


R 16.005609 3/23/2022
\$620.00 RB

	City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	<h2>REZONING APPLICATION</h2>
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The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the A-X district to the P-R district the following described property:

1. **Location of Property/Street Address:** Lot 2, O'Brien Flats, SW corner of Lacy Rd. & Seminole Hwy.

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Lot 2, O'Brien Flats

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. **Proposed Use of Property - Explanation of Request:**

Synthetic turf baseball field and synthetic turf softball field, a competition track venue with rubberized surfacing, synthetic turf soccer field, jumping and throwing events, six outdoor tennis courts, and an indoor support and training facility with bathrooms, locker rooms, office space, and indoor synthetic turf training space. All fields are lighted.

3. **Proposed Development Schedule:** Occurring in phases with a tentative start beginning in 2023.

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning 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) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Not Applicable

Total Dwelling Units Proposed: Not Applicable **No. of Parking Stalls:** Not Applicable

Type of Non-residential Development (If Applicable): Edgewood College - Athletics and Wellness Campus

Proposed Hours of Operation: 6:00 AM - 12:00 AM **No. of Employees:** 25-30

Floor Area: 118,000 s.f. **No. of Parking Stalls:** 349

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

Current Owner of Property: Patrick J. O'Brien, Thomas G. O'Brien

Address: 2652 S. Seminole Hwy, Fitchburg, WI 53711-7004 **Phone No:** (317) 410-2484

Contact Person: John V. Kneer, Rettler Corporation

Email: jkneer@rettler.com

Address: 3317 Business Park Dr., Stevens Point, WI 54482 **Phone No:** (715) 341-2633

Respectfully Submitted By: John V. Kneer Digitally signed by John V. Kneer
DN: cn=John V. Kneer, email=jkneer@rettler.com, c=US John V. Kneer
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

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:** 03/22/2022 **Publish:** _____ and _____
Ordinance Section No. _____ **Fee Paid:** \$620
Permit Request No. RZ-2442-22

Edgewood College

Athletics and Wellness Campus

In November 2021, the City of Fitchburg Common Council approved the college's request to amend the Urban Service Area to include the future site of the athletic and wellness campus. The Capitol Area (CARPC) and the State of Wisconsin Department of Natural Resources (DNR) supported the urban service area amendment. With approval of the urban service area amendment, Edgewood College is proceeding with the development review process.

The current land use is exclusive agriculture. The proposed land use G/I Government / Institutional Use and is a mix of open space (environmental corridors) and institutional use for the Edgewood College Athletic and Wellness Campus. The current zoning is Exclusive Agriculture (A-X). The proposed zoning is Park and Recreation (P-R). The P-R zoning district will allow for recreational facilities on privately owned lands.

This open space campus provides a clear transition between the general industrial, specialized industrial, general business, medium density residential, and low density residential zoning areas north of Lacy Road, to the exclusive agricultural areas south of Lacy Road. The campus will consist of collegiate level synthetic turf baseball field and synthetic turf softball field, a competition track venue with rubberized surfacing, synthetic turf soccer field on track interior, jumping (long/triple jump, high jump) and throwing events (discus, hammer throw, javelin, and shot put), six outdoor tennis courts, storage building, and an indoor support and training facility with bathrooms, locker rooms, office space, and indoor synthetic turf training space. All fields will be lighted for night use.



