



Location
1621 Thierer Road

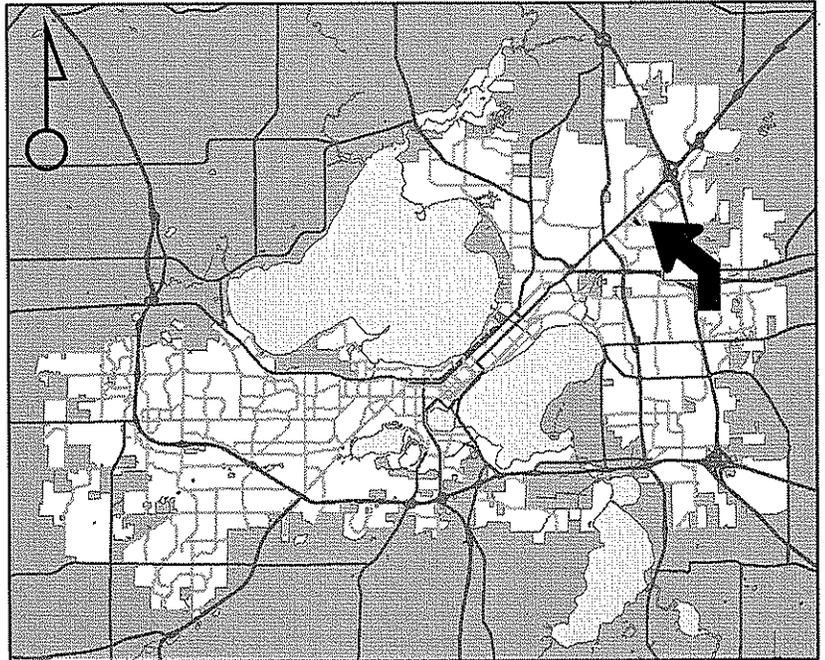
Project Name
Fraggin Dragon Video Game Center

