



City of Madison

Conditional Use

Location
2422 Pennsylvania Avenue

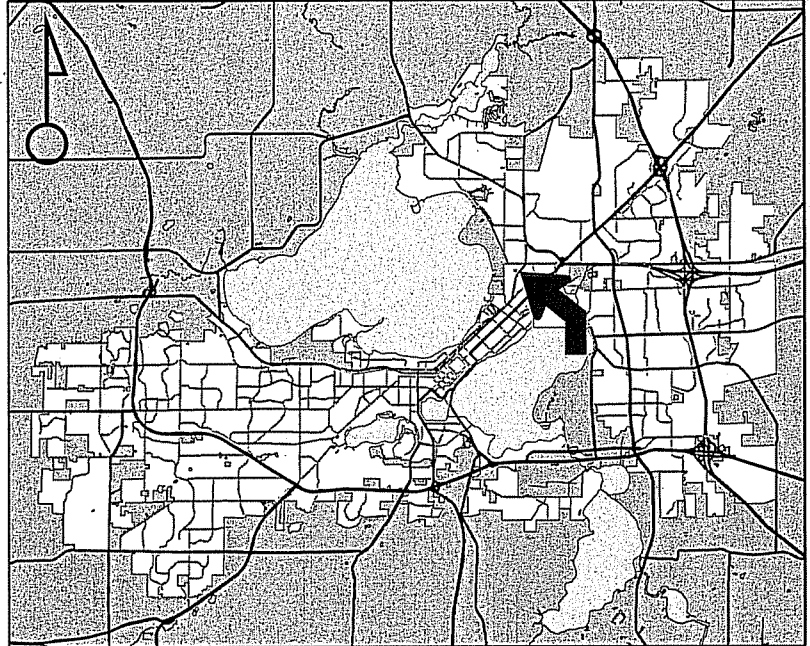
Project Name
Madtown Fitness

Applicant
Chad Gebhardt-CAG Development LLC

Existing Use
Multi-tenant building

Proposed Use
Construct a health club facility
in IL zoning

Public Hearing Date
Plan Commission
09 May 2016

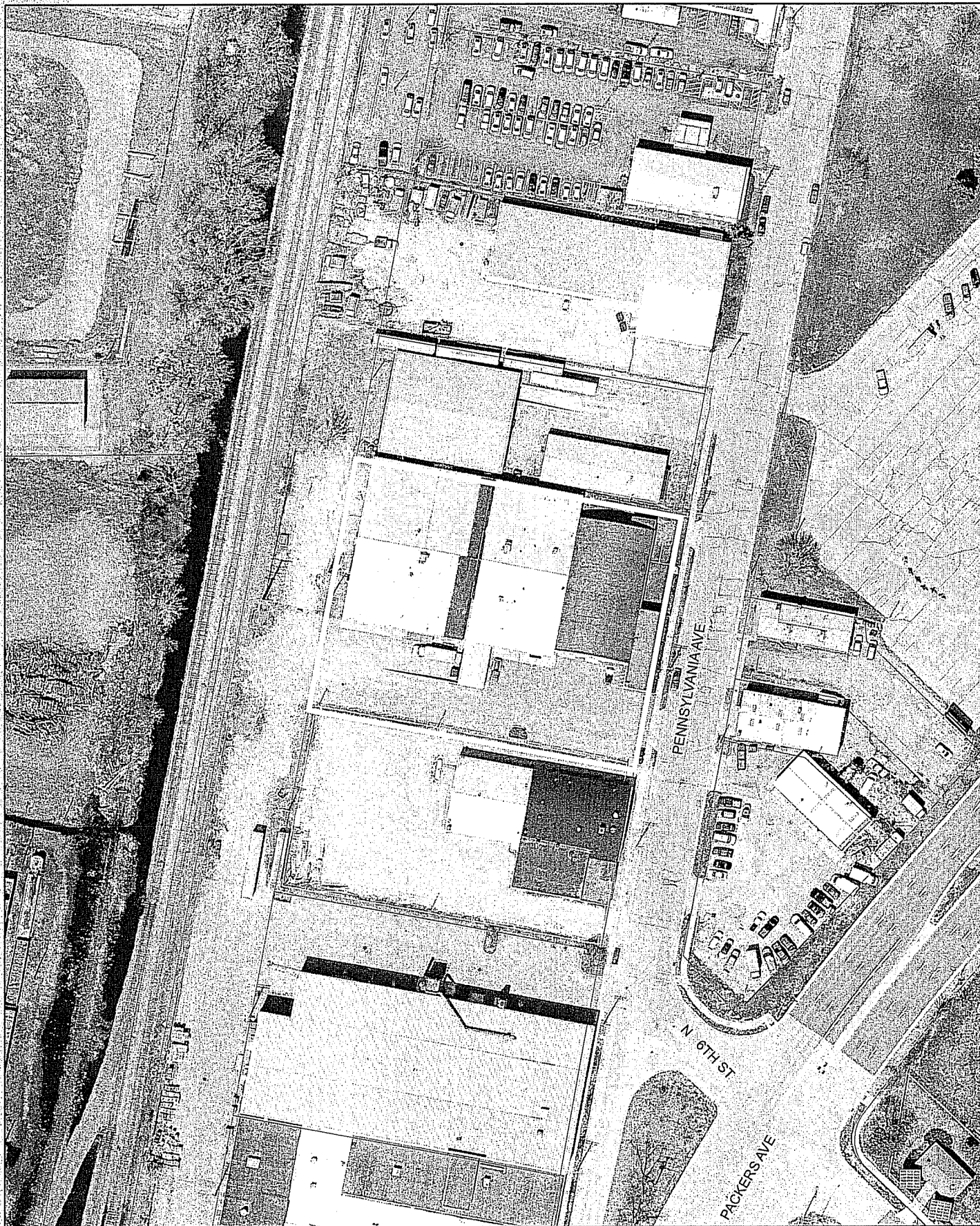


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 27 April 2016



Date of Aerial Photography : Spring 2013



LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$600</u>	Receipt No. <u>014456-0006</u>
Date Received <u>3/23/16</u>	
Received By <u>[Signature]</u>	
Parcel No. <u>0710-062-0203-1</u>	
Aldermanic District <u>12-Palm</u>	
Zoning District <u>IL</u>	
Special Requirements <u>—</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 2422 Pennsylvania Ave Suite # 4
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Chad Geshardt Company: CAG Development LLC
 Street Address: 2422 Pennsylvania Ave #1 City/State: Madison, WI Zip: 53704
 Telephone: (608) 661-0720 Fax: (608) 242-9515 Email: cagd@shcglobal.net

Project Contact Person: Same Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

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

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Looking for a conditional use for a fitness gym of about 10,000ft² in a 30,000ft² building zoned IL.

Development Schedule: Commencement _____ Completion _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials) PICTURE - NO AS
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- 32
- Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
 - Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
 - One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*. **600**

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

EMERSON EAST | NORTHSIDE | ALD. PALM

