



March 9, 2015

Rob Phillips/Jeff Quamme
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
City-County Building, Room 115
Madison, WI 53703

**RE: FITCH COURT DISCONTINUANCE/VACATION OF RIGHT-OF-WAY
UNIVERSITY OF WISCONSIN-MADISON**

This letter is our formal request from the Board of Regents to the City of Madison to request vacation of a portion of Fitch Court North of University Avenue. Please accept this petition material packet for the discontinuance of the right-of-way as defined by the enclosed materials. Other materials for your review include:

- Exhibit A – Legal Description of Area
- Exhibit B – Map of Discontinuance/Vacation
- Exhibit C – Surveyor Stamped Condition Report
- Exhibit D – Adjacent Land Owner's Signatures/Contact Information with Map
- Exhibit E – Concept Plan for Music Performance

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,

Gary A. Brown, FASLA
Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

cc: Pete Heaslett, UW-Madison FP&M Project Manager
Aaron Williams, Assistant Campus Planner & Zoning Coordinator

Facilities Planning & Management

9th Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147



EXHIBIT A

*The Board of Regents of the
University of Wisconsin System
1860 Van Hise Hall
1220 Linden drive
Madison, WI 53706*

EXHIBIT A
Fitch Court Discontinuance of Right-of-Way

Part of Fitch Court, Block 5, University Addition to the City of Madison, located in the Northeast Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 23, aforesaid; thence North 88 degrees 45 minutes 46 seconds West along the North line of the Northwest Quarter, 1,072.42 feet to the Northerly extension of the East right-of-way line of Fitch Court; thence South 01 degrees 18 minutes 46 seconds West along said line, 339.88 feet to the Point of Beginning; thence continuing South 01 degrees 18 minutes 46 seconds West along said East right-of-way line, 225.72 feet to the South line of Block 5, aforesaid, and also being the North right-of-way line of University Avenue; thence North 88 degrees 46 minutes 09 seconds West along said line, 19.04 feet to the West right-of-way line of Fitch Court; thence North 01 degrees 18 minutes 46 seconds East along said right-of-way line, 225.72 feet; thence South 88 degrees 45 minutes 54 seconds East, 19.04 feet to the Point of Beginning.

