



# City of Madison

## Proposed Conditional Use

Location  
4009 Felland Road

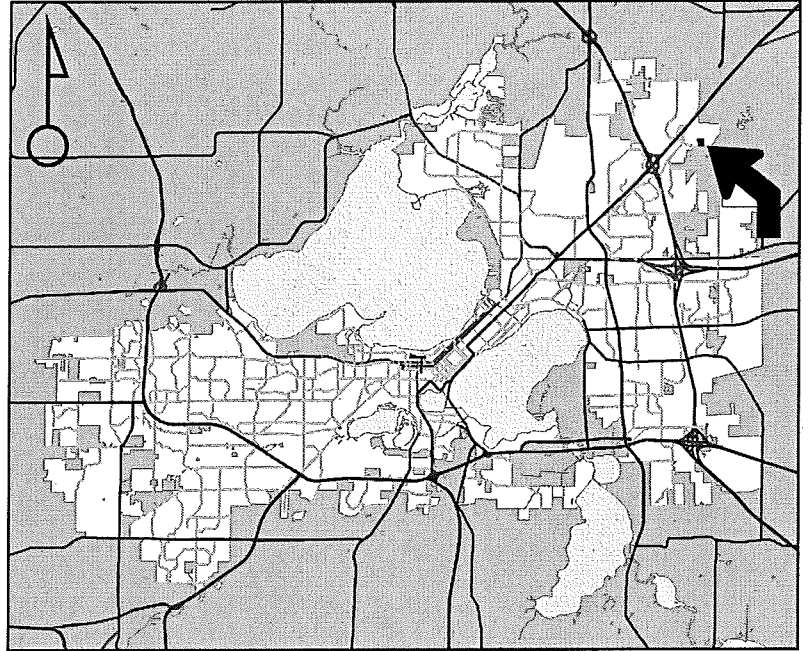
Project Name  
Group Fitness Gym

Applicant  
Greg Fax, St. John Properties/  
James Eisele, JRJ Fitness, LLC

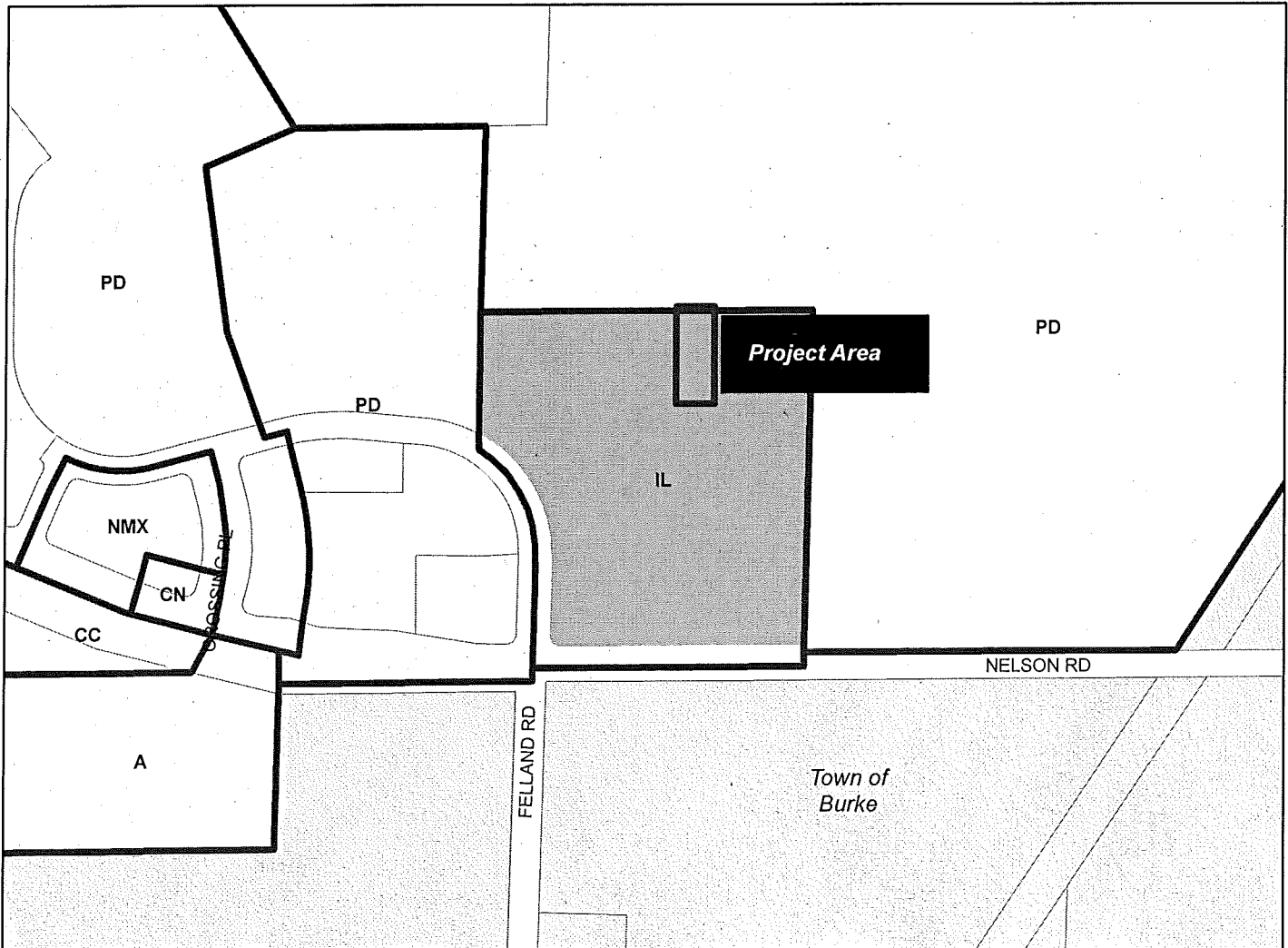
Existing Use  
Multi-tenant office building

