



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

- 1. Type of Action Requested:**
- Certified Survey Map Approval
 - Preliminary Plat Approval
 - Final Plat Approval
 - Replat
 - Comprehensive Development Plan Approval

- 2. Proposed Land Use (Check all that Apply):**
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: 4

4. No. Of Buildable Lots Proposed: 4

5. Zoning District: Dane County

6. Current Owner of Property: Wingra Real Estate, LLC

Address: P.O. Box 44284, Madison, WI 53744 **Phone No:** 608-271-5555

7. Contact Person: Keri Williams, GreenbergFarrow

Email: kwilliams@greenbergfarrow.com

Address: 21 S. Evergreen Avenue, Suite 200, Arlighton Heights, IL 60005 **Phone No:** 781-929-1651

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By:  Robert M. Shea
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

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: _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

LEGAL DESCRIPTION MEIJER PARCEL

Part of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Beginning at a point on the Southwest corner of the Southwest 1/4 of said Section;

thence North 00°54'30" East along the West line of said Southwest 1/4 60.00 feet to a point on the North line of McKee Road "C.T.H. "PD" and the point of beginning of lands described hereinafter; thence continue North 00°54'30" East along said West line 884.95 feet to a point; thence

North 89°56'57" East 868.80 feet to a point; thence South 52°52'34" East 32.42 feet to a point on the West line of Fitchrona Road; thence 200.90 feet along an arc of a curve to the left having a radius of 363.00 feet and a chord bearing South 16°05'36" West 198.35 feet to a point; thence South 00°15'07" West along said West line 155.82 feet to a point; thence South 05°14'28" West along said West line 138.07 feet to a point; thence South 00°15'12" West along said West line 352.02 feet to a point; thence South 13°52'50" West along said West line 18.08 feet to a point on the North line of McKee Road "C.T.H. "PD" ; thence South 89°03'48" West along said North line 271.64 feet to a point; thence North 88°12'32" West along said North line 255.12 feet to a point; thence South 89°47'50" West along said North line 209.06 feet to a point; thence South 81°09'39" West along said North line 100.03 feet to the point of beginning.

Said Land Contains 737,258 square feet or 16.9250 acres.

CERTIFIED SURVEY MAP NO. _____

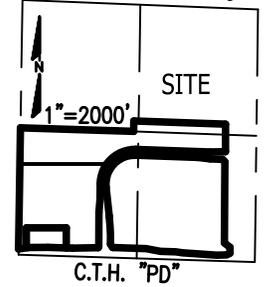
Part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin

- LEGEND**
- INDICATES FOUND 1" IRON PIPE
 - Indicates set 1.315" iron pipe, 18" in length, 1.68 lbs. per lined foot.
 - INDICATES FOUND IRON ROD
 - INDICATES FOUND CONC. MONUMENT

All bearings are referenced to the Dane County Coordinate System in which South line of the SW 1/4 bears N88°12'32"W.

NOTE:
- See Lot 2 detail on Sheet 2.

