



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 Fitchburg Center CDP Amendment 4

- 2. Proposed Land Use** (Check all that Apply):
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: 3. Assemblage of adjacent land and re-division of lots in Fitchburg Center North Plat
4. No. Of Buildable Lots Proposed: 1 new buildable lot proposed for Usona Institute, 1lot with existing bldgs, & 1 outlot
5. Zoning District: I-S and PDD-GIP

6. Current Owner of Property: Cinque Terre LLC and Promega
Address: 2800 Woods Hollow Road **Phone No:** 608.274.4330

7. Contact Person: Bill Linton
Email: bill.linton@promega.com
Address: _____ **Phone No:** _____

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:  William A. Linton
 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. _____

FITCHBURG CENTER COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT 4

Since its adoption in 1995, the Fitchburg Center Comprehensive Development Plan has been updated and amended three times. The amendments maintained the plan as a relevant and responsive planning framework document for managing the overall growth and arrangements of the various land use activities within Fitchburg Center. Key elements of the previous amendments focused on addressing significant projects and planning considerations for larger areas within Fitchburg Center including: the extension of East Cheryl Parkway, construction of the Town Center and *Prairie Swale*, revising residential uses in the north plat area (Fontana Way), facilitating the development of the Feynman cGMP manufacturing facility and the R & D building, and the extension of Caine Road/Fahey Glenn between Lacy Road and East Cheryl Parkway.

This proposed amendment is much simpler and relates only to adding a 9.6 acre tract along Woods Hollow Road and reconfiguring the current lot and outlot layout in the 15 acre portion of the Fitchburg Center North Plat area (inclusive of Lots 8, 9, and 10, and Outlot 8). This combined area is proposed to be re-divided by CSM to create:

- Lot 1 to be a 17 acre site for the development of the proposed Usona Institute,
- Lot 2, a 4.5 acre site encompassing existing Promega operations and maintenance buildings, and
- Outlot 1, a 3.1 acre parcel encompassing the Fitchburg Center Observatory and the footpath corridor between Bjorksten Place and Woods Hollow Road.

The proposed reconfiguration of these lots improves the utility of the area for development. The current configuration of the adjoining 9.6 acre tract and the dimension and frontages of the Fitchburg Center North Plan Lots 8 and 9 have proven to be extremely problematic for efficient site development due to steep gradients and limited usable street frontage along Woods Hollow Road. [Note: See the Usona Institute Planned Development District-General Implementation Plan proposal that is pending consideration by the Plan Commission],

This amendment designates this area of the Master Plan as Planned for Life Science Bio-tech Support Uses.

Exhibits

Proposed Fitchburg Center Comprehensive Development Plan – Master Plan Map

Proposed Certified Survey Map land division lotting illustration.

Fitchburg Center Comprehensive Development Plan

Proposed Amendment 4

General Master Plan

Legend

Planned Land Uses

- Low Density Residential (LDR)
- Planned LDR
- Med. Density Residential (MDR)
- Planned for MDR
- Specialized Residential
- Town Center -- Mixed Use
- Potential for Town Center -- Mixed Use
- General Office
- Planned for General Office
- Bio-tech and Life Science R & D and Production
- Planned for Bio-tech and support uses
- Institutional and Civic
- Public Parks and Managed Conservancies
- Privately Managed Open Spaces

Adjacent Planned Land Uses

- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Business
- Mixed Use-- Commercial/Residential
- Industrial - Commercial
- Civic Campus
- City Park
- Public and Privately Managed Open Space

