



Location
 2502-2514 Fish Hatchery Road

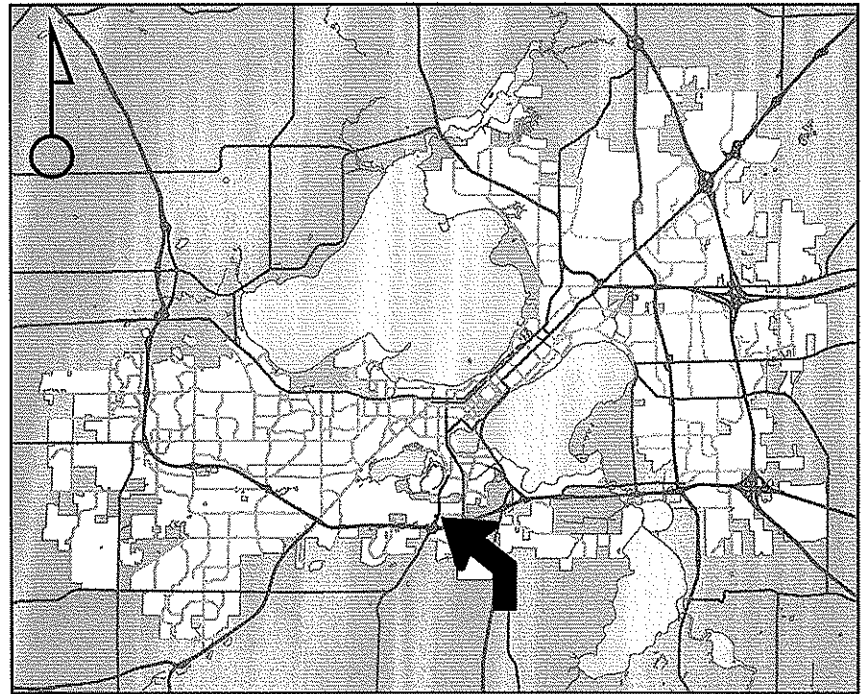
Project Name
 Vita Plus Parking Lot Addition

Applicant
 Robert Tramburg-VP Properties I, LLC/
 Mark Braithwaite - The Renschler Company

