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## World Wide World, LLC

Dale Sticha, Owner

316 Monte Cristo Circle • Verona, Wisconsin 53593

608.692.0007 • Dale@Sosonic.com

Date: June 20, 2023

*Electronic Transmittal*

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

To: Deanna H. Schmidt, AICP, City Planning & Zoning Administrator

From Dale Sticha, Owner, World Wide World, LLC  
David S. Boyd, FAICP, President, Friends of COPA

We are writing to provide a brief narrative in support of the conditional use permit application for the property listed above.

As you are aware, World Wide received a CUP (CU-2384-21) in May of 2021 for *Amusement and Recreational Services* at the subject property. The original CUP and subsequent renewal were limited to providing “*indoor practice facilities for bands, orchestras, actors and other entertainment groups.*” This was a pilot program in support of the Fitchburg-based non-profit organization known as “COPA” (*Community Organizations Promoting the Arts*).

Since the original CUP was initiated, the world has endured a global pandemic. COVID-19 severely impacted the arts community in Dane County, with particularly negative impacts on the development of children. COPA was able to successfully negotiate this period and maintain limited operations. Today, we are experiencing unprecedented demand for our space and supportive services. In order to meet these community needs, we are looking to expand the scope of the original CUP in three areas.

The current request includes:

- Expansion of specific allowable uses under the Amusement and Recreation heading to include: music and visual arts education space (lessons, studios, classroom); group rehearsals, recitals, and performances; presentations, showcases and exhibits of visual arts; individual and group physical activities (e.g., dance, yoga, meditation); arts-related workshops & lectures; administrative office spaces; and visual arts such as painting, photography, computer graphics. Some of these activities may be open to the public.
- Expansion of the space utilized for these activities. Approximately 7,200 sf of additional space located in the southwest corner of the building, west of the firewall, represented the by shaded area on Sheets A111 and A411 of the submitted site plan package, would be included. *[Per the conversation between David Boyd and Deanna Schmidt on 6/16/23, these sheets are in the process of being updated; per Deanna’s direction, a note explaining this has been placed on the cover page of the drawing package submitted for application today.*

- An expansion of operating hours by one hour, to 11:00 p.m.

These expanded activities were outlined and discussed through discussion between COPA's Presidents (Joe Koss and David Boyd) and with City Staff during an on-site meeting with (6/6/23). We believe the expansions are warranted and hope they will be warmly received by City Staff and Leaders.

In closing, we would like to recognize the efforts of the City of Fitchburg to expand opportunities for artistic growth available to its residents. These efforts are doubly-important for the development and engagement of the region's youths.

COPA's efforts are paying dividends in these areas as we collaborate and expand our supportive network.

The collective work of the City and organizations such as COPA, are instrumental in the City's recent recognition by *FORTUNE.com* naming Fitchburg as one of the top ten Best Places to Live for Families (<https://fortune.com/well/ranking/best-places-families/2023/fitchburg/>).

COPA is very pleased to call Fitchburg "home" and our boards and volunteers look forward to continuing to grow and succeed here.

Thanks in advance!