Proposed Use  
Establish health/sports  
center/fitness studio in  
multi-tenant industrial building

Public Hearing Date  
Plan Commission  
24 April 2017

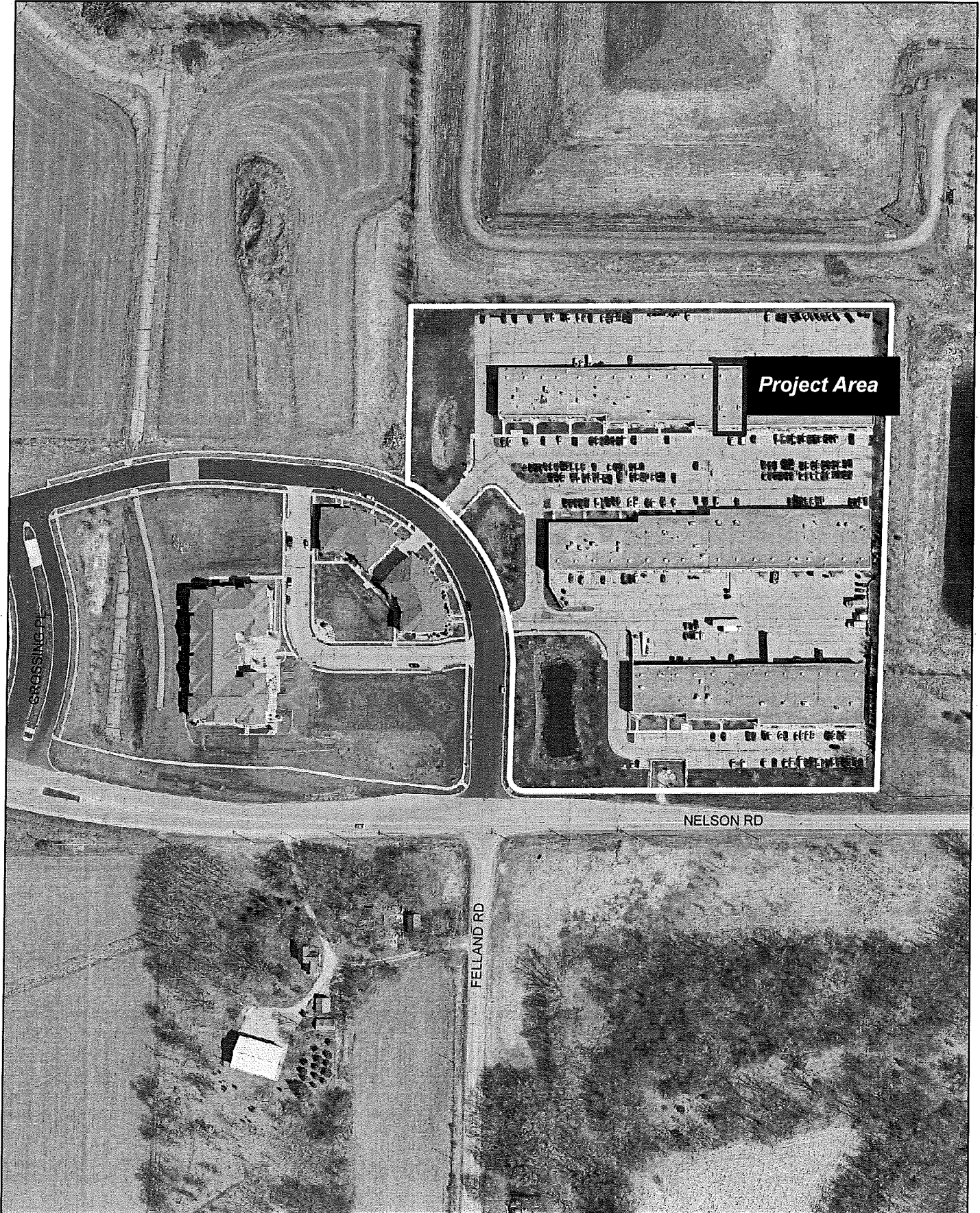


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 18 April 2017



To Whom It Concerns,

This letter provides a description of our proposed plan for 4009 Felland Rd. Units 113 & 130. The units total a combined 3,000 square feet. The prior tenant operated a 10,000 square foot baseball training facility that this space was part of. The units are adjacent to a cheerleading/gymnastics training facility. The interior includes two offices that take up approximately 200 square feet of the interior space. We would add two bathrooms as per the attached site plan. We do not plan on making any changes to the exterior of the building.

Our proposed buildout plan will be minimal and limited to interior modifications. Phase 1 of the buildout to prepare the site for our business would require the lessor (St. John's Property) to install two bathrooms. This is estimated to take less than a month to construct. Phase 2 would require an additional two weeks to move in the equipment required to operate our fitness facility. Phase 2 will be completed by the owners.

Our company is newly established for the purpose of operating a CrossFit Affiliate. The business will be owner operated for the foreseeable future, and we don't expect to have any employees. Our planned hours of operation are as follows:

Monday through Friday

- 5:30 am – 6:30 Am Open gym of up to 12 people
- Noon To 1pm Group Class of up to 12 people
- 4PM to 6PM Group Class of up to 12 People
- 7PM to 8 PM Open gym / Personal training (one on one)

Saturday

- Open Gym From 8am to Noon

Sunday

- Closed

With our limited class sizes and hours of operation, we do not anticipate much disruption to the adjacent businesses or residences in the area. Unit 113 includes 17 parking spaces, with additional vehicle parking in the rear for Unit 130. There are 5 bicycle parking stalls also allocated to Unit 113.

Any deliveries will be received in the back Unit 130. Deliveries are expected to be infrequent and in small parcels.

Regards,

RJ Barnes  
1025 S. Sprecher Road  
Madison, WI 53718  
cell# 608-287-4861

Justin Niles  
3122 Saddle Brooke Trail  
Sun Prairie WI  
cell# 217-299-0595

James Eisele  
409 Crestview Drive  
Madison WI 53716  
cell# 608-574-8829

# LAND USE APPLICATION

# LND-B

City of Madison  
 Planning Division  
 126 S. Hamilton St.  
 P.O. Box 2985  
 Madison, WI 53701-2985  
 (608) 266-4635



### FOR OFFICE USE ONLY:

Paid 600 Receipt # 27245-0002  
 Date received 3/6/17  
 Received by PD/A.  
 Parcel # 0810-231-0097-8  
 Aldermanic district 17  
 Zoning district IC  
 Special requirements -  
 Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
 Reviewed By \_\_\_\_\_

