



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: 3054 Fish Hatchery Rd / Fitchburg Ridge Shopping Center

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

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

2. Current Use of Property: Bakery & Deli

3. Proposed Use of Property: same, requesting approval to serve beer and wine in the Deli

4. Proposed Development Schedule: as soon as approved

5. Zoning District: B-G

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): n/a

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): _____

Proposed Hours of Operation: Will remain as 8 am - 10 pm **No. Of Employees:** _____

Floor Area: _____ **No. Of Parking Stalls:** _____

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

Current Owner of Property: SWD Fitchburg Ridge

Address: Managed by Galway Companies - Tara Furst, Property Mgr **Phone No:** 608 327-4021

Contact Person: at La Concha: Tomas Ballesta

Email: laconchasandy@gmail.com

Address: 3054 Fish Hatchery Rd Fitchburg 53713 **Phone No:** (608) 301-6668 or 276-9263

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:** 3/20/2018 **Publish:** _____

Ordinance Section No. _____ **Fee Paid:** \$465.⁰⁰

Permit Request No. CU-2206-18

R#116375 yt 3/20/2018

La Concha, LLC

3054 S. Fish Hatchery Road
Fitchburg, WI 53713
(608) 276-9263

March 18, 2018

City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711

To the Members of the Plan Commission,

La Concha LLC consists of La Concha Bakery & Deli and El Zócalo de La Concha, a grocery store. We presently have a Class A alcohol license and sell beer in our grocery store for consumption off premises.

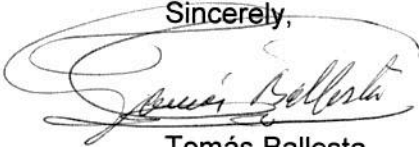
At this time, I am requesting a Conditional Use Permit to allow us to sell beer and wine for consumption in our Deli located in La Concha Bakery. We have four tables and a lunch counter, total available seating of twenty (20) in a space of about 10' x 18'.

We have a largely Latino clientele and sell authentic Mexican foods which are customarily enjoyed with a beer. We hope with these beverage offerings we can increase our lunch business which is made up of mostly workers in the trades. We also expect sales of these beverages to be popular in the evenings and on weekends.

La Concha is open from 8 am until 10 pm and food is served from 10 am to 10 pm. Beer and wine will be stored in our Storeroom and in a display cooler located next to the checkout counter (see floor plan). This cooler is accessible only to employees. The employees who work the register in La Concha double as wait staff for the Deli. All of our employees are over 18, and all sales will be rung up at one register in La Concha. Server licenses will be obtained as needed, and I have applied for Class B & C alcohol licenses as required.

Please give this your serious consideration. I am willing to make physical changes to the property if necessary to make this work. I believe having a more complete beverage offering in our Deli will enhance La Concha's appeal as a neighborhood business and will make Fitchburg Ridge an even more inviting shopping center to visit.

Sincerely,



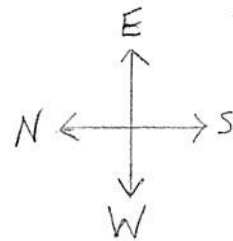
Tomás Ballesta
Owner

1" = approx 10'