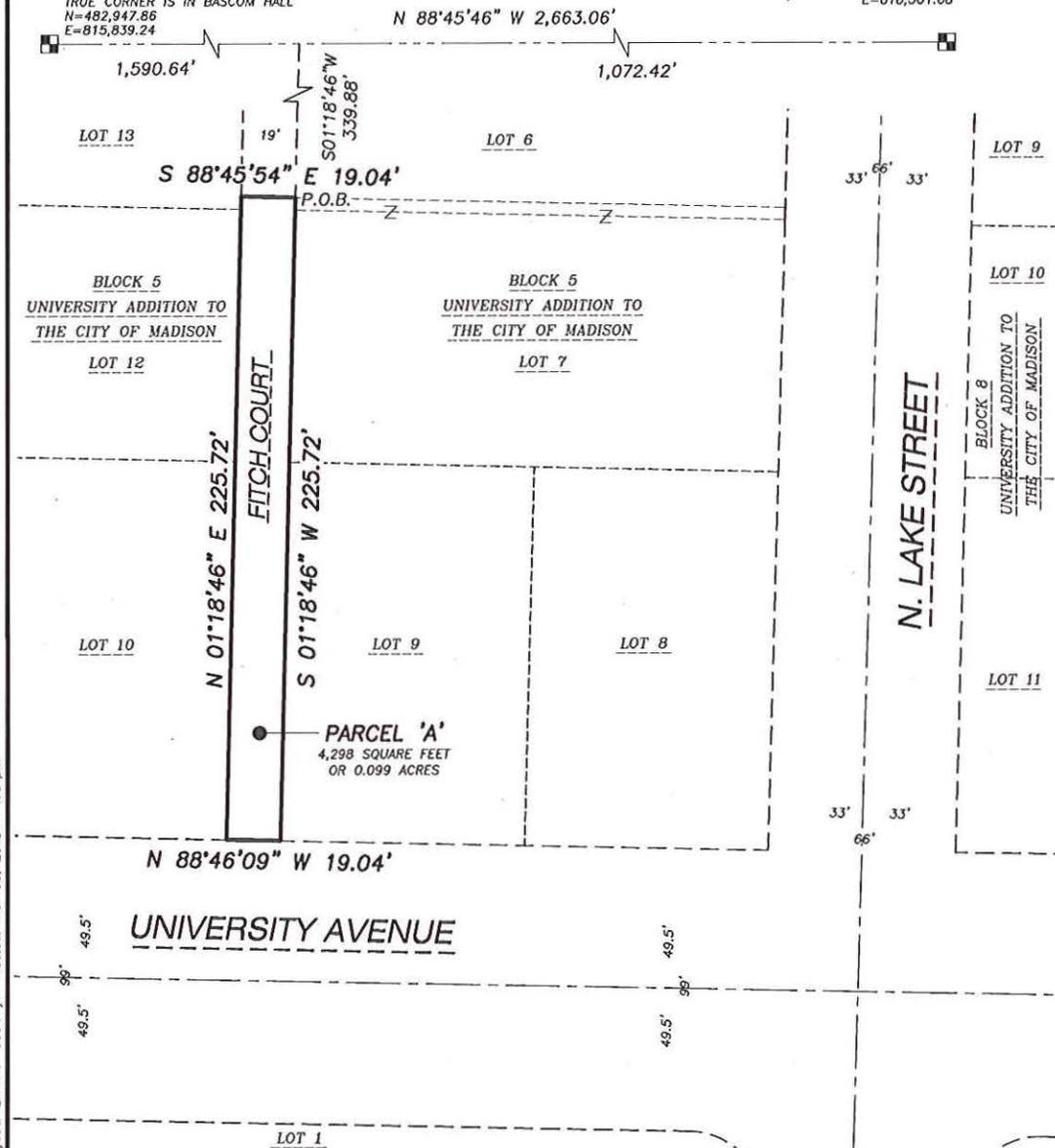
Parcel contains 4,298 square feet or 0.099 acres.

EXHIBIT: DISCONTINUANCE/VACATION

PART OF FITCH COURT, BLOCK 5, UNIVERSITY ADDITION TO THE CITY OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NW CORNER
SECTION 23-07-09
FOUND CONCRETE MONUMENT WITH BRASS
CAP AT THE WITNESS CORNER
N=482,946.25
E=815,913.77
TRUE CORNER IS IN BASCOM HALL
N=482,947.86
E=815,839.24

NORTH QUARTER CORNER
SECTION 23-07-09
FOUND CONCRETE MONUMENT
WITH BRASS CAP
N=482,890.36
E=818,501.68



File: I:\2014\146359\DWG\146359 Exhibit.dwg Layout: Exhibit User: J Plotted: Mar 05, 2015 - 1:51pm

LEGEND

- GOVERNMENT CORNER
- PARCEL BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23-07-09, BEARS N 88°45'46" W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF DECEMBER 02, 2014.

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

THE BOARD OF REGENTS
OF THE UNIVERSITY OF
WISCONSIN SYSTEM
1860 VAN HISE HALL
1220 LINDEN DRIVE
MADISON, WI 53706

PROJECT NO: 14-6359

FILE NO: B-272

FIELDBOOK/PG: -

SHEET NO: 1 OF 1

SURVEYED BY: AWW

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: HPJ



NORTHWEST CORNER SECTION 23-07-09 CONDITION REPORT

I, John Krebs, Wisconsin Registered Land Surveyor No. S-1878, hereby certify that I have located the Witness corner monument and all ties to the Northwest Corner of Section 23, T 07 N, R 09 E, City of Madison, Dane County, Wisconsin as per tie sheet filed by Carl M. Sandsnes, Wisconsin Professional Land Surveyor No. S-1819, dated February 17, 2004 and revised July 20, 2007. City of Madison Index Number 709087MCE or Dane County Index No. 40709150000.



