



Location
5110 High Crossing Boulevard

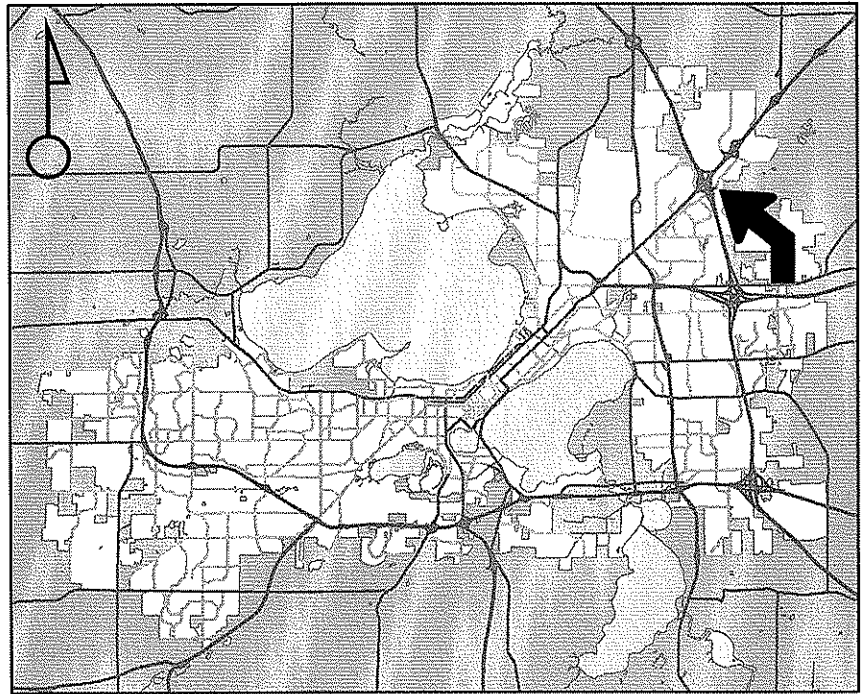
Project Name
Gold's Gym

Applicant
Tim Neitzel/Jerry Bourquin -
Dimension IV-Madison

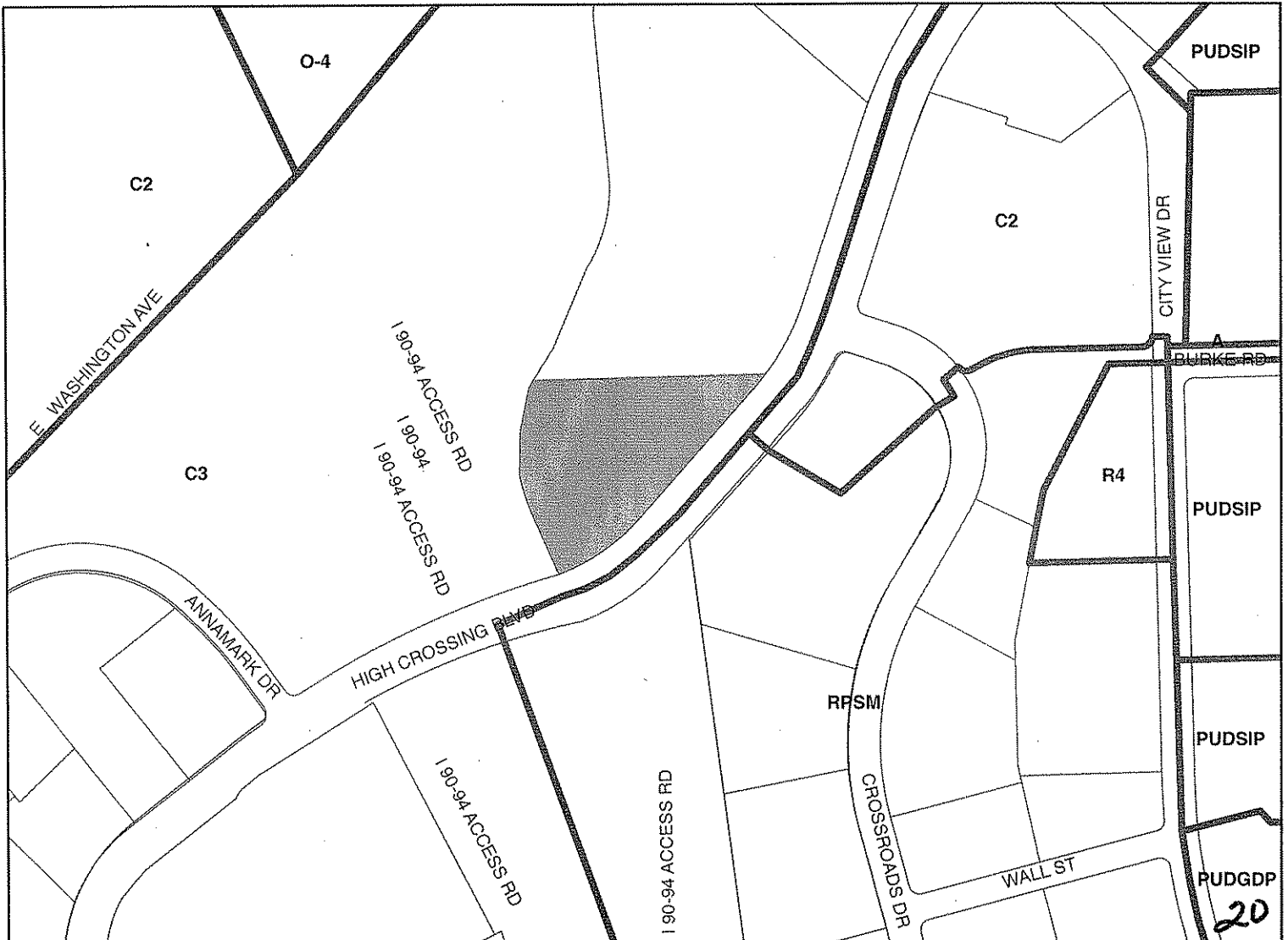
Existing Use
Vacant Commercial Building

Proposed Use
Demolish Former Motorsports Shop
and Construct Fitness Center

Public Hearing Date
Plan Commission
18 August 2008

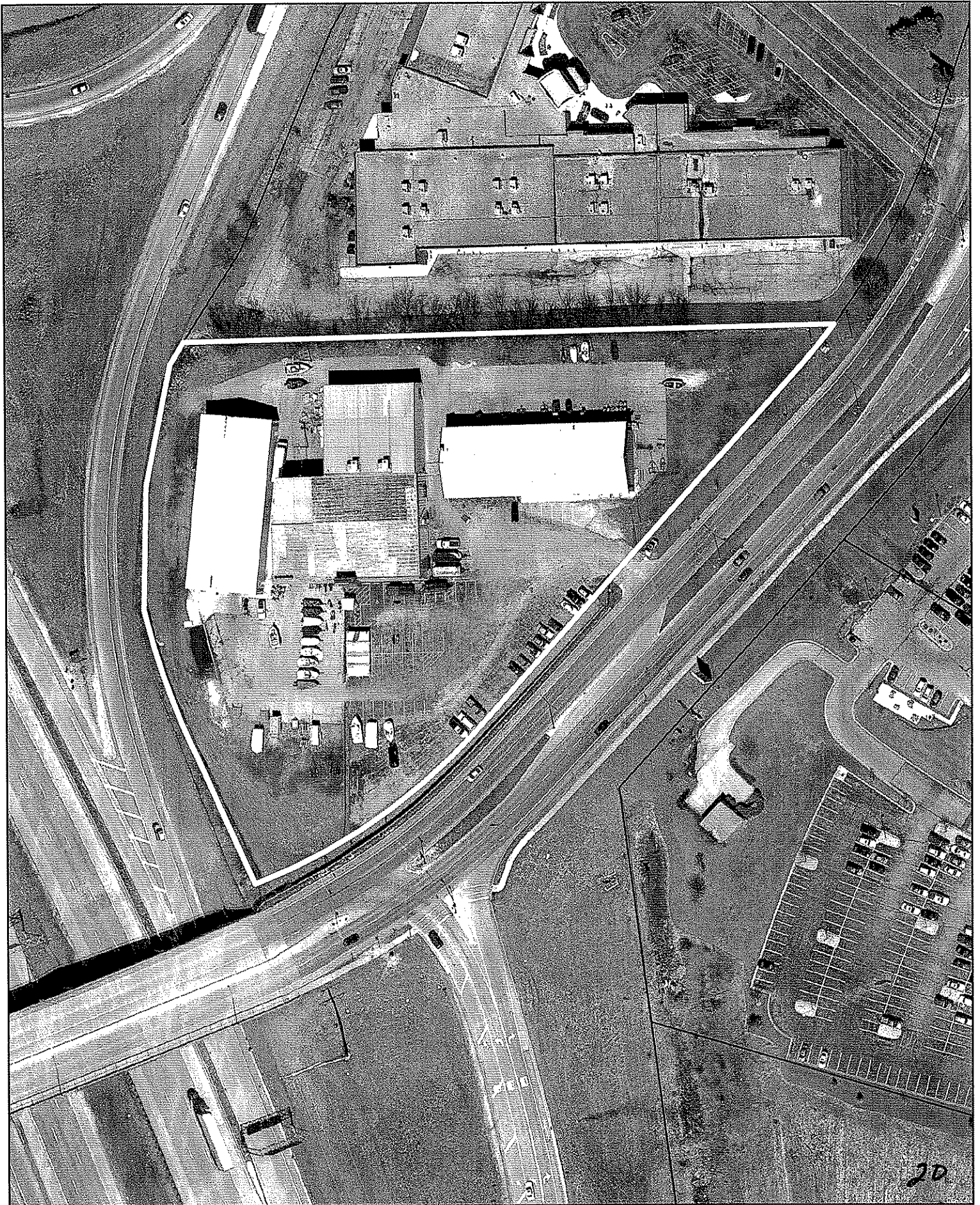


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 August 2008



20

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.

5694
5695
2cks

split payment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$1550.00</u>	Receipt No. <u>92875</u>
Date Received <u>7/16/08</u>	
Received By <u>JLK</u>	
Parcel No. <u>0810 271 0098 2</u>	
Aldermanic District <u>17 Joe Clausius</u>	
GQ <u>OK</u>	
Zoning District <u>C3</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>7/16/08</u>	

1. Project Address: 5110 High Crossing Boulevard **Project Area in Acres:** _____
Project Title (if any): Gold's Gym

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tim Neitzel Company: ---
 Street Address: 5301 Voges Road City/State: Madison, Wisconsin Zip: 53718
 Telephone: (608) 257.2600 Fax: (608) 838.6821 Email: info@airtemperature.com

Project Contact Person: Jerry Bourquin Company: Dimension IV - Madison
