



Village of  
 \*\*\*  
**Germantown**  
 Willkommen

Fee must accompany application

\$1460 Paid \_\_\_\_\_ Date \_\_\_\_\_

## 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.

<p><b>1</b> <b>APPLICANT OR AGENT</b>  <u>CARTER SCHMITZ TRAINING</u>  <u>SYSTEMS, LLC</u></p> <p>Phone <u>(262) 352-3848</u>          Fax <u>(-) -</u>          E-Mail <u>CSTRAININGSYSTEMS@GMAIL.COM</u></p>	<p><b>PROPERTY OWNER</b>  <u>Ozaukee Development Corp</u></p> <p>Phone <u>(262) 377-8597</u>  <u>laneentities@gmail.com</u></p>
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**2** **TO WHOM SHOULD THE PERMIT BE ISSUED?**

APPLICANT AND PROPERTY OWNER

<b>3</b> <b>PROPERTY ADDRESS</b>	<b>TAX KEY NUMBER</b>
<u>W188 H1170 MAPLE RD #5</u> <u>GERMANTOWN, WI 53022</u>	<u>212 960</u>

**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.

VACANT

**5** **DESCRIPTION OF PROPOSED OPERATION**

Write the name of the proposed conditional use exactly as it appears in the Municipal Code

INDOOR HEALTH AND OR RECREATION ESTABLISHMENTS

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

ATHLETE TRAINING AND GENERAL POPULATION FITNESS FACILITY. THE 3200 SQUARE FEET WILL BE CONVERTED INTO A WEIGHT ROOM AND TRAINING ENVIRONMENT FILLED WITH TURF, SQUAT BARS, WEIGHTS, AND OTHER VARIOUS EXERCISE MACHINES. HOURS OF OPERATION WILL VARY BY THE SEASON, BUT GENERALLY WILL BE 6 AM - 10 PM. NO CONSTRUCTION OR ALTERATIONS TO THE BUILDING OR PROPERTY WILL BE COMPLETED. SEE ATTACHED COMMUNITY IMPACT DOCUMENT AND PHOTOS. ~~WAS~~ CARTER EMPLOYEES 1-2 DEPENDENT ON GROWTH.

Monday  
 Telephone  
 Saturday

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

W188N11770 Maple Rd  
Sec. 21, T9N, R20E  
Lot 1 - CSM 3184 DOC 958719 SEC 21-9-20 2.88 ac  
2.880 Acres

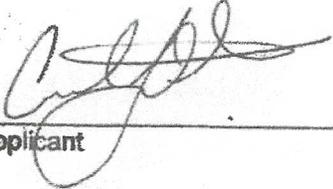
7 SUPPORTING DOCUMENTATION:

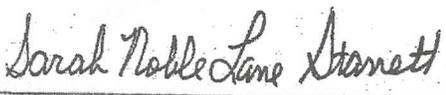
- Site Plan and elevations for new construction (can be conceptual) N/A
- Photos of existing use and/or proposed use operating elsewhere
- COMMUNITY IMPACT DOCUMENT ATTACHED!
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8 READ AND INITIAL THE FOLLOWING:

- CS ✓ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- CS ✓ I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- CS ✓ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.
- CS ✓ I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!

  
 Applicant \_\_\_\_\_ Date 4/19/23

 4-27-23  
 Owner \_\_\_\_\_ Date  
 4/27/2023

**Carter Schmitz Training Systems, LLC**  
**Alpine Business Center Proposal: Community Impact**

Carter Schmitz Training Systems (CSTS) is excited to be an active and engaged member of the greater Germantown Community and is eager to empower athletes and citizens through physical fitness training.

We plan to play a significant role in the community by building relationships with local schools, businesses, and organizations to promote our mission and support the members of Germantown.

With input and collaboration from the community, CSTS will provide athletes and citizens with various programming and training options that will take place on-site at our facility. At CSTS, we are prepared to offer:

**Human Performance Training and Coaching**

At CSTS, we intend to work alongside youth, high school, and collegiate athletes helping them improve their physical abilities as it relates to athletic performance and resilience. We will strive to empower leadership skills and positive character traits within all of the athletes that we coach. With state-of-the-art training equipment, and more importantly qualified and experienced coaches, athletes of all ages will get stronger, faster, move better, and become more injury resilient.

*Experienced, Qualified Coaching Staff*

The Founder and Head Coach, Carter Schmitz, is a Certified Strength and Conditioning Specialist, has his Master of Science degree in Kinesiology, and has more than 5 years in the strength and conditioning industry working with athletes ranging from youth to the professional level. We are eager to spread our breadth of experiences and knowledge with the Germantown Community, providing value to athletes and citizens alike.

*Youth Athlete Development*

Youth athletes will prioritize building a foundation of movement quality, exploring their movement abilities through games and play-based activities, as well as learning about the importance of health and fitness in their lives. Youth athletes will train in groups (limited to ~20 athletes per group) that have similar goals, maturity levels, and physical abilities. These groups will give youth athletes the opportunity to socialize, engage with, and build friendships amongst their peers in the community!

