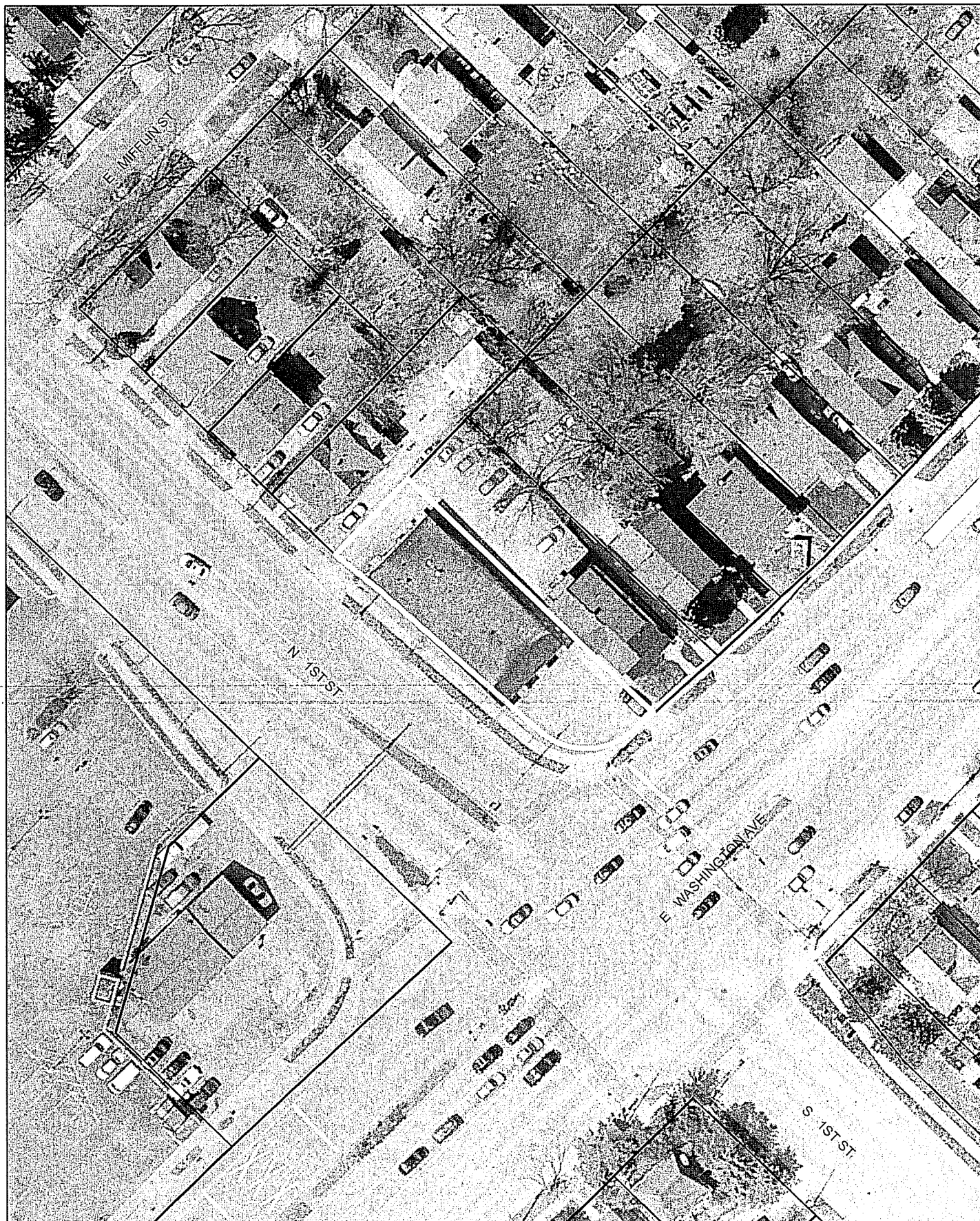


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 May 2014





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	<u>\$600</u> Receipt No. <u>153373</u>
Date Received	<u>4/23/14</u>
Received By	<u>SA</u>
Parcel No.	<u>0710-063-1114-7</u>
Aldermanic District	<u>12 Palm</u>
Zoning District	<u>CC-T</u>
Special Requirements	_____
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1900 + 1902 East Washington Avenue Madison, WI 53704
Project Title (if any): _____