 Street Address: 6515 Grand Teton Plaza, Suite 120 City/State: Madison, Wisconsin Zip: 53719
 Telephone: (608) 829.4444 Fax: (608) 829.4445 Email: jbouquin@dimensionivmadison.com

Property Owner (if not applicant): Applicant
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Removal of existing metal buildings to prepare the site for a new health club and future restaurant.

Development Schedule: Commencement September 1st Completion May 2009

CONTINUE →

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 ½ 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:

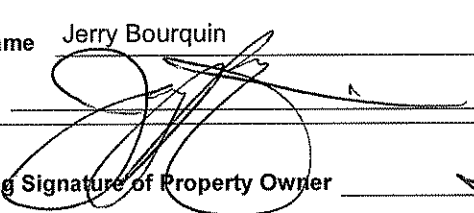
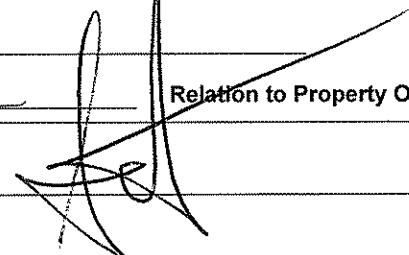
- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to 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:
 Joe Clausius _____
 - 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 Tim Parks Date _____ | Zoning Staff _____ Date _____

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

Printed Name Jerry Bourquin Date 7.15.08
 Signature  Relation to Property Owner Project Architect
 Authorizing Signature of Property Owner  Date 7-11-08

July 16, 2008

Letter of Intent

5110 High Crossing Boulevard
Health Club

1. Existing Use

The approximately 4-acre site is located on the southeast side of the intersection of I-90/94 and Highway 151. The existing metal buildings are used for boat and recreational vehicle retail sales.