EDGEWOOD COLLEGE Athletics and Wellness Campus City of Fitchburg, WI

Neighborhood Meeting
October 28, 2021



EDGEWOOD COLLEGE

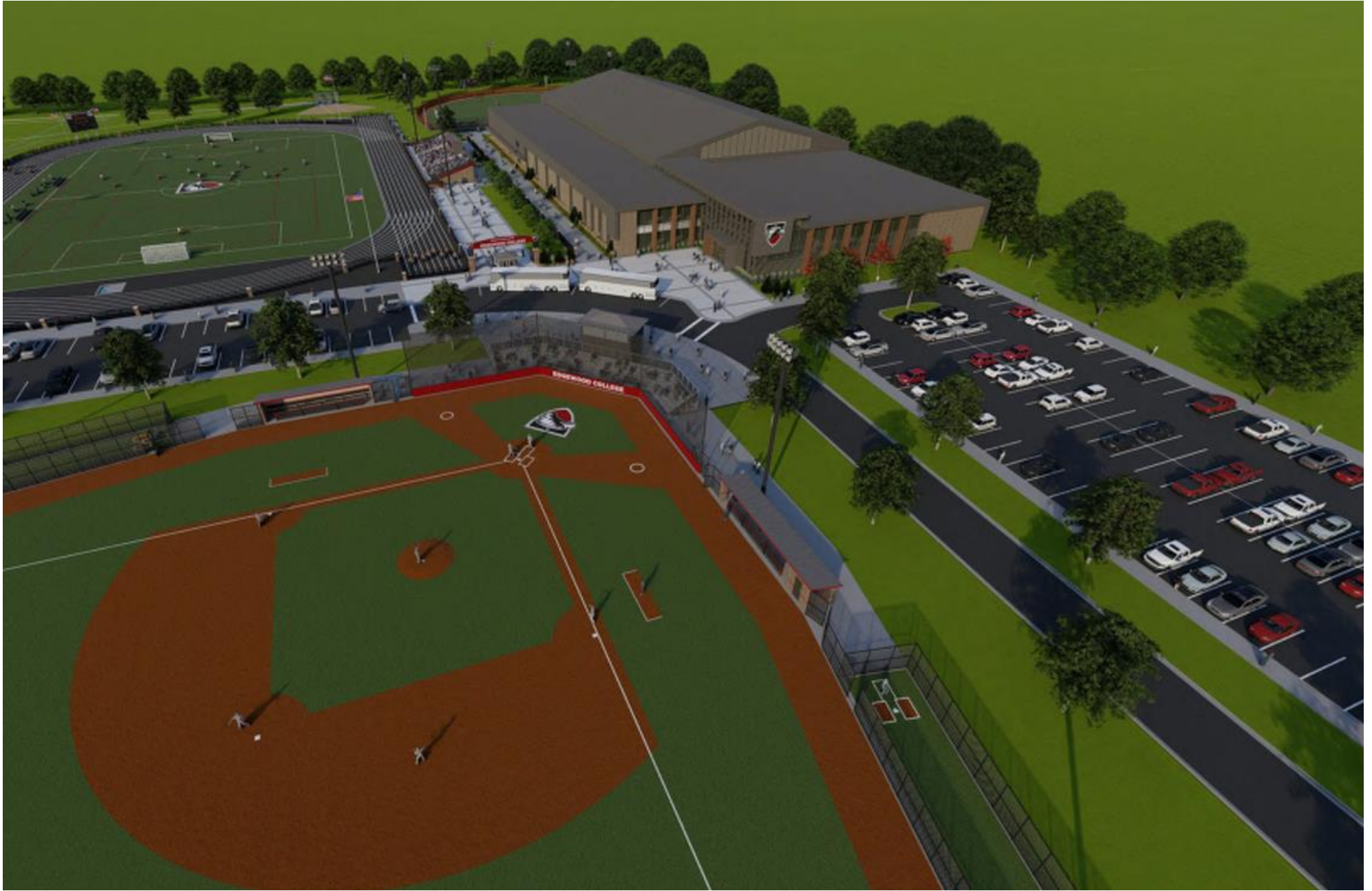
INTRODUCTIONS

- Al Brisack, Director of Athletics at Edgewood College
- John Kneer, Partner, President at Rettler Corporation
- Chase Rettler, Partner, Civil Engineer at Rettler Corporation

