

**CITY OF WAUKESHA
PLAN COMMISSION**

Application for Review

Date Submitted

Name of Project: Interior Alterations at the Fischer Creative Arts Center

Address (If no address, location): 223 Maple Avenue, Waukesha, WI 53186

Project Description: Special Amusement Building

Applicant information:

Name: Dennis Fischer
 Company Name: Aldona Fischer Marital Trust
 Address: 9370 South 46th Street
 Franklin, WI 53132
 Phone: (414) 881-6652
 E-mail: rainvest3128@earthlink.net

Owner information:

Name: Dennis Fischer (Contact)
 Company Name: Aldona Fischer Marital Trust (Owner)
 Address: 9370 South 46th Street
 Franklin, WI 53132
 Phone: (414) 881-6652
 E-mail: rainvest3128@earthlink.net

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) and include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

<u>TYPE OF REVIEW</u>	<u>FEE</u>
<input type="checkbox"/> Rezoning: Attach <u>COPY</u> of rezoning petition <u>along with fee</u> . Original must be submitted to City Clerk.	\$350
<input type="checkbox"/> Certified Survey Map	\$150 + \$50/lot
<input type="checkbox"/> Plat Review - Plat Reviews are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> prelim.: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot
<input type="checkbox"/> ** Site Plan & Arch. Review - Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input checked="" type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input checked="" type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> Conditional Use (No Site Plan)	\$200
<input type="checkbox"/> ** Airport Hangar Review	\$300
<input type="checkbox"/> Home Industry (Attach info sheet.)	\$100
<input type="checkbox"/> House Move	\$150
<input type="checkbox"/> Street Vacation	\$150
<input type="checkbox"/> Other (specify): _____	\$100
<input type="checkbox"/> ** PUD Review	\$400 added to S.P.A.R. fee
<input type="checkbox"/> PUD Amendment	\$100
<input type="checkbox"/> Annexations and/or Attachments - Original must be submitted to City Clerk.	No Fee
<input type="checkbox"/> Resubmittal	\$150

** Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

DEADLINE FOR THE SUBMITTAL IS AT 4:00 P.M., 30 DAYS PRIOR TO THE MEETING.

INTERNAL USE ONLY

Amount Due: _____ Check #: _____ Amount Paid: _____ Rec'd By: _____



CITY OF WAUKESHA
DEPARTMENT OF COMMUNITY DEVELOPMENT

City Hall, 201 Delafield Street, Room 200
Waukesha, WI 53188

Phone (262) 524-3750 Fax (262) 524-3751

CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.
The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: _____

[X] NEW APPLICATION [] AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: Interior Alterations at the Fischer Creative Arts Center

LOCATION OF USE: 223 Maple Avenue, Waukesha, WI 53186

TYPE OF USE: Special Amusement Building

Is this a NEW use or is this use being relocated from somewhere else? New

If you are relocating a use, where are you relocating it from? N/A

Do you operate a use in other locations? ? (Circle one) YES NO

If yes, please explain: _____

Will the use be occupying an existing building or will you be building a new building? EXISTING NEW

Hours and days of operation: 10:00 A.M. - 11:00 P.M.

Number of Employees: 20

Number of on-site parking stalls available: 227

Length of permit requested (6 month, 1 year, 2 year, permanent):

Current zoning: B-3 General Business

Is a License required to operate this use? (Circle one) YES NO If yes, please attach a copy.

Name of licensing authority: _____

Will any hazardous materials be used? No

The following information must be attached to process the permit:

- [] A site map showing the location of the proposed site.
[] A site plan showing the location of building(s), parking, landscaping, etc.
[] A floor plan of the building showing how it will be used for the proposed use.
[] If an existing building, a photo of the building.
[] If new, complete development plans must be submitted per the development guidelines.
[] If facade changes are proposed, plans must be submitted showing changes.
[] A business plan if there is one; otherwise answer the questions on the back.

Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable.
This application will become null and void if required fees and materials are not submitted at time of
application. Any physical changes made to the building may require the installation of additional fire
protection systems. Please contact the Fire Marshal for further discussion.

