



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: 1 (combination of 2 Lots into a single, 1 Lot Parcel)

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: I-S Specialized Industrial

6. Current Owner of Property: OneNeck Data Center Holdings, LLC

Address: 5515 Nobel Drive, Fitchburg, WI 53711 **Phone No:** (612) 395-8970

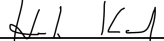
7. Contact Person: Hank Koch, Sr. VP

Email: Hank.Koch@oneneck.com

Address: 5515 Nobel Drive, Fitchburg, WI 53711 **Phone No:** (612) 395-8970

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:  Hank Koch, Sr. VP

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:** _____

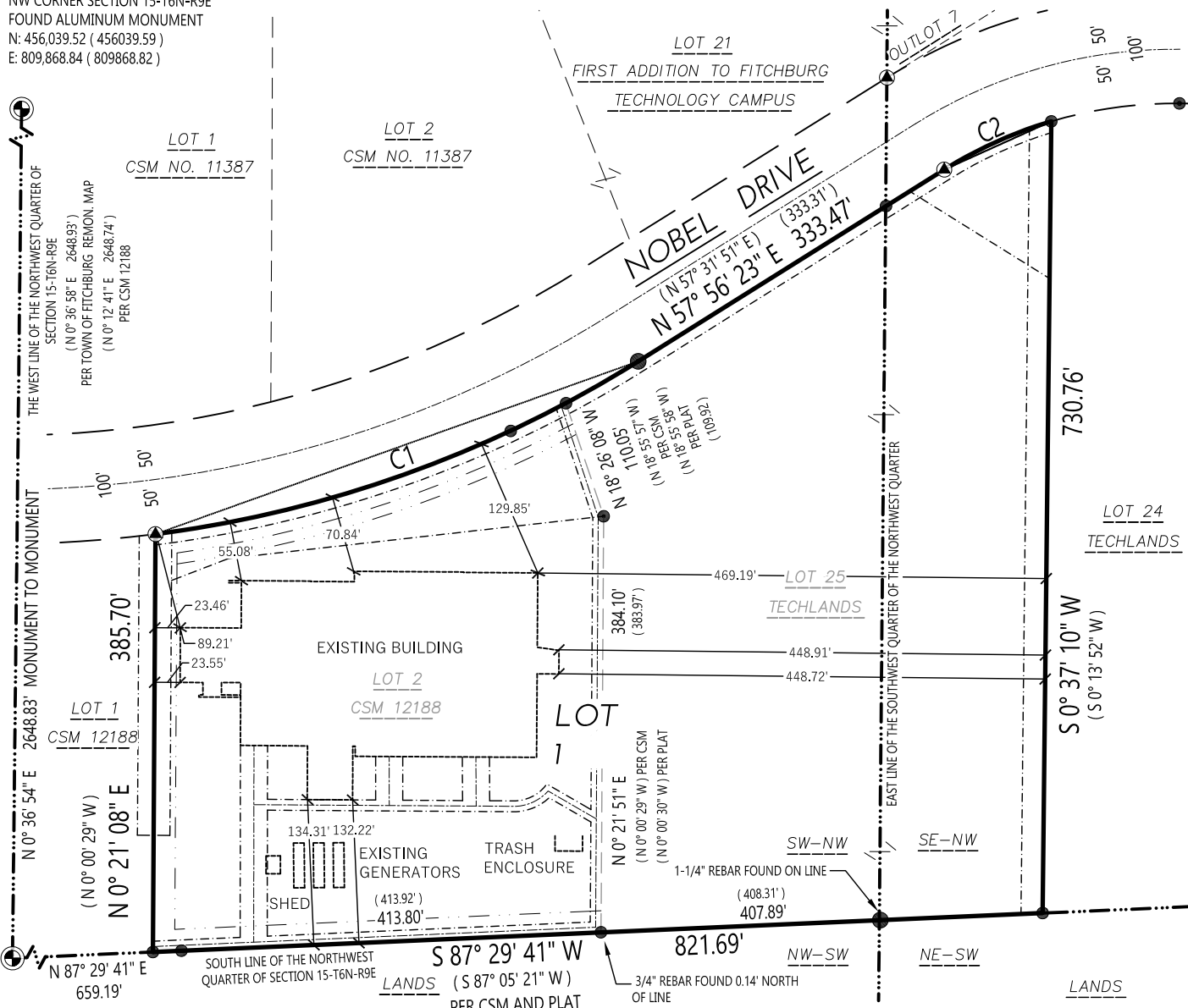
Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION OF LOT 2, CERTIFIED SURVEY MAP NO. 12188, RECORDED ON JUNE 29, 2007 IN VOLUME 75 OF CERTIFIED SURVEY MAPS, ON PAGES 168-170, AS DOCUMENT NO. 4328586 AND LOT 25, TECHLANDS, RECORDED JULY 11TH, 2014 IN VOLUME 60-028A OF PLATS ON PAGES 144-145, AS DOCUMENT NO. 5083285, BEING A PART OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 15, TOWN 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

