



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: 2

4. No. Of Buildable Lots Proposed: 2

5. Zoning District: I-S (industrial Specialized)

6. Current Owner of Property: Thermo Fisher Scientific

Address: 6036 McKee Road **Phone No:** 412-490-7287

7. Contact Person: Chris Wild

Email: chris.wild@thermofisher.com

Address: 300 Industry Drive, Pittsburgh PA 15205 **Phone No:** 412-490-7287

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:  Brian Toczycki - Ruekert - Mielke

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.

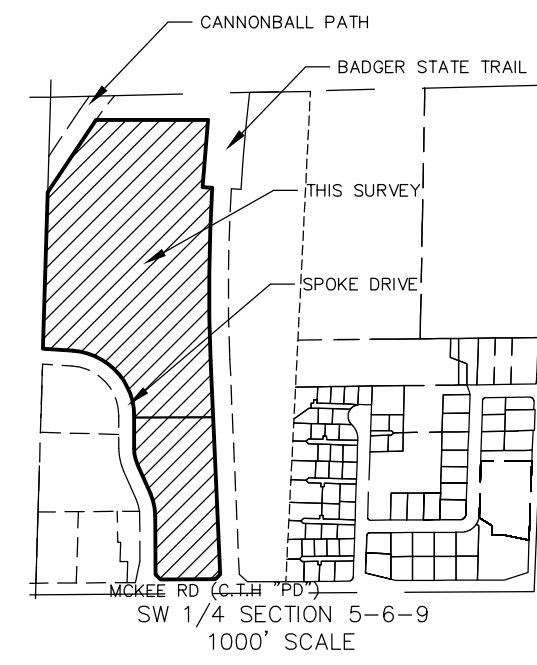
For City Use Only: **Date Received:** _____

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

Permit Request No. _____

THERMO FISHER SUBDIVISION

Being a division of Outlot 3 of Certified Survey Map 15033, recorded in the office of the Register of Deeds for Dane County, Wisconsin on January 29, 2019, in Volume 106 of Certified Survey Maps, pages 117-129 as Document No. 5467305, being part of the Southwest 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.



SECTION CORNER DATA:

WEST 1/4 CORNER SECTION 5-6-9
MEASURED
N=483,809.11, E=799,610.85
ALL TIES FOUND

SOUTHWEST CORNER SECTION 5-6-9
MEASURED
N=461,218.191, E=799,533.20
ALL TIES FOUND

SEE EASEMENT INFORMATION ON PAGE 2.

