

Comprehensive Development Plan



Thermo Fisher Scientific Comprehensive Development Plan

April 11, 2022

PREPARED FOR:
City of Fitchburg
5225 Verona Road
Madison, WI 53711

PREPARED BY:
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Suite 200
Madison, WI 53714

TABLE OF CONTENTS

OVERVIEW	1
EXISTING CONDITIONS	3
SURFACE WATER RUNOFF	4
TRANSPORTATION	5
PEDESTRIANS AND BICYCLING	6
GENERAL DESCRIPTION OF SITE WHEN DEVELOPED	7
UTILITIES	8
ZONING	9

COMPREHENSIVE DEVELOPMENT PLAN

OVERVIEW

The Thermo Fisher Scientific (TFS) Comprehensive Development Plan helps provide an insight into the existing and future land uses for approximately 70 acres located in the City of Fitchburg. TFS parcels are surrounded by Verona Frontage Road, Sprocket & Spoke Drive, Dawley Conservation Park along with Pine Ridge Subdivision. The Badger Ridge State Trail and the Military State Trail run adjacent to parcels and have high volumes of bicycles and pedestrian traffic in the summer months. See Exhibit 1 for TFS property limits.

TFS desires to sell off seven acres on the southernmost part of their property to be consistent with the Business and Industrial / Commercial future land use plans of the City. The parcel has frontage on McKee Road and Sprocket Drive. Due to the size of the parcel, City ordinance requires a Comprehensive Development Plan.

Currently TFS does not desire to sell any further property beyond the proposed seven-acre site. They will retain remaining undeveloped lands for their own expansion in the future. It is unknown what those specific plans will be, however any future TFS expansion will be consistent the industrial / commercial land use designated for this area.

TFS currently has five different parcels that make up their campus within the City of Fitchburg. In 2020, TFS sold off a building to the Boys and Girls club along the Frontage Road. Another land sale occurred in 2020 to Certco, Inc. on land west of Sprocket Drive and was not contiguous to the larger parcel. Exhibit 2 and 3 show parcel numbers and current land use.

TFS has already recently sold off a small parcel to the north to the state for storm water purposes and part of their campus on the west for Verona Road expansion as required by WisDOT. Arrowhead NDP was completed and adopted in 2009 to help plan use of the area and what the City had envisioned for the land use. This plan was created by the City for the future potential land uses in the area. Since the NDP, several of these changes have been made to the TFS campus.

When the Verona Road improvements were completed, they resulted in removal of access to Williamsburg Way on the northwest area of the site. A secondary entrance to the campus was added to the south connecting to Sprocket Drive. The entrance was an extension of Discovery Drive and constructed as a private drive. In 2017, McKee Road improvements were completed at the south end of TFS campus to the east of US 18 in 2020.

The Arrowhead NDP had improvements planned through 2030. These plans included a new fire station, manufacturing, office buildings, industrial buildings, and some warehouses on property that belongs to TFS. This Arrowhead NDP is not an accurate representation of changes to the TFS property due to the Verona Road and McKee Road projects.

As a result of the surrounding WISDOT construction projects, excess granular fill has been added to the TFS lands where previous demolition of existing buildings occurred. The fill was intended to raise the sites and make them suitable for long term planning / development on the vacant lands by TFS needs.

TFS entered into fill agreements in 2017 and currently still have an agreement active for one of their parcels. These fill projects have all been permitted through WDNR and the City of Fitchburg. Fill for these projects comes from other local projects and must meet certain requirements to be placed on-site. Compaction testing, water runoff and drainage, and erosion control with restoration are a few items which are monitored throughout the design and construction process.

The parcel east of the Badger State Trail (Parcel 0609-053-9345-2) has been considered as a developable parcel in the NDP. However, the location and access along with setbacks and other challenges have caused TFS to consider this parcel to not be suitable for development for commercial or industrial. The use is planned to be more passive for energy generation such as solar or conservancy as green space. This parcel is currently serving as a fill site and will be completed in the Spring of 2022.

TFS has an interested buyer for the southern end of the parcel that fronts onto McKee Road. The proposed seven-acre parcel is currently a wooded area that abuts to McKee Road, between Spoke Drive and the Badger State Trail. Based on City Ordinance Section 24-3 (f)(1), a Comprehensive Development Plan is required accompanied by a Certified Survey Map (CSM). As a result of the City ordinance requirement, a CSM was not allowed to divide this parcel and a Plat was required instead.

This new planned parcel land use will remain office / manufacturing / warehouse as represented in the Arrowhead Redevelopment Plan and continue to allow private organizations to have public and utility infrastructure support within the City. Arrowhead Redevelopment Plan can be referenced through Exhibit 4.

Currently, there is no known information on the site development as TFS wants to divide the land and sell it. Any approval to new land development would require, City & DNR approval for site design and site use.

The CDP will outline changes to the existing and future lands uses for the TFS campus.

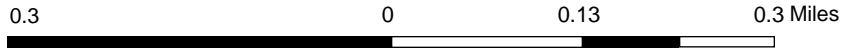
Exhibit 1



Surface Water Data Viewer Map



- Legend**
- Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water
 - Index to EN_Image_Basemap_Leaf_Off



NAD_1983_HARN_Wisconsin_TM

1: 7,920

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Notes

Exhibit 2

0609-064-8085-2

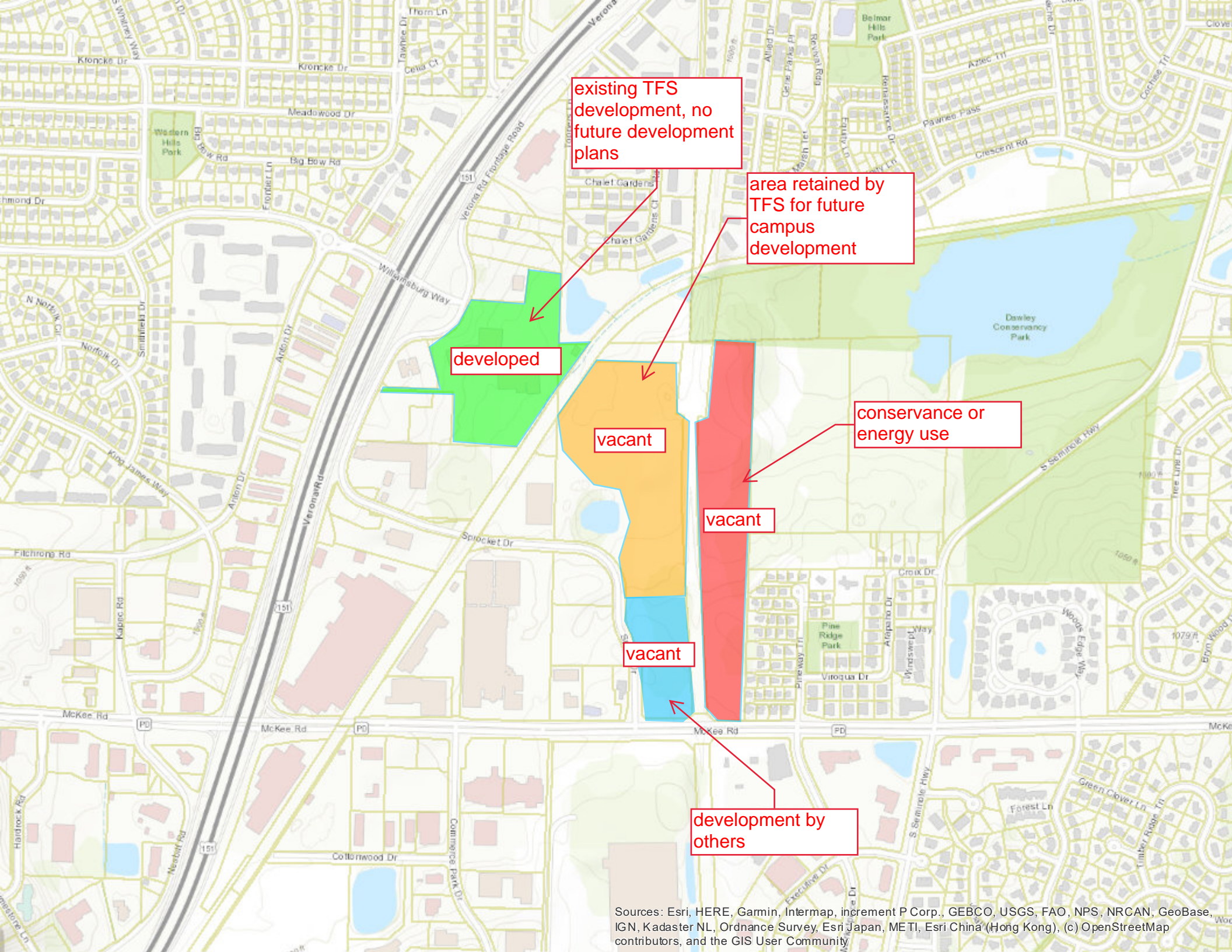
0609-053-8600-5

0609-053-9320-2

0609-053-9345-2

0609-064-8430-8

Exhibit 3



existing TFS
development, no
future development
plans

area retained by
TFS for future
campus
development

developed

vacant

conservation or
energy use

vacant

vacant

development by
others

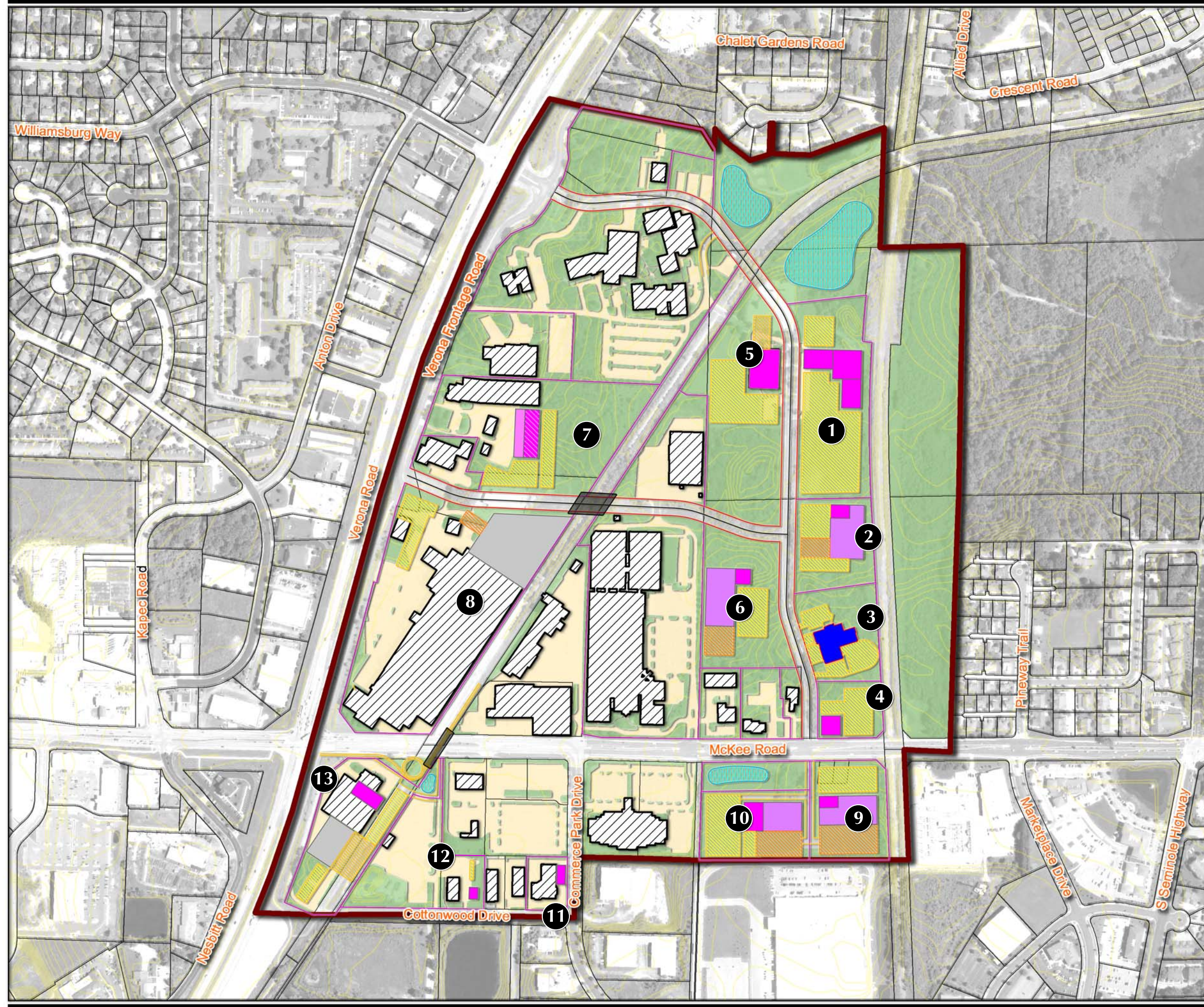
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Exhibit 4

