



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: 4

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: I-S, PDD-GIP A-T and A-S

6. Current Owner of Property: Promega Corporation

Address: 2800 Woods Hollow Road, Fitchburg, WI 53711 Phone No: 608-225-0261

7. Contact Person: Dan Motl

Email: dan.motl@promega.com

Address: 5511 Bjorksten Place, Madison, WI 53711 Phone No: 608-225-0261

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: *Daniel Motl* Daniel Motl

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: 1/22/2018

Ordinance Section No. _____ Fee Paid: \$1,175.00

Permit Request No. CS-2194-18

CSM BOUNDARY
Metes and Bounds Description

All of Lots 13, 14 and 15, Fitchburg Research Park, as recorded in Volume 56-18B of Plats, on page 46, as Document Number 1998842, Dane County Registry and all of vacated Research Park Drive, Dane County Registry, located in the Northwest and Northeast Quarters of the Southeast Quarter and the Southwest and Southeast Quarters of the Southeast Quarter and the Northeast and Southeast Quarters of the Southwest Quarter of Section 10, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of said Section 10;
thence North 02 degrees 53 minutes 04 seconds East along the east line of the Southeast Quarter of said Section 10, 33.17 feet to the Point of Beginning, also to the north right of way line of Lacy Road;
thence South 87 degrees 05 minutes 53 seconds West along said north right of way line, 1304.60 feet;
thence North 46 degrees 28 minutes 38 seconds West along said north right of way line, 26.90 feet to a point of curvature;
thence 88.25 feet along the arc of a curve to the left, also along said north right of way line, through a central angle of 63 degrees 12 minutes 07 seconds, a radius of 80.00 feet and a chord bearing North 78 degrees 04 minutes 36 seconds West, 83.84 feet;
thence South 70 degrees 19 minutes 25 seconds West along said north right of way line, 90.55 feet;
thence North 02 degrees 49 minutes 51 seconds West, 485.68 feet;
thence North 09 degrees 09 minutes 32 seconds West, 425.78 feet to a south right of way line of East Cheryl Parkway;
thence South 87 degrees 11 minutes 31 seconds West along said south right of way line, 393.87 feet;
thence North 01 degree 49 minutes 36 seconds East, 102.55 feet to the north right of way line of said East Cheryl Parkway, also to a point of non-tangential curvature;
thence 147.98 feet along the arc of a curve to the right, also along said north right of way line, through a central angle of 11 degrees 56 minutes 30 seconds, a radius of 710.00 feet and a chord bearing North 72 degrees 34 minutes 25 seconds West, 147.71 feet;
thence North 66 degrees 36 minutes 10 seconds West along said north right of way line, 239.36 feet to a point of curvature;
thence 298.68 feet along the arc of a curve to the left, also along said north right of way line, through a central angle of 26 degrees 18 minutes 06 seconds, a radius of 650.64 feet and a chord bearing North 79 degrees 45 minutes 13 seconds West, 296.06 feet;
thence South 87 degrees 05 minutes 33 seconds West along said north right of way line, 804.91 feet;
thence North 88 degrees 02 minutes 24 seconds West along said north right of way line, 160.00 feet to a point of curvature, also to the east right of way line of Woods Hollow Road;
thence 39.27 feet along the arc of a curve to the right, also along said east right of way line, through a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord bearing North 43 degrees 02 minutes 24 seconds West, 35.36 feet;
thence North 01 degree 57 minutes 36 seconds East along said east right of way line, 941.72 feet to the northwest corner of aforementioned Lot 13, also to the southwest corner of Outlot 4, Cinque

Terre, as recorded in Volume 58-100B of Plats, on pages 528-529, as Document Number 4156105, Dane County Registry;
thence South 88 degrees 07 minutes 56 seconds East along the north line of said Lot 13, also along the south line of said Outlot 4, 984.93 feet to the southeast corner of said Outlot 4;
thence North 01 degree 49 minutes 41 seconds East along the east line of said Outlot 4, also along the east line of Outlots 2 and 5 and Lot 1 of said Cinque Terre, 492.18 feet to the center of said Section 10;
thence North 86 degrees 35 minutes 03 seconds East along the south line of said Lot 1, also along the south line of Outlot 4, Fitchburg Center - North Plat, as recorded in Volume 57-081B of Plats, on pages 318-322, as Document Number 2890423, Dane County Registry, also along the north line of aforementioned Southeast Quarter of Section 10, 2703.69 feet;
thence South 45 degrees 15 minutes 56 seconds East, 20.02 feet to the west line of Swan Creek of Nine Springs, as recorded in Volume 57-194A of Plats, on pages 819-824, as Document Number 3508534, Dane County Registry, also to the east line of said Southeast Quarter;
thence South 02 degrees 53 minutes 04 seconds West along said west line, also along said east line, 2661.76 feet to the Point of Beginning.

