

March 14, 2025

Deanna Schmidt, AICP
City Planner & Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Edgewood College is applying for and seeking approval of a Conditional Use Permit for the Athletics and Wellness Campus on Lot 2 of the O'Brien Subdivision in the City of Fitchburg, Wisconsin. The Edgewood College Athletics and Wellness Campus will serve the College and community for the 21st century and beyond.

The property was Rezoned on April 2, 2022, under application RZ-2442-22 from Exclusive Agriculture (A-X) zoning to Park and Recreation (P-R). The recreational facility on private lands in the P-R zoning district is an allowable use that requires a Conditional Use Permit. This application and attached site plan documents demonstrate conformance with the requirements of the P-R zoning standards.

The submittal documents reflect a project that exhibits the following characteristics:

- a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare
The proposed development promotes health and wellness, is a center for community gathering and recreation, and is supportive of higher education, the environment and is an overall positive impact on the public health, safety, morals, comfort or general welfare.
- b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
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 proposed uses will enhance the surrounding neighborhood.
- c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
The proposed development is contiguous with the development progress and future land use plan in the area.
- d) That adequate utilities, access road, drainage and/or necessary facilities have been or are being provided
The project has been engineered to ensure that adequate utilities, site access, drainage, stormwater management, and facilities are provided for the development.

- e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

A traffic study has been completed in conjunction with the City of Fitchburg Lacy Road redevelopment. Turn lanes were constructed on Lacy Road to accommodate the Edgewood College Athletics and Wellness Campus.

- f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

This application and attached site plan documents demonstrate conformance with the requirements of the P-R zoning standards.

As stated with the approve rezoning, the proposed use of the property includes a synthetic turf baseball field with support building, synthetic turf softball field with support building, a competition track venue with rubberized surfacing, synthetic turf soccer field and support building, jumping and throwing events, and an indoor support and training facility with bathrooms, locker rooms, office space, and indoor synthetic turf training space and fieldhouse. All fields, parking, and drives are planned to be lit. The proposed hours of operation are generally 6:00AM-12:00AM daily and will be staffed by approximately 25-30 employees.

Thank you for your review and consideration of this Conditional Use Permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'John V. Kneer', written in a cursive style.

John V. Kneer, PLA, ASLA, President
Rettler Corporation



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MADISON, WI 53711
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Athletics and Wellness Campus

Overview Founded in 1927, Edgewood College in Madison, Wisconsin, is an independent liberal arts institution offering over 60 undergraduate and graduate programs. Our mission is to engage students within a community dedicated to building a just and compassionate world, fostering ethical leadership, service, and a lifelong search for truth.

Student Demographics With over 2,000 students, our community includes undergraduates, returning learners, and graduate students. Notably, around 25% of our full-time undergraduates come from households earning \$50,000 or less, 21% are from underrepresented backgrounds, and 29% are first-generation college attendees.

Athletics Growth As an NCAA Division III school, Edgewood College emphasizes a balanced college experience for student-athletes. Our student-athlete population has grown 177% since 2000, with representation in team sports at 27%, exceeding the NCAA average of 21%. We expect this number to rise by 20% in the coming decade.

Athletic & Wellness Campus in Fitchburg The 40-acre site in Fitchburg will be developed as a dedicated athletics and wellness campus, strategically located just 8 minutes from our main campus. This facility will encompass training and competition spaces for various sports and will support community wellness initiatives while restoring a native wetland.

Facilities on the Site The site is scheduled for two phases of construction. Phase one will encompass a softball stadium, baseball stadium, track/soccer/lacrosse shared stadium, a training building for those sports and golf and, a 12-acre wetland restoration with support space in the training building. Each of these stadiums will be equipped with locker rooms, sports medicine spaces, public restrooms and officials' dressing areas. Phase two will complete a large fieldhouse, sports medicine wing, classroom space, weight room/conditioning space and a 1,000 seat gym/arena.