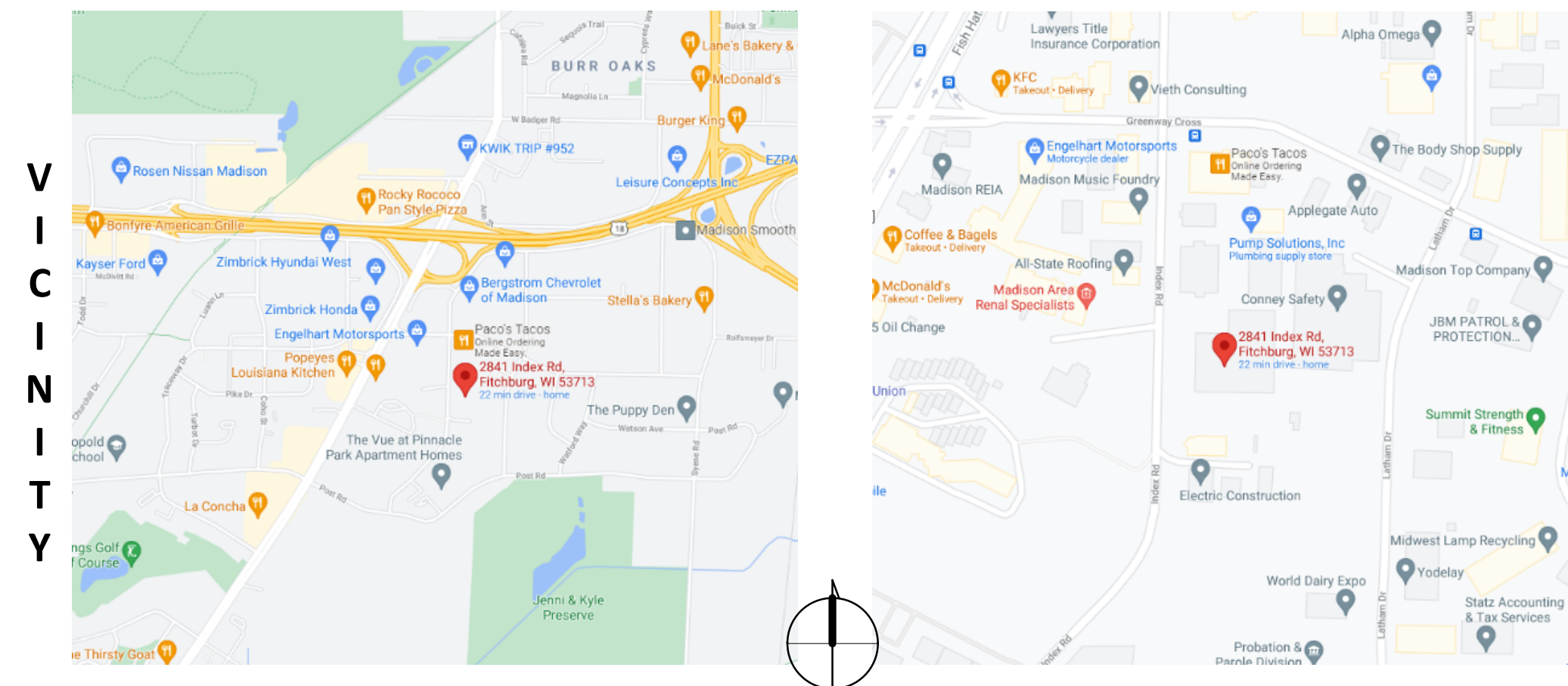
Dale Sticha, Owner  
World Wide World, LLC / Sticha Brothers, Ltd / SOSONIC  
Cell: 608.692.0007  
Email: Dale@Sosonic.com

# Summer 2021 (SAIL) Summer Arts Incubator Lab

by Community Organizations Supporting the Arts (C.O.P.A.)

**2841 INDEX ROAD  
FITCHBURG, WI 53713**

## PROJECT LOCATION



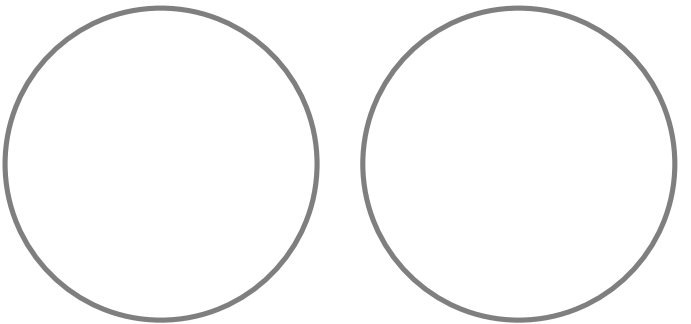
## PLAN INDEX

NO.	SHEET NAME
GENERAL	
G101	COVER SHEET
ARCHITECTURAL SITE	
AS101	SITE PLAN
ARCHITECTURAL	
A111	OVERALL FLOOR PLAN
A112	OVERALL REFLECTED CEILING PLAN
A121	OVERALL ROOF PLAN
A201	EXTERIOR ELEVATIONS
A411	LARGE SCALE PLAN AREA OF USE

Note: June 20, 2023

Sheet A111 - OVERALL FLOOR PLAN  
Sheet A411 - LARGE SCALE PLAN AREA OF USE  
are under revision. The revised sheet will indicate all areas west of the firewall, currently shown as being "shaded", are to be included in the CUP use area calculation.

CONSULTANT:



Summer 2021  
C.O.P.A SAIL  
(Summer Arts  
Incubator Lab)

2841 INDEX ROAD  
FITCHBURG, WI  
53713

OWNER:  
World Wide World, LLC

PROJECT NO: 2021.05.19  
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CHECKED BY: --

