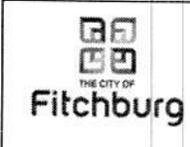


Rec #1-016601
T.O 4-13-18.



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: 6220 Nesbitt Rd.

Legal Description - (Metes & Bounds, or Lot No. And Plat):
Lot 1 CSM 10317

***Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

2. Current Use of Property: Banquet Hall

3. Proposed Use of Property: Martial Arts Instruction

4. Proposed Development Schedule: August 1st, 2018

5. Zoning District: Business General

6. Future Land Use Plan Classification: _____

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): N/A

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: 120

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: 9:00am - 9:00pm No. Of Employees: 4

Floor Area: 6700 sq. ft. No. Of Parking Stalls: 120

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Charden Properties, LLC

Address: 60 Pond View Way, Fitchburg, WI Phone No: 608-338-5822

Contact Person: Chris Peterson

Email: cpeterson@pancakecafe.com

Address: 6220 Nesbitt Rd. Fitchburg, WI c/o Pancake Cafe Phone No: 608-338-5822

Respectfully Submitted By: Hans Paulson 608-235-9932
Owner's or Authorized Agent's Signature

**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 4/11/2018 Publish: _____

Ordinance Section No. _____ Fee Paid: \$465.00

Permit Request No. CU-2213-18

Susan Badtke

From: Chris Peterson <cpeterson@pancakecafe.com>
Sent: Thursday, April 12, 2018 7:33 PM
To: Susan Badtke
Cc: Tyler Shaub
Subject: 6220 Nesbitt

To whom it may concern.

Charden LLC owners of 6220 Nesbitt is excited to have Infinity at our location. We have a lease that has been signed by both parties. If you have any questions please do not hesitate to contact us.

Thank you



Chris Peterson
Business Development
Pancake Cafe
m: (608) 338-5822
w: pancakecafe.com

Dear Fitchburg Planning Commission,

Our business, Infinity Martial Arts, is seeking a conditional use permit to relocate to 6220 Nesbitt Rd.

Our school's goal is cultivate positive personal development through the fun and fitness of practical martial arts training. We offer classes for children as young as four through adults.

Our kids programs teach students the importance of positive attitude, the power of focus and the importance of respect for yourself and others. These qualities become relatable through the classroom drills. We use the challenges of martial arts as the avenue to understanding the value of these qualities. Our teens and adults also get to experience these benefits, with a greater focus on practical usage and physical fitness.

Our student body consists of adults and families from Verona, Fitchburg and the greater west side of Madison. Our program is active in the community and in public and private schools. We visit classrooms to discuss bullying, provide fun and safe activities at local events, and donate every year to PTO's, school fund raisers and a yearly donation to the UW Children's Hospital.

We look forward to growing our program in a new facility to better serve our current student body and hope to continue to make a positive impact on the West Madison/Fitchburg/Verona community.

