

R 16.006021 11/16/22

\$480.00 RB



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: 6227 McKee Road

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

ORCHARD POINTE LOT 7

***Also submit in electronic format (MS WORD or plain text) by email to: PLANNING@FITCHBURGWI.GOV

2. Current Use of Property: BUSINESS - RETAIL

3. Proposed Use of Property: DRINKING ESTABLISHMENT / RETAIL

4. Proposed Development Schedule: Feb. 1, 2023

5. Zoning District: B-G BUSINESS GENERAL

6. Future Land Use Plan Classification: BUSINESS

***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.

Additional information may be requested.

Type of Residential Development (If Applicable): _____

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

No. of Parking Stalls: _____

Type of Non-residential Development (If Applicable): Business Retail

Proposed Hours of Operation: 10 AM - 8 PM No. of Employees: 5

Floor Area: 5600 sq ft No. of Parking Stalls: 8 / shared

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Tim Neitzel

Address: _____ Phone No: _____

Contact Person: Ben Christianen

Email: sommelier@waterfordwine

Address: _____ Phone No: 414-207-1206

Respectfully Submitted By: [Signature]
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: 11/16/2022 Publish: _____

Ordinance Section No. _____ Fee Paid: 480.00

Permit Request No. 24-2486-22

Receipt No: 16.006021

Nov 16, 2022

TIM NEITZEL

LICENSES & PERMITS

CU-2486-22 480.00

Total: 480.00

CHECK

Check No: 1306 480.00

Payor:

BENJAMIN T CHRISTIANSEN

Total Applied: 480.00

Change Tendered: .00

11/16/2022 03:34PM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

608-270-4200

Waterford Wine & Spirits Fitchburg Class B Description

Founded in 2005, Waterford Wine & Spirits is looking to expand to the south west Wisconsin market via the purchase of Steve's & More Orchard Pointe in Fitchburg.

As part of this purchase Waterford is seeking a Class B license in order to continue its wine education program. Because Waterford is a fine wine store, education and tasting are extremely important to the success of each store. We seek to do weekly wine seminars with each seminar being taught in a graduate school format of approximately 1.5 hours of lecture along side tasting the wines being discussed.

We would use the existing space at Orchard Pointe (built as a tasting room pre-pandemic) to accommodate these tastings. This space would only be used for seminar tastings.

TO: Tracy Oldenburg
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711
Tracy.oldenburg@fitchburgwi.gov
608-270-4200

LOCATION: Steve's Liquor
6227 McKee Rd
Fitchburg, WI 53711

RE: Class B Liquor License Application

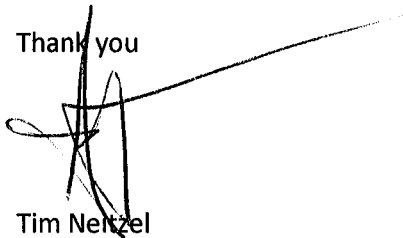
Dear Tracy Oldenburg,

I give permission to Steve's Liquor to have a Class B liquor license located at 6227 McKee Rd, Suite A, Fitchburg, WI.

Attached is the floor plan and site plan of the building involved.

If you have any questions, please contact me at the provided information listed below.

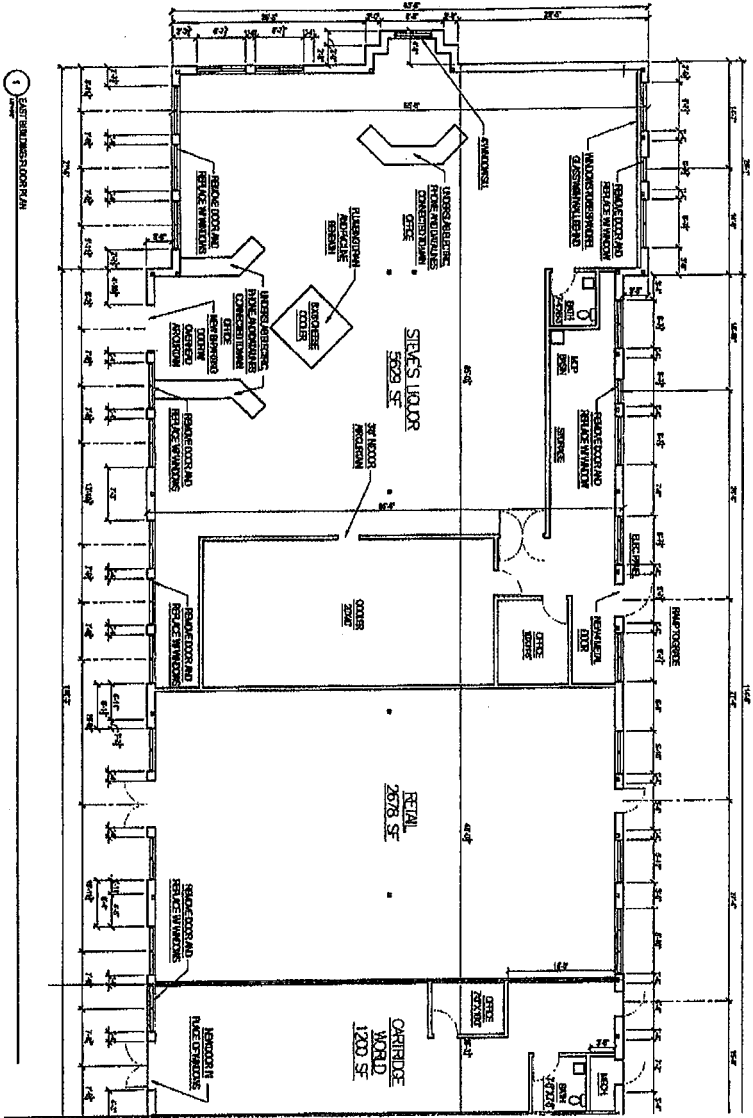
Thank you

A handwritten signature in black ink, appearing to read "Tim Netzel", is written over the "Thank you" text and extends across the page.

Tim Netzel
Owner – PD Point, LLC
5301 Voges Rd
McFarland, WI 53778
608-773-6423 ext. 2280

Cc: Randy & Elke Wautlet

File: tenant file



DIMENSION
 ARCHITECTURE
 1111 Grand View Road, Suite 100
 Middleburg Heights, OH 44130
 440.833.4444 • 1.800.526.4444
 dimension@dimension.com

**Shops at
 Orchard Pointe
 Building 2 - TENANT
 LAYOUTS**

S.E. corner Maple Rd
 and Hancock Rd.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT # 0000
 DATE OF ISSUE 08/11/11
 FLOOR PLAN

A1.0