Applicant
Robert Brigham & Theodore Holen/
John Brigham – Lee & Associates

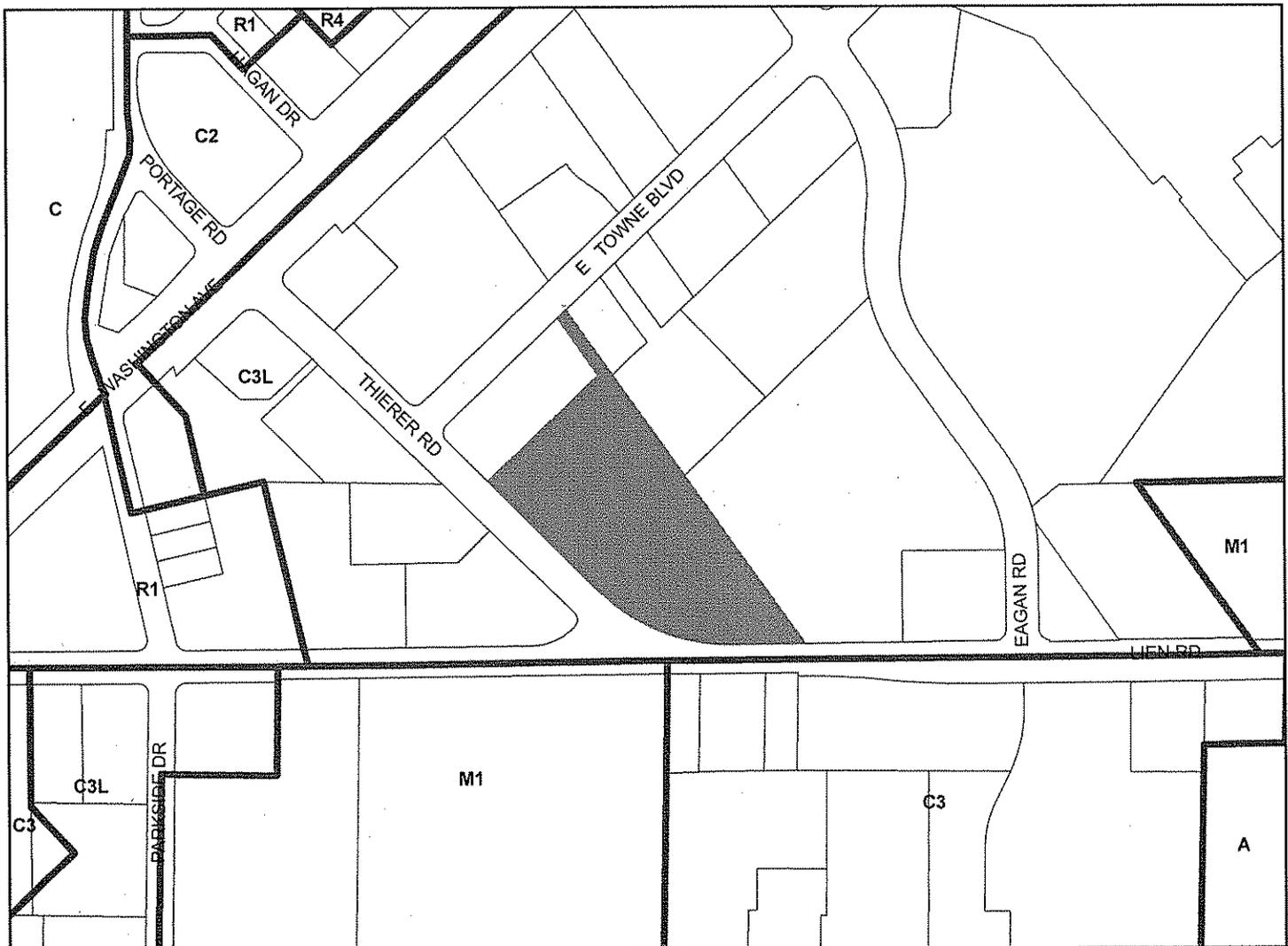
Existing Use
Retail Shopping Center

Proposed Use
Operate Arcade in Existing Multi-
Tennant Retail Center

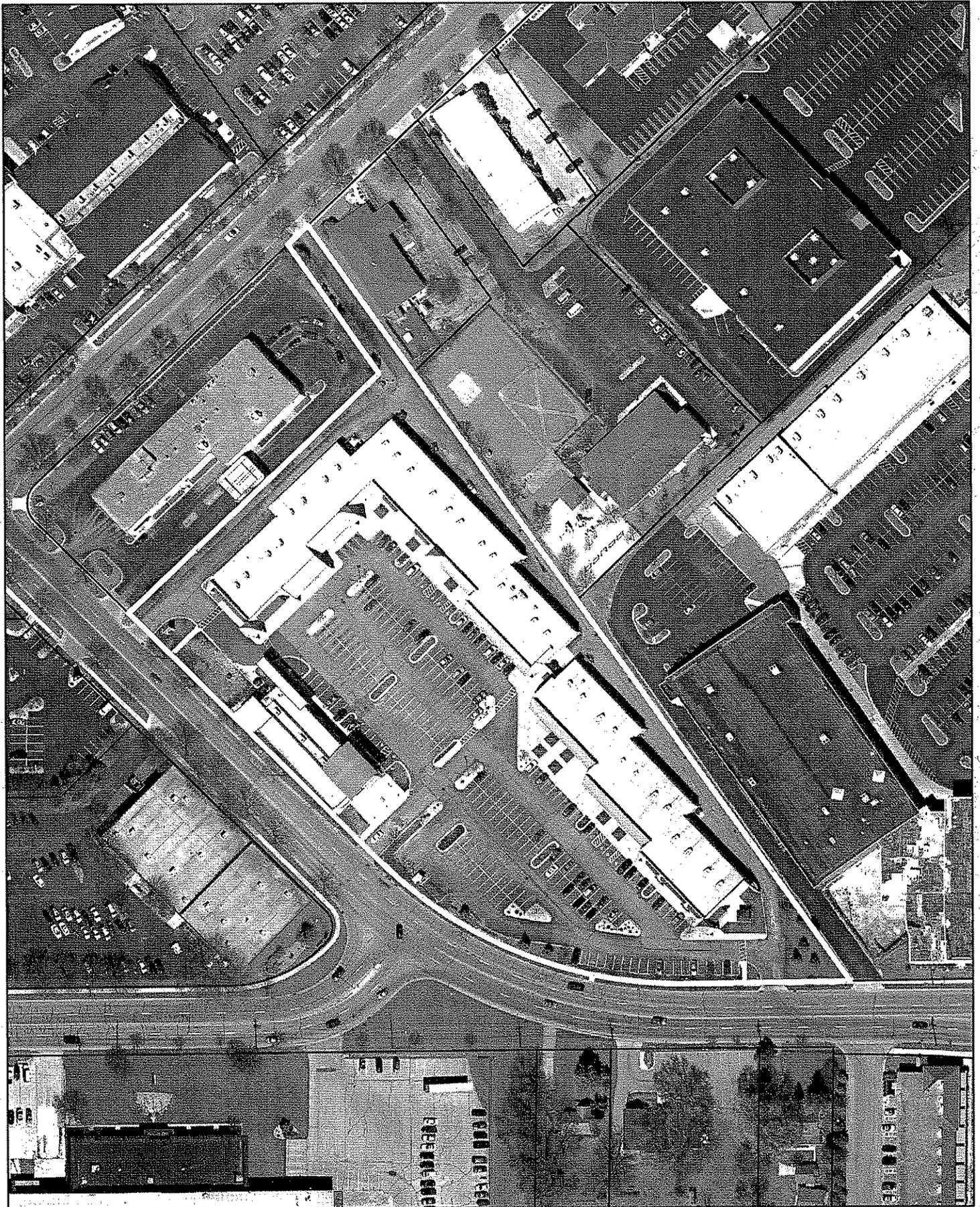
Public Hearing Date
Plan Commission
22 March 2010



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



Scale : 1" = 400'



6



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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1550</u> Receipt No. <u>107400</u>
Date Received	<u>2/9/10</u>
Received By	<u>JLK</u>
Parcel No.	<u>0810 284 0901 0</u>
Aldermanic District	<u>17 Joe Clausius</u>
GQ	<u>CW</u>
Zoning District	<u>C3L</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>NA</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	Waiver <u>2/3/10</u>
Ngbrhd. Assn Not.	Waiver _____
Date Sign Issued	<u>2/9/10</u>

1. **Project Address:** 1621 Thierer Road **Project Area in Acres:** _____

Project Title (if any): Fraggin Dragon Video Gaming Center

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Richard Hanson Company: Fraggin Dragon
 Street Address: 339 Lincoln Street City/State: Evansville, WI Zip: 53536
 Telephone: (608) 516-2729 Fax: () Email: sundowndjmadison@yahoo.com

Project Contact Person: John Brigham Company: Lee & Associates of Madison
 Street Address: 4726 East Towne Blvd. STE 220 City/State: Madison, WI Zip: 53704
