



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: 5956 Executive Drive Fitchburg, Wi 53719

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

T06NR09E Section 8 NE of the NW Market Place Business Park Condominium Unit,4,5 & 6 EXC R/W DOC 5554577

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

2. Current Use of Property: Bar, Grill, Restaurant, Music Renvue (Live Music) and Dinning

3. Proposed Use of Property: Same as above but include Events, parties, banquets, buffets, special events, wedding;

4. Proposed Development Schedule: Hoping to be open between Septer 15th and October 1st 2023

5. Zoning District: 8

6. Future Land Use Plan Classification: _____

***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: 75

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: 10:30 a.m to 2:00 a.m. No. Of Employees: 35

Floor Area: unit 4,5 & 6 No. Of Parking Stalls: 75

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Seminole Tap LLC (Dan Fleming)

Address: 2960 Triverton Pike Madison, Wi 53711

Phone No: 608 277 8887

Contact Person: John Blanke

Email: jblanke@seminoletap.com

Address: 5956 Executive dr Fitchburg, Wi 53719

Phone No: 608 628 8868

Respectfully Submitted By: JOHN P BLANKE



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. _____




We are planning to use the new part of the bar/restaurant (the south side of the building) as a place where people can hold community events, private events, parties, private parties, banquets, buffets, brunches, special events and weddings. We see this as a place people can hold fund raisers, youth award presentations, youth sports team parties, holiday parties, baby showers, bridal showers, rehearsal dinners and small weddings and etc. We also see Seminole Tap having special events like Easter brunch, Mother's Day brunch, Breakfast with Santa Brunch and Packer/Badger game day events. We also see using the space for as occasional music revenue. The space would be used for restaurant overflow dining when necessary. We see this space as a huge asset to the community and can be used by many community organizations, civic organizations and companies.

Parcel Number - 225/0609-082-0114-2

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail			Less -
Municipality Name	CITY OF FITCHBURG		
State Municipality Code	225		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR09E	08	NE of the NW	
Plat Name	MARKET PLACE BUSINESS PARK CONDOMINIUM		
Block/Building			
Lot/Unit	4		
Parcel Description	MARKET PLACE BUSINESS PARK CONDOMINIUM UNIT 4 EXC R/W DOC 5554522 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	SEMINOLE RETAIL PARTNERS LLC		
Primary Address	5956 EXECUTIVE DR		
Additional Address	5957 MCKEE RD UNIT 3		
Billing Address	2960 TRIVERTON PIKE DR MADISON WI 53711		

Show Municipal Contact Information ▼

Assessment Summary		More +
Assessment Year	2023	
Valuation Classification	G2	
Assessment Acres	2.528	
Land Value	\$505,600.00	
Improved Value	\$1,626,000.00	
Total Value	\$2,131,600.00	

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information contact:
City of Fitchburg Planning/Zoning | ☎ 608-270-4200

District Information

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MAD METRO SWR DIST

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Information

[E-Statement](#)[E-Bill](#)[E-Receipt](#)[Pay Taxes Online](#)[«](#)[< Newer](#)[Older >](#)[»](#)

Tax Year 2022

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$505,600.00	\$1,626,000.00	\$2,131,600.00
Taxes:		\$43,841.32
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$96.90
Specials(+):		\$0.00
Amount:		\$43,744.42
2022 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	08/26/2005	4100400		

[Show More ▼](#)

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0609-082-0114-2. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council

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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116

Drawing By: **JD DESIGN**
 3001 University Dr., Madison, WI 53719
 (608) 244-0777
 Solid Solutions
SUPREMACY
STRUCTURES
 Solid Structures, Inc.
 3001 University Dr., Madison, WI 53719
 (608) 244-0777