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: P.T. Bjerke **Company:** Supercharge! Foods, LLC
Street Address: 1941 E. Dayton St. **City/State:** Madison, WI **Zip:** 53704
Telephone: (608) 669-3676 **Fax:** () **Email:** superchargefoods@gmail.com

Project Contact Person: Roald Gundersen **Company:** Whole Trees Architecture
Street Address: 800 Williamson St. **City/State:** Madison, WI **Zip:** 53703
Telephone: (608) 310-5282 **Fax:** () **Email:** info@wholetrees.com

Property Owner (if not applicant): Koua Vang
Street Address: 2919 Vang Lane **City/State:** Sun Prairie, WI **Zip:** 53590

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Interior alterations to create a limited production and processing space for micro green growing with future juice bar and community space.

Development Schedule: Commencement April 11, 2014 Completion July 1, 2014

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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application In _____ & 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:

→ 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: Heather Stouder Date: 4.21 Zoning Staff: Pat Anderson Date: 4.21

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

Name of Applicant P.T.B. (SuperCharge, Forks LLC) Relationship to Property: Leasor 23
Authorizing Signature of Property Owner [Signature] Date 4-23-14
445-8657 Koua Vary

Letter of Intent

Supercharge, LLC is seeking approval for tenancy improvements to transform the building at 1900 East Washington Ave. Alterations internally would create space for micro green production as well as a juice bar and community center for the surrounding neighborhood. The focus of this first phase is to begin production to continue growth of the business that will lead to renovating the building further. Plans for the project began on April 11, 2014 with the hopes of completing the first phase by July 1, 2014.

The first phase includes adjusting placement of the internal non-bearing walls to create a production and packaging space to expand the Supercharge Foods business. Projected sales from the increased grow space would amount to \$1 million per year at full capacity. The second phase will utilize the increased capital to integrate a juice bar and community space for workshops and wellness classes. The third phase down the line would be creating green space in the front unused parking lot. A rooftop greenhouse with seating would add more growing space to the building and be a unique spot on East Washington. After the first phase the number of employees would move from 2 to 4 and increase by another 2 following the second phase.

The building will remain at its 3200 square foot size. The alterations will only take place internally in this phase to create packaging, micro green production, juice bar, and community rooms. The area for limited production and processing would be 1200 sq. ft. A future juice bar area would total about 500 sq. ft. and the community space would take up 700 sq. ft. Office and employee space would also be sectioned to about 475 sq. ft. A handicap parking space will be added to the front parking area, as well as ample bike parking. The land is currently valued at \$62,500 and \$227,800 including improvements.

The goal of the project is not just to expand business but also to create an inviting community space in the neighborhood and revitalize the corner.