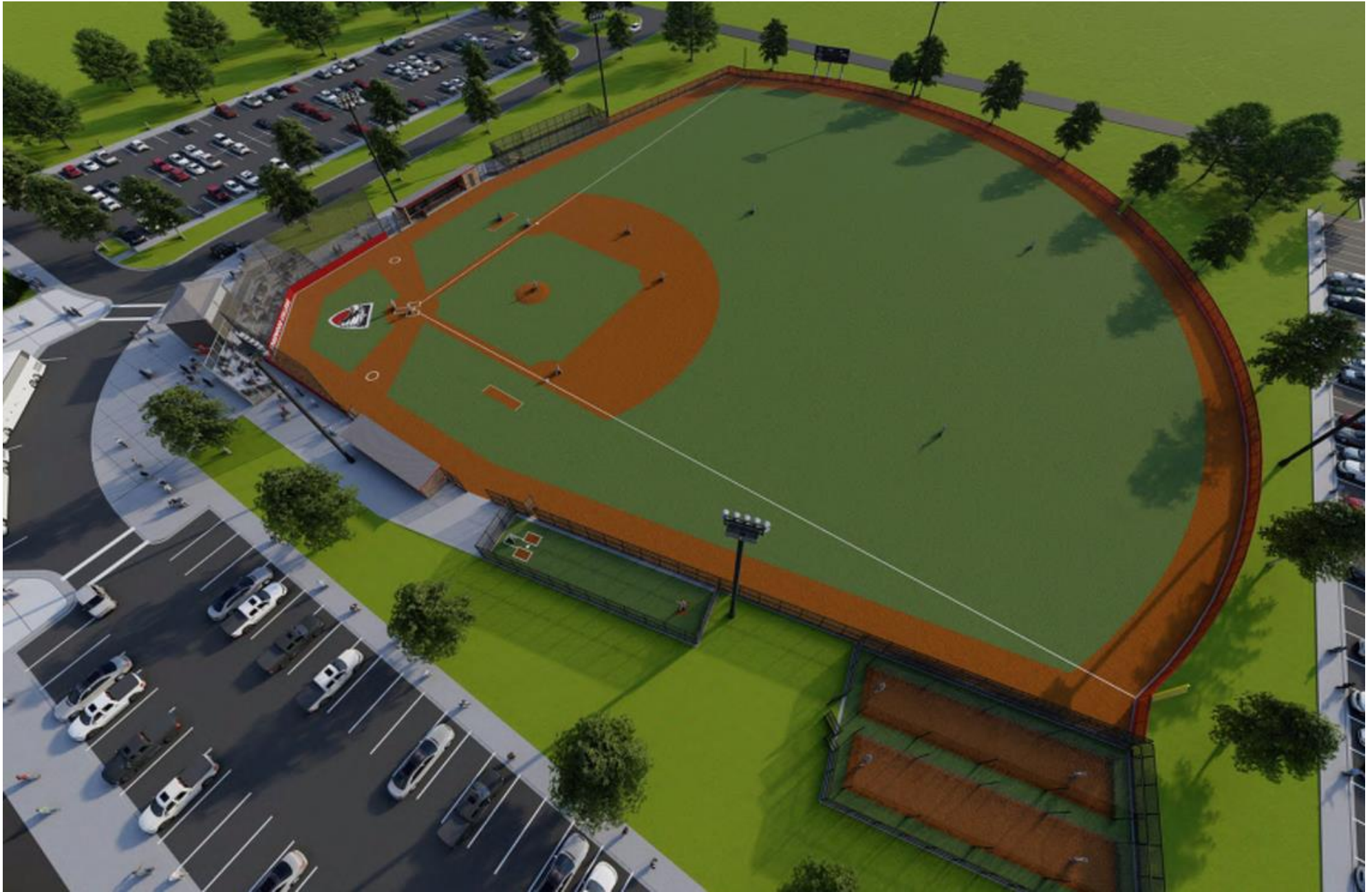
PROPOSED SITE PLAN



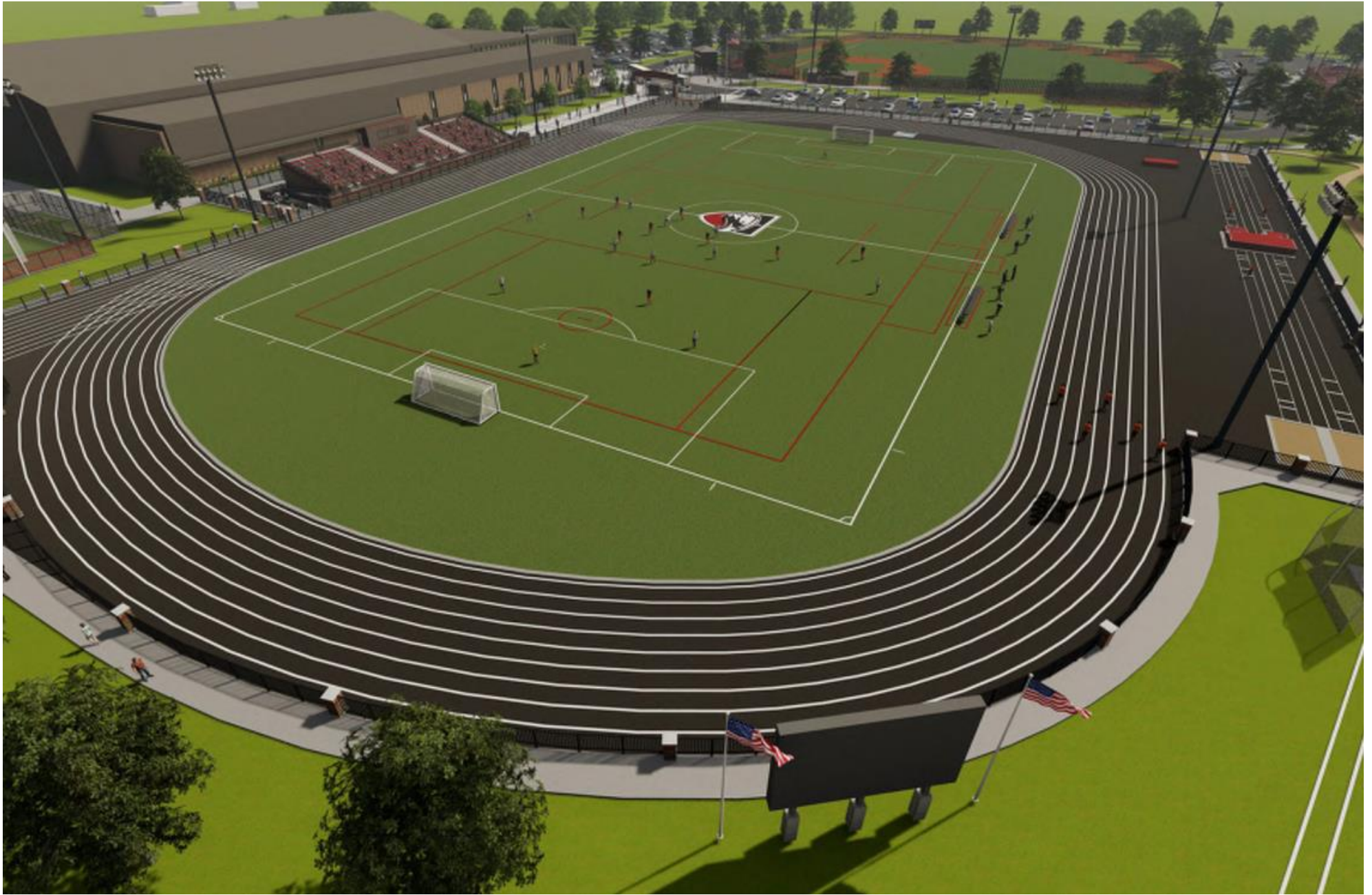
PROPOSED SITE PLAN



PROPOSED SITE PLAN



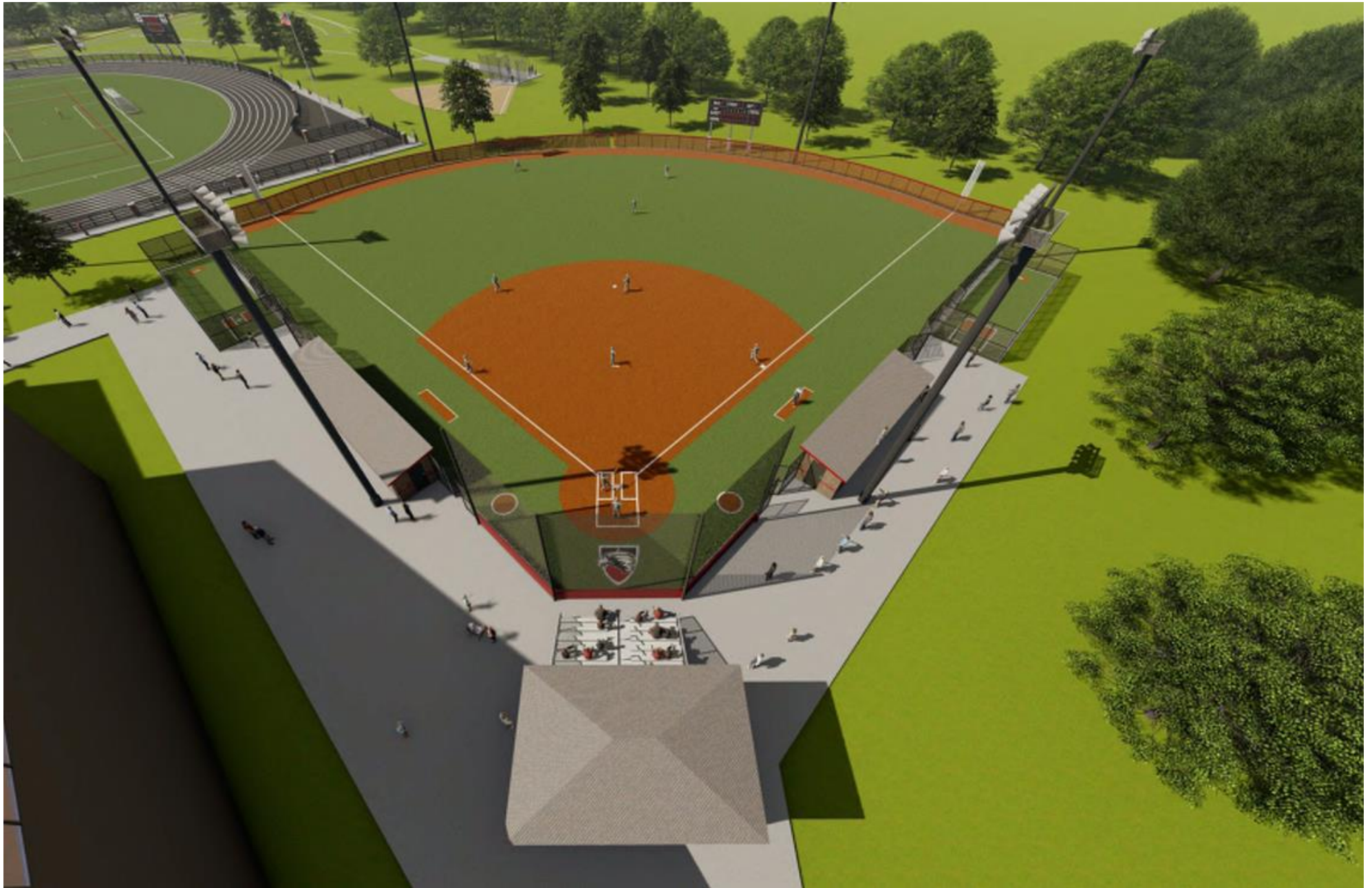
PROPOSED SITE PLAN



PROPOSED SITE PLAN



PROPOSED SITE PLAN



NEIGHBORHOOD DATA

- **Athletics and Wellness Campus use**
- **Stormwater Management**
- **Traffic**
- **Lighting**
- **Sound**

ATHLETICS AND WELLNESS CAMPUS USE

Baseball

2018 – Total 971 (Average – **138.7** per event)
2017 – Total 891 (Average – **148.5**)
2016 - Total 1,070 (Average – **152.9**)
2015 – Total 1,035 (Average – **129.4**)

Softball

2018 – Total 415 (Average – **103.7**)
2017 – Total 678 (Average – **113**)
2016 – Total 360 (Average – **60**)
2015 – Total 370 (Average – **52.9**)

Women's Soccer

2018 – Total 977 (Average **139.6** per event)
2017 – Total 1,276 (Average **116**)
2016 – Total 1,117 (Average **111.7**)
2015 – Total 949 (Average **118.6**)

Men's Soccer

2018 – Total 1,355 (Average **150.6**)
2017 – Total 1,303 (Average **162.9**)
2016 – Total 777 (Average **97.1**)
2015 – Total 715 (Average **119.2**)

