

This is not a request in connection with the redevelopment of the subject property. My parents, Charles and Rose Prestigiacomio, acquired the subject property ("Outlot 1") by warranty deed in 1982. At the time they acquired Outlot 1, they already owned Lot 2 of CSM 2048 and were operating the liquor store ("Liquor Town") on Lot 2. By way of background, my parents acquired Lot 2 of CSM 2048 in 1977 and built the initial building which included 3 retail spaces, one of which was the Liquor Town store (the "LT Building").

In 1982, after acquiring Outlot 1, my parents applied for and received a building permit to construct an addition to the LT Building. The addition included 2 stores. The end store of the addition was operated by my parents as "Presto's Chicago Red Hots" for many years. At some point, the 2 stores that constituted the addition to the original LT Building were combined into one store. Over the years, the Presto's Red Hot business was sold and the purchaser converted the space to a pizza restaurant. The space was operated as a pizza restaurant and bar with outdoor patio seating for several years – until 2018, when the then current tenant abandoned the space and ceased business operations.

Since 2018, the space has been vacant. My parents have not been able to lease the space mostly due to the fact that the space was destroyed by the prior tenant.

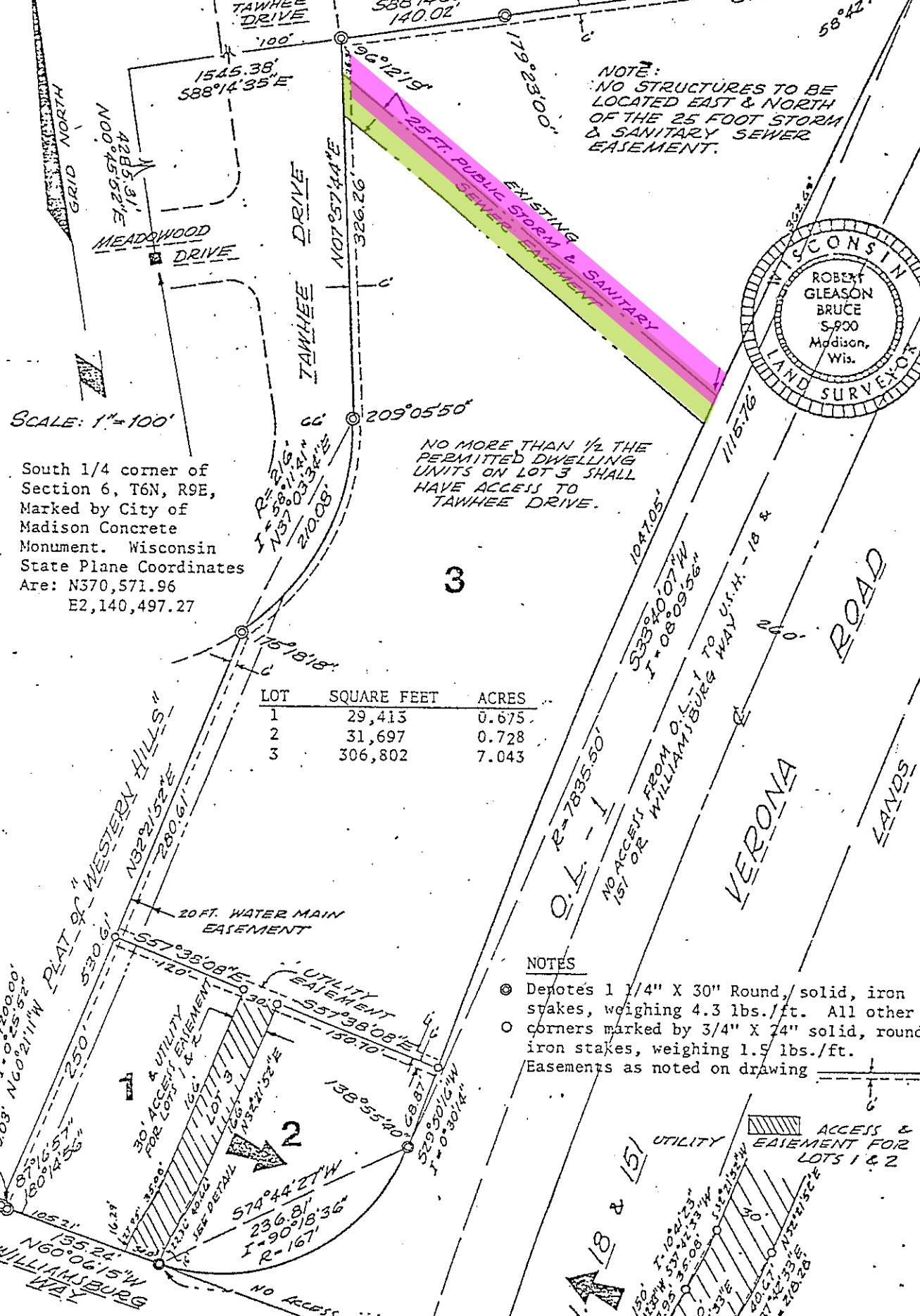
Recently, my parents—via Oakbrook Corporation—received an inquiry about converting the space to a non-restaurant business use. The real estate broker contacted the City of Fitchburg and, it was at that time, that we learned (to our surprise) the end store of the LT Building was zoned R-HA.