**All Land Use Applications must be filed with the Zoning Office at the above address.**

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

### 1. Project Information

Address: 4009 FELLAND RD. MADISON WI 53718  
 Title: SUITES 113 & 130

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

### 3. Applicant, Agent and Property Owner Information

Applicant name JRJ FITNESS Company JRJ FITNESS LLC  
 Street address 409 CRESTVIEW DR City/State/Zip MADISON WI 53716  
 Telephone 608 574 8829 Email jamesaeisele@gmail.com  
 Project contact person JAMES EISELE Company JRJ FITNESS LLC  
 Street address 409 CRESTVIEW DR City/State/Zip MADISON WI 53716  
 Telephone 608 574 8829 Email jamesaeisele@gmail.com  
 Property owner (if not applicant) ST JOHN PROPERTIES - GREG FAX  
 Street address 1020 JAMES DR SUE G City/State/Zip HARTLAND WI 53029  
 Telephone 414 881 6414 Email gfax@sipi.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

GROUP FITNESS GYM. SMALL CLASSES OR ONE ON ONE TRAINING.

Scheduled start date ~~April 27th~~ May Planned completion date June

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of required materials including Filing fee, Land Use Application, Letter of intent, etc.

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff.

Planning staff Chris Wells Date 2/4/2017
Zoning staff Jenny Kirchgatter Date 2/24/17

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)
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.

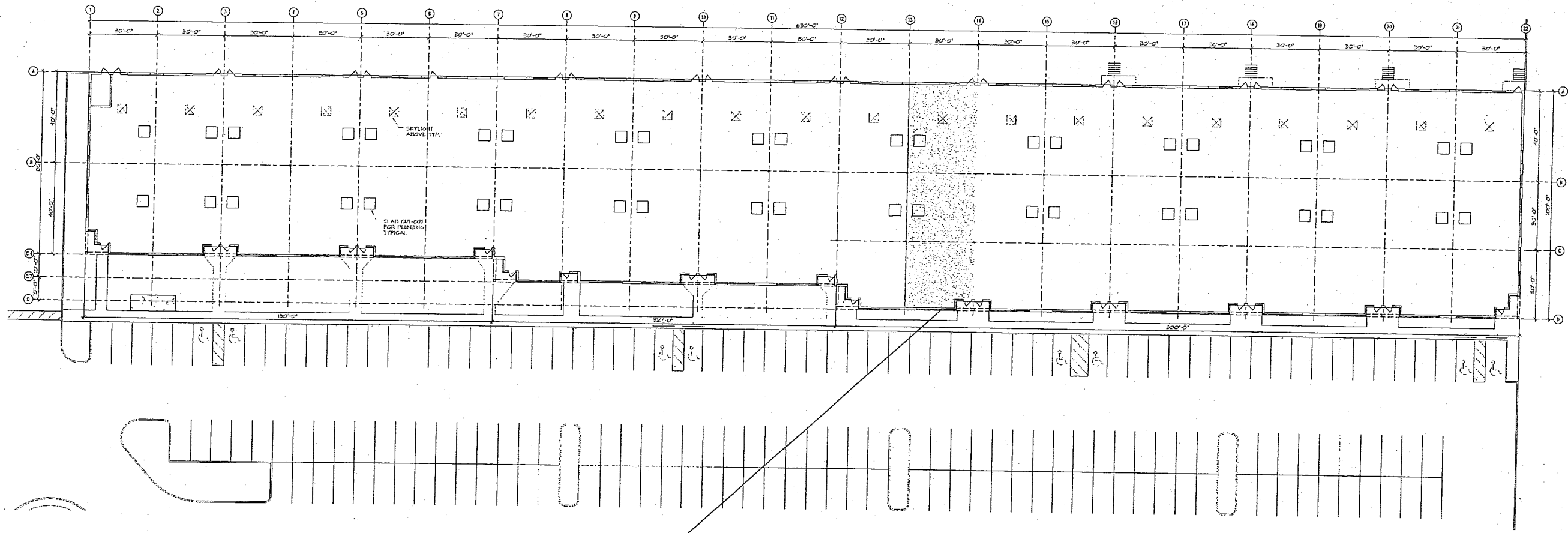
List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:
Contacted Sappha Bgbleh Feb 27th and 30 Day waiting period was waived