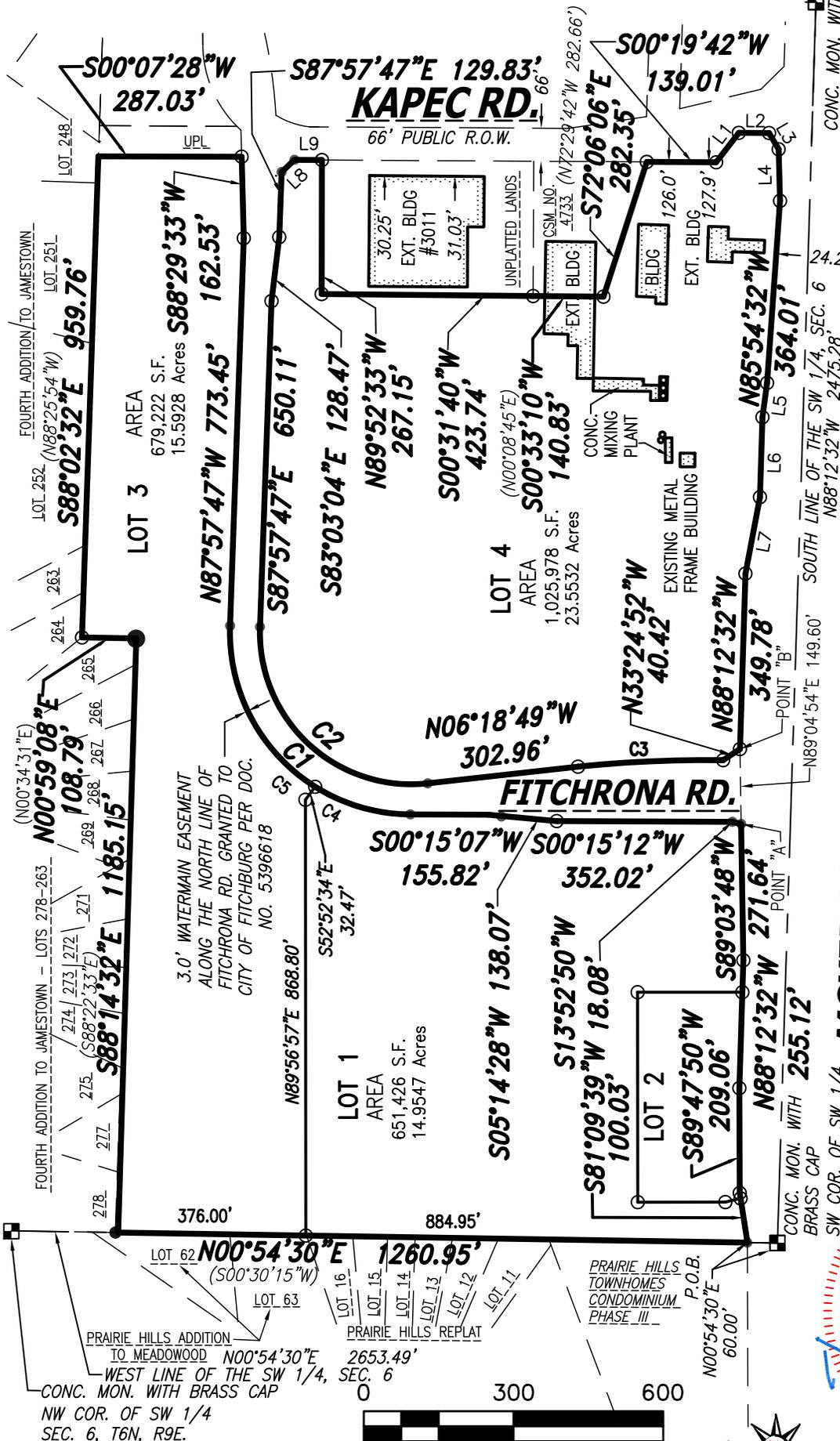
VICINITY MAP
SW1/4 SEC. 6-6-9



LINE	BEARING	DIST.
L1	S52°17'46"E	74.26'
L2	S00°17'26"W	60.56'
L3	S59°24'24"W	37.72'
L4	S88°22'50"W	102.87'
L5	N82°12'43"W	68.92'
L6	N88°12'32"W	159.48'
L7	N79°11'09"W	155.27'
L8	S43°18'35"E	35.34'
L9	S00°19'42"W	55.22'

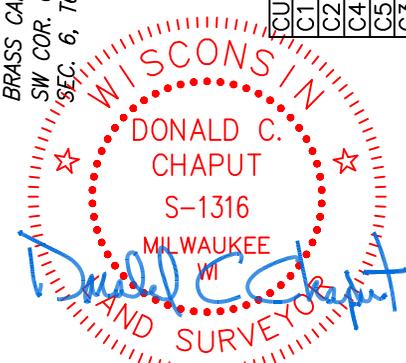
OWNER:
WINGRA REAL ESTATE, LLC
PO BOX 44284
MADISON WI 53744

OWNER:
WINGRA STONE COMPANY
2975 KAPEC RD
FITCHBURG WI 53719



MCKEE ROAD C.T.H. "PD"
VARIABLE WIDTH PUBLIC R.O.W.

CURVE	ARC	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD
C1	581.50'	363.00'	91°47'03"	S46°08'43"W	521.29'		
C2	520.11'	303.00'	98°21'04"	N42°51'42"E	458.57'		
C4	200.90'	363.00'	31°42'37"	S16°06'30"W	198.35'		
C5	380.60'	363.00'	60°04'26"	S62°00'02"W	363.41'		
C3	291.15'	2530.00'	6°35'36"	N02°33'29"W	290.98'		



CHAPUT
LAND SURVEYS

1 inch = 300 ft.
This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: July 17, 2020
Dwg. No. 3476-far
Sheet 1 of 6 Sheets

