

To whom it may concern:

Fury Athletics of Madison is a youth cheerleading and tumbling business founded in 2014 in Madison, Wisconsin. We have operated a location on the east side of Madison since that time and opened a second location in Verona three years ago to serve the west and south sides of the Madison metro area. We are the longest-operating competitive cheerleading facility in Dane County and serve athletes aged 4-18. Our athletes participate in tumbling classes and competitive cheerleading teams that travel to competitions around the Midwest.

To better serve our customer base, we recently began looking for a location in Fitchburg for our business to occupy and made contact with The RC Group, owners of 6130 Cottonwood Drive. Through these discussions we have reached a preliminary agreement on preparing this building for our use so we can fulfill our desire to join the Fitchburg community. The modifications will include constructing a wall and the demolition of a wall in the warehouse space to change the dimensions. This demolition will exclude the area constituting the fire exit for the rear stairwell from the second-floor office space. Our business requires a large clear-span warehouse space with high ceilings to accommodate the cheerleading floor and equipment, precluding our use of retail or office facilities for our business. There will be no changes to the exterior of the building.

Our business operates outside of normal business hours, with classes on weekdays typically beginning around 5:00 pm and concluding by 9:00 pm. We do not currently have consistent weekend classes at this time but may introduce Sunday afternoon classes (2:00 pm to 9:00 pm) in the future if enrollment growth continues. A few times a year (fewer than 5 weekends) we may host Saturday morning events between the hours of 9:00 am and 11:00 am.

Normal occupancy will be approximately 20 athletes in the gym with 3 or 4 staff members at any one time. During the transition time between classes, there will be another approximately 20 athletes in the office space preparing for their upcoming class. The total expected maximum occupancy is between 45-50 people during these class transition periods. Parents typically leave to do shopping locally during classes so there are minimal additional people expected in the building.

During the few special events we may host, we anticipate occupancy of around 40 people in the warehouse space when the parents are invited to a "show" to watch the performance that their athletes have been training to perform. All events will be held either during the normal evening class times or on the weekends – there will be no events scheduled during normal business hours.

We appreciate your consideration of our conditional use application for 6130 Cottonwood Dr. and are available to answer any questions you may have. Thank you in advance for your time.