John Krebs

2-19-15

Date



EXHIBIT D: EXISTING FITCH COURT ADJACENT LAND OWNERS/USERS

<p>1. University Club 803 State Street UW Board of Regents property ownership William H. Elvey, Associate Vice Chancellor, 608-263-3000</p> <p align="center"><i>W. H. Elvey</i> (signature)</p>	<p>2. Pres House & Pres House Apartments 731 State Street & 439 East Campus Mall Rev. Mark Elsdon, 608-257-1030</p> <p align="center">See Attached Sheet D-1</p> <p align="center"><i>(signature)</i></p>
<p>3. St. Paul's Catholic Center 723 State Street Mike Varda, 608-258-3140</p> <p align="center">See Attached Sheet D-2</p> <p align="center"><i>(signature)</i></p>	<p>4. Lutheran Church South Wisconsin District 701 State Street (University Bookstore) Rev. John Wille, 414-464-8100</p> <p align="center">See Attached Sheet D-3</p> <p align="center"><i>(signature)</i></p>
<p>5. UW Extension Building 432 N. Lake Street UW Board of Regents property ownership William H. Elvey, Associate Vice Chancellor, 608-263-3000</p> <p align="center"><i>W. H. Elvey</i> (signature)</p>	<p>6. Chazen Museum of Art 750 University Ave UW Board of Regents property ownership William H. Elvey, Associate Vice Chancellor, 608-263-3000</p> <p align="center"><i>W. H. Elvey</i> (signature)</p>

