



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608) 270-4200

## CONDITIONAL USE PERMIT APPLICATION

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:** Proposed Lot 2, 165k total square feet on Commerce Park Drive, Fitchburg, WI

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

Proposed Lot 2, 165k total square feet on Commerce Park Drive, Fitchburg, WI. See CSM for final description.

\*\*\*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 Land

**3. Proposed Use of Property:** E-commerce mail order and warehousing, retail store and gaming area

**4. Proposed Development Schedule:** Start construction in spring of 2018, finish in late summer / early fall 2018

**5. Zoning District:** Industrial General (IG)

**6. Future Land Use Plan Classification:** Industrial General (IG)

\*\*\*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):** NA

**No. of Dwelling Units by Bedroom:** 1 BR  2 BR  3 BR  4 or More

**No. Of Parking Stalls:** 67

**Type of Non-residential Development (If Applicable):** Commercial building

**Proposed Hours of Operation:** 6:30am - 2:30am **No. Of Employees:** 25

**Floor Area:** 45,000 square feet **No. Of Parking Stalls:** 67

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

**Current Owner of Property:** Jack Gabrielse

**Address:** 670 Inverness Street **Phone No:** 608-712-7888

**Contact Person:** Jack Gabrielse

**Email:** jackgabrielse@hotmail.com

**Address:** 670 Inverness Street **Phone No:** 608-712-7888

**Respectfully Submitted By:** 

Owner's or Authorized Agent's Signature

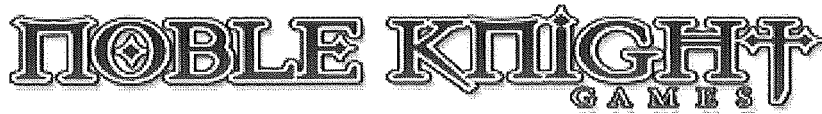
**\*\* It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

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:** \_\_\_\_\_ **Publish:** \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_



September 18, 2017

Dear Fitchburg Plan Commission Members,

Noble Knight Games is an e-commerce mail order company that ships board games, miniature games, card games and other gaming related supplies and accessories to customers across the world. We have been in business for 20 years and have been steadily growing. In 2007, we built a 10,000 square foot facility in Janesville and we now occupy about 22,000 square feet around Janesville. Because of continuous growth, we are planning to build a new 45,000 square foot facility in Fitchburg on a 3.78 acre lot next to the water tower on Commerce Park Drive.

The main use of the building is mail-order and warehousing, but we are also planning to open a retail store and gaming area at this location. We would display our selection of games and supplies in the store and the gaming area would be a place where friends and family could come to play their favorite games!

We are applying for a conditional use permit due to the recreational nature of our gaming area. We are very excited to become a member of the Fitchburg business community and provide another fun outlet for families and friends to enjoy in this great city. Thanks and we are looking forward to discussing with you further during the October plan commission meeting!