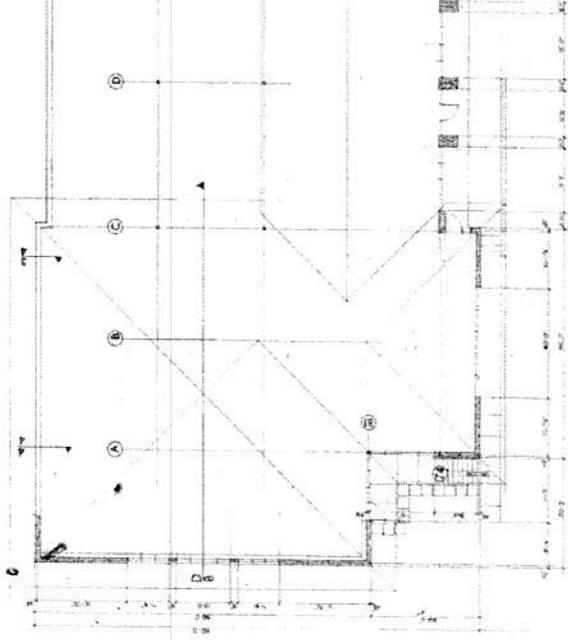
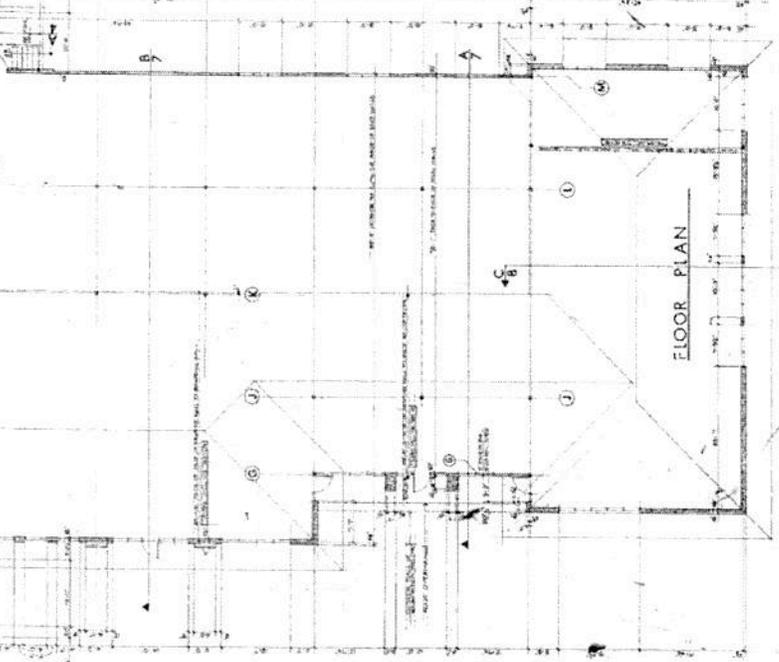
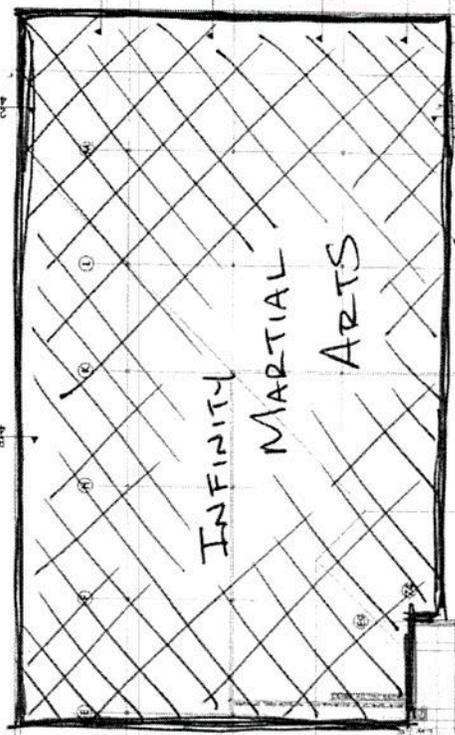
Sincerely,

Tyler Shaub

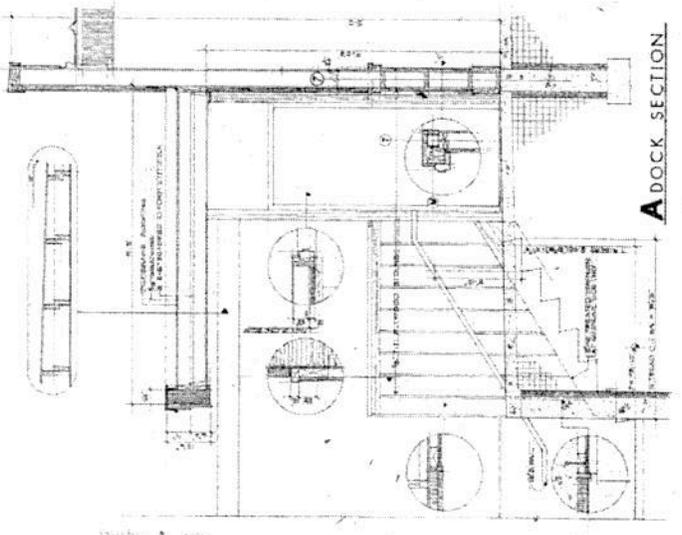
Hans Paulson

Mike Welch

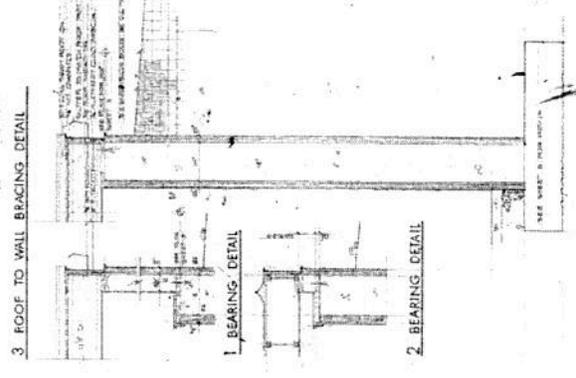
Infinity Martial Arts



4 TRUSS BRACING DETAIL



A DOCK SECTION



B WALL SECTION

3 FOOT TO WALL BRACING DETAIL

1 BEARING DETAIL

2 BEARING DETAIL

Susan Badtke

From: Tyler Shaub <infinityma.tylershaub@gmail.com>
Sent: Thursday, April 12, 2018 7:24 PM
To: Susan Badtke
Subject: Re: Infinity CUP
Attachments: Site Plan 1.JPG; Site Plan 2.JPG