— FRONT —

LA CONCHA

EL ZÓCALO



K+T Nails

DELI Seating:
4 tables + 6 stools

Lunch Counter

Cashier

Bulk Grains for sale

* Beer + wine cooler

Bread

Bread cases

Produce

Shelves
Grocery Store

SINK
Butcher Counter

Storeroom

Wine
Beer Storage

Stairs
Grill + Prep
sink
Stairs

Counter food prep
Display coolers

Wire Transfer
Phone Cubbies

Ladies Room
Men's Room

DW SINK

Baking Area

Walk-in Coolers

mech

Freezer

Janitor sink

office

Dairy Cooler

Shelves

cooler

Beer for Sale

office

Cooler

Walk-in Cooler + Freezer + Freezer

Bathroom

Open area for stock holding + storage

office

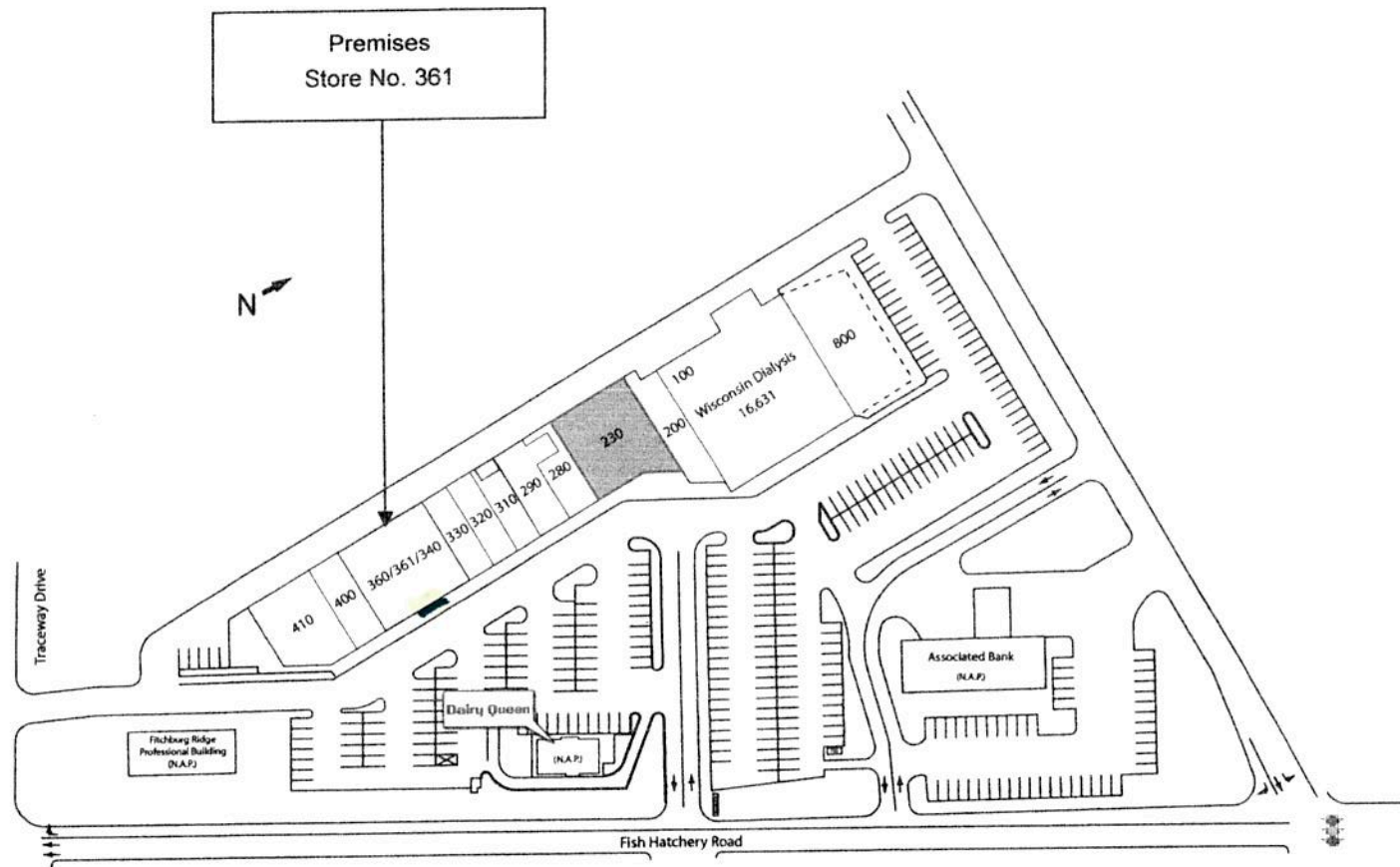
mechanical

Beer Delivery

Beer delivery

* Fridge - Possible beer or wine storage

EXHIBIT A



GALWAY

COMPANIES

October 30, 2017

**La Concha, LLC
3054 Fish Hatchery Road
Fitchburg, WI 53713**

Sandy,

The owners of the Fitchburg Ridge Shopping Center (SWD Fitchburg Ridge, LLC and CRE Fitchburg Ridge, LLC) have approved La Concha, LLC request to sell beer and wine to be consumed on the premise at the restaurant. Tenant must also get approval from the City of Fitchburg.

Thank you,



**Tara Furst
Property Manager
Galway Companies, Inc.
608-327-4021
tfurst@galwaycompanies.com**

6430 Bridge Road, Suite 230
Madison, WI 53713

www.galwaycompanies.com