234 W. Florida Street Milwaukee, WI 53204 414-234-8068 www.chaputlandsurveys.com

CERTIFIED SURVEY MAP NO. _____

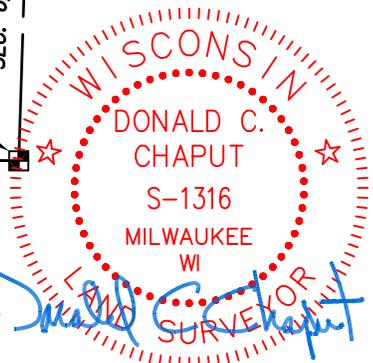
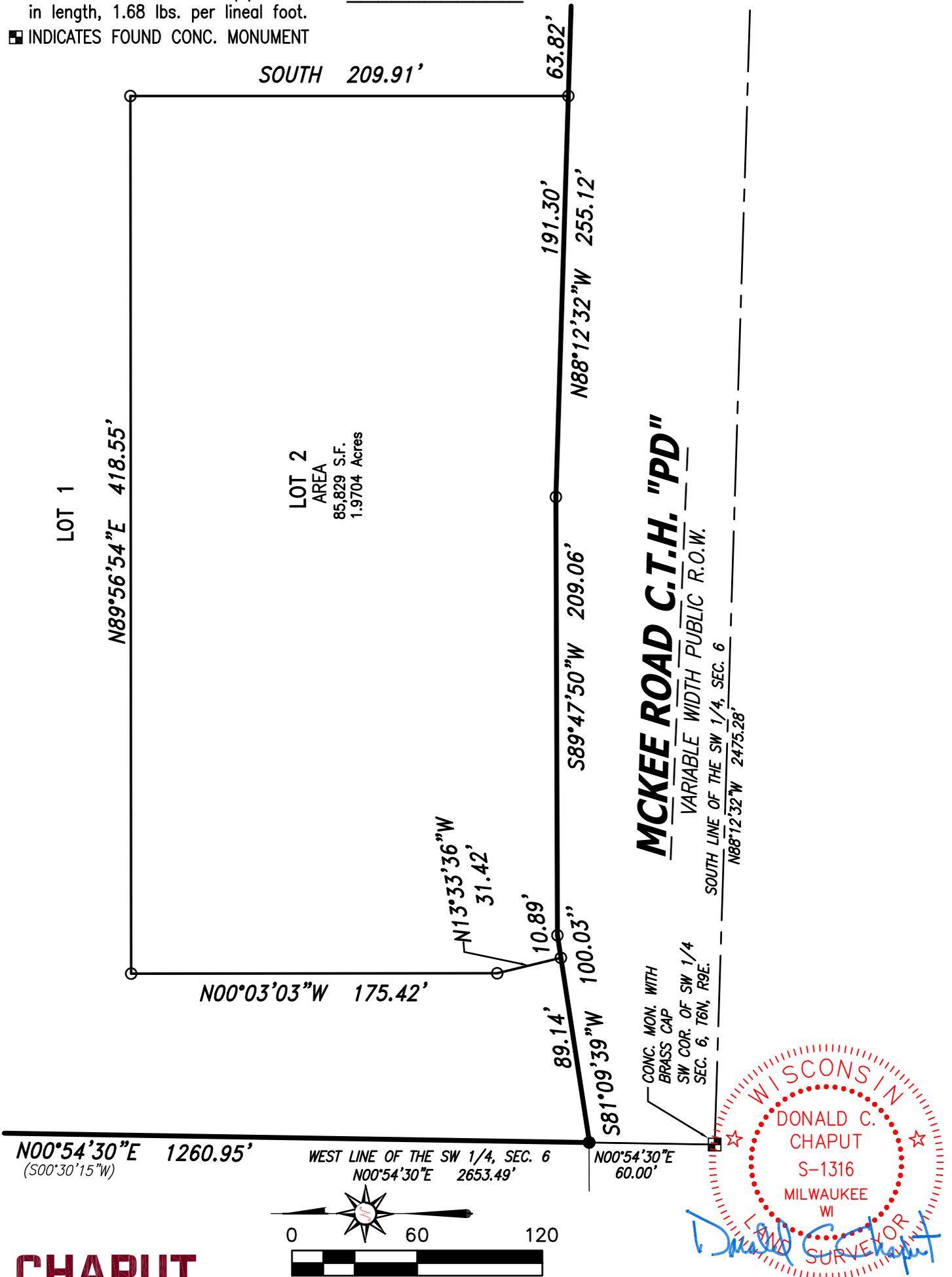
Part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin

LEGEND

- INDICATES FOUND IRON ROD
- Indicates set 1.315" iron pipe, 18" in length, 1.68 lbs. per lined foot.
- INDICATES FOUND CONC. MONUMENT

All bearings are referenced to the Dane County Coordinate System in which South line of the SW 1/4 bears N88°12'32"W.