Arrowhead Redevelopment Plan

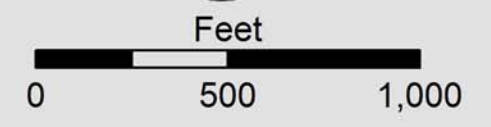
*City of Fitchburg
Dane County, Wisconsin*

Alternative One Conceptual Plan



LEGEND

EXISTING		PROPOSED DEVELOPMENT (land uses)	
	Parcels		Warehouse
	Building Footprints		Manufacturing
	Pervious Areas		Office
	Impervious Areas		Public
PROPOSED			
	Parcels		
	Parking-Surface		
	Parking-Two Level		
	Parking Ramp		
	Loading Area		
	Stormwater Management		
	Bridge		



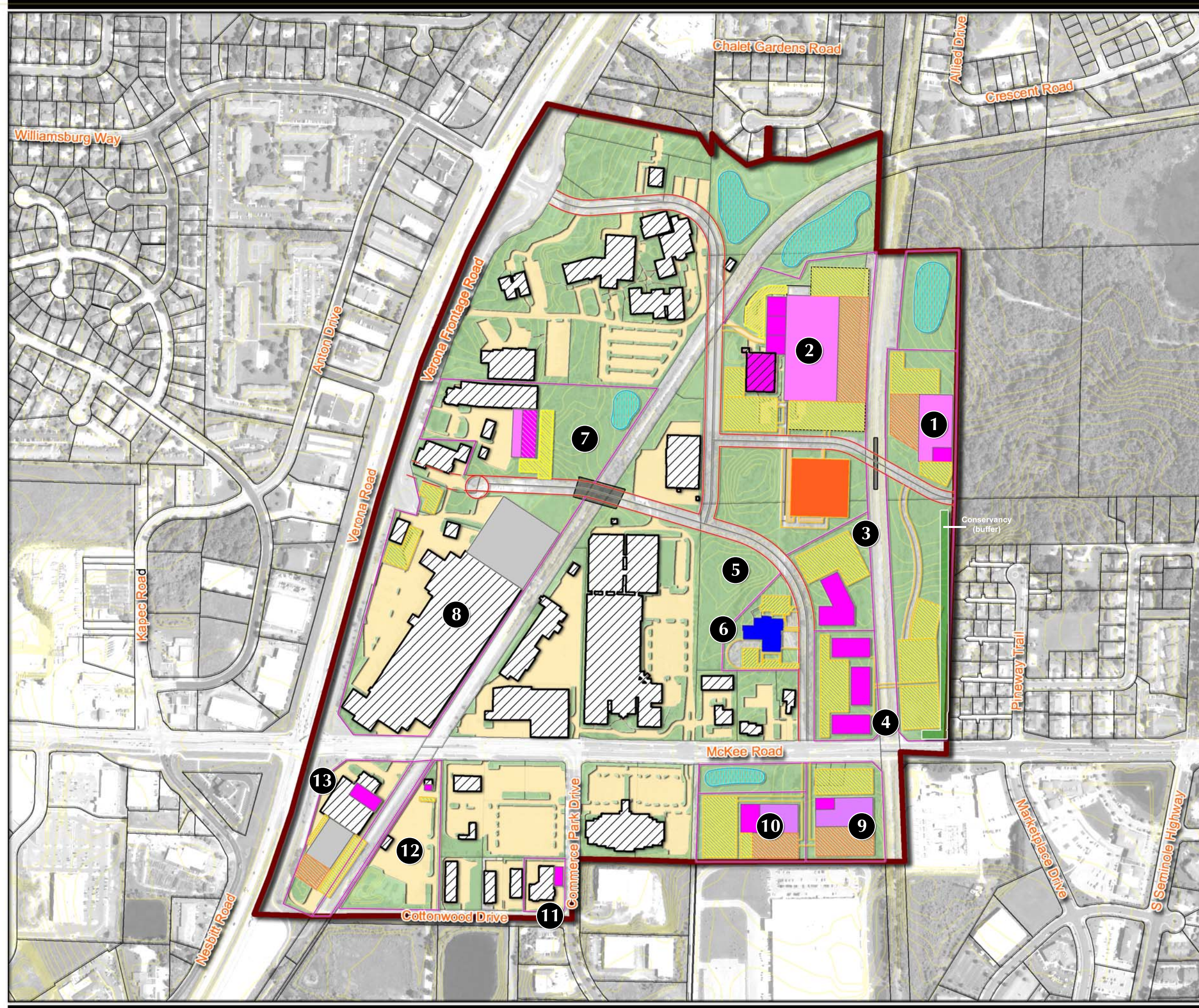
Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA
Date: 10-03-11



Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

Alternative Two Conceptual Plan



LEGEND

EXISTING		PROPOSED DEVELOPMENT (land uses)	
	Parcels		Warehouse
	Building Footprints		Manufacturing
	Pervious Areas		Office
	Impervious Areas		Public
PROPOSED			
	Parcels		
	Parking-Surface		
	Parking-Two Level		
	Parking Ramp		
	Loading Area		
	Stormwater Management		
	Bridge		



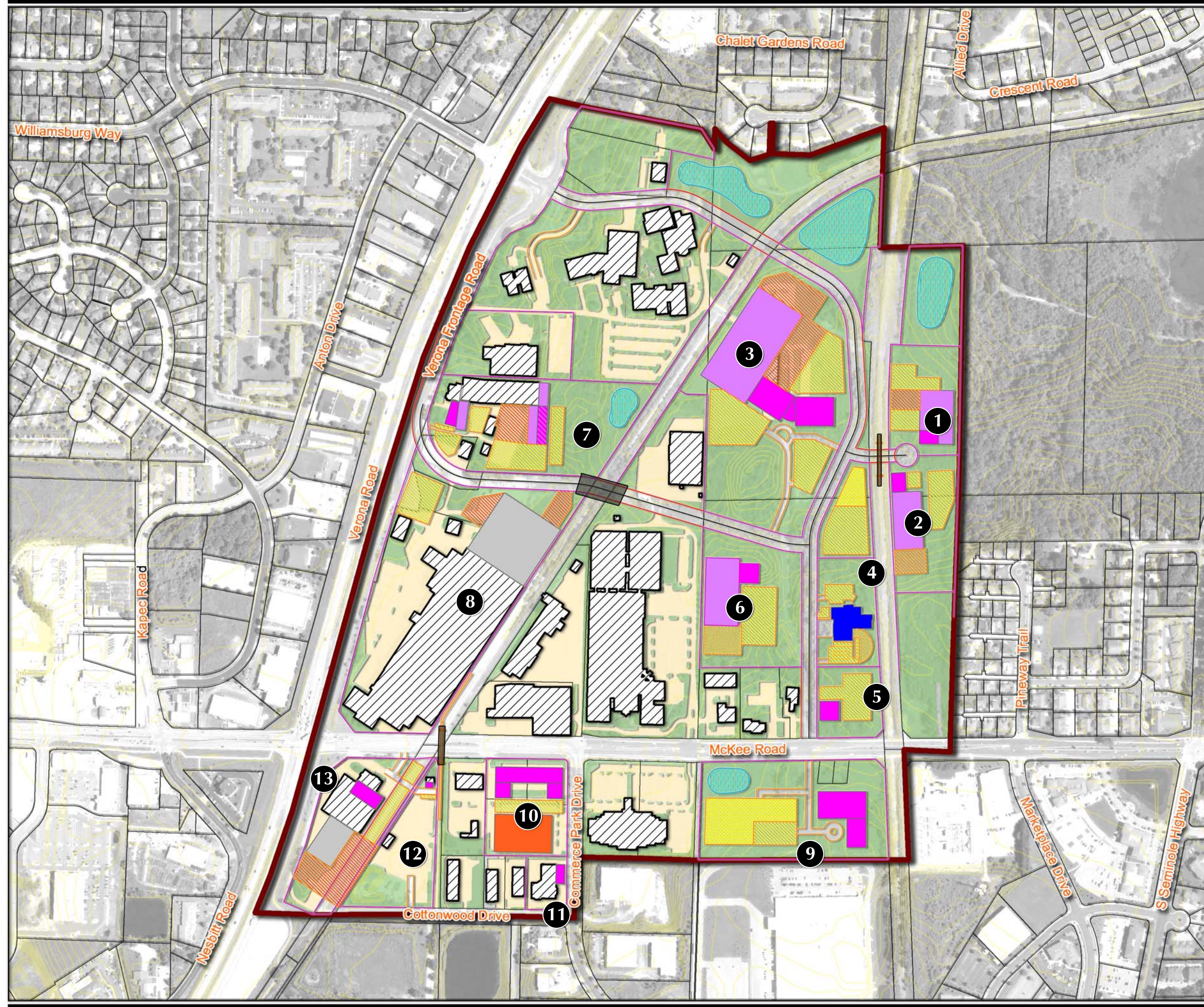
Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA
Date: 10-03-11



Arrowhead Redevelopment Plan

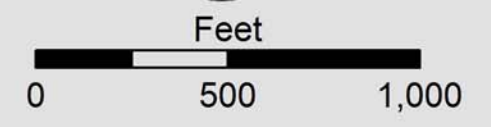
*City of Fitchburg
Dane County, Wisconsin*

Alternative Three Conceptual Plan



LEGEND

- | | | | |
|-----------------|-----------------------|---|---------------|
| EXISTING | | PROPOSED DEVELOPMENT (land uses) | |
| | Parcels | | Warehouse |
| | Building Footprints | | Manufacturing |
| | Pervious Areas | | Office |
| | Impervious Areas | | Public |
| PROPOSED | | | |
| | Parcels | | |
| | Parking-Surface | | |
| | Parking-Two Level | | |
| | Parking Ramp | | |
| | Loading Area | | |
| | Stormwater Management | | |
| | Bridge | | |



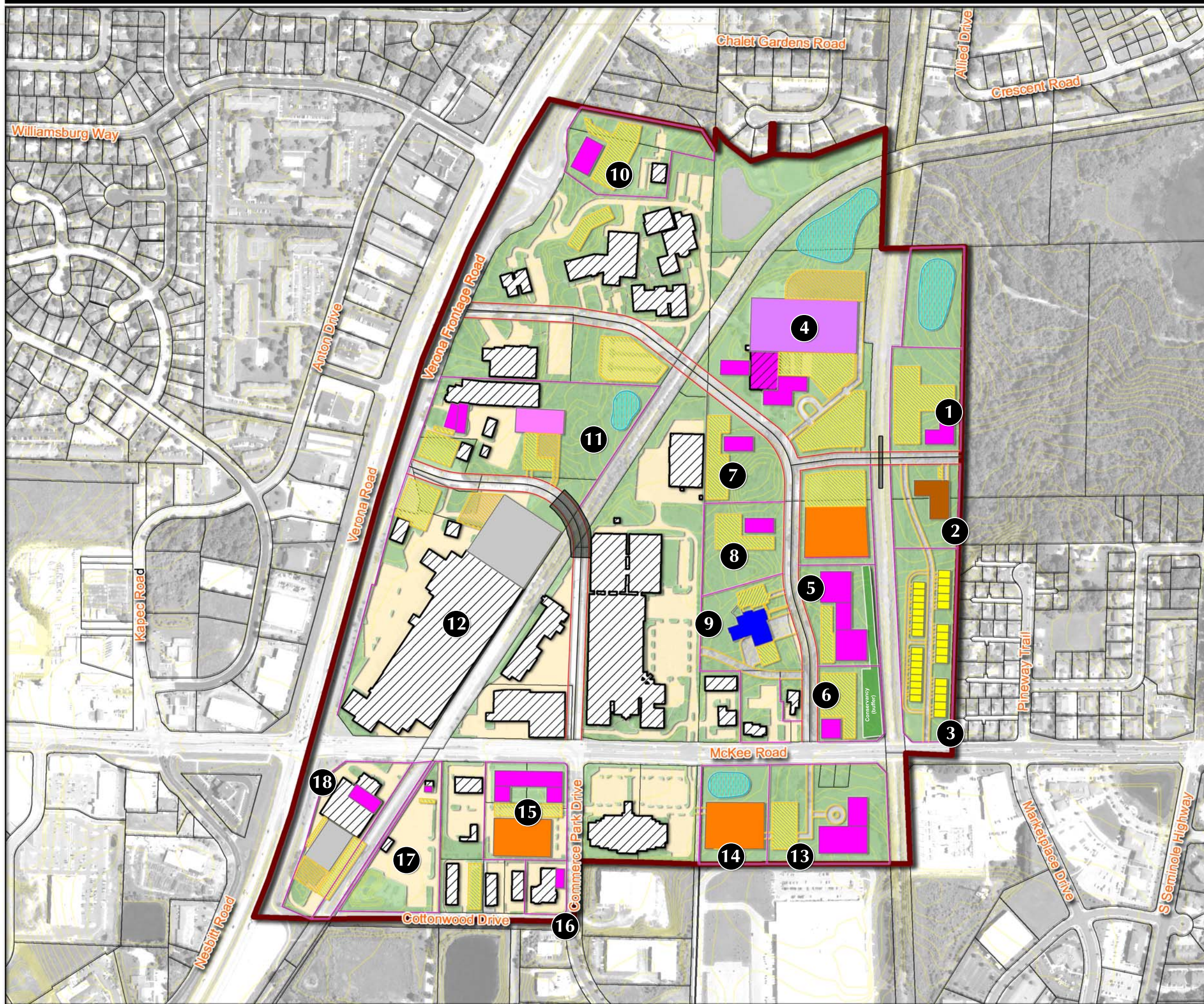
Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA
Date: 10-03-11



Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

Alternative Four Conceptual Plan



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas
- Stormwater Management
- Bridge

PROPOSED

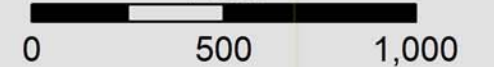
- Parcels
- Parking-Surface
- Parking-Ramp
- Loading Area

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public



Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10-03-11



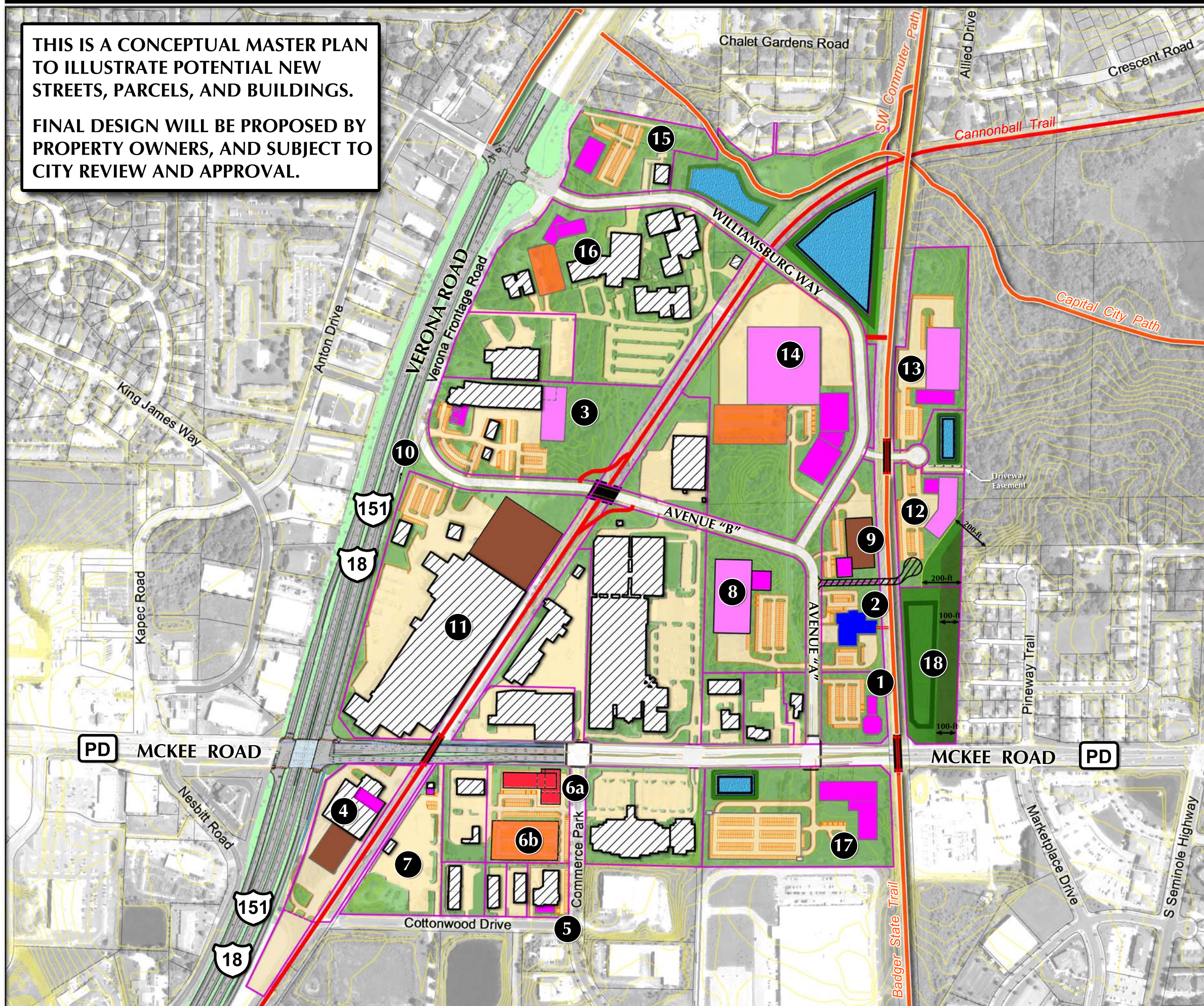
THIS IS A CONCEPTUAL MASTER PLAN TO ILLUSTRATE POTENTIAL NEW STREETS, PARCELS, AND BUILDINGS.

FINAL DESIGN WILL BE PROPOSED BY PROPERTY OWNERS, AND SUBJECT TO CITY REVIEW AND APPROVAL.

Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN 2012-2030 (Est.)



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

- Parcels
- Parking Structure
- Stormwater Management
- Bike/Ped Grade Separated Crossing
- Bike/Ped Underpass
- Alternative Cul-de-sac

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public
- Mixed Use (office over retail/restaurant)
- Park & Conservancy
- Tree Protection Zone



Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10-03-11



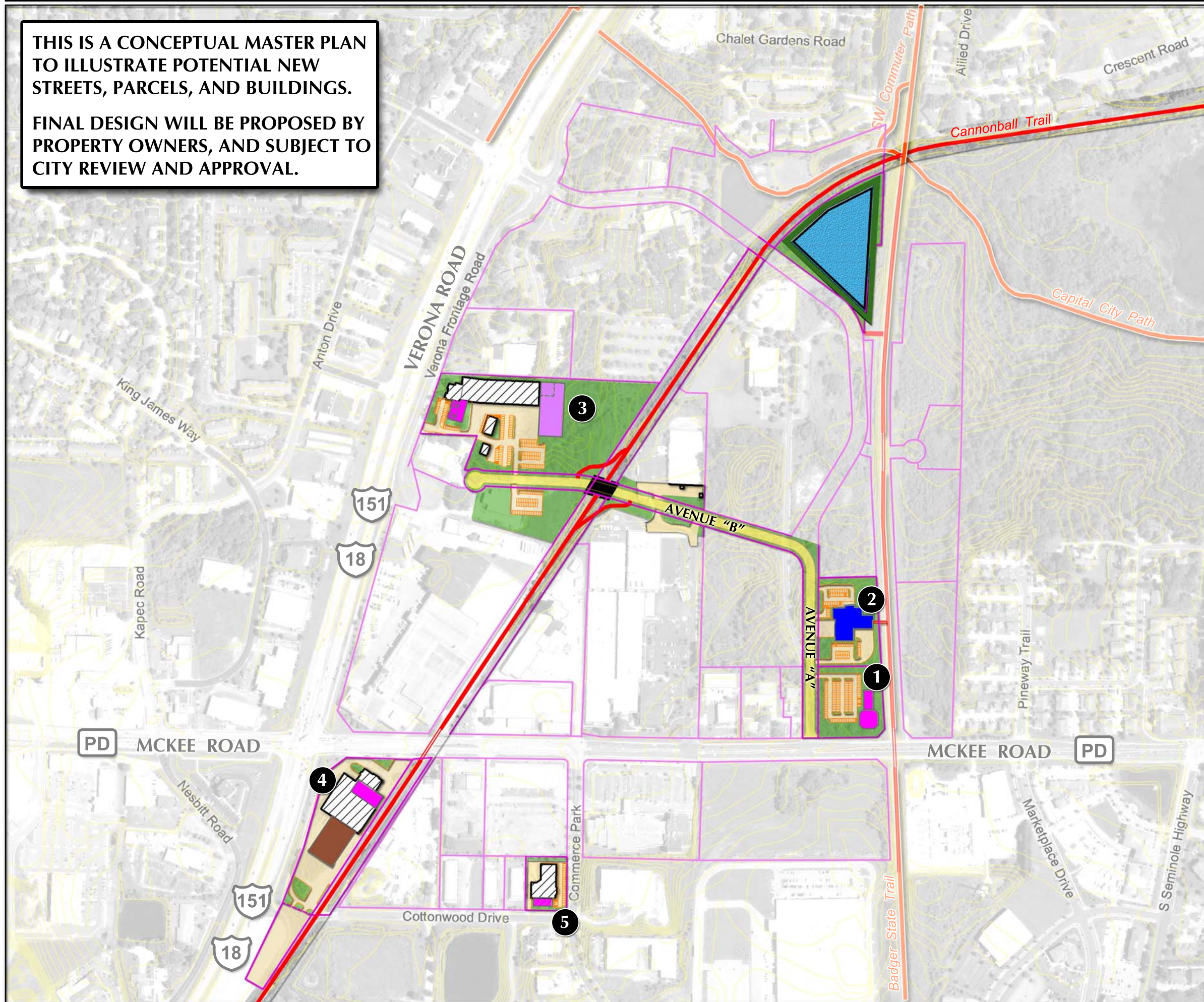
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Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN Phase One 2012-2015 (Est.)



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

- Parcels
- Parking Structure
- Stormwater Management
- Bike/Ped Grade Separated Crossing
- Bike/Ped Underpass

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public
- Mixed Use (office over retail/restaurant)
- Park & Conservancy
- Tree Protection Zone



Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10-05-11



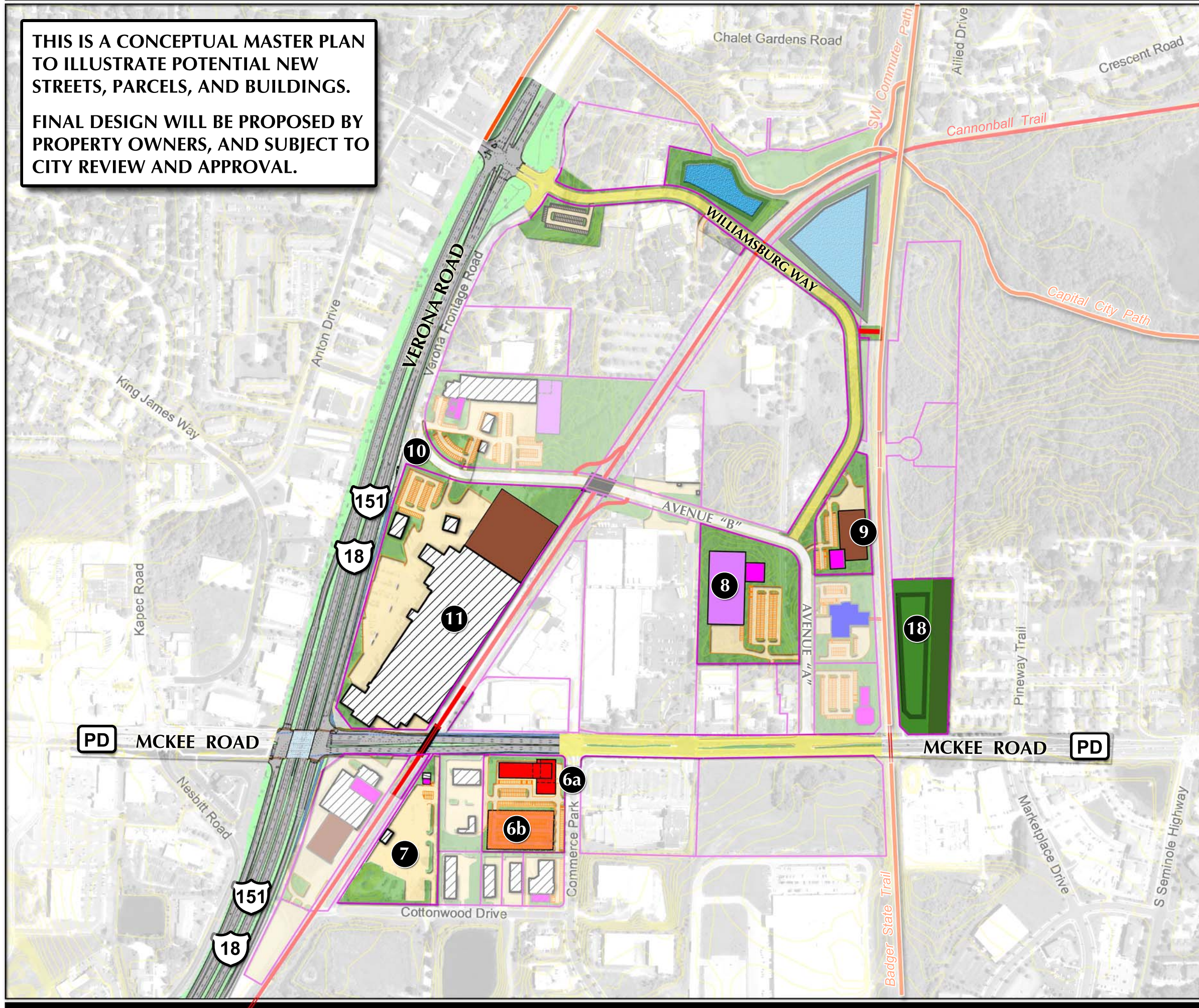
THIS IS A CONCEPTUAL MASTER PLAN TO ILLUSTRATE POTENTIAL NEW STREETS, PARCELS, AND BUILDINGS.