Phase One Components:

- 🏆 **Softball Stadium:** *This collegiate softball facility will be lighted and have a fully synthetic field with dimensions of 220 to left field, 220 to center field and 220 to right field. A video scoreboard will be located in right-center field. Netting will be used for the backstop and down the lines for foul ball safety. Dugouts will be on both sides and capable of comfortably accommodating a team of 30 people. There will be seating for 300 people and a press box for video, announcers, etc. Two*



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bullpen tunnels will be found on the visitor side with enclosed netting so they may also be used for hitting practice. On the home side, there will be four bullpens also with the ability to be enclosed with netting, for hitting practice. The home dugout will be attached to a club house which will include team lockers, public restrooms, team restrooms, officials changing rooms and sports medicine space.

- 🏆 Baseball Stadium: This collegiate baseball facility will be lighted and have a fully synthetic field with dimensions of 320 to left field, 400 to center field and 320 to right field. A video scoreboard will be located in right-center field. Netting will be used for the backstop and down the lines for foul ball safety. Dugouts will be on both sides and capable of comfortably accommodating a team of 50 people. There will be seating for 500 people and a press box for video, announcers, etc. Two bullpen tunnels will be found on the visitor side with enclosed netting so they may also be used for hitting practice. On the home side, there will be four bullpens also with the ability to be enclosed with netting, for hitting practice. The home dugout will be attached to a club house which will include team lockers, public restrooms, team restrooms, officials changing rooms and sports medicine space.*
- 🏆 Soccer/Lacrosse/Track Stadium: This collegiate facility will be lighted and have a fully synthetic field and clearly separated throwing and jumping areas for track events. A video scoreboard will be located at the north or south end of the facility. Netting will be used on both the north and south ends for lacrosse ball safety. There will be seating for 1,000 people and a press box for video, announcers, etc. Below the seating venue, there will be locker rooms for two soccer teams, two lacrosse teams and two track teams. There will also be public restrooms, team restrooms, officials changing rooms and sports medicine space.*
- 🏆 Training Facility: This 100' x 100' training facility will have a large space of synthetic flooring and nets designed for hitting, throwing and kicking balls. There will be a golf-training area to include four driving range simulators, a large putting green and equipment storage. Lastly, this building will have a prep room to support the wetland and the students studying the wetland.*
- 🏆 Wetland: Approximately 12-acres of the property will be dedicated to restoring an original wetland. Surrounding the wetland will be an aggregate walking path leading to a study/observation area. This space will come off of the bike trail and provide public access to the wildlife and fauna of the wetland.*

Community Engagement Vision Edgewood College has always been committed to impactful community partnerships. Our new campus will allow us to expand our community efforts through growth



