

**4928, 5002, 5026, 5104 Tradewinds Pkwy
Conditional Use for Lease of existing unit for Arts/Trade School
8/6/2018**

Project Scope: Cycropia Aerial Dance, a 501(c)(3) non-profit Arts organization, is seeking to Lease one unit in a Newcomb Construction development within the addresses listed above (the building is not yet complete). This single unit of approximately 4,000 Sq Ft will be **used primarily for instruction and rehearsals of aerial dance.** The unit will have few tenant improvements, essentially being left as a large, white box with bathrooms. The building is already approved and under construction (UDC Ref #51117). We have already signed a Proposal To Lease with the landlord. A lease is contingent upon a Conditional Use permit.

Cycropia has been teaching such classes in Madison for nearly 30 years (we incorporated in 1989), at the to-be-razed State Street Center, and rehearsing after hours at the Boys and Girls Club gym on Taft St. You may know us from our many years performing in the tree at the annual Orton Park Festival.

Existing Conditions: New building on empty lot. Other businesses in the area include the Ho-Chunk offices, a water tower, Sleep Inn & Suites, and an under-construction Lion's Club bank. There is no residential development nearby. The site is bounded by Hwy 12/18 to the north, Agriculture Dr to the east, and Hwy 51 to the west. The UDC-approved building will have mural art decorating the vision barrier facing Hwy 12/18, and the developer wants it to be known as "the artsy building as you enter Madison." We believe our presence would add to that cachet.

Proposed Use: Primarily, but not exclusively, nights and weekends. We will teach classes of 15 or fewer students at a time. We will rarely have larger workshops with 20-30 people. At this time our students are all 16+. Our classes focus on low trapeze (not high-flying circus style). Experienced aerialists can be approved on other apparatus after demonstrating competence. Anticipated usage is 98-99% as described above: Teaching and Rehearsing. A handful of times per year we expect to offer recitals or showcases of works to friends and family, bringing in rented folding chairs or similar seating.

This project adds no undue congestion or density to the area. Peak parking is accommodated by the larger facility and off-hours usage. There is a bus stop at Agriculture Dr, and bike racks will be provided by the landlord. We are proposing no changes to the exterior of the building other than signage, and having the Landlord alter the inside only to add air conditioning (at construction or TI phase), an additional bathroom (during TI phase). We intend to add a sprung wood floor after occupancy. Our project was greeted with enthusiasm by the Monona East Side Business Association. There is no neighborhood association.

We are not the same as, or connected with Madison Circus Space.

Project Schedule: Tenant Occupancy January 2019 - March 2019

Project Team: Cycropia Aerial Dance Board Representative - Nataraj Hauser; Owners/Landlord - Bret Newcomb, Newcomb Construction; Agent - Chris Caulum, Oakbrook Corp.

Respectfully Submitted,

Nataraj Hauser, Cycropia Aerial Dance