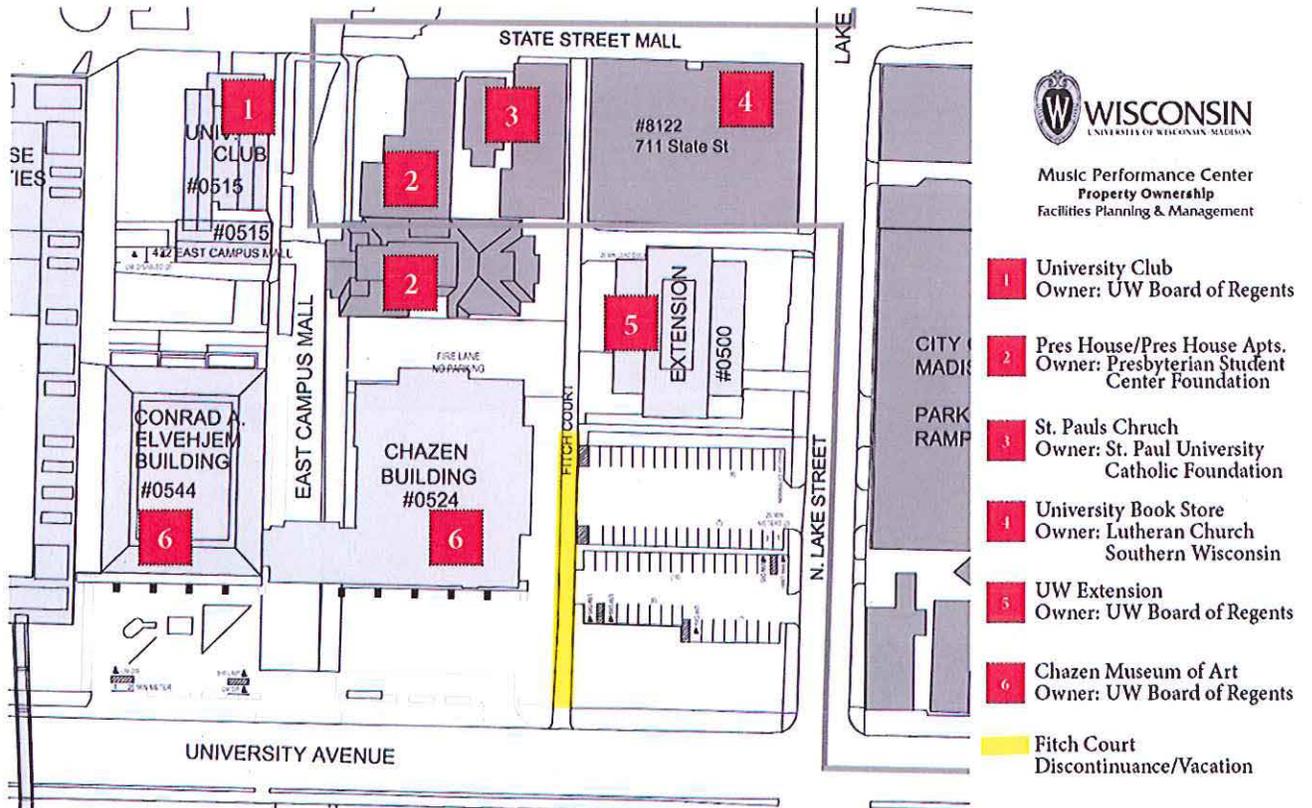


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