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Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN Phase Two 2016-2020 (Est.)



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

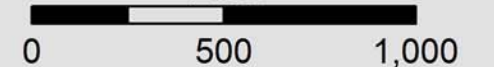
- Parcels
- Parking Structure
- Stormwater Management
- Bike/Ped Grade Separated Crossing
- Bike/Ped Underpass

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public
- Mixed Use (office over retail/restaurant)
- Park & Conservancy
- Tree Protection Zone



Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10-05-11



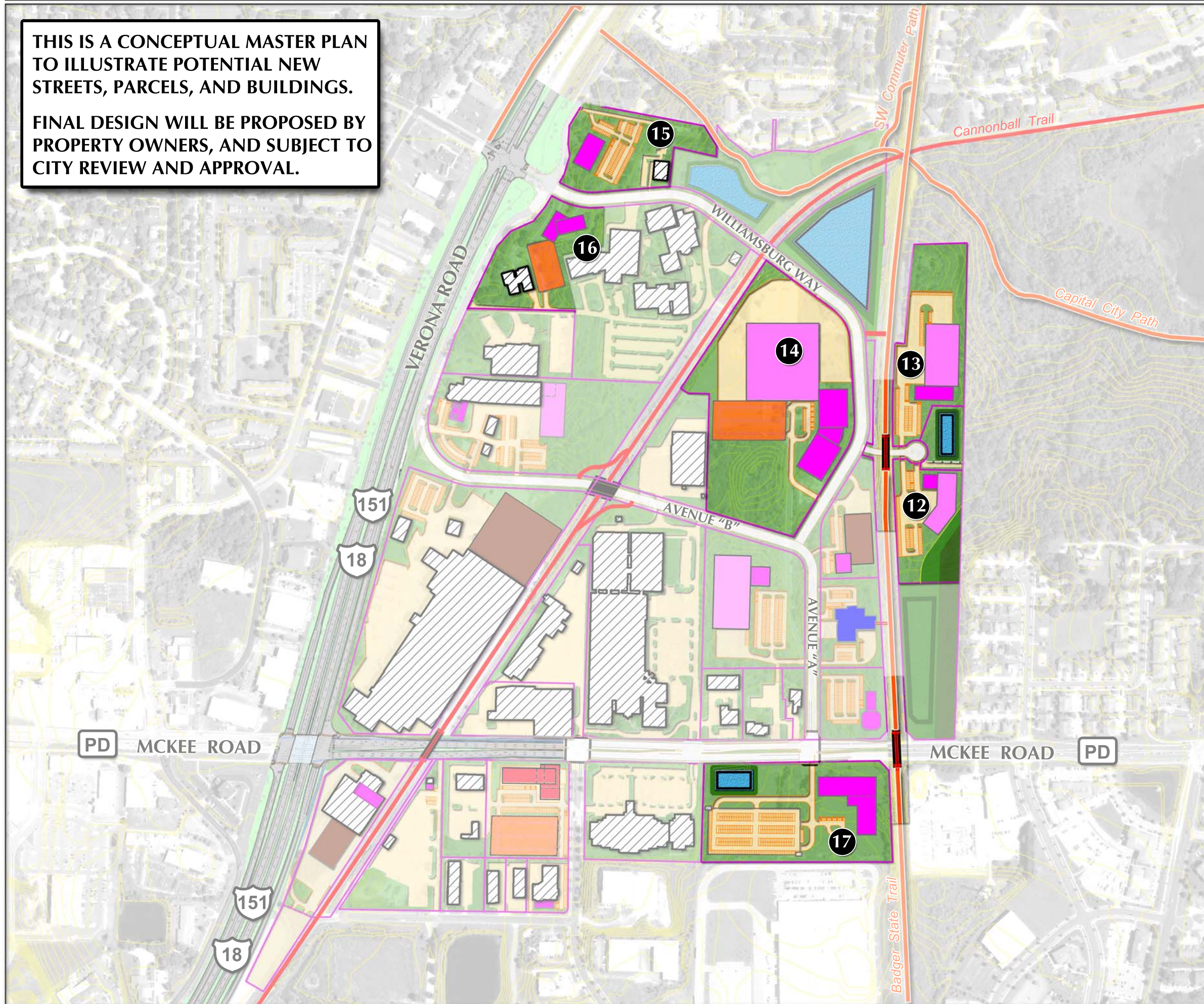
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Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN Phase Three 2021-2030 (Est.)



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

- Parcels
- Parking Structure
- Stormwater Management
- Bike/Ped Grade Separated Crossing
- Bike/Ped Underpass

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public
- Mixed Use (office over retail/restaurant)
- Park & Conservancy
- Tree Protection Zone



Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10-05-11












Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

PROPOSED WATERSHED MANAGEMENT

Legend

-  2-foot Contours
-  Water Flow
-  Watershed
-  Land-locked Watershed
-  Existing Pond (wet)
-  Existing Pond (dry)
-  Existing Underground Storage
-  Proposed Pond (wet)
-  Proposed Pond (dry)