Please attach a copy of your Business Plan if you have one.

If you do not have written Business Plan or choose not to share it, please answer the following questions:

1. What business will you be in? Entertainment

2. Explain your business' daily operations. Special Amusement Center

3. How will business be managed on a daily basis? On Site Staff

4. What are your products or services? Entertainment

5. Will your employees need additional parking? No

6. Are employees required to have any certification(s)? No

7. Who is the owner of the building or premises where your business will be conducted?
Owner: Aldona Fischer Marital Trust Contact: Dennis Fischer (414) 881-6652

8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? Yes

9. Are there any insurance requirements for your business? Yes

10. Will you have property insurance? Yes

11. Are there any noise considerations/concerns with your business operations? No



Fischer Creative Arts Center
223 Maple Ave
Waukesha, WI 53186
9/1/2018

Parking Space Availability

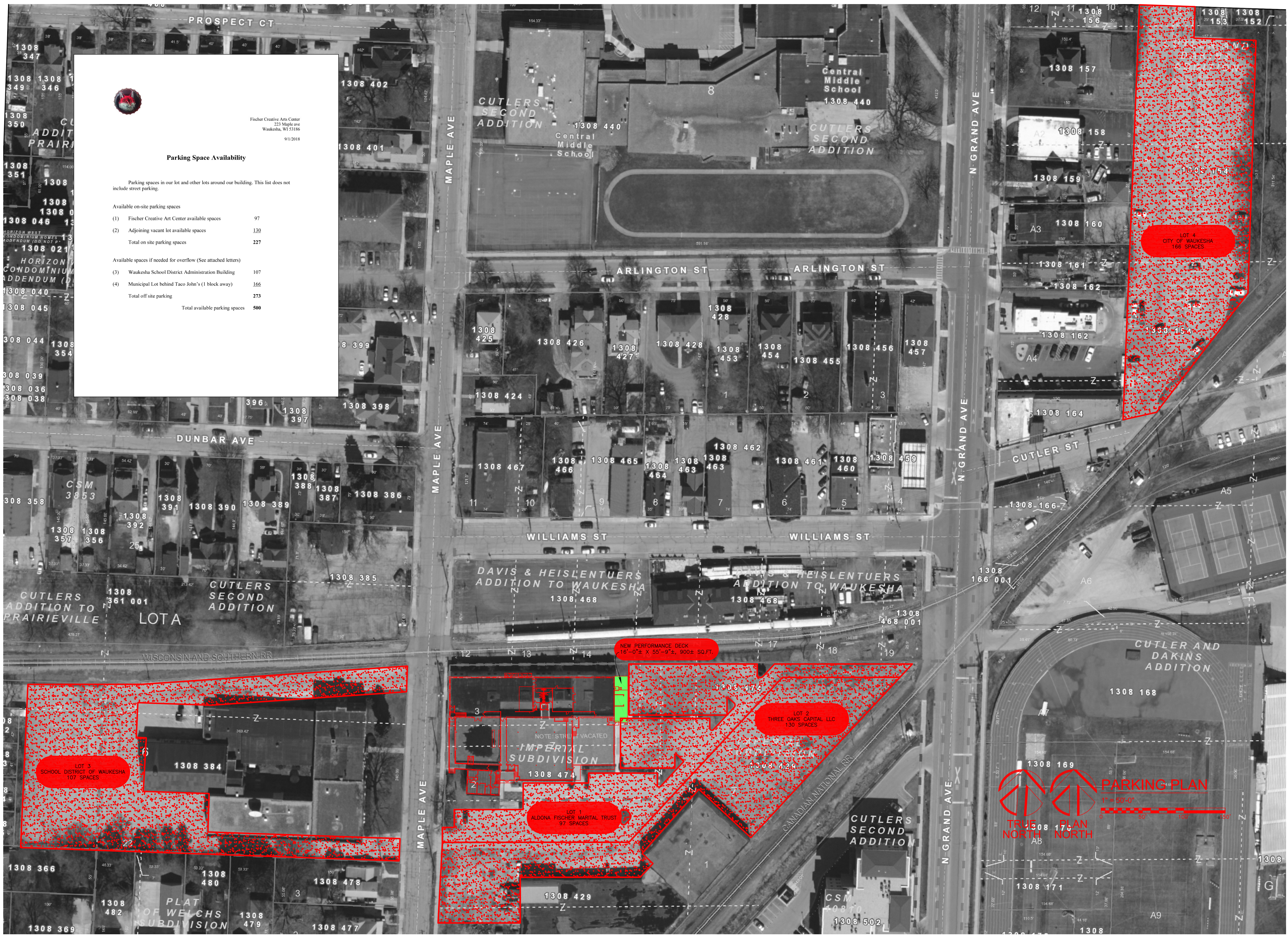
Parking spaces in our lot and other lots around our building. This list does not include street parking.