This description contains 6,860,314 square feet or 157.4911 acres.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

Prepared By:
Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison WI, 53704

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CERTIFIED SURVEY MAP No. _____

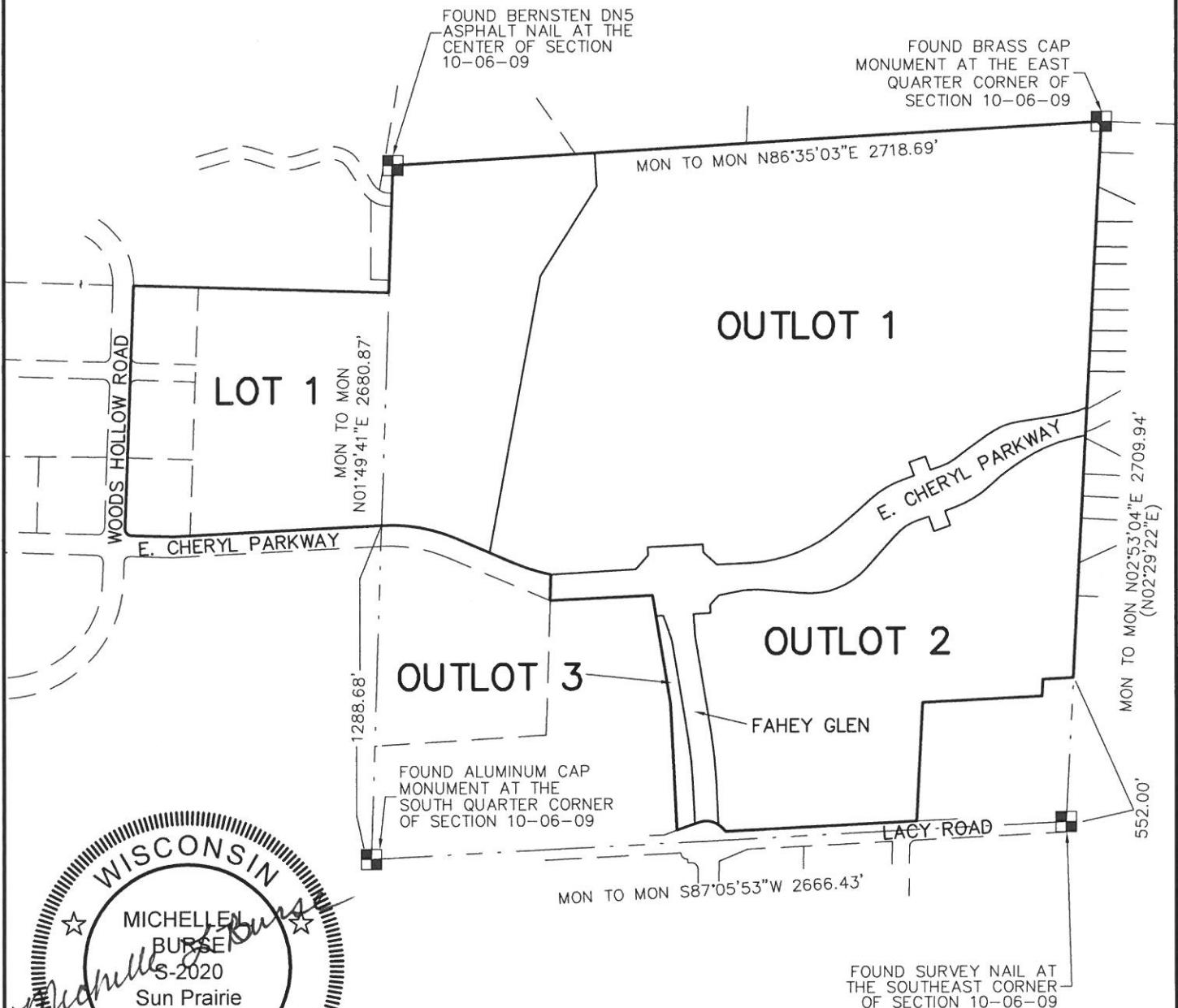
ALL OF LOTS 13, 14 AND 15, FITCHBURG RESEARCH PARK, ALL OF VACATED RESEARCH PARK DRIVE, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHEAST QUARTER AND THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER AND THE NORTHEAST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

GRID NORTH
BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE)



SCALE : ONE INCH = SIX HUNDRED FEET

SECTION CORNER DETAIL AND OVERALL LOCATION MAP



SURVEYED FOR :

Promega Corporation

SURVEYED BY :

Burse

surveying & engineering INC.

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Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