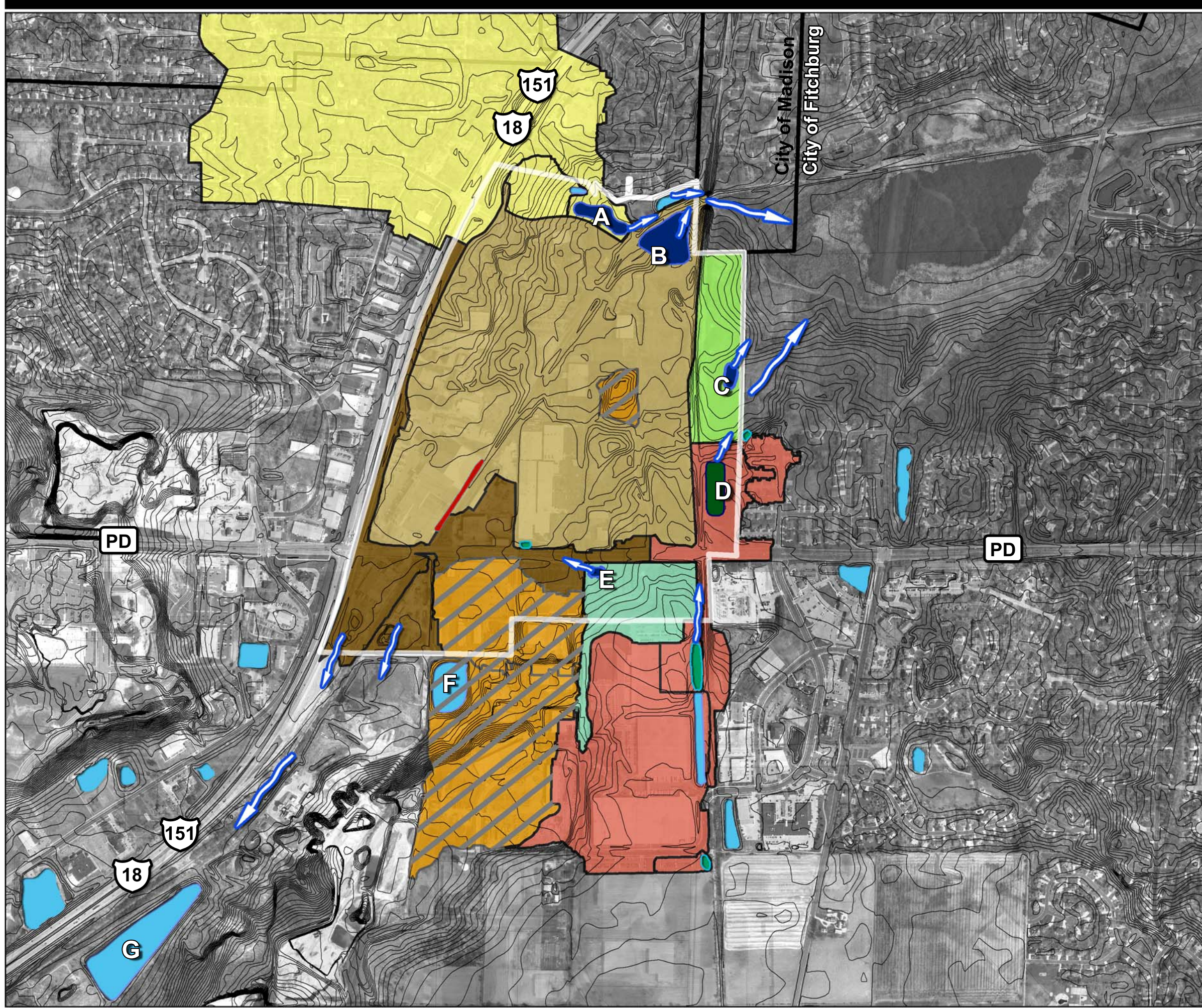


Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10/19/11



Arrowhead Redevelopment Plan

City of Fitchburg
Dane County, Wisconsin

Transportation Network

1. Connectivity

- emergency vehicles / bikes / transit / local traffic / pedestrians

2. Complete Streets

- travel and bike lanes / sidewalks / trees

3. Bike / Ped Trails

- dedicated path / connections to streets and businesses

4. Interchange

- increased vehicle capacity

5. Grade-Separated Crossings

- preserve free-flow movement on commuter trails

6. Traffic Signals

- control vehicle movement

7. Conservancy Access

- connection via driveway easement



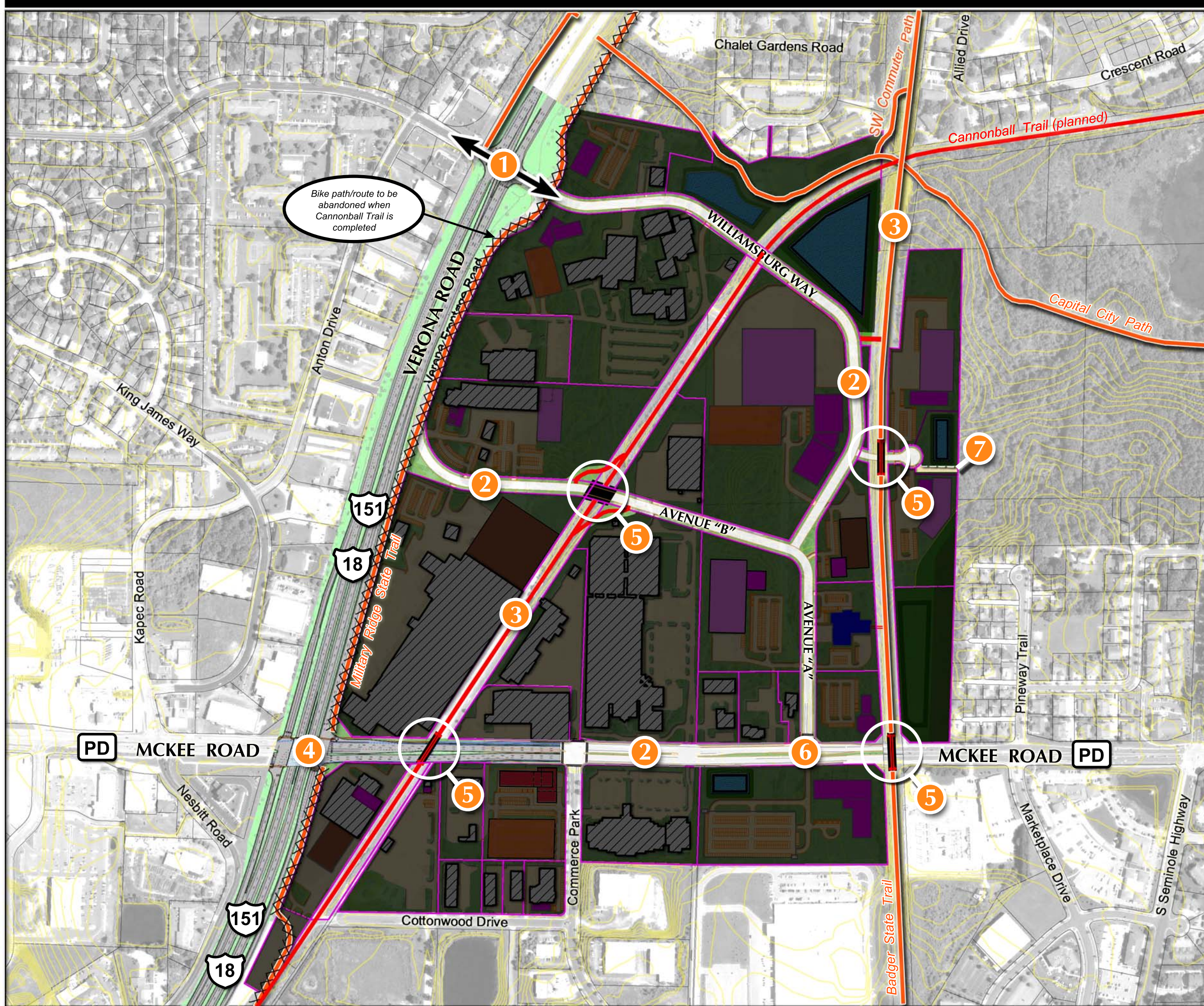
Feet

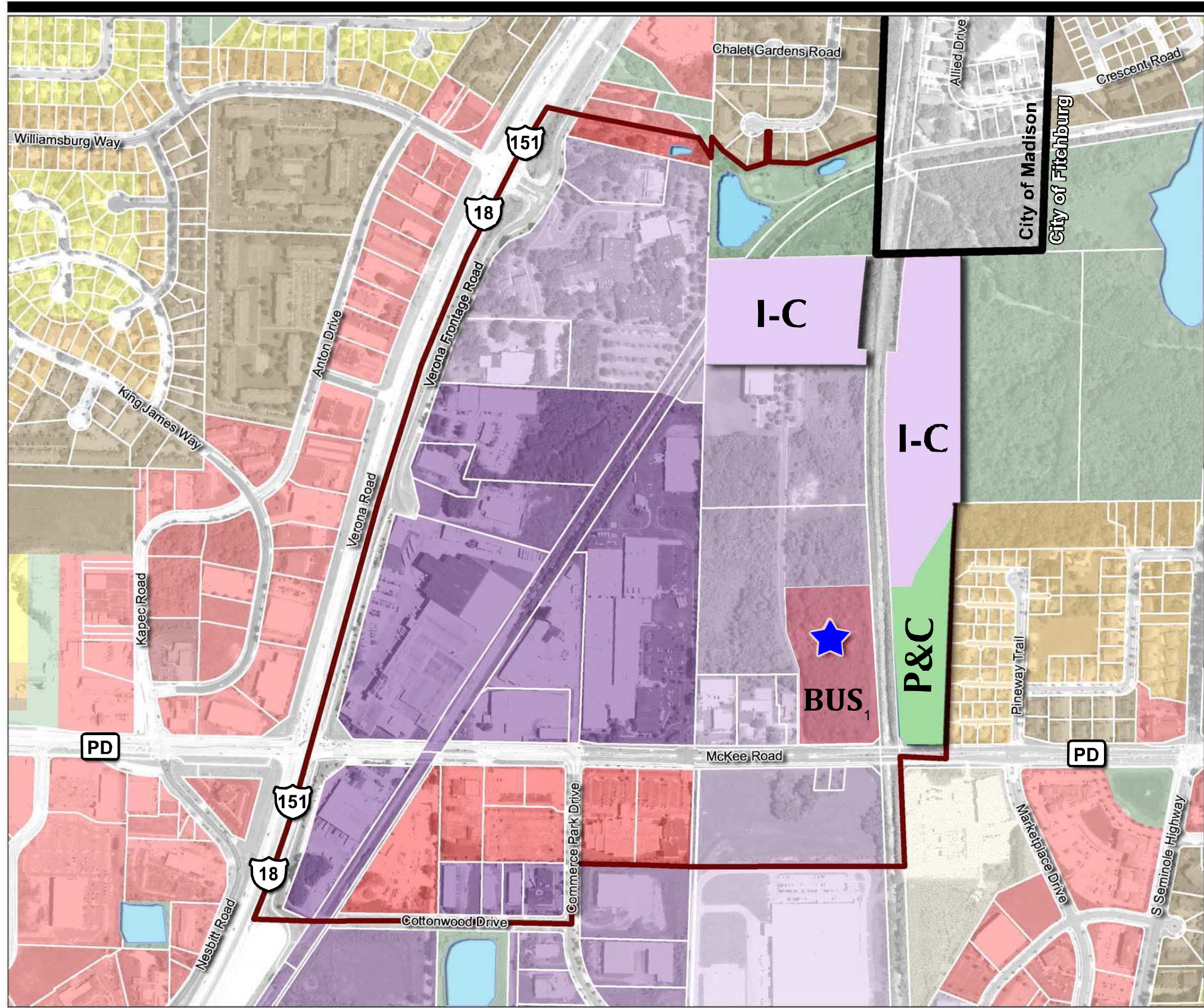


Sources:

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Date: 10-11-11





Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

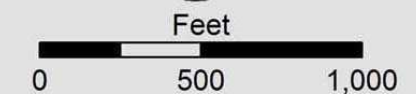
Future Land Use: Proposed Amendments

Legend

Future Land Use

- Rural Development
- Residential
- Medium Density Residential
- High Density Residential
- Business
- Industrial-Commercial
- Industrial-General
- Institutional
- Park & Conservancy
- Open Water
- Potential Fire Station

From City of Fitchburg Comprehensive Plan
(Adopted 03/2009, Amended 10/2010)
Map amended 8/26/2014



1 Future Land Use amended from I-C to BUS on 8/26/2014

Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11



EXISTING CONDITIONS

TFS has five different parcels in the City of Fitchburg. Mapped wetlands in the area are shown via Exhibit 5 on the next page. There are no known contaminated soils found on TFS's property.

Parcel # 060905393452 – This 18-acre parcel is landlocked by McKee Road, Pine Ridge Subdivision and Dawley Conservancy Park to the east and north and the Badger State Trail to the west. This parcel has been surveyed by Ruckert & Mielke, Inc. (R/M) Currently, it is not developed and has recently been permitted to place fill. It is partially wooded and abuts to a residential development on part of the eastern boundary. Grading plans and a property survey completed by R/M are shown as Exhibits 6 & 7.

This parcel is currently a fill site which will be completed in the Spring of 2022 and approximately 90% green space due to the access road. Due to the size and layout of the site, there are limited uses due to ordinances, setbacks, and zoning with the adjacent neighborhood and park. Water drainage travels through this parcel from the McKee Road improvements via storm sewer pipes and ditches into Dawley Park. This parcel is currently staying a green space to allow for wildlife habitat to settle back into the area post construction. It is a good infiltration area which has no plans of development. In the future, one consideration would be a passive use such as solar array for energy generation. No development of buildings is planned.

Parcel #060905393202 – This 33.5-acre parcel is landlocked by McKee Road, the Badger State Trail to the east, a State-owned parcel to the north, Military Ridge State Trail, VALD LLC, and Spoke Drive to the west. Part of this parcel was a fill site in 2017. This parcel currently consists of a wooded area towards McKee Road and a pond at the north end constructed to treat WisDOT storm water. The fill site is green space located on both the east and west side of Discovery Path. Water Drainage for this parcel is infiltrating the ground towards Discovery Path to the storm sewer inlets. The Sprocket Road Pond is located on the west side of Discovery Path to retain regional storm water runoff as designed by the City of Fitchburg. The pond is located on the TFS property with an easement to the City of Fitchburg. A channel or drainageway connects the Sprocket Road Pond to the northeast to the Military Ridge Trail drainage. This is the parcel which is being proposed to sell off the 7 acres for development along McKee Road.

Parcel #060906480852 – This 17-acre parcel shares several different private developments surrounding it from the Dane County Boys & Girls Club, BSH Storage, NFW Acquisition Corp., CC Systems, LLC, and the Military Ridge State Trail. This parcel currently has pervious and impervious areas and contains the current buildings associated with the TFS campus operation.

Existing TFS campus buildings and parking lots are located here for the company. Pervious areas meet the requirements and ordinances set forth by the City. Water runoff on this parcel is collected by ditches and bio basins. Overflow for the basins is directed to the storm sewers. There is no further development of parking lots or buildings currently.

Parcel #06090648308 & 060905386005 – These two parcels are small triangle parcels and are approximately 1.5 acres. They are currently green spaces and has a small building for maintenance.

While TFS has no future plans for any buildings or site work on their property, with the change in the economy focusing on resources, TFS staff are looking at possibilities of renewable energy as a potential use of the remaining vacant land.

Exhibit 5



Surface Water Data Viewer Map



- ### Legend
- Wetland Class Areas
 - Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
 - Filled Points
 - Wetland Class Areas
 - Filled Areas
 - Wetland Class Areas
 - Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
 - Filled Points
 - Wetland Class Areas
 - Filled Areas
 - Wetland Identifications and Confirmations
 - Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - Rivers and Streams



NAD_1983_HARN_Wisconsin_TM

1: 7,920

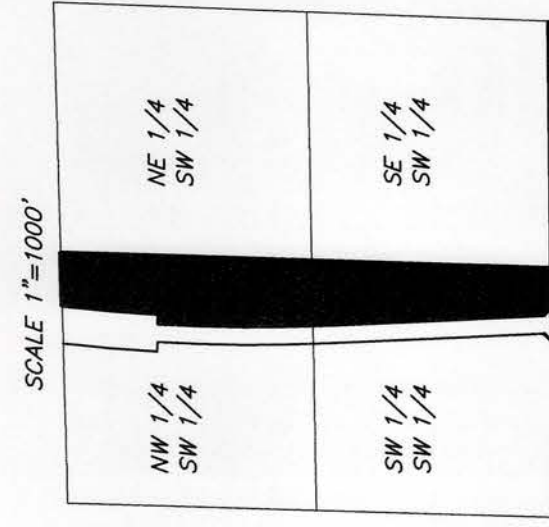
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Notes

Exhibit 6

Exhibit 7

PROPERTY SURVEY



LEGAL DESCRIPTION

PER 60 YEAR REPORT OF TITLE RECEIVED FROM DANE COUNTY TITLE COMPANY AS FILE NUMBER B-14070223.
 That part of the West One-Half of the Southwest One-Quarter (W1/2 SW 1/4) of Section Five (5), Township Six (6) North, Range Nine (9) East, in the City of Fitchburg, Dane County, Wisconsin, lying Easterly of the former right-of-way of the Illinois Central Railway Company, and EXCEPTING THEREFROM lands conveyed to Dane County, Highway Department, by Warranty Deed, Document Number 1034786; AND FURTHER, EXCEPTING THEREFROM lands conveyed to the City of Fitchburg, State of Wisconsin, in Warranty Deed recorded February 10, 1998 as Document Number 2932404.

BOUNDARY DESCRIPTION

PER THIS SURVEY:
 Being part of the NW 1/4 and SW 1/4 of the SW 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin more fully described as follows:
 Commencing at the Southwest Corner of the Southwest Quarter of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin;

thence N89°38'48"E along the south line of said Southwest Quarter a distance of 1,300.19 feet; thence N01°52'39"E a distance of 60.05 feet to the north right-of-way of McKee Road, and the Point of Beginning; thence S89°38'48"W along said right-of-way a distance of 200.12 feet; thence N46°28'42"W along said right-of-way a distance of 57.59 feet to the east line of the former right-of-way of the Illinois Central Railway Company, thence along said east line of said former right-of-way for the next five (5) courses; (1) thence N02°29'52"W a distance of 1,119.82 feet to a point of curve; (2) thence along an arc of curve to the right for a distance of 888.21 feet, having a radius of 8,554.29 feet, a chord bearing N00°28'36"E for a distance of 887.81 feet, and a central angle of 05°56'57"; (3) thence S86°32'55"E for a distance of 50.00 feet to a point of non-tangent curve; (4) thence along an arc of curve to the right for a distance of 487.46 feet, having a radius of 8,504.29 feet, and a chord bearing N05°05'36"E for a distance of 487.40 feet, and a central angle of 03°17'03"; to a point of tangency; (5) thence N06°44'08"E for a distance of 19.76 feet to a point on the north line of said Southwest Quarter; thence N88°37'33"E along said north line for a distance of 271.65 feet to the occupied and monumented east line of the West Half of said Southwest Quarter; thence S01°52'39"W along said east line for a distance of 2,555.00 feet to the point of beginning containing 782,425 sq. ft. or 17.96 acres more or less of land.