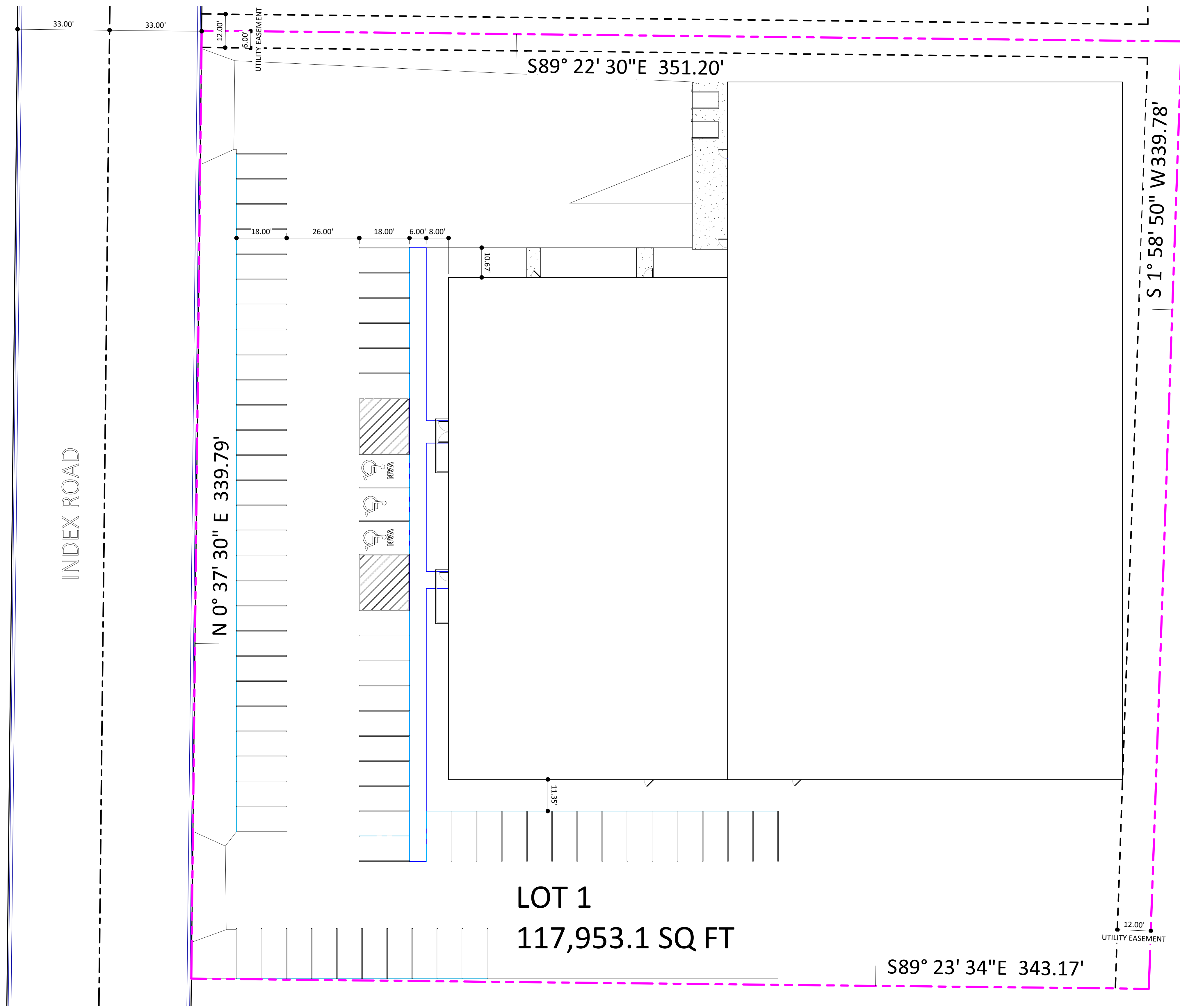
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SHEET TITLE  
**COVER SHEET**

**G101**

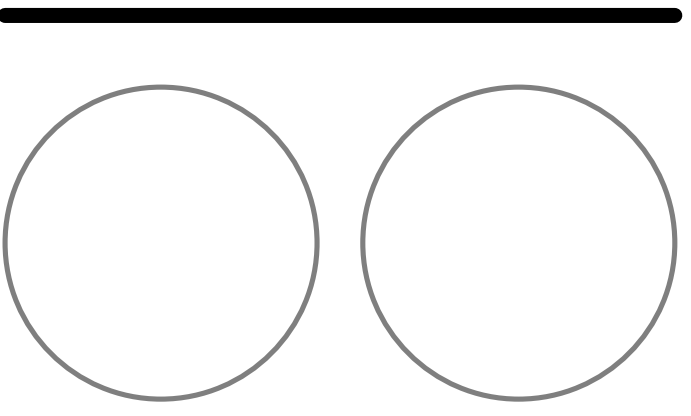
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CONSULTANT:



Summer 2021  
C.O.P.A SAIL  
(Summer Arts  
Incubator Lab)