LOT 2 DETAIL



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

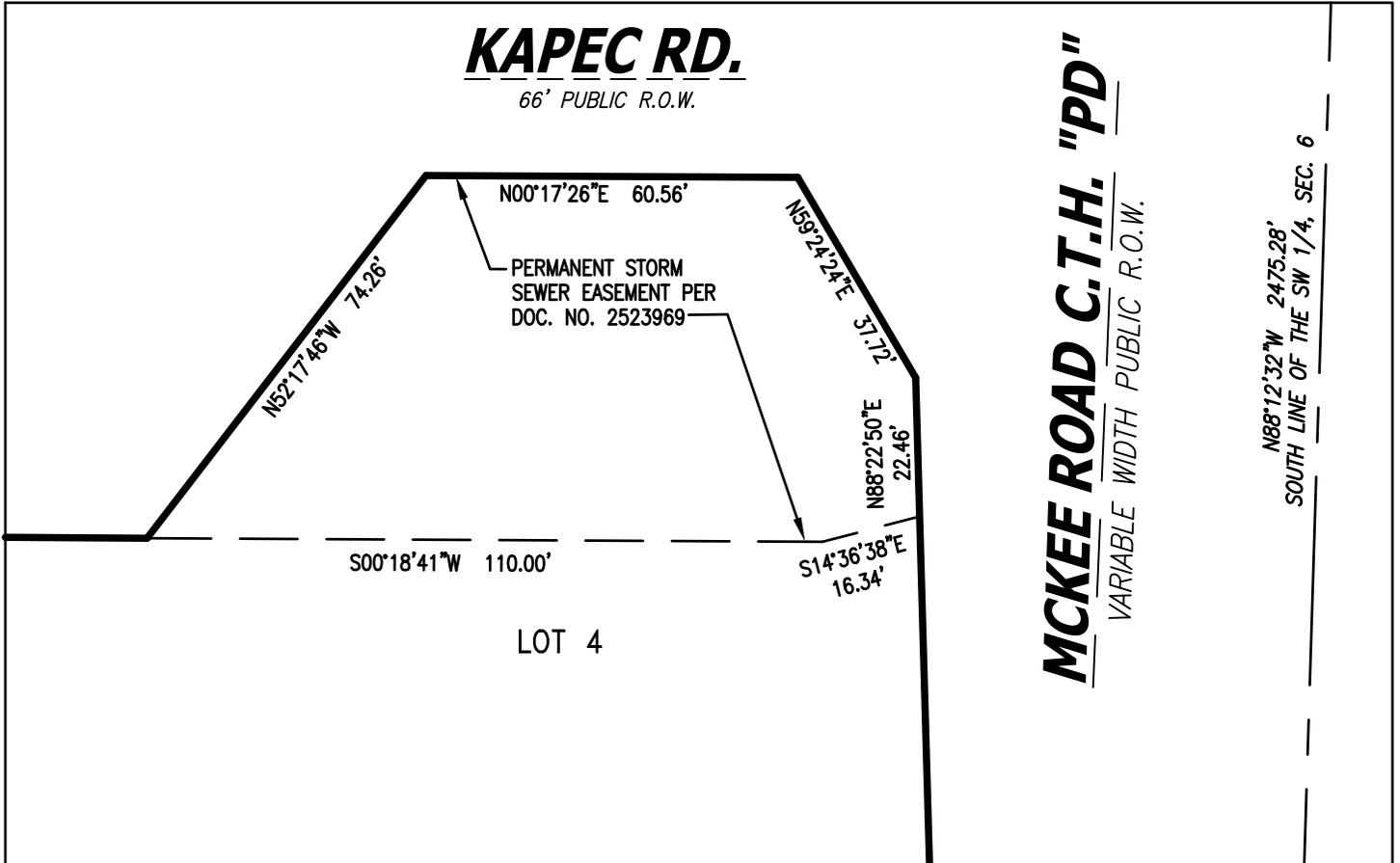
This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: July 17, 2020
Dwg. No. 3476-far
Sheet 2 of 6 Sheets

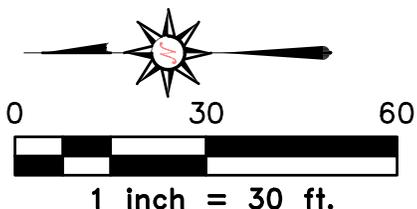
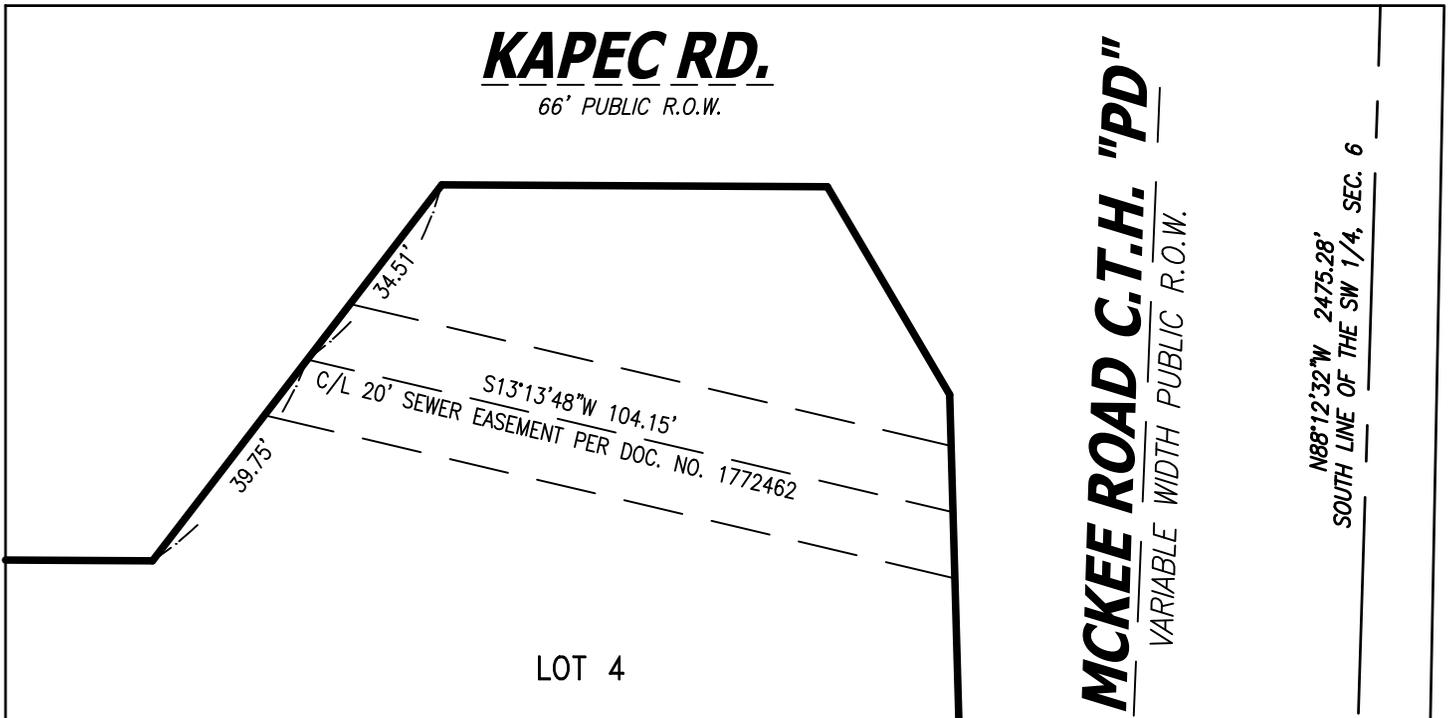
CERTIFIED SURVEY MAP NO. _____

