


R 16.004837 8/25/21  
\$480.00 RB

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|---|---|--|
|  <p><b>Fitchburg</b><br/>THE CITY OF</p> | <p>City of Fitchburg<br/>Planning/Zoning Department<br/>5520 Lacy Road<br/>Fitchburg, WI 53711<br/>(608) 270-4200</p> | <p><b>CONDITIONAL USE PERMIT<br/>APPLICATION</b></p> |
|---|---|--|

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: 2919 Marketplace Dr  
 Legal Description - (Metes & Bounds, or Lot No. And Plat): \_\_\_\_\_

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

2. Current Use of Property: Vacant (formally laser tag, formally Acker Flooring)  
 3. Proposed Use of Property: Gymnastics Facility  
 4. Proposed Development Schedule: November - March, 2022  
 5. Zoning District: BH

6. Future Land Use Plan Classification: \_\_\_\_\_  
 \*\*\*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): None  
 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): Build out  
 Proposed Hours of Operation: 9am - 7pm - Mon Through Sun No. Of Employees: 6  
 Floor Area: 16,083 No. Of Parking Stalls: 27  
 Sewer: Municipal  Private  Water: Municipal  Private

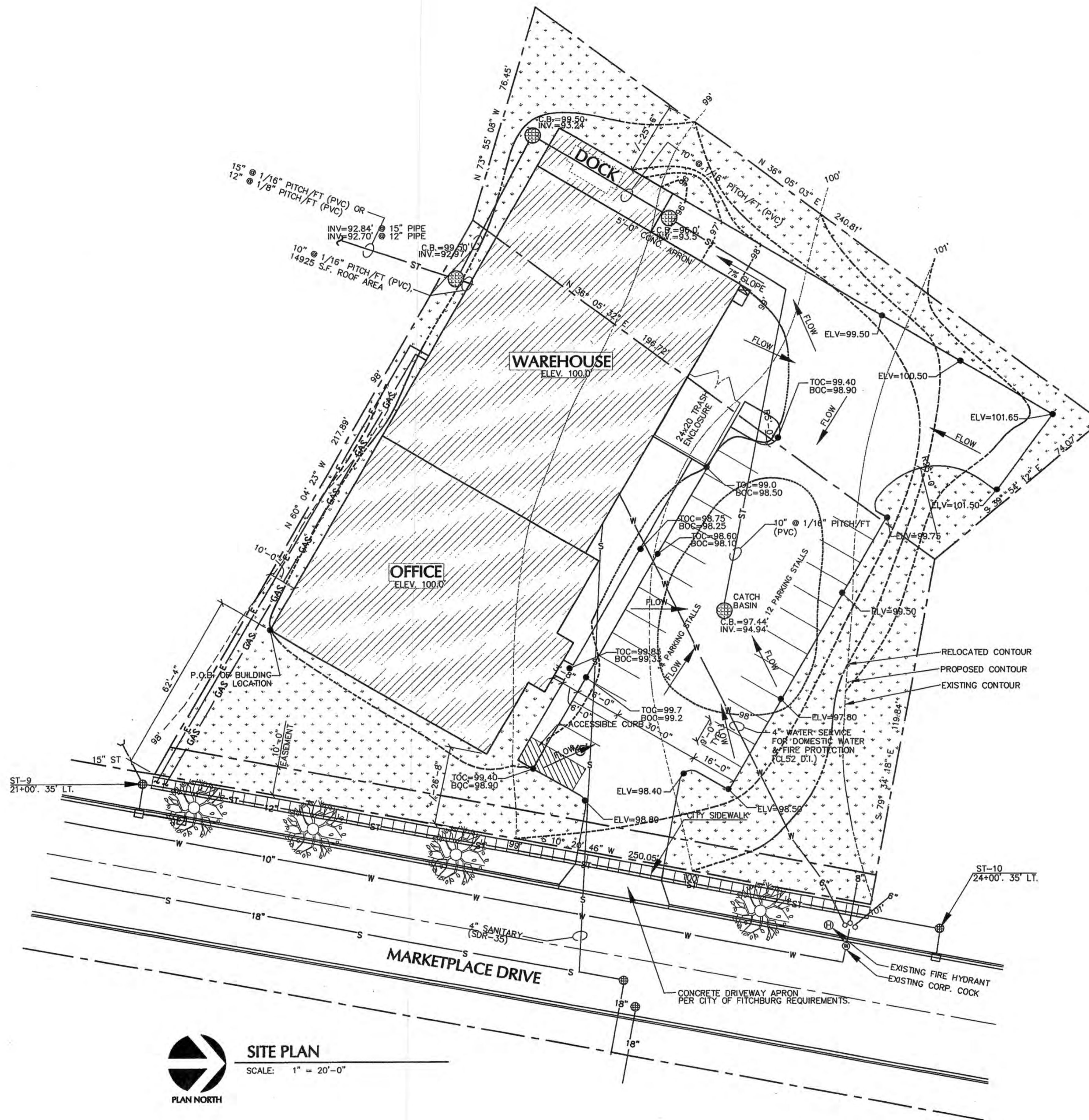
Current Owner of Property: Marketplace Square, LLC  
 Address: W276 N2890 Oak Street Pewaukee WI Phone No: 262-364-8850  
 Contact Person: Mary Dodd  
 Email: Mary@omnicapital.us  
 Address: W276 N2890 Oak Street Pewaukee WI Phone No: 262-364-8850  
 Respectfully Submitted By: Mary Dodd