2841 INDEX ROAD  
FITCHBURG, WI  
53713

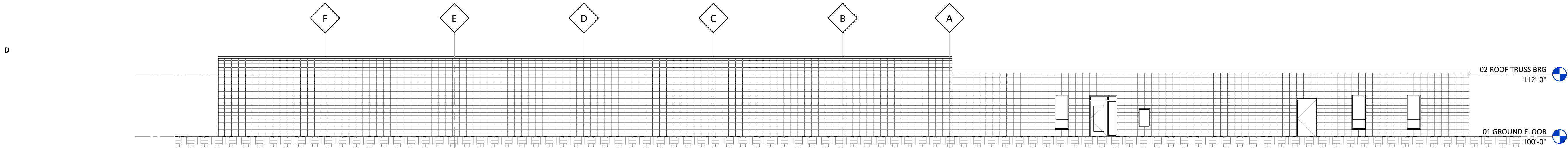
OWNER:  
World Wide World, LLC

PROJECT NO: 2021.05.19  
DRAWN BY: Author  
CHECKED BY: Checker

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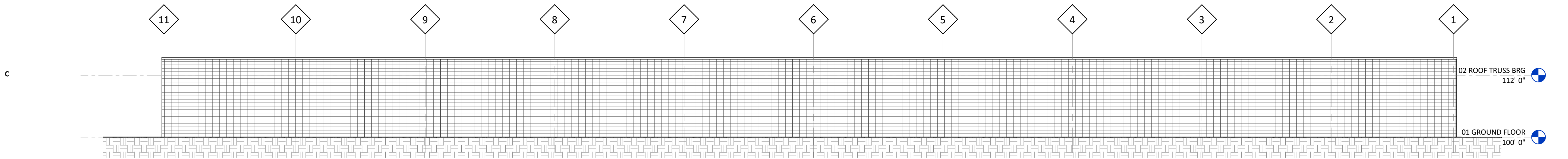
SHEET TITLE  
**SITE PLAN**

**AS101**

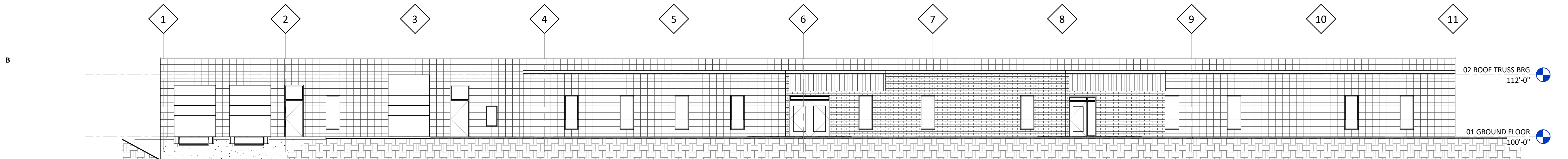
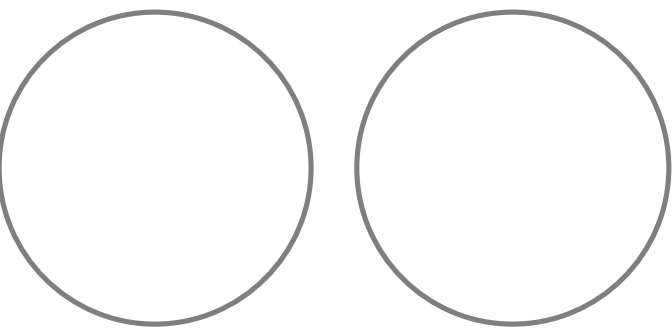


**D3 NORTH BUILDING EXTERIOR ELEVATION**  
SCALE: 3/32" = 1'-0"

CONSULTANT:

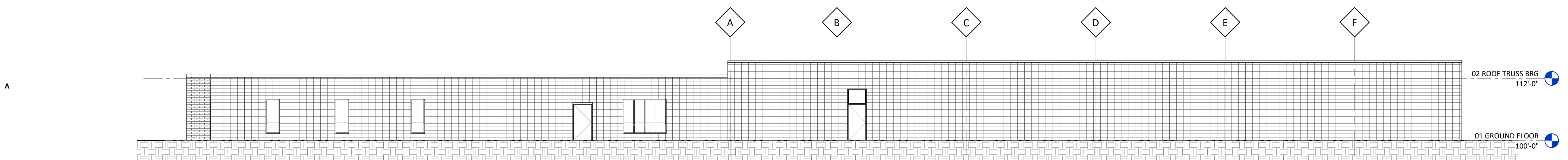


**C3 EAST BUILDING EXTERIOR ELEVATION**  
SCALE: 3/32" = 1'-0"



**B3 WEST BUILDING EXTERIOR ELEVATION**  
SCALE: 3/32" = 1'-0"

OWNER:  
World Wide World, LLC



**A3 SOUTH BUILDING EXTERIOR ELEVATION**  
SCALE: 3/32" = 1'-0"

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SHEET TITLE  
**EXTERIOR ELEVATIONS**