SURVEYOR'S CERTIFICATE

I, Chris Ruetten, Ruetkert & Mielke, Inc., Registered Land Surveyor do hereby certify that the direction of the survey that I made this field survey according to the Wisconsin Administrative Code, Chapter A-E7 Minimum Standards for Property Surveys, and to the best of our knowledge and belief is a correct representation of said field survey.

Chris Ruetten
 Chris Ruetten, P.L.S. 2942
 Dated this 14th day of October, 2014.

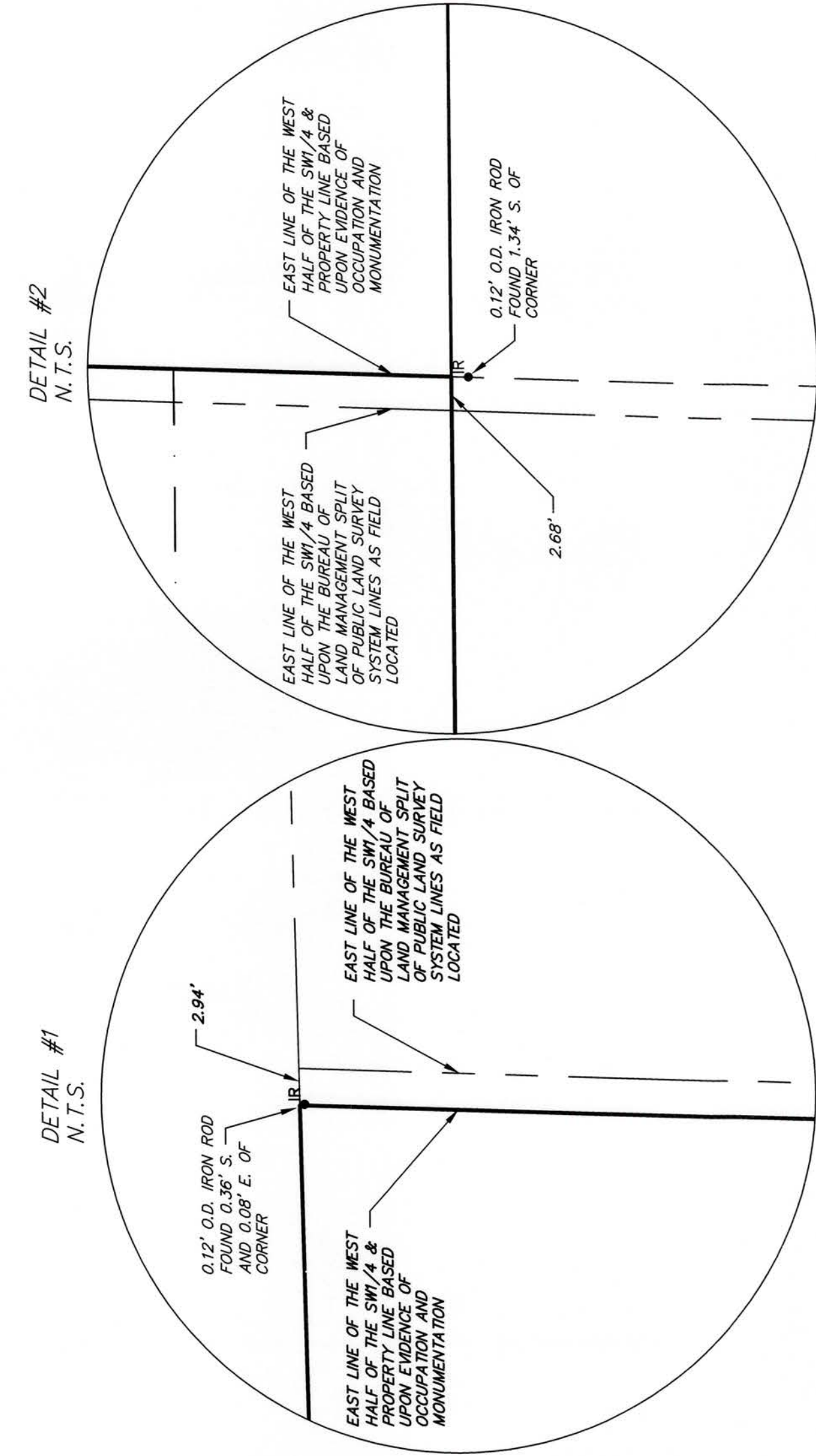
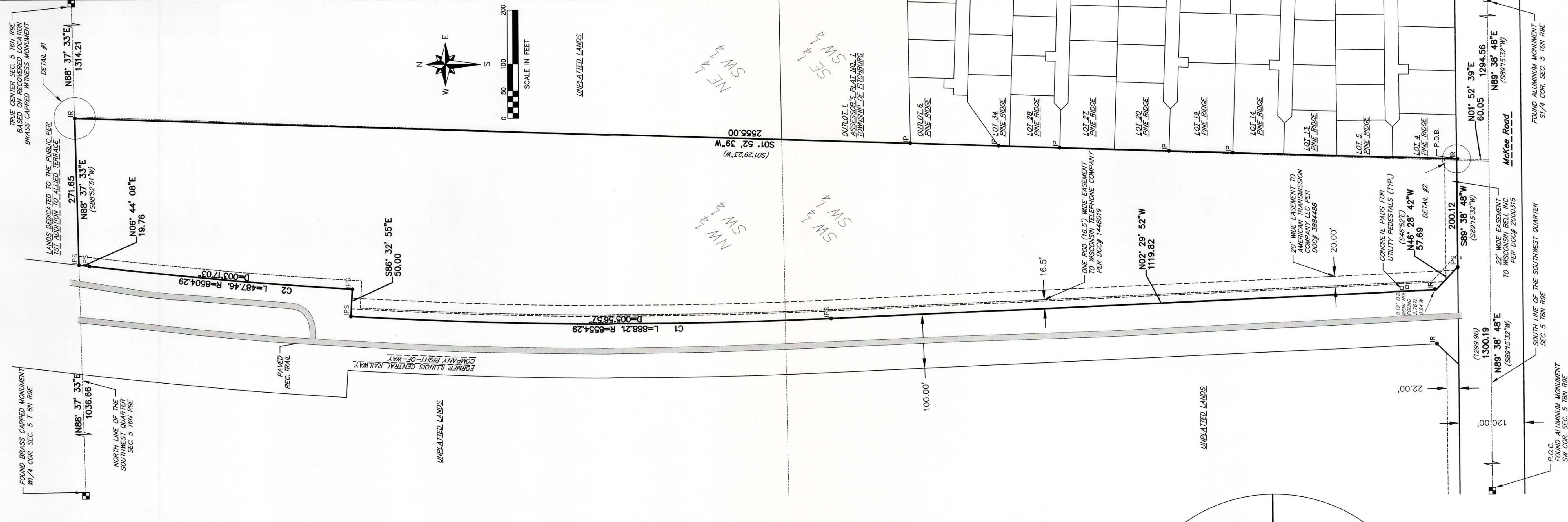


NOTES/SURVEYORS REPORT:

- Bearings for this survey refer to the Dane County Coordinate System after a GPS calibration to Wisconsin Height Modernization Survey Station known as "Fitchburg N GPS" NAD 83(2011) NAVD 88.
- The east line of the property surveyed is deduced to the East line of the West half of the SW 1/4 of Sec. 5 T6N R9E. The abutting, from the east, Plat of Pine Ridge, and Assessor's Plat No. 1 Township of Fitchburg are both described to the same line. They are occupying and are monumented slightly different than the line I surveyed by splitting the measured section lines. See Detail #1 and Detail #2. The tie of Pine Ridge to the South Quarter corner of Section 5 matched with what I measured in the field giving further evidence to hold the monumented and occupied West line of Pine Ridge as the East line of this survey.
- The intent of this survey is to create a description of lands to be donated to the City of Fitchburg by Thermo Fisher Scientific Inc. (Owner) via an "attach/detach" agreement of parcels of land between owners of adjoining property as allowed by current State Statutes Chapter 236, attaching the lands of this survey to Outlot 6 of Pine Ridge currently owned by the City of Fitchburg.

LEGEND

- IP IRON PIPE FOUND 0.12' O.D.
 - IR IRON ROD FOUND 0.12' O.D.
 - IP IRON PIPE SET 0.12' O.D.
- (Max 2x 2x 2) RECORDED AS BEARING OR DISTANCE



CURVE TABLE							
CURVE #	RADIUS	DELTA	CHORD BRG.	ARC	TANGENT	TANGENT BRG. IN	TANGENT BRG. OUT
C2	8504.29	003°17'03"	N05° 05' 36"E	487.46	243.80	N06° 44' 08"E	N03° 27' 05"E
C1	8554.29	005°56'57"	N00° 28' 36"E	886.21	444.51	N03° 27' 05"E	N02° 29' 52"W

PREPARED FOR (OWNER):
 Thermo Fisher Scientific Inc.
 c/o Bill Jenkins
 300 Industry Drive
 Pittsburg, PA 15275

PREPARED BY:
 Ruetkert & Mielke, Inc.
 W235 N2080 Ridgview Pkwy.
 Waukesha, WI 53188

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 RUEKERT & MIELKE INC.

DESIGNED BY:
 CJR

DRAFTED BY:
 BKC

CHECKED BY:
 BKC

DATE:
 OCT. 14TH 2014

FILE NO.
40-10038.200

PROPERTY SURVEY

PARTS OF THE NW1/4 OF THE SW 1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 9 EAST IN THE CITY OF FITCHBURG, DANE CO., WISCONSIN

SHEET NO.
1 OF 1

TOWN: 6N RANGE: 9E SECTION(S): 5

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SURFACE WATER RUNOFF

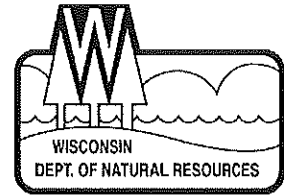
TFS is located within the City of Fitchburg and the City is in the Yahara River Basin. TFS has several different ways to control water runoff and drainage before it meets its tributaries such as the Yahara River, Nine Springs, and Swan & Murphy's Creeks.

The main parcel west of Military Ridge State Trail has several drainage routes that exist on-site to bio basins, grass swales and other treatment areas where water is contained, and overflow routes are tied to various sized storm sewer systems. TFS benefits from a large pond to the north in which the state purchased from TFS. Exhibit 8 acknowledges the pond credit with TFS and the DNR. As a result, the remaining treatment for storm water from this area is managed by this new pond. Other areas from the Storm Water Management Plan dated June 22, 2014 done by MSA Engineering are mapped in Exhibit 9, show the drainage areas. With no planned development the storm water needs are currently adequate for this area and no further development of lands are anticipated resulting in no change to the storm water management for this parcel.

For the parcel located north of Sprocket Road and between the two trails, this land remains undeveloped at this time. The storm water management has been anticipated and developed for this area if any future campus expansion would occur. The site generally drains to the north. The southern half of the site drains into the Sprocket Road Pond for treatment. Any parcels north of the Sprocket Road Pond will drain north to the WisDOT pond. The current Sprocket Road Pond is underutilized since surrounding lands remain undeveloped. Exhibit 10 shows the current conditions for the storm water ponds and drainage. Storm sewer is shown to help facilitate the drainage from bio basins and parking lots.

Drainage for the parcel east of the Badger State Trail drains to the east into Dawley Conservation Park. McKee Road improvements done in 2021 navigate through this parcel via small channels and ditches due to some erosion over the years. Dawley Park during high rain periods sometimes flood and the City is aware of this as it makes the trails hard to travel and causes washouts due to the channelization. This parcel is not planned for any development as a result, it is not anticipated to change or increase runoff in this area.

Exhibit 8



January 28, 2016

Cory Horton, DPW
Fitchburg City Hall
5520 Lacy Road
Fitchburg WI 53711

Subject: Stormwater Treatment Credit – Pond D of WisDOT Verona Road Reconstruction

Dear Mr. Horton:

This letter clarifies whether stormwater runoff treatment credit may be taken in an existing stormwater pond that will be modified by Wisconsin Department of Transportation (WisDOT). This pond is labeled as 'Pond D' (also labeled as the Nicolet Pond) in the Final Design Stormwater Report, Stage 2, US 18/151 (Verona Road) and is currently owned by Thermo Fisher but will be purchased by WisDOT. Pond D is located south of the Military Ridge Path and lies in the SW ¼ of the NW ¼ of Section 5, T6N, R9E.