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 FIRCHOVY Date: 3/16/2016 Zoning Staff: JENNY KIRKUCHAK Date: 5/16/2016

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

Name of Applicant CAG Development LLC Relationship to Property: Owner

Authorizing Signature of Property Owner [Signature] Date 3-23-16

CAG Development

March 23, 2016

City of Madison
Plan Commission

HAND DELIVERED

RE: 2422 Pennsylvania Ave.

Dear Plan Commission;

The intent of this submittal is to request a Conditional Use Permit to allow a Fitness Center in the IL zoning district. I own a multi-tenant building at 2422 Pennsylvania in the City of Madison. My business occupies a portion of the building and I have two other spaces that I rent. Most recently one of my tenants was the City of Madison Library. I have a business called Madtown Fitness interested in one of the vacancies. Madtown Fitness has a south Madison location at 802 Stewart Street and would like to open a second location on the east side of Madison.

Madtown Fitness is a more specialized facility featuring personal training, free weight training and cross fitness. They would occupy approximately 9,400 square feet, the middle section of the building

Attached to this Letter of Intent are the following;

1. Site plan showing the existing condition along with additional bike parking stalls as required by code.
2. A copy of an email sent to Alder Palm giving him notice of our intent to file for a Conditional Use Permit, dated March 1, 2016.
3. A copy of an email sent to both Tim Cordon and Joel Gratz of the Emerson East Neighborhood Association, dated March 17, 2016.
4. A copy of an email sent to Karen Thompson of the Northside Business Association, dated March 17, 2016.

Plan Commission
March 23, 2016
Page 2

In addition, both the owner of Madtown Fitness and myself met with City Staff members Kevin Firchow and Jenny Kirchgatter on March 16, 2016 for a pre-submittal meeting.