 Telephone: (608) 327-4000 Fax: (608) 327-4011 Email: jbrigham@lee-associates.com

Property Owner (if not applicant): Robert Brigham and Theodore Holen
 Street Address: 3370 Ridgeway Ave City/State: Madison, WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
 Applicant is proposing a video gaming center in a retail strip shopping center

Development Schedule: Commencement spring 2010 Completion spring 2010

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcaapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

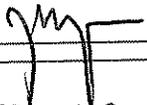
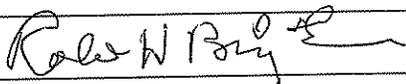
In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Comprehensive Land Use Plan, which recommends: Commercial for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
Alder Joe Clausius, January 21, 2010
 - NOTE: 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: Kevin Firchow Date: 2/1/2010 Zoning Staff: Patrick Anderson Date: 2/1/2010
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name John Brigham Date 2/08/2010
 Signature  Relation to Property Owner Property Manager
 Authorizing Signature of Property Owner  Date 2/08/2010



TO: City of Madison Planning Commission

RE: Conditional Use Permit Application
Fraggin' Dragon LAN Gaming Center 1621 Thierer Road, Madison

DATE: February 1, 2010

Fraggin' Dragon LAN Gaming Center LLC is requesting a conditional use permit for an arcade within East Pointe Plaza at 1621 Thierer Road.