### *Athlete Performance Training*

More experienced athletes will prioritize gaining muscle mass, getting faster, stronger, and more athletic, as well as learning leadership and interpersonal skills that will help them in both sport and life! Similar to above, athletes will train in groups (limited to ~20 athletes per group) that have similar goals and physical abilities. These training groups will promote community, friendships, as well as a positive social experience for athletes!

### *General Adult Fitness Coaching*

Aside from athletes, CSTS will also coach general population clients, helping them achieve higher levels of fitness, health, and longevity. With 64% of WI adults considered obese or overweight, providing community members with a space to learn, train, and grow will promote positive health habits, making Germantown a healthier and more active community!

## **Civic Engagement**

### *Promoting Positive Health, Wellness, and Exercise Habits*

At CSTS, we will work to engrain positive health, wellness, and exercise habits into all of our athletes - young and old. Healthier citizens maintain more positive attitudes and higher productivity rates. They also have a decreased risk of obtaining chronic diseases such as cardiovascular disease or Type II diabetes. All-in-all, a healthier community is beneficial for the growth, development, and health of Germantown more holistically!

### *Organization Partnerships*

CSTS will work to create partnerships with local youth athlete organizations, such as those listed below, providing athlete training resources, information, and education...

- Germantown Girls Basketball Club
- Germantown Hawks Youth Football
- Germantown Jr Warhawks Fastpitch and Baseball
- Adversity Volleyball Club
- Germantown Jr Warhawks Basketball
- Wisconsin Lakers Girls Basketball
- SC Wave Soccer Club
- Germantown Hornets Wrestling Club

We will strive to create partnerships with other youth and adult groups that could find value in fitness, community, and wellness education such as:

- Germantown Police and Fire Departments
- 4H Groups
- Church Groups
- Senior-Aged Groups
- Big Brothers, Big Sisters of Washington County
- Germantown Youth Futures

### *Supporting Local Business and Government*

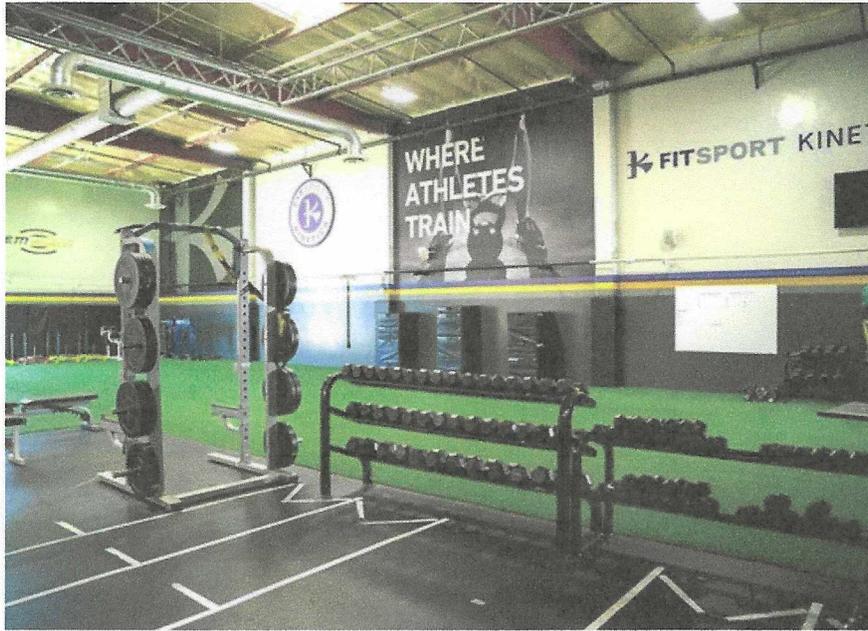
CSTS is eager to support the Germantown Police Department, Chamber of Commerce, Germantown Parks and Rec, and other government entities. Furthermore, we look forward to being able to sponsor local athletic events such as the annual wrestling tournament, softball tournaments, soccer tournaments, youth basketball tournaments, and golf outings that work to bring community members together!

Germantown is the ideal spot to establish this performance training facility. As a graduate of Germantown High School, our founder and head coach, Carter Schmitz, will make use of connections, experiences, and knowledge of the community to spread awareness of the CSTS mission and the value that our training facility will be able to offer individuals. Furthermore, we will use these previously established relationships to partner with and grow alongside the many active organizations, businesses, and groups that currently call Germantown home.

Germantown is a growing community - with a population up to 21,914 - filled with athletes and citizens that are eager to improve their health, wellness, and fitness! Youth athletics has become increasingly popular as parents work to expose their kids to a myriad of social groups as well as physically active experiences. At CSTS we are here to support these athletes, young and old, on their mission to healthier and injury-free lifestyles.

We firmly believe that a positive, healthy community will be cultivated within the walls of Carter Schmitz Training Systems, which will provide the utmost value for its members and the Germantown Community.

## Carter Schmitz Training Systems Proposed Photo Examples



The two photos above are pictures of athlete and human performance training facilities currently in operation in CA (top) and AZ (bottom). These are close to what CSTS will look like when complete.