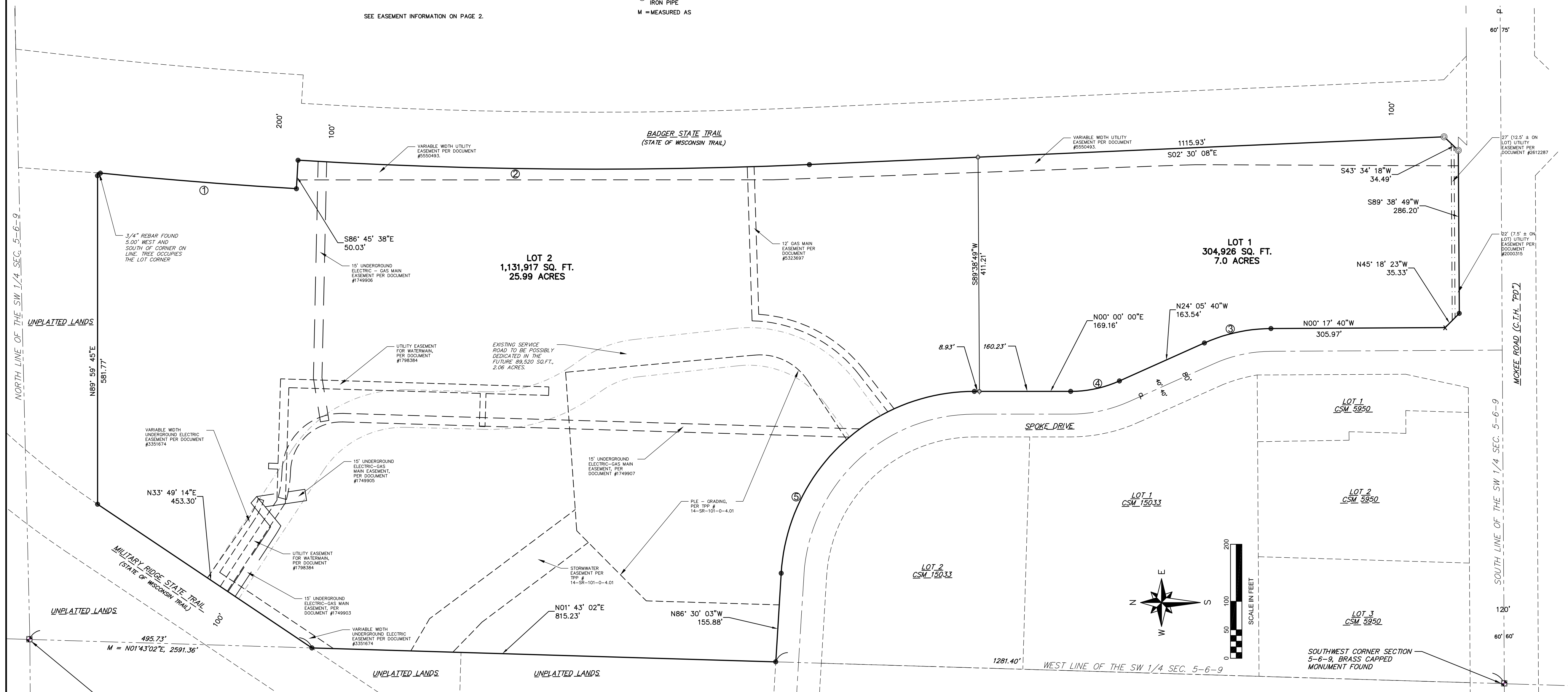
SURVEY LEGEND

- PLSS MONUMENT FOUND
- ◇ 1 1/2" O.D. IRON PIPE SET
- 18" LONG AND 11.5 LBS / PER FOOT
- X SET CHISELED "X"
- FOUND 3/4" O.D. IRON ROD
- ◎ FOUND 1 1/2" O.D. IRON PIPE
- M = MEASURED AS

ZONING: I-S (INDUSTRIAL SPECIALIZED)
MINIMUM LOT AREA: 20,000 SQ.FT.
MINIMUM LOT WIDTH: 100 FEET
MINIMUM FRONT YARD SETBACK: 20 FEET
MINIMUM SIDE YARD SETBACK: 10 FEET
MINIMUM SIDE STREET SETBACK: 15 FEET
MINIMUM REAR SETBACK: 30 FEET
MAXIMUM BUILDING HEIGHT: 42 FEET
MAXIMUM LOT AREA COVERAGE: 65 %
MINIMUM OPEN SPACE: 30 %

NOTES:

1. Total area = 1,436,843 sq. ft +/-, 32.99 +/- acres
2. Horizontal datum used is the Dane County Coordinate System
3. Vertical datum used is NAVD88
4. Basis of bearing references the West line of the Southwest Quarter of Sec. 5, T.6., R.9E., measured to bear N01°43'02"E

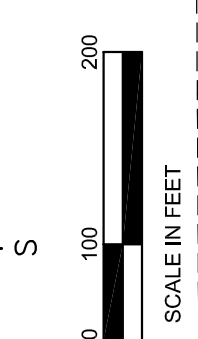


NORTH LINE OF THE SW 1/4 SEC. 5-6-9

MCKEE ROAD (C.I.H. #202)