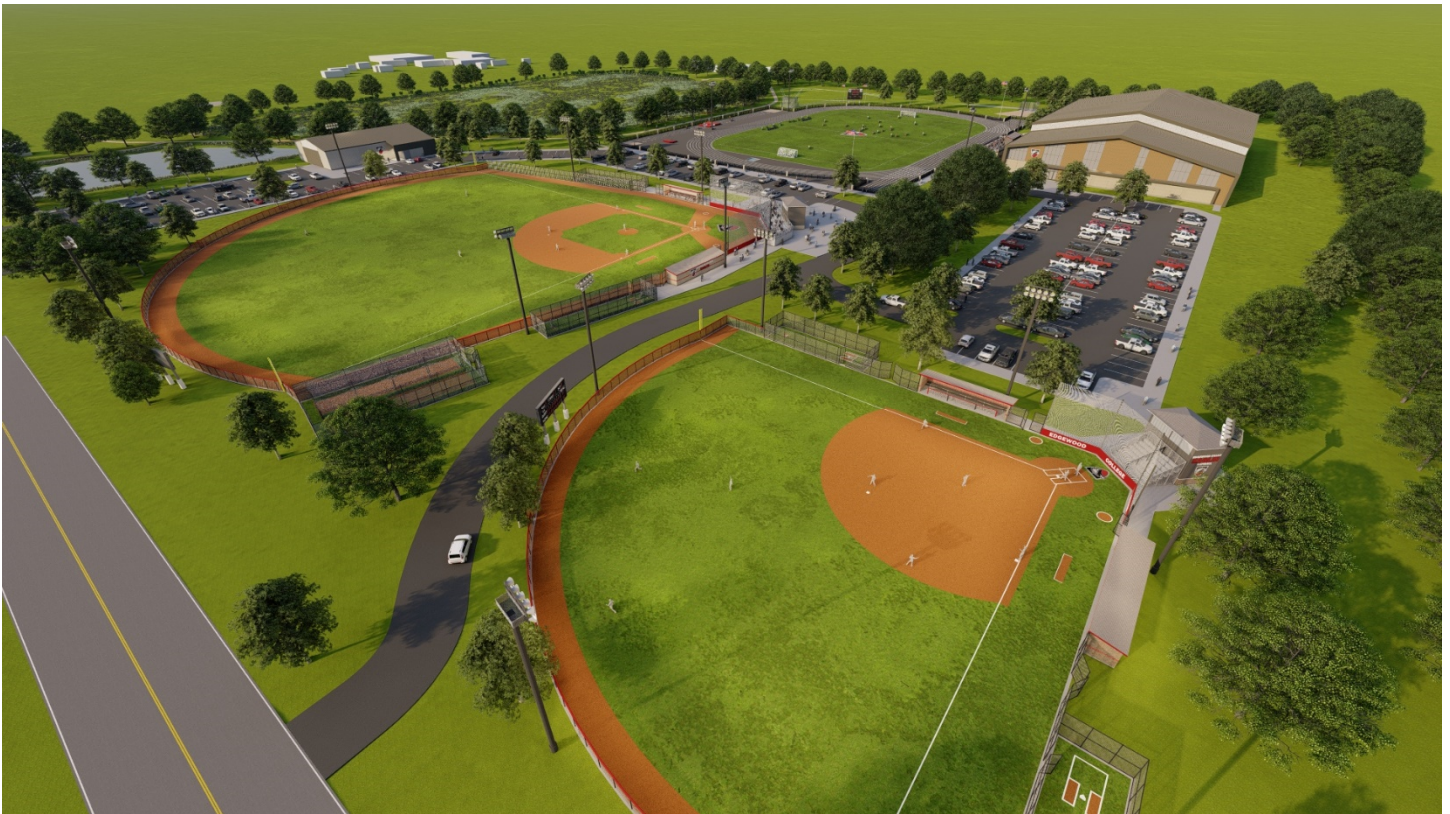
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in existing programs, allowing us to host youth camps, provide unique educational opportunities, and engage local nonprofits. Our student-athletes contribute over 1,000 hours of community service annually, reflecting our dedication to partnership and service.

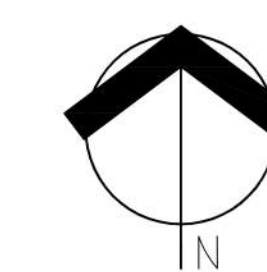
Conclusion This campus will accommodate practice and competitions nearly every day for both Edgewood College and other community groups. It will be a space for families to engage in as spectators and participants of amateur athletics. All of this while providing a haven for wetland species and regional water management. It will be a campus of community pride.





KEYNOTES

- ① 220' SYNTHETIC TURF SOFTBALL FIELD W/ DUGOUT BUILDING
- ② 400' SYNTHETIC TURF BASEBALL FIELD W/ DUGOUT BUILDING
- ③ PARKING LOT (95 STALLS)
- ④ HITTING FACILITY
- ⑤ STORMWATER WET DETENTION POND
- ⑥ STORMWATER INFILTRATION BASIN
- ⑦ WALKING TRAIL
- ⑧ PARKING LOT (182 STALLS)
- ⑨ PARKING LOT (60 STALLS)
- ⑩ FIELDHOUSE
- ⑪ 1000 SEAT GRANDSTAND AND PRESSBOX
- ⑫ 225'X360' SYNTHETIC TURF MULTI-USE FIELD (SOCCER AND LACROSSE)
- ⑬ 9 LANE ATHLETIC TRACK
- ⑭ TRIPLE/LONG JUMP AND POLE VAULT
- ⑮ SHOT PUT
- ⑯ JAVELIN
- ⑰ DISCUS AND HAMMER THROW
- ⑱ WETLAND AREA
- ⑲ DUMPSTER ENCLOSURE





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

3.14.2025

Date (DD/MM/YYYY)