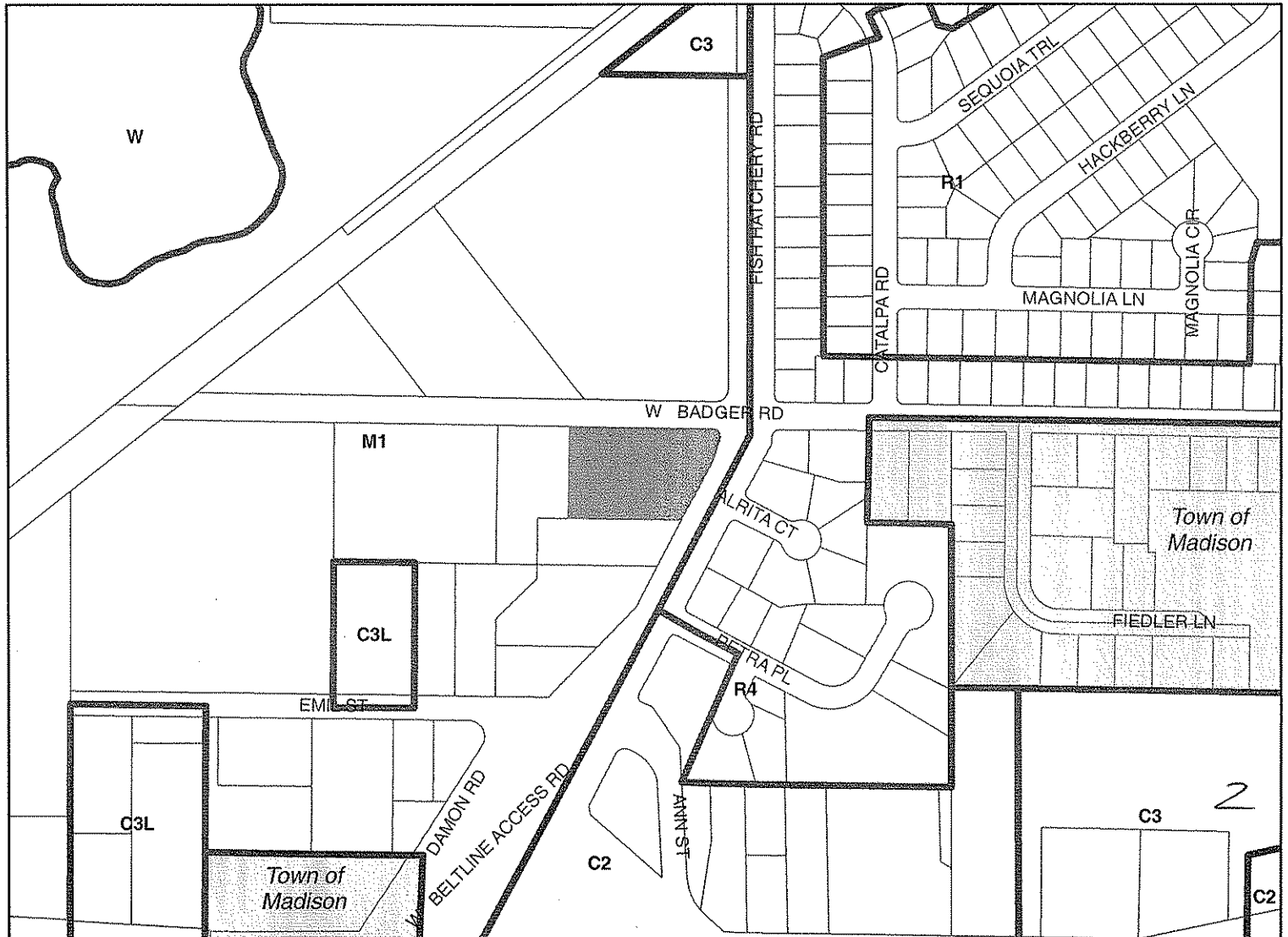
Existing Use
 Vacant Gas Station/Garage

Proposed Use
 Demolish Former Gas Station/Garage
 to Create Additional Parking for Vita Plus