2. Project Schedule

Upon approval of the demolition permit, the project will proceed with construction this fall.

3. Project Team

- Owner: Tim Neitzel
Air Temperature Services, Inc.
5301 Voges Road
Madison, WI 53718

- Operator: Gold's Gym

- Architect: Dimension IV – Madison
6515 Grand Teton Plaza
Suite 120
Madison, WI 53719

- Civil Engineer: Quam Engineering
4893 Larson Beach Road
McFarland, WI 53558

- Landscape Architect: Paul Skidmore
13 Red Maple Trail
Madison, WI 53717

- General Contractor: Newcomb Construction
999 Fourier Drive
Suite 200
Madison, WI 53717

4. Project Use

The Health Club will be operated by Gold's Gym. The operator has several other facilities that he operates.

- Number of Employees: 15 full-time, 35 part-time
20 at a time
- Hours of Operation: The facility will be open to serve members from early morning to late evening.

5. Project Data

- Site: 3.92 acres
- Building: 28,484 S.F. First Floor
14,006 S.F. Upper Level
42,490 S.F. Total
- Parking: 234 stalls

5110 HIGH CROSSING BOULEVARD
MADISON, WI

WASTE MANAGEMENT PLAN
APRIL 16, 2008

Introduction

5110 High Crossing Boulevard is more commonly known to "Madisonians" as the Young America site. The approximately 4 acre site is located on the east side of Madison, on the southeast intersection of I-90/94 and Highway 151. Currently, three existing pole barn style buildings are located on the site.

It is the intention of the current owner of this site to revitalize this location. Starting in August of 2008, the three pole barn style buildings will be demolished to make room for a new health club and potentially a restaurant.

It is our goal to recycle, salvage or recover 75% of the existing buildings to be demolished. At the end of the project, we hope to keep 75% of the existing pole barn style buildings out of Wisconsin landfills.

Our plan to meet our goal is as follows:

Building Contents

Cabinets & countertops	Light fixtures
Carpeting	Wood & aluminum windows
Ceiling tile	HVAC systems
Concrete	Steel & sheet metal
Doors & hardware	Steel components
Paint drywall	Railings
Electrical components	Wood
Plumbing fixtures & piping	Trees/brush

Demolition Documentation

Newcomb Construction will have an on-site superintendent to record quantities of materials removed from the site. Please see the attached dumpster log that will be used to record materials.

Recycled Materials

- Wood to be loaded into a dumpster and hauled for processing and reuse (\$110 per load)
- Metals will be recycled and hauled to a processor (\$92 per load less 100% rebate)
- An attempt to crush concrete will be made on site. Surplus concrete will be hauled to a quarry (\$110 per load plus \$3.50 per ton)
- Demolished asphalt to be returned to asphalt plant to be recycled
- Gypsum wall board will be recycled and ground up into talcum
- Landfill items include all materials not removed by the recycling or salvaging operation

5110 High Crossing Boulevard
Waste management plan
April 16, 2008
Page 2

Salvaged Materials

Building No. 1 will be sold, deconstructed and relocated to a new location. It will be used as a horse barn.

Implementation

Newcomb Construction's on-site superintendent will be responsible for the following:

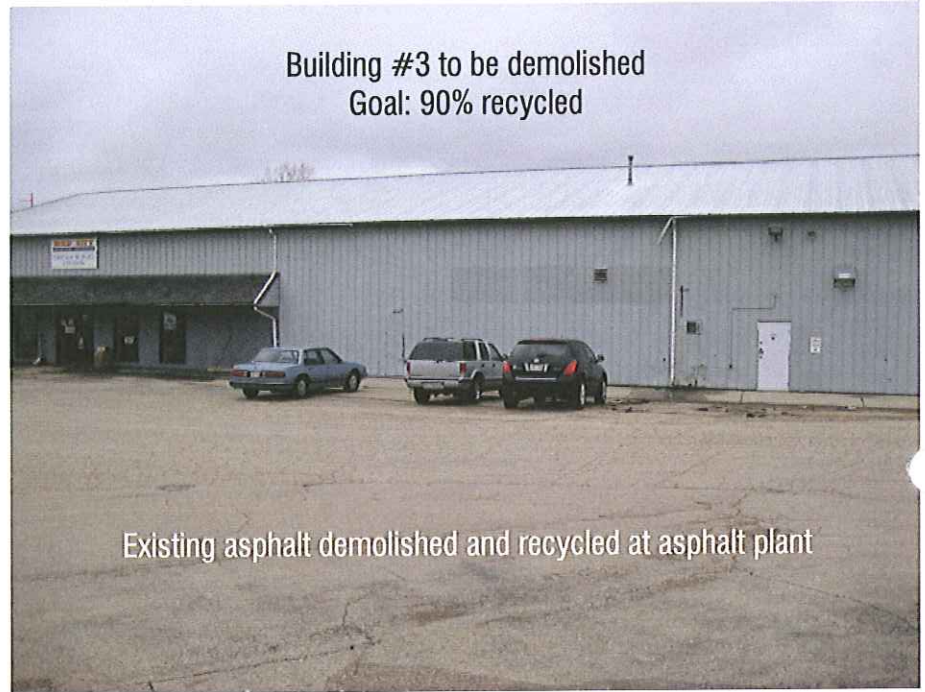
- Communication of the waste management goals with on-site contractors
- Logging the materials removed from the site
- Laying out and labeling specific areas for separation of recyclables, keeping bins neat and avoiding contamination
- Provide copy of the log book to the owner at the completion of the project