Supercharge! Foods, LLC

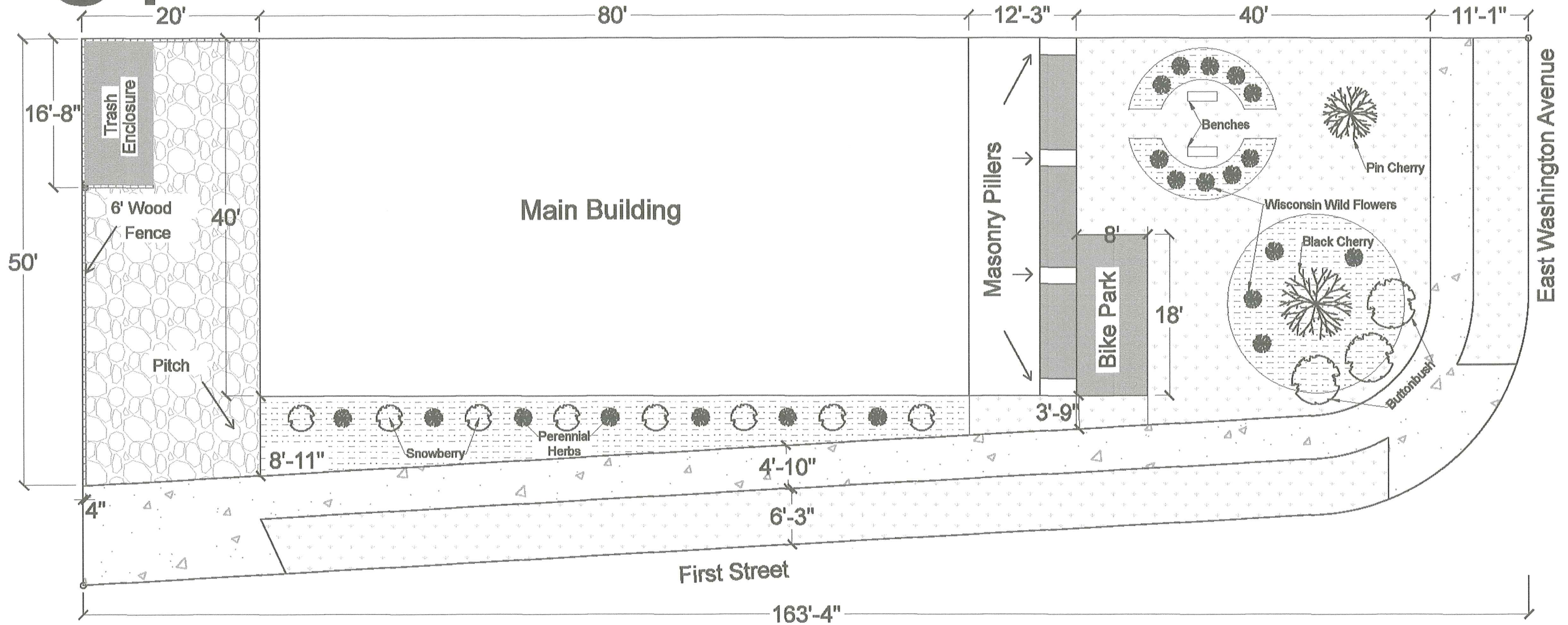
Letter of Intent Addendum

In reference to Site Plan Updates on 1900 East Washington St.

Following our meeting with various city staff on Monday, May 19 we have made the necessary updates to our site plan per our discussion. A prospective plan for exterior landscaping of the current parking area can now be seen as recommended in the meeting. This design is subject to change, but paints a picture of the green space we would like to create on the property with native plants following interior improvements. After further discussion with the Urban Design Commission, we plan to maintain or update the existing mural on the First Street side of the building. A screening fence to separate the adjacent residential property and a trash enclosure were added to the gravel loading area. Local farmers who we have worked with in the past will pick up our production waste for compost in their fields.