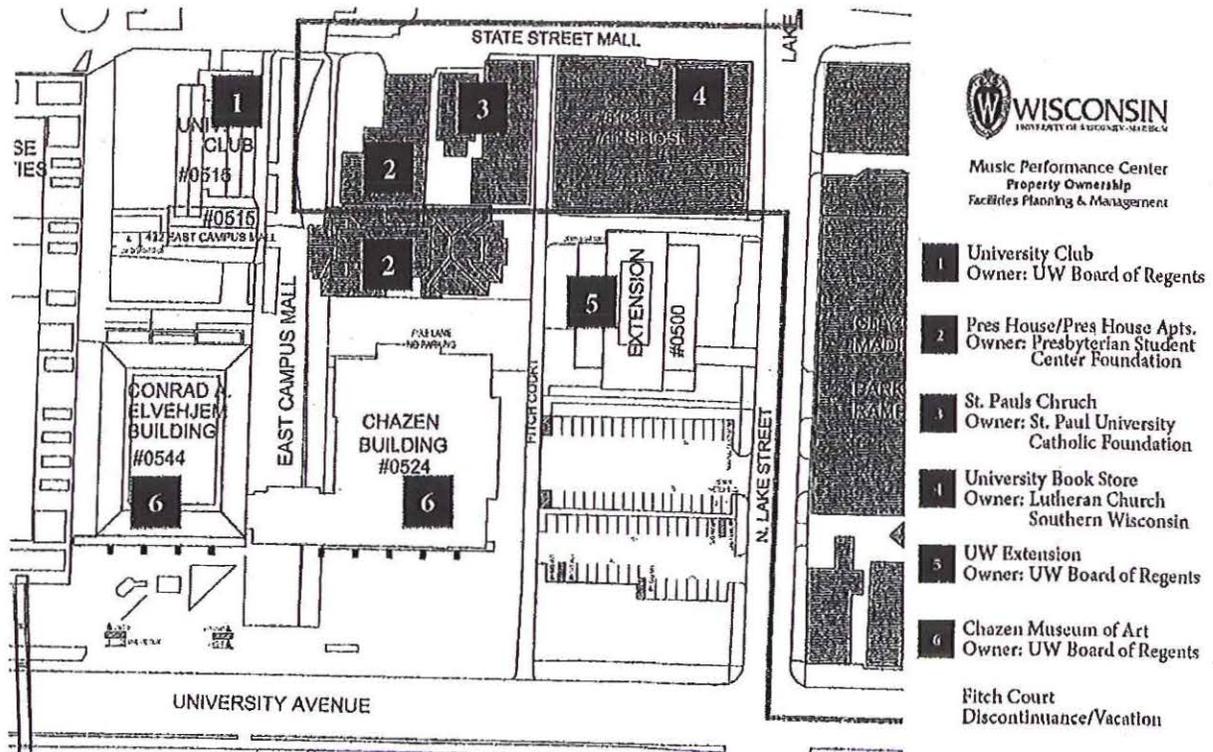
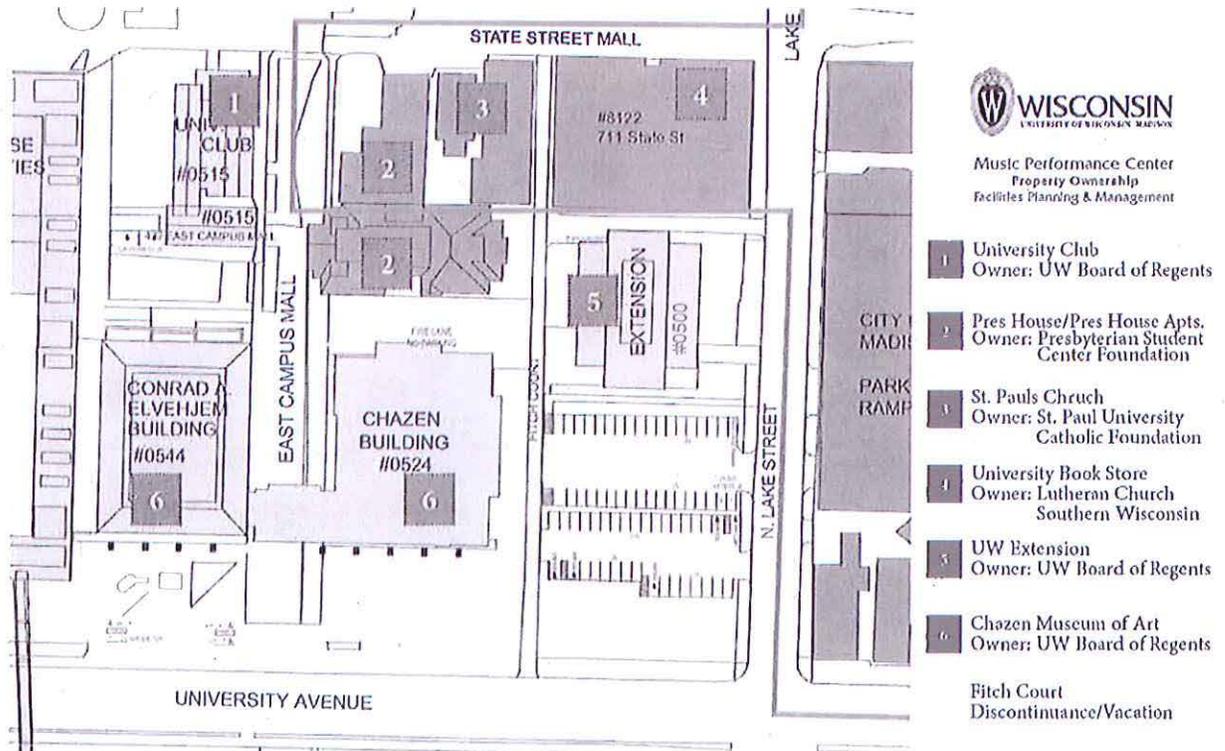