Public Hearing Date
 Plan Commission
 04 August 2008

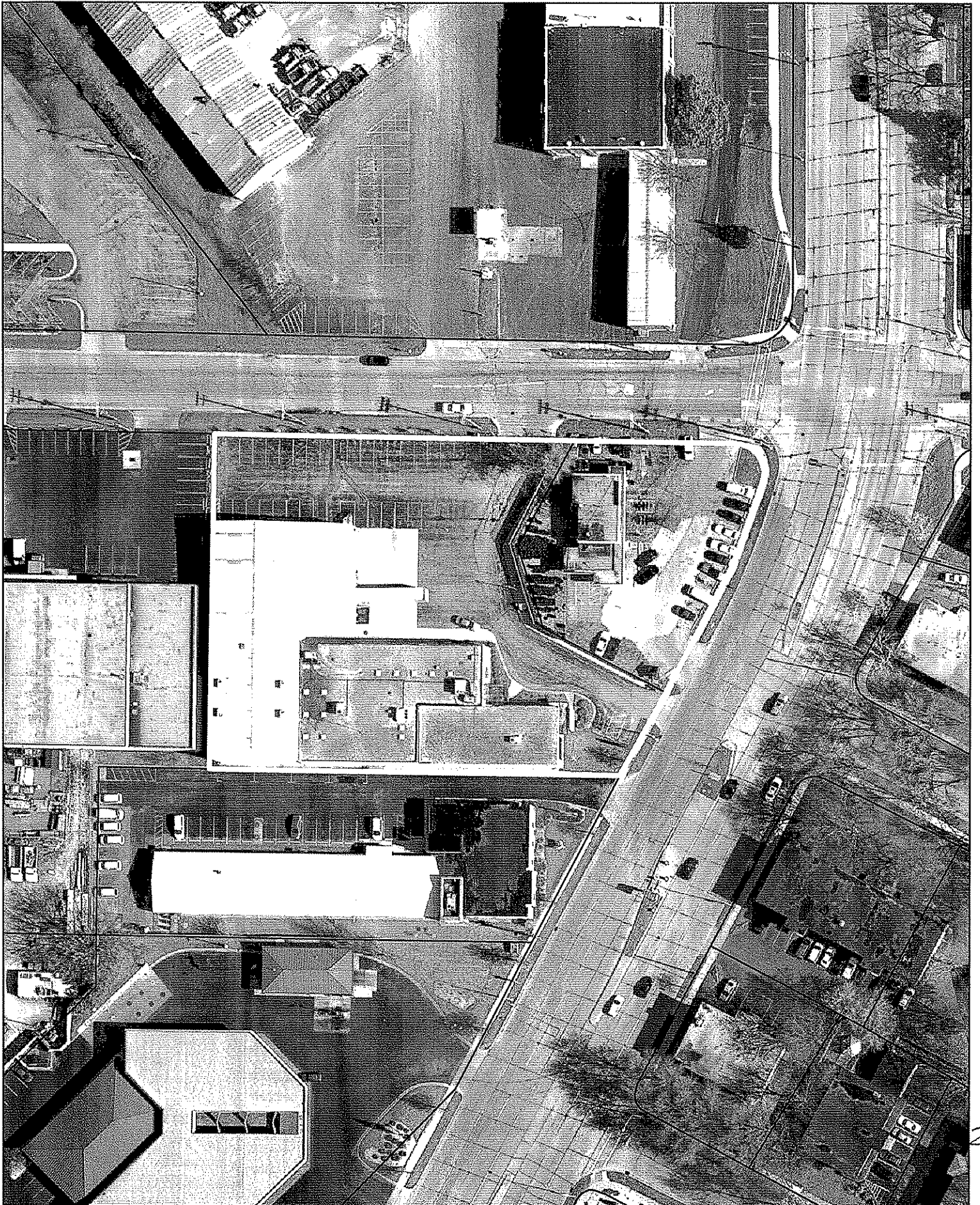


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 July 2008



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.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid: \$1550.00 Receipt No. 92035
 Date Received: 6/16/08
 Received By: JJK
 Parcel No. 0709 344 0114 5
 Aldermanic District 14 Tim Bruer
 GQ remediation site per W/M/R
 Zoning District M1
For Complete Submittal
 Application Letter of Intent
 IDUP NA Legal Descript. _____
 Plan Sets Zoning Text NA
 Alder Notification _____ Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. Project Address: 2502 & 2514 Fish Hatchery Road **Project Area in Acres:** 1.71
Project Title (if any): Vita Plus Parking Lot Addition

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Mark Braithwaite Company: The Renschler Company, Inc
 Street Address: Three Point Place City/State: Madison, WI Zip: 53719
 Telephone: (608) 833-2321 Fax: (608) 833-7964 Email: markb@renschler.com

Project Contact Person: TBD Company: The Renschler Company, Inc
 Street Address: Three Point Place City/State: Madison, WI Zip: 53719
 Telephone: (608) 833-2321 Fax: (608) 833-7964 Email: _____

Property Owner (if not applicant): VP Properties I LLC Robert Tramburg
 Street Address: 2514 Fish Hatchery Road City/State: Madison, WI Zip: 53725

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Demolition of the existing building located at 2502 Fish Hatchery Road and converting the site into additional parking area and joining it with the existing parking lot at 2514 Fish Hatchery Road.

Development Schedule: Commencement _____ Completion _____ 2

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Waiver per Alder Tim Bruer on 6/4/08.

If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner NA per Matt Tucker Date 6/4/08 | Zoning Staff Matt Tucker Date 6/4/08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Mark Braithwaite Date 6/16/08

Signature [Handwritten Signature] Relation to Property Owner Designer

Authorizing Signature of Property Owner [Handwritten Signature] Date 6/16/08
Pres.



Renschler



Buildings That Build Your Bottom Line

Letter of Intent

Project Name: Vita Plus Parking Lot Addition

The scope of this project involves the demolition of the building located at 2502 Fish Hatchery Road. The site will be converted into additional parking and greenspace for the Vita Plus corporation. This additional parking will be contiguous with the parking lot at 2514 Fish Hatchery Road.

The existing building located at 2502 will be demolished per the Demolition Recycling and Reuse Plan that has been sent to George Dreckmann the City of Madison Recycling Coordinator.

The existing building located at 2514 Fish Hatchery Road will remain as is. The occupancy classification of this building is type "B – Business" with some warehouse area.