Part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin

EXISTING EASEMENTS FOR REFERENCE ONLY
PERMANENT STORM SEWER EASEMENT PER DOC. NO. 2523969

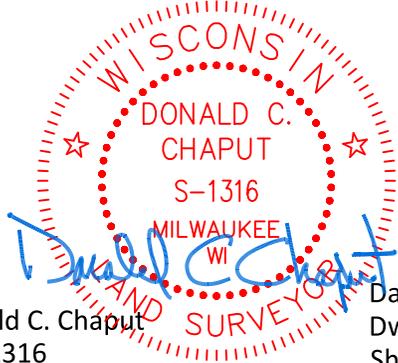


20' SEWER EASEMENT PER DOC. NO. 1772462



CHAPUT
LAND SURVEYS

234 W. Florida Street
 Milwaukee, WI 53204
 414-224-8068
 www.chaputlandsurveys.com



This instrument was drafted by Donald C. Chaput
 Professional Land Surveyor S-1316

Date: July 17, 2020
 Dwg. No. 3476-far
 Sheet 3 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin

CORPORATE OWNER'S CERTIFICATE

WINGRA REAL ESTATE, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Fitchburg.

WINGRA REAL ESTATE, LLC, as owner, does further certify that this map is required by S.236.34 to be submitted to the following for approval or objection: City of Fitchburg.

IN WITNESS WHEREOF, the WINGRA REAL ESTATE, LLC has caused these presents to be signed by the hand of _____, on this _____, day of _____, 2020.

In the presence of: WINGRA REAL ESTATE, LLC

STATE OF _____ }
 :SS
COUNTY }

Personally came before me this _____ day of _____, 2020, _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public,
State of Wisconsin
My commission expires _____
My commission is permanent

CORPORATE OWNER'S CERTIFICATE

WINGRA STONE COMPANY, as owner, hereby certifies that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Fitchburg.

WINGRA STONE COMPANY, as owner, does further certify that this map is required by S.236.34 to be submitted to the following for approval or objection: City of Fitchburg.

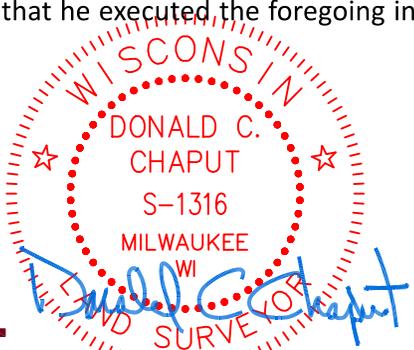
IN WITNESS WHEREOF, the WINGRA STONE COMPANY has caused these presents to be signed by the hand of _____, on this _____, day of _____, 2020.

In the presence of: WINGRA STONE COMPANY

STATE OF _____ }
 :SS
COUNTY }

Personally came before me this _____ day of _____, 2020, _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said company, by its authority.

Notary Public,
State of Wisconsin
My commission expires _____
My commission is permanent



CERTIFIED SURVEY MAP NO. _____

Part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin

CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications shown thereon, has been duly filed with and approved by the Common Council of the City of Fitchburg on this ____ day of _____, 2020.

TRACY OLDENBURG, CITY CLERK

REGISTER OF DEEDS CERTIFICATE

Received for recording on, this ____ day of _____, 2020.
Recorded in Volume ____ of Certified Survey Maps on Pages _____.