LOT AREA TABLE

NAME/NO.	SQ. FT.	ACRES
LOT 1	1751135	40.2005
OUTLOT 1	3086646	70.8596
OUTLOT 2	1286616	29.5366
OUTLOT 3	44982	1.0326

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 01-22-2018

Plot View: CSM

BSE1970\CSM-2017\CSM\BSE1970CSM.DWG

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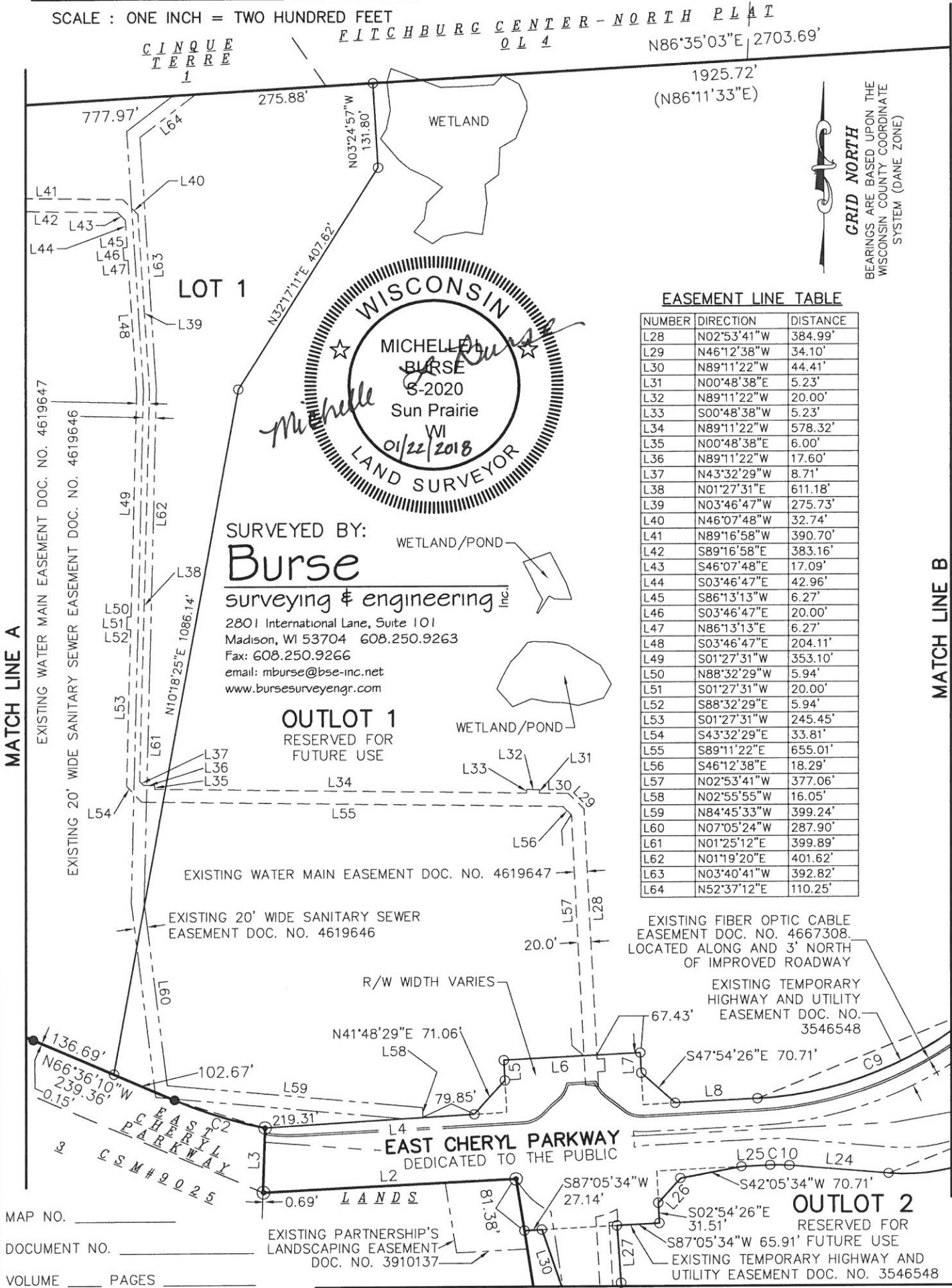
NOTE:
1. SEE SHEET 8 FOR LINE AND CURVE TABLE.

SCALE : ONE INCH = TWO HUNDRED FEET

FITCHBURG CENTER-NORTH PLAT
OL 4

N86°35'03"E 2703.69'

1925.72'
(N86°11'33"E)



EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L28	N02°53'41"W	384.99'
L29	N46°12'38"W	34.10'
L30	N89°11'22"W	44.41'
L31	N00°48'38"E	5.23'
L32	N89°11'22"W	20.00'
L33	S00°48'38"W	5.23'
L34	N89°11'22"W	578.32'
L35	N00°48'38"E	6.00'
L36	N89°11'22"W	17.60'
L37	N43°32'29"W	8.71'
L38	N01°27'31"E	611.18'
L39	N03°46'47"W	275.73'
L40	N46°07'48"W	32.74'
L41	N89°16'58"W	390.70'
L42	S89°16'58"E	383.16'
L43	S46°07'48"E	17.09'
L44	S03°46'47"E	42.96'
L45	S86°13'13"W	6.27'
L46	S03°46'47"E	20.00'
L47	N86°13'13"E	6.27'
L48	S03°46'47"E	204.11'
L49	S01°27'31"W	353.10'
L50	N88°32'29"W	5.94'
L51	S01°27'31"W	20.00'
L52	S88°32'29"E	5.94'
L53	S01°27'31"W	245.45'
L54	S43°32'29"E	33.81'
L55	S89°11'22"E	655.01'
L56	S46°12'38"E	18.29'
L57	N02°53'41"W	377.06'
L58	N02°55'55"W	16.05'
L59	N84°45'33"W	399.24'
L60	N07°05'24"W	287.90'
L61	N01°25'12"E	399.89'
L62	N01°19'20"E	401.62'
L63	N03°40'41"W	392.82'
L64	N52°37'12"E	110.25'

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OUTLOT 1
RESERVED FOR
FUTURE USE

OUTLOT 2
RESERVED FOR
FUTURE USE

MATCH LINE A

MATCH LINE B

MATCH LINE C

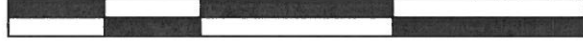
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GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