Available on-site parking spaces

- (1) Fischer Creative Art Center available spaces 97
- (2) Adjoining vacant lot available spaces 130
- Total on site parking spaces 227

Available spaces if needed for overflow (See attached letters)

- (3) Waukesha School District Administration Building 107
- (4) Municipal Lot behind Taco John's (1 block away) 166
- Total off site parking 273
- Total available parking spaces 500



NEW PERFORMANCE DECK
16'-0"± X 55'-9"±, 900± SQ.FT.

LOT 2
THREE OAKS CAPITAL LLC
130 SPACES

LOT 1
ALDONA FISCHER MARITAL TRUST
97 SPACES

LOT 3
SCHOOL DISTRICT OF WAUKESHA
107 SPACES

LOT 4
CITY OF WAUKESHA
166 SPACES



PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
DATE PRINTED: 09/07/2018

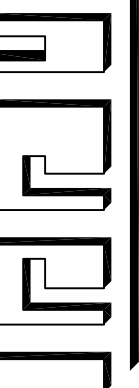
INTERIOR ALTERATIONS
FISCHER CREATIVE ARTS CENTER
223 MAPLE AVENUE
WAUKESHA, WISCONSIN

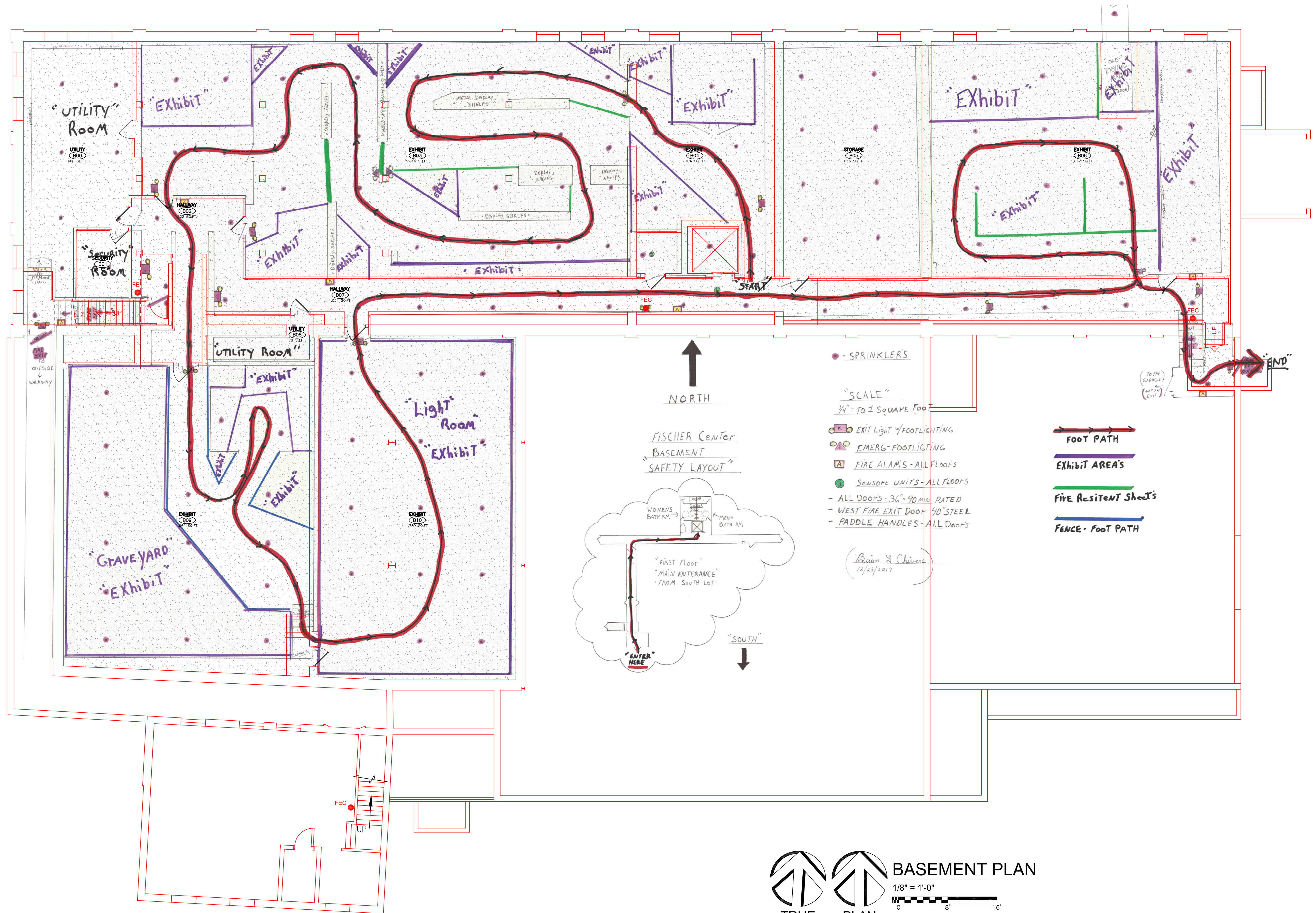