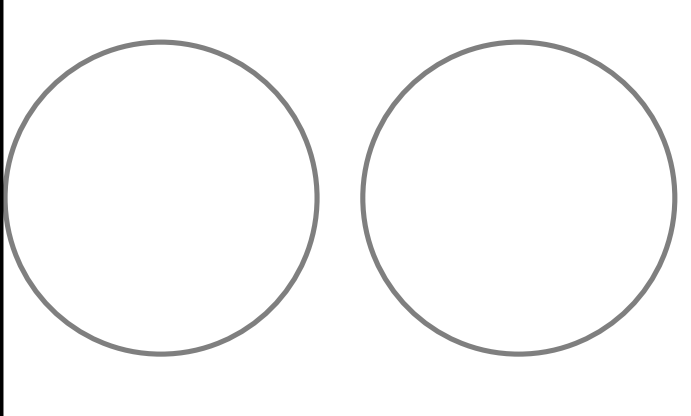
**A201**

PLOT DATE: 2021.06.08 09:44:02



ALL ROOMS		
NO.	NAME	Area
1	Room	166 SF
2	VESTIBULE	35 SF
3	CORRIDOR	1556 SF
4	VESTIBULE	53 SF
5	Room	226 SF
6	Room	126 SF
7	CORRIDOR	388 SF
8	CLOSET	29 SF
10	CORRIDOR	286 SF
11	OFFICE	207 SF
12	OFFICE	197 SF
13	STORAGE	128 SF
14	STORAGE	107 SF
15	Room	12713 SF
16	CORRIDOR	931 SF
17	Room	353 SF
18	Room	1776 SF
19	Room	12249 SF
20	Room	915 SF
25	Room	2016 SF
26	STORAGE	64 SF
27	Room	431 SF
29	Room	258 SF
30	Room	472 SF
31	CLASSROOM	434 SF
32	STORAGE	127 SF
34	UTILITY	73 SF
35	SHOWER	115 SF
36	MENS	190 SF
37	WOMENS	189 SF
38	SHOWER	115 SF
39	CLOSET	15 SF
40	BREAK ROOM	419 SF
41	RESTROOM	32 SF
42	RESTROOM	32 SF
43	Room	151 SF
44	Room	212 SF
45	Room	319 SF
46	Room	116 SF
47	Room	81 SF
50	ENSEMBLES	1206 SF
53	Room	120 SF
54	Room	156 SF
55	Room	166 SF
56	Room	233 SF
57	WOMENS	87 SF
58	MENS	87 SF
59	CLOSET	10 SF
63	Room	333 SF
66	VESTIBULE	32 SF
67	CLOSET	61 SF
68	OFFICE	629 SF
69	OFFICE	173 SF
70	SERVER	88 SF
71	STORAGE	221 SF
72	DANCE STUDIO	1144 SF
74	OFFICE	172 SF
75	CONFERENCE	533 SF
76	OFFICE	117 SF
77	OFFICE	160 SF
78	OFFICE	175 SF
79	OFFICE	165 SF
80	OFFICE	287 SF
81	CONFERENCE	423 SF
82	Room	1366 SF
85	CORRIDOR	505 SF
86	Room	651 SF
89	STORAGE	84 SF
90	WOMENS	133 SF
91	MENS	133 SF
92	Room	93 SF
93	Room	113 SF
98	Room	920 SF
100	Room	289 SF
101	Room	3525 SF
Grand total: 75		52895 SF

CONSULTANT:



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(Summer Arts  
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2841 INDEX ROAD  
FITCHBURG, WI  
53713

