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 <p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608) 270-4200</p>	<h2>CONDITIONAL USE PERMIT APPLICATION</h2>
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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: 5215 Verona Road
Legal Description - (Metes & Bounds, or Lot No. And Plat): LOT 1 OF CSM 15501 located in the City of Fitchburg, Dane County, Wisconsin

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

2. **Current Use of Property:** Vacant
3. **Proposed Use of Property:** Educational Services w/ Activities Outside
4. **Proposed Development Schedule:** Demolition March, 2022. Site work April, 2022. Completion Fall, 2023
5. **Zoning District:** B-P (Business Professional)
6. **Future Land Use Plan Classification:** I-C - Industrial Commercial

***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.

Additional information may be requested.

Type of Residential Development (If Applicable): _____
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): Educational Services w/ Activities Outside
Proposed Hours of Operation: 9:00am to 9:00pm **No. Of Employees:** Approximately 50
Floor Area: 21,515 sf **No. Of Parking Stalls:** 48 total (2 accessible)
Sewer: Municipal Private **Water:** Municipal Private
Current Owner of Property: MCSKILL & TRADE LLC
Address: 5215 Verona Road **Phone No:** _____
Contact Person: JSD Professional Services, Inc. Attn: Kevin Yeska
Email: kevin.yeska@jsdinc.com
Address: 161 Horizon Drive, Suite 101 Verona, WI 53593 **Phone No:** 6086096794
Respectfully Submitted By: *Kevin Yeska*

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:** 1/18/22 **Publish:** _____
Ordinance Section No. _____ **Fee Paid:** \$480
Permit Request No. CU-2427-22



January 18, 2022

Ms. Lisa McNabola
Associate Planner
City of Fitchburg Planning Division
5520 Lacy Road
Fitchburg, WI 53711

Subject McKenzie Regional Workforce Center
Letter of Intent – Architectural Design Review and Conditional Use
5215 Verona Road
Fitchburg, WI 53711
JSD Project No. 21-10852

Ms. Lisa McNabola,

The following is submitted in conjunction with the plans and application materials for Architectural Design Review and Conditional Use consideration and approval.

Organizational structure:

Owner: McSkill & Trade LLC 5215 Verona Road Fitchburg, WI 53711 Attn: sghee@bgcdc.org	Architect: OPN 301 North Broom Street #100 Madison, WI 53703 Attn:mhepner@opnarchitects.com
Civil: JSD Professional Services, Inc. 161 Horizon Drive, Suite 101 Verona, WI 53593 Attn: matt.haase@jsdinc.com	Landscape: JSD Professional Services, Inc. 161 Horizon Drive, Suite 101 Verona, WI 53593 Attn: kevinyeska@jsdinc.com

Introduction:

The site is located at 5215 Verona Road on Fitchburg’s northwest side and is currently the site of a two-story building with a surface parking lot. The site is currently zoned Business Professional. An office use exists east of the site (Thermo Fisher Scientific), whereas self-storage was recently developed to the south. The proposed project entails the refurbishment of the existing building’s interior and exterior, an approximately 4,900 square foot building addition, and site improvements including 48 vehicular parking stalls, outdoor learning spaces, and landscaping opportunities.

Project Description:

This refurbished building and site will empower young people with the skills and education needed for the trades job of tomorrow, while teaching students how to open and operate businesses and build wealth as part of their entrepreneurial center. The building will serve as the headquarters of both the Boys & Girls Clubs of Dane County and Wisconsin Regional Training Partnership (WRTP) Big Step. Office



space will also be utilized by the Madison Area Builder's Association (MABA). This move will allow for the skilled trades program and entrepreneurial center to become the hub of the building with office spaces to help support the mission, and individual organizations. Technology, education, tools, mentorship and collaboration will live at this rejuvenated facility. A photovoltaic array, a geothermal heating system, a skilled trades workshops and multi-disciplinary site improvements will expose students to modern systems, while indoor/outdoor classrooms, conference and meeting areas will facilitate a collaborative learning process.

