



Village of
 ★ ★ ★
Germantown
 ...Willkommen

Fee must accompany application

✓ \$1460 Paid OR Date 11/17/20
 pdw/cc

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT
Jordan Rauch
Daniel Llanas
Olivia Tatrock
 Phone (414) 458-8221
 Fax ()
 E-Mail Rauch.Jordan21@gmail.com

PROPERTY OWNER
John, Keefe
Techplex LLC
1115 W19150 Edison Dr.
Germantown, WI 53022
 Phone (262) 893-9518
 email: KJohn@ethoplex.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?
Hack House Performance, LLC

3 PROPERTY ADDRESS TAX KEY NUMBER
1115 W19150 Edison Dr. Germantown, WI
53022-

4 DESCRIPTION OF EXISTING OPERATION
 Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.
The Building is currently vacant, but was most recently used by The Elite Soccer Academy. (See attached pages.)

5 DESCRIPTION OF PROPOSED OPERATION
 Write the name of the proposed conditional use exactly as it appears in the Municipal Code.
 Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.
Indoor Athletic Performance facility focused on baseball and strength + conditioning. (See attached pages.)

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 NOV 17 2025
 OFFICE OF THE VILLAGE PLANNER
 VILLAGE OF GERMANTOWN

Hack House Performance LLC – CUP Supporting Document

1. Business Overview

Business Name: Hack House Performance

Business Type: Athletic Training Facility

Business Description:

Hack House Performance is a private baseball and athletic development facility offering high-quality training, instruction, and rentable cage space for athletes of all ages. The facility provides baseball and softball lessons, memberships, cage rentals, classes, day passes, strength training, speed and agility sessions, and team development programs. All training is structured, supervised, and designed to support long-term athletic improvement.

2. Operations Plan

Hours of Operation

- Monday–Friday: 9:00 AM – 9:00 PM
- Saturday–Sunday: 7:00 AM – 9:00 PM

Daily Customer Volume

Estimated 15–40 athletes per day, depending on season and scheduled sessions.

- Max Occupancy: 40 people (athletes + parents + staff)

Staffing

The facility is operated by the three owners

Services Offered

- Baseball & softball hitting, pitching, and fielding lessons
 - Indoor batting cage rentals
 - Strength & conditioning area
 - Speed/agility training
 - Team rentals & team development
 - Memberships, classes, and day-pass training
 - Seasonal camps and clinics
-

3. Property Information

Facility Address: N115W19150 EDISON DR

GERMANTOWN, WI 53022 -3026

Square Footage: Approx. 6000sq ft

4. Site Plan & Interior Layout

The facility includes:

1. 3 batting cages
2. Turf training surface
3. Strength & conditioning area
4. Office/check-in desk

5. 2 Restrooms
6. Storage space
7. Clearly marked emergency exits

Exterior Improvements:

8. No major exterior changes are proposed for the property. The only planned exterior modification is the installation of a 1ft. x 1ft business identification adhesive door sign on the entry door of the facility. The sign will display the Hack House Performance logo and name for visibility and identification purposes.
9. Parking for Hack House Performance will be provided primarily on the east side of the existing industrial building owned by Techplex LLC.

5. Noise, Traffic & Neighborhood Impact

Noise:

All training activities occur indoors. No outdoor training or amplified noise that would affect neighboring properties.

Traffic:

Traffic is minimal and spread throughout the day due to appointment-based lessons, small groups, and scheduled team sessions.

Community Benefit

Hack House Performance provides:

- Safe, structured athletic environment for the community
 - Skill development for baseball, softball, and other athletic programs
 - Positive local employment opportunities in the future
 - Community engagement through classes ,camps/clinics and team programs
-

6. Facility & Safety Plans

- Floor Plan: Layout includes batting cages, weight room, office, and lobby.
- Emergency Exits & Fire Safety: All exits clearly marked; fire extinguishers located at key points. Facility meets all fire safety requirements
- Maximum Estimated Occupancy: 40 people at a time.
- Staffing: All athletes supervised during training hours; no unsupervised minors.
- Security: 4 indoor cameras and 1 outdoor camera for safety monitoring.
- Cleaning & Sanitation: Facility cleaned daily; equipment sanitized regularly.
- Noise Control: All training is indoors; doors remain closed during sessions; no exterior speakers.
- Equipment Safety: Only electric-powered equipment used; no gas machinery.
- Waste Management: Only normal commercial trash generated; no hazardous materials.
- ADA Compliance: Facility is accessible and compliant with ADA entry requirements.
- No hazardous materials stored on-site
- Netting, L-screens, padding, and professional equipment used for injury prevention