Kristi Chlebowski, Dane County Register of Deeds



LEGAL DESCRIPTION

Part of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin, more particularly described as follows: Beginning at a point on the South line of Section 6, North 89°02' West, 287.0 feet from the South quarter center, thence North 07°07' West 988.6 feet to an iron stake; thence North 88°27' West 33.8 feet to an iron stake; thence North 0°42' West 438.9 feet to an old fence post; thence North 88°52' West 990.0 feet to an iron stake; thence South 0°06' West 108.9 feet to an old fence post; thence North 89°04' West 1150.1 feet to an old fence post on the West line of said Section 6; thence South along said West line 1320 feet to the Southwest corner of said Section; thence South 89°02' East along said South line 2186.4 feet to the point of beginning. EXCEPTING THEREFROM the following lands:

1.) Lot One (1), Certified Survey Map No. 4733, recorded in the office of the Register of Deeds for Dane County, Wisconsin, in Volume 21 of Certified Survey Maps, pages 42-44 as Document No. 189490, in the City of Fitchburg, Dane County, Wisconsin.

2.) Those lands conveyed by WINGRA Stone Company to Albert Blaser and Russell Kammer contained in Warranty Deed recorded in Vol. 706 of Deeds, Page 278 as Document No. 992871.

3.) Those lands conveyed by WINGRA Stone Company to Albert Blaser and Russell Kammer contained in Warranty Deed recorded in Vol. 12514 of Records, Page 57 as Document No. 2127681.

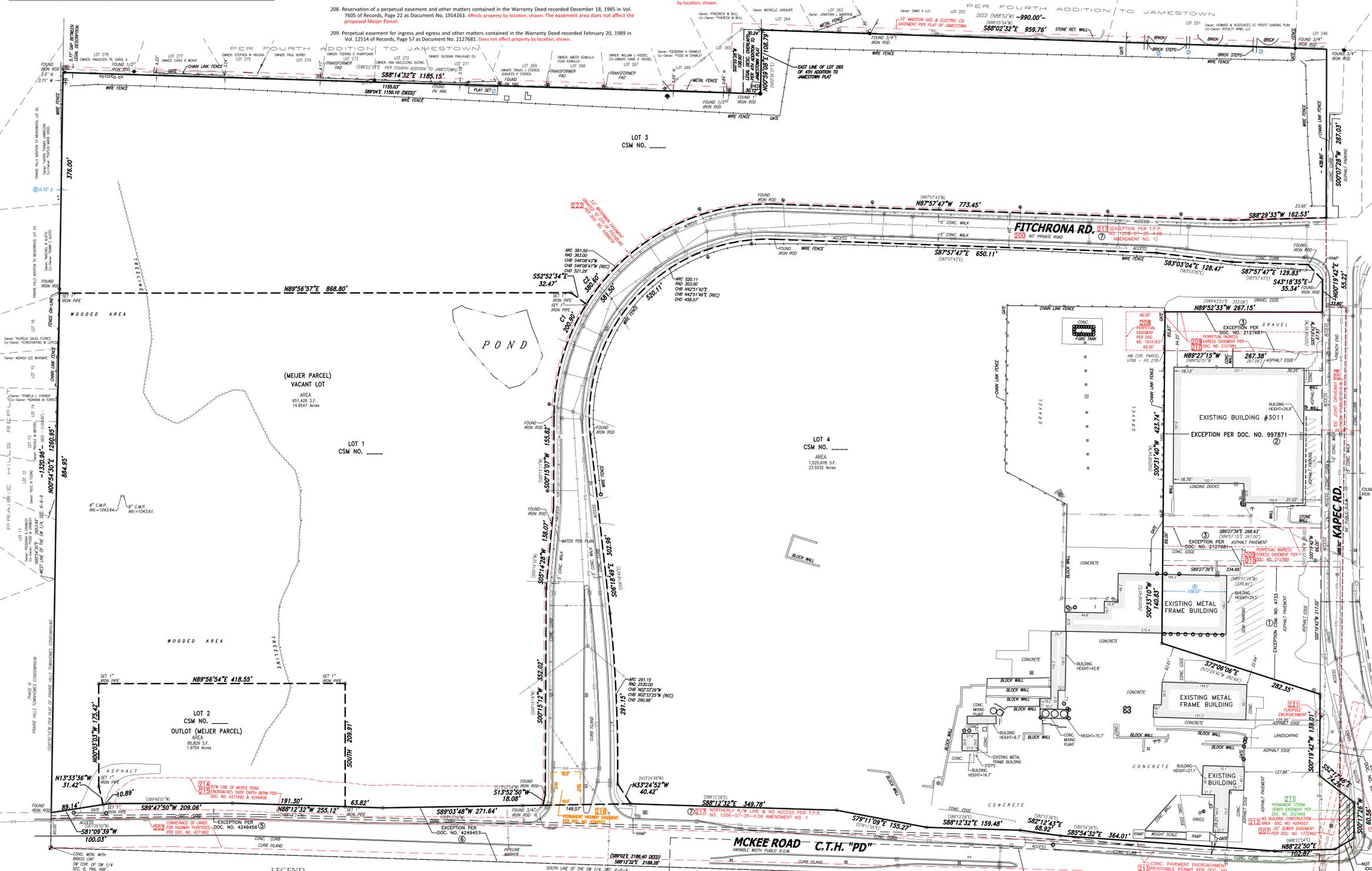
4.) Those lands conveyed by WINGRA Stone Company a/k/a The WINGRA Stone Company to the City of Fitchburg contained in Warranty Deed recorded in Vol. 26019 of Records, Page 12 as Document No. 2558690.