The existing building's interior configuration and materials will be completely refurbished and updated. A building addition, approximately 4,900 sf in size, will house an intensive rooftop patio gathering area and workshop space below. Exterior building materials will consist primarily of charcoal ACM panels and a combination of transparent and translucent storefront glazing to complement the existing dark brick facade.

Site design includes a newly configured parking lot, stormwater management system and gathering spaces which are carefully intended to enhance softscape materials. Plantings will consist of adaptive, native species where possible to convey a natural, but refined aesthetic.

City Input:

The JSD-OPN team has met with the City of Fitchburg's Planning, Public Works and Fire Department to discuss overall project goals, utility infrastructure impacts, accessibility and safety concerns.

Site Development Data:

Lot Area:	86,278 SF // 1.981 acres
Building Area:	21,515 SF
Impervious Area:	46,885 square feet
Open Space:	39,393 square feet
Parking Stalls:	48 total (2 accessible)
Bicycle Stalls:	12 stalls (6 racks)

Project Schedule:

Interior demolition: March, 2022
Building construction: April 2022-March 2023
Site work: Fall, 2022

Thank you for your time and consideration of this project.

Sincerely,

JSD Professional Services, Inc.

A handwritten signature in black ink, appearing to read 'Kevin Yeska', written in a cursive style.

Kevin Yeska, PLA, ASLA
Project Consultant / Landscape Architect

PLAN MODIFICATIONS:

#	Date:	Description:
1	11.19.2021	DD SUBMITTAL
2	01.19.2022	MUNICIPAL
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Designed By: MWS
Reviewed By: MRH/KYJ
Approved By: MRH/KYJ

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C3.0

PAVING NOTES

1. GENERAL

- 1.1. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF FITCHBURG ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC DATED SEPTEMBER 9, 2021.
- 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 1.3. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

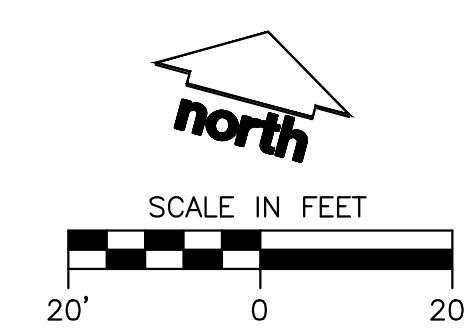
- 2.1. CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- 2.2. WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- 2.3. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- 2.4. CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- 2.5. BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
- 2.6. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- 2.7. ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