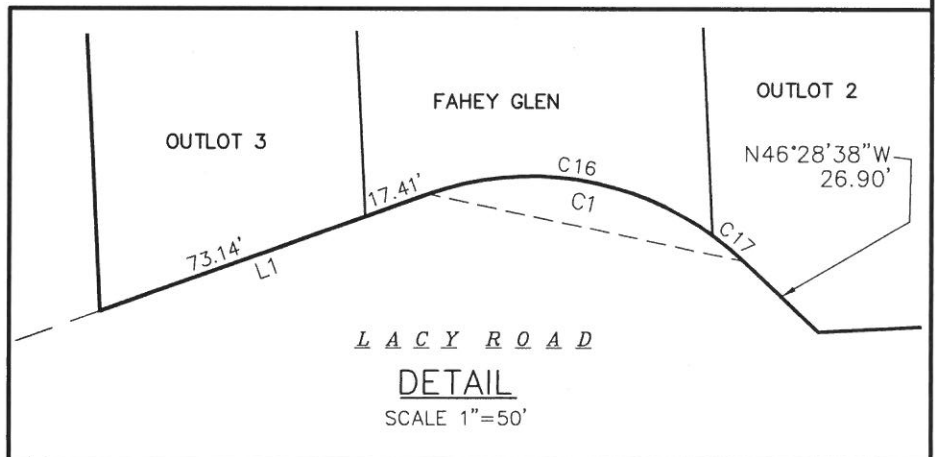
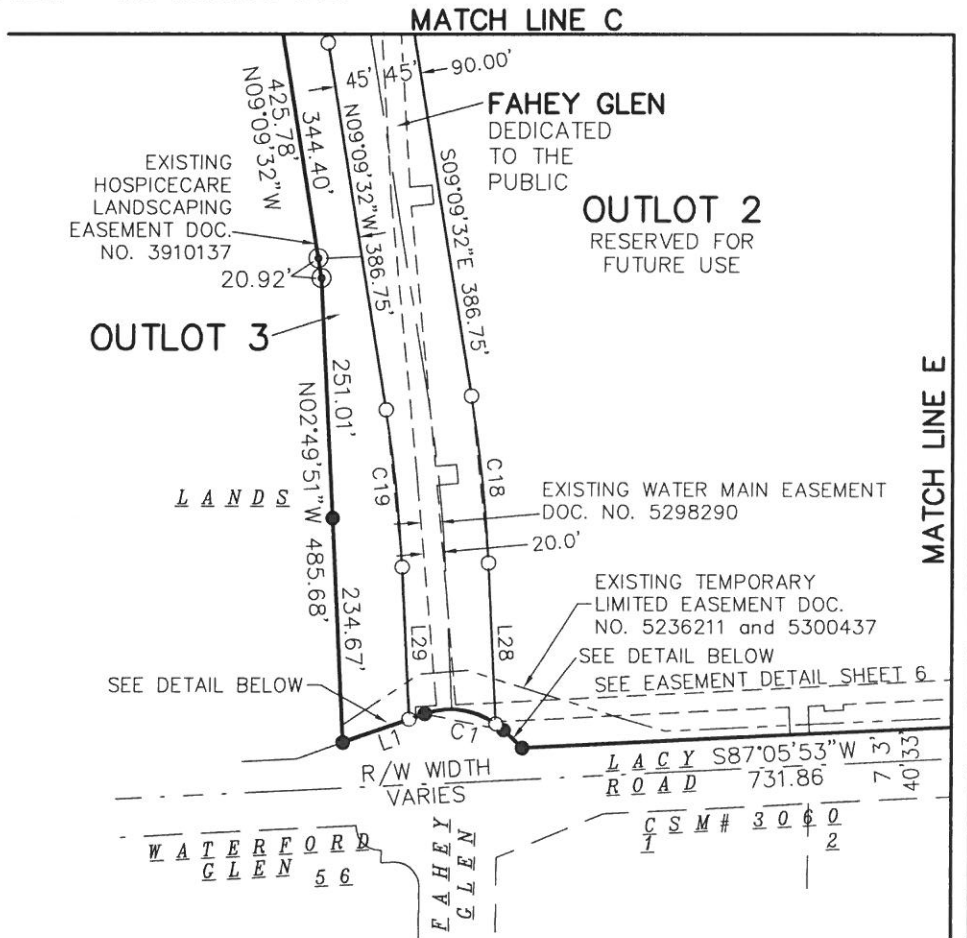
0 100 200 400 600



SCALE : ONE INCH = TWO HUNDRED FEET

NOTE:

1. SEE SHEET 8 FOR LINE AND CURVE TABLE.



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LEGEND

- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- ⊗ 1-1/4" SOLID IRON ROD FOUND
- ⊙ 1.5" IRON PIPE FOUND
- X FOUND R/W IRON SET BY MEAD AND HUNT
- ⊕ SURVEY CAPPED IRON FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ← DRAINAGE ARROW SEE EXCEPTION NOTE 15.
- () INDICATES RECORDED AS