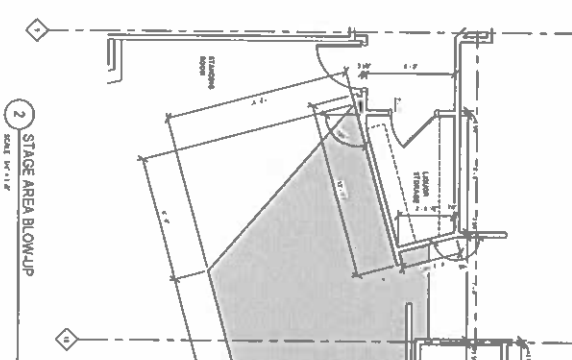
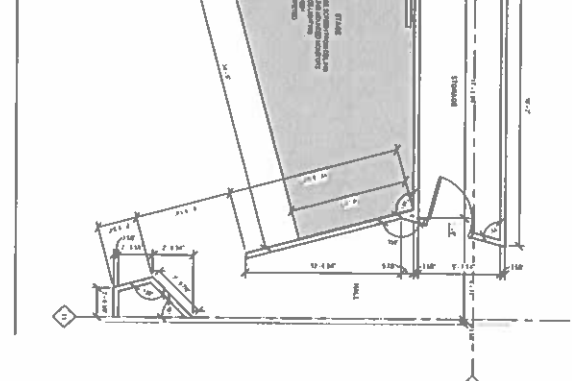
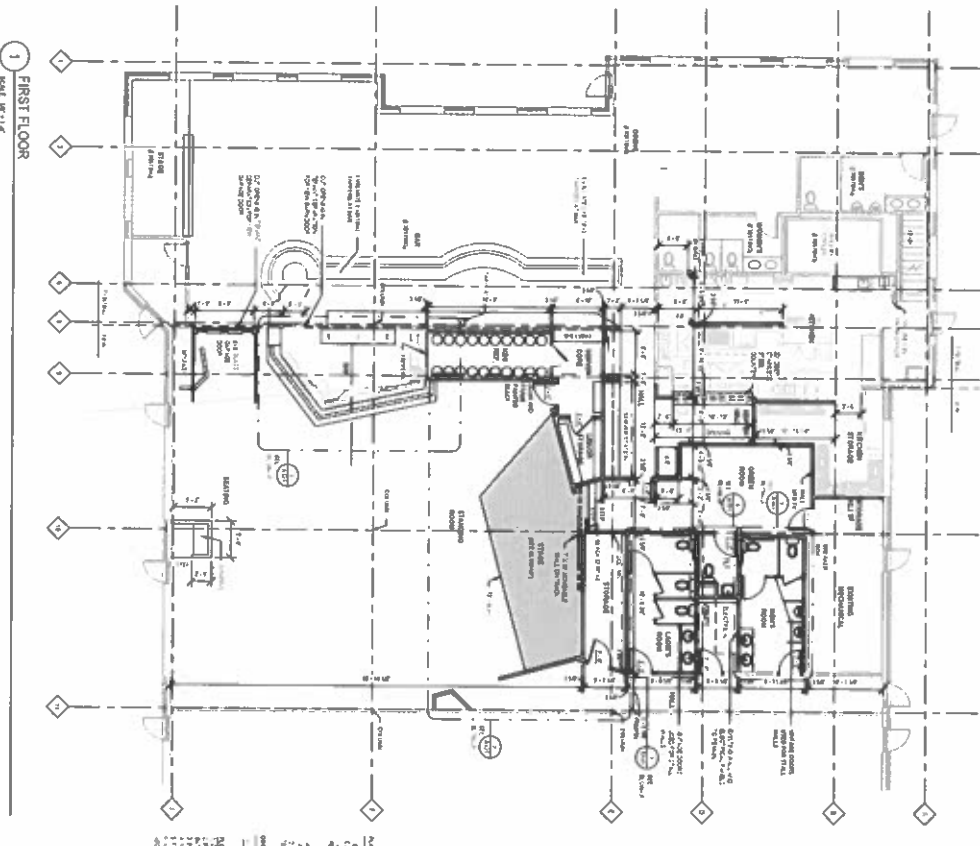
Design By: **JD DESIGN**
 3001 University Dr., Madison, WI 53719
 (608) 244-0777
 Solid Solutions
SUPREMACY
STRUCTURES
 Solid Structures, Inc.
 3001 University Dr., Madison, WI 53719
 (608) 244-0777