3. CONCRETE PAVING SPECIFICATIONS

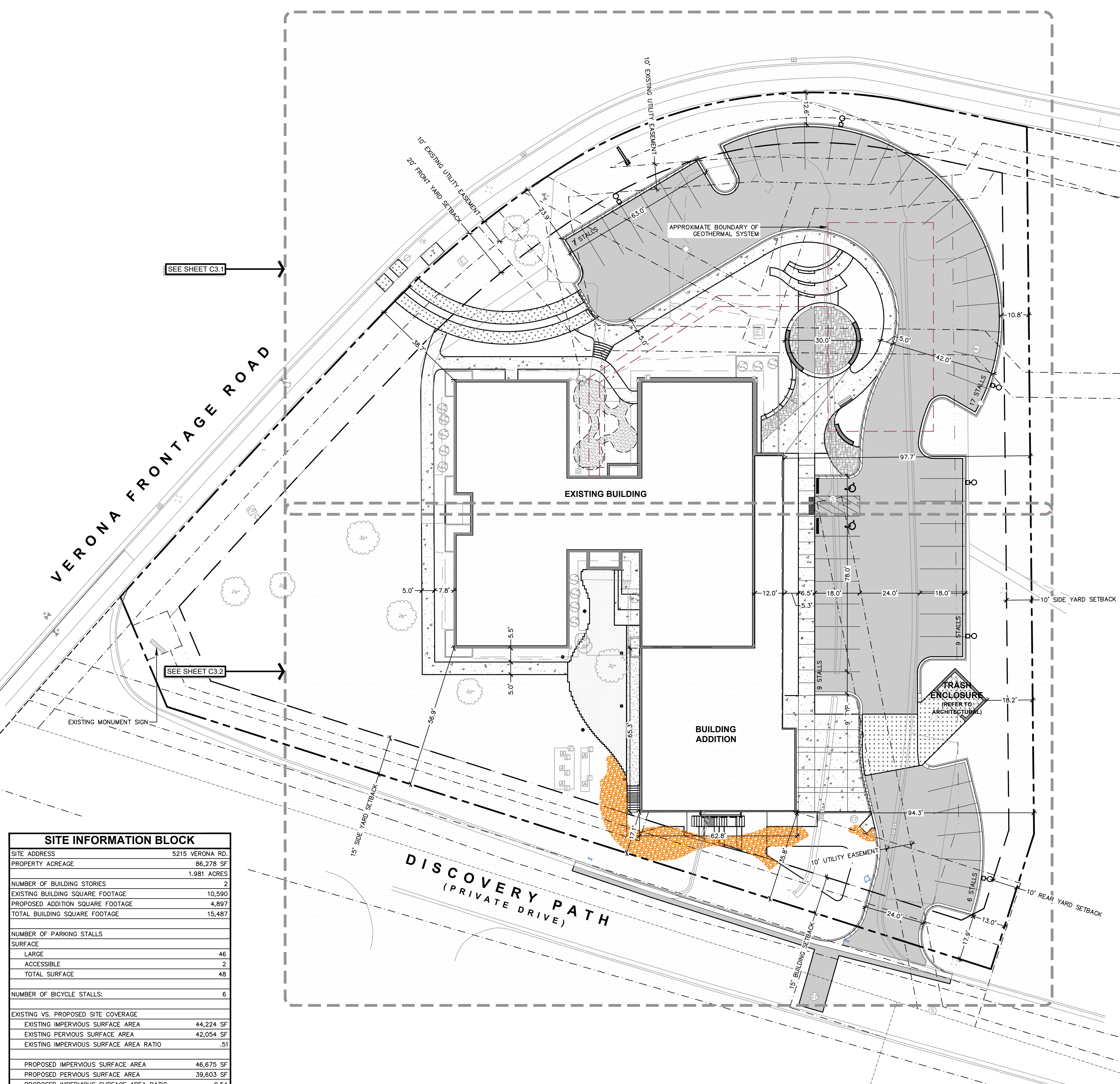
- 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
- 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
 - 4.4. TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING SETBACK LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	MOUNTABLE CURB AND GUTTER
	8" CONCRETE RIBBON CURB
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	SEAT WALL
	RAILING
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	INPAVEMENT LIGHT FIXTURE
	ADA PARKING SIGN
	ILLUMINATED BOLLARD
	BOLLARD WITH ADA PARKING SIGN
	BIKE RACK



DIGGERS HOTLINE
Toll Free (800) 242-8511



SITE INFORMATION BLOCK	
SITE ADDRESS	5215 VERONA RD.
PROPERTY ACREAGE	86,278 SF
	1.981 ACRES
NUMBER OF BUILDING STORIES	2
EXISTING BUILDING SQUARE FOOTAGE	10,590
PROPOSED ADDITION SQUARE FOOTAGE	4,897
TOTAL BUILDING SQUARE FOOTAGE	15,487
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	46
ACCESSIBLE	2
TOTAL SURFACE	48
NUMBER OF BICYCLE STALLS:	6
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	44,224 SF
EXISTING PERVIOUS SURFACE AREA	42,054 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	.51
PROPOSED IMPERVIOUS SURFACE AREA	46,675 SF
PROPOSED PERVIOUS SURFACE AREA	39,603 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.54



AMPHITHEATER STAIRCASE



CONCRETE W/ SANDBLAST FINISH

NOT FOR CONSTRUCTION

PLAN MODIFICATIONS:

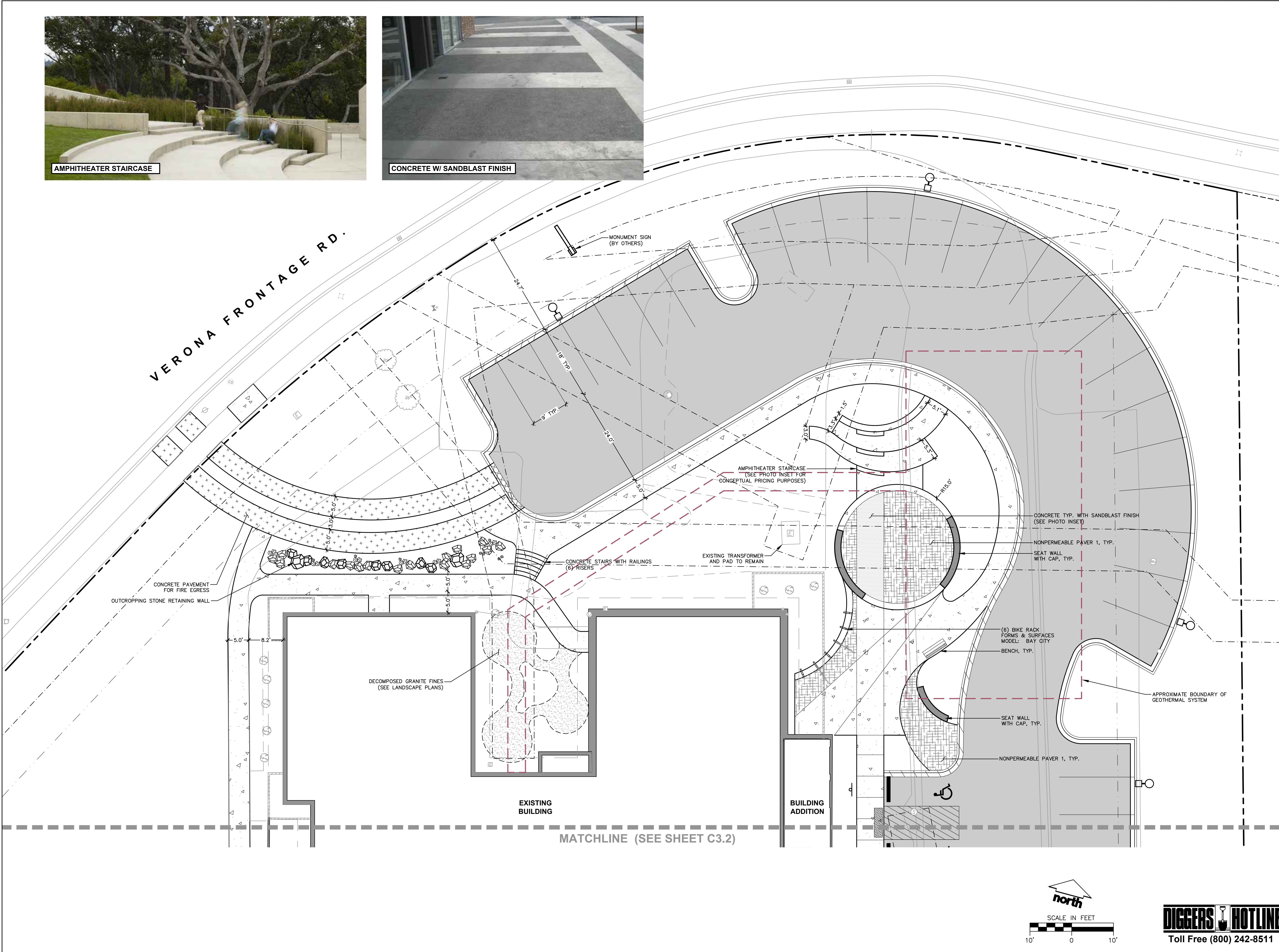
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Designed By: MWS
Reviewed By: MRH/KYJ
Approved By: MRH/KYJ