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0 100 200 400 600

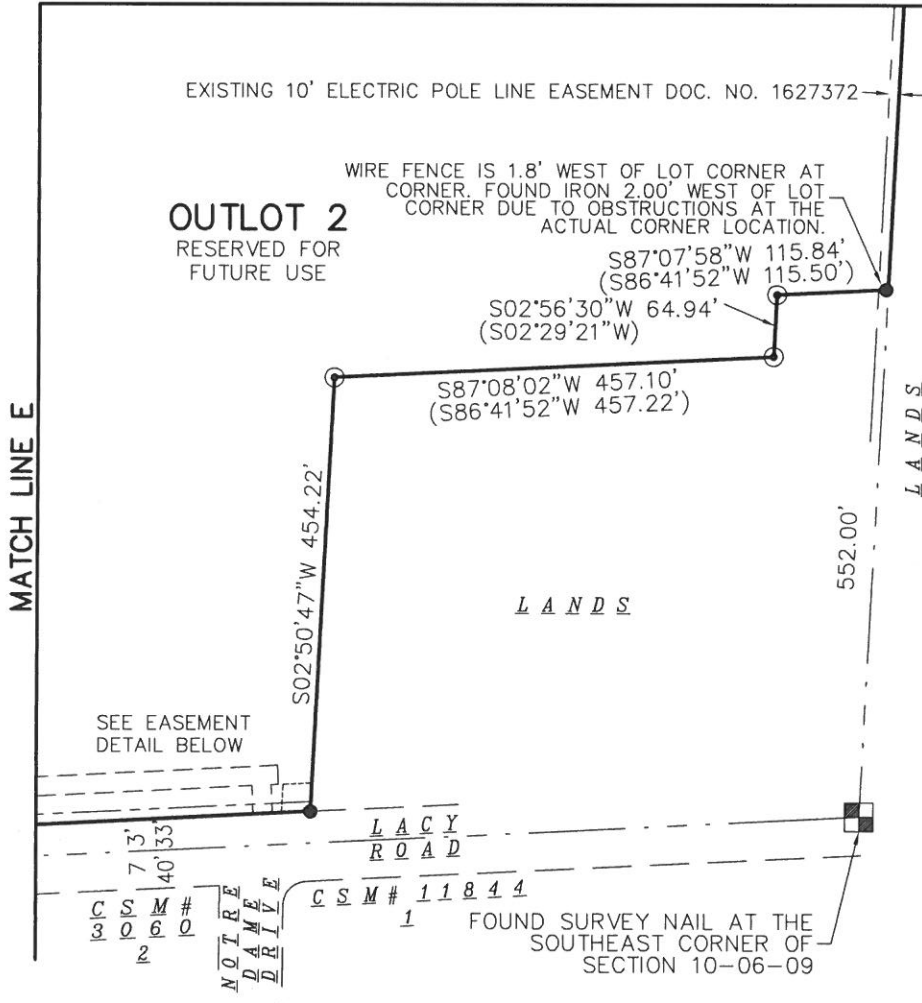


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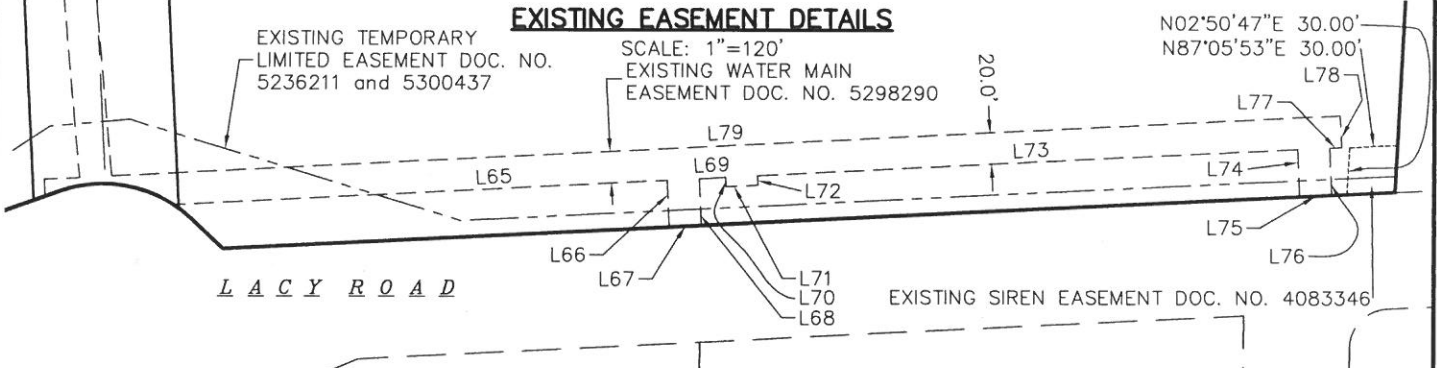


GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

MATCH LINE D



EXISTING EASEMENT DETAILS



EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L65	N87°00'19"E	307.97'
L66	S02°59'41"E	29.41'
L67	N87°05'53"E	20.00'
L68	N02°59'41"W	29.44'
L69	N87°00'19"E	16.43'
L70	S02°59'41"E	5.96'
L71	N87°00'19"E	20.00'
L72	N02°59'41"W	5.96'
L73	N87°00'19"E	337.26'
L74	S02°39'32"E	30.06'
L75	N87°05'53"E	20.00'
L76	N02°39'32"W	30.08'
L77	N87°00'19"E	7.55'
L78	N02°56'56"W	20.00'
L79	S87°00'19"W	767.00'

