



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: Two

4. No. Of Buildable Lots Proposed: One

5. Zoning District: Business Highway (Lot 1) and SmartCode (Outlot 1)

6. Current Owner of Property: Kwik Trip, Inc

Address: 1813 Kramer St PO Box 2107 **Phone No:** 608-793-6414

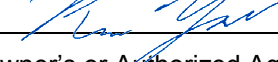
7. Contact Person: Brad Fry

Email: b fry@kwiktrip.com

Address: 1813 Kramer St PO Box 2107 **Phone No:** 608-793-6414

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: 
 Owner's or Authorized Agent's Signature

Kevin Yeska - JSD Professional Services
KEVIN.YESKA@JSDINC.COM
 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. _____

Kwik Trip

Certified Survey Map Submittal
2792 S. Syene Road, Fitchburg, WI

December 15, 2021

Prepared for:

KWIK TRIPTM

1626 Oak Street
PO Box 2107
La Crosse, WI 54602

Prepared by:



161 Horizon Drive, Suite 101
Verona, WI 53593
Project #20-9726

On behalf of Kwik Trip, Inc., JSD Professional Services, Inc. (JSD) is requesting approval of a Certified Survey Map (CSM) to allow for the development of a 9,200 square foot Kwik Trip convenience store, fuel canopy and car wash to be located at the southeast corner of East Cheryl Parkway and South Syene Road in the City of Fitchburg. The following is submitted together with plans and applications for review and approval by City of Fitchburg.

Overview

The subject site will be subdivided via Certified Survey Map into two (2) lots. Lot 1, a 2.26-acre parcel will remain Business Highway (B-H) zoning and house the proposed convenience store, fuel station, parking lot and car wash. Proposed Lot 2, a 0.74-acre parcel will remain SmartCode (SC-NC) zoning and be utilized for stormwater management purposes by the Kwik Trip development. The proposed CSM has been established to vacate and dedicate right-of-way along East Cheryl Parkway due to proposed intersection improvements.

Existing Conditions

An existing auto repair shop is to remain south of the subject property, whereas multi-family residential and parkland exists north and west, respectively. An existing driveway entrance onto E. Cheryl Parkway has been removed since the removal of a commercial building on existing Outlot 1, whereas an existing driveway to S. Syene Road will be demolished and relocated. The existing intersection at E. Cheryl Parkway and S. Syene Road is a four way stop with dedicated turn lanes and bike lanes to accommodate traveling commuters. Sanitary sewer services enter the site from E. Cheryl Parkway. Water services parallel the site along both S. Syene Road and E. Cheryl Parkway. The site generally drains from west to east, with ultimate stormwater discharge heading south along the Wisconsin & Southern railroad right-of-way.

Site and Architectural Overview

The proposed development is comprised of a 9,200 SF convenience store, 1,800 SF car wash, and 20-stall (10 pump) fuel canopy. The building footprint is located adjacent to E. Cheryl Parkway outside a 20' building setback as required within the Business Highway (B-H) zoning district. The main entrance to the building faces south with a secondary entrance along the west façade for ease of pedestrian access from S. Syene Road and E. Cheryl Parkway. A 10' wide sidewalk, three (3) picnic tables and extensive landscape beds are proposed west of the store leading to this entrance. Two monument signs have been located – one at the intersection of E. Cheryl/Syene with the other located adjacent to the E. Cheryl entrance drive. The fuel canopy is centrally located on Lot 1 for convenient vehicular access, while the car wash is placed in the southeast corner of the site to mitigate traffic and noise. A stormwater wet pond will occupy a majority of proposed Lot 2.

CERTIFIED SURVEY MAP
Legal Description

Outlot 1, Nine Springs, recorded in Volume 06-003a, page 8-16 of Plats as Document No. 4871633, Lot 2, Certified Survey Map No. 1857, recorded in Volume 07, page 294-295 of Certified Survey Maps of Dane County as Document No. 1449571, and part of Lot 2, Certified Survey Map No. 1699, recorded in Volume 07, page 63-64 of Certified Survey Maps of Dane County as Document No. 1430132, all located in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 11, Town 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, described more particularly as follows:

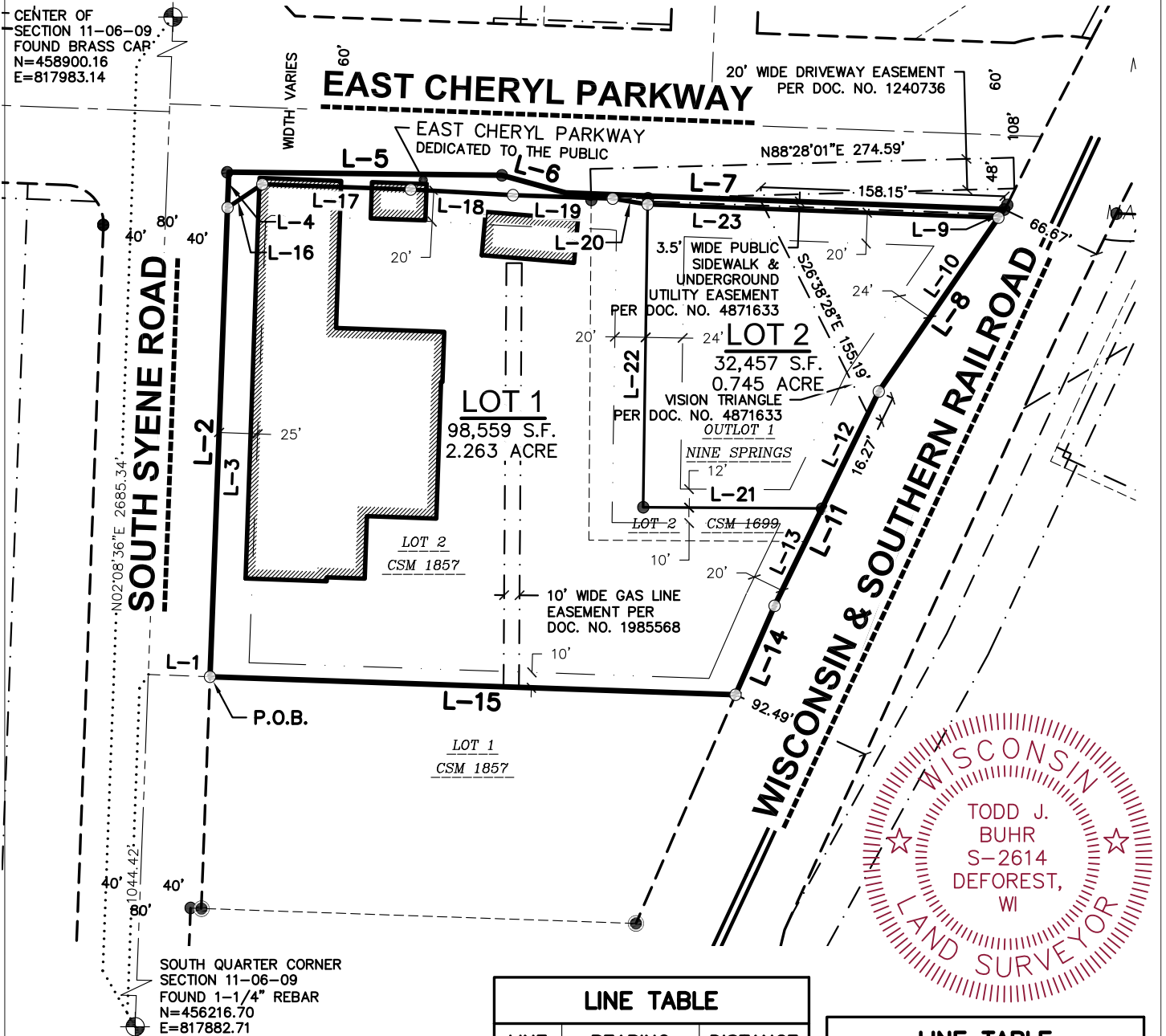
Commencing at the South Quarter corner of Section 11, aforesaid; thence North 02 degrees 08 minutes 36 seconds East along the West line of said Quarter Section, 1044.42 feet; thence South 87 degrees 51 minutes 24 seconds East, 40.00 feet to the East right-of-way line of South Syene Road, the Southwest corner of Lot 2, Certified Survey Map 1857 and the Point of Beginning; thence North 02 degrees 08 minutes 36 seconds East along said right-of-way, 327.42 feet to the South right-of-way of East Cheryl Parkway; thence South 89 degrees 22 minutes 12 seconds East along said South right-of-way, 177.06 feet; thence continuing along said right-of-way, South 74 degrees 35 minutes 33 seconds East, 43.01 feet to the Northwestern-most corner of Outlot 1, plat of Nine Springs; thence continuing along said right-of-way, South 87 degrees 51 minutes 22 seconds East, 284.53 feet to the Western right-of-way of the Wisconsin & Southern Railroad and the Northeast corner of said Outlot 1; thence South 34 degrees 32 minutes 36 seconds West along said Western right-of-way, 143.46 feet; thence continuing along said Western right-of-way, South 25 degrees 54 minutes 16 seconds West, 154.56 feet; thence continuing along said Western right-of-way, South 23 degrees 43 minutes 56 seconds West, 62.98 feet to the Southeast corner of said Lot 2, Certified Survey Map 1857; thence North 88 degrees 02 minutes 18 seconds West along the South line of said Lot 2, 341.08 feet to the Eastern right-of-way of South Syene Road, the Southwest corner of said Lot 2 and the Point of Beginning.