When the two lots are combined the total area will be 1.71 acres or 74,842 sq.ft. The total impervious surfaces will be 63,417 sq.ft. that includes the existing building area. The total green space area will be 11,435 sq.ft.

The proposed number of parking stalls is 70 that includes 3 accessible stalls. A 7 stall bicycle rack will be provided under this contract.

Construction Schedule: 8 weeks after approval by the plan commission.

General Contractor:

The Renschler Company, Inc.

Three Point Place

Madison, WI 53719

Phone: 608-833-2321

Fax: 608-833-7964

Designer: Mark Braithwaite

Project Coordinator: TBD

Earthwork Contractor:

Homburg Contractors

5590 Monona Drive

Monona, WI 53716

Phone: 608-222-6597

Fax: 608-222-7197

Site Engineer:

Quam Engineering, LLC

4893 Larson Beach Road

McFarland, WI 53558

Phone: 608-838-7750

Fax: 608-838-7752



Surveyor:

Burse Surveying & Engineering
1400 East Washington Avenue
Madison, WI 53703
Phone: 608-250-9263
Fax: 608-250-9266

Landscaper:

Herman Landscape Service
6606 Seybold Road
Madison, WI 54744
Phone: 608-288-9400
Fax: 608-288-9485





Addendum to the Letter of Intent

Project Name: Vita Plus Parking Lot Addition

Currently the parking lot is insufficient for the training sessions and corporate meetings involving Vita Plus employees from satellite offices.

These meetings are held monthly and about 10 to 20 additional employees attend.

The existing parking lot also does not have adequate parking for visitors and vendors who stop by on a daily basis.

We are willing to modify the landscape plan, but the owner wanted us to develop a plan that would take into consideration good sightlines for safety of the employees that will use the lot.





The Renschler Company, Inc.
3 South Park
Madison, WI 53715
P 608 233 2271
F 608 233 2944
www.renschler.com