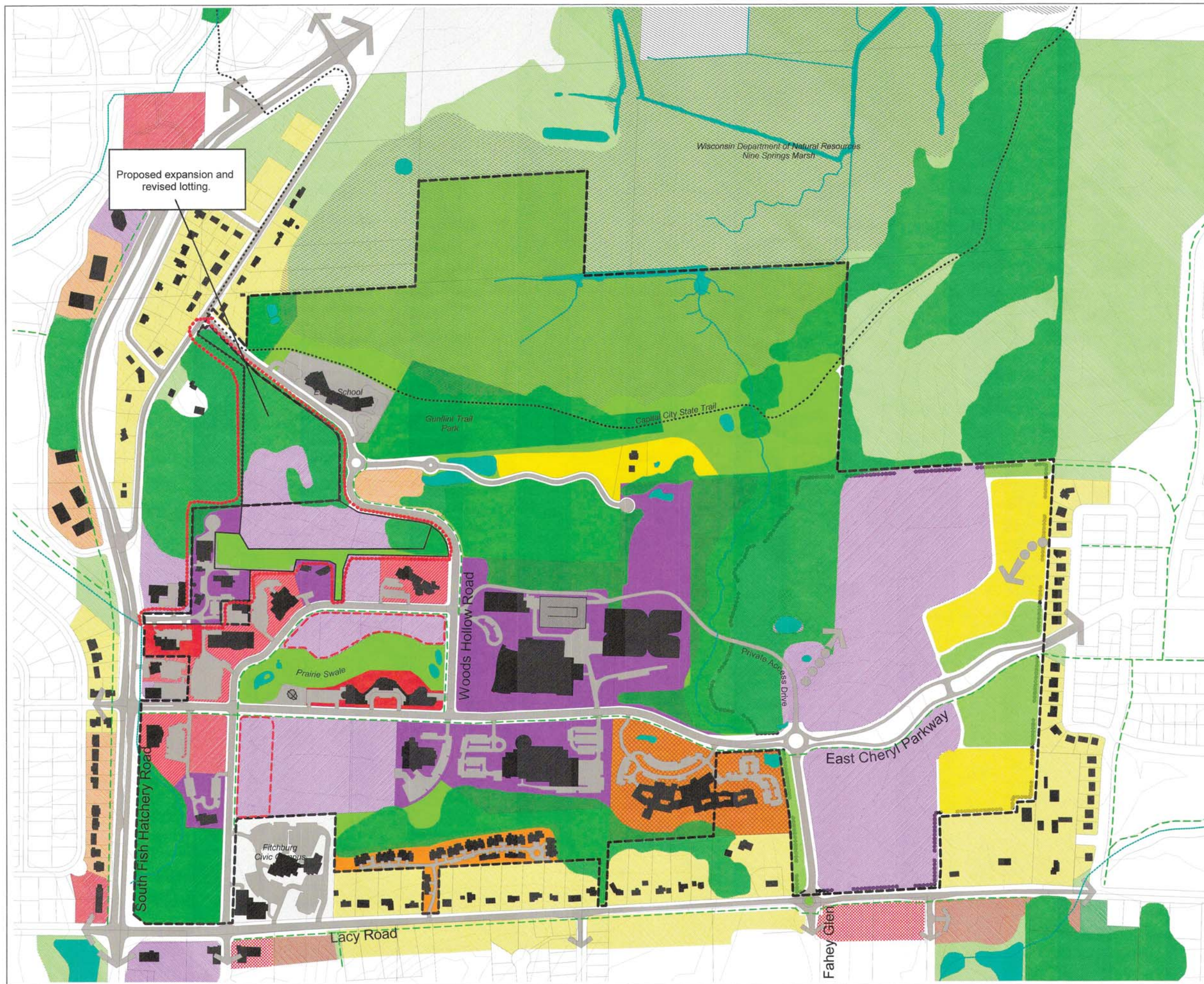


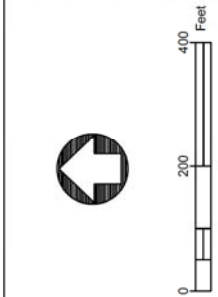
Development Reserve
Development to land uses other than agricultural, recreation, stormwater management, or conservancy uses, or the extension of public infrastructure improvements (public streets, water, sanitary, etc) within this area may require approval of a detailed plan prepared through a CDP amendment process.



0 300 600 900 1200 Feet

Base map data from Dane County Land Information Office.





PROJECT: 01514-001 USONA

FILE NAME: P:\01514-001 USONA\DRAWINGS\DESIGN\USONA\CAMPUS.DWG
LAYOUT NAME: CSM LAYOUT

CLIENT: USONA

TITLE: POTENTIAL CSM

PLOT DATE: 11/18/2019 12:56 PM

PLOT BY: RYAN MOE

PLOT NAME:

PLOT SCALE: 1 IN=200 FT

SHEET 1