Please feel free to call or email me if you have questions or concerns prior to the meeting before the Commission.

Sincerely,

Chad Gebhardt

A handwritten signature in cursive script that reads "Chad Gebhardt".

Enclosures

From: Madtown Fitness <madtownfitnessgym@gmail.com>
Sent: Tuesday, March 01, 2016 6:56 PM
To: district12@cityofmadison.com
Subject: Conditional Use Permit Inquiry

Dear Alder Palm,

My name is Dan Pasholk and I am the owner of Madtown Fitness. We are a locally owned and operated fitness center that is seeking a conditional use permit for the building located at 2422 Pennsylvania Ave. in District 12.

Our current location is on the south side of Madison at 802 Stewart St. We would be using this space to open a second location to meet the growing demand for fitness facilities that bring a more welcoming and personalized experience to their members. Our facility has grown quickly, and we are looking to expand our business to the east-side of downtown.

We believe we would be a great addition to your district. Our business would offer an important service to those that want to exercise in an environment that has more of a community aspect than the typical commercial gym. Your district particularly interests us due to the fact it contains many different types of individuals, including blue-collar workers, MATC students, Air Force men and women, young families and even tourist coming in at the Dane County Airport. Our facility caters to several niche markets, most of which are ignored by the larger fitness centers, and as a result we have a diverse client base ranging from those looking to simply shed a few pounds, to those looking to participate in athletic competitions.

After discussing the potential of adding our gym to the property at 2422 Pennsylvania Ave with Chad Gebhardt, the owner, we think that my business would make a good complement to his business, CAG Development, in terms of tenancy.

I have personally lived in the Madison area for the majority of the last decade and am a graduate of UW-Madison. My business has strong ties to the Madison community, and we look forward to growing further in this great city.

Please feel free to contact me with any questions that you may have.

<http://mfgym.net>

Thank you for your consideration. I hope to hear from you soon.

Dan Pasholk

--

Madtown Fitness
608-270-9606
802 Stewart St
Madison, WI 53713

From: Chad Gebhardt <cagd@sbcglobal.net>
Sent: Thursday, March 17, 2016 2:51 PM
To: cordon4peace@yahoo.com; eenachairs@yahoo.com
Subject: Fw: Neighborhood letter
Attachments: Plan of space being leased.JPG; Capture of site plan.JPG

Dear Tim and Joel,

My name is Chad Gebhardt and I own a building located at 2422 Pennsylvania Ave.

I live on the North Side of Madison and also occupy a portion of the building with my own business. I have a vacant area that I have a tenant interested in occupying. The tenant is Madtown Fitness. They have a location on Stewart St. in Madison and are looking to house their second location in my building.

Their gym is a very blue collar workout facility specializing in personal training. They don't have pools, saunas or steam rooms like larger facilities, but focus on a large array of workout equipment.

My building is zoned for Industrial use and a gym would need a conditional use for occupancy.

The tenant has already reached out to the alderman and he does not seem to have any issues with this occupancy. We also met with staff at the City of Madison zoning to get their feedback and their comments were positive.

I am including a site plan and floor plan of the building. The highlighted area in yellow is the space that Madtown is looking to use.

I would be happy to meet with either of you personally to discuss the project further or attend any upcoming neighborhood meetings if there are any questions or concerns or be available to meet at any other time.

Thank you,

Chad Gebhardt
CAG Development LLC
2422 Pennsylvania Ave. Suite 1
Madison, WI 53704
(608) 661-0720 ext. #1

From: Chad Gebhardt <cagd@sbcglobal.net>
Sent: Thursday, March 17, 2016 3:12 PM
To: info@madisonnba.com
Subject: Fw: Neighborhood letter
Attachments: Plan of space being leased.JPG; Capture of site plan.JPG

Dear Karen,

My name is Chad Gebhardt and I own a building located at 2422 Pennsylvania Ave.

I live on the North Side of Madison and also occupy a portion of the building with my own business. I have a vacant area that I have a tenant interested in occupying. The tenant is Madtown Fitness. They have a location on Stewart St. in Madison and are looking to house their second location in my building.

