



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

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the A-X district to the R-R & A-S district the following described property:

1. **Location of Property/Street Address:** Southwest Corner of the intersection of Whalen Road and Caine Road

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

SEE ATTACHED DESCRIPTION

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. **Proposed Use of Property - Explanation of Request:**

Create two residential parcels and rezone the remaining agriculture parcel on the East side of Caine Road.

3. **Proposed Development Schedule:** Development will begin as soon as possible

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning 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) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): _____

Total Dwelling Units Proposed: _____ **No. Of Parking Stalls:** _____

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

Proposed Hours of Operation: _____ **No. Of Employees:** _____

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

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

Current Owner of Property: Francesca Caine Revocable Trust

Address: 2731 Floral Trail Long Beach, IN 46360 **Phone No:** 312-953-9570

Contact Person: Bryan Stueck - Birrenkott Surveying Inc. (Authorized Agent)

Email: bstueck@birrenkottsurveying.com

Address: P.O. Box 237 1677 N. Bristol Street Sun Prairie, WI 53590 **Phone No:** 608-837-7463

Respectfully Submitted By: *Bryan T. Stueck* **Bryan Stueck**
 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:** _____ **Publish:** _____ and _____

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

Permit Request No. _____

Lot 1 and 2 Zoning Description:

Part of the Northwest ¼ of the Southeast ¼ of Section 22, T6N, R9E, City of Fitchburg, Dane County Wisconsin. More fully described as follows. Beginning at the East ¼ Corner of Section 22; thence S00°43'09"W along the North line of the Northeast ¼ of Section 22 also known as the centerline of Whalen Road, 1325.99 feet to the point of beginning; thence S00°49'33"W along the East line of the Northwest ¼ of the Southeast 1/4, 1288.84 feet; thence S88°46'47"W, 40.03 feet; thence S85°40'39"W, 247.76 feet; thence N49°21'07"W, 38.29 feet; thence N02°13'28"E, 184.43 feet; thence N30°32'20"E, 71.46 feet; thence N52°06'00"E, 246.44 feet; thence N01°13'13"W, 105.75 feet; thence N88°46'47"E, 87.83 feet; thence N00°49'33"E along the East line of the Northwest ¼ of the Southeast 1/4, 397.50 feet; thence S88°43'09"W, 699.05 feet; thence N00°49'33"E, 381.05 feet; thence N88°43'09"E along the North line of the Northeast ¼ of Section 22 also known as the centerline of Whalen Road, 699.05 feet to the point of beginning. Containing 383,035.8 square feet or 8.79 acres.

Outlot 2 Zoning Description:

Part of the Northwest ¼ of the Southeast ¼ of Section 22, T6N, R9E, City of Fitchburg, Dane County Wisconsin. More fully described as follows. Beginning at the Southeast Corner of Section 22; thence S88°50'25"W along the South line of the Southeast ¼ of Section 22 also known as the centerline of Byrne Road, 388.60 feet; thence N00°41'06"E, 40.02' to the point of beginning. thence S88°50'25"W, 903.78 feet; thence N00°49'33"E, 1,304.74 feet; thence N88°46'47"E, 940.63 feet; thence S00°41'06"W, 1,305.58 feet to the point of beginning. Containing 1,176,829 square feet or 27.02 acres net.

