



CITY OF MONONA: ZONING AND CONDITIONAL USE PERMIT APPLICATION FORM

It is the responsibility of the applicant to contact the City Planner at (608) 222-2525 or dplowman@ci.monona.wi.us prior to application submittal to discuss the process. Please note that your application will not be put on the agenda until all materials are received by the City Planning office.

APPLICANT INFORMATION:	
Name: <u>Brittini Andon</u>	Company: <u>EMPIRE Nutrition LLC</u>
Phone Number: <u>608-799-0847</u>	Email: <u>andowbl990@gmail.com</u>
Mailing Address: <u>5708 Monona Drive #9, Monona WI 53716</u>	

APPLICANT WILL BE REPRESENTED BY:		<input type="checkbox"/> N/A
Name: <u>Brittini Andon</u>	Company: <u>EMPIRE Nutrition LLC</u>	
Phone Number: <u>608-799-0847</u>	Email: <u>andowbl990@gmail.com</u>	
Mailing Address: <u>5708 Monona drive #9 Monona WI 53716</u>		

PROPERTY INFORMATION:	
Property Address: <u>6057 Monona Drive B</u>	Landmark Property: <input type="checkbox"/> Yes <input type="checkbox"/> No
Owner Name: <u>Duane Hendrickson</u>	Owner's Address: <u>Gilman Plaza, 520 University Ave Madison WI 53703</u>
Current Zoning:	Existing Property Use:

APPLICATION PROCEDURES:

- Create a letter or memo stating your request and reasons why the request should be reviewed and considered for approval. Include a description of items including: the current and proposed business, hours of operation, number of employees, number of anticipated visitors per day, number of parking stalls, how and where deliveries are made, the modifications or additions to be made to the property, etc.
- List the name, address, and phone number of the Owner, Developer, Firm and Individual at that firm who prepared the plans. Owner authorization must be provided for tenants or lessees.
- Provide project plans labeled with scale, north arrow, adjacent street names, and dates on which plans were prepared or revised. Text must be readable (min. size 10 font). It is recommended plans be prepared by a professional engineer, architect, etc.
- Printed and PDF copies of all materials must be received by the City Planning office before the item is scheduled for a meeting.
- Please submit **10 copies** of all plans with any changes suggested by department heads on 11" x 17" size paper or larger **four weeks prior** to the meeting (date of meeting requested Jan. 11th, 21).
- The applicant or representative of the applicant shall be present at the Plan Commission meeting or the application may not be considered.
- The applicable permit fee of \$ 85.00 is due at the time of plan submittal.

Below Space for Office Use	
Date Approved:	Permit Number:
Approved By:	

CITY OF MONONA: PLAN COMMISSION ZONING PERMIT CHECKLIST

Not all checklist items may be required for all permit applications. To determine what checklist items are necessary for your application, please speak to the City Planner at (608) 222-2525 or dplowman@ci.monona.wi.us.

Site Plan: (include 10 copies at a scale of 1"=20' or 1"=40', with all text being readable)

- Indicate property boundaries, existing/new structures, parking, building location with front yard, side yard & rear yard setbacks.
- Location of neighboring buildings.
- Total area of the site, square footage of buildings, square footage or % of paved surface, square footage or % of green space.
- Location of existing & proposed driveways, curb-cuts, sidewalks, loading & delivery areas, fire hydrants, etc.
- Locations of existing and proposed sanity sewer, storm sewer, water mains, proposed or existing easements.
- Parking lot layout indicating size and quantity of spaces, dimensions of drive aisles, handicapped stall locations.
- Location, type, height and materials of existing and proposed fences or walls.

Building Plans: (include 10 copies at a scale of 1/8"= 1', with all text being readable)

- Building floor plan with dimensions.
- Detailed building elevations of all sides of the proposed building(s).
- Elevations must indicate the type & location of the exterior materials to be used & the proposed color scheme.
- Locate exterior lighting, locations for wall signage, awnings, or other exterior features.
- Indicate location of all HVAC units or other mechanicals and your proposal for screening.
- Present actual samples of materials and colors proposed for all exterior materials to the Plan Commission.

Landscaping Plan: (include 10 copies at a scale of 1"=20' or 1"=40', with all text being readable)

- Indicate size, quantity, type and common name of all existing and proposed trees, shrubbery, perennials, and other landscaping.
- Indicate the use of large scale planters, solutions for foundation plantings, and landscaping for parking islands.
- Describe the screening proposed for outdoor storage areas, parking, etc.
- Include the vision triangle area on plans to show the required lines of sight where driveways meet streets.
- Location of berms, fences with details and materials used, and any non-plant features proposed.
- Indicate exterior seating areas, bicycle racks, etc. along with manufacturer photos, materials and colors used.