Hi Susan,

1. I've emailed the property owner. He should be emailing you in the next 24 hours to get authorization.
2. I printed out, marked our proposed space, scanned and attached the site plans.
3. 6,700 sq. ft. is the leased space within the building
4.
We run on average six 30-45 minute classes daily
Operating weekdays 4:00-9:00pm and Saturday mornings 9:00am-1:00pm
Average class size is 20 students

If there's anything else, please let me know. We'd like to have to you everything needed before the end of the week

Tyler Shaub

Owner / Master Instructor
Infinity Martial Arts - Fitchburg/Verona
<http://fitchburg.infinityma.com>
608.848.5777

On Wed, Apr 11, 2018 at 3:25 PM, Susan Badtke <Susan.Badtke@fitchburgwi.gov> wrote:

Hi Tyler,

Thank you for your e-mail and attachments. I also received your hardcopy submittal and will e-mail you a receipt once I have processed the application.

In addition to the information you provided, please provide the following:

- 1.) Authorization letter or e-mail from the property owner for your submittal.

2.) Site plan showing the space that you are planning to lease. I've attached a copy of the site plan that the City has on file. Please outline the area that you are planning to use. I've also attached a copy of the floor plan and building elevation so that you can perhaps show on these the space you're planning to take.

3.) The application lists the floor area as 6,700 sq ft – is this the full building area or the area that you plan to lease? Please confirm.

4.) Can you provide additional details on the business operation itself – number of classes per day, average number of kids per class, prime class hours, etc. The more information you can provide the better.

Hope this is clear. Feel free to contact me if you have any questions.

Regards,

Susan B. Badtke, Community Planner

(608) 270-4256

From: Tyler Shaub <infinityma.tylershaub@gmail.com>

Sent: Wednesday, April 11, 2018 10:58 AM

To: Susan Badtke <Susan.Badtke@fitchburgwi.gov>

Subject: Infinity CUP

Planning Commission,

Please find conditional use permit and cover letter attached.

Hard copies and application fee will be delivered today, April 11th. Please let us know if you need any other information.

Thank you for your consideration.

Tyler Shaub

Owner / Master Instructor

Infinity Martial Arts - Fitchburg/Verona

<http://fitchburg.infinityma.com>

608.848.5777

Susan Badtke

From: Chris Peterson <cpeterson@pancakecafe.com>
Sent: Tuesday, May 1, 2018 2:14 PM
To: Susan Badtke
Cc: Tyler Shaub
Subject: Re: 6220 Nesbitt

See below



Chris Peterson
mobile: (608) 338-5822
site: pancakecafe.com
cpeterson@pancakecafe.com

On May 1, 2018, at 10:18 AM, Susan Badtke <Susan.Badtke@fitchburgwi.gov> wrote:

Hi Chris,

Thanks for providing the authorization e-mail below.

I'm in the process of reviewing the submitted Conditional Use Permit request for Infinity Martial Arts to locate at 6220 Nesbitt Road. A few questions that I'm hoping you can answer.

- 1.) The submitted application states there are 120 parking stalls on site. Is this correct?

They are actually 139 spaces

- 2.) Can you please provide a detailed list of the current uses in the building and the sq ft of each use?

Pancake cafe restaurant approximately 8,000 sq ft
SwimWest swim school approximately 4,000 sq ft
Grand appliance retail commercial equipment store approximately 9000 sq ft.

Thanks!

Susan B. Badtke, Community Planner
(608) 270-4256

From: Chris Peterson <cpeterson@pancakecafe.com>
Sent: Thursday, April 12, 2018 7:33 PM
To: Susan Badtke <Susan.Badtke@fitchburgwi.gov>
Cc: Tyler Shaub <infinityma.tylershaub@gmail.com>
Subject: 6220 Nesbitt

To whom it may concern.

Charden LLC owners of 6220 Nesbitt is excited to have Infinity at our location. We have a lease that has been signed by both parties. If you have any questions please do not hesitate to contact us.

Thank you



Chris Peterson
Business Development
Pancake Cafe
m: (608) 338-5822
w: pancakecafe.com