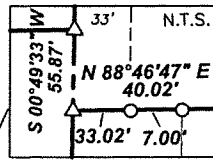
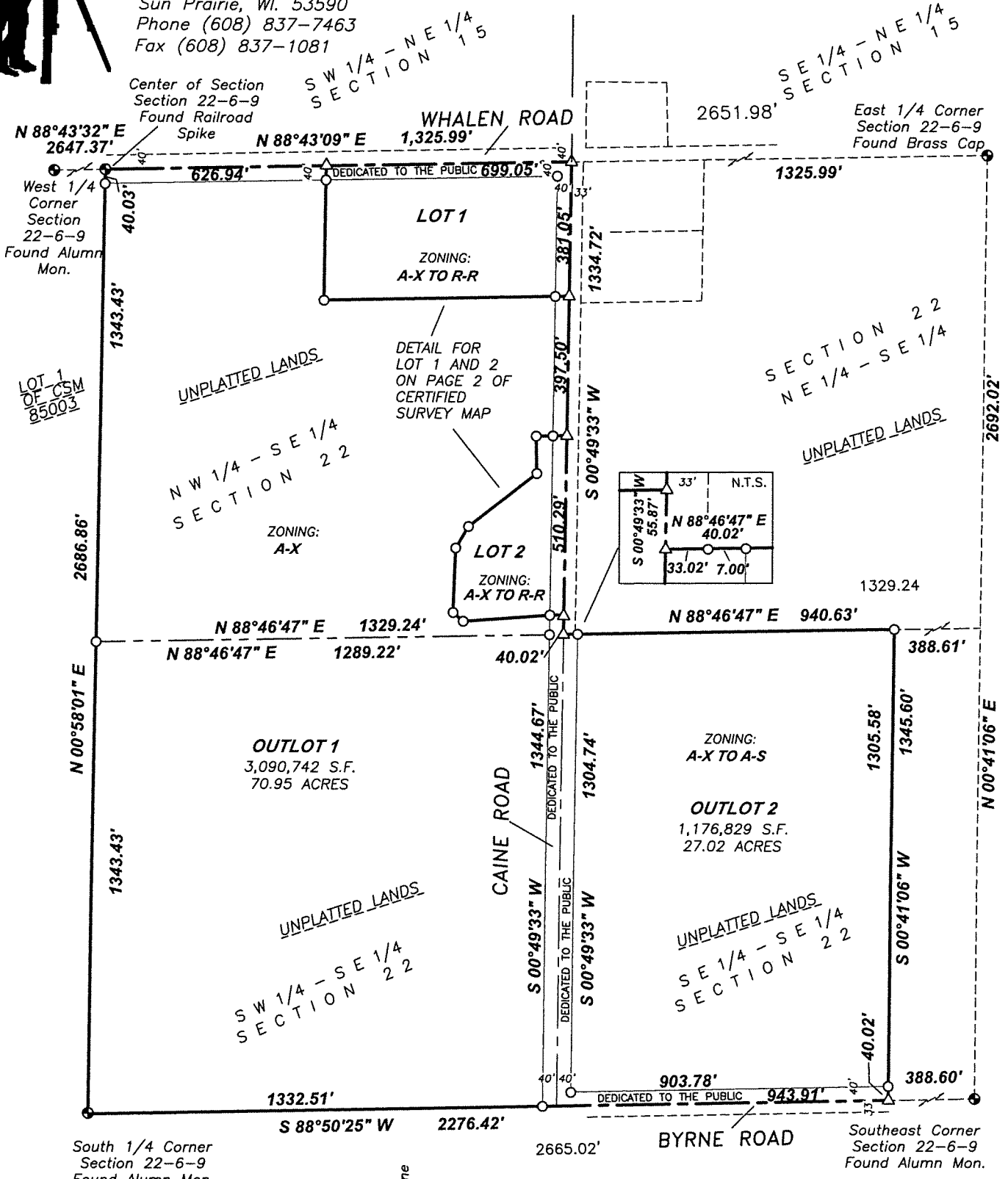


BIRRENKOTT SURVEYING, INC.

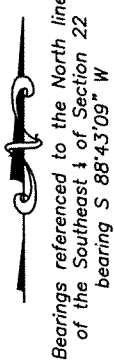
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Zoning Map

LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

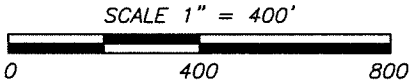


- Legend:**
- △ = Set Mag Nail
 - = 3/4"x24" Iron Bar set min.wt.=1.50#/ln.ft.
 - = Section Corner



Note:
All witness monuments were found and verified per Dane County Public Land Survey Monument Records.

- Corner ID No.: 40609222020, dated 10/24/2016
- Corner ID No.: 40609212000, dated 09/28/2016
- Corner ID No.: 40609222000, dated 10/24/2016
- Corner ID No.: 40609220020, dated 09/29/2016
- Corner ID No.: 40609220000, dated 09/29/2016