Said parcel contains 134,625 square feet or 3.091 acres.

PRELIMINARY

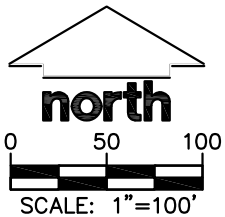
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LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1 1/4" x 30" REBAR SET (4.30 LBS/LF)
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE



NOTES

1. FIELD WORK PERFORMED ON JULY 06-07, 2020.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11-06-09, BEARS N02°08'36"E.
3. SEE SHEET 2 FOR ZONING REQUIREMENTS.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S87°51'24"E	40.00'
L-2	N02°08'36"E	327.42'
L-3	N02°08'36"E	304.32'
L-4	N02°08'36"E	23.10'
L-5	S89°22'12"E	177.06'
L-6	S74°35'33"E	43.01'
L-7	S87°51'22"E	284.53'
L-8	S34°32'36"W	143.46'
L-9	S34°32'36"W	6.58'
L-10	S34°32'36"W	136.87'
L-11	S25°54'16"W	154.56'
L-12	S25°54'16"W	84.29'

LINE TABLE

LINE	BEARING	DISTANCE
L-13	S25°54'16"W	70.27'
L-14	S23°43'56"W	62.98'
L-15	N88°02'18"W	341.08'
L-16	N55°54'42"E	27.24'
L-17	S87°58'22"E	96.26'
L-18	S86°52'00"E	66.48'
L-19	S87°57'17"E	64.67'
L-20	S80°35'21"E	23.05'
L-21	N89°39'14"W	116.00'
L-22	N00°51'54"E	196.40'
L-23	S87°51'25"E	227.63'

SURVEYED BY:

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

SURVEYED FOR:

KWIK TRIP
 1626 OAK ST, 2107
 LaCROSSE, WI 51602

PROJECT NO: 20-9726

FIELDBOOK/PG: -

SHEET NO: 1 OF 3

SURVEYED BY: CJO

DRAWN BY: CJO

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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LEGAL DESCRIPTION

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COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11, AFORESAID; THENCE NORTH 02 DEGREES 08 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 1044.42 FEET; THENCE SOUTH 87 DEGREES 51 MINUTES 24 SECONDS EAST, 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH SYENE ROAD, THE SOUTHWEST CORNER OF LOT 2, CERTIFIED SURVEY MAP 1857 AND THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 08 MINUTES 36 SECONDS EAST ALONG SAID RIGHT-OF-WAY, 327.42 FEET TO THE SOUTH RIGHT-OF-WAY OF EAST CHERYL PARKWAY; THENCE SOUTH 89 DEGREES 22 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY, 177.06 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 74 DEGREES 35 MINUTES 33 SECONDS EAST, 43.01 FEET TO THE NORTHWESTERN-MOST CORNER OF OUTLOT 1, PLAT OF NINE SPRINGS; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 87 DEGREES 51 MINUTES 22 SECONDS EAST, 284.53 FEET TO THE WESTERN RIGHT-OF-WAY OF THE WISCONSIN & SOUTHERN RAILROAD AND THE NORTHEAST CORNER OF SAID OUTLOT 1; THENCE SOUTH 34 DEGREES 32 MINUTES 36 SECONDS WEST ALONG SAID WESTERN RIGHT-OF-WAY, 143.46 FEET; THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY, SOUTH 25 DEGREES 54 MINUTES 16 SECONDS WEST, 154.56 FEET; THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY, SOUTH 23 DEGREES 43 MINUTES 56 SECONDS WEST, 62.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, CERTIFIED SURVEY MAP 1857; THENCE NORTH 88 DEGREES 02 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, 341.08 FEET TO THE EASTERN RIGHT-OF-WAY OF SOUTH SYENE ROAD, THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 134,625 SQUARE FEET OR 3.091 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF KWIK TRIP, INC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE

ZONING NOTES:

ZONING REQUIREMENTS PER ZONING LETTER FROM THE CITY OF FITCHBURG, DATED JUNE 16, 2020.

LOT2, CSM 1699 AND LOT 2, CSM 1857 ZONING: BUSINESS-HIGHWAY

- SETBACK: -FRONT: 25 FOOT MINIMUM
- SIDE: 10 FEET
- SIDE STREET: 20 FEET
- REAR: 20 FEET

HEIGHT: THE LESSER OF 42 FEET OR 3 STORIES. HEIGHT OVER 3 STORIES OR 42 FEET SUBJECT TO CONDITIONAL USE APPROVAL.

PARKING: REQUIREMENTS PER 'CITY OF FITCHBURG PARKING REQUIREMENTS AND DRIVEWAY STANDARDS', DATED JANUARY 1996-REVISED JULY 2010.

OUTLOT 1, NINE SPRING ZONING: ZONED SMARTCODE - NEW COMMUNITY

- SETBACK: PRINCIPAL BUILDING
- FRONT PRINCIPAL: 0 FOOT MINIMUM, 24 FOOT MAXIMUM
- FRONT SECONDARY: 0 FOOT MINIMUM, 24 FOOT MAXIMUM
- SIDE: 0 FOOT MINIMUM, 24 FOOT MAXIMUM
- REAR: 12 FOOT MINIMUM
- OUTBUILDING
- FRONT: 20 FOOT MINIMUM PLUS BUILDING SETBACK
- SIDE: 3 FOOT MINIMUM
- REAR: 3 FOOT MINIMUM

HEIGHT: PRINCIPAL BUILDING TO BE 2-5 STORIES NOT TO EXCEED 14 FEET PER STORY, OUTBUILDING TO BE 3 STORY MAXIMUM NOT TO EXCEED 14 FEET PER STORY.

PARKING: SMART CODE ZONING DISTRICT USES A LAYERED PARKING SYSTEM FOR LOT PLACEMENT WHICH ALSO INCLUDES TRASH CONTAINER PLACEMENT AND HAS NO PARKING MINIMUMS.

 JSD Professional Services, Inc. • Engineers • Surveyors • Planners MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED BY:	SURVEYED FOR:	PROJECT NO:	SURVEYED BY:
		KWIK TRIP	20-9726	CJO
		1626 OAK ST, 2107	FIELD BOOK/PG: -	DRAWN BY:
		LaCROSSE, WI 54602	SHEET NO: 2 OF 3	CJO
			CHECKED BY:	TJB
			APPROVED BY:	TJB

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CORPORATE OWNER'S CERTIFICATE

KWIK TRIP, INC., A WISCONSIN CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID KWIK TRIP, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2021.

KWIK TRIP, INC.,

BY: _____

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED KWIK TRIP, INC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF FITCHBURG PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF FITCHBURG PLAN COMMISSION ACTION OF _____, 2021.

SONJA KRUESEL, DATE _____
CITY OF FITCHBURG PLAN COMMISSION

CITY OF FITCHBURG BOARD APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF FITCHBURG COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF FITCHBURG.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF FITCHBURG ON THIS _____ DAY OF _____, 2021.

PATTI ANDERSON, CLERK
CITY OF FITCHBURG



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20__ AT _____ O'CLOCK __M

AS DOCUMENT # _____

IN VOL. _____ OF CERTIFIED

SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

SURVEYED BY: JSD Professional Services, Inc. <small>Engineers • Surveyors • Planners</small>	SURVEYED FOR: KWIK TRIP	PROJECT NO: 20-9726	SURVEYED BY: CJO
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		SHEET NO: 3 OF 3	CHECKED BY: TJB
			APPROVED BY: TJB