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

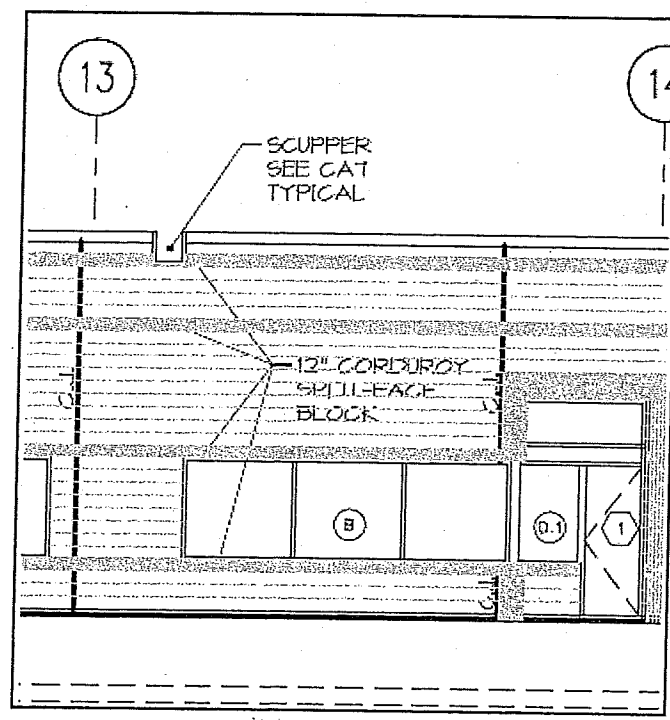
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant James Eisele Relationship to property tenant
Authorizing signature of property owner [Signature] Date 3-6-17

THIS DOCUMENT AND THE INFORMATION REPRESENTED HEREIN MAY NOT BE COPIED, POSTER, STORED IN A RETRIEVABLE FORM OR OTHERWISE REPRODUCED, DISSEMINATED, ADAPTED OR USED WITHOUT WRITTEN PERMISSION FROM AMBROSIO ENGINEERING, INC.



**BUILDING "C"  
LEASING PLAN**  
NT.5



**Exterior Elevation**

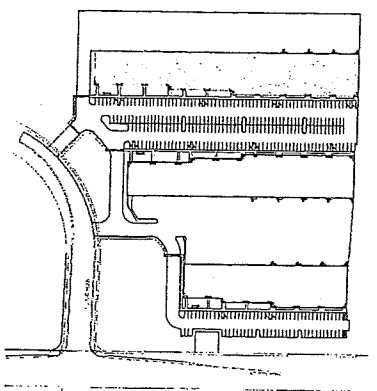
WISCONSIN ENROLLED COMMERCIAL CODE 2002		
		CODE REFERENCE
BUILDING ID	BUILDING 'C'	
USE GROUP	B*	S-302
CONSTRUCTION TYPE	IIIB	S-602
FIRE SUPPRESSION	YES: LOCAL REQUIREMENT	CH. 4
FIRE WALL(S)	NO	T-105.4
FIRE ACCESS FRONTAGE	100%	S-506
ALLOWABLE STORIES / AREA	2 / 75,625*	T-503 / S-506
PROJECT STORIES / AREA	1 / 57,400	MEASURED

		CODE REFERENCE
PROJECT AREA	57,400	MEASURED
OCCUPANCY RATE	100	T-1003.2.2.2
OCCUPANCY LOAD	579	AREA / RATE
MIN. TOTAL WIDTH EGRESS	15.8	15' / OCC - T-1003.2.3
EXIT TRAVEL DISTANCE	300	T-1004.2.4
SANITARY REQUIREMENTS	6 WC / SEX** UNISEX IF OCC < 15	150 OCC - T-2902.1 57402.2.3
USE SEPARATIONS	NON-SEPARATED	S-302.3.2
TENANT SEPARATIONS	1-HR	S-708.3
AVERAGE CLEAR HEIGHT	16.75	MEASURED
PROJECT VOLUME	464,825	HEIGHT X AREA
PLAN REVIEW REQUIRED	YES	CH 61.30

\* ASSUME GROUP B AS MOST RESTRICTIVE (EXCEPT FOR AREA, ASSUME F-1)  
(OTHER POTENTIAL USES: S-1, S-2, F-1, F-2).

