



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608) 270-4200

# CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

**1. Location of Property:**

**Street Address:** 2841 Index Road, Suite 150, Fitchburg, WI 53713

**Legal Description - (Metes & Bounds, or Lot No. And Plat):** Parcel #225/0609-031-0011-0

Lot One (1), Certified Survey Map No. 5861, recorded in the Office of the Register of Deeds for Dane County, Wisconsin, on May 26, 1989, in Volume 27 of Certified Maps, on Pages 317-318, as Document No. 2142520

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

**2. Current Use of Property:** Multi-tenant Office/Warehouse

**3. Proposed Use of Property:** Amusement & Recreation Services

**4. Proposed Development Schedule:** May 20, 2021

**5. Zoning District:** B-H Business Highway

**6. Future Land Use Plan Classification:** I-G Industrial General (per 9/2020 Future Land Use Map)

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov).

Additional information may be requested.

**Type of Residential Development (If Applicable):** N/A

**No. of Dwelling Units by Bedroom:** 1 BR  2 BR  3 BR  4 or More

**No. Of Parking Stalls:** \_\_\_\_\_

**Type of Non-residential Development (If Applicable):** Dance, Band, Orchestra, Theatrical Production Studios & Halls

**Proposed Hours of Operation:** 7:00am-12:00am **No. Of Employees:** approx 10

**Floor Area:** 53,950sf total [approx 45,000sf proposed use] **No. Of Parking Stalls:** 60

**Sewer:** Municipal  Private  **Water:** Municipal  Private

**Current Owner of Property:** World Wide World, LLC

**Address:** 316 Monte Cristo Circle, Verona, WI 53593 **Phone No:** 608-692-0007

**Contact Person:** Dale Sticha

**Email:** Dale@Sosonic.com

**Address:** 316 Monte Cristo Circle, Verona, WI 53593 **Phone No:** 608-692-0007

**Respectfully Submitted By:** *Dale A Sticha*

Owner's or Authorized Agent's Signature

**\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

**For City Use Only:** **Date Received:** \_\_\_\_\_ **Publish:** \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_

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## World Wide World, LLC

Dale Sticha, Owner  
316 Monte Cristo Circle • Verona, Wisconsin 53593  
608.692.0007 • Dale@Sosonic.com

April 19, 2021

*Electronic Transmittal  
c/o Planning@Fitchburgwi.gov*

RE: 2841 Index Road, Suite 150, Fitchburg, WI  
Conditional Use Permit Applications

To: Honorable Aaron Richardson, Mayor/Plan Commission Chairman  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

Mr. Mayor and Plan Commission Members:

I am writing to provide you with supplemental information in support of the conditional use permit application for the property listed above.

As you may be aware, the group known as “COPA” (*Community Organizations Promoting the Arts*) is diligently working to build a new facility in the City of Fitchburg. This project is currently in the fundraising stage. Meanwhile, the needs of the community have only been amplified by the effects of the Covid pandemic. The demand for structured learning activities, which provide developmental and workforce development benefits to the youth of the area, far exceeds current community capacities. As a result, we are seeking the support and approvals of the City to commence programs as soon as possible. These programs will be delivered by SOSONIC, a sister-company to World Wide World, LLC which has extensive experience with youth-oriented programs focused on music and theatrical production. SOSONIC will be the tenant of record.

The building, currently owned by World Wide, LLC, has a long history of supporting the community when needed. Long after its original manufacturing use was extinguished, it has provided safe space for churches, businesses employing the disabled, and as a business incubator. We are once again asking this building to support the community when it is repurposed to deliver training programs focused on dance, music, and theatrical production.

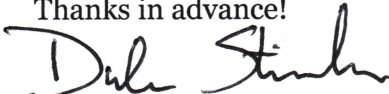
After consultation with City Staff, we are in agreement that the most appropriate path to achieving this interim goal is via a conditional use permit issued under the heading of “Amusement and Recreational Services” (Title II, chapter 22, section 22-311; SIC major group 79).

During the consultation process, City Staff has raised concern about conducting outdoor public performances or events. As the owner of record, World Wide World agrees to the condition that there would be no public events, unless specifically permitted by the City. We would like to note that the preparation and truck loading of staging and production equipment may occasionally take place adjacent to the building and should not be confused with such events. These activities will pose no inconvenience or nuisance to neighbors in the surrounding industrial-oriented area.

In terms of the use of the building: We anticipate there could be as many as 200 participants in the facility (e.g., a large orchestra) at one time. Because the majority of participants are youths, we anticipate approximately 75% of traffic will be in the form of “drop-offs”. In addition, we anticipate approximately ten (10) staff in the building. With 70 parking spaces available for use on site, plus adjacent on-street parking, we do not anticipate any issues. It is also worth noting that public transit is readily accessible nearby and may be utilized by some participants. On-site parking will be managed by the building owner to ensure equitable use of the space.

In closing, we are thankful for the support of the City of Fitchburg, its leaders, staff and the surrounding business community. Moving forward with this project, and enabling youth to engage in the arts, is vital to the building a strong, equitable and resilient community and to demonstrating the viability of COPA’s long-term mission. If you have questions, we will answer them to the best of our abilities.

Thanks in advance!