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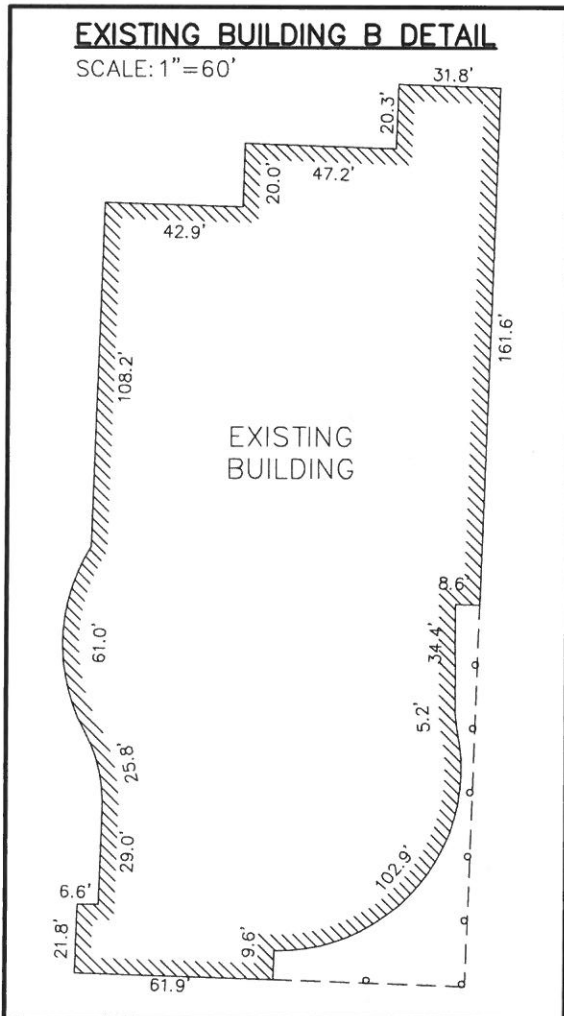
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GRID NORTH

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ZONING TABLE

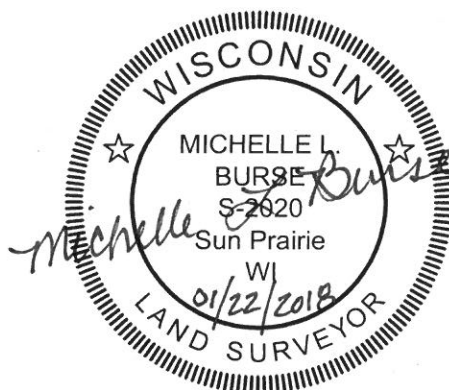
	LOT 1	OL 1	OL 2	OL 3
EX ZONING	I-S and PDD-GIP	A-T and PDD-GIP	A-T and PDD-GIP	PDD-GIP
PRO ZONING	I-S	A-T	A-S	PDD-GIP
FRONT	20'	35'	35'	VARIABLE
SIDE YARD	10'	10'	10'	VARIABLE
SIDE STREET	15'	30'	30'	VARIABLE
REAR	30'	50'	50'	VARIABLE

LINE TABLE sheets 2-5

NUMBER	DIRECTION	DISTANCE
L1	S70°19'25"W	90.55'
L2	S87°11'31"W	393.87'
L3	N01°49'36"E	102.55'
L4	N86°31'24"E	326.31'
L5	N02°54'26"W	31.39'
L6	N87°05'34"E	211.61'
L7	S02°54'26"E	31.39'
L8	N87°05'34"E	127.26'
L9	N48°23'42"E	159.51'
L10	N70°23'42"E	42.00'
L11	N19°36'18"W	55.25'
L12	N70°23'42"E	66.00'
L13	S19°36'18"E	55.25'
L14	N70°23'42"E	42.00'
L15	N53°23'42"E	150.00'
L16	N81°29'06"E	150.26'
L17	S73°42'00"W	74.06'
L18	S70°23'42"W	42.00'
L19	S19°36'18"E	61.26'
L20	S70°23'42"W	66.00'
L21	N19°36'18"W	61.26'
L22	S70°23'42"W	42.00'
L23	S41°23'42"W	169.82'
L24	N84°54'26"W	153.38'
L25	S87°05'34"W	44.34'
L26	S42°05'34"W	51.33'
L27	S04°15'27"E	88.71'
L28	S02°49'51"E	167.85'
L29	N02°49'51"W	158.65'
L30	N19°16'28"W	102.65'

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	88.25	63°12'07"	80.00	N78°04'36"W	83.84
C2	147.98	11°56'30"	710.00	N72°34'25"W	147.71
C3	298.68	26°18'06"	650.64	N79°45'13"W	296.06
C4	39.27	90°00'00"	25.00	N43°02'24"W	35.36
C5	108.44	15°25'04"	403.00	S73°46'34"W	108.12
C6	141.44	28°05'24"	288.50	N67°26'24"E	140.03
C7	62.75	17°00'00"	211.50	S61°53'42"W	62.52
C8	145.33	22°00'00"	378.50	N59°23'42"E	144.44
C9	379.24	38°41'52"	561.50	S67°44'38"W	372.07
C10	29.67	08°00'00"	212.50	S88°54'26"E	29.65
C11	269.45	53°41'52"	287.50	S68°14'38"W	259.69
C12	107.56	29°00'00"	212.50	N55°53'42"E	106.41
C13	160.07	24°17'40"	377.50	S58°14'53"W	158.87
C14	307.73	23°07'24"	762.50	N57°39'45"E	305.65
C15	32.26	13°17'50"	139.00	N80°20'55"E	32.19
C16	77.73	55°40'11"	80.00	S81°50'34"E	74.71
C17	10.52	07°31'56"	80.00	S50°14'31"E	10.51
C18	175.61	06°19'41"	1590.00	S05°59'42"E	175.52
C19	165.67	06°19'41"	1500.00	N05°59'42"W	165.58



