


CONDITIONAL USE PERMIT APPLICATION  
VILLAGE OF COTTAGE GROVE

APPLICANT: Justin Godfriaux - Co-owner of Infinity Martial Arts  
APPLICANT ADDRESS: 603 Crawford Dr #2 Cottage Grove, WI 53527  
APPLICANT TELEPHONE: C: 608-718-9409  
APPLICANT EMAIL ADDRESS: Justin.Godfriaux@gmail.com

Note: Applicant must be owner of the property where conditional use is requested, or signed letter from property owner acknowledging application must be provided.

PROPERTY ADDRESS: 321 PROGRESS DRIVE  
ZONING CLASSIFICATION: Planned Industrial  
CONDITIONAL USE REQUESTED: We would like to use the space for a Karate School

Applicant Signature:  Date: 1/25/22

PROVIDE THE FOLLOWING ITEMS:

1. Submittal materials per 325-111(C) of the Zoning Ordinance, as described on the following pages.
2. Fee of \$350.
3. Escrow deposit of \$250 for consultant review. If actual review fees are less, excess will be returned. If actual review fees exceed escrow amount, applicant will be billed for the excess.

Mail or deliver the completed application form, submittal materials, and fees to the Village Hall.

Village of Cottage Grove  
221 E. Cottage Grove Road  
Cottage Grove, WI 53527  
Telephone: (608) 839-4704  
Office Hours: M-F 7:30 a.m. to 4:30 p.m.

For Office Use Only

Date Received:  
Plan Commission meeting date:  
Village Board meeting date:

## VILLAGE OF COTTAGE GROVE PROCEDURAL CHECKLIST FOR CONDITIONAL USE REVIEW AND APPROVAL

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the Village to process said application. Parts I and II should be used by the Applicant to submit a complete application; Part III should be used by the Village as a guide when processing said application.

### I. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments. Submittal materials may be submitted as pdf files via email in lieu of printed copies by arrangement with the Village Planning Director.

Submittal Materials per 325-111(C)

Date: \_\_\_\_\_ by: \_\_\_\_\_

- \_\_\_\_\_ N/A (a) A map of the proposed conditional use:
- \_\_\_\_\_ Showing all lands for which the conditional use is proposed;
  - \_\_\_\_\_ Showing all other lands within 400 feet of the boundaries of the subject property;
  - \_\_\_\_\_ Referenced to a list of the names and addresses of the owners of said lands as the same appear on the current records of the Register of Deeds of Dane County (as provided by the Village of Cottage Grove).
  - \_\_\_\_\_ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains control;
  - \_\_\_\_\_ Map and all its parts are clearly reproducible with a photocopier;
  - \_\_\_\_\_ Map size 11" by 17" shall be at a scale which is not less than one inch equals 800 feet;
  - \_\_\_\_\_ All lot dimensions of the subject property provided;
  - \_\_\_\_\_ Graphic Scale and north arrow provided.
- \_\_\_\_\_ N/A (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the Village as a whole;
- \_\_\_\_\_ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- \_\_\_\_\_ N/A (d) A site plan of the subject property as proposed for development. Said Site plan shall conform to any and all the requirements of §325-803. If the proposed conditional use is a group development, a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan;
- \_\_\_\_\_ (e) Written justification for the proposed conditional use:
- \_\_\_\_\_ Provide written justification for the proposed conditional use consisting of the reasons why the Applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the standards set forth in §325-802D(2)(a) through (f).

# VILLAGE OF COTTAGE GROVE PROCEDURAL CHECKLIST FOR CONDITIONAL USE REVIEW AND APPROVAL

## I. APPLICATION SUBMITTAL PACKET REQUIREMENT

### SUBMITTAL MATERIALS PER 325-111(C)

(C) The space will be used to teach martial Arts classes to children and adults. The classes include lessons in self defense and sport karate. A typical class includes 10-20 students on a matted area. A counter top high wall will separate the audience from the class.

II. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Cottage Grove's Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

*We've out grown our current space and wish to stay in the village of Cottage Grove.*

2. How is the proposed conditional use, in its specific location, in harmony with the proposed, goals, objectives, policies and standards of the Village of Cottage Grove Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

*The current zoning is planned industrial. We fit within the definition of "indoor activities not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties".*

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see 6.3(d), above), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency have jurisdiction to guide development?

*We don't believe there is any adverse impact on nearby property. There will be a slight increase in traffic during our class hours (Mon-Fri 4pm-7:45pm) & (Sat. 9AM-12PM)*

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

*It makes no changes to the land uses.*

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

*yes it is in an area adequately served by public agencies. we do not foresee any undue burden on those agencies.*

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. – 5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

*We believe the public benefits outweigh any potential adverse impacts.*