NW CORNER SECTION 15-T6N-R9E
FOUND ALUMINUM MONUMENT
N: 456,039.52 (456039.59)
E: 809,868.84 (809868.82)



W 1/4 CORNER SECTION 15-T6N-R9E
FOUND DANE COUNTY ALUMINUM MONUMENT
N: 453,390.84 (453,390.81)
E: 809,840.40 (809,840.34)

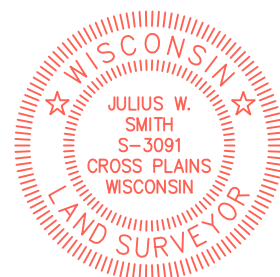
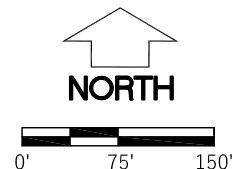
CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	476.72'	1105.00'	24° 43' 06"	N 70° 17' 56" E	473.03'	MID CURVE	N 57° 56' 23" E
C2	108.39'	400.00'	15° 31' 30"	N 65° 42' 08" E	108.05'	N 57° 56' 23" E	MID CURVE
()	(108.32')		(15° 30' 58")	(N 65° 17' 20" E)	(107.99')		

LEGEND

- SECTION CORNER FOUND
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- SURVEY NAIL FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- SECTION LINE
- PLATTED LINE
- EXISTING EASEMENT LINE
- VISION CORNER LINE
- EXISTING BUILDING/STRUCT.
- (XXX) RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF DECEMBER 12TH AND 19TH, 2016 AND FEBRUARY 14, 2017.
2. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15 BEARS N 00° 36' 54" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 AND 3 OF 4 FOR EASEMENT DETAILS AND NOTES
5. LOT 1 CONTAINS 434,387 SQUARE FEET OR 9.97 ACRES



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	PREPARED BY:	PREPARED FOR:	SURVEYED BY: JWS	VOL. _____ PAGE _____	
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	ONENECK IT SOLUTIONS 10290 W 70TH ST. EDEN PRAIRIE, MN 55344	DRAWN BY: JWS	PROJECT NO: 16-0362	DOC. NO. _____
			APPROVED BY: JWS	SHEET NO: 1 of 4	C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION OF LOT 2, CERTIFIED SURVEY MAP NO. 12188, RECORDED ON JUNE 29, 2007 IN VOLUME 75 OF CERTIFIED SURVEY MAPS, ON PAGES 168-170, AS DOCUMENT NO. 4328586 AND LOT 25, TECHLANDS, RECORDED JULY 11TH, 2014 IN VOLUME 60-028A OF PLATS ON PAGES 144-145, AS DOCUMENT NO. 5083285, BEING A PART OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 15, TOWN 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

NOTES ON PREVIOUS SUBDIVISIONS

NOTES PER METROTECH, CSM 12188 AND REFERENCED ON FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS

1. THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX INCHES BY THE SUBDIVIDER, AGENT, OR SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED
2. UTILITY EASEMENTS, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG THE LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
3. SUBJECT TO DEVELOPMENT AGREEMENT BETWEEN FITCHBURG TECHNOLOGY CAMPUS, LLC AND THE CITY OF FITCHBURG, WISCONSIN, RECORDED AS DOC. NO. 3957446.