\*\* BUILDING UNOCCUPIED INITIALLY WITH NO TOILETS.  
TOILETS WILL BE ADDED WITH EACH TENANT BUILDOUT.



**SITE PLAN**  
NT.5

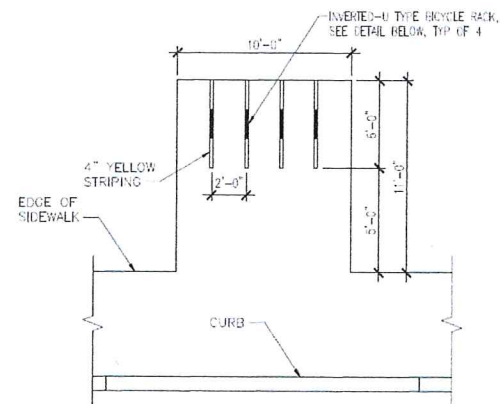


PROJECT: "THE CROSSING" NELSON RD. & FELLAND RD. MADISON, WISCONSIN		BUILDING "C" LEASING PLAN	2001-06-14  CA1

CODE DATA - OVERALL BUILDING			
WISCONSIN COMMERCIAL BUILDING CODE (IBC 2009)			
CODE DATA	WEST (COL 1 THRU COL 4/5)	CENTER (COL 4/5 THRU COL 13)	EAST (COL 13 THRU COL 22)
USE AND OCCUPANCY (S-302)	A, B, E, M, F1, F2, S1, S2	A, B, E, M, F1, F2, S1, S2	A, B, E, M, F1, F2, S1, S2
CURRENT OR PROPOSED USE AND OCCUPANCY	A-3 (MOST RESTRICTIVE)		A-3 (MOST RESTRICTIVE)
CONSTRUCTION TYPE (T-601)	IIIB	IIIB	IIIB
FIRE SUPPRESSION (CH. 9)	CH. 9: NOT REQUIRED LOCAL RESS: REQUIRED PROVIDED: COMPLETE SPRINKLER	CH. 9: NOT REQUIRED LOCAL RESS: REQUIRED PROVIDED: COMPLETE SPRINKLER	CH. 9: NOT REQUIRED LOCAL RESS: REQUIRED PROVIDED: COMPLETE SPRINKLER
ALLOWABLE AREA W/ INCREASE FOR FRONTAGE AND SPRINKLER (S-506)	45,125 SF	45,125 SF	45,125 SF
ACTUAL AREA	8,400 SF	22,500 SF	27,000 SF
HEIGHT/STORIES (T-503)	55'-0"/2 STORIES	55'-0"/2 STORIES	55'-0"/2 STORIES
ACTUAL HEIGHT/STORIES	18'-8"/1 STORY	18'-8"/1 STORY	18'-8"/1 STORY

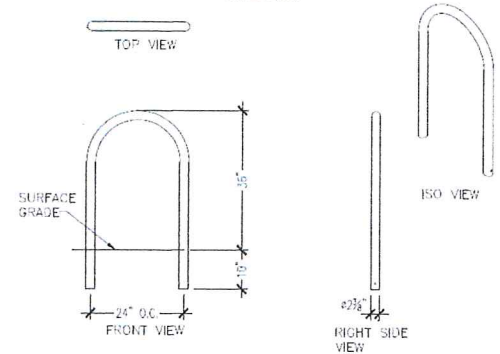
**NOTES:**

- 1 17 PARKING STALLS ASSIGNED TO SUITES 113 UNDESIGNATED.
- 2 3 HOUR FIREWALL, PER S-705
- 3 BICYCLE PARKING, 5 SPACES. SEE DETAIL 2/SP-1.