OWNER:  
World Wide World, LLC

PROJECT NO: 2021.05.19  
DRAWN BY: *erd*  
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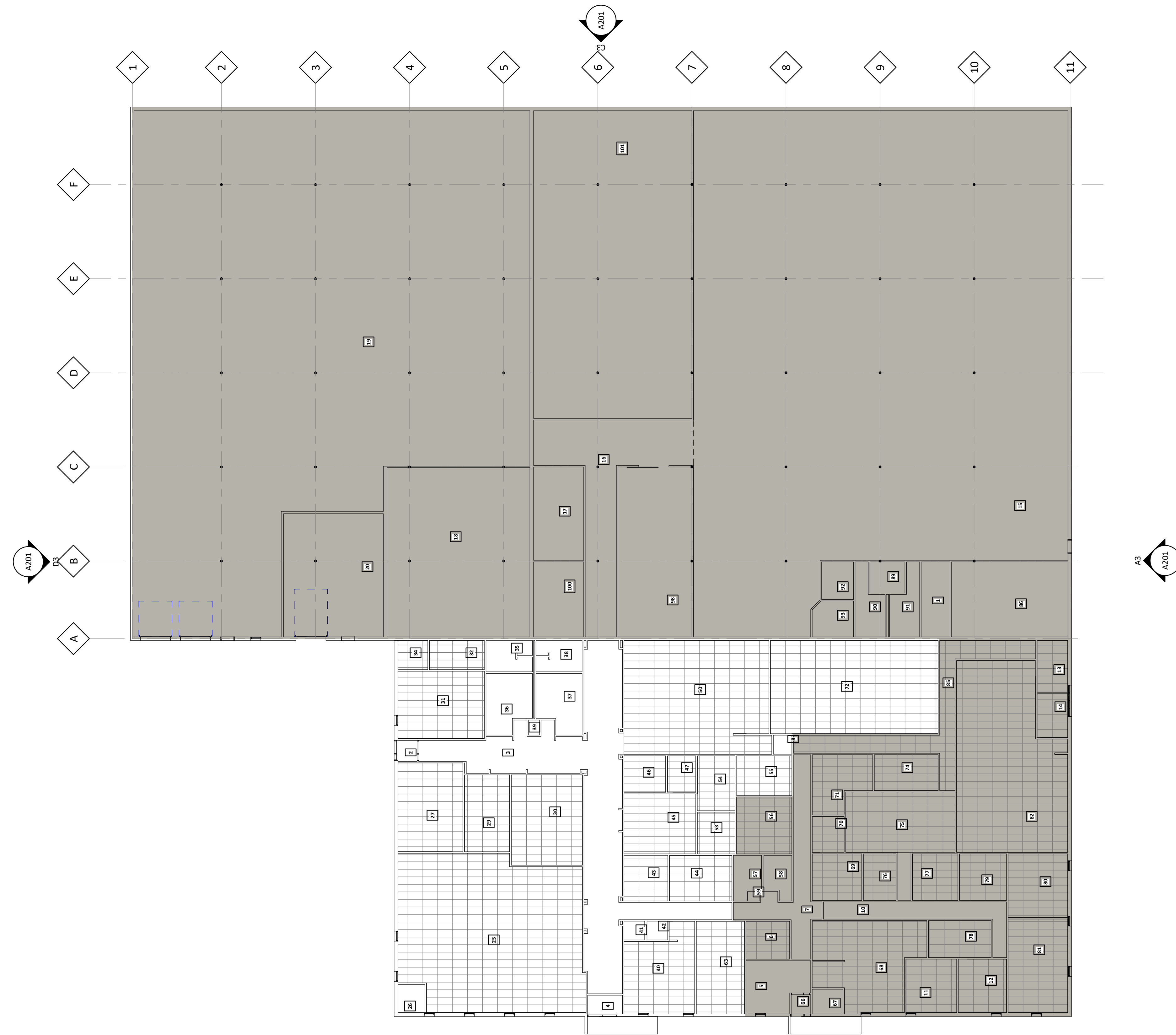
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**OVERALL FLOOR  
PLAN**

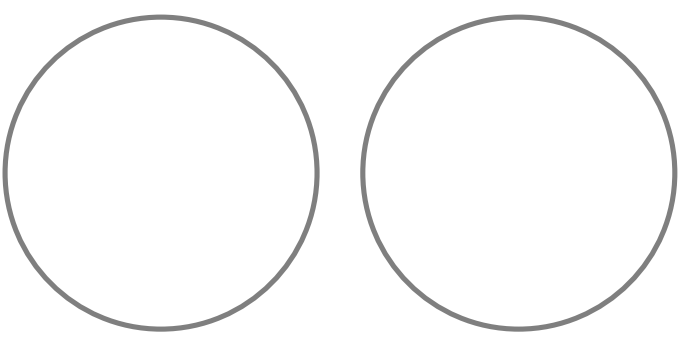
**A111**



PLOT DATE: 2021.06.08 09:43:59



CONSULTANT:



Summer 2021  
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2841 INDEX ROAD  
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SHEET TITLE  
**OVERALL  
 REFLECTED CEILING  
 PLAN**  
**A112**