Dale Sticha, Owner

World Wide World, LLC / Sticha Brothers, Ltd / SOSONIC

Cell: 608.692.0007

Email: Dale@Sosonic.com

Mayor Richardson  
Introduced by

Economic Development  
Prepared by

CEDA,  
Referred to

February 11,2020  
Date

**RESOLUTION R-03-20**

**THE CITY OF FITCHBURG SUPPORTS THE VISION FOR THE COMMUNITY ORGANIZATIONS PROMOTING THE ARTS (COPA)**

**WHEREAS**, the City of Fitchburg and Fitchburg Chamber Visitor + Business Bureau partnered in 2012 to develop an economic development strategic plan and brand architecture for the City and updated that plan, called the “City in Motion” in 2018; and

**WHEREAS**, several of the initiatives and action items noted in the “City in Motion” are to promote and foster arts and culture in the City with a focus on inclusivity; and

**WHEREAS**, as the City looks to redevelop the North Fish Hatchery Road area, Vandewalle and Associates recognizes that the City has a niche market in the neighborhood that focuses on businesses dedicated to the arts; and

**WHEREAS** Mr. Dale Sticha, a local musician and business owner realized this niche and envisions constructing a \$35 million dollar, 70,000 square foot facility called the “CoPA: (Community Organizations Promoting the Arts) that would provide an underserved population access to the arts and workforce development opportunities; and

**WHEREAS**, the CoPA would provide theatre and rehearsal space, administration offices, classrooms, practice rooms, design and workshop space and an entertainment Rathskellar; and

**WHEREAS**, the CoPA would enhance the redevelopment efforts of the City in the North Fish Hatchery Road corridor; and

**WHEREAS**, the creative industries in Wisconsin have an annual economic impact of \$9.7 billion; and

**WHEREAS**, there is a need for this type of facility within the greater Madison area and Fitchburg’s location within the region makes it the perfect location for the CoPA.

**NOW BE IT RESOLVED**, that the Fitchburg Common Council hereby acknowledges the need for additional space for arts and culture and supports the vision of bringing the CoPA facility to the City of Fitchburg.

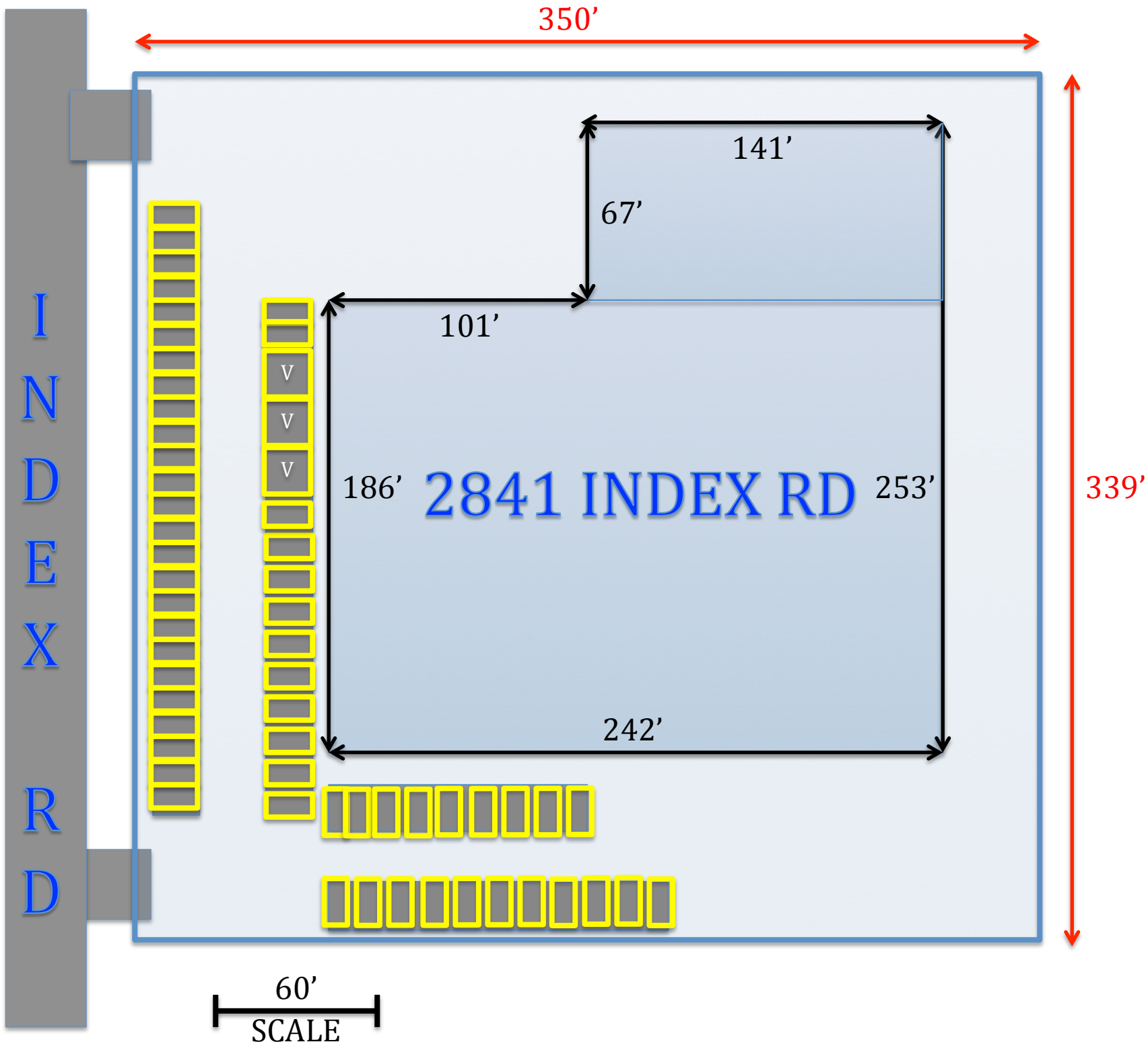
Adopted this 24<sup>th</sup> day of March, 2020.

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Aaron Richardson, Mayor

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Tracy Oldenburg, City Clerk



350'

339'

141'

67'

101'

186'

2841 INDEX RD

253'

242'

60'

SCALE

I  
N  
D  
E  
X  
  
R  
D