Building #1

Building #2

Building #3



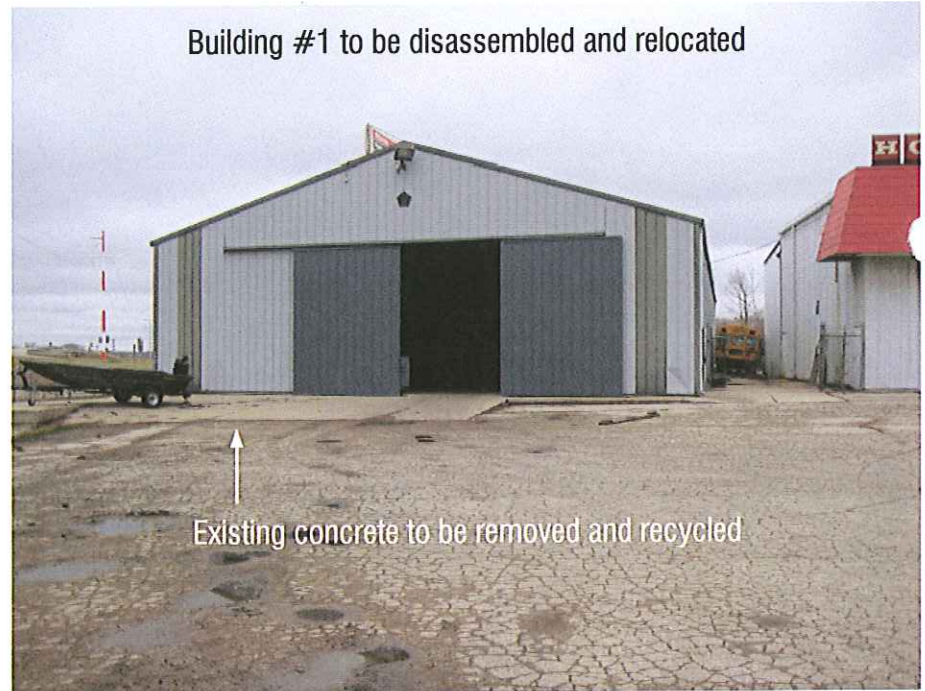
Building #3 to be demolished
Goal: 90% recycled

Existing asphalt demolished and recycled at asphalt plant



Building #2 to be demolished
Goal: 90% recycled

Existing asphalt demolished and recycled at asphalt plant

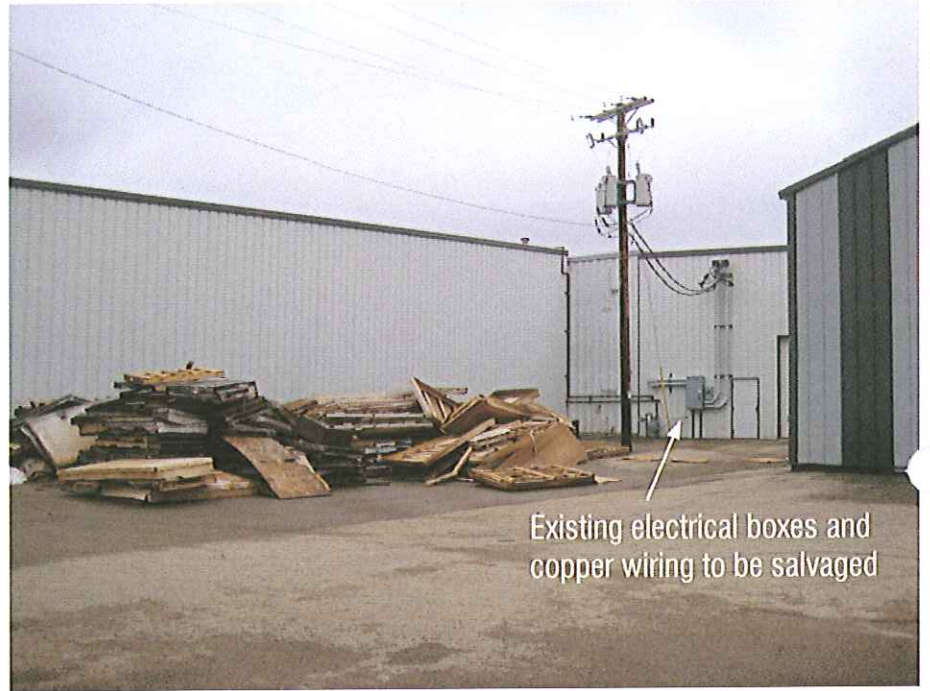


Building #1 to be disassembled and relocated

Existing concrete to be removed and recycled



Any existing trees of value will be saved



Existing electrical boxes and copper wiring to be salvaged



Existing fixtures to be salvaged

Existing overhead doors to be salvaged



Metal to be hauled to metal recycler for processing



Madison Design Group
architecture · engineering · interior design
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
608.229.4444 608.229.4445 dngroup@dimension.com

GOLD'S GYM HIGH CROSSING

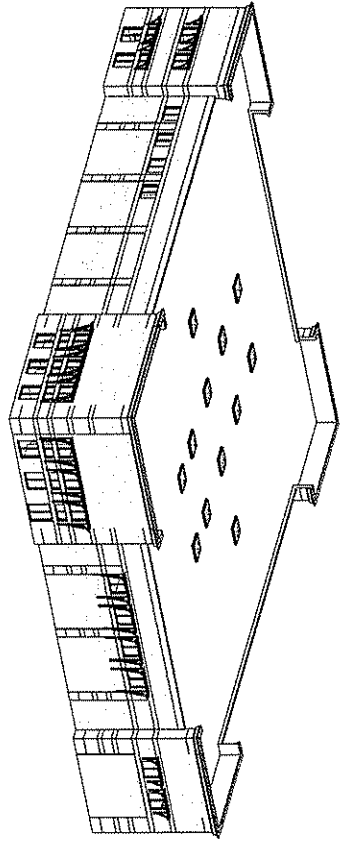
MADISON, WI

Architecture & Engineering: Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120
Madison, WI 53719

Site & Landscaping:

Engineering Consultant:

Consultant:



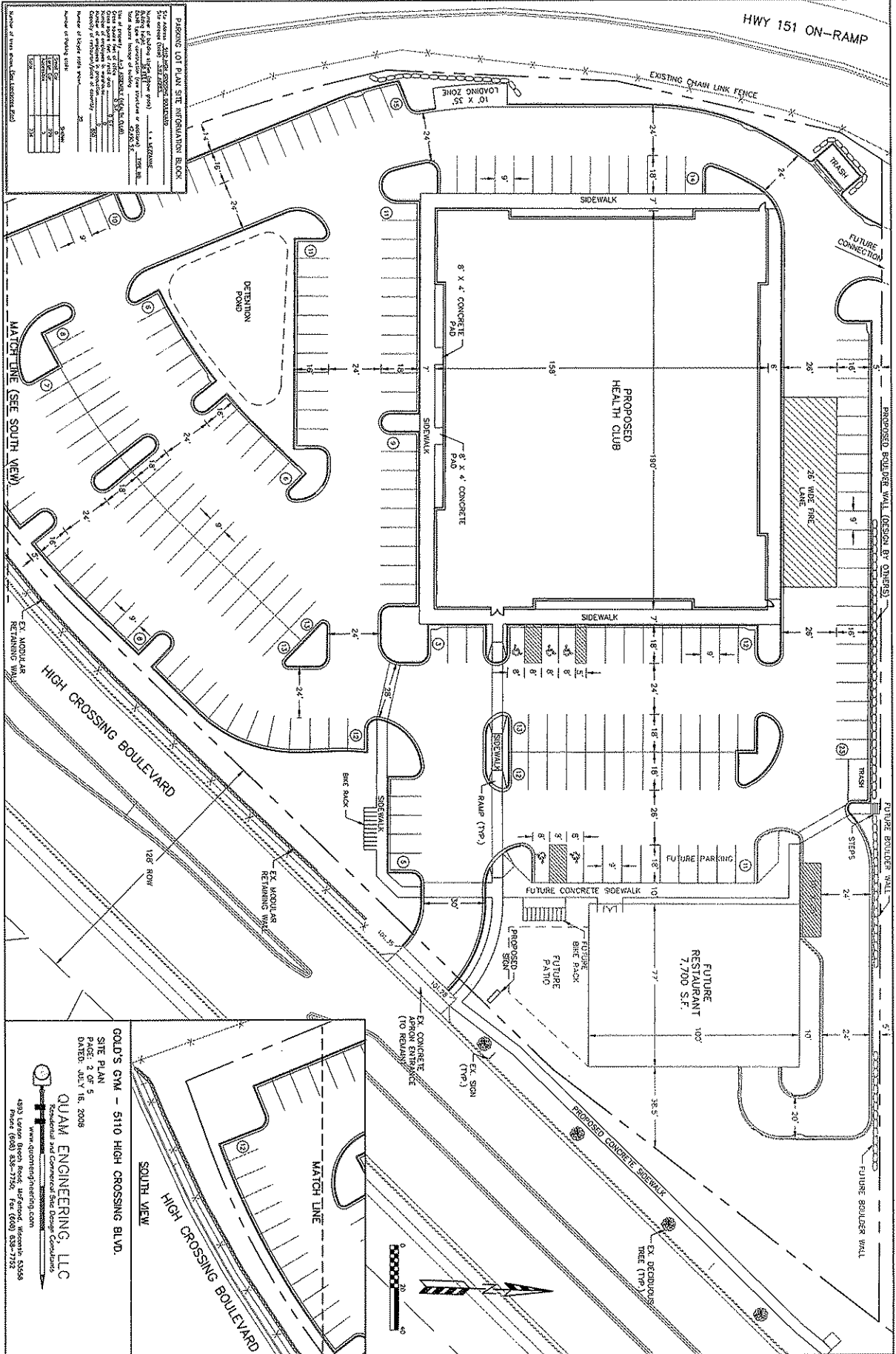
1 3D VIEW

PROJECT INFORMATION:
IMPERVIOUS SURFACE AREA: 137,069 S.F. (4.0%)
BUILDING TYPE: IB
NUMBER OF STORES: 1+MEZZ
FIRST FLOOR AREA: 28,484 S.F.
MEZZANINE AREA: 14,006 S.F.
TOTAL BUILDING AREA: 42,490 S.F.
BUILDING HEIGHT: 38'
BUILDING OCCUPANCY: A-3 ASSEMBLY (HEALTH CLUB)

Sheet	LET OF DRAWINGS
001	GENERAL NOTES
002	PERMITS
003	FOUNDATION
004	CONCRETE
005	MECHANICAL
006	ELECTRICAL
007	PLUMBING
008	LANDSCAPE
009	EXTERIOR FINISHES
010	INTERIOR FINISHES
011	MECHANICAL
012	ELECTRICAL
013	PLUMBING
014	LANDSCAPE
015	EXTERIOR FINISHES
016	INTERIOR FINISHES
017	MECHANICAL
018	ELECTRICAL
019	PLUMBING
020	LANDSCAPE
021	EXTERIOR FINISHES
022	INTERIOR FINISHES
023	MECHANICAL
024	ELECTRICAL
025	PLUMBING
026	LANDSCAPE
027	EXTERIOR FINISHES
028	INTERIOR FINISHES
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031	PLUMBING
032	LANDSCAPE
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043	PLUMBING
044	LANDSCAPE
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049	PLUMBING
050	LANDSCAPE
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054	ELECTRICAL
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056	LANDSCAPE
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074	LANDSCAPE
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076	INTERIOR FINISHES
077	MECHANICAL
078	ELECTRICAL
079	PLUMBING
080	LANDSCAPE
081	EXTERIOR FINISHES
082	INTERIOR FINISHES
083	MECHANICAL
084	ELECTRICAL
085	PLUMBING
086	LANDSCAPE
087	EXTERIOR FINISHES
088	INTERIOR FINISHES
089	MECHANICAL
090	ELECTRICAL
091	PLUMBING
092	LANDSCAPE
093	EXTERIOR FINISHES
094	INTERIOR FINISHES
095	MECHANICAL
096	ELECTRICAL
097	PLUMBING
098	LANDSCAPE
099	EXTERIOR FINISHES
100	INTERIOR FINISHES