Fraggin' Dragon LAN Gaming Center LLC, or Fraggin' Dragon Video Gaming Center as it will be commonly known, is a new enterprise founded by Richard Hanson in 2009. The center's purpose is to provide video game entertainment to people of all ages for an hourly fee. Popular games for the Xbox 360 and Playstation 3 will be available for all patrons to play both online and offline. Fraggin' Dragon promises to offer people a safe, clean, friendly environment to spend their entertainment dollars.

While the center will be open to all, including children, there will be restrictions in place to ensure they will not be allowed to have access to questionable material. First, every child under 17 will be required to have a permission form filled out and signed by their parent or guardian. If requested, the minor will not be permitted to play games rated T for Teen (13 and older) or M for Mature (17 and older) while at the center. Children under 13 years of age will need to be accompanied by a parent or guardian. Also, games that are related to gang or criminal activity such as Grand Theft Auto will not be offered at the center.

Please note that Alderman Joe Clausius supports this request.

Thank you for your time and consideration in this matter.

Richard J Hanson

Digitally signed by Richard J Hanson
DN: cn=Richard J Hanson, o=Fraggin' Dragon,
ou, email=sundowndjs@sbcglobal.net, c=US
Date: 2010.02.09 08:36:42 -06'00'

Richard J Hanson
Owner

Please see next page for detailed information.

1621 Thierer Road
Madison, WI 53704
(608)516-2729

www.fraggindragon.com
rick@fraggindragon.com



To get the premises ready to house the gaming center, we have enlisted the services of Destree Design Architects of Madison, Carlson Construction of Madison, and Game Center Direct, a national game center consultant, to design, build, and set-up the center and equipment.

Destree Design Architects: 608.268.1499 ph, 608.268.1498 fax,
www.destreearchitects.com

Carlson Construction: 608.241.4186 ph, www.carlsonconstruction.com

Game Center Direct: 1.888.879.0152 ph, www.gamecenterdirect.com

Alterations will only be made to the interior. There will be no changes to the external façade.

The total leased space is 1500 square feet. The space will contain 42 single-player gaming stations and two multiplayer gaming stations. The maximum capacity will be 48 (unless otherwise determined).

The planned hours of operation are as follows:

During the school year:

Monday: Closed
Tuesday: 4PM-12AM
Wednesday: 4PM-12AM
Thursday: 4PM-12AM
Friday: 4PM-2AM
Saturday: 10AM-2AM
Sunday: 10AM-10PM

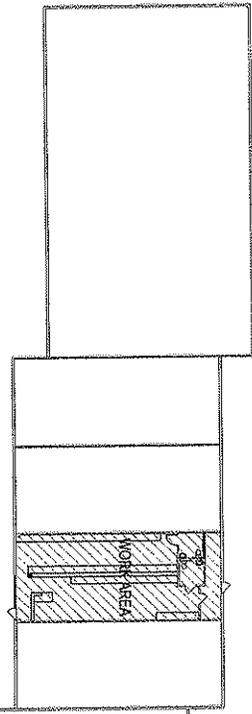
Summer:

Monday: 12PM-12AM
Tuesday: 12PM-12AM
Wednesday: 12PM-12AM
Thursday: 12PM-12AM
Friday: 12PM-2AM
Saturday: 10AM-2AM
Sunday: 10AM-10PM

There will be no employees other than myself (Richard Hanson) and my wife (Heather Hanson).