FUNK'S PUB
 5956 EXECUTIVE DR. #101
 FITCHBURG, WI

No.	Description	Date
1	ISSUE FOR PERMITS	11.15.18
2	ISSUE FOR PERMITS	11.15.18
3	ISSUE FOR PERMITS	11.15.18
4	ISSUE FOR PERMITS	11.15.18
5	ISSUE FOR PERMITS	11.15.18
6	ISSUE FOR PERMITS	11.15.18
7	ISSUE FOR PERMITS	11.15.18
8	ISSUE FOR PERMITS	11.15.18
9	ISSUE FOR PERMITS	11.15.18
10	ISSUE FOR PERMITS	11.15.18

FLOOR PLAN

Sheet No. **A121**

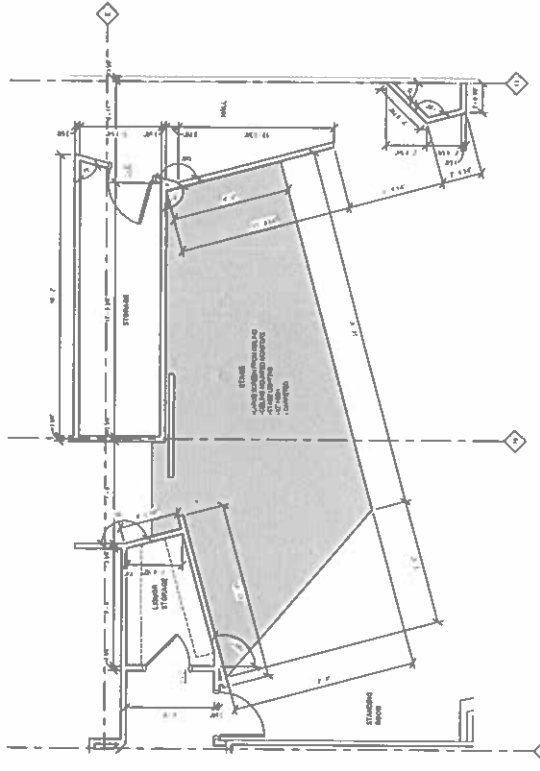
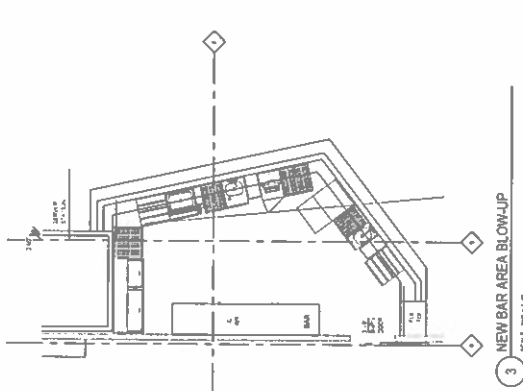
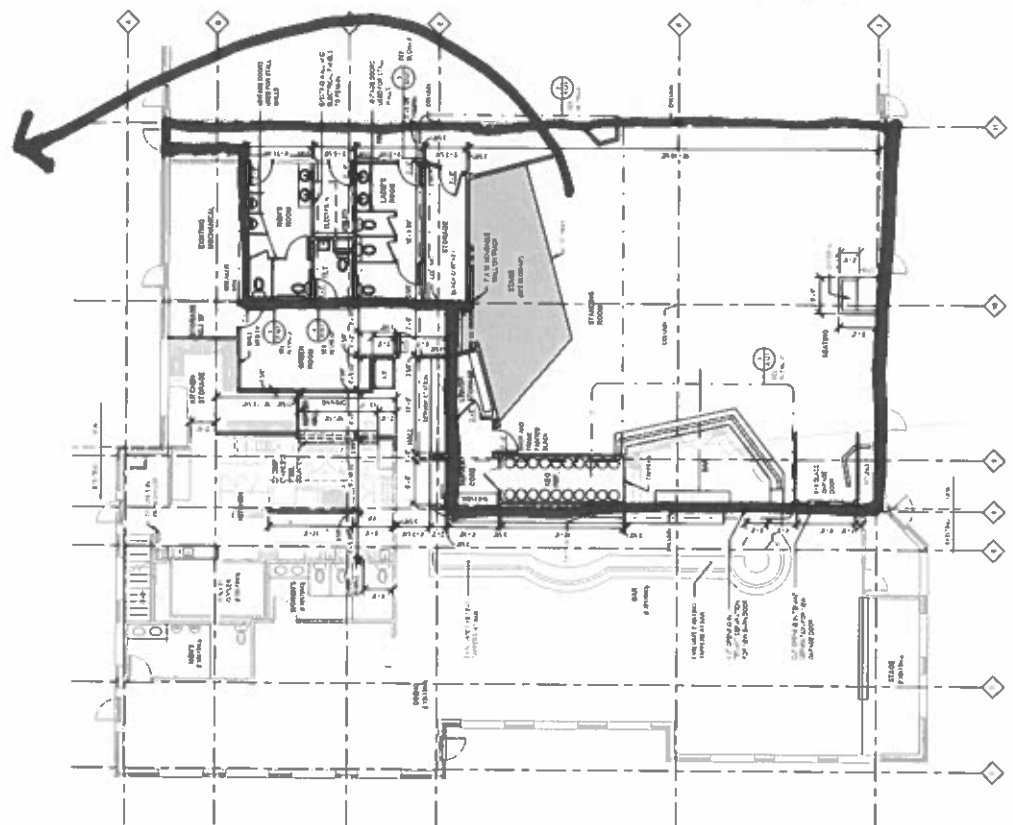