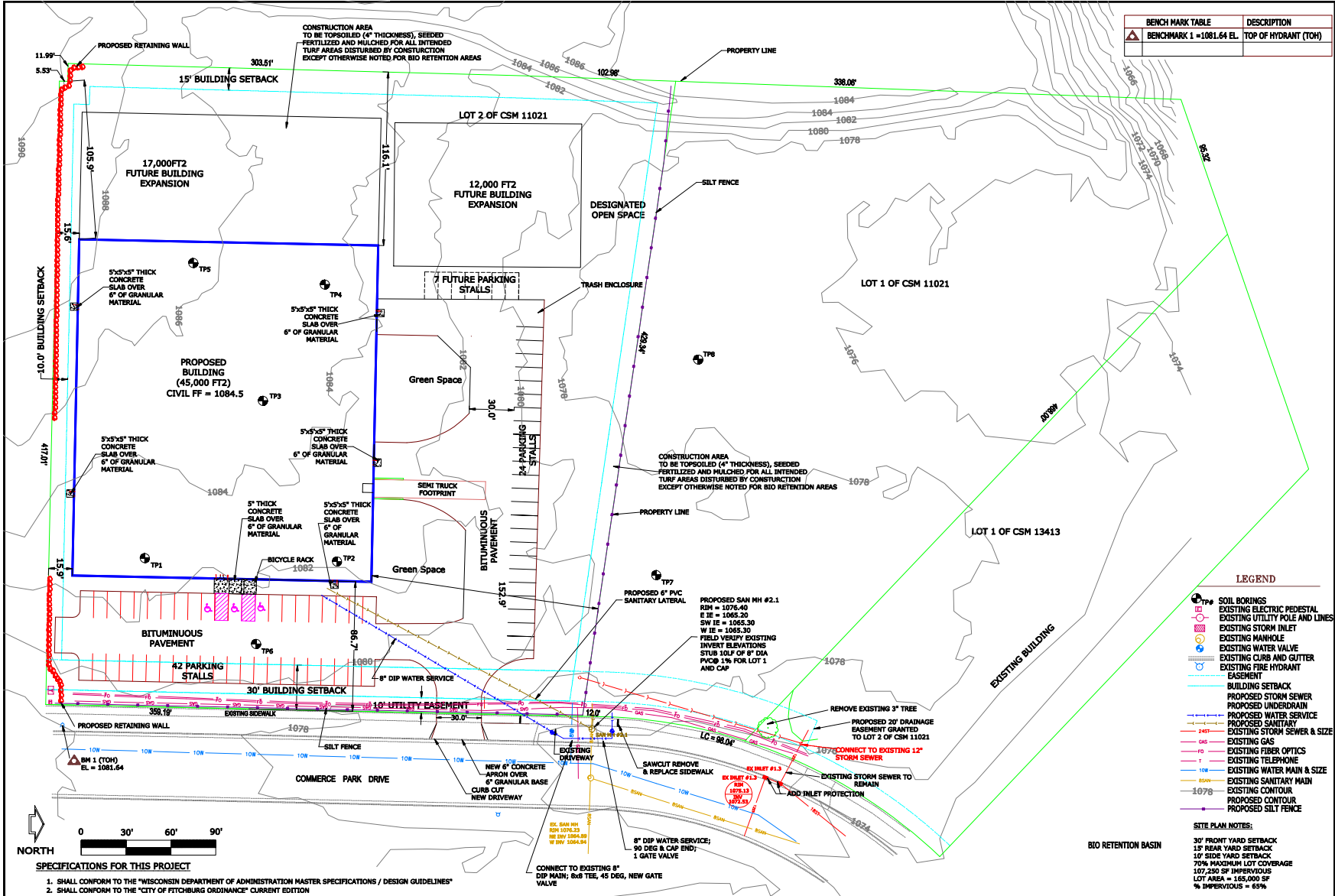
Sincerely,

A handwritten signature in black ink that reads "Aaron Leeder".

Aaron Leeder  
President/Owner  
Noble Knight Games

A handwritten signature in black ink that reads "Dan Leeder".

Dan Leeder  
General Manager  
Noble Knight Games



| BENCH MARK TABLE            | DESCRIPTION          |
|-----------------------------|----------------------|
| ▲ BENCHMARK 1 = 1081.64 EL. | TOP OF HYDRANT (TOH) |

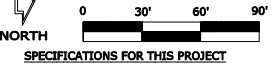
REVISIONS

| NO. | DATE | DESCRIPTION |
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NOBLE KNIGHTS  
CITY OF FITCHBURG  
SITE PLAN

ENGINEERING  
SURVEYING  
ENVIRONMENTAL  
CONSULTANTS, INC.  
(608) 485-3310  
2800 C.F.E. V - DOBERTILLE, WI 53589

DATE: 10/1/17  
DESIGNED:  
DRAFTED:  
PROJECT #:  
SHEET:  
C-1.0



SPECIFICATIONS FOR THIS PROJECT

1. SHALL CONFORM TO THE "WISCONSIN DEPARTMENT OF ADMINISTRATION MASTER SPECIFICATIONS / DESIGN GUIDELINES"
2. SHALL CONFORM TO THE "CITY OF FITCHBURG ORDINANCE" CURRENT EDITION