1621 Thierer Road
Madison, WI 53704
(608)516-2729

www.fraggindragon.com
rick@fraggindragon.com



KEY PLAN
1/16" = 1'-0"
TRUE NORTH
PLAN NORTH

DEFINITIONS:
F.C.C. - FIRE EXTINGUISHER CABINET
G.W.B. - GYP/SUM WALL BOARD
O.F.C.I. - OWNER FURNISHED CONTRACTOR INSTALLED
C.F.C.I. - CONTRACTOR FURNISHED CONTRACTOR INSTALLED
TYP - TYPICAL
X.T.G. - EXISTING

CODE SUMMARY:
PROJECT DESCRIPTION: NEW TENANT BUILD-OUT TO EXISTING SPACE
CONTRACTOR: [REDACTED]
CONSTRUCTION TYPE: IIB - NON-FRAMING LEMED
HEIGHT: [REDACTED]
STORIES: 1 FLOOR: 1
OCCUPANCY LOAD: OCCUPANCY TO BE POSTED AT 49 PERSONS.
SQUARE FOOTAGES
BUILDING FOOTPRINT = 14,599 SF
BUILDABLE AREA = 1,474 SF

ARCHITECTS
225 North Washington Ave.
Madison, WI 53702
ph: 562.262.1953
www.architects.com

- GENERAL NOTES:**
- FIELD VERIFY ALL DIMENSIONS. CONSULT ARCHITECT W/INCONSISTENCIES.
 - CONTRACTOR TO COORDINATE WITH ALL APPLICABLE BUILDING CODES.
 - ALL NEW INTERIOR WALLS TO BE TYPE P-1 WALL UNLESS NOTED OTHERWISE.
 - DRINKING WATER FROM EDGE OF STUD TO EDGE OF NEW STUD.
 - OUTLET AND SWITCHES BY TENANT.
 - IN THE EXISTING TOILET ROOM, THE EXISTING GYM BAYS TO REMAIN. A VERTICAL GYM BAY WALL NEED TO BE ADDED PER ELEVATION 4/100.

ELECTRICAL/DATA NOTES:

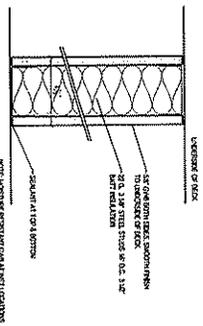
- CONTRACTOR TO COORDINATE WITH TENANT PRIOR TO INSTALL.
- CALCULATIONS TO COORDINATE SUBMITTAL OF ALL NECESSARY DRAWINGS AND CALCULATIONS FOR APPROVAL.
- ELECTRICIAN TO PROVIDE, LOCATE AND INSTALL EMERGENCY EGRESS LIGHTING AND EXIT SIGNS AS REQUIRED BY FIRE MARSHALL. VERIFY LOCATIONS W/ ARCHITECT PRIOR TO INSTALL.
- NEW 200 AMP SERVICE TO BE PROVIDED.
- COORDINATE POWER REQUIREMENTS WITH TENANT.
- NO MORE THAN (6) OUTLETS PER BREAKER.
- 225VTS TO BE PROVIDED TO COORDINATE WITH TENANT.
- EXISTING LIGHTING FIXTURES TO BE MODIFIED AS REQ. PER NEW FLOOR PLAN.

PLUMBING NOTES:

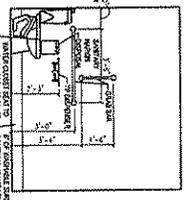
- CONTRACTOR TO COORDINATE SUBMITTAL FOR ALL NECESSARY DRAWINGS AND CALCULATIONS FOR APPROVAL.
- NEW PLUMBING FIXTURES TO BE ADA COMPLIANT.