1 FIRST FLOOR
 SCALE 1/8" = 1'-0"

3 NEW BAR AREA BLOWUP
 SCALE 1/4" = 1'-0"

2 STAGE AREA BLOWUP
 SCALE 1/4" = 1'-0"

Event, Party, Banquet,
 Special Event, Wedding,
 music, over flow, dining area



1 FIRST FLOOR
 SCALE 1/4" = 1'-0"

2 STAGE AREA BLOW-UP
 SCALE 1/4" = 1'-0"

3 NEW BAR AREA BLOW-UP
 SCALE 1/4" = 1'-0"

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



Design By
SUPREME STRUCTURES
 Solid Solutions
 SUPREME STRUCTURES, INC.
 2001 Main Street, W15111
 (808) 244-2777

Drawing By
J.D. DESIGN

201 Design
 643 S.W. 8th Ave.
 Jacksonville, FL 32209
 (904) 241-1111

THESE DRAWINGS ARE FOR EXISTING AND PROPOSED WORK ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND THE ACCURACY OF ALL DIMENSIONS AND UTILITIES.

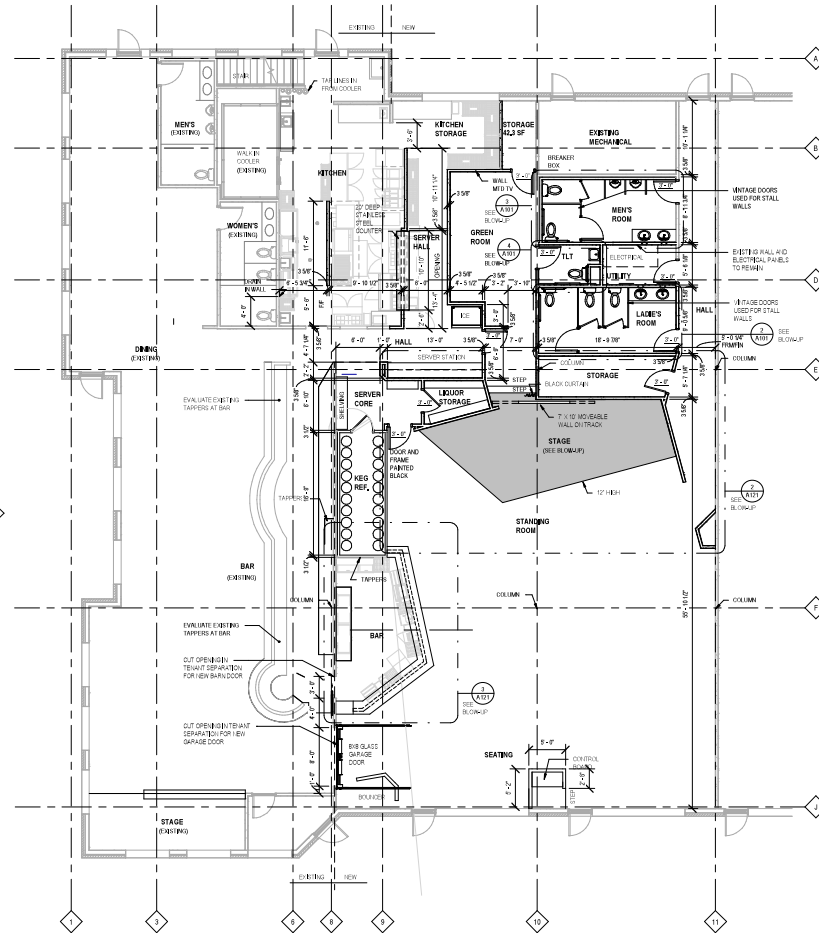
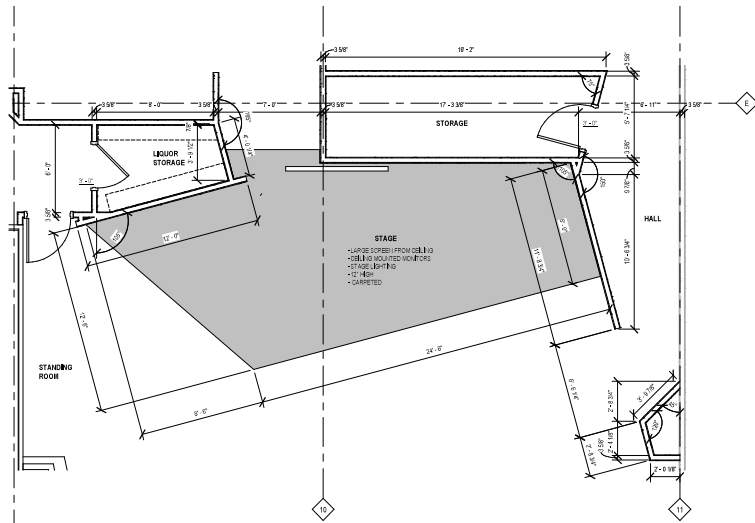
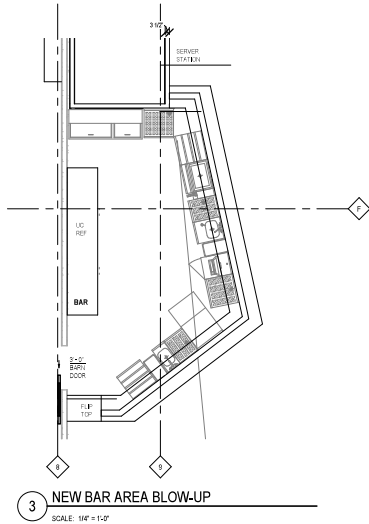
Contractor