- First-aid kits on site; staff trained in safety procedures
 - Forms , Waivers , Emergency action plan , and Facility rules
-

7. Ownership / Authorization

Jorden Rauch – Co-Owner

- Associate's Degree in Business
- NASM Certified Personal Trainer (CPT)
- 4 years of college baseball playing experience
- 2 years of baseball training experience
- 1 year of personal training experience

Danny – Co-Owner

- Associate's Degree in Business
- 4 years of college baseball playing experience
- Baseball coach at Bryant & Stratton College

Olivia Tatlock – Co-Owner / Director of Operations

- Associate's Degree in Business
- Currently pursuing Bachelor's Degree in Business administration at Arizona State University (Online)
- 2 years of college softball experience
- 2 years softball coaching experience
- 2 years volleyball coaching experience

8. Insurance & Liability

General liability + everything required from lease for insurance coverage will be active prior to opening day. Proof of coverage can be provided upon request.

9. Attachments Included

- Floor plan / facility layout
- Exterior site map
- Parking layout

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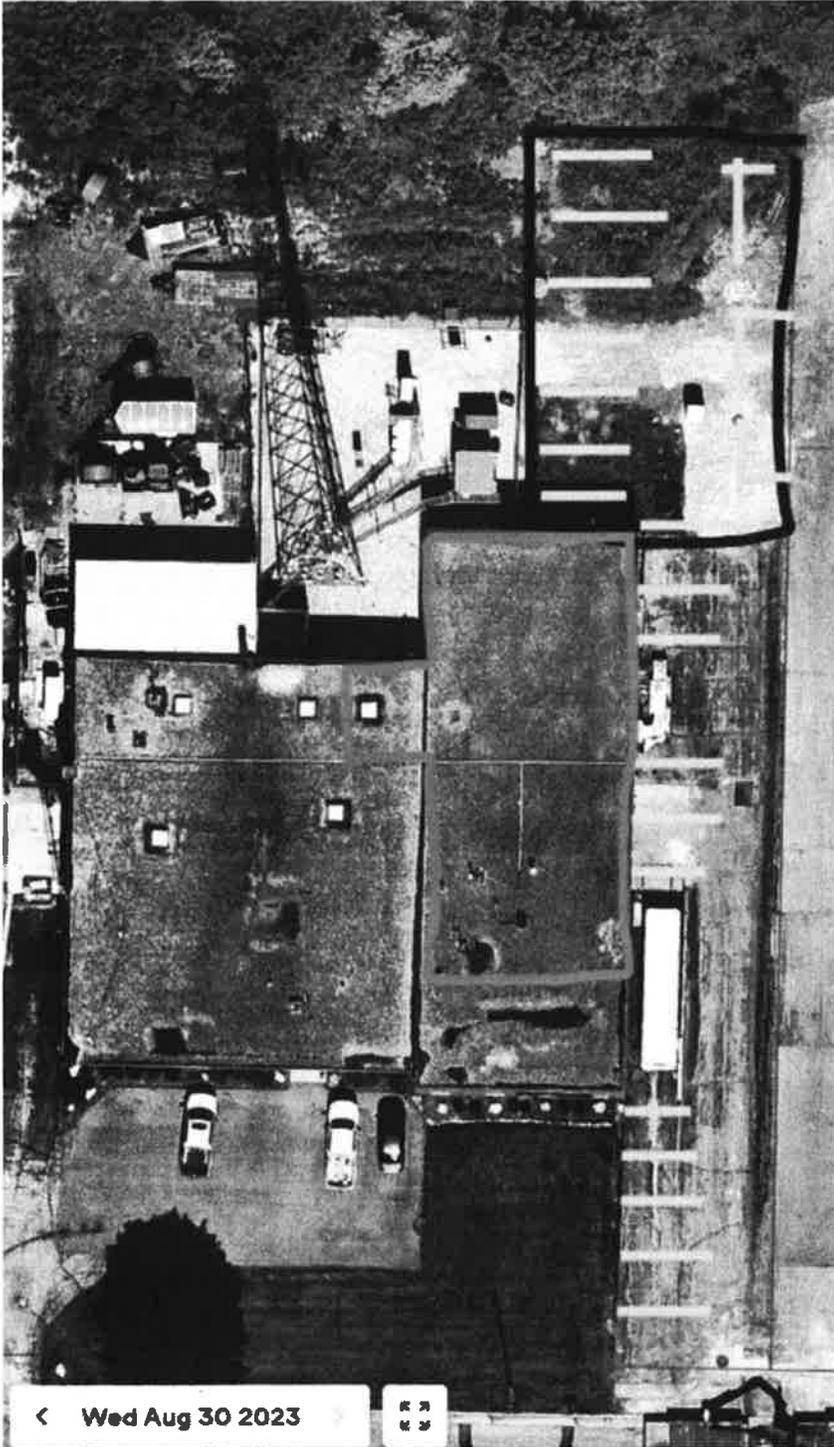
John