LEGEND

- TP# SOIL BORINGS
- EXISTING ELECTRIC PEDESTAL
- EXISTING UTILITY POLE AND LINES
- EXISTING STORM INLET
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING CURB AND GUTTER
- EXISTING FIBRE HYDRANT
- EASEMENT
- BUILDING SETBACK
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY
- EXISTING STORM SEWER & SIZE
- EXISTING GAS
- EXISTING FIBER OPTICS
- EXISTING TELEPHONE
- EXISTING WATER MAIN & SIZE
- EXISTING SANITARY MAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE

- SITE PLAN NOTES:
- 30' FRONT YARD SETBACK
  - 15' REAR YARD SETBACK
  - 10' SIDE YARD SETBACK
  - 70% MAXIMUM LOT COVERAGE
  - 107,250 SF IMPERVIOUS
  - LOT AREA = 155,000 SF
  - % IMPERVIOUS = 69%



CITY OF FITCHBURG  
PLANNING DEPARTMENT  
5520 LACY ROAD  
FITCHBURG, WI 53711  
(608) 270-4200  
FAX: (608) 270-4275  
EMAIL: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

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Application: CS-2171-17 & CU-2172-17  
Property Location: Commerce Park Drive  
Review Date: September 20, 2017  
*Planning Staff Review #1*

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Planning staff has reviewed your submitted CSM and CUP, CS-2171-17 & CU-2172-17, submitted on September 19, 2017. The following comments are based on this review. Please respond to each item with a detailed written response, along with appropriate updated plans, by 4:00 p.m. on October 4, 2017. Further comments or questions may arise as additional review occurs.

*Conditional Use Permit Comments:*

1. Of the initial 45,000 sq ft building area how much is for:
  - Office ~5000 square feet
  - Warehouse ~35000 square feet
  - Retail ~2500 square feet
  - Recreation area ~2500 square feetWe will submit a draft floor plan with our Architectural and Design Review Application by October 24<sup>th</sup>.
2. Please provide similar numbers for the 62,000 sq ft building (with 17,000 sq ft expansion, and again for 74500 sq ft building with the 12500 expansion. All of the expansion plans are for additional warehouse space if needed. At 62,000 square feet the warehouse would increase to ~52000 square feet. At 74500 square feet, the warehouse would increase to 64,500 square feet.
3. If future expansion timelines are known, please provide. These are potential expansion plans but any timelines would be based on business growth or new opportunities. We do not currently have any timelines for these potential expansions.
4. What is the anticipated maximum capacity of the building with customers? The absolute maximum of the building would be 300 people.
5. What is the purpose of the line to the north of the building? This line is showing the required rear yard setback lines and that the proposed expansion is not over the setback line.
6. Please dimension building to each of the nearest property lines. Need this information. Attached is an updated site plan which shows all of the setbacks.
7. I counted 25 stalls at the north end; the site plan shows 24 parking stalls. Please confirm and update plan as necessary. 24 stalls is correct. The open space at the west most end is not a parking stall. This is marked more clearly on the latest site plan which is attached.
8. Architectural and design review will be required. With this submittal please make sure you screen semi-trailer parking area, parking lots and use shade trees to cut down on heat islands. Use only dark sky or full cut-off light fixtures. Thank you, we will make sure this is included in the Architectural and Design Review application.

9. Erosion Control and Storm water management plans will be required. Thank you. We have already been working with Bill Balke at City of Fitchburg and we will have an erosion and storm water management plan ready for our ADR submittal by October 24<sup>th</sup>.
10. Where will storm water requirements be met? We will have an erosion and storm water management plan ready for our ADR submittal by October 24<sup>th</sup>. Our Engineering firm has been working with Bill Balke to make sure the requirements are met.
11. Are two handicap stalls sufficient for the number of parking stalls provided? There are 3 handicap stalls on the latest plan and we believe this is sufficient.
12. What is proposed impervious surface ratio? For the initial 45,000 square foot building the impervious surface ration is 47%. For the proposed expansions we will not exceed 70% impervious surface ratio based on the published code.

*Certified Survey Map Comments:*

13. Put clerk name on CSM in city signature block (Patti Anderson) - This question has been answered separately by Jack Gabrielse in a separate submission.
14. Are easements shown new or existing? If existing please reference CSM or plat on which they were initially provided. This question has been answered separately by Jack Gabrielse in a separate submission.