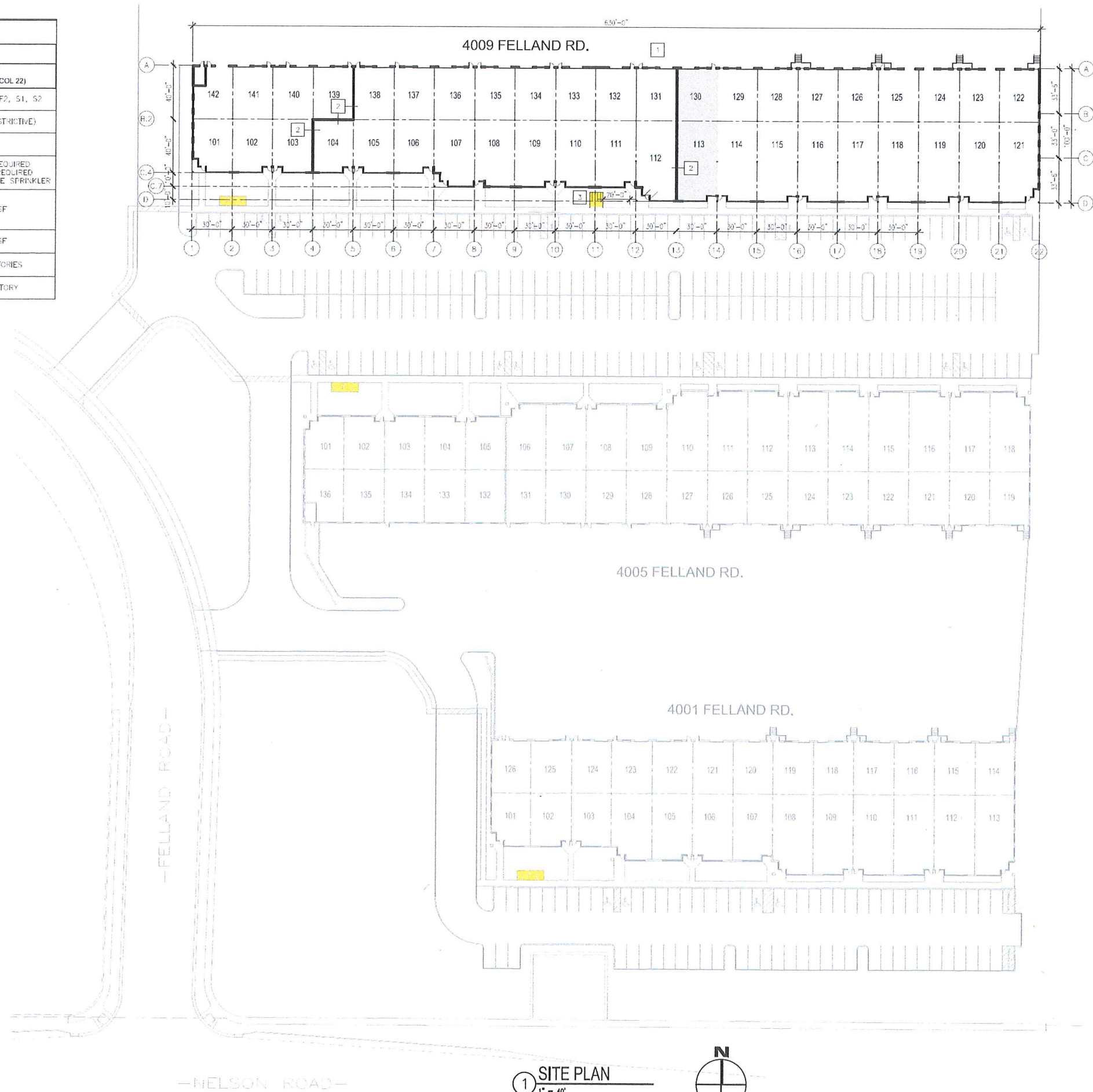


**MATERIALS LIST**

(1) Tubing: #2 3/8" X .154" WALL STEEL TUBING  
 COLOR: BLACK



2 BICYCLE PARKING  
 NTS

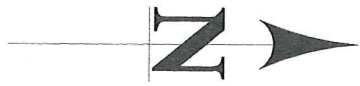
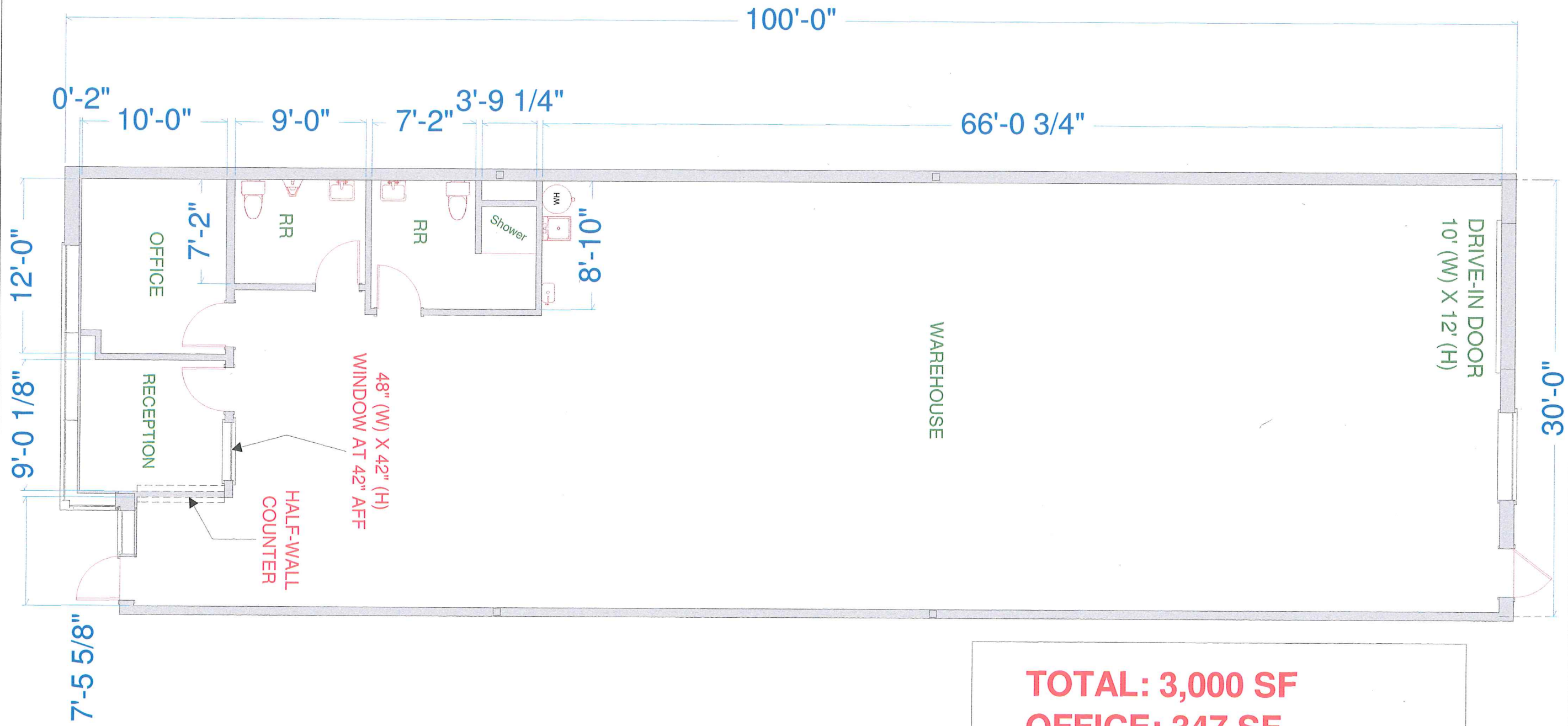


THE CROSSING  
 4009 FELLAND RD STE 113  
 MADISON, WI 53714

ISSUED FOR  
 DATE

SITE PLAN

SP-1



**TOTAL: 3,000 SF**  
**OFFICE: 347 SF**  
**WAREHOUSE: 2,653 SF**

NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION:	4009 Felland Rd. Ste 113 Madison, WI
SHEET TITLE:	FLOOR PLAN

DRAWINGS PROVIDED BY:	
DATE:	3/7/2017
SCALE:	
SHEET:	A-1