CONSULTANT

TYPE	DATE	BY	REV #
	09/10/2018	MTP	

PROJECT NO.
17048
SHEET NO.
CUP-2

FISCHER-FISCHER-THEIS, INC. ARCHITECTS - ENGINEERS - PLANNERS
S22 W22660 BROADWAY • WAUKESHA, WISCONSIN 53186-1199
(262) 547-6969 • FAX (262) 547-6960 • E-MAIL: ffr@ftrarchitects.com



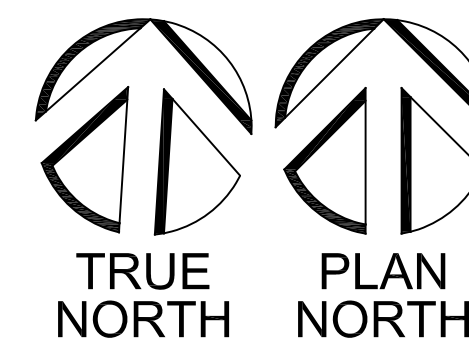


ATTRIBUTION OF SOURCE (BASE DRAWING)

THIS DRAWING WAS ORIGINALLY PREPARED BY PATERA, LLC IN 2005 (OR THEREABOUTS) AND REFERENCED TO THEIR PROJECT NO. 05-354. IT WAS OBTAINED BY FISCHER-FISCHER-THEIS, INC. (WITH THE KNOWLEDGE OF PATERA, LLC) AND MODIFIED, IN PART, TO REFLECT EXISTING CONDITIONS AS OF AUGUST, 2016.

ATTRIBUTION OF SOURCE (FREEHAND DRAWING AND NOTES)

THIS DRAWING WAS PREPARED BY BRIAN CHIVERS, ACTING ON BEHALF OF FISCHER CREATIVE ARTS CENTER, AND GIVEN TO FISCHER-FISCHER-THEIS, INC. FOR INTEGRATION INTO THE BASE DRAWING.



