

R 16.004851 8/30/21  
\$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: 6275 McKee Rd., Fitchburg, WI 53719  
Legal Description - (Metes & Bounds, or Lot No. And Plat): \_\_\_\_\_  
Taco Bell (Lot No. 3 - Plat: Orchard Pointe)

\*\*\*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: Fast food restaurant with drive-thru
- 3. Proposed Use of Property: Fast food restaurant with drive-thru (no change) *electronic menu board sign*
- 4. Proposed Development Schedule: Fall 2021
- 5. Zoning District: General Business
- 6. Future Land Use Plan Classification: N/A (existing to remain)

*sign  
PM*

\*\*\*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): \_\_\_\_\_

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): Existing - C.U.P. application for digital menu board

Proposed Hours of Operation: 7am - 2am (No Change) No. Of Employees: Existing

Floor Area: 2,891 No. Of Parking Stalls: Existing to remain

Sewer: Municipal  Private  Water: Municipal  Private

Current Owner of Property: Timothy Neitzel

Address: 5301 Voges Rd Madison, WI 53718 Phone No: 608-257-2600

Contact Person: Nate Wenger / Greg Dahling

Email: nwenger@borderfoods.com / gdahling@finn-daniels.com

Address: 5425 Boone Avenue North, New Hope, MN 55428 Phone No: 763-489-3004/651-888-6884

Respectfully Submitted By: Nate Wenger / Greg Dahling

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: 8/24/21 Publish: \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$480

Permit Request No. CU-2405-21