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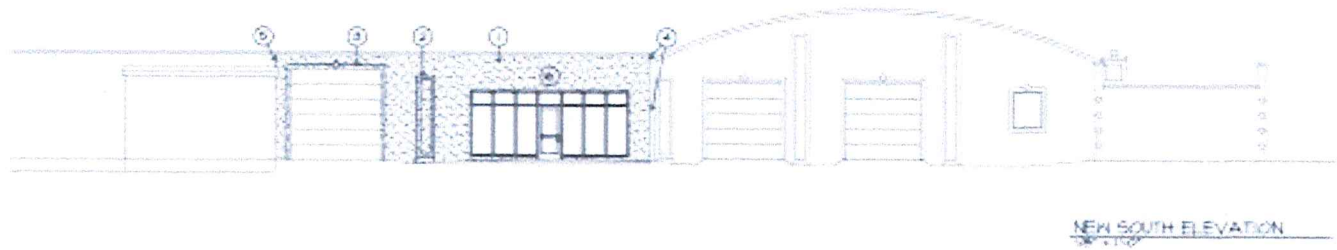
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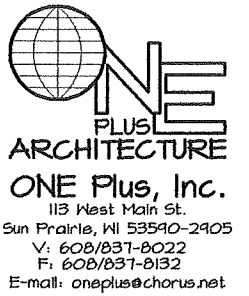
Thank you,

Chad Gebhardt
CAG Development LLC
2422 Pennsylvania Ave. Suite 1
Madison, WI 53704
(608) 661-0720 ext. #1