BASEMENT PLAN

1/8" = 1'-0"
0 8 16'

LEGEND

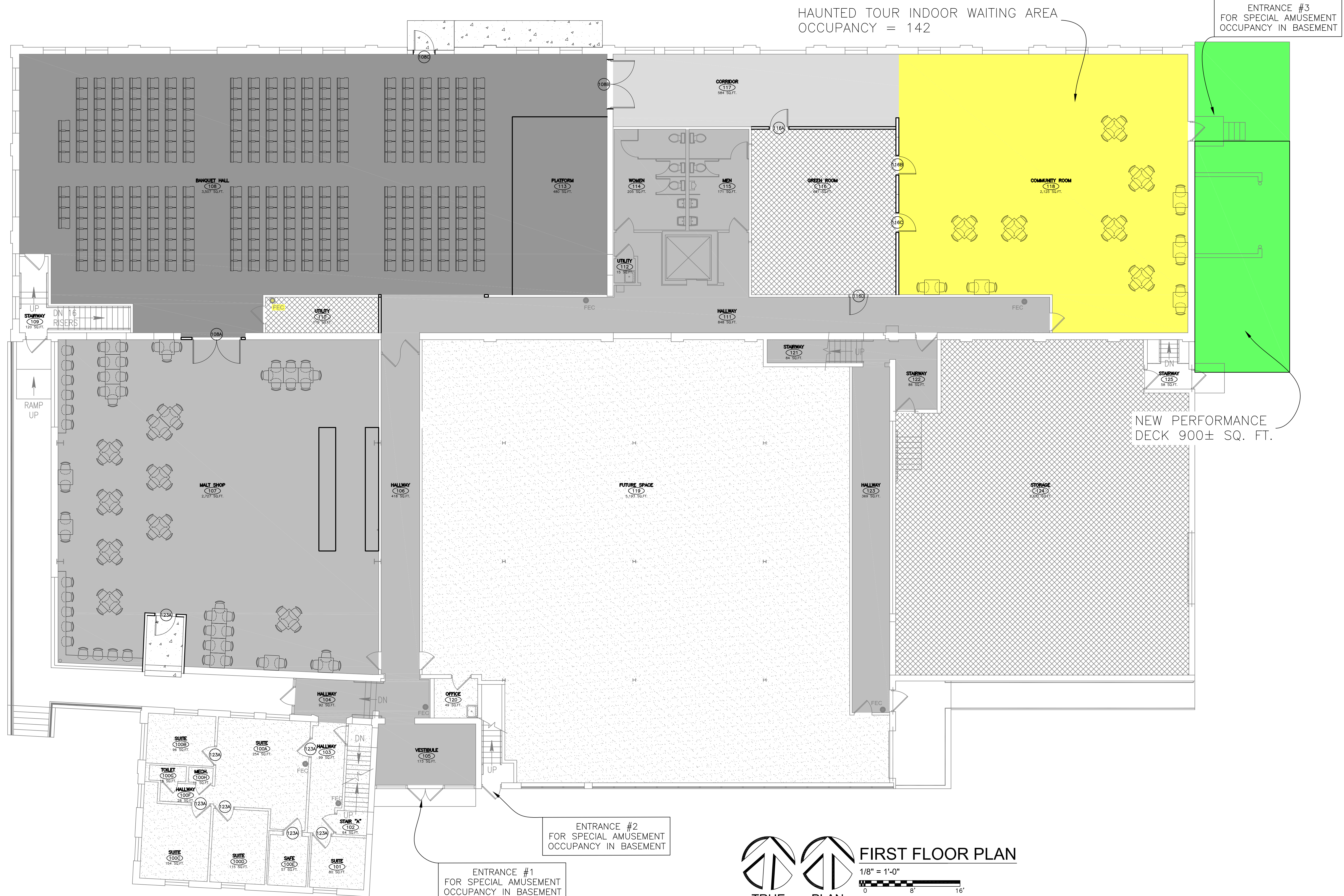
- OCCUPANCY/USE: ASSEMBLY GROUP A-1
- OCCUPANCY/USE: ASSEMBLY GROUP A-2
- OCCUPANCY/USE: ASSEMBLY GROUP A-3
- OCCUPANCY/USE: BUSINESS GROUP B
- OCCUPANCY/USE: STORAGE GROUP S-2

