



Village of



Germantown

Willkommen

Fee must accompany application

\$1460

Paid

\$

Date

2-9-22

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

Elizabeth Ortin
174N8901 Christopher Blvd
Menomonee Falls, WI 53051

Phone (262) 305-1444

Fax ()

E-Mail elizaortin@yahoo.com

PROPERTY OWNER

Roy Anderson

Phone (414) 467-9800

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Elizabeth Ortin

3 PROPERTY ADDRESS

TAX KEY NUMBER

W188N10707 maple Rd (Formerly
Ron's Gun Shop)

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 / storage

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

Our family would like to open A kid at Heart Playland. This would be a place for families to come and have everyone find something fun to do. There would be slot car racing for adults and older children. The younger kids will have themed rooms to explore and play. This is not a daycare however, we want to provide a place for the family, as a whole, can come and spend quality time making great memories! Continued on attached sheet.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7 SUPPORTING DOCUMENTATION:

- Site Plan and elevations for new construction (can be conceptual)
- Photos of existing use and/or proposed use operating elsewhere
- _____
- _____

8 READ AND INITIAL THE FOLLOWING:

EO 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.

EO 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.

EO 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.

EO 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!

JOAS
Applicant

2/9/22
Date

Owner Date

Opportunity

Problem & Solution

Problem Worth Solving

Many family play places, educational and entertainment based centers in general, cater to certain aged kids i.e. young children 0-6, and older kids often become bored. Or other venues that cater to older children, often ignoring the needs younger siblings. There are few places locally where families with children of all ages can go and find something for all to enjoy or participate in. In addition, many places offer arcade style entertainment that is overstimulating to young minds.

Our solution

We've created a physical, and imaginative, space where people of all ages can either be a kid, or embrace their inner child. There is separate areas for imaginative play for smaller children. One room will be a rotating theme decided by popular vote. For example, a vet center-where you can bring your favorite stuffed animal in for a check up, a camping theme- where you can pretend to cook over a fire and lay down and look at the stars, or a diner with a kitchen to serve to your family and friends. These are just a few examples of ideas for the 'imagine room.'

There will be a building area for children to get creative. This room will target middle aged kids but will have items appropriate for younger aged children as well. This room will be stocked with magnetic tiles, hot wheels tracks, large marble runs, and large building blocks for the younger kids. They will not be small Lego style blocks, more like duplo blocks. All ages can build epic towers or hot wheel racing tracks, race your friends or see how cool of a track you can create! My children and their friends have the magnetic tiles and play with them for hours. They build huge buildings or garages for their cars and other toys. There are several attachment kits available that are compatible with the magnetic tiles to make large ball runs. After you've completed your tower or maze you can start your ball rolling at the top and watch it wind in and out and through your creation to the finishing cup. Magnetic tiles are plastic tiles that come in a variety of shapes and sizes, all tiles are either square or triangle shaped. In the sides of the tiles are covered magnets. When you place any two tiles together they connect and hold surprisingly well. The fun is

piecing the tiles together to build whatever your mind can create, buildings, cars, shapes. The amazing thing is kids are using geometry and developing architecture skills without even realizing it. They discover that two triangles can make a square or if they place enough long triangles together they can make a hexagon. The buildings my children have come up with at such a young age is astounding. Your imagination is the only limit.

For the hot wheels tracks, we will have various starting points to start building your race track, complete with hot wheel clamps that connect your track to any table or shelf as a starting line. Then you can use gravity to help your car go really fast. My kids have even tested them to see how far they can twist the track and still keep a car going. They would clamp it to the side of an end table and twist the tracks and finally connect them to a straight piece of track. The object is not speed but gravity definance. We will also have loops and other traditional hot wheels centers available for those that just want to race and see their car do all the things hot wheel race centers are known for.

There are larger race tracks for all ages in the race track area. Adults and older kids can race electric slot cars on huge commercial style wooden tracks or plastic tracks, both built for speed! Slot cars were popular in the 60s-80s. The cars vary in size from about the size of your finger to the size of your whole hand. The track has a slot going through the middle of each of the lanes. The race car fits in the slot and uses that to stay on the track at high speeds. There are systems that connect to the tracks so you can clock your lap times. The fun is racing other people and trying to get the fastest time around the track. But there is also a skill level associated with racing. If you go to fast around a curve your car will fly off the track. You have to figure out just how much you can push it to go fast but still stay on your track. I'm not much of a racer but even I got hooked when I was visiting a race track with my kids. It really gets your adrenaline pumping!

Younger kids can play on the more interactive Tyco US1 trucking tracks. Kids can load their truck with logs or coal, then deliver that load to another destination and empty the truck. These tracks are more designed for the visual package. They are not build for speed but for imagination. We will create a village/town complete with an airport with a plane that flies around, a police station, trees, restaurants. This track is designed to spark little minds and let them create situations where they run the town.

We will provide basic food i.e. pizza, pretzels, and other easily prepared foods. We are also talking with the village to offer beer and wine. We would like to offer adult's only nights and start leagues as the public becomes more acquainted with our concept.

Our hours will be Mon - 9a-12p (reopening for evening hours)
4-7p

Tues - closed

Wed - 9a-12p
4-7p

Thur - 9a-12p
4-7p

Fri - 9a-12p
4-10p

Sat - 9a-10p

Sun - 10a-7p

These are school hours.
We might be open longer during the summer depending on the public's requests.

We will have 2-3 part time employees, possibly more if needed during the summer.

We shouldn't need to change/alter any existing structure of the unit. We will partition areas with storage shelves and seating. It is currently about 2200 sq ft total, most of which is open flooring. There are 2 smaller offices that we will use for party rentals, i.e. birthday parties.