7-11-2008

GO.1



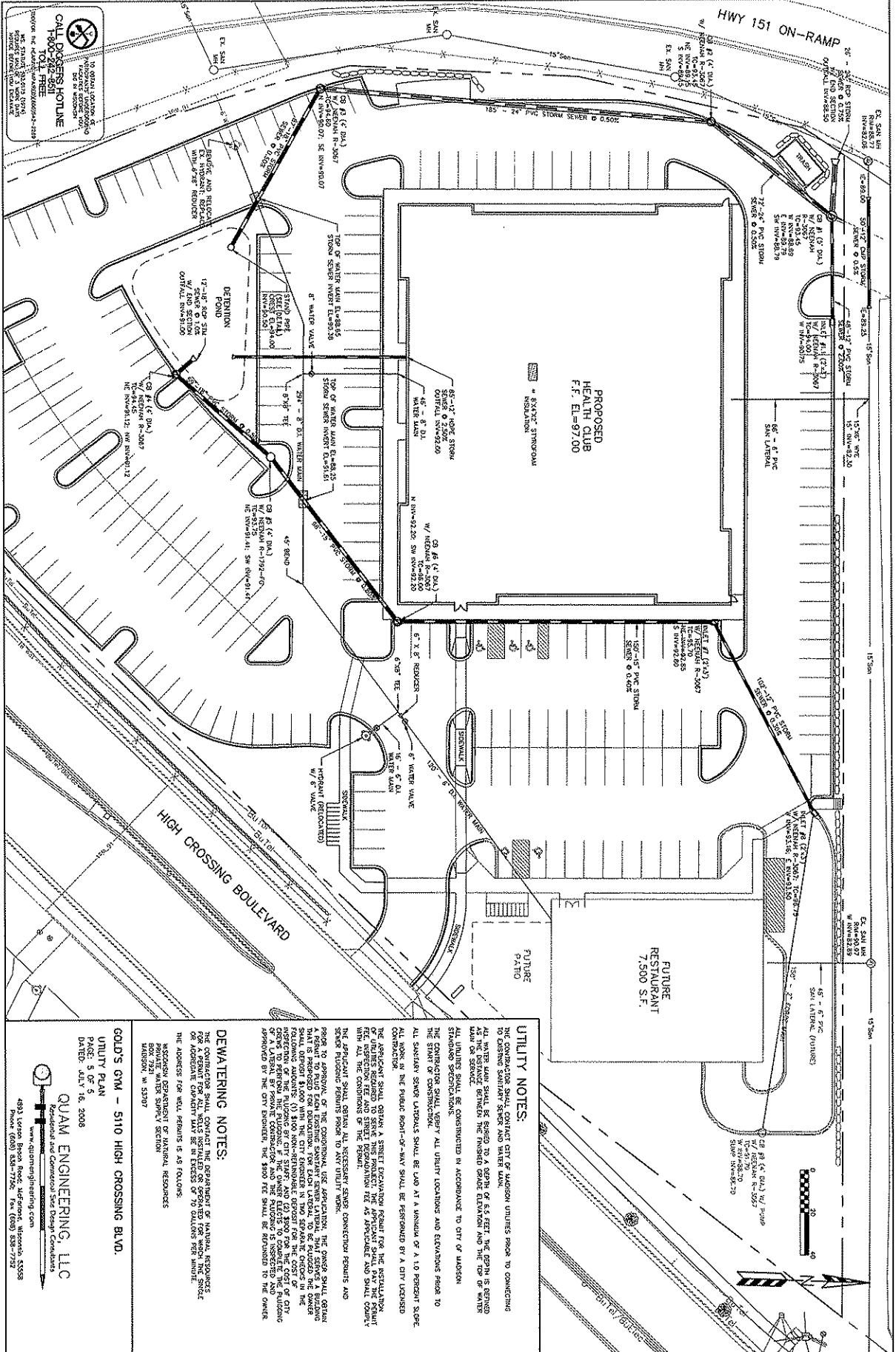
PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address: 4893 LORSON BEACH ROAD, MCFARLAND, WI 53558
 Project Name: PROPOSED HEALTH CLUB
 Client: QUAM ENGINEERING, LLC
 Designer: QUAM ENGINEERING, LLC
 Date: JULY 15, 2008
 Scale: AS SHOWN
 Drawing No.: 02

Site Area: 1.1 ACRES
 Building Footprint: 10,000 S.F.
 Total Area: 10,000 S.F.
 Number of Spaces: 100
 Number of Spaces with Access: 100
 Number of Spaces with Access: 100
 Number of Spaces with Access: 100

GOLD'S GYM - 5110 HIGH CROSSING BLVD.
 SITE PLAN
 PART 5 OF 5
 DATED: JULY 15, 2008

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 4893 Lorson Beach Road, McFarland, Wisconsin 53558
 Phone: (608) 838-7750, Fax: (608) 838-7752
 www.quamengineering.com



UTILITY NOTES:
 THE CONTRACTOR SHALL CONTACT THE CITY OF MADISON UTILITIES DEPARTMENT TO DETERMINE THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 ALL UTILITIES SHALL BE DEPTH TO THE CITY OF MADISON STANDARDS SPECIFICATIONS.
 ALL UTILITIES SHALL BE CONSTRUCTION IN ACCORDANCE TO THE CITY OF MADISON STANDARDS SPECIFICATIONS.
 THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.
 ALL SANITARY SEWER MAINS SHALL BE Laid AT A MINIMUM OF A 1.0 PERCENT SLOPE.
 ALL SANITARY SEWER MAINS SHALL BE Laid AT A MINIMUM OF A 1.0 PERCENT SLOPE.
 THE CONTRACTOR SHALL OBTAIN A STREET EXPANSION PERMIT FOR THE RELOCATION OF THE EXISTING SANITARY SEWER MAINS TO BE Laid TO THE NEW RESTAURANT AND PATIO. THE PERMIT SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 THE CONTRACTOR SHALL OBTAIN A STREET EXPANSION PERMIT FOR THE RELOCATION OF THE EXISTING SANITARY SEWER MAINS TO BE Laid TO THE NEW RESTAURANT AND PATIO. THE PERMIT SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 THE CONTRACTOR SHALL OBTAIN A STREET EXPANSION PERMIT FOR THE RELOCATION OF THE EXISTING SANITARY SEWER MAINS TO BE Laid TO THE NEW RESTAURANT AND PATIO. THE PERMIT SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

DEWATERING NOTES:
 THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF NATURAL RESOURCES FOR A PERMIT FOR ALL WELLS INSTALLED OR OPERATED FOR WHICH THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES HAS JURISDICTION.
 THE DEPARTMENT OF NATURAL RESOURCES SHALL BE NOTIFIED IN WRITING AT LEAST 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
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GOLD'S GYM - 5110 HIGH CROSSING BLVD.
 UTILITY PLAN
 PAGE: 5 OF 5
 DATE: JULY 16, 2008