5.) Those lands conveyed by WINGRA Stone Company to the City of Fitchburg contained in Quit Claim Deed recorded as Document No. 4249456.

6.) Those lands conveyed by WINGRA Stone Company to the City of Fitchburg contained in Quit Claim Deed recorded as Document No. 4249457.

7.) Those lands acquired by the State of Wisconsin, Department of Transportation pursuant to the Award of Damages recorded as Document No. 5223569.

CURVE TABLE table with columns: CURVE NO., LENGTH, BEARING, CHORD, BEARING, CHORD, BEARING, CHORD, BEARING, CHORD, BEARING, CHORD



- LEGEND symbols for iron pipe, hydrant, telephone pedestal, handicap space, etc.

TITLE COMMITMENT

This survey was prepared based on Knight Barry Title Group Commitment No. 1086316, effective date of December 31, 2019 and Last Revised January 7, 2020 which lists the following easements and/or restrictions from schedule B-II:

1, 6, 7 & 8 visible evidence shown, if any.

2, 3, 4, 5, 100, 101, 102, 103, 300, 400, 500 & 501 not survey related.

200. Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes. Affects property by location, shown.

201. Easement granted to Wisconsin Power and Light Company and other matters contained in the instrument recorded April 25, 1927 in Vol. 76 of Miscellaneous, Page 145 as Document No. 473751. Affects property by location, general in nature. (There are no poles or locations on the proposed Meijer Parcel along the North row line of County Trunk Highway PD (McKee Road)).

Partial Release of Easement recorded August 31, 1993 in Vol. 24292 of Records, Page 48 as Document No. 2511088. Released any portion of easement that fall within the scope of Highway Project I.D. 5849-00-71.

202. Rights and other matters contained in the instrument recorded October 31, 1956 in Vol. 297 of Miscellaneous, Page 298 as Document No. 928497. Does not affect property by location, shown.

203. Easement granted to Wisconsin Power and Light Company and other matters contained in the instrument recorded November 19, 1956 in Vol. 298 of Miscellaneous, Page 60 as Document No. 929334. Affects SE 1/4 of SW 1/4, Section 6, location of poles and anchors cannot be determined from record document. (There are no poles or locations on the proposed Meijer Parcel along the North row line of County Trunk Highway PD (McKee Road)).

Partial Release of Easement recorded August 31, 1993 in Vol. 24292 of Records, Page 48 as Document No. 2511088. Partial release of the easement is not described on the provided document.

204. Right of Way and other matters contained in the Warranty Deed recorded December 16, 1968 in Vol. 75 of Records, Page 515 as Document No. 323053. Does not affect property by location, shown.

205. Notice Affecting Real Estate and other matters contained in the instrument recorded September 21, 1978 in Vol. 996 of Records, Page 8 as Document No. 1592785. Affects property by location, general in nature.

206. Notice Affecting Real Estate and other matters contained in the instrument recorded September 25, 1978 in Vol. 996 of Records, Page 652 as Document No. 1593197. Affects property by location, general in nature.

207. Storm Sewer and Storm Water Drainage Facility Easement granted to the Town of Fitchburg and other matters contained in the instrument recorded March 22, 1983 in Vol. 4316 of Records, Page 39 as Document No. 1772462. Affects property by location, shown. The easement area does not affect the proposed Meijer Parcel.

208. Reservation of a perpetual easement and other matters contained in the Warranty Deed recorded December 18, 1985 in Vol. 7605 of Records, Page 22 as Document No. 194163. Affects property by location, shown. The easement area does not affect the proposed Meijer Parcel.

209. Perpetual easement for ingress and egress and other matters contained in the Warranty Deed recorded February 20, 1989 in Vol. 12514 of Records, Page 57 as Document No. 2127681. Does not affect property by location, shown.

TITLE COMMITMENT CONTINUED

210. Terms and conditions of the right of first refusal as contained in the Warranty Deed recorded February 20, 1989 in Vol. 12514 of Records, Page 57 as Document No. 2127681. Does not affect property by location, shown.

211. Permanent Storm Drainage Easement granted to the City of Fitchburg and other matters contained in the instrument recorded October 5, 1993 in Vol. 24761 of Records, Page 61 as Document No. 2523969. Affects property by location, shown. The easement area does not affect the proposed Meijer Parcel.

212. Easement Restricting Building Construction and other matters contained in the instrument recorded December 23, 1993 in Vol. 26019 of Records, Page 14 as Document No. 2558691. Affects property by location, shown. The easement area does not affect the proposed Meijer Parcel.