Andy and Julie Petersen

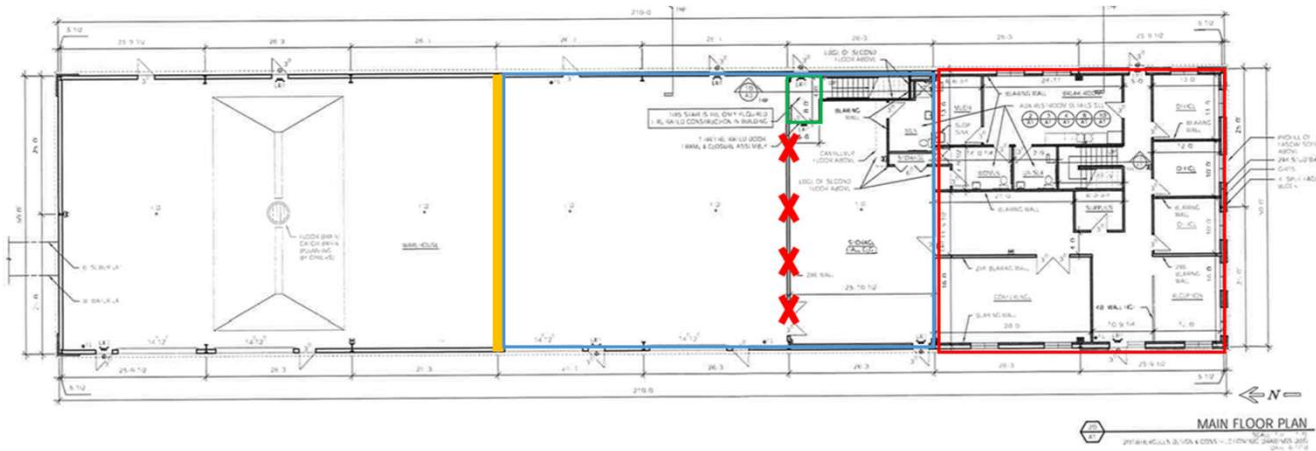
Owners

Fury Athletics of Madison

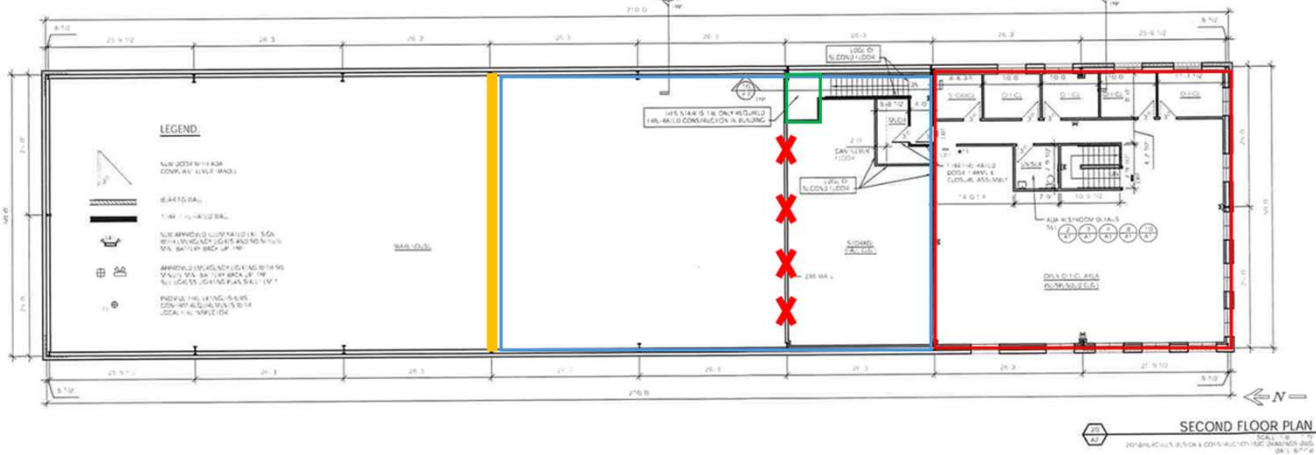
6130 Cottonwood Dr. Conditional Use Permit Application

- Blue box denotes warehouse space for this application. Red box denotes office space.
- To demise the building to these dimensions, a wall will be built at the position of the yellow-orange line and a wall will be demolished at the position of the red X's
- The demolished wall will exclude the area boxed in green which marks a fire exit for the rear stairwell from the 2nd floor office space. This area will remain intact.

A: Main floor building plans for 6130 Cottonwood Dr.



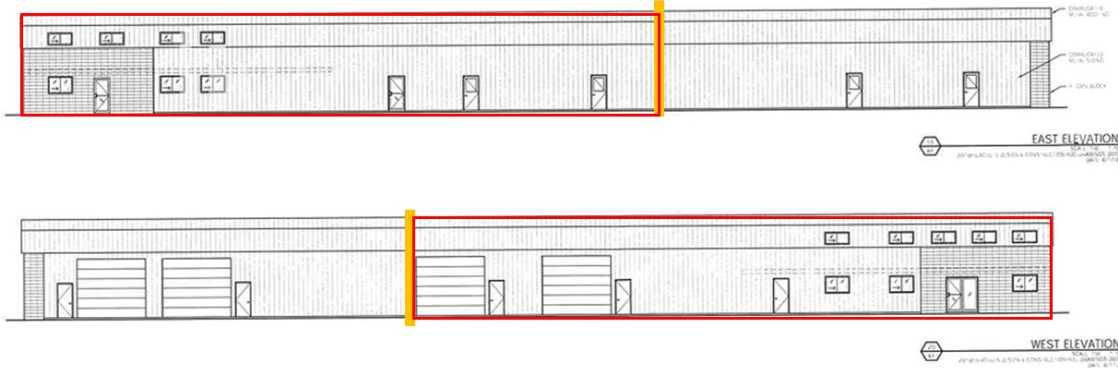
B: Second floor building plans for 6130 Cottonwood Dr.