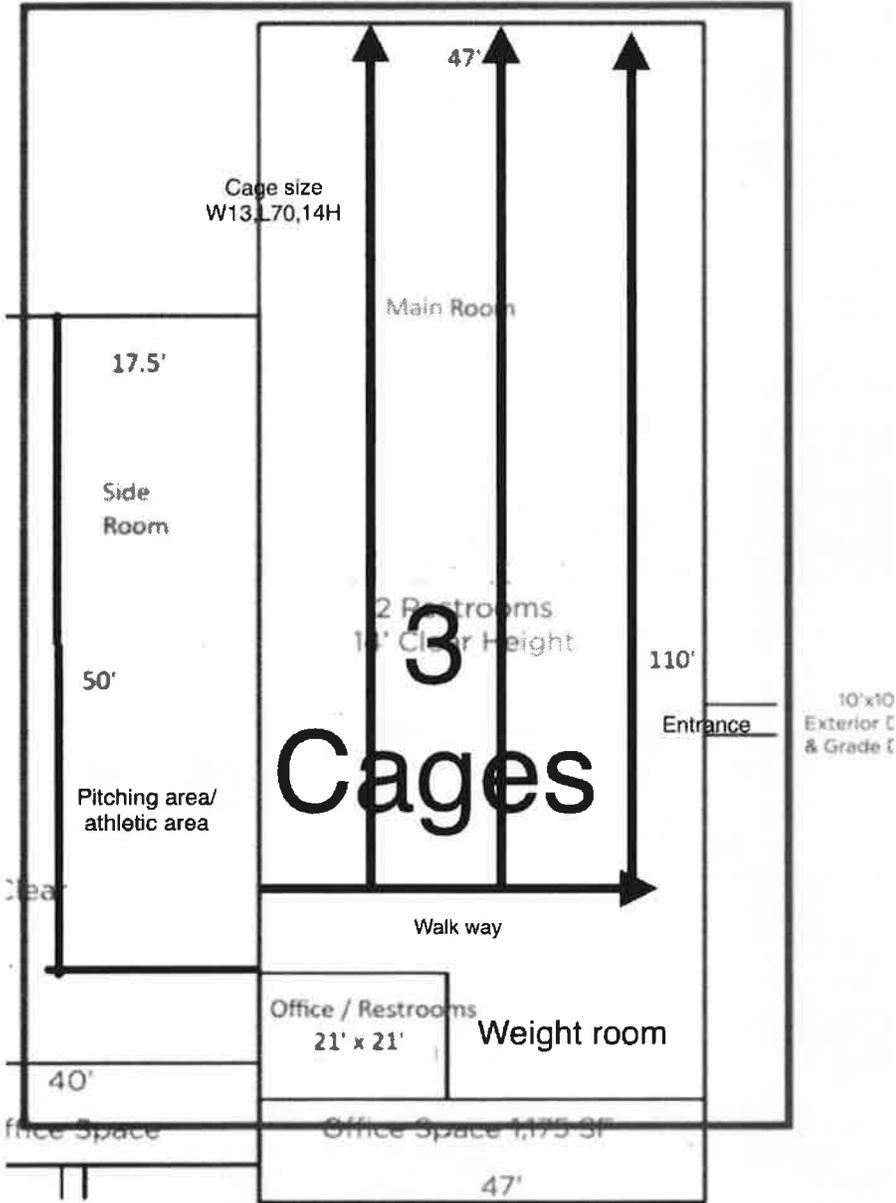


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Village of

Germantown

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

11/17/2025 03:03PM PRAVINA P
001018-0049
Payment effective date 11/14/2025

MISCELLANEOUS

ZONING FEES (GENZON)

2025 GENZON

1 @ \$1460.00

\$1,460.00

\$1,460.00

Subtotal

\$1,460.00

TP CC UB

\$54.75

Total

\$1,514.75

TYLER PAYMENTS CREDIT CARD

\$1,514.75

*****3184

Ref=c0a42df3-70be-4c22-be92-62fb86d09c5e

Auth=765866

Change due

\$0.00

Paid by: RAUCH/JORDEN

Thank you for your payment

Village of Germantown COPY
DUPLICATE RECEIPT

This confirms that you have authorized Tyler Technologies to collect a service fee to complete this transaction. If you have any questions regarding this fee, contact Tyler Technologies' customer service department at TPCustomerService@TylerTech.com for assistance.

Tyler Technologies, Inc