The zoning administrator has advised us that the end store may be used as a restaurant since that is a grandfathered use. However, my family has no desire to lease the space to a restaurant/bar operator—given the damage to property that resulted from a restaurant/bar use. We are submitting a rezoning application for general business zoning so that our entire building will be appropriately zoned as general business and so that we may obtain a viable small business/professional office tenant. Outlot 1 was never used as residential property. The LT Building has been operating as a retail strip mall since 1977 and the addition to the LT Building has been operating since 1982—all tenants have been business tenants. The site is not residential in any way.

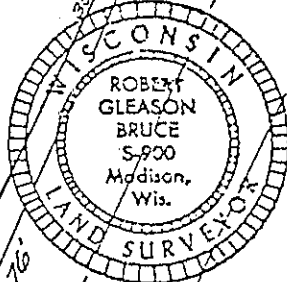
If the property is not rezoned to General Business—the value of the property will be greatly impacted and future redevelopment of the site will not be possible.

Certified Survey 2048

MAJOR GREEK ADDITION TO MEADOWOOD



NOTE:
NO STRUCTURES TO BE LOCATED EAST & NORTH OF THE 25 FOOT STORM & SANITARY SEWER EASEMENT.



SCALE: 1"=100'

South 1/4 corner of Section 6, T6N, R9E, Marked by City of Madison Concrete Monument. Wisconsin State Plane Coordinates
 Are: N370,571.96
 E2,140,497.27

NO MORE THAN 1/2 THE PERMITTED DWELLING UNITS ON LOT 3 SHALL HAVE ACCESS TO TAWHEE DRIVE.

LOT	SQUARE FEET	ACRES
1	29,413	0.675
2	31,697	0.728
3	306,802	7.043

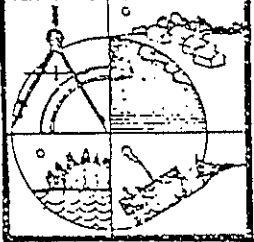
NOTES

- Depotes 1 1/4" X 30" Round, solid, iron stakes, weighing 4.3 lbs./ft. All other corners marked by 3/4" X 24" solid, round iron stakes, weighing 1.5 lbs./ft.
- Easements as noted on drawing

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7330 WESTWARD WAY
 MADISON, WISCONSIN 53717
 AREA CODE: 608-833-3241

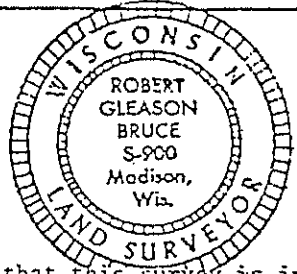
CERTIFIED SURVEY NO. 2048
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061-5511-9 061-7015-6 061-7039-8
 061-5551-1 ↓ - 7003 - 0
 061-5531-5 ↓ - 5571-7

2048

Certified Survey 2048



SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

I, Robert G. Bruce, a registered land surveyor, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, Dane County, Wisconsin.

I hereby certify that I have surveyed and mapped the lands described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

DATE 4-20-76

Robert G. Bruce

Robert G. Bruce, Reg. L.S. S-900

DESCRIPTION

A parcel of land located in the NE 1/4, SE 1/4 and the SW 1/4 of the NE 1/4 of Section 6, T6N, R9E, Town of Fitchburg, Dane County, Wisconsin, also known as Lot 11, Willow Run, To-wit: Commencing at the South 1/4 corner of said Section 6, thence N00°45'52"E, 4285.31 feet; thence S88°14'35"E, 1545.38 feet to the point of beginning; thence continuing S88°14'35"E, 140.02 feet; thence S87°37'35"E, 376.65 feet to a point on a curve; thence Southwesterly on a curve to the left which has a radius of 7835.50 feet and a chord which bears S33°40'07"W, 1115.76 feet to a point of reverse curve; thence Southwesterly on a curve to the right which has a radius of 167.00 feet and a chord which bears S74°44'27"W, 236.81 feet; thence N60°06'15"W, 135.24 feet to a point of curve; thence Northwesterly on a curve to the left which has a radius of 1200.00 feet and a chord which bears N60°21'11"W, 9.03 feet; thence N52°21'52"E, 530.61 feet to a point on a curve; thence Northeasterly on a curve to the left which has a radius of 216.00 feet and a chord which bears N37°03'34"E, 210.08 feet; thence N07°57'44"E, 326.26 feet to the point of beginning. Containing 8.446 acres of land.