QUAM ENGINEERING, LLC
 4893 Larson Beach Road, McFarland, Wisconsin 53558
 Phone: (608) 838-7750 Fax: (608) 838-7752
 www.quamengineering.com

DIMENSIONAL

Madison Design Group
 5110 High Crossing Blvd. #200
 Madison, WI 53704
 608.271.1111
 www.dimensionaldesign.com

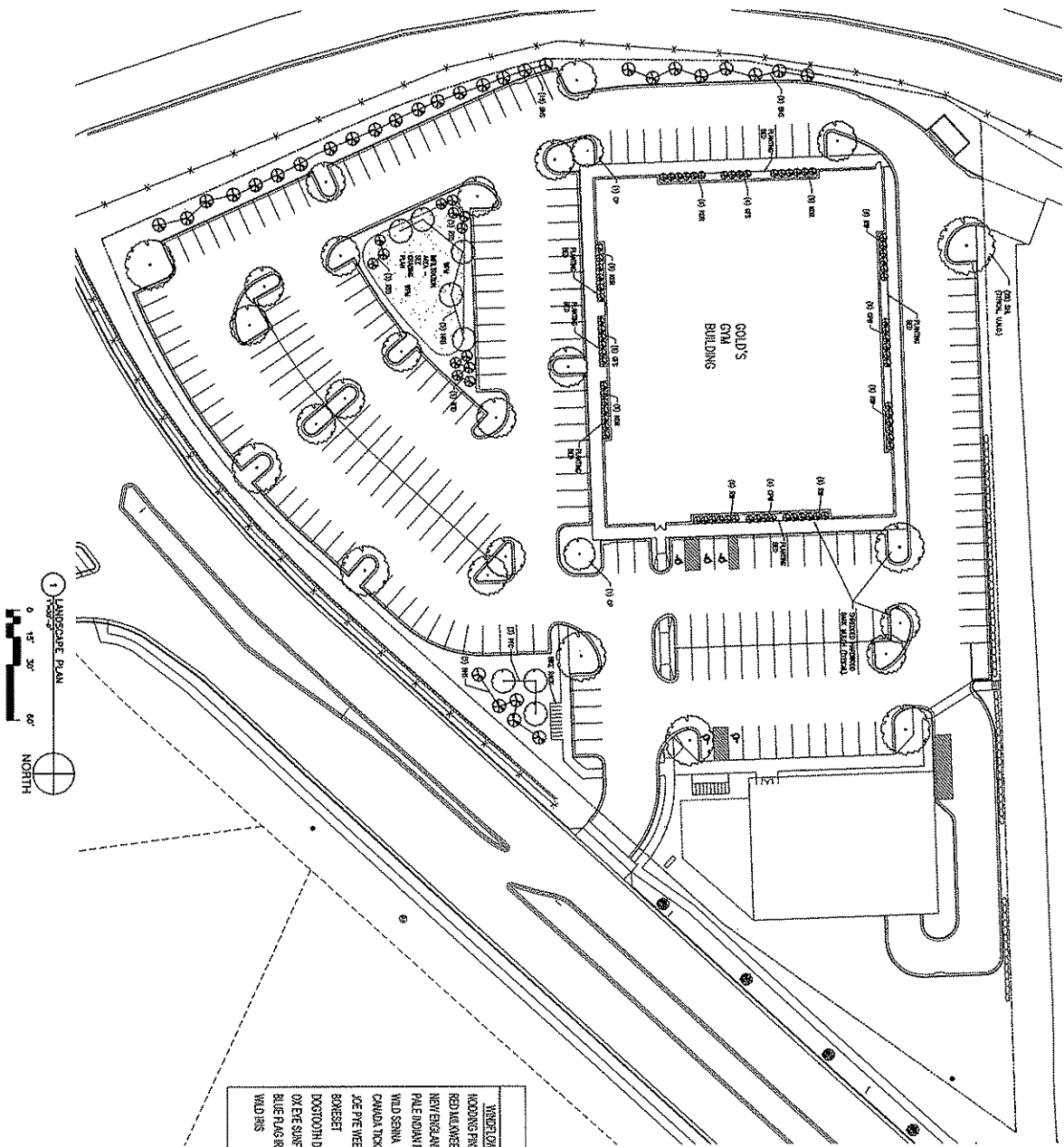
GOLD'S HEALTH CLUB - EAST

5110 HIGH CROSSING BLVD.
 MADISON, WI

PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE PLAN

L1.0



PLANT LIST

KEY	QUANTITY	SIZE	TYPE	ROOT
QF	2	2"	ARTURUS BRILLIANT CLEMATIS PEAK	B8
H8B	5	8"	HERITAGE RIVER BIRCH CLUMP	B8
PGC	3	7"	PRINCE OF ORANGE	B8
SIL	22	2"	SCYLLA HOLLY TOPOST	B8
BHS	32	3'-4"	BLACK HILLS SPRUCE	B8
RTD	13	24"	RED TIGER DOGWOOD	POT
KOR	24	2 GAL	KNOCKOUT ROSE	POT
RYV	24	18"	RUBY WEGEIA	POT
GRS	10	15"	GOLD PRINCE BRABERY	POT
CPN	10	15"	CRUISER PRINCE SPREA	POT
VPH	-	-	NET PRINCE LIX	SEED

- NOTES:**
1. ALL PLANTING BEETS SHALL BE EXCISED WITH BLACK WAX.
 2. ALL PLANTING BEES SHALL BE MULCH WITH HICKORY DOUBLE SHREDED BARK MULCH TO 3" DEPTH, WITH PRE-EMERGENT HERBICIDE APPLIED.
 3. AREAS LABELED WASHED STONE MULCH TO RECEIVE 1" WASHED STONE MULCH OVER FABRIC BARRIER.
 4. ALL INSTALLED TREES AND SHRUBS BY LAMINAE ARE TO BE MULCHED WITH 4" DUMPTER SHREDED BARK MULCH BINGS.
 5. LAMINAE SEEDS TO BE SEED WITH BETTER FERTILIZER APPLIED.
 6. IRRIGATION SYSTEM TO BE SEED WITH DETERMINED BASIN SEED MIX AS SPECIFIED BY PRINCE, NURSERY, FERTILIZER, AND MULCHER USE EROSION CONTROL FABRIC ON BOTTOM AND SLOPE OF DETERMINED BASIN. USE ANNUAL CANTS AND/OR ANNUAL PEE AS TEMPORARY COVER CROP.