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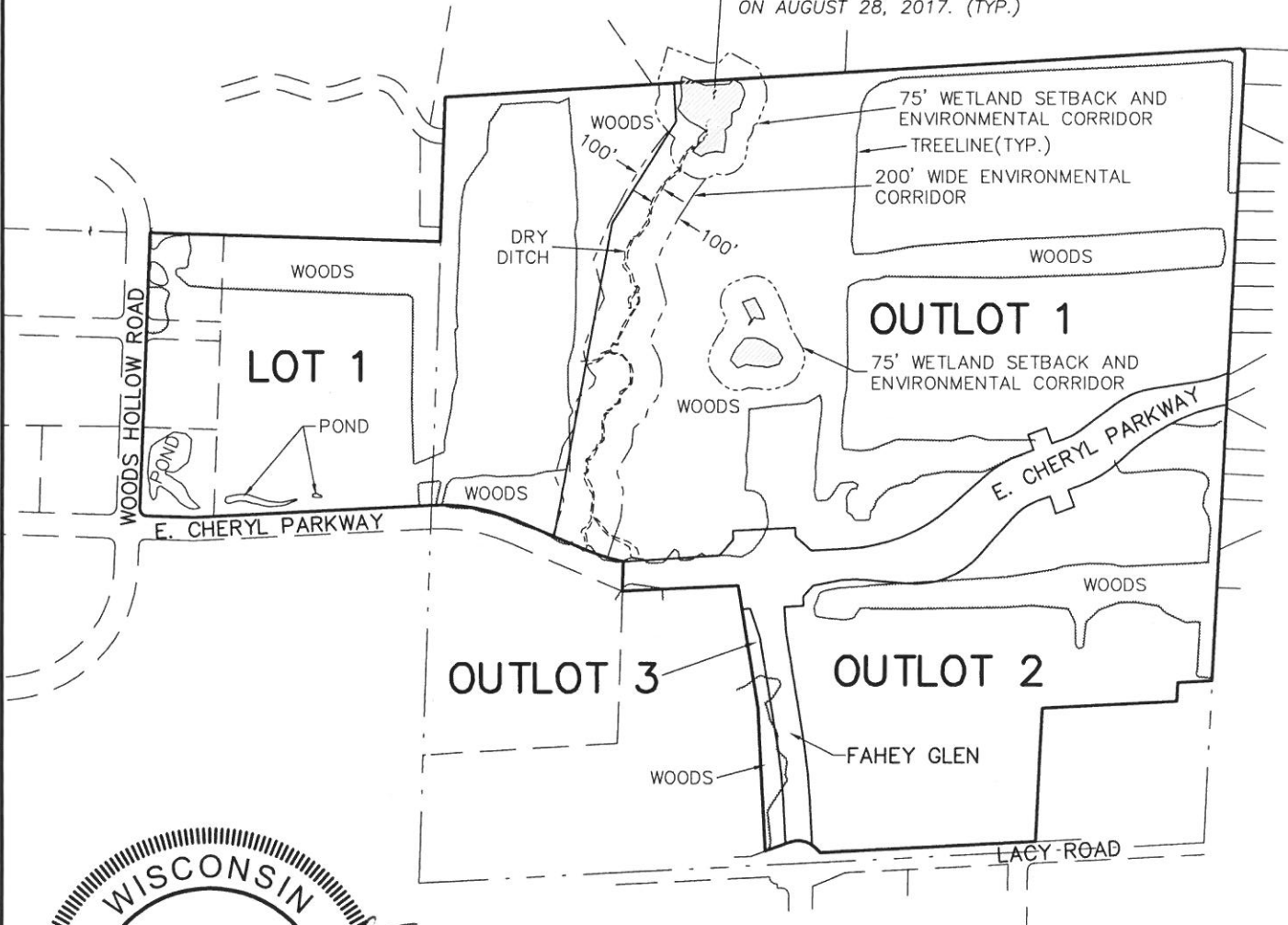
GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



SCALE : ONE INCH = SIX HUNDRED FEET

STREAM, WETLAND, WOODS, ENVIRONMENTAL CORRIDOR AND NATURAL FEATURE DETAIL

WETLAND BOUNDARIES WERE DETERMINED BY K. SHERFINSKI OF JSD PROFESSIONAL SERVICES, INC. ON AUGUST 28, 2017. (TYP.)



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Promega Corporation

SURVEYED BY :

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LEGAL DESCRIPTION:

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Commencing at the Southeast corner of said Section 10;
thence North 02 degrees 53 minutes 04 seconds East along the east line of the Southeast Quarter of said Section 10, 552.00 feet to the Point of Beginning;
thence South 87 degrees 07 minutes 58 seconds West, 115.84 feet;
thence South 02 degrees 56 minutes 30 seconds West, 64.94 feet;
thence South 87 degrees 08 minutes 02 seconds West, 457.10 feet;
thence South 02 degrees 50 minutes 47 seconds West, 454.22 feet to the north right of way line of Lacy Road;
thence South 87 degrees 05 minutes 53 seconds West along said north right of way line, 731.86 feet;
thence North 46 degrees 28 minutes 38 seconds West along said north right of way line, 26.90 feet to a point of curvature;
thence 88.25 feet along the arc of a curve to the left, also along said north right of way line, through a central angle of 63 degrees 12 minutes 07 seconds, a radius of 80.00 feet and a chord bearing North 78 degrees 04 minutes 36 seconds West, 83.84 feet;
thence South 70 degrees 19 minutes 25 seconds West along said north right of way line, 90.55 feet;
thence North 02 degrees 49 minutes 51 seconds West, 485.68 feet;
thence North 09 degrees 09 minutes 32 seconds West, 425.78 feet to a south right of way line of East Cheryl Parkway;
thence South 87 degrees 11 minutes 31 seconds West along said south right of way line, 393.87 feet;
thence North 01 degree 49 minutes 36 seconds East, 102.55 feet to the north right of way line of said East Cheryl Parkway, also to a point of non-tangential curvature;
thence 147.98 feet along the arc of a curve to the right, also along said north right of way line, through a central angle of 11 degrees 56 minutes 30 seconds, a radius of 710.00 feet and a chord bearing North 72 degrees 34 minutes 25 seconds West, 147.71 feet;
thence North 66 degrees 36 minutes 10 seconds West along said north right of way line, 239.36 feet to a point of curvature;
thence 298.68 feet along the arc of a curve to the left, also along said north right of way line, through a central angle of 26 degrees 18 minutes 06 seconds, a radius of 650.64 feet and a chord bearing North 79 degrees 45 minutes 13 seconds West, 296.06 feet;
thence South 87 degrees 05 minutes 33 seconds West along said north right of way line, 804.91 feet;
thence North 88 degrees 02 minutes 24 seconds West along said north right of way line, 160.00 feet to a point of curvature, also to the east right of way line of Woods Hollow Road;
thence 39.27 feet along the arc of a curve to the right, also along said east right of way line, through a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord bearing North 43 degrees 02 minutes 24 seconds West, 35.36 feet;
thence North 01 degree 57 minutes 36 seconds East along said east right of way line, 941.72 feet to the northwest corner of aforementioned Lot 13, also to the southwest corner of Outlot 4, Cinque Terre, as recorded in Volume 58-100B of Plats, on pages 528-529, as Document Number 4156105, Dane County Registry;
thence South 88 degrees 07 minutes 56 seconds East along the north line of said Lot 13, also along the south line of said Outlot 4, 984.93 feet to the southeast corner of said Outlot 4;
thence North 01 degree 49 minutes 41 seconds East along the east line of said Outlot 4, also along the east line of Outlots 2 and 5 and Lot 1 of said Cinque Terre, 492.18 feet to the center of said Section 10;
thence North 86 degrees 35 minutes 03 seconds East along the south line of said Lot 1, also along the south line of Outlot 4, Fitchburg Center - North Plat, as recorded in Volume 57-081B of Plats, on pages 318-322, as Document Number 2890423, Dane County Registry, also along the north line of aforementioned Southeast Quarter of Section 10, 2703.69 feet;
thence South 45 degrees 15 minutes 56 seconds East, 20.02 feet to the west line of Swan Creek of Nine Springs, as recorded in Volume 57-194A of Plats, on pages 819-824, as Document Number 3508534, Dane County Registry, also to the east line of said Southeast Quarter;
thence South 02 degrees 53 minutes 04 seconds West along said west line, also along said east line, 2142.93 feet to the Point of Beginning.

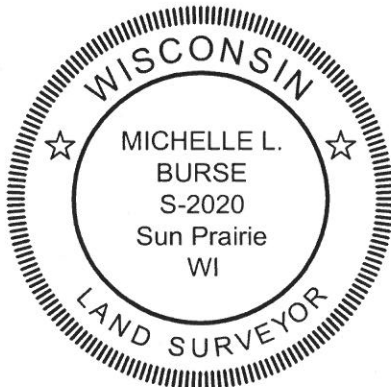
This description contains 6,594,018 square feet or 151.3778 acres.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Promega Corporation, owner of said land. I further certify that the map on sheets 1 to 6 are a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Fitchburg in surveying, dividing, and mapping the same.

Dated this 22 day of JANUARY, 2018

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



SURVEYED BY :

Burse

surveying & engineering Inc.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 01-22-2018

Plot View: CSM

BSE1970\CSM-2017\CSM\BSE1970CSM.DWG

SHEET 10 OF 11

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 13, 14 AND 15, FITCHBURG RESEARCH PARK, ALL OF VACATED RESEARCH PARK DRIVE, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHEAST QUARTER AND THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHEAST QUARTER AND THE NORTHEAST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Promega Corporation, 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 caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Promega Corporation does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Fitchburg

IN WITNESS WHEREOF, the said Promega Corporation has caused these presents to be signed by William A. Linton, its president on this _____ day of _____, 201__.

By: _____
William A Linton, president

STATE OF WISCONSIN)
County of Dane)ss

Personally came before me this _____ day of _____, 201__, William A. Linton, president of the above named corporation to me known to be the person who executed the foregoing instrument, and to me known to be such president of said corporation, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin _____ My commission expires _____

CITY OF FITCHBURG APPROVAL:

This certified survey, including any dedications shown thereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Dated this _____ day of _____, 201__.

City Clerk

NOTE:

- 1. DATES OF FIELD WORK: DECEMBER 2017 TO JANUARY 15, 2018.

SURVEYED BY :

Burse

surveying & engineering ^{LLC}

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 01-22-2018

Plot View: CSM

BSE1970\CSM-2017\CSM\BSE1970CSM.DWG



Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20__ at _____ o'clock __M as
Document No. _____
in _____

Register of Deeds