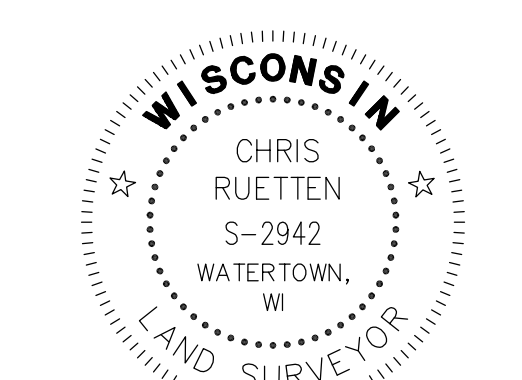
UNPLAIED LANDS

WEST 1/4 CORNER SECTION 5-6-9, BRASS CAPPED MONUMENT FOUND, POC



RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS, SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC
C1	8704.29'	02°18'27"	350.54'	S04°32'39"W	350.56'
C2	8654.29'	05°57'02"	898.42'	S00°29'01"W	898.63'
C3	290.00'	23°47'31"	119.60'	N00°17'55"E	120.46'
C4	210.00'	24°05'40"	87.66'	N12°02'50"W	88.31'
C5	8654.29'	03°27'33"	522.42'	S01°43'46"W	522.20'



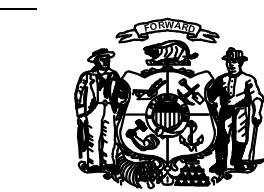
Chris Ruetten

Chris Ruetten, P.L.S. No. 2942
Dated this 16th day of May, 2022

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



Office of the Register of Deeds

_____ County, Wisconsin

Received for Record _____, 20__

at _____ o'clock _____ M as document # _____

_____ in

Register of Deeds

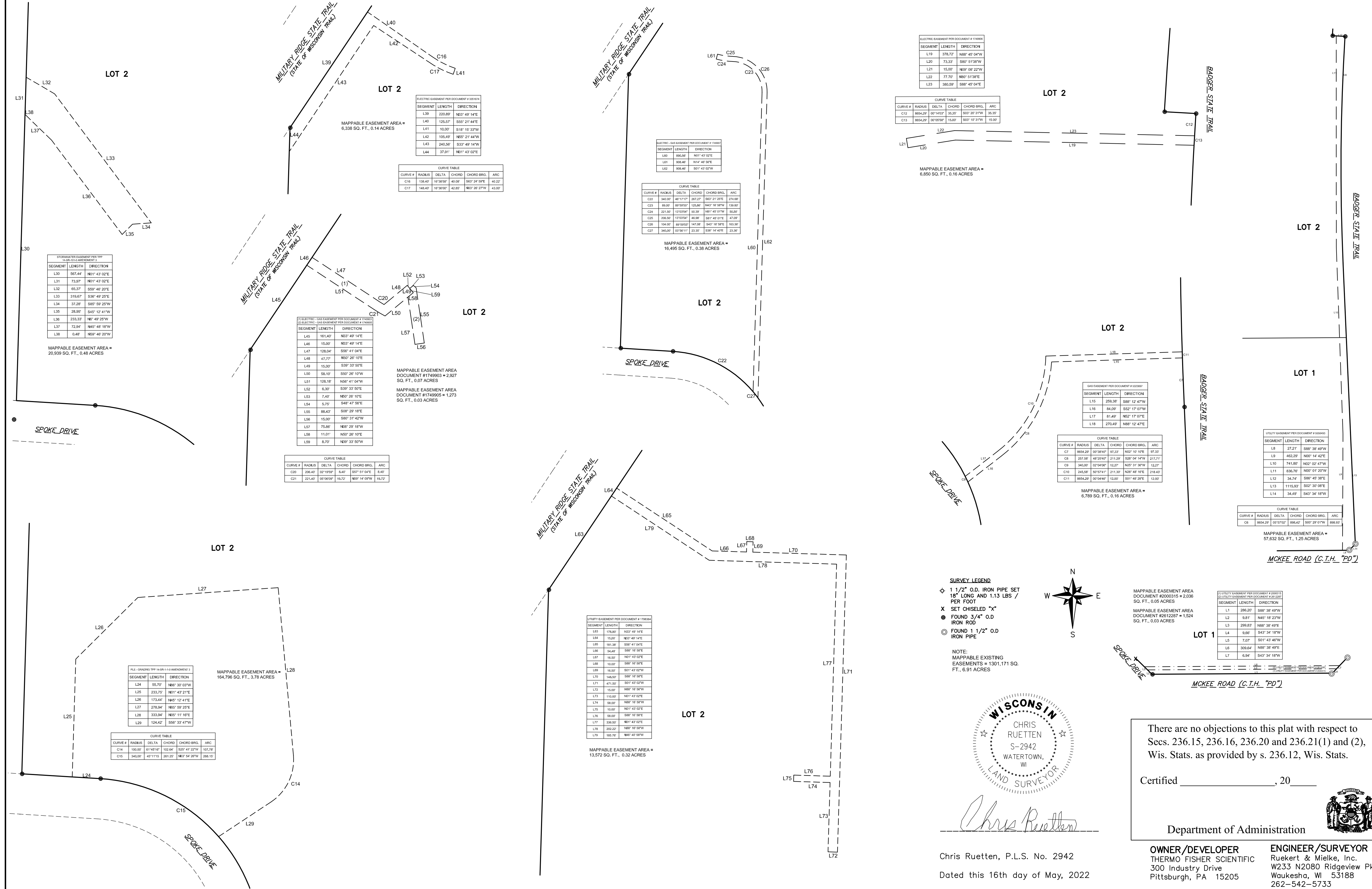
OWNER/DEVELOPER
THERMO FISHER SCIENTIFIC
300 Industry Drive
Pittsburgh, PA 15205