NOTES EXCLUSIVE TO METROTECH

4. MINIMUM OPEN SPACE AND MAXIMUM IMPERVIOUS SURFACE RATIOS SHALL BE AS FOLLOWS FOR LOTS 1, 2, 3, 4, 22, 23, 24 & 25• MINIMUM OPEN SPACE-30.00%. MAXIMUM IMPERVIOUS RATIO-70.00%.
5. LOTS 1, 2, 3, 4, 22, 23, 24 & 25 ARE OBLIGATED TO DESIGN AND CONSTRUCT STORM WATER MANAGEMENT FACILITIES THAT INFILTRATE, EVAPOTRONSPIRATE OR REUSE A MINIMUM OF 100% OF PREDEVELOPMENT STAY—ON VOLUME ON A LOT—BY—LOT BASIS UNLESS A REGIONAL FACILITY IS DESIGNED AND CONSTRUCTED TO FULFILL THIS REQUIREMENT. STORM WATER MANAGEMENT FACILITIES SHALL BE IN PLACE AND FUNCTIONING PROPERLY PRIOR TO REQUESTING BUILDING OCCUPANCY INSPECTION.
6. DRAINAGE ARROWS: ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. LOTS WITH TWO ARROWS TYPICALLY CHANGE DIRECTION 30 FEET FROM THE FRONT PROPERTY LINE.

NOTES EXCLUSIVE TO CSM 12188 AND FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS.

7. EACH S.I.P. SHALL HOVE THE GRADING PLAN REVIEWED AND APPROVED TO CONFORM TO THE DRAINAGE ARROWS INDICATED ON THE PLAT. —NO FUTURE DEVELOPMENT SHALL OCCUR ON LOTS 19-24 UNTIL THE DETENTION POND ON OUTLOT 8 HAS BEEN CONSTRUCTED.
8. TYPICAL BUILDING SETBACKS TECHNOLOGY DEVELOPMENT SITES: 20' MINIMUM (G1) 3 STORIES FROM NOBEL DRIVE. 30' MINIMUM (\$) 4 STORIES FROM NOBEL DRIVE. 20' MINIMUM FROM RESEARCH PARK DRIVE. 20' MINIMUM FROM . ADJOINING PROPERTIES.
9. LOT 17 WILL BE PRIVATELY OWNED BY THE RESEARCH PARK ASSOCIATION AND WILL BE AVAILABLE FOR BOTH PUBLIC ENJOYMENT AND PRIVATE FUNCTIONS.
10. SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS RECORDED AS DOC. #3785847, FIRST AMENDMENT RECORDED AS DOC. #3841515, SECOND AMENDMENT RECORDED AS DOC. #3999880, THIRD AMENDMENT RECORDED AS DOC. #4145076, AND FOURTH AMENDMENT RECORDED AS DOC. #4170696.
11. SUBJECT TO AGREEMENT FOR SUBDIVISION IMPROVEMENTS RECORDED AS DOC. #3575640 AND SUPPLEMENT TO AGREEMENT FOR SUBDIVISION IMPROVEMENTS RECORDED AS DOC. #3729123.
12. INFILTRATION REQUIREMENTS FOR LOT 1 AND LOT 2 OF THIS CERTIFIED SURVEY MOP SHALL BE MET BY AN INFILTRATION BASIN ON LOT 2. A MAINTENANCE AGREEMENT FOR THIS INFILTRATION BASIN AND MAINTENANCE OF PRIVATE STORM SEWER LINES SHALL BE RECORDED VIA A SEPARATE DOCUMENT AFTER THIS CERTIFIED SURVEY MAP IS RECORDED.
13. MINIMUM OPEN SPACE AND MAXIMUM IMPERVIOUS SURFACE RATIO'S SHALL BE AS FOLLOWS: LOT NO. - MIN OPEN SPACE - MAX IMPERVIOUS RATIO, LOT 1 -27.93% MIN OS - 72.07% MAX IR, LOT 2 - 52.07% MIN OS - 47.93% MAX IR, LOT 3 - 40.00% MIN OS - 60.00% MAX IR
14. IMPERVIOUS SURFACE RATIO (ISR) IS REQUIRED BY THE APPROVED GENERAL IMPLEMENTATION PLAN TO BE 60% FOR ALL LOTS IN THIS CSM. THE OWNER HAS ASKED FOR A SPECIAL CONSIDERATION TO ALLOW THE LOTS 1 AND 2 TO BE COMBINED FOR PURPOSES OF ISR CALCULATION WHERE BOTH LOTS ARE NOT TO EXCEED 60%. THE TABLE OF OPEN SPACE AND IMPERVIOUS SURFACE RATIOS IS TO ASSURE THAT SUFFICIENT OPEN SPACE EXISTS AND THAT THE 60% IMPERVIOUS SURFACE RATIO IS NOT EXCEEDED FOR THE COMBINED LOTS. .