VITA PLUS

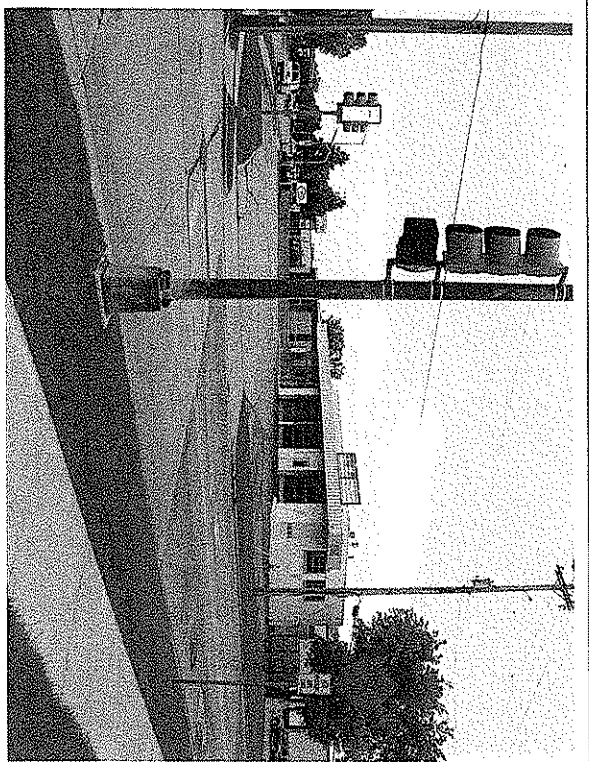


2514 FISH HATCHERY ROAD
MADISON, WISCONSIN

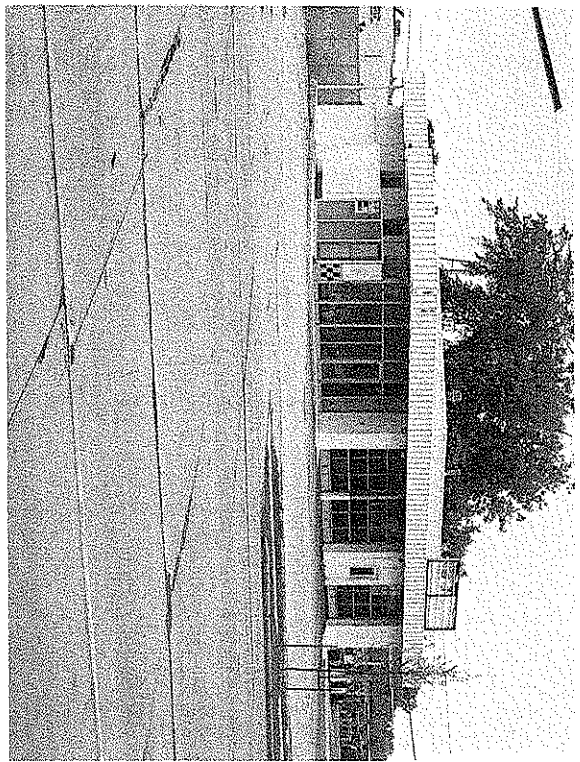
DATE: 08/20/2013
TIME: 10:00 AM
PROJECT: VITA PLUS
CLIENT: VITA PLUS
PHOTOGRAPHER: JEFFREY J. HARRIS