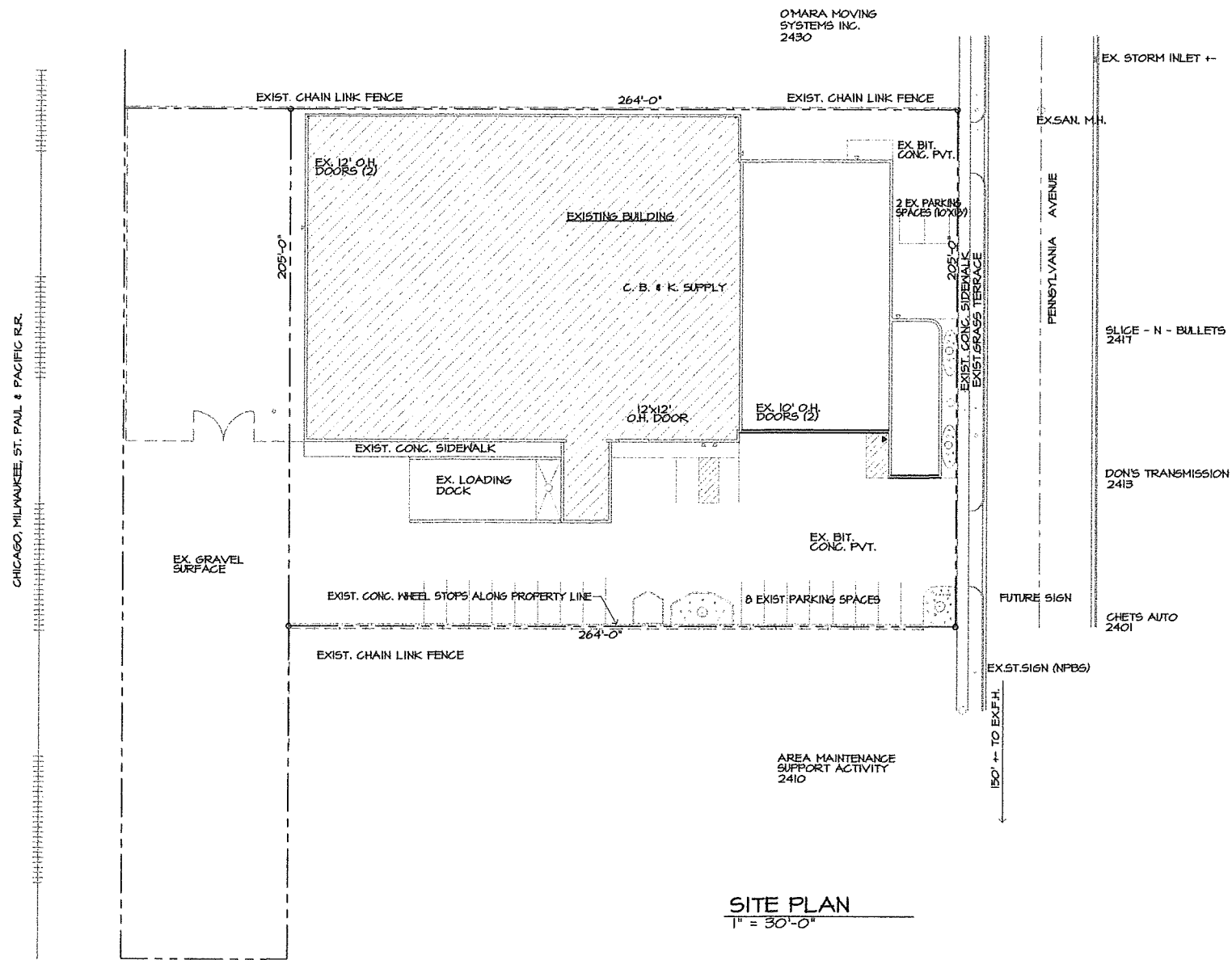
CB&K Supply

2422 Pennsylvania Ave.
Madison, WI 53704



SHEET INDEX

SHEET	TITLE	NUMBER
CS1	Cover Sheet, Symbols, Abbreviations, Sheet Index, Site Plan	1
A1	Ground Floor Plan, Building Sections & Details	2
A2	Exterior Elevations	3
		4
		5



SITE PLAN
1" = 30'-0"

SYMBOLS

	Acoustical Ceiling		Insulation (Blown-in)
	Asphalt		Mortar
	CMU		New Construction
	Concrete		Plywood
	Earth		Rigid Insulation
	EIFS		Steel
	Foam Rad		Stone
	Gravel		Tile
	Grout		Wood
	Gyp. Bd.		

ABBREVIATIONS

AFF	Above Finished Floor	HR	Handrail
alum.	Aluminum	HVAC	Heating Ventilation and Air-Conditioning
bd	Board	max	Maximum
BL	Brick Ledge	MC	Mechanical Contractor
BOFS	Bottom of Footing	min	Minimum
btm	Bottom	Mfr	Manufacturer
btwn	Between	MR	Moisture Resistant
C.J	Control Joint	o/c	On Center
cntr	Center	PC	Plumbing Contractor
cont	Continuous	Reinf	Reinforcement
dia; d	Diameter	req'd	Required
ea	Each	RO	Rough Opening
EC	Electrical Contractor	rqmt's	Requirements
EJ	Expansion Joint	SC	Sprinkler Contractor
EN	Each Way	Sim	Similar
ext	Exterior	T&B	Top & Bottom
FE	Fire Extinguisher	TOFN	Top of Foundation
FEC	Fire Extinguisher Cabinet	TOS	Top of Slab
FRP	Fiberglass Reinforced Panel	Typ	Typical
FV	Field Verify	UNO	Unless Noted Otherwise
ga	Gauge	VB	Vinyl Base
galv	Galvanized	vert	Vertical
GWB	Gypsum Wall Board	w/	With
GC	General Contractor	w/in	Within
HDNR	Hardware	w/o	Without

CODE ISSUES:
Occupancy - Mechanistic M & Moderate Hazard Storage S1
Construction Type - II-B Unprotected metal frame
Building Area - 22,913 6SF
Perimeter of Building - 666'-8"
Open perimeter of Building w/ 30' fire lane - 536'-8"
Allowable area increase = 55.5%
S1 allowable area = 1,555 x 17,500 SF = 27,212 SF/22,913 6SF
M allowable area = 1,555 x 12,500 SF = 19,437 SF/22,913 6SF
Added 3HR fire wall between west S1 area and east S1 & M areas for new areas of 12,848 SF on west and 10,065 SF on east side of wall.
East side occupancies not separated per IBC 302.3.2.

I certify that the architectural plans and specifications for this project have been prepared by me or under my direct supervision and that I am a registered architect in the State of Wisconsin.

Joseph L. Powelka, AIA
Wisconsin Registration 5631

Date

CB&K Supply
2422 Pennsylvania Ave.
Madison, WI 53704

WARNING: Preliminary drawing, not for construction.

WARNING: Print at 1/2 scale if in 11x17 format.