Signage Plan & Completed Permit Form: (include 10 copies with all text being readable)

- Indicate location of proposed and existing site and landscape signage on an overall site plan (at 1" = 20' scale) including drive locations.
- Show proposed size & height of signs and signage elements, specific typestyle and all graphic elements to be used.
- Illustrate materials and colors used to fabricate signs.
- Shopping centers/buildings with leased space shall develop a comprehensive signage plan.

Please note that additional permits may be required. These include, but are not limited to, stormwater utility, erosion control and stormwater management, and right of way permits.

Property Accessibility for Site Review:

By signing below, the applicant hereby grants the Plan Commission members and City Staff access to the property in question, in the event that a site visit is deemed necessary for the zoning permit review process.

Applicant Signature 

Date 12/9/2020

Duane Hendrickson Realtor

Gilman Plaza, 520 University Avenue, Madison, Wisconsin 53703



Telephone (608) 257-4221

FAX: (608) 257-2909

**Specializing in
commercial
and investment
properties**

December 8, 2020

Britni Andow
Empire Nutrition, LLC
6007B Monona Drive
Monona, WI 53716

Re. Usage Approval

Dear Ms. Andow,

As the owner of the property located at 6007B Monona Drive, Monona, WI 53716,
I approve your intended use of the space as a retail outlet for Herbalife and/or
Nutritional Support.

Thank you,

Duane Hendrickson, Owner

EMPIRE NUTRITION, LLC

6007B Monona Drive
Monona, WI 53716
(608) 799-0847
andowb1990@gmail.com

December 9th, 2020

I, Brittni Andow, Owner of Empire Nutrition, LLC am proposing the new use of 6007B Monona Drive Monona, WI as a location for the nutrition club.

Empire Nutrition is similar to a coffee shop. However, instead of serving coffee, we serve healthy Meal Replacement Shakes, Energizing Teas and a shot of Aloe to aid in better digestive health. Our mission is to help people have access to a healthier option for breakfast and lunch.

People can order their favorite Shake, Tea, and Aloe shot during the time we designate and by doing so, will have more energy, live a healthier life, and overall have a better day!

Hours of Operation will be as followed: Monday - Friday 7am - 2pm, Saturday 9am - 1pm,
Closed Sunday

Traditionally our shakes have 24 grams of protein, 21 Vitamins and Nutrients and are ONLY 200 calories! Our Teas are energy enhancing, metabolism boosting, calorie burning, and are loaded with antioxidants! Overall, we offer a healthy and delicious option that people fall in love with!

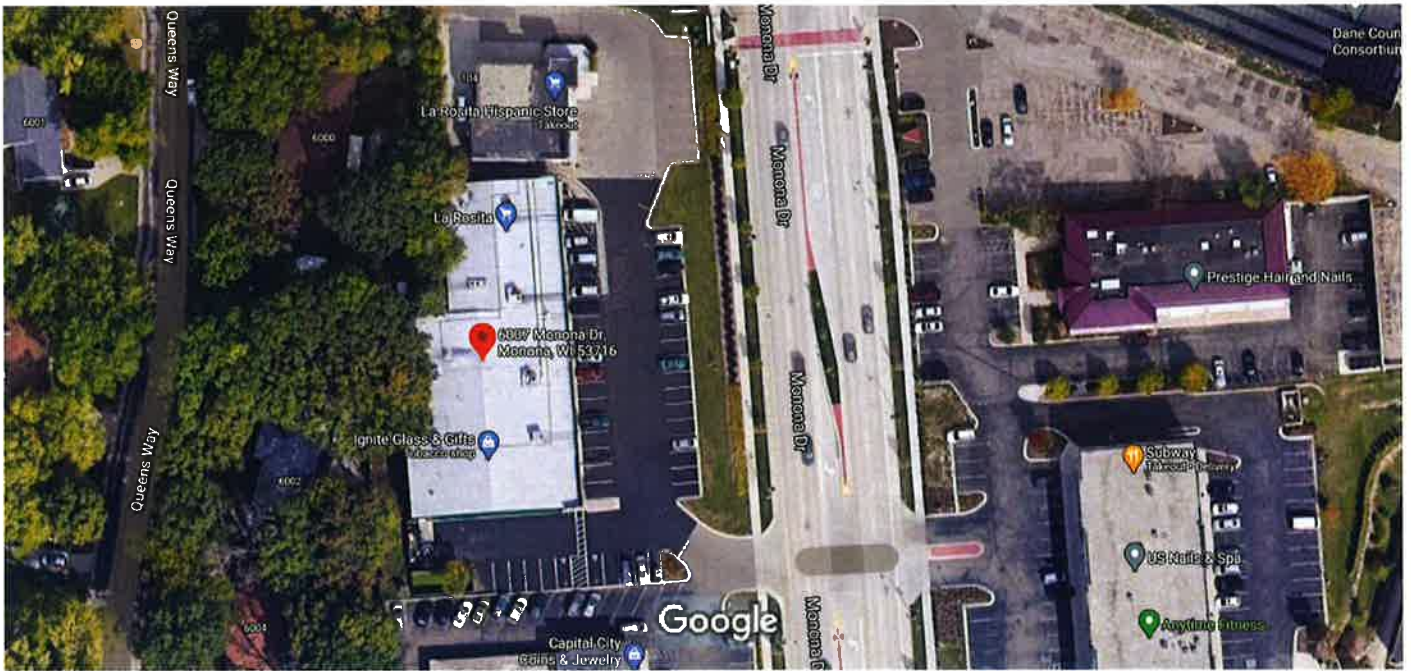
Inside Empire Nutrition the setup is very simple. I will have a bar and small seating area. I will have a 3 compartment sink, hand sink, mop sink and ice bin. It will just be myself working out of the nutrition club with the intention of building a team of wellness coaches that will have the opportunity to utilize the club to grow their own business. I anticipate serving 20-100 shakes/teas per day, serving between 20-100 guests who will stop and go.

