

Ultimate Arts, LLC
3236 Commercial Ave
Madison, WI 53714

August 29, 2025

City of Madison
Planning Division
Madison Municipal Building
215 Martin Luther King Jr Blvd, Suite #017
Madison, WI 53703
pcapplications@cityofmadison.com

RE: LETTER OF INTENT – 2017 S. STOUGHTON ROAD – CONDITIONAL USE PERMIT APPLICATION

Dear Planning Division,

Project Summary

Ultimate Arts, LLC requests approval of a Conditional Use Permit to operate a Service Business (tattoo studio) at 2017 S Stoughton Road, Madison, WI, within the IL (Industrial Limited) District. The proposed premises includes approximately 2,500 sq. ft. There will be no exterior changes to the building or site, only minor interior updates.

- **Project Address:** 2017 S Stoughton Road, Madison, WI
- **Premises SF:** 2,500 SF within an existing ~25,000 SF multi-tenant building, addresses ranging from 2009-2025 S Stoughton Road
- **Applicant:** Ultimate Arts, LLC D/B/A Ultimate Arts Tattoo
 - Michael Spangler, 3236 Commercial Ave, Madison, WI 53714, tattoostripe@gmail.com, (608) 220-8784
- **Property Owner:** Oakleaf Properties I LLC (John Blaska)

Site & Compatibility

- **Zoning:** IL District – Service Business requires a Conditional Use Permit. A Tattoo Studio is classified as a Service Business.
- Surrounding area includes other service businesses.
- Adequate on-site, shared surface parking. There are over 50 shared surface parking stalls, less than half appear to be occupied throughout a business day.
- Lease proposed to be effective 10/1/2025, or after Conditional Use approval

About Ultimate Arts

- Locally owned, continuously operating in the same location in Madison since 2001.
- Appointment-based, semi-private studio; lower traffic than salons/spas.
- Recognized as Best of Madison and Mad Faves.

- Zero health code violations in 24+ years of health department inspections.
- Owner Michael Spangler helped draft state tattooing regulations; trainer for WI health inspectors.
- Presently 5-7 full-time employees

Community Impact

- Organizers of Tats for Tots, Dane County's largest toy drive (~70–75% of Toys for Tots donations annually in Dane County).
- Consistent support for local charities (animal rescue, cancer research, homelessness assistance).
- Long-term stable staff (15+ years average tenure).
- Open office hours 11am -5pm weekdays.
- There is little to no noise impact with a tattoo studio.
- Proven record of reliability: never missed rent or utilities.
- Interior changes will include: new floor tile, washable surface wall paint, health department approved ceiling tiles. Possibly of a new hand sink based on health department guidance.
- There will be no exterior changes to the building with the exception of a sign. We will be working with a local manufacturer and licensed installer.

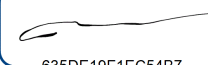
Timeline & Need

- Current lease ends December 31, 2025 (Commercial Ave property being redeveloped).
- CUP approval needed to ensure uninterrupted business and allow October move-in.
- Alder O'Brien granted waiver of 30-day notice requirement for timely submittal on August 25, 2025.

Request

We respectfully request Plan Commission's approval of this Conditional Use Permit to allow Ultimate Arts Tattoo to relocate to 2017 S Stoughton Road and continue serving Madison with professionalism, safety, and community commitment.

Thank you,

DocuSigned by:

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Michael Spangler

Ultimate Arts, LLC

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tattoostripe@gmail.com | (608) 220-8784