Pond D is an existing stormwater pond with a restrictive flow structure but no permanent pool and is an on-line pond of a tributary to the Nine Springs Creek Watershed. WisDOT will be deepening the pond to create a permanent pool and modify the outlet structure to improve the water quality treatment performance and this will be authorized under the Cooperative Agreement between DNR and WisDOT in accordance with s. 30.2022, Wis. Stats.

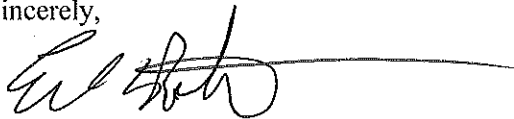
This pond receives stormwater runoff from a portion of the Verona Road reconstruction project along with areas of existing urban development and undeveloped area. The City of Fitchburg requested clarification from the DNR as to whether runoff draining into Pond D may be given stormwater treatment credit to private landowners for future development and redevelopment.

Section NR 151.003, Wis. Adm. Code, specifies conditions under which stormwater treatment practices may or may not be given treatment credit to meet the performance standards of subchs. III and IV of ch. NR 151. Sections NR 151.003 (2)(b) and (2)(d) allow stormwater treatment credit for stormwater management practices located within navigable waters under certain conditions. In 2014, the Department of Natural Resources (DNR) made a determination that the tributary upgradient of Pond D is navigable. Since Pond D functions as a stormwater detention basin, existed prior to October 1, 2002, and existed before the tributary to Pond D was determined to be navigable, stormwater treatment credit within Pond D may be taken for new development, redevelopment and in-fill development. Stormwater runoff that is authorized to be treated in Pond D does not have to meet the post-construction performance standards of ch. NR 151 prior to discharge from Pond D.

Generally for a person or organization to be allowed to take credit for off-site treatment to meet the ch. NR 151 post-construction performance standards, they are to have a written agreement from the owner of the off-site treatment facility that entitles them to such treatment credit. My understanding is that Thermo Fisher is selling the property in which Pond D is located, to WisDOT. WisDOT may make an agreement with the City of Fitchburg for maintenance, which could include a clarification as to the stormwater treatment design and capacity it affords to the drainage area served. However, if Pond D is necessary or will be utilized to provide stormwater treatment for Thermo Fisher or another entity, they should have an agreement from WisDOT that ensures that Pond D or an equivalent stormwater treatment facility will be maintained for their benefit.

Feel free to contact me with further questions related to stormwater treatment credit.

Sincerely,

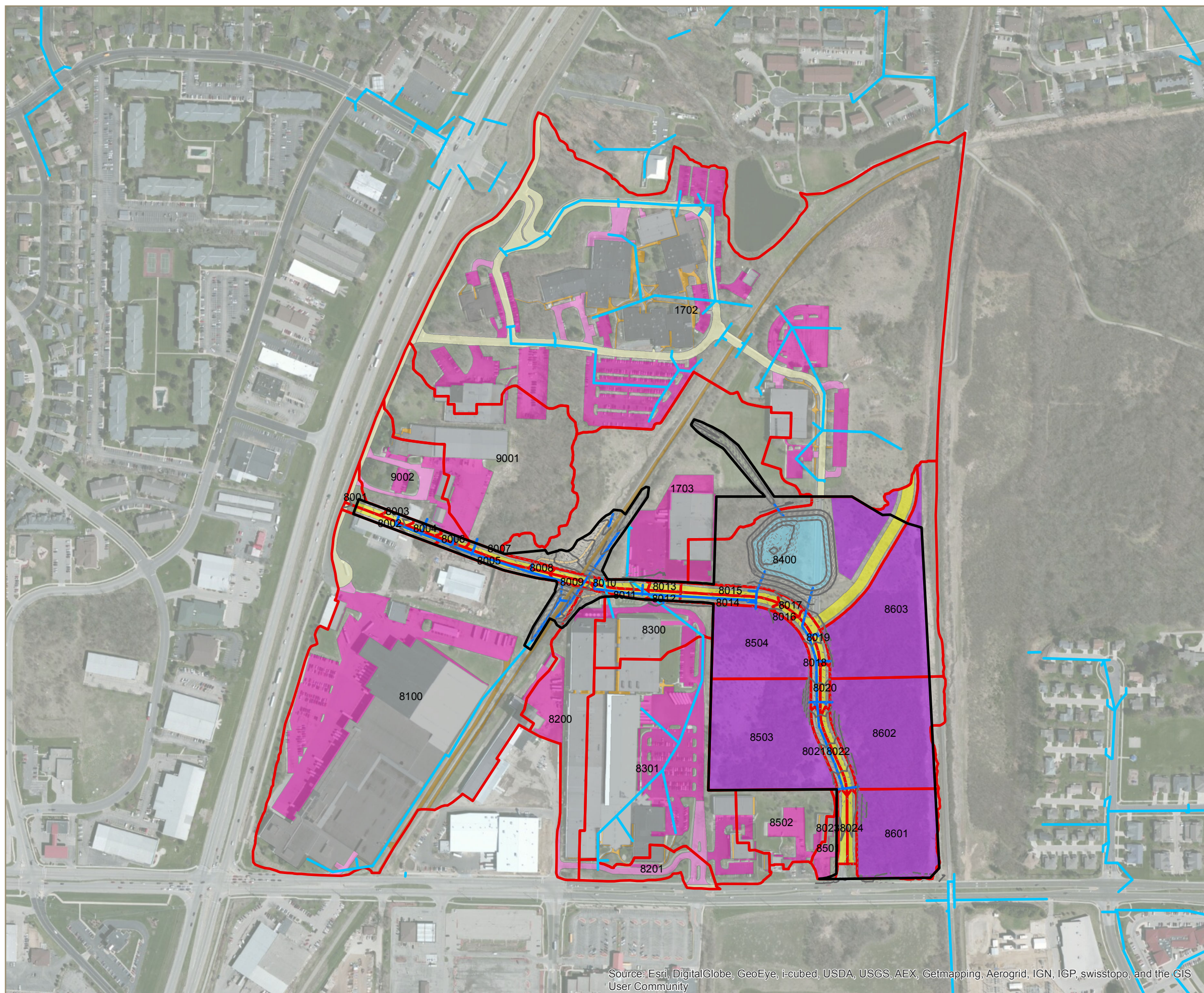
A handwritten signature in black ink, appearing to read "Eric Rortvedt", followed by a long horizontal line extending to the right.

Eric S. Rortvedt, P.E.
Stormwater Engineer

Cc: Rick Eilertson, City of Fitchburg
Laura Bub, DNR

Exhibit 9

PROPOSED CONDITIONS DRAINAGE



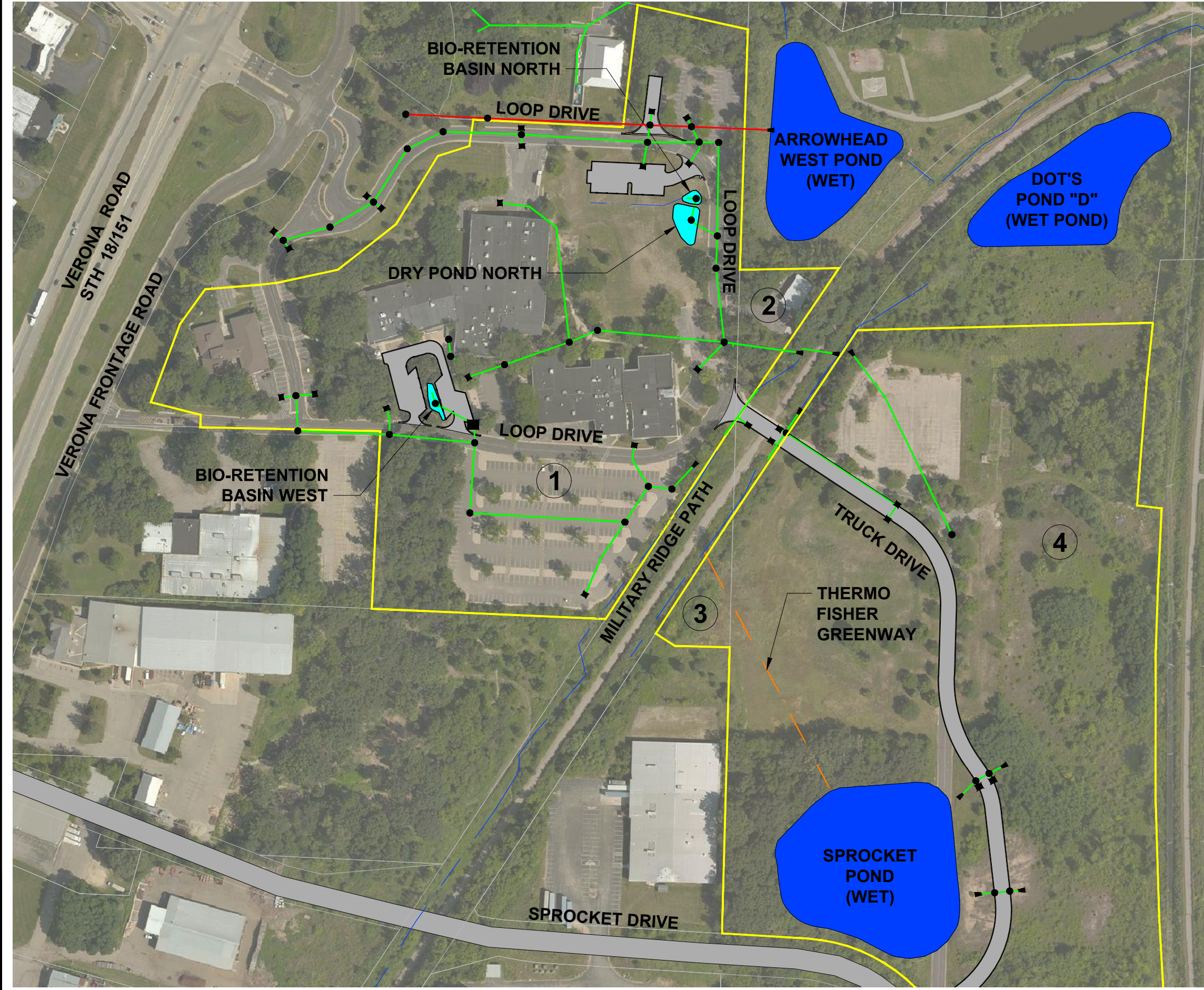
- Planning Area Limits
 - Proposed Watershed Boundaries
 - Existing Storm Sewer
 - Proposed Storm Sewer
- Existing and Proposed Impervious Areas**
- Building
 - Drive
 - Future Commercial
 - New Sidewalk
 - New Street
 - Parking
 - Pond
 - Sidewalk
 - Street
 - Trail

CITY OF FITCHBURG
DANE COUNTY, WI



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Exhibit 10



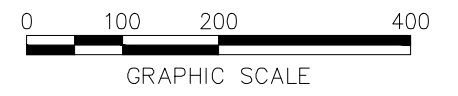
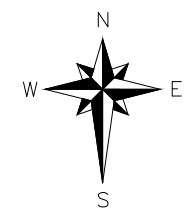
THERMO FISHER STORM WATER FACILITIES EXHIBIT MAP

CITY FITCHBURG
DANE COUNTY, WISCONSIN

LEGEND

- THERMO FISHER PROPERTY LIMITS
- WISDOT STORM SEWER
- STORM SEWER
- DITCH
- GREENWAY
- PONDS
- NEW ROADS AND PARKING LOTS
- BIO RETENTION AREA
- MANHOLE
- INLETS
- ▲ CULVERTS

PIN #	
1	0609-064-8004-2
2	0609-053-8600-5
3	0609-064-8430-8
4	0609-053-9320-2



DATE: JULY 27TH, 2020

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SOURCE:
BASEMAP SOURCE:

TRANSPORTATION

The CDP planning area is located north of McKee Road and south of Verona Frontage Road at the intersection of Spoke Drive and Sprocket Drive. McKee Road is a highly traveled crosstown route connecting S. Fish Hatchery Road and USH 18/151 providing easy commutes but also a close concise area for commercial access. Verona Frontage Road provides access easy to USH 18/ 151 and McKee Road provides access to the new USH 18/151 interchange. Access for commercial vehicles is easy with wide street cross sections and easy points of access to TFS lands.