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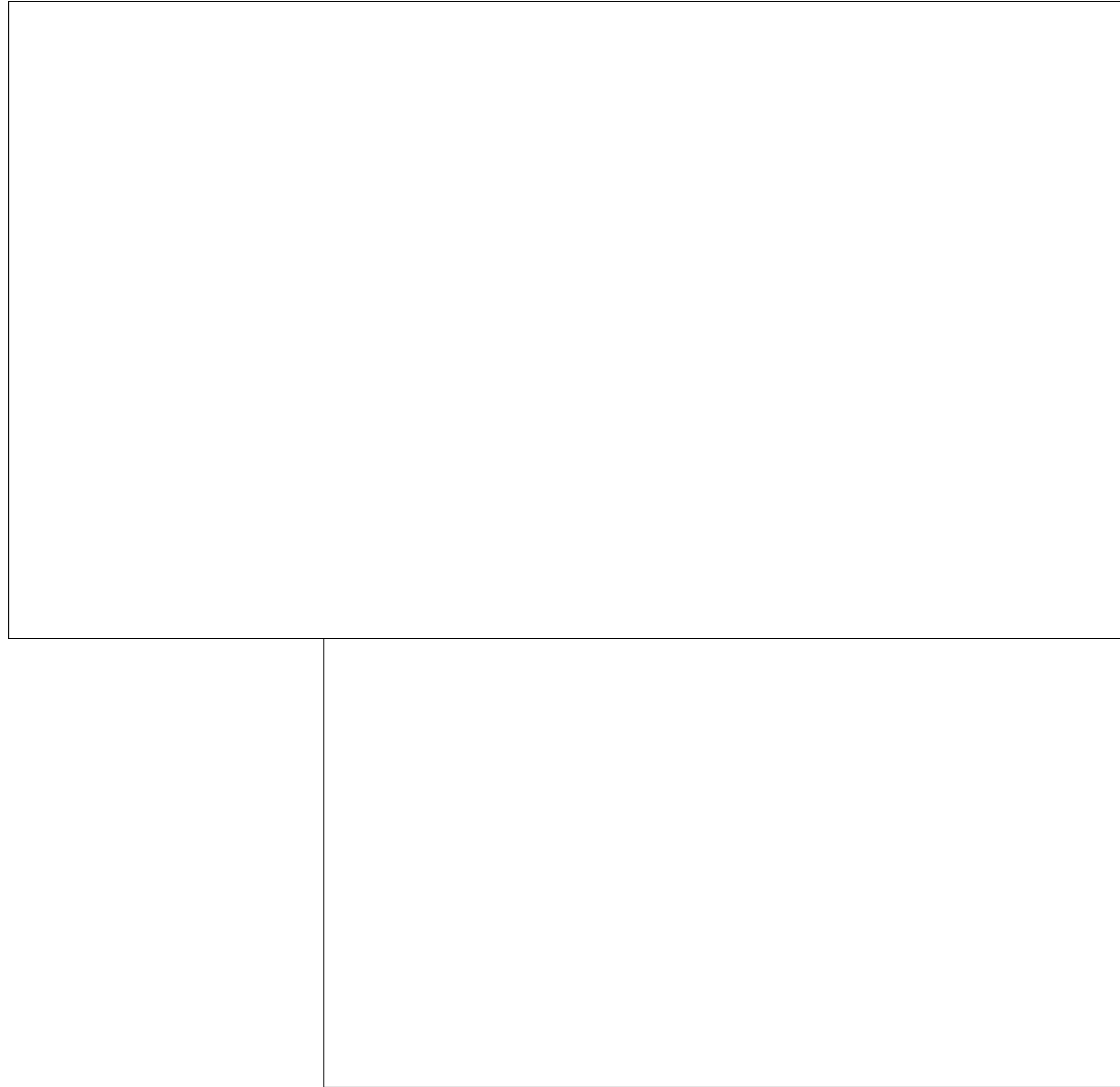
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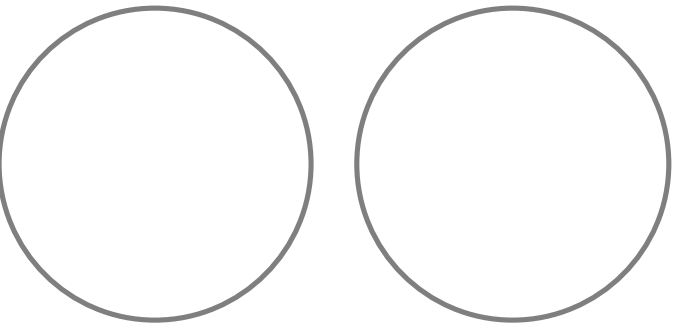
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CONSULTANT:

C



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SHEET TITLE

**OVERALL ROOF  
 PLAN**

**A121**

PLOT DATE: 2021.06.08 09:44:01

**A3 ROOF PLAN**  
 SCALE: 1/16" = 1'-0"



GRAPHIC SCALE 1/16" = 1'-0"