HVAC NOTES:

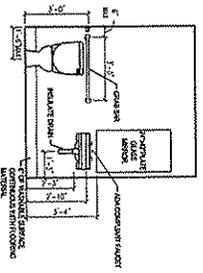
- CONTRACTOR TO COORDINATE SUBMITTAL OF ALL NECESSARY DRAWINGS AND CALCULATIONS FOR APPROVAL.
- HVAC CONTRACTORS TO MODIFY EXISTING CONDITIONS AS REQUIRED PER DRAWINGS AND BUILDING STANDARDS.



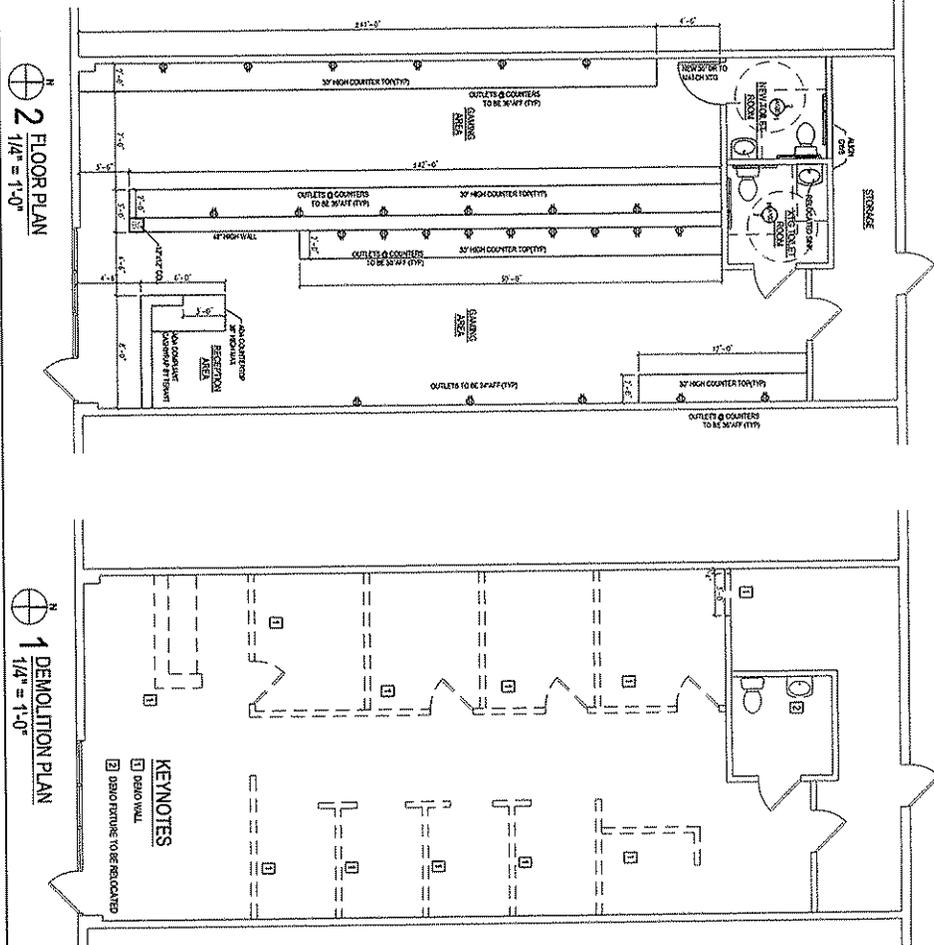
5 PARTITION TYPES
3" = 1'-0"



4 ELEVATION @ TOILET ROOMS
3/8" = 1'-0"



3 ELEVATION @ TOILET ROOM
3/8" = 1'-0"



2 FLOOR PLAN
1/4" = 1'-0"

1 DEMOLITION PLAN
1/4" = 1'-0"

KEYNOTES
[Symbol] DEMO WALL
[Symbol] DEMO PARTING TO BE RELOCATED

FRAGGIN DRAGON
TENANT BUILD-OUT
1621 THIERER RD
MADISON, WI 53704

ISSUANCES:	01.12.10
DATE:	01.12.10
PROJECT:	79592240
NUMBER:	01.12.10
DATE:	01.12.10
REV:	
SHEET:	

A100