WINTER GREENS	DETENTION BASIN WET PRINCE LIX	ANNUAL PERENNIALS
KNOXING PINK ORCHID	PRINCE BLAZENSTAR	AMY FRUIT SEED
RED HELIUM	DENSE BLAZENSTAR	FOX SEED
NEW ENGLAND ASTER	GREAT BLUE DOGMA	CANADA WILD RIE
PALE INDIAN PLANTAIN	BERGAMOT	VIRGINIA WILD RIE
WILD SENNA	YELLOW CORNET OWNER	SMITHS BASS
CANADA TICK TREETAIL	BLACK EYED SUSAN	DAK GREEN BLUEISH
JOE PINE WEEB	SWEET BLACK EYED SUSAN	INDIAN GRASS
BOXWEL	BROWN EYED SUSAN	PRINCE CORN GRASS
DOCTOOR BUSH	ROSEWOOD	BIG BLUE STEIN
OX EYE SUNFLOWER	CUP PLANT	BEERS SEED
BLUE FLAG BRS	PRINCE DOCK	BOTTLE BRUSH SEED
WILD BRS	ORIO GOLDENROD	PERENNIAL SEED

DATE OF ISSUE: 02/10/08

PROJECT #: 0205

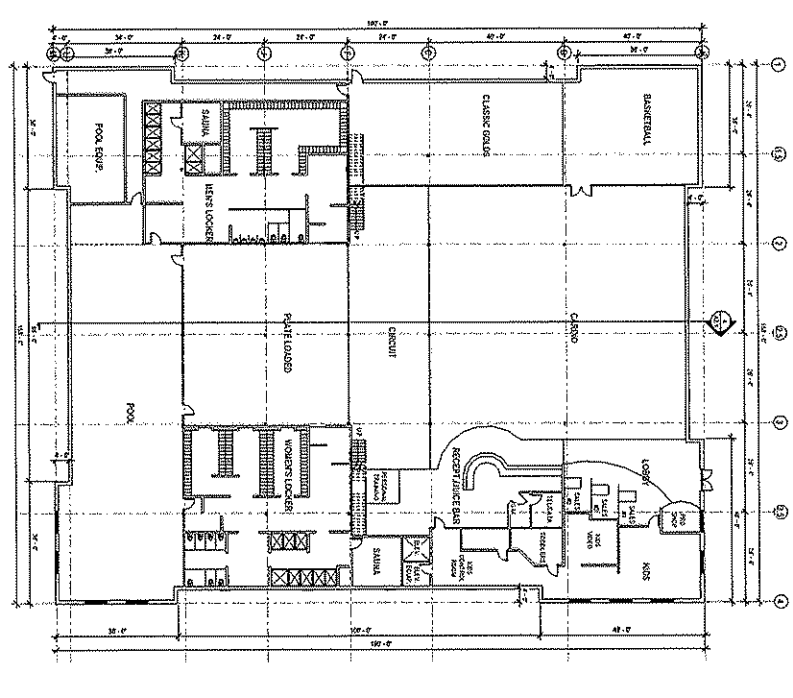
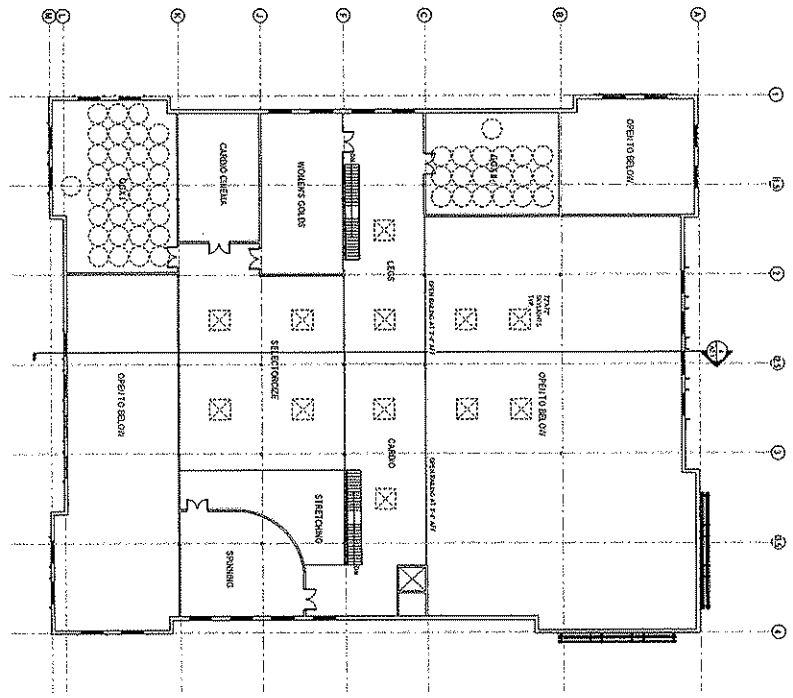
DIMENSION
 Madison Design Group
 architects - engineers - interior design
 801 East Madison, Suite 110
 Madison, Wisconsin 53717
 608.279.4444 608.279.4445
 dmcc@dimension.com

GOLD'S GYM HIGH CROSSING
 MADISON, WI

PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT # 08952
 FLOOR PLANS

A1.1



Area	Schedule	Area
REZZING FLOOR	14,000 SF	
FIRST FLOOR	42,000 SF	

1. MATERIAL FINISHES
 2. WINDOW TYPES
 3. DOOR TYPES
 4. SIGNAGE
 5. LIGHTING FIXTURES
 6. MECHANICAL EQUIPMENT
 7. LANDSCAPE PLANTINGS
 8. FURNITURE
 9. INTERIORS
 10. EXTERIORS
 11. UTILITIES
 12. STRUCTURE
 13. FOUNDATION
 14. GEOTECHNICAL
 15. CIVIL WORK
 16. TRAFFIC CONTROL
 17. SIGNAGE
 18. LIGHTING
 19. FURNITURE
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 68. FOUNDATION
 69. GEOTECHNICAL
 70. CIVIL WORK
 71. TRAFFIC CONTROL
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