ISSUE DATE: 3/13/06

REVISION	DATE	DESCRIPTION

CONTENTS:
Cover Sheet, Symbols, Abbreviations, Sheet Index, Site Plan

DRAWN: JAS
CHECKED: JLP
PROJECT NO: 26005.00
SHEET:

CSI

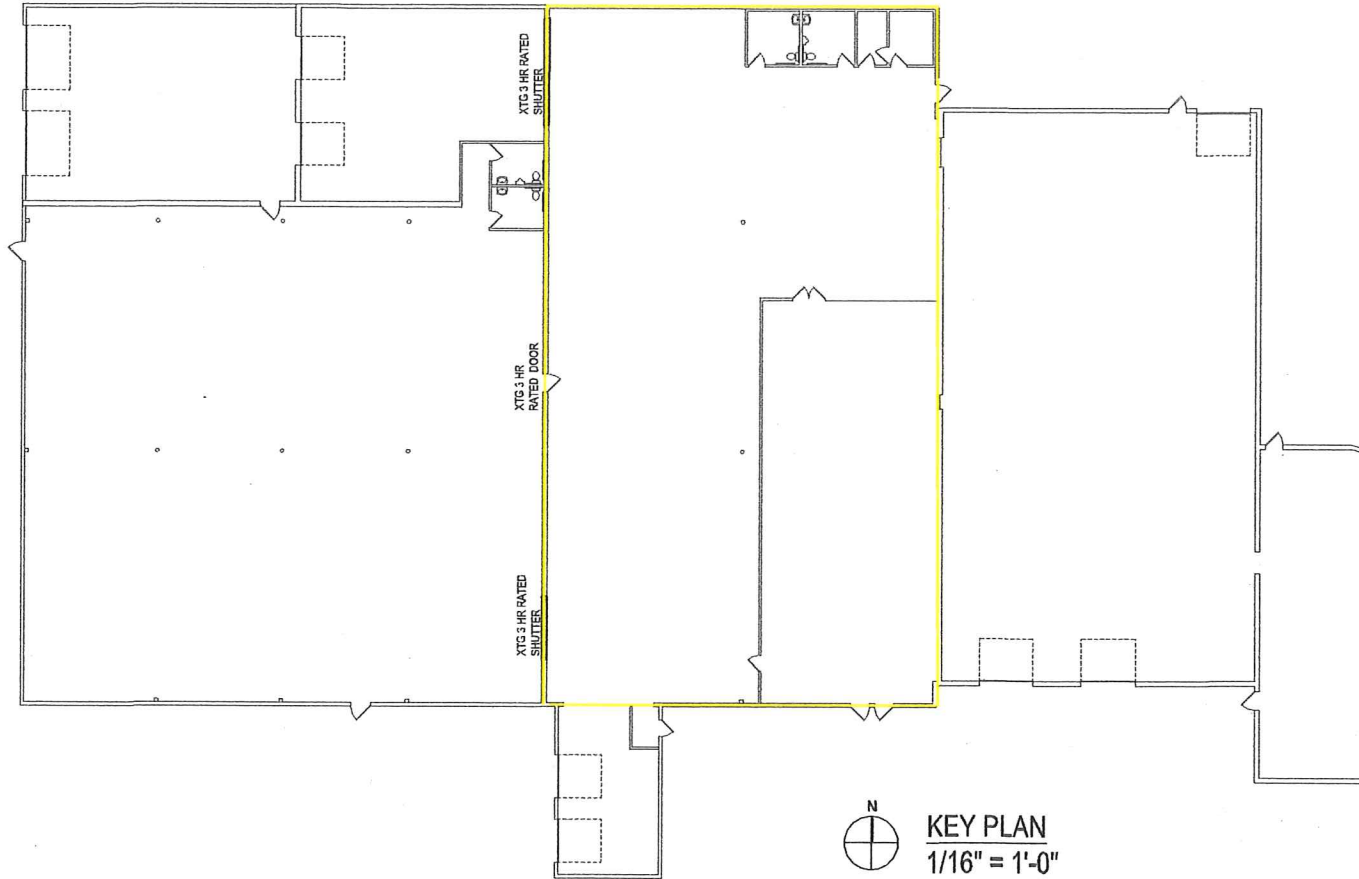
SHEET 1 OF 3

2422 PENNSYLVANIA AVE

MADISON, WI 53704



222 West Washington Ave. Suite 310, Madison, WI 53703
 Ph: 608.268.1499 fax: 608.268.1498 www.destreearchitects.com
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OWNER:
CAG DEVELOPMENT, LLC
 2422 PENNSYLVANIA AVE #1
 MADISON, WI 53704
 PH: 608.661.0720
 CONTACT: CHAD GEBHARDT

2422 PENNSYLVANIA AVE#4
 MADISON, WI 53704

ISSUANCES:	
CD'S	09.12.11
—	—
PROJECT:	
NUMBER:	110907.00
DATE:	09.12.11
REV:	—
—	—
SHEET:	
T000	