213. Revocable Occupancy Permit and other matters contained in the instrument recorded October 10, 2002 as Document No. 3563932. Affects property by location, shown. The easement area does not affect the proposed Meijer Parcel.

214. Revocable Occupancy Permit and other matters contained in the instrument recorded October 31, 2006 as Document No. 4249458. Affects property by location, Earth berm shown.

215. Revocable Occupancy Permit and other matters contained in the instrument recorded January 16, 2007 as Document No. 4271692. Affects property by location, Earth berm shown. The easement area does not affect the proposed Meijer Parcel.

216. Permanent Highway Easement and other matters contained in the instrument recorded April 2, 2007 as Document No. 4294523. Does not affect property by location, shown. The easement area does not affect the proposed Meijer Parcel.

217. Easements, restrictions and other matters shown on Transportation Project Plat No. 1206-07-25-4.06 recorded September 19, 2014 as Document No. 5099041. Modified by Amendment No. 1 recorded August 4, 2015 as Document No. 5173694. Does not affect property by location, shown.

218. Reservation of mineral rights by WINGRA Stone Company a/k/a The WINGRA Stone Company and other matters contained in the Warranty Deed recorded March 18, 2016 as Document No. 5221268. Affects property by location, general in nature, blanket type.

219. Quit Claim Deed (Non-Fee Land Interests) by Wisconsin Power and Light Company and other matters contained in the instrument recorded June 28, 2016 as Document No. 5246014. Does not affect property by location. The property affected by exceptions is the Fitchrona Road and does not affect the proposed Meijer Parcel.

220. Quit Claim Deed (Non-Fee Land Interests) by the City of Fitchburg and other matters contained in the instrument recorded June 28, 2016 as Document No. 5246017. Does not affect property by location. The property affected by exceptions is the Fitchrona Road and does not affect the proposed Meijer Parcel.

221. Revocable Occupancy Permit and other matters contained in the instrument recorded August 3, 2016 as Document No. 5256041. Affects property by location, shown. The easement area does not affect the proposed Meijer Parcel.

222. Public Water Main Easement granted to the City of Fitchburg and other matters contained in the instrument recorded March 21, 2018 as Document No. 5396618. Affects property by location, shown.

ALTA/NSPS LAND TITLE SURVEY

CLIENT: Greenberg Farrow
SITE ADDRESS: Vacant Land at 2975 Kapec Road, Fitchburg, Dane County, Wisconsin.

- BASIS OF BEARINGS: Bearings are referenced to the Dane County Coordinate System in which South line of the SW 1/4 bears N88°12'32" W.
TABLE "A" ITEMS: 11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Dagers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 2020100531 & 202001005314.

VICINITY MAP showing the location of the site within the surrounding area.



ENCROACHMENT TABLE with columns: ID, DESCRIPTION, PROPERTY LINE

MEIJER PARCEL ENCROACHMENT TABLE with columns: ID, DESCRIPTION, PROPERTY LINE

LEGAL DESCRIPTION MEIJER PARCEL: Part of the Southwest 1/4 of Section 6, Township 6 North, Range 9 East, in the City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Beginning at a point on the Southwest corner of the Southwest 1/4 of said Section; thence North 00°54'30" East along the West line of said Southwest 1/4 60.00 feet to a point on the North line of Mckeek Road "C.T.H." and the point of beginning of lands described hereinafter; thence North 00°54'30" East along said West line 884.95 feet to a point; thence North 89°56'57" East 868.80 feet to a point; thence South 52°32'24" East 32.47 feet to a point on the West line of Fitchrona Road; thence 200.90 feet along an arc of a curve to the left having a radius of 363.00 feet and a chord bearing South 16°06'30" West 198.35 feet to a point; thence South 00°15'07" West along said West line 155.83 feet to a point; thence South 05°14'28" West along said West line 138.07 feet to a point; thence South 00°15'12" West along said West line 352.02 feet to a point; thence South 13°52'50" West along said West line 18.08 feet to a point on the North line of Mckeek Road "C.T.H." "PD"; thence South 89°03'48" West along said North line 271.64 feet to a point; thence North 88°12'32" West along said North line 265.12 feet to a point; thence South 89°47'50" West along said North line 209.06 feet to a point; thence South 81°09'39" West along said North line 100.03 feet to the point of beginning.

Said Land Contains 737,258 square feet or 16.9390 acres.

TO: WINGRA Real Estate, LLC, Meijer Stores Limited Partnership
First American Title Insurance Company
Knight Barry Title Services LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, 21 and 22 of Table A thereof. The field work was completed on March 19, 2020.

Date of Map: March 20, 2020.

Professional seal and signature of Donald C. Chaput, Registered Professional Land Surveyor No. S-1316.

CHAPUT LAND SURVEYS logo and contact information.

Revision table with columns: Date, Revision description, Meijer Parcel Line, Area per CSM, far, part

234 W. Florida Street, Milwaukee, WI 53234. 414.224.8068. www.chaputland.com