CONSULTANT

DATE	BY	REV #
09/10/2018	MTP	

PROJECT NO.
17048

SHEET NO.
CUP-3



TRUE NORTH PLAN NORTH

1/8" = 1'-0"

0 8' 16'

FIRST FLOOR PLAN

ATTRIBUTION OF SOURCE (BASE DRAWING)

THIS DRAWING WAS ORIGINALLY PREPARED BY PATERA, LLC IN 2005 (OR THEREABOUTS) AND REFERENCED TO THEIR PROJECT NO. 05-354. IT WAS OBTAINED BY FISCHER-FISCHER-THIS, INC. (WITH THE KNOWLEDGE OF PATERA, LLC) AND MODIFIED, IN PART, TO REFLECT EXISTING CONDITIONS AS OF AUGUST, 2016.

DESIGN INFORMATION

OCCUPANCY/USE: BUSINESS GROUP B
 CONSTRUCTION CLASSIFICATION: TYPE III-B
 ALLOWABLE AREA: UNLIMITED
 FIRE PROTECTION: FULLY SPRINKLERED
 SEISMIC DESIGN CATAGORY: A
 BUILDING IMPORTANCE CATAGORY: IV

LEGEND

	OCCUPANCY/USE: ASSEMBLY GROUP A-1
	OCCUPANCY/USE: ASSEMBLY GROUP A-2
	OCCUPANCY/USE: ASSEMBLY GROUP A-3
	OCCUPANCY/USE: BUSINESS GROUP B
	OCCUPANCY/USE: STORAGE GROUP S-2

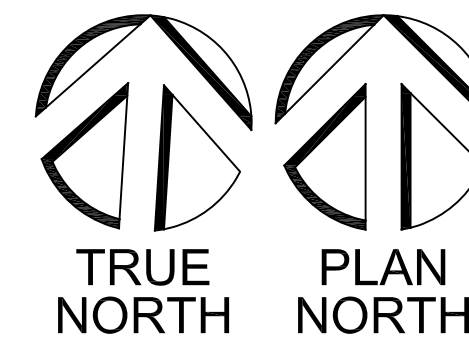
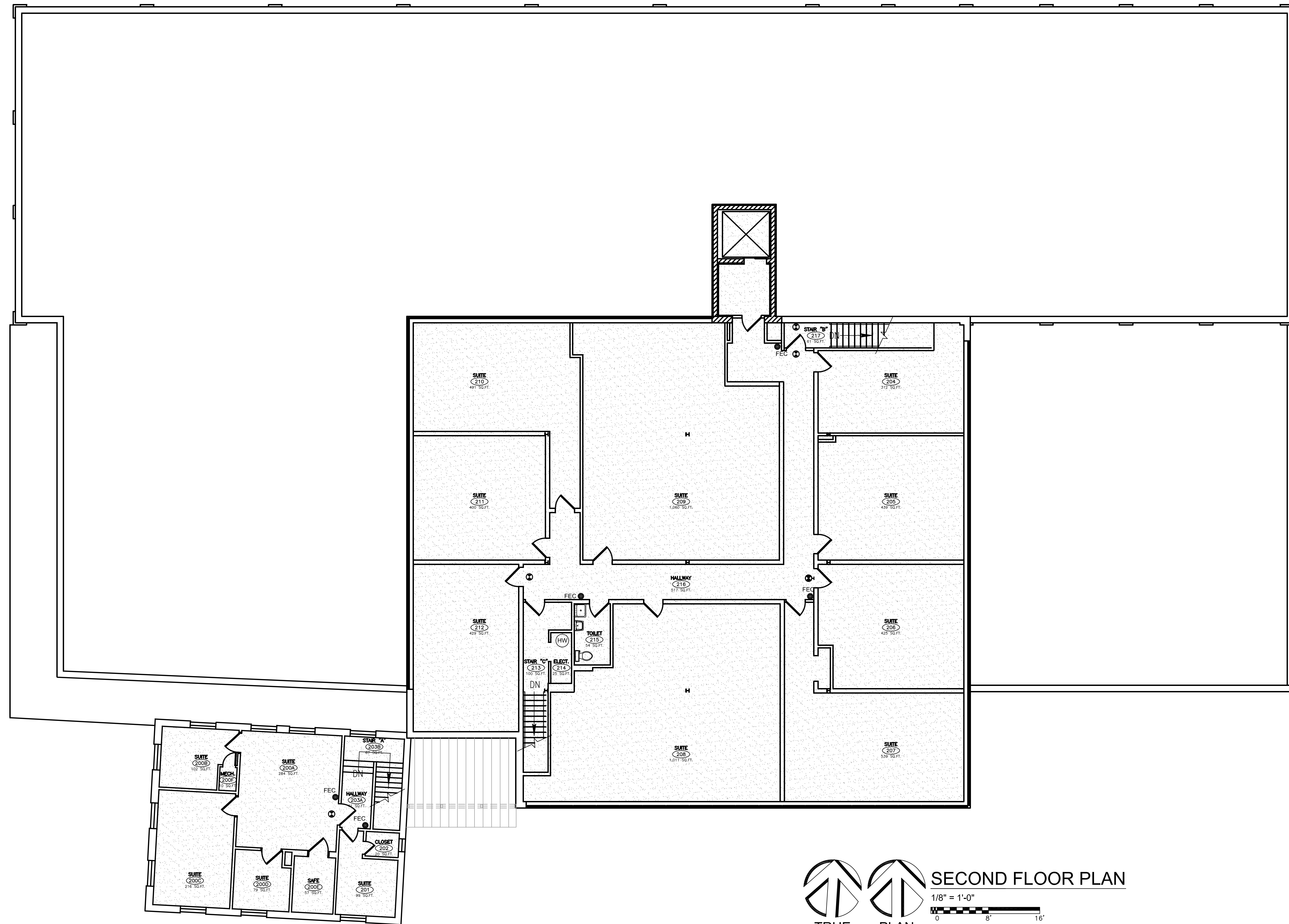
PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION
 DATE PRINTED: 09/07/2018
FISCHER-FISCHER-THIS, INC. ARCHITECTS • ENGINEERS • PLANNERS
 S22 W22660 BROADWAY • WAUKESHA, WISCONSIN 53186-8199
 (262) 547-6969 • FAX (262) 547-6960 • E-MAIL: ff@fischerthis.com