STORMWATER MANAGEMENT CONSIDERATIONS

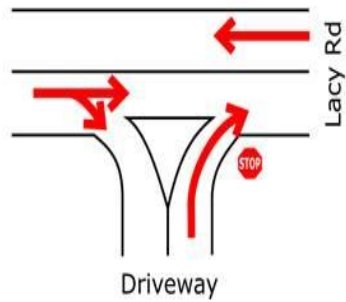
- Preliminary stormwater was designed for the 200 Year flood event and,
- Back-to-Back 100-year flood events
- Wet detention pond BMP to treat hard surfaces
- Permeable fields themselves are stormwater storage devices
- Considers the Regional Stormwater Management Study for the Sub-Zero / Stoner Prairie Area completed in May of 2021
- Wetland restoration enhancement:
- This area will serve as an outdoor laboratory for Edgewood College and be open for public enjoyment, recreation, and education. The wetland enhancement will provide much needed habitat for native flora and fauna and provide a resilient urban oasis for pollinator species.

TRAFFIC CONSIDERATIONS

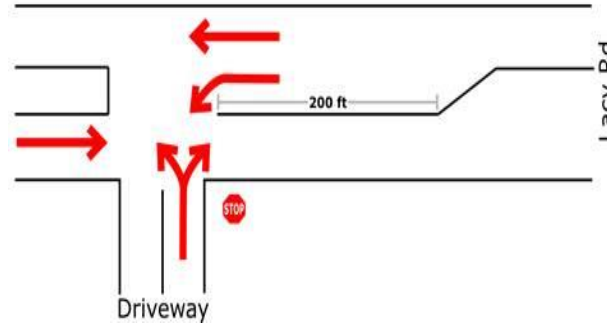
- **A traffic study has been done by the City of Fitchburg for the Lacy Road project**
- **The study has taken into consideration an athletic campus at this site**
- **A follow up study has been completed by AECOM and reviewed by the City of Fitchburg, incorporating this plan, parking counts, uses, and drive locations**
- **All studies agree the proposed Athletics and Wellness Campus adheres to the original traffic study assumption for the Athletic and Wellness Campus and Lacy Road reconstruction plans.**
- **Traffic queuing maximum of 2 cars on Lacy Rd.**

TRAFFIC CONSIDERATIONS

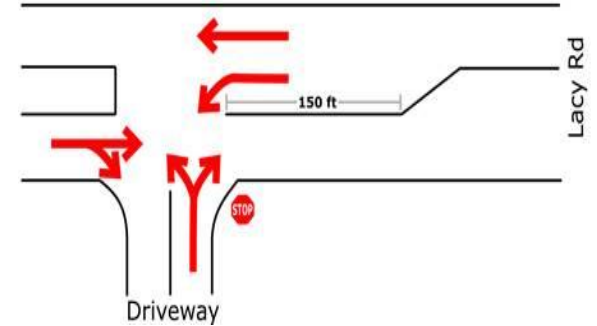
1. Right Driveway: The right driveway provides access to the right parking lot. This driveway will operate as right-in right-out with left turns being restricted from the parking lot and Lacy Road. In addition, we are recommending that a pork chop island be installed to prevent these movements.



2. Center Driveway: The center driveway also provides access to the right parking lot. The 200 ft left turn lane proposed in the City of Fitchburg plans will accommodate the anticipated attendees during the peak hour entering this parking lot.



3. Left Driveway: The left driveway provides the only access to the left parking lot. The 150 ft left turn lane proposed in the City of Fitchburg roadway will accommodate the anticipated attendees during the peak hour at this driveway.



SITE LIGHTING



- Light-Structure Green™ –LED Light Source
- Dark Sky Compliant
- Focused on the Field Only

LED LIGHT FIXTURE TECHNOLOGY



SOUND



- Site focused interior sound
- Reddan Soccer Park – New College soccer field sound system was carefully designed to avoid sound spill to adjacent residential uses.

WRAP UP

- **Athletic and Wellness Campus use – Will serve the College and the community, designed for the 21st century and beyond.**
- **Resilient Stormwater Management – Native wetland community restoration**
- **Traffic design – Complies with existing studies and the reconstruction of Lacy Road**
- **Lighting – dark sky compliant with the latest LED technology**
- **Sound – Internally focused system**

Questions?



EDGEWOOD COLLEGE



LACY ROAD

Lacy Rd

Lacy Rd

BASEBALL FIELD
(SYNTHETIC TURF)

BATTING
CAGES

THANK YOU

BADGER STATE TRAIL

Badger State Trail

Badger State Trail

S SEMINOLE HWY

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