SuperCharge Foods, LLC
May 23, 2014

S1 with Updates and Prospective Landscaping

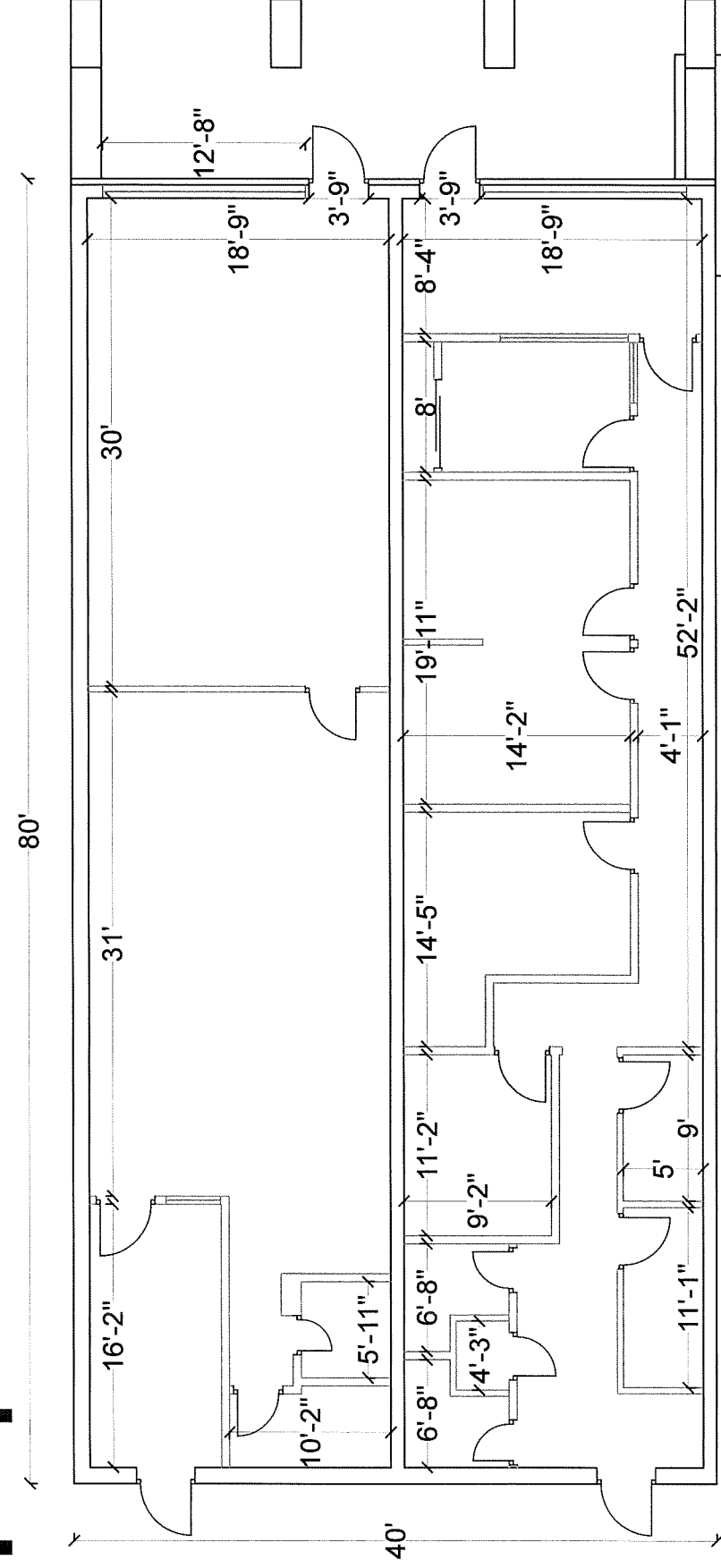


- Poured Concrete
- Mulch
- Concrete Sidewalk
- Grass
- Gravel

Site Plan: 1900 + 1902 East Washington Avenue

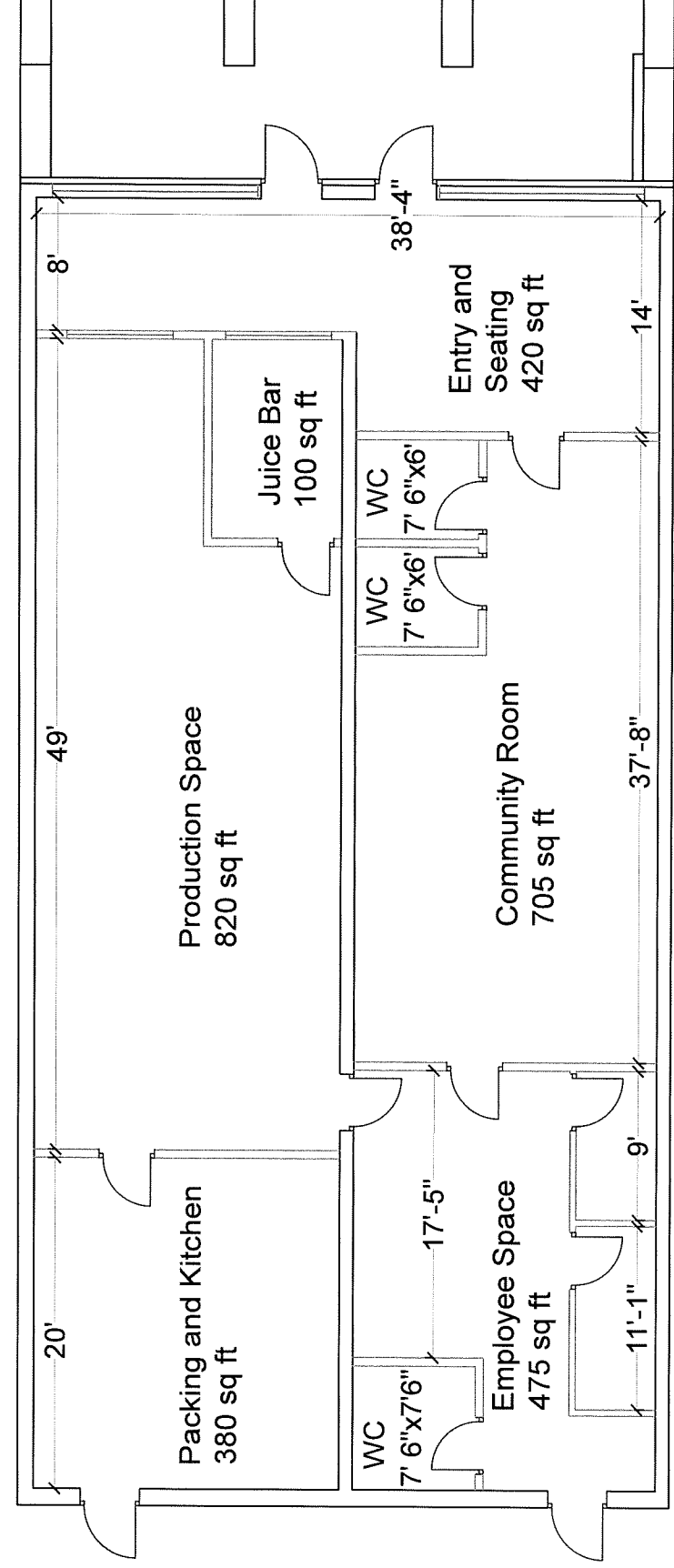
Scale: 3/32"=1'