As owner, I hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey.

WITNESS The hand of said owners this 10 day of June, 1976.

Bruce R. Grandlich

Arthur G. Grandlich
Arthur G. Grandlich

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 10th day of June, 1976, Arthur G. Grandlich, to me known as the person who executed the foregoing instrument and acknowledged the same.

My Commission 3-30-1980
Expires

Donald J. ...
Notary Public, Dane County, Wisconsin

LAND CONTRACT VENDOR

As land contract vendor, I hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey.

WITNESS The hand of said owners this 10 day of June, 1976.

Anthony J. Haen

Anthony J. Haen
Haen Investment Company
Anthony J. Haen, General Partner

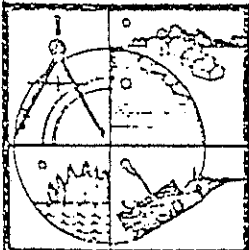
STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this 10 day of June, 1976, Anthony J. Haen, to me known as the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires
April 20, 1980

Anthony J. Haen
Notary Public, Dane County, Wisconsin

Anthony J. Haen



**D'ONOFRIO KOTTKE
AND ASSOCIATES, INC.**

7530 WESTWARD WAY
MADISON, WISCONSIN 53717
AREA CODE: 608-835-3241

CERTIFIED SURVEY NO. 2048
DOCUMENT NUMBER 4-20-76
VOLUME 8 PAGE 225
JOB NO. 76-7-118 DATE 4-20-76
PAGE 2 OF 3 PAGES



Certified Survey 2048

Received for recording this 10 day of June 1976 at 3:20 o'clock P.M.
and recorded in Volume 8 on page 224-225 as document no. 1472997
in Certified Surveys. 227
226

Harold K. Hill
Harold K. Hill, Dane County Register of Deeds

Approved by the Secretary of the City Plan Commission action of JUNE 10, 76

Charles R. Dinauer
Charles R. Dinauer, Secretary, Madison City Plan Commission

"Resolved: That this certified survey, including any dedications shown thereon, which has been duly filed for approval of the Town Board of the Town of Fitchburg, Dane County, Wisconsin, be and the same is hereby approved as required by Chapter 236, Wisconsin Statutes."

"I hereby certify that the above is a true and correct copy of a resolution adopted by the Town Board of the Town of Fitchburg on this 9 day of June, 1976."

Richard L. Calk
Richard L. Calk, Fitchburg Town Clerk"

CONSENT OF CORPORATE MORTGAGEE

First Federal Savings & Loan Association, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Arthur G. Grandlish, owner.

WITNESS the hand of said mortgagee this _____ day of _____, 1976.

Authorized Representative

STATE OF WISCONSIN) Personally came before me this _____ day of _____
COUNTY OF DANE) 1976, _____, of the above named
corporation, to me known to be the person who executed
the foregoing instrument, and to known to be of said corporation, and acknowledged
that he/she executed the foregoing instrument as such representative of said corporation
by its authority.

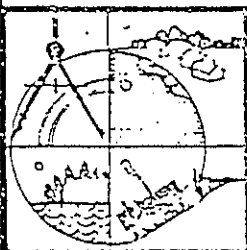
Notary Public, Madison, Wisconsin
My Commission expires _____

Approved for recording per Dane County Agriculture, Zoning, Planning and Water Resources Committee action of June 10, 1976

Norbert Scribner N. Scribner

#1433

Return to
**D'ONOFRIO KOTTKE &
AND ASSOCIATES, INC.**



7530 WESTWARD WAY
MADISON, WISCONSIN 53717
AREA CODE: 608-838-3241

CERTIFIED SURVEY NO. 2048
DOCUMENT NUMBER 1472997
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Conditional Use - Owner or Authorized Agent Acknowledgement

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting a 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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Antoniush Pushgajums

Owner's or Authorized Agent's Signature

8/18/2023

Date (DD/MM/YYYY)