SUPREME STRUCTURES, INC.
 2008 Main Street
 Dr. Madison WI
 (808) 244-2777
 53719

FUNK'S PUB
 5956 EXECUTIVE DR., #101
 FITCHBURG, WI

No.	Description	Date
1	Issue for Permit	10/15/11
2	Issue for Construction	10/15/11
3	Issue for Occupancy	10/15/11
4	Issue for Final	10/15/11

Project Name
FLOOR PLAN

Drawn By: J. D. Design
 Sheet Number
A121



- PLAN SYMBOLS AND ABBREVIATIONS**
- REF -> REFERENCE
 - LOC -> LOCATION
 - UC -> UNFINISHED
 - REF -> REFERENCE
 - LD -> LIGHTING
 - INC -> INTERIOR
 - FD -> FLOOR FINISH
 - CLL -> CEILING
 - TSD -> TO BE DETERMINED
 - LL -> LEAD LINE
 - EQ -> EQUIPMENT
 - TOP -> TOP OF WALL
 - TOP OF FLOOR FINISH
 - REF -> REFERENCE
 - CH -> CHAIR
 - COUL -> COUNTER
 - FR -> FURNITURE
 - APP -> APPLIANCE
 - TOP OF WALL
 - TOP OF FLOOR FINISH
 - REF -> REFERENCE
 - CH -> CHAIR
 - COUL -> COUNTER
 - FR -> FURNITURE
 - APP -> APPLIANCE