There is shared parking between the businesses of the building which I have included as a google maps visionary. Our guests that stop will wait no longer than 5-15 minutes for their items from park to departure, typically no more than 5 people in at a time.

Brittini Andow

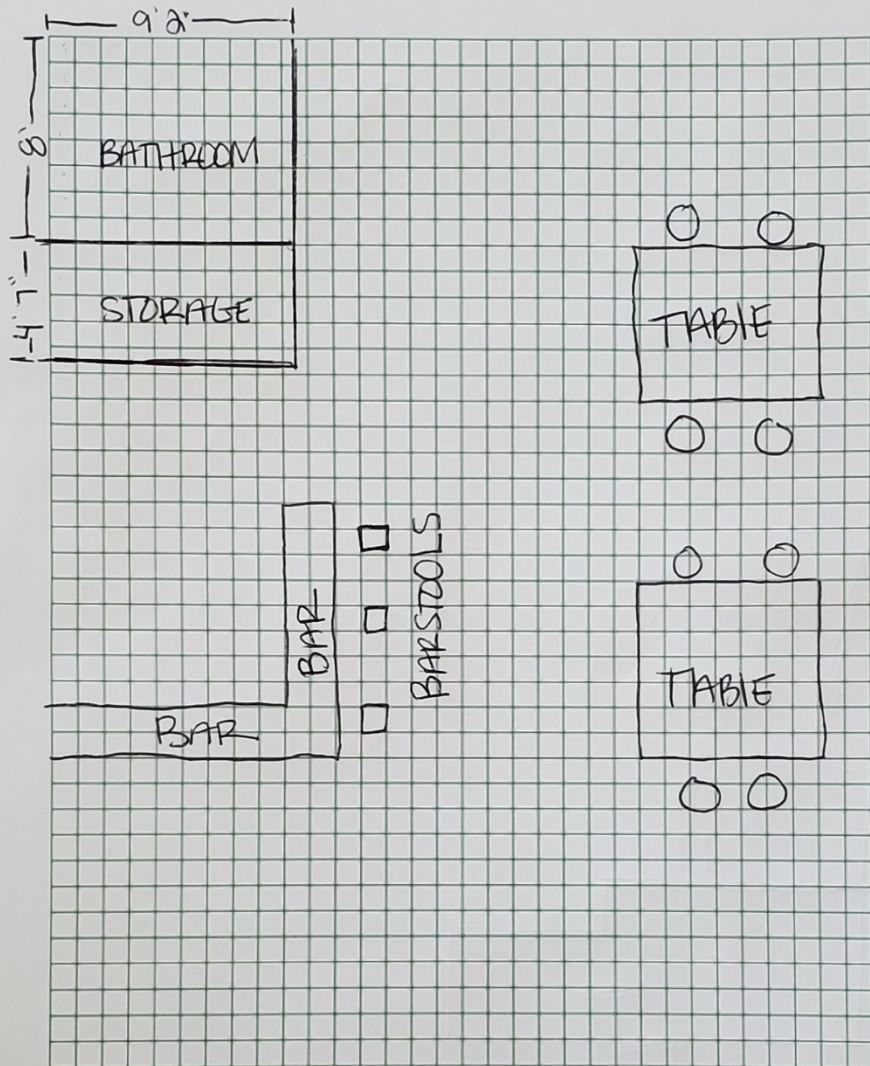
Empire Nutrtrtion, LLC

Google Maps 6007 Monona Dr



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

8'



9' 2" x 4' 7"

36'

MusePrintables.com

24' 6"