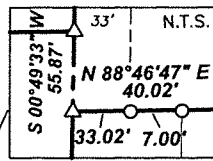
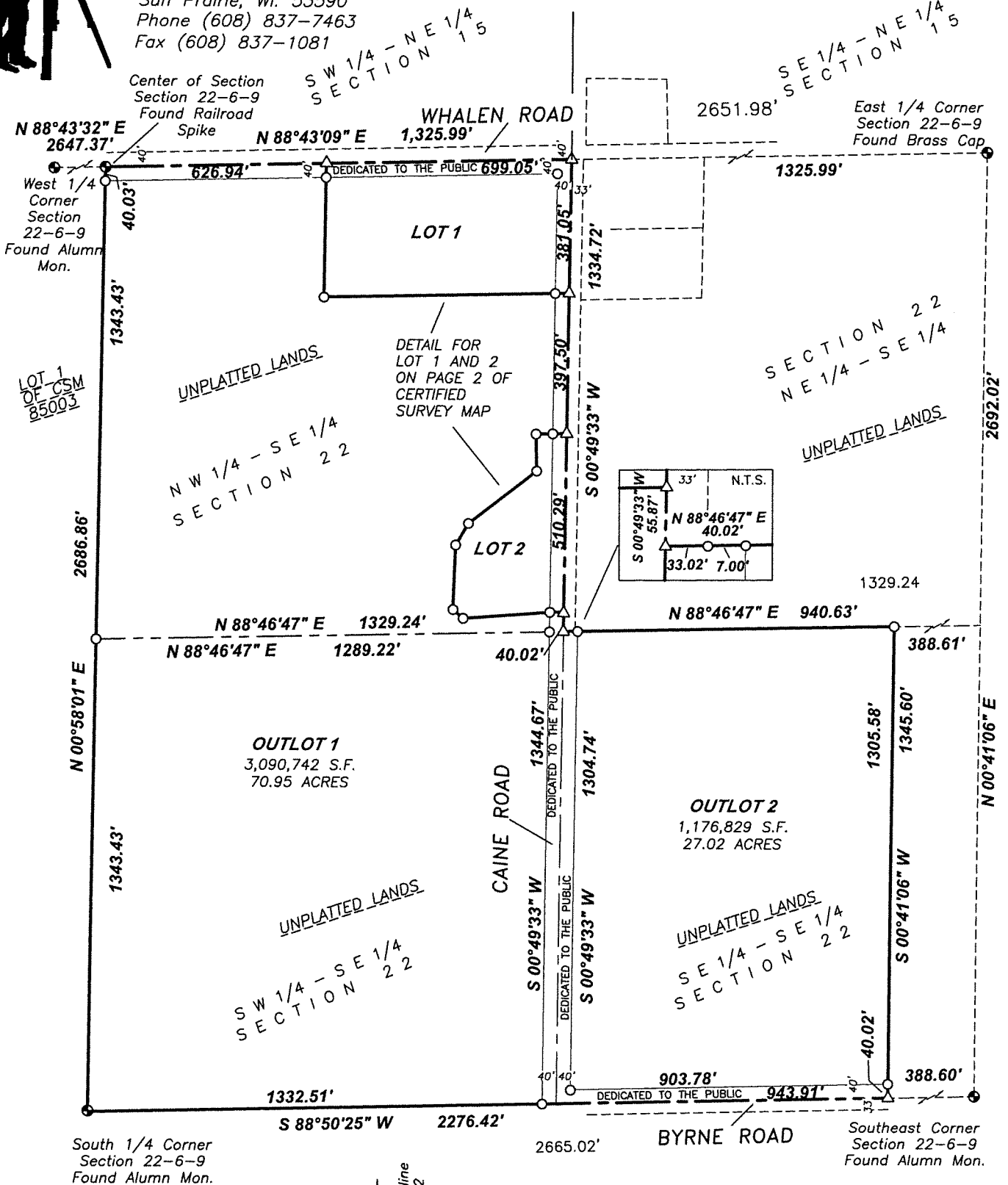


**BIRRENKOTT
SURVEYING, INC.**

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1677 N. Bristol Street
Sun Prairie, WI. 53590
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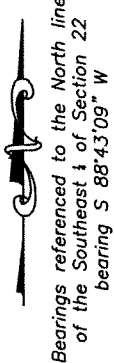
CERTIFIED SURVEY MAP

LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 22, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY,
WISCONSIN



Legend:

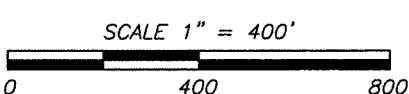
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- Corner ID No.: 40609220000, dated 09/29/2016





CERTIFIED SURVEY MAP

DATED: November 8, 2018

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

Description:

Part of the Northwest ¼ of the Southeast ¼ and the Southwest ¼ of the Southeast ¼ and the Southeast ¼ of the Southeast ¼ all of Section 22, T6N, R9E, City of Fitchburg, Dane County Wisconsin. More fully described as follows. Beginning at the South ¼ Corner of Section 22; thence N00°58'01"E along the West line of Section 22, 2686.86 feet; thence N88°43'09"E along the North line of Section 22 also known as the centerline of Whalen Road, 1,325.99 feet; thence S00°49'33" along East line of the Northwest ¼ of the Southeast ¼ also known as the centerline of Caine Road, 1,344.72 feet; thence N88°46'47"E along the North line of the Southeast ¼ of the Southeast ¼, 940.63 feet; thence S00°41'06"W, 1,345.60 feet; thence S00°50'25"W along the South line of the Section 22, 2,276.42 feet to the point of beginning. Containing 4,837,552 square feet or 111.0 acres.

Owners Certificate:

As owner of the Francesca Caine Revocable Trust, I hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the City of Fitchburg for approval.

Francesca Caine Revocable Trust
Francesca Caine, Trustee

State of Wisconsin)
County of Dane) ss

Personally came before me this day of 2018, the above named Francesca Caine Revocable Trust, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin My Commission Expires _____.

Printed name

City of Fitchburg Approval Certificate

This Certified Survey Map, including any right of way dedication, or other dedications herein, is hereby approved by the Common Council of the City of Fitchburg for recording this _____ day of _____ 2018.

Patti Anderson
City Clerk, City of Fitchburg

Notes:

Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands if present have not been delineated.

This survey is subject to any and all easements and agreements both recorded and unrecorded.

This survey shows above-ground improvements only. No guarantee is made for below-ground structures.

Surveyed For:

Francesca Caine
2731 Floral Trail
Long Beach, IN 46360
(312)-953-9570

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2018

at _____ o'clock ____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

Surveyed: T.A.S.
Drawn: B.T.S.
Checked: D.V.B.
Approved: D.V.B.
Field book: 371/55-56

File: J:\2018\Carlson
Sheet 3 of 3
Office Map No.: 180563