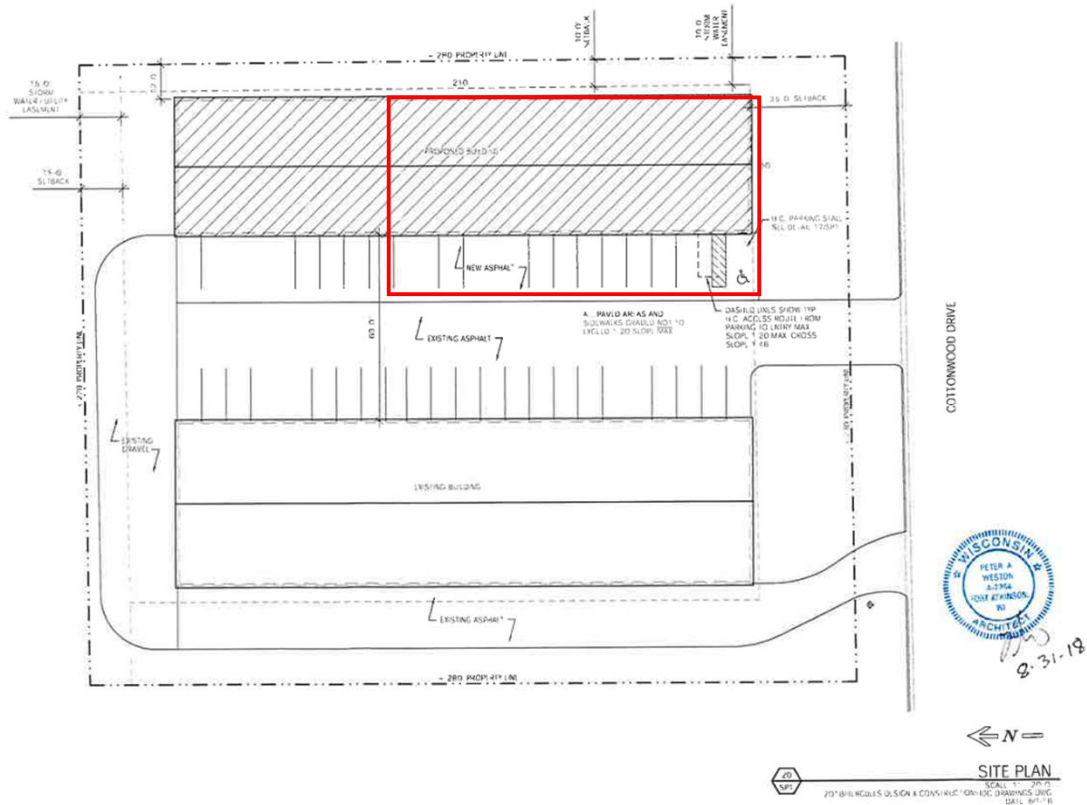
6130 Cottonwood Dr. Conditional Use Permit Application

- No changes will be made to the exterior of the building
- Red boxes denote the section of the building in use for this application
- Panel B shows approximately 10 parking spaces reserved for use

A: Exterior view of 6130 Cottonwood Dr.