P1







AS-BUILT FLOOR PLAN
 Address: 1900 + 1902 East Washington Avenue
 Madison, WI 53704
 Owner: Koua Vang
 Leaser: Supercharge! Foods
 Scale: $\frac{3}{32}"=1'$

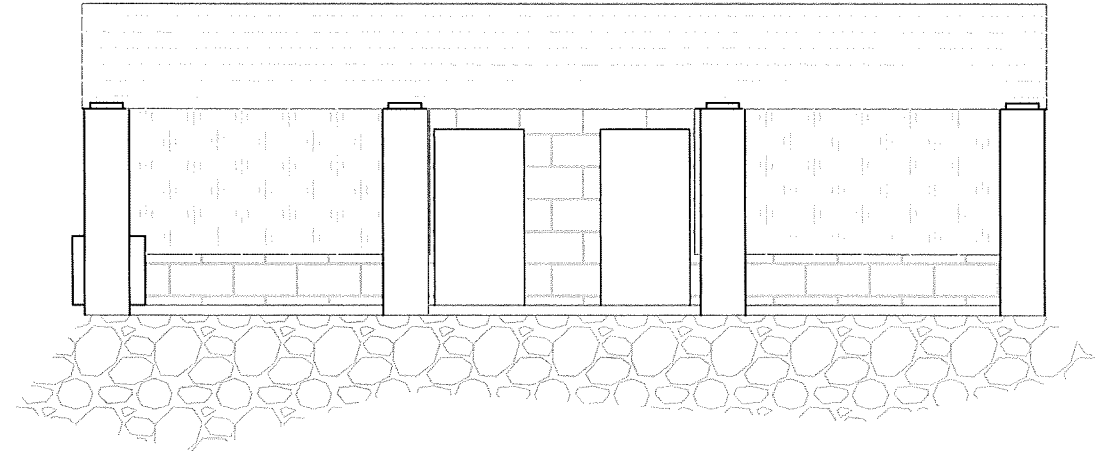
P2



PROPOSED FLOOR PLAN
 Address: 1900 + 1902 East Washington Avenue
 Madison, WI 53704
 Owner: Koua Vang
 Leaser: Supercharge! Foods
 Scale: $\frac{3}{32}"=1'$