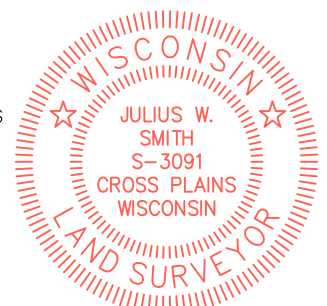
LEGAL DESCRIPTION

CONSOLIDATION OF LOT 2, CERTIFIED SURVEY MAP NO. 12188, RECORDED ON JUNE 29, 2007 IN VOLUME 75 OF CERTIFIED SURVEY MAPS, ON PAGES 168-170, AS DOCUMENT NO. 4328586 AND LOT 25, TECHLANDS, RECORDED JULY 11TH, 2014 IN VOLUME 60-028A OF PLATS ON PAGES 144-145, AS DOCUMENT NO. 5083285, BEING A PART OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 15, TOWN 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 434,387 SQ. FT. OR 9.97 ACRES

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION ONENECK IT SOLUTIONS, 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.



JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ONENECK IT SOLUTIONS
10290 W 70TH ST.
EDEN PRAIRIE, MN 55344

SURVEYED BY: JWS
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 16-0362
SHEET NO: 3 of 4



CERTIFIED SURVEY MAP NO. _____

CONSOLIDATION OF LOT 2, CERTIFIED SURVEY MAP NO. 12188, RECORDED ON JUNE 29, 2007 IN VOLUME 75 OF CERTIFIED SURVEY MAPS, ON PAGES 168-170, AS DOCUMENT NO. 4328586 AND LOT 25, TECHLANDS, RECORDED JULY 11TH, 2014 IN VOLUME 60-028A OF PLATS ON PAGES 144-145, AS DOCUMENT NO. 5083285, BEING A PART OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 15, TOWN 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

WE, ONENECK DATA CENTER HOLDINGS LLC, AS OWNER, HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 WISCONSIN STATUTES, TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL OR OBJECTION.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2017

BY: _____
AUTHORIZED MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017,

THE ABOVE NAMED _____ AUTHORIZED MEMBER OF ONENECK DATA CENTER HOLDINGS LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

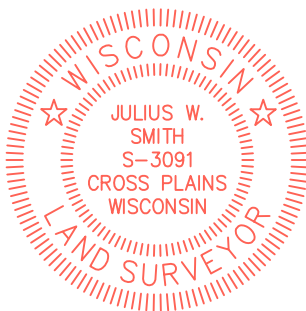
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CITY OF FITCHBURG APPROVAL

THIS CERTIFIED SURVEY MAP, INCLUDING THE DEDICATIONS SHOWN HEREON, HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

DATED THIS _____ DAY OF _____, 2017

PATTI ANDERSON,
CITY 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



PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: ONENECK IT SOLUTIONS 10290 W 70TH ST. EDEN PRAIRIE, MN 55344	SURVEYED BY: JWS DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 16-0362 SHEET NO: 4 of 4
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