EXISTING-BUILDING
PHOTOS

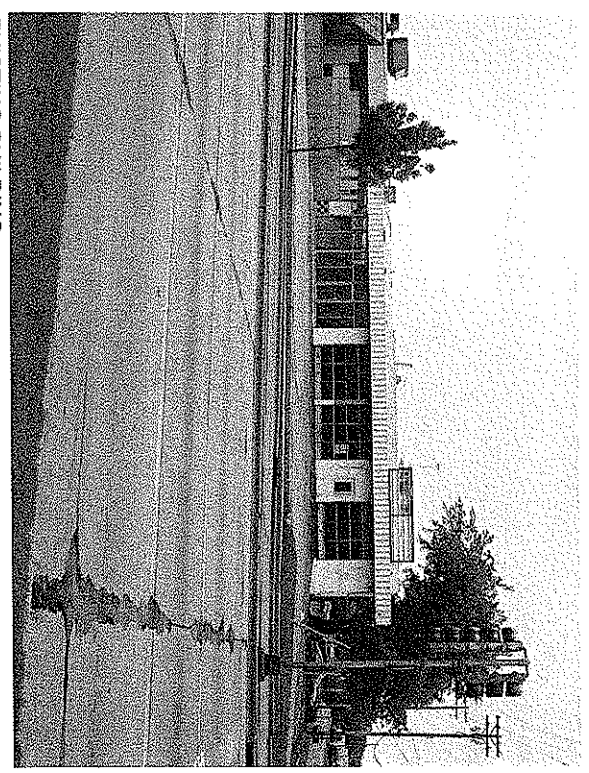
C1.1



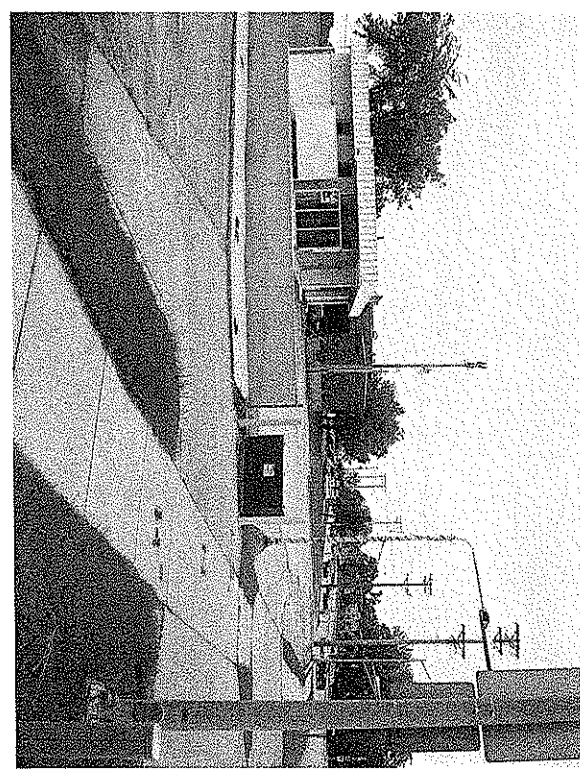
EXISTING BUILDING



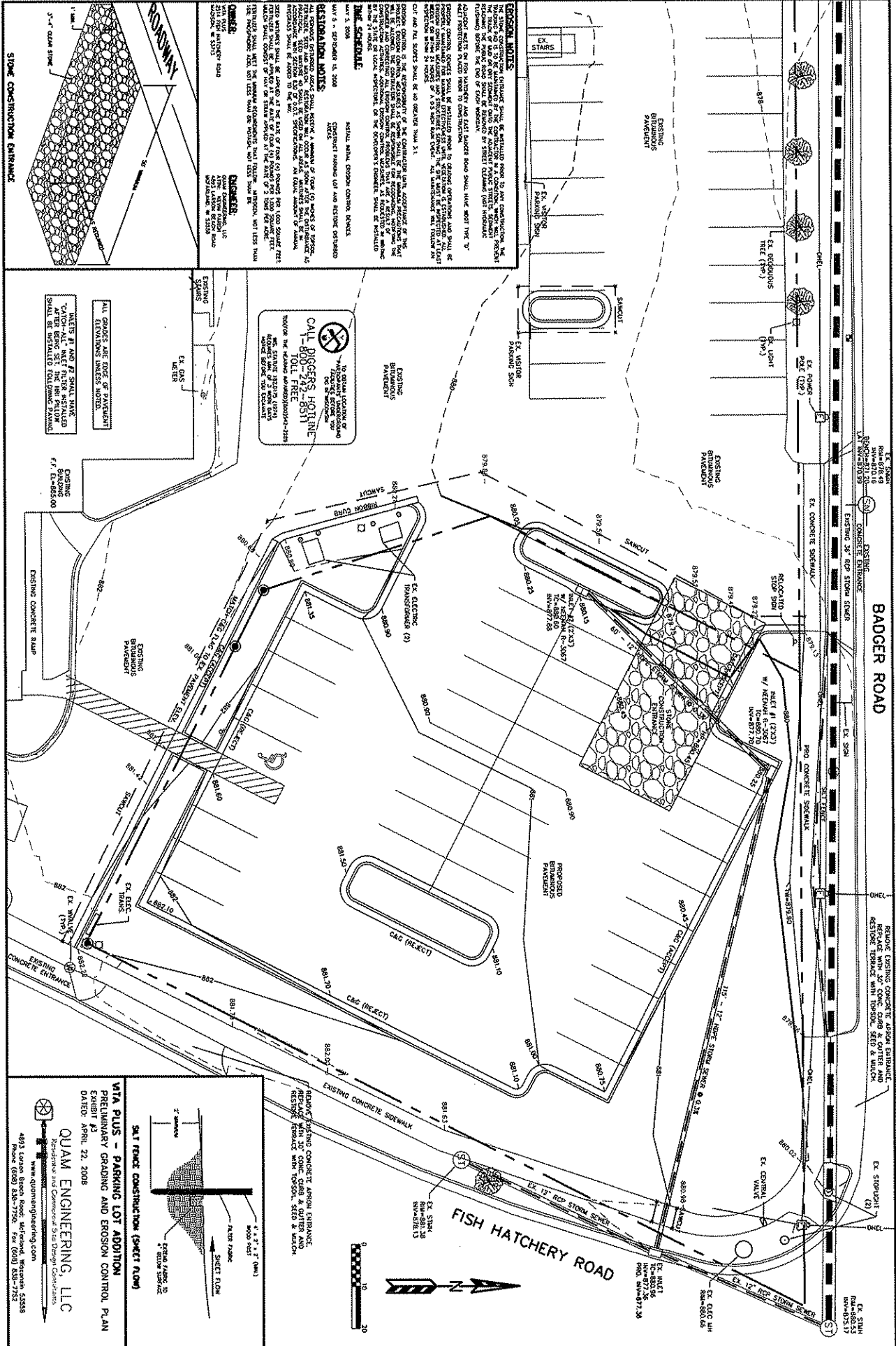
EXISTING BUILDING

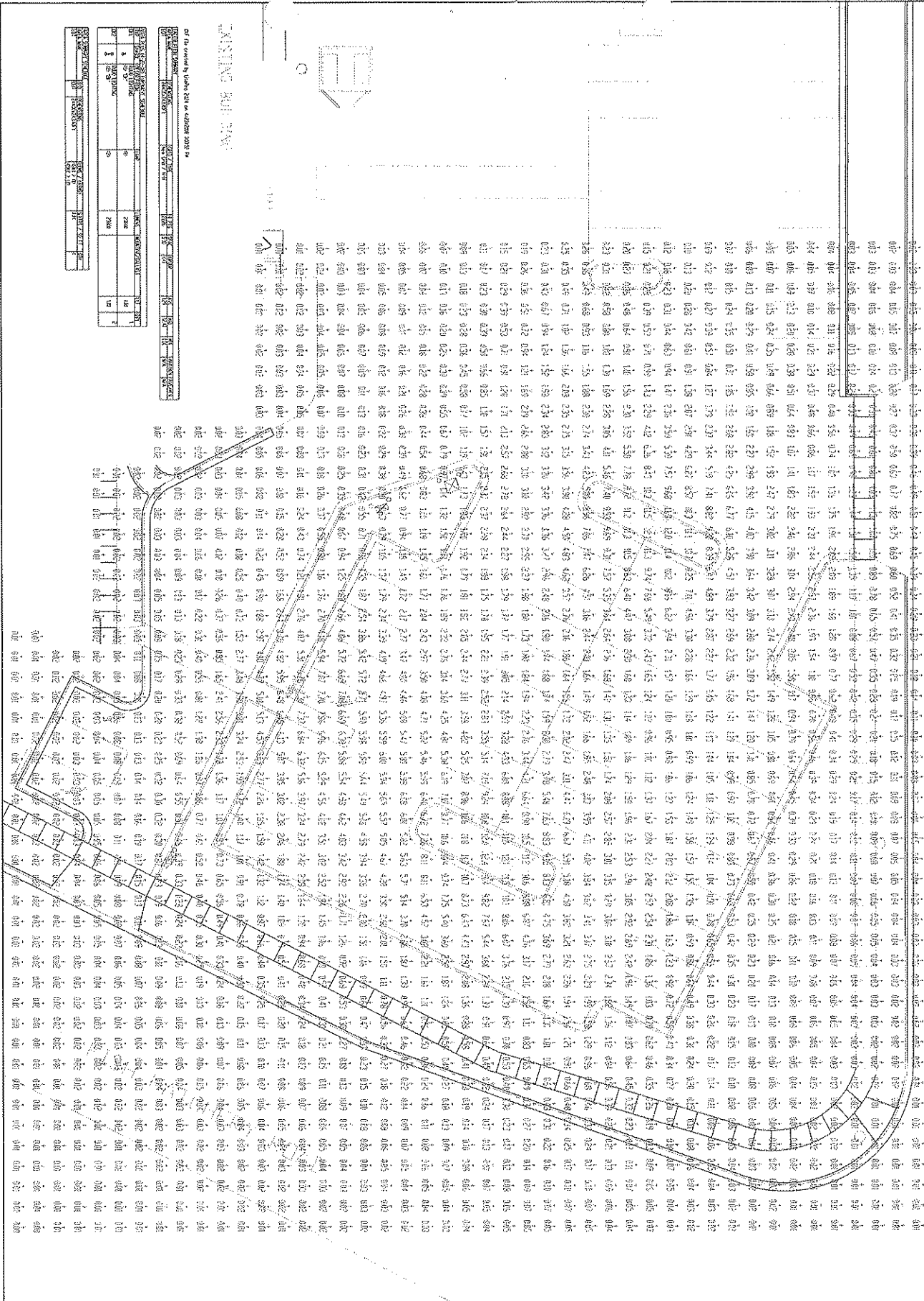


EXISTING BUILDING



EXISTING BUILDING





NO.	DATE	BY	REVISION
1	4/21/2008	MEG	
2		MEG	
3		MEG	
4		MEG	
5		MEG	
6		MEG	
7		MEG	
8		MEG	
9		MEG	
10		MEG	

DESIGNED BY	MEG
CHECKED BY	MEG
APPROVED BY	MEG
DATE	4/21/2008
SCALE	1"=20'

VITA PLUS
MADISON, WI
SITE LIGHTING CALCULATION

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a Faith Technologies, Inc. brand

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www.faith-technologies.com

PROJECT NO.	ES10
SHEET	



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