SHEET TITLE:
SITE PLAN - NORTH

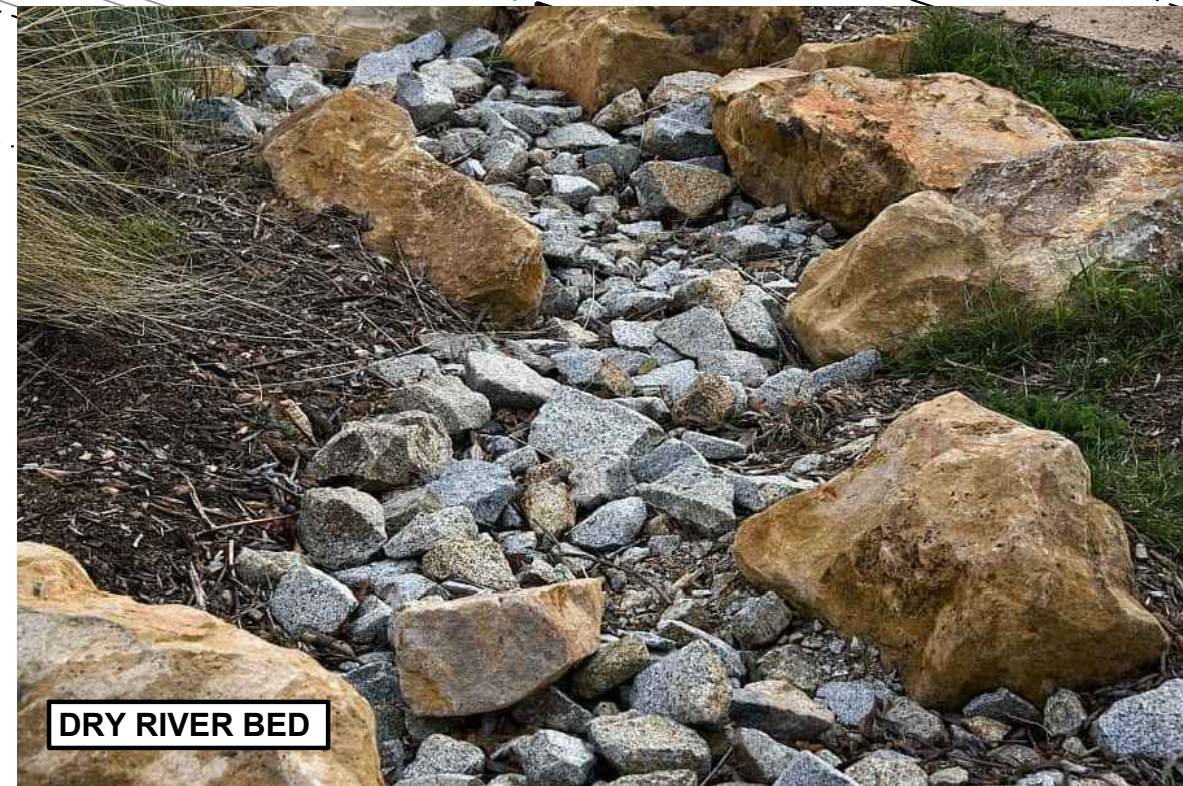
SHEET NUMBER:
C3.1

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STACKED STEPS

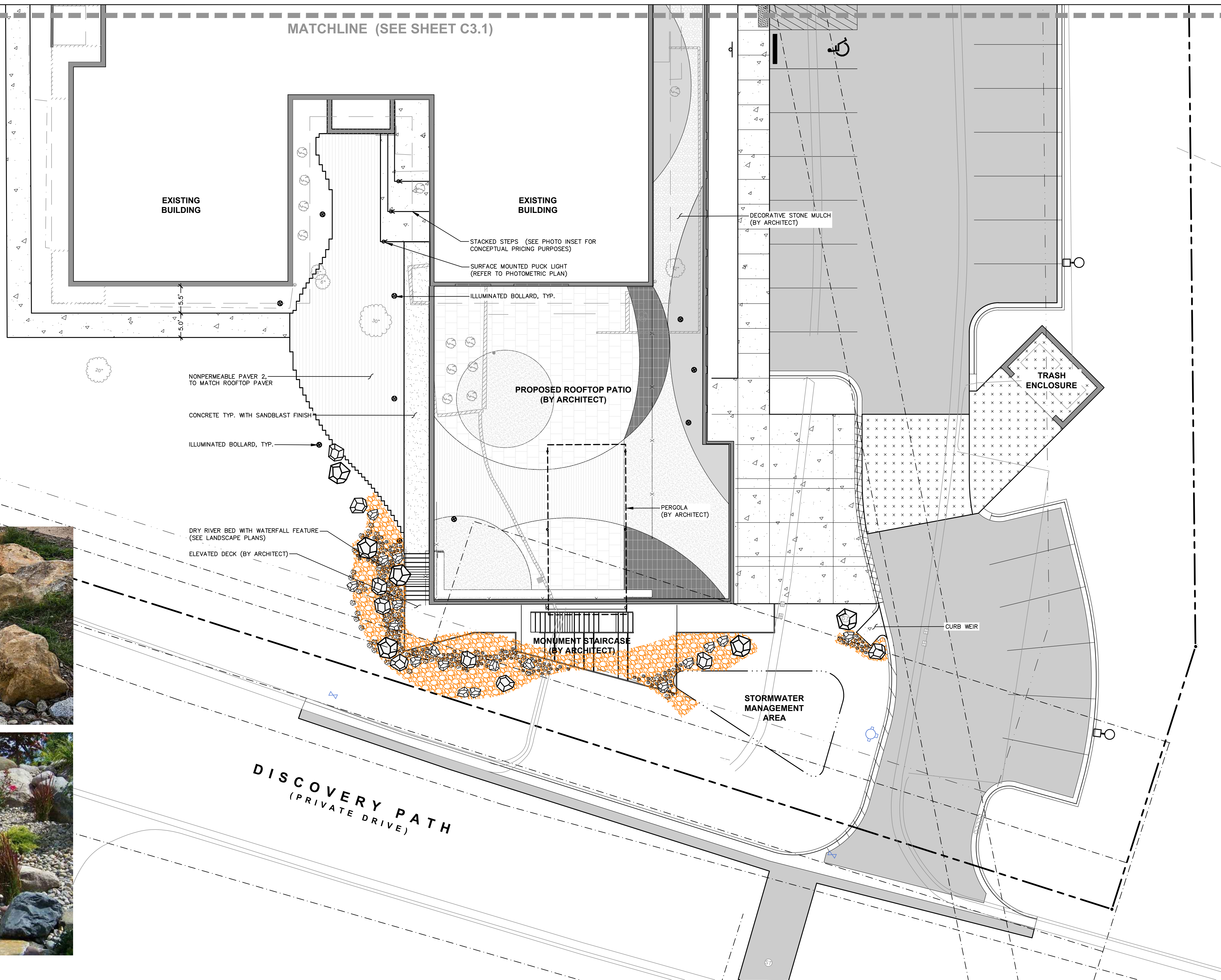


DRY RIVER BED



WATERFALL FEATURE

MATCHLINE (SEE SHEET C3.1)



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
OPN ARCHITECTS

CLIENT ADDRESS:
301 N. BROOM ST, SUITE 100
MADISON, WI 53703

PROJECT:
**MCKENZIE REGIONAL
WORKFORCE CENTER**

PROJECT LOCATION:
5215 VERONA ROAD
FITCHBURG, WI 53711

NOT FOR CONSTRUCTION

PLAN MODIFICATIONS:

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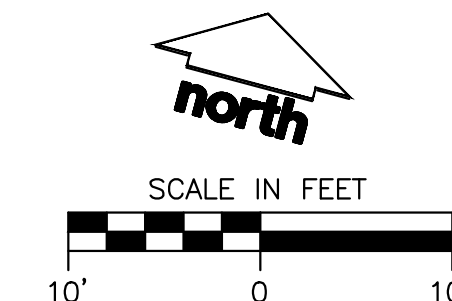
Designed By: MWS
Reviewed By: MRH/KYJ
Approved By: MRH/KYJ

SHEET TITLE:
SITE PLAN - SOUTH

SHEET NUMBER:
C3.2

JSD PROJECT NO: 21-10852

File: I:\2021\2110852\DWG\Civil Sheets\2110852 Site Plan.dwg Layout: C3.2 DETAILED SITE PLAN - SOUTH User: mmh10101 Plot: Jan 18, 2022 - 2:53pm Xref's:



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