INTERIOR ALTERATIONS
FISCHER CREATIVE ARTS CENTER
 223 MAPLE AVENUE
 WAUKESHA, WISCONSIN

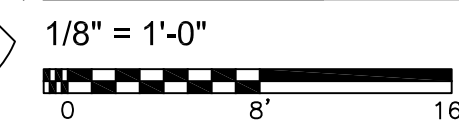
CONSULTANT

DATE	BY	REV #
09/10/2018	MTP	

PROJECT NO.
17048
 SHEET NO.
CUP-4



SECOND FLOOR PLAN



LEGEND	
	OCCUPANCY/USE: ASSEMBLY GROUP A-1
	OCCUPANCY/USE: ASSEMBLY GROUP A-2
	OCCUPANCY/USE: ASSEMBLY GROUP A-3
	OCCUPANCY/USE: BUSINESS GROUP B
	OCCUPANCY/USE: STORAGE GROUP S-2

INTERIOR ALTERATIONS
FISCHER CREATIVE ARTS CENTER
223 MAPLE AVENUE
WAUKESHA, WISCONSIN

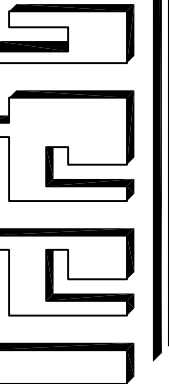
CONSULTANT

TYPE	DATE	BY	REV #
	09/10/2018	MTP	

PROJECT NO.
17048

SHEET NO.
CUP-5

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
DATE PRINTED: 09/07/2018



FISCHER-FISCHER-THEIS, INC. ARCHITECTS • ENGINEERS • PLANNERS
S22, W22660 BROADWAY • WAUKESHA, WISCONSIN 53186-8199
(262) 547-6969 • FAX (262) 547-6960 • E-MAIL: ff@ffarchitects.com