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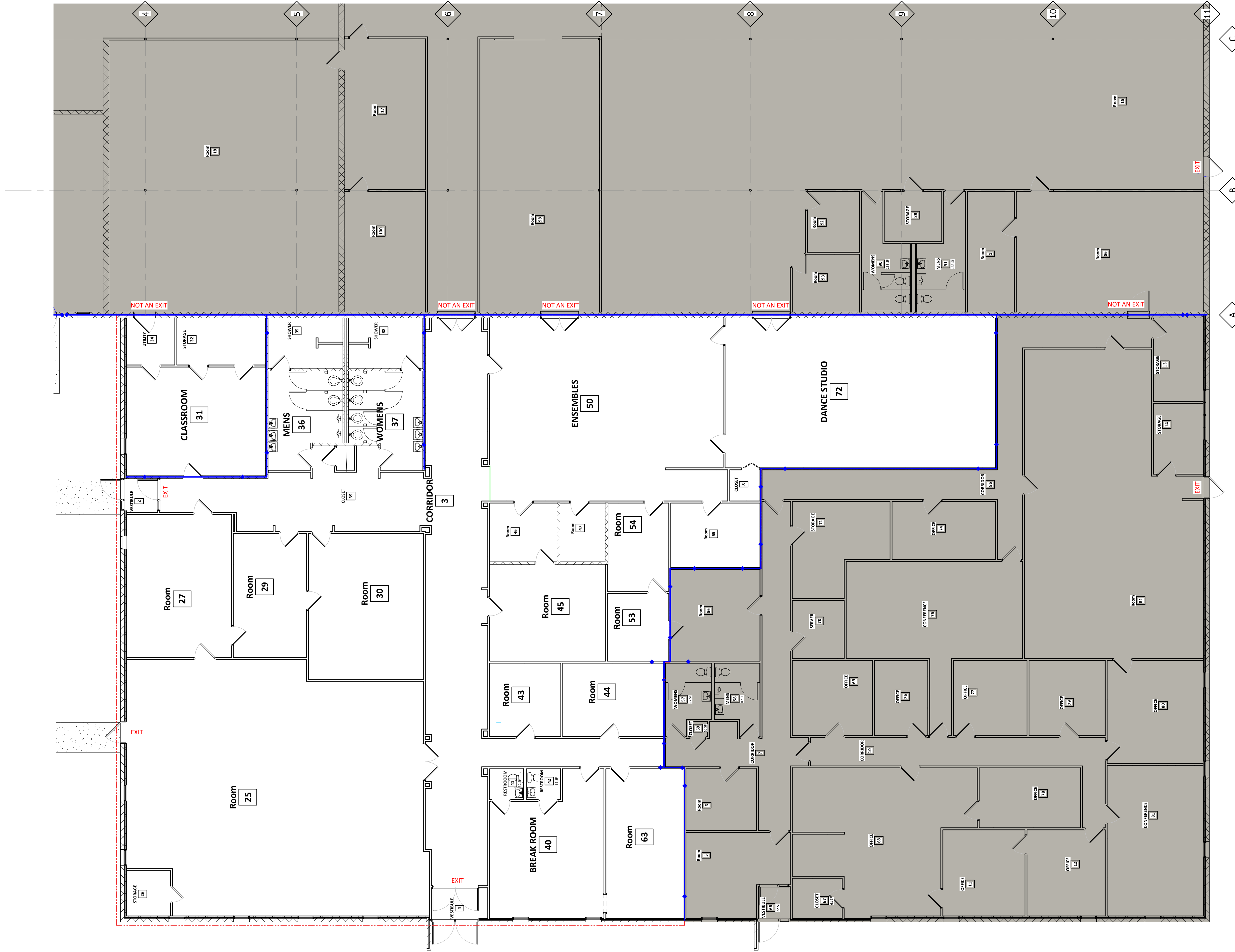
4

3

2

1

ROOMS		
NO.	NAME	Area
2	VESTIBULE	35 SF
3	CORRIDOR	1556 SF
4	VESTIBULE	53 SF
25	Room	2016 SF
26	STORAGE	64 SF
27	Room	431 SF
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46	Room	116 SF
47	Room	81 SF
50	ENSEMBLES	1206 SF
53	Room	120 SF
54	Room	156 SF
55	Room	166 SF
63	Room	333 SF
Grand total: 28		9472 SF



CONSULTANT: \_\_\_\_\_

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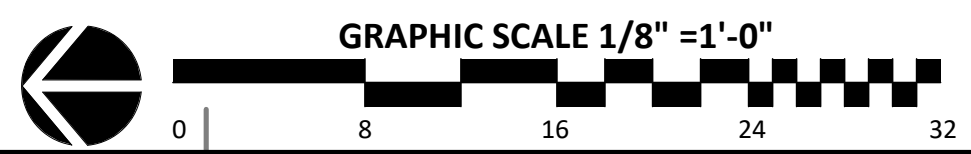
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SHEET TITLE  
**LARGE SCALE PLAN**  
**AREA OF USE**

**A411**

**A3** AREA OF USE LARGE SCALE PLAN  
SCALE: 1/8" = 1'-0"



PLOT DATE: 2021.06.08 09:44:05




## Conditional Use - Owner or Authorized Agent Acknowledgement

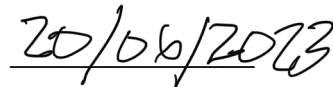
\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

  
\_\_\_\_\_

Owner's or Authorized Agent's Signature



Date (DD/MM/YYYY)