- DOOR DESIGNATION**
- 1/2" -> DOOR HANGING WITH

- FLOOR PLAN NOTES**
1. REFER TO ALL DIMENSIONS AND AREAS TO FINISH.
 2. IF NOT SPECIFIED, REPLACE ALL EXISTING INTERIOR WALLS WITH 5/8" GYP BOARD.
 3. INTERIOR WALLS ARE TO BE BUILT OF 5/8" GYP BOARD FRAMING.
 4. ALL INTERIOR FLOORING IS TO BE 3/4" T&G LAMINATE.
 5. FLOOR FINISH IS TO BE 1/2" T&G LAMINATE.
 6. ALL INTERIOR WALLS ARE TO BE BUILT TO THE TOP OF THE STRUCTURE ABOVE FINISH.

No.	Description	Date
6	STAGE AND BAR REVISION	8/25/19
7	EQUIPMENT UPDATE	8/26/19
5	OWNER UPDATE	8/27/19
1	PERMIT SET	8/13/19

Document Release

Sheet Name
FLOOR PLAN

Drawn by: J. Donahue

Scale: As Indicated

Sheet Number

A121



Request Details

Print Date: Fri 06/30/2023

Category: ADR

Location: Fitchburg Business Park

Request ID: ADRR

Metes and Bounds:

Decision Date: 12/7/2004

Section: 8

House Number: 5956

Project Name: Fleming project--Building #4

Street: Executive Drive

Comments:

Lot: 6

Zoning Conditions

- 1 No other permit or approval is waived or deemed satisfied except for the approval herein provided.
 - 2 Mechanical and utility equipment shall be screened from public view.
 - 3 Compliance with Fire Dept. requirements.
 - 4 Applicant is to remove the north drive thru with the associated pavement and drive aisle, and rework the site plan and landscape plans to effect the change. Trash area to remain in location it currently is by Oak Bank drive-thru. Alterations are subject to City staff approval.
 - 5 Applicants shall verify that suitable ingress-egress easements are in place with other units in the condominium project on lot 6 Fitchburg Business Park.
-

Request Details

Print Date: Fri 06/30/2023

Category: ADR

Location: Fitchburg Business Park

Request ID: ADRR

Metes and Bounds:

Decision Date: 7/18/2006

Section:

House Number: 5956

Project Name: Byrd's Restaurant

Street: Executive Drive

Comments:

Lot: 6

Zoning Conditions

- 1 No other permit or approval is waived or deemed satisfied except for the approval of the zoning herein provided.
-

Request Details

Print Date: Fri 06/30/2023

Category: Conditional Use

Location: Fitchburg Business Park

Request ID: CU-1445-05

Metes and Bounds:

Decision Date: 9/6/2005

Section:

House Number: 5956

Project Name: Vogel Restaurant

Street: Executive Drive

Comments:

Lot: 6

Zoning Conditions

- 1 No other permit or approval is waived or deemed satisfied except for the approval herein provided.
 - 2 Applicant to provide evidence of easements for ingress-egress and parking over other areas of the lot 6 Fitchburg Business Park condominium declaration.
-

Request Details

Print Date: Fri 06/30/2023

Category: Conditional Use

Location: Market Place Business Park Condominium

Request ID: CU-2332-20

Metes and Bounds:

Decision Date: 1/21/2020

Section:

House Number: 5956

Project Name: Funk's Pub Expansion

Street: Executive Drive

Comments:

Lot: Unit 4

Zoning Conditions

I No Conditions.



Conditional Use -

Owner or Authorized Agent Acknowledgement

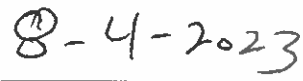
** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a CUP application to identify any concerns or issues of surrounding residents.

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)