Fischer Creative Arts Center
223 Maple ave
Waukesha, WI 53186

Date: 9/1/2018

Basement Activity Proposal

Basement area would be utilized for other amusement activities such as:

- Haunted tour
- Laser hunt
- R.C. car races
- Walk through fun house
- Safe house/escape room
- Paint ball course
- Music practice rooms / rehearsal space

Any of these activities will not exceed 48 (Forty Eight) persons, given the allowed capacity. Hours of operation would be 10am – 11pm 7 days a week.



Fischer Creative Arts Center
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Date: 9/1/2018

Haunted Tour Occupancy Proposal

The haunted Tour would consist of:

- 15 (Fifteen) Staff
- 5 (Five) security
- 28 (Twenty Eight) Patrons

Maximum occupancy would be 48 (Forty Eight) at any given time during operation. This total occupancy consists of 4 (Four) Groups of 7 (Seven) patrons plus staff and security. Total of 84 (Eighty Four) People would do the tour in one hour.

Patrons would wait in the community room with a capacity of 142 (One Hundred Forty Two) with tables and chairs. Over flow patrons would wait outside in tented, well-lit sheltered area with portalets being supplied.

Being a haunter tour there will be a staff member with each tour group. Each group will tour the haunted areas with their own guide for their safety and security.

Hours of operation would be 10am – 11pm 7 days a week.



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9/1/2018

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	Total off site parking	273

Total available parking spaces **500**



Fischer Creative Arts Center
223 Maple ave
Waukesha, WI 53186

Date: 9/1/2018

Surrounding Community Backing

The Fischer Creative Arts Center is in the process of acquiring occupancy for the use to create a community center. We plan to have a Malt Shop, As well as a Banquette Hall, and a all purpose community room. We plan to have events that would be family friendly for all ages such as Holliday Party's, Plays, Movie Night, Concerts, Senior Events, Art Craft Shows, Flee Markets, As well as Charity Events. We are asking our fellow surrounding neighbors for their support in bringing this community together and because this will be family friendly, we will not be severing alcohol on the premises.

Please sign to show your support of reaching our goal.

Sign	Print	Date
OWNER SABELMANS		Alison Ippolite
OWNER Club 400		James W. Lindenborg
OWNER La Estacion		Tony Marquez (Marco Marquez)
427 MAPLE		Garcia
112-MAPLE		Dawn Lawien
408-CENTRAL		Daniel Fay
210 MAPLE		RALPH LAPP
705 CENTRAL		Ana Gomez
116 MAPLE		Jay Duran



GLEN NORDER
DIRECTOR OF FACILITIES

201 S. Prairie Avenue • Waukesha, WI 53186
Office: 262.970.4311 • Cell: 262.853.2714 • Fax: 262.970.4320
Email: gnorder@waukesha.k12.wi.us

Fischer Creative Arts Center
223 Maple ave
Waukesha, WI 53186

The Fischer Creative Arts Center is asking for the support of our fellow sounding neighbors for extra overflow parking for large events that would accrue at our facility. We will always keep our helpful neighbors informed of any up coming events to make sure we have access to use and availability.

Thank you for your support!

Lot #3

Signed: 

Date: 9-4-18

Print: Glen Norder

ALDONA FISCHER
AS TRUSTEE FOR THE
ALDONA FISCHER MARITAL TST UAD 12/27/17
9370 S 46TH ST
FRANKLIN, WI 53132

6921
79-119/750

9-7-18 Date



Pay to the
Order of

City of Waukesha

\$ 210.⁰⁰

Two Hundred Ten

⁰⁰/₁₀₀ Dollars



Photo
Safe
Deposit®
Details on back



TRI CITY NATIONAL BANK

Oak Creek, Wisconsin 53154
Ryan Road Office
www.tcnb.com

For

Aldona Fischer MP

⑆075001199⑆ ⑆00702⑆790⑆ 6921

Harland Clarke

MAROON SHEFFIELD™