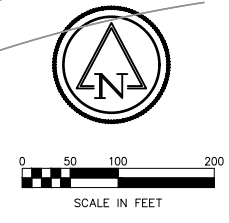
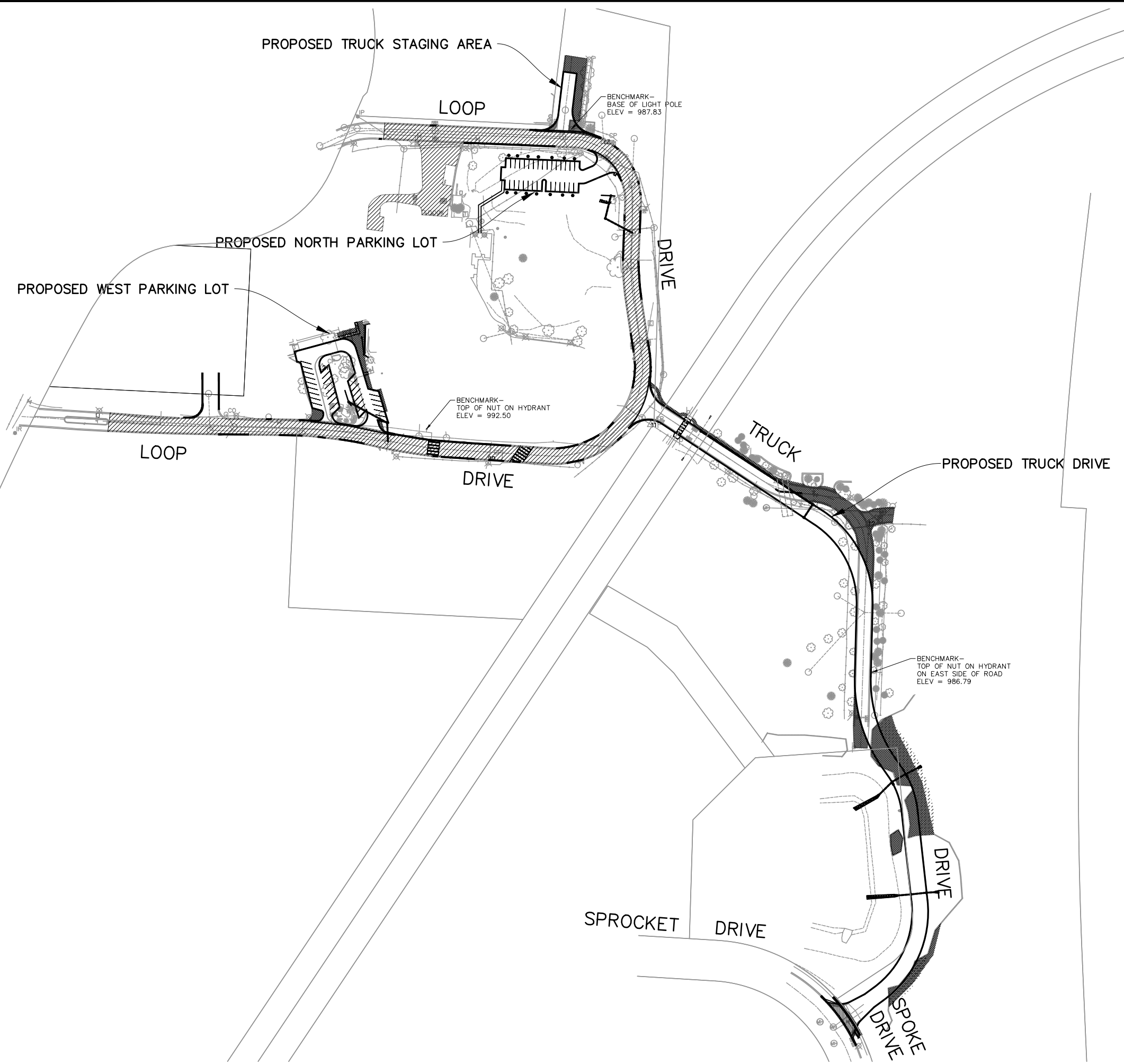
All circulation within TFS lands are private roads owned and maintained by TFS. These roads are not intended for public use or cross connection traffic. Access from the Frontage Road serves several parcels and joint driveway easements are in place to allow this shared access between parcels. Exhibit 11 shows the roads and transportation through the TFS site for access.

The private roads are not intended to become public in the future and will serve the existing campus and any future additions or growth to TFS vacant lands.

Exhibit 11

Oct 04, 2016 11:38am PLOTTED BY: AKreuser SAVED BY: AKreuser
 G:\3D\8280_Thermo\10000\dwg\Z-001-CPL-Overall plan-SP-01.dwg Layout1
 XREFS: P:\csoaspi; P:\mbsaspi; P:\mbaspi; Rm2234c; Utbaspi; cadastroi; Cabaspi; Ecbaspi; Albaspi

STH 151 / STH 18



258 Corporate Drive, Suite 200 • Madison, WI 53714 (608) 819-2600 • Fax: (608) 819-2601 • www.ruekert-mielke.com	
2016 PARKING LOT AND PAVEMENT IMPROVEMENTS OVERALL SITE PLAN THERMO FISHER SCIENTIFIC INC CITY OF FITCHBURG, DANE COUNTY, WISCONSIN	
© COPYRIGHT 2016 RUEKERT & MIELKE INC. DESIGNED BY: AS2 DRAFTED BY: AK1 CHECKED BY: DATE: AUGUST, 2016	
FILE NO. 8280-10000.200	
SHEET NO. SP-01	

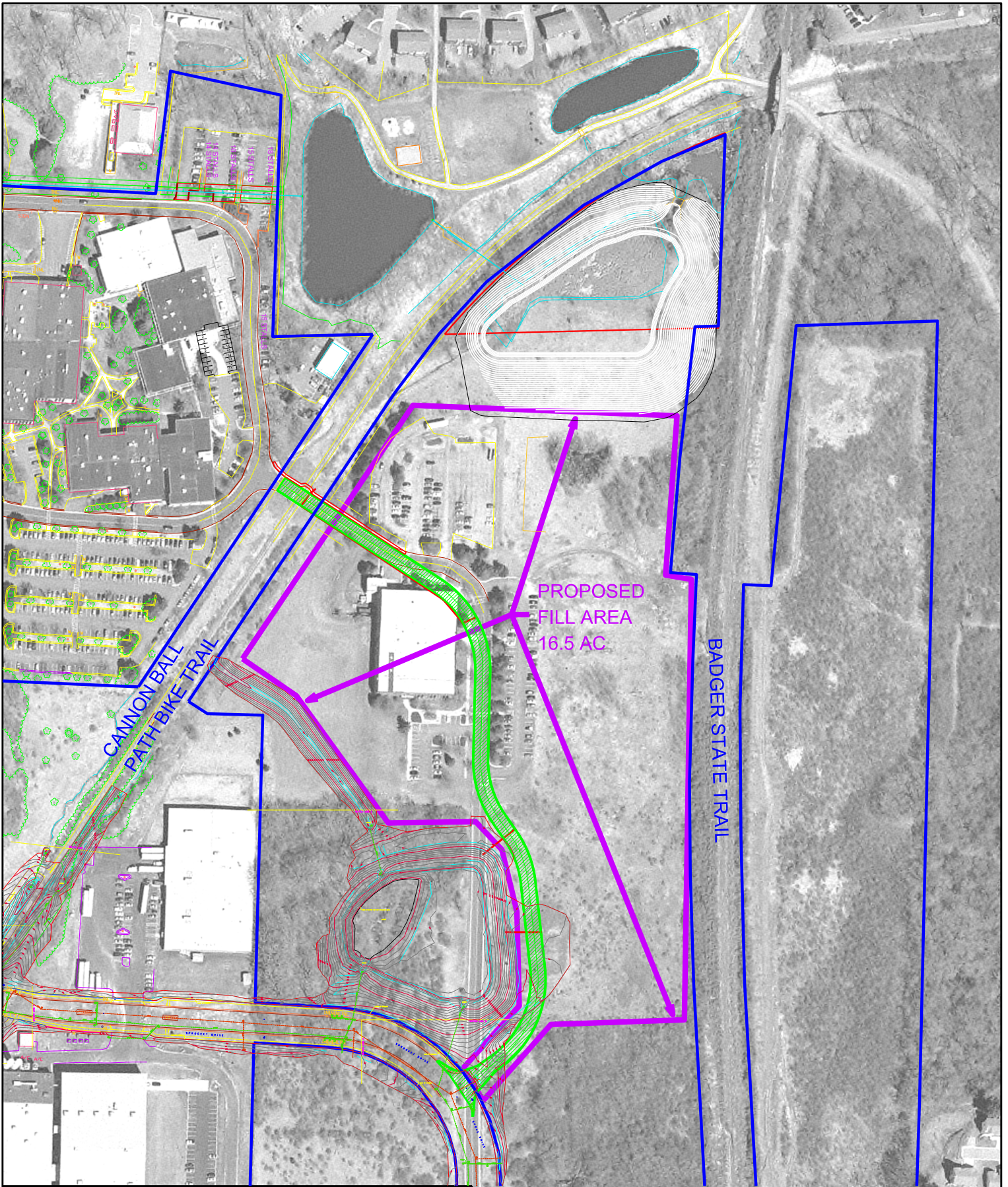
HORIZONTAL DATUM=DANE COUNTY COORDINATE SYSTEM
 VERTICAL DATUM = NAVD88

PEDESTRIANS AND BICYCLING

A new pedestrian bridge was installed over McKee Road during the 2021 improvements to allow for safe traveling while on the Badger State Trail. This trail provides access to adjacent subdivisions and nearby businesses as it travels right through TFS's property. This trail is shown in Exhibit 12. To the east of TFS's property sits Dawley Park. This conservation area has many trails for walking and bicycling through the woods adjacent to Pine Ridge Subdivision. Sprocket Drive and Verona Frontage Road are urban sections with sidewalk connecting the Badger State Trail and Military Ridge State Trail and McKee Road.

In one location on TFS lands, the private street, Discovery Drive, crosses the Military Ridge State Trail. Traffic control has been set up to establish a safe crossing. No future improvements to the undeveloped lands are planned related to public access for pedestrian or bicycling.

Exhibit 12



PROPOSED FILL AREA

 PROPOSED FILL AREA

 PARCEL BOUNDARY



DR. BY	JPL	DATE	REVISIONS	ENGRG. APVL.	PROJ. APVL.
JOB NO.	40-10053		NORTH THERMO STORM WATER DRAINAGE,DGN		
DATE	01/28/2016				

GENERAL DESCRIPTION OF SITE WHEN DEVELOPED

TFS is in the process of trying to sell a piece of their property located adjacent to McKee Road on the south end of their property. TFS believes the highest and best use of this land is to be developed to support the surrounding land uses. When ultimately developed, the plan for the seven-acre parcel is to be zoned for commercial use (I-S). The new development will require City approval for type of use, building design, parking lot, and on-site storm water management. This will be coordinated between the City and the new owner at time the proposed use is known.

Exhibit 13 shows the plat of the location within the parcel receiving the land division. This area is wooded and located within a restricted wellhead protection area. TFS understands this land has restricted uses and must be compliant with the City zoning requirements. There is no further information TFS can provide at this time for land use.

The main campus located to the west of Military Ridge State Trail does not have any future land use plans for improvements or changes. This will continue to operate as the main building complex for TFS.

The parcel located to the east of Badger State Trail will remain undeveloped and has no future plans. It is anticipated this parcel will remain conservancy or develop into a passive use such as energy generation. The remnant large parcel located north of Sprocket Drive and between the two state trails will be retained by TFS for future campus expansion. Expansion is not planned at this time.

Exhibit 13

UTILITIES

Sanitary sewer and water main installation is already complete on Spoke Drive. There are lateral connections for sanitary service and water service already installed into the proposed parcel TFS is intending to split off and sell. Storm sewer is in the street for a tie-in connection. The City of Fitchburg will require on-site Storm Water Management Plan for any future development to supplement the treatment provided by Sprocket Road Pond. Fire hydrants are already installed per City requirements for flushing and emergency use along the public street. Exhibit 14 shows the existing public infrastructure ready for connection by the new property owner.

The parcel located east of the Badger State Trail does not have any public utilities that service it at this current time. The existing campus located to the west of Military Ridge State Trail has full service and no changes are intended into the future. The remnant vacant parcel planned for TFS expansion in the future has public utilities to service the parcel from Sprocket Road or Discovery Drive.

At the time of construction for Discovery Drive the utility locations, abandonment, and additional public utilities were coordinated with the City for the anticipated future expansion of this vacant land.

Other private utilities exist to serve the undeveloped lands such as fiber optic, gas, and electric. Specific development or expansion plans will be coordinated with any private utility needs.

Exhibit 14

ZONING

TFS has five parcels in the City of Fitchburg. The eastern most parcel is zoned Transitional Agriculture (A-T), which is 18 acres on the east side of the Badger State Trail. The other four parcels are zone Specialized Industrial (I-S) located between the Badger State Trail and Verona Frontage Road.

The seven-acre parcel to be divided by CSM and sold will continue to be zoned (I-S). No rezoning is anticipated for the sale and development of the vacant lands.