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<p>3. St. Paul's Catholic Center 723 State Street Mike Varda, 608-258-3140 <i>Chair, Bd. of Directors St. Paul University Catholic Foundation, Inc.</i> <i>Michael S. Varda 3/13/2008</i></p> <hr/> <p style="text-align: center;">(signature)</p>	<p>4. Lutheran Church South Wisconsin District 701 State Street (University Bookstore) Rev. John Wille, 414-464-8100</p> <hr/> <p style="text-align: center;">(signature)</p>
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March 3, 2015



ST. PAUL
CATHOLIC CENTER
At the University of Wisconsin - Madison

723 State Street Madison, WI 53703

Mr. Gary A. Brown, Director
Planning & Landscape Architecture
Facilities Planning & Management
University of Wisconsin-Madison
9th Floor WARF
610 North Walnut Street
Madison, WI 53726

Re: Fitch Court Discontinuance/Vacation of Right-of-Way
University of Wisconsin-Madison

Dear Mr. Brown:

On behalf of the St. Paul University Catholic Foundation, Inc., I have executed in my capacity as Chair of the Board of Directors, the enclosed consent Exhibit D setting for signature blocks for the adjacent landowners consenting to the discontinuance or vacation of the southern portion of Fitch Court as set forth in Exhibit C that we received. I hope this facilitates the University's planning needs regarding the proposed Music Performance Center.

I would like to thank the University for its cooperation with St. Paul's proposed project to rebuild its chapel and student center building at 723 State Street. I received an e-mail yesterday from Aaron Williams that greatly assisted in understanding the "big picture." I understand that the Permanent Access Easement, Document 4084-001 was furnished for St. Paul's final City of Madison approvals, along with C-604 C Site Access 1, the Temporary Access Easement, and the Temporary Access Easement Metes and Bounds Description. We look forward to working with the UW regarding temporary air rights easements for crane movement during construction and any necessary adjustments to the access ROWs to the interior of the block when all construction is complete.