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: 8/24/21 Publish: \_\_\_\_\_  
 Ordinance Section No. \_\_\_\_\_ Fee Paid: \$480  
 Permit Request No. CU-2401-21

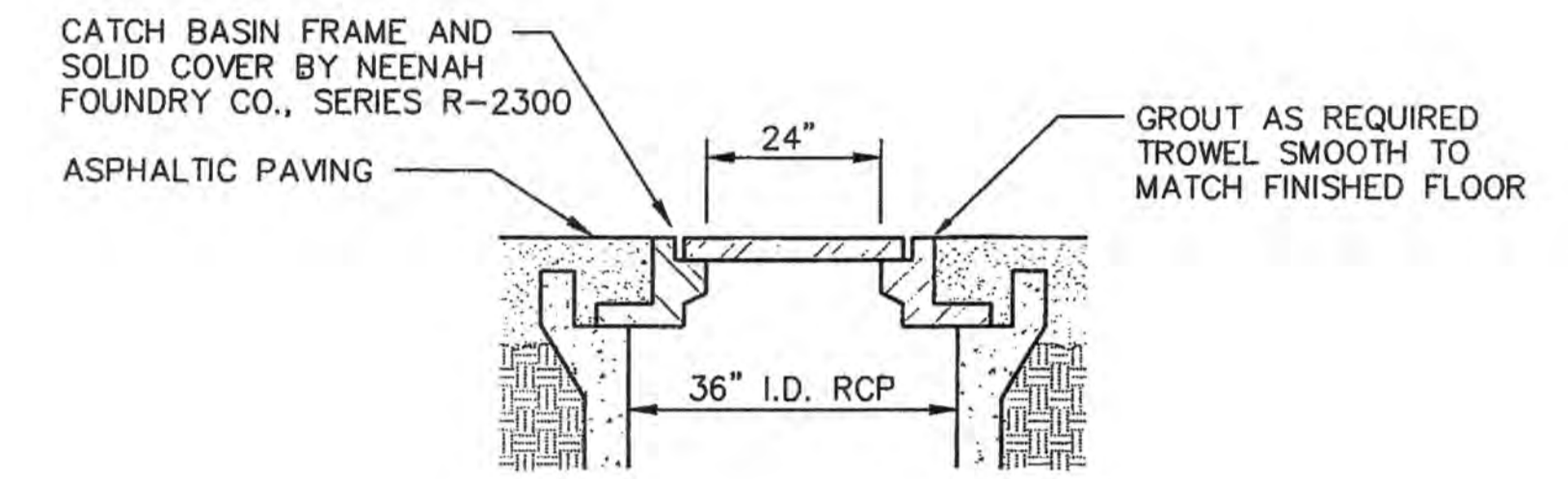


**SITE PLAN**  
SCALE: 1" = 20'-0"

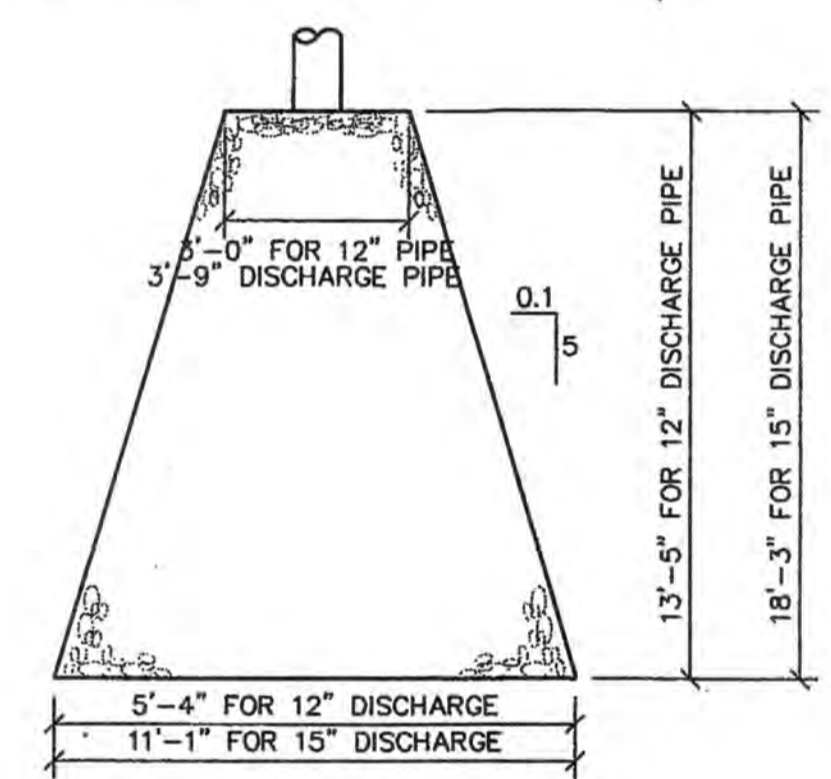
**AREA CALCULATIONS:**

LOT 17 = 36,316 S.F. = 0.83 ACRES  
 PARTIAL LOT 15 = 15,719 S.F. = 0.36 ACRES  
 TOTAL SITE AREA = 52,035 S.F. = 1.19 ACRES

OFFICE 6,375 S.F. = 12% OF SITE  
 WAREHOUSE/DOCK 8,925 S.F. = 17% OF SITE  
 CONCRETE WALK 906 S.F. = 2% OF SITE  
 ASPHALTIC PAVING 13,905 S.F. = 27% OF SITE  
 GREEN SPACE 21,924 S.F. = 42% OF SITE



**1 TYPICAL CATCH BASIN**  
SCALE: N.T.S.



**2 CONFIGURATION OF CONDUIT OUTLET PROTECTION**  
SCALE: N.T.S.

**UTILITY PLAN NOTES:**

- SEWER AND WATER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, JANUARY 2000.
- SIDEWALKS, DRIVEWAY APRONS, AND STORM SEWERS LOCATED WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, JANUARY 2000.

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**ACKER FLOORING**  
 2919 MARKETPLACE DRIVE  
 LOT 17 & PART OF 15  
 FITCHBURG, WI 53719

CARL RUEDEBUSCH  
 & ASSOCIATES  
 P. O. Box 7155 MADISON, WI 53707  
 PHONE (608) 249-2012  
 FAX (608) 249-2032



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 © COPYRIGHT 2000  
 ARCHITECT:

STRUCTURAL ENGINEER:  
 MECHANICAL ENGINEER:  
 ELECTRICAL ENGINEER:

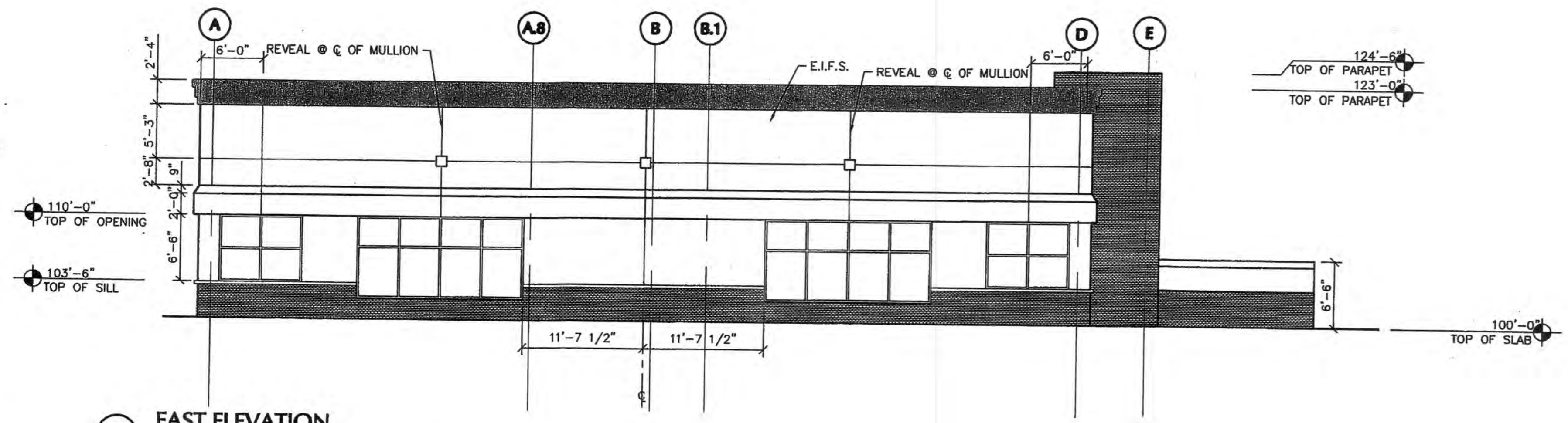
**REVISIONS**

PROJECT NO. 00498.00  
 DATE 11.14.00  
 DRAWN BY DA  
 CHECKED BY LBL

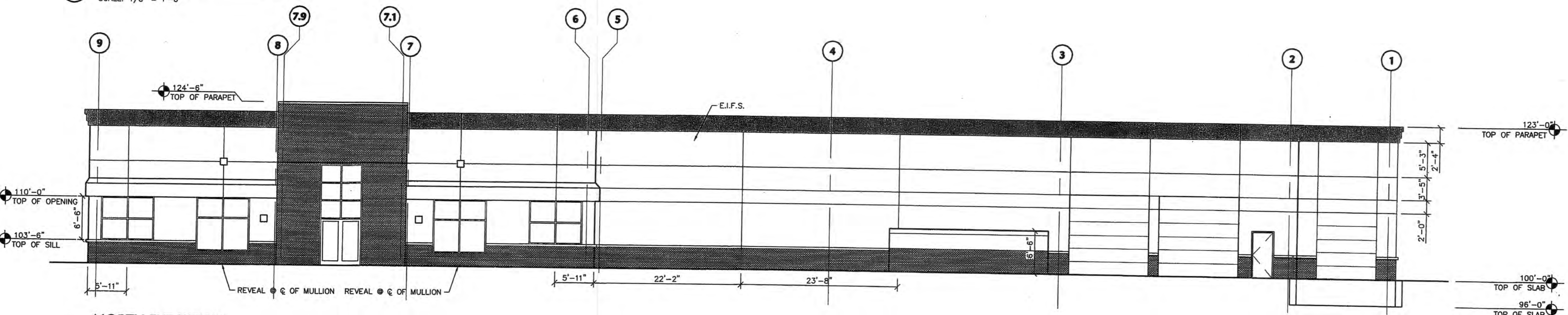
SHEET CONTENTS  
 SITE PLAN

SHEET  
**SP1.1**

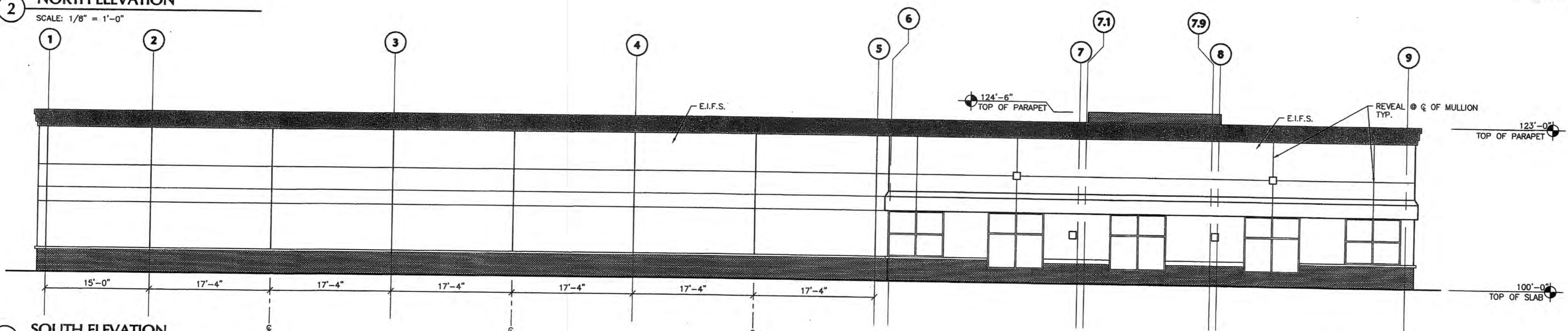




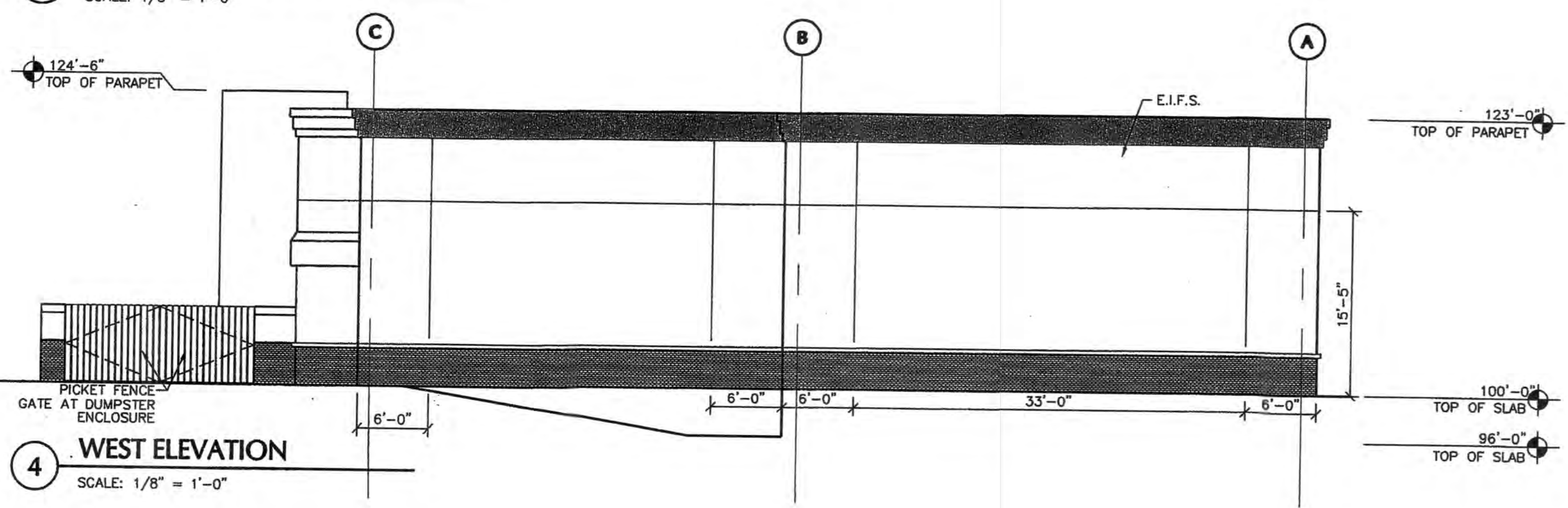
**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

- BUILDING CONSTRUCTION NOTES**
1. CLASS OF CONSTRUCTION - TYPE 6 METAL FRAME UNPROTECTED.
  2. ONE STOREY BUILDING
  3. FIRE PROTECTION SYSTEM - SPRINKLERS
  4. FOUNDATION SYSTEM - SLAB-ON-GRADE WITH FROST WALLS.
  5. EXTERIOR BUILDING SYSTEM - METAL FRAME WITH STEEL STUDS WALLS AND E.I.F.S.
  6. ROOF SYSTEM - BUILT UP ROOF WITH INTERNAL ROOF DRAINS.

**ACKER FLOORING**  
2919 MARKETPLACE DRIVE  
LOT 17 & PART OF 15  
FITZBURG, WI 53719

RUDEBUSCH  
DEVELOPMENT &  
CONSTRUCTION, INC.  
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REVISIONS

PROJECT NO. 00498.00  
DATE 11.14.00  
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SHEET CONTENTS  
ELEVATIONS  
BUILDING

SHEET  
**A4.1**