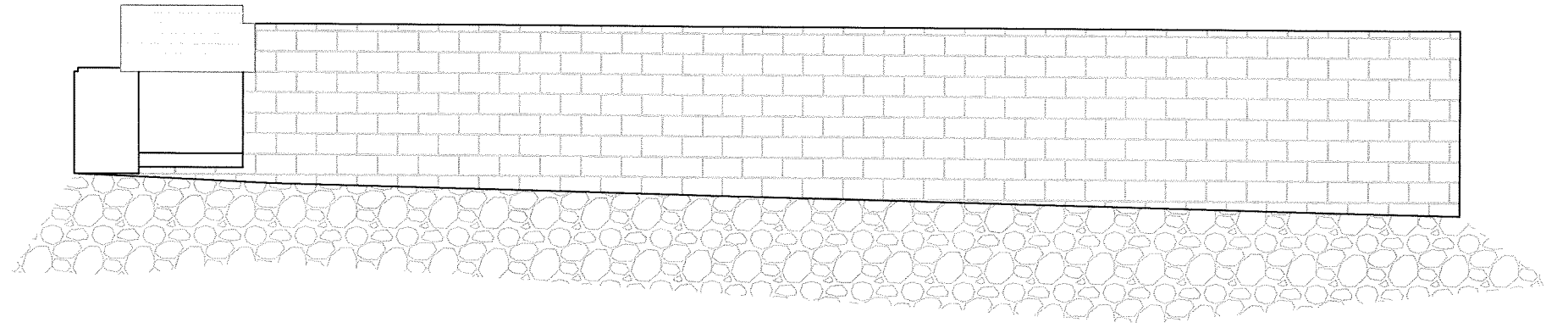
E1

-  Wood Siding
-  Concrete Block
-  Masonry Pillers
-  Window



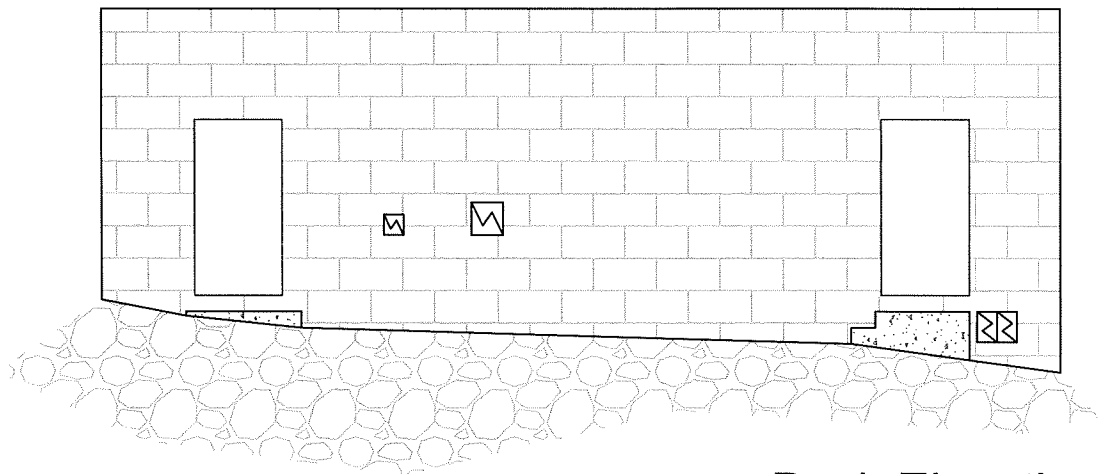
Front Elevation
Scale: 1/8"=1'

E2



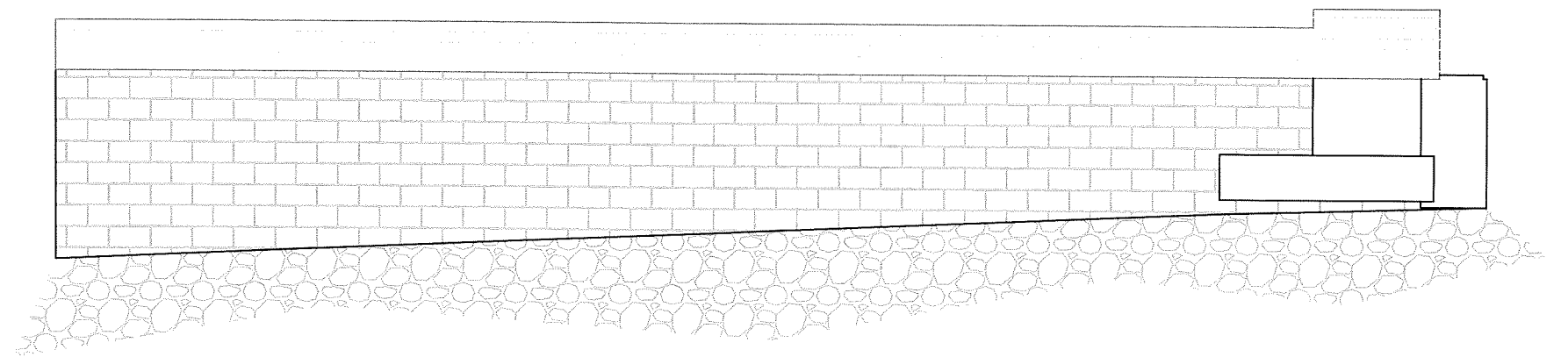
Side Elevation
Scale: 3/32"=1'

E3



Back Elevation
Scale: 1/8"=1'

E4



Street Side Elevation
Scale: 3/32"=1'