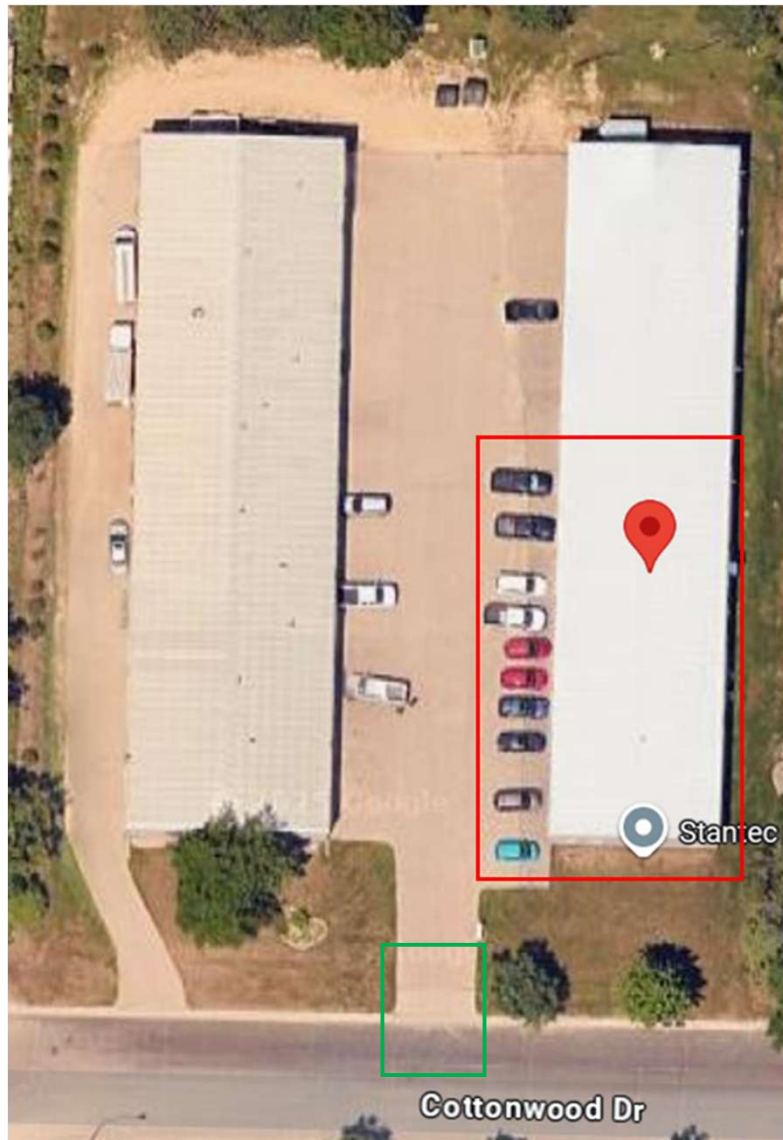


B: Aerial view of 6130 Cottonwood Dr. depicting parking lot



6130 Cottonwood Dr. Conditional Use Permit Application

- No changes will be made to the exterior of the building or the property
- Red box denotes approximate dimensions covered by this application
- Entry and exit will occur through the driveway marked by the green box





City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: 6130 Cottonwood Drive

Legal Description - (Metes & Bounds, or Lot No. And Plat): _____

***Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

2. Current Use of Property: Office and warehouse space, utilized by engineering firm

3. Proposed Use of Property: Office and warehouse space, utilized by youth cheerleading facility

4. Proposed Development Schedule: No additional development proposed

5. Zoning District: I-G

6. Future Land Use Plan Classification: _____

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): N/A

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): Existing warehouse/office building

Proposed Hours of Operation: 5:00 pm to 9:00 pm No. Of Employees: 10

Floor Area: 9,100 sqft No. Of Parking Stalls: 10

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: RC Group

Address: 410 E. RICHARDS RD, OREGON Phone No: 608-444-4136

Contact Person: ROBERT P. SCIMITZ

Email: ROBERT.P.SCIMITZ@GMMA.COM

Address: _____ Phone No: _____

Respectfully Submitted By: *Robert P. Scimitz* **PARTNER**

Owner's or Authorized Agent's Signature

**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: _____ Publish: _____

Ordinance Section No. _____ Fee Paid: _____

Permit Request No. _____