If you have questions, please feel free to contact Fr. Eric Nielsen at 258-3140, ext. 120; our architect, Randy Milbrath of RDG, 402-392-0133; or Attorney Ron Trachtenberg, 661-3975. Again, thank you for your consideration, and we look forward to working with you in the near future as we coordinate our respective projects.

Very truly yours,

A handwritten signature in cursive script that reads "Michael S. Varda".

Michael S. Varda
Chair, Board of Directors
St. Paul University Catholic Foundation, Inc.

cc: Rob Phillips/Jeff Quamme
City of Madison Engineering Division

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<p>(signature)</p>	<p>(signature)</p>
<p>5. UW Extension Building 432 N. Lake Street UW Board of Regents property ownership Bill Elvey, Associate Vice Chancellor, 608-263-3000</p>	<p>6. Chazen Museum of Art 750 University Ave UW Board of Regents property ownership Bill Elvey, Associate Vice Chancellor, 608-263-3000</p>
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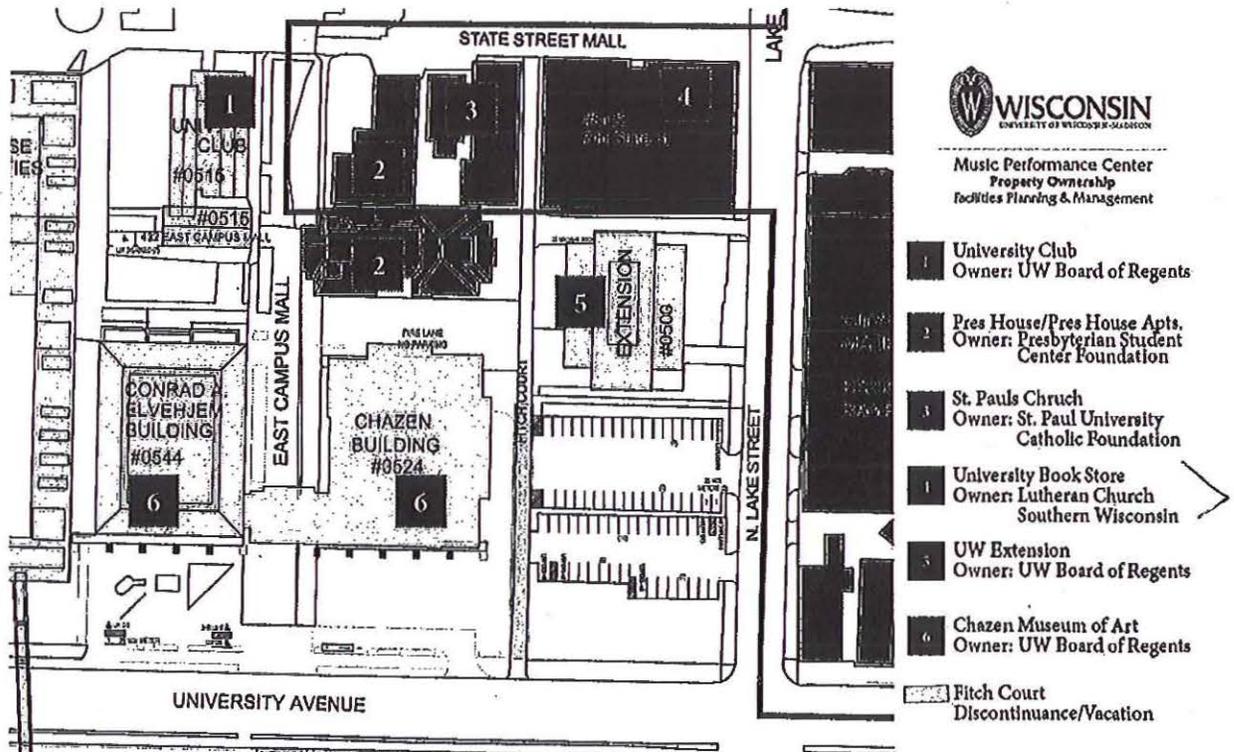
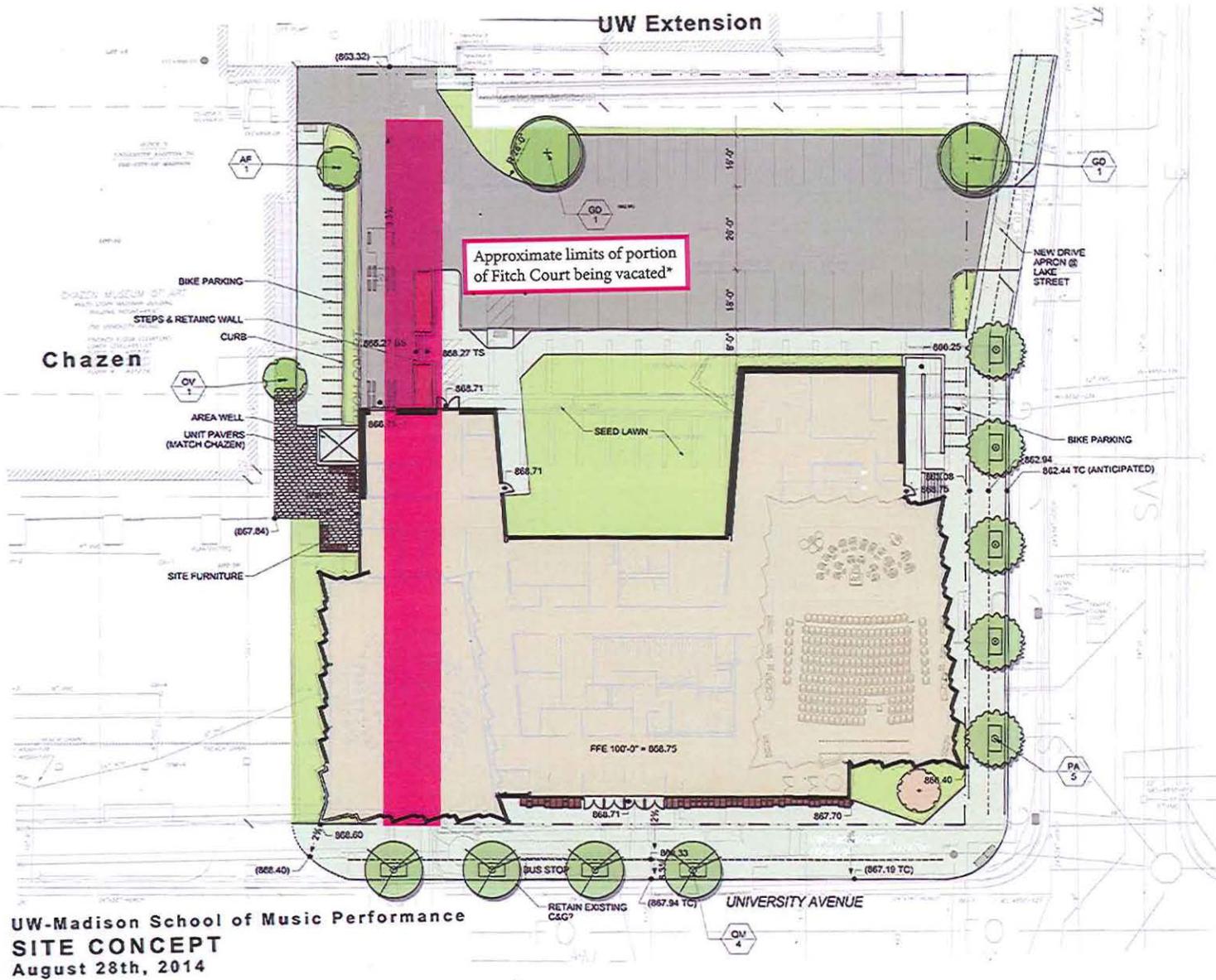


EXHIBIT E



Music Performance Center
Fitch Court Vacation Limits
Facilities Planning & Management



UW-Madison School of Music Performance
SITE CONCEPT
August 28th, 2014

**Refer to legal description/
exhibit for actual limits*