ENGINEER/SURVEYOR
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733

THERMO FISHER SUBDIVISION

Being a division of Outlot 3 of Certified Survey Map 15033, recorded in the office of the Register of Deeds for Dane County, Wisconsin on January 29, 2019, in Volume 106 of Certified Survey Maps, pages 117-129 as Document No. 5467305, being part of the Southwest 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

EXISTING EASEMENT DATA



THERMO FISHER SUBDIVISION

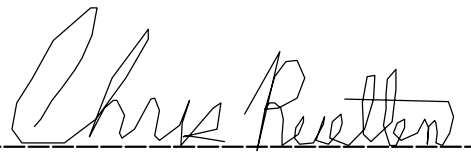
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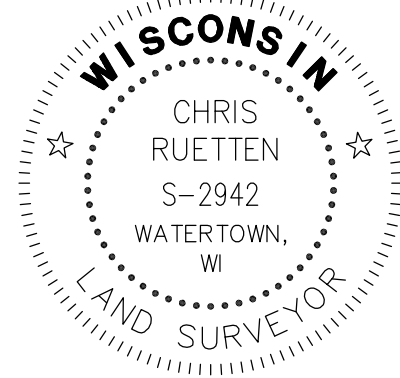
SURVEYOR'S CERTIFICATE

I, Chris Ruetten, Professional Wisconsin Land Surveyor, Ruekert & Mielke, Inc., hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, and under the direction of Thermo Fisher Scientific, owners of said land, I have surveyed, divided and mapped THERMO FISHER SUBDIVISION; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, described as a division of Outlot 3 of Certified Survey Map 15033, recorded in the Office of the Register of Deeds for Dane County Wisconsin in Volume 106 of Certified Survey Maps, pages 117-129 as Document No. 5467305, being part of the Southwest 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin

Containing 32.99 acres (1,436,843 square feet), more or less of land.

Dated this 16th day of May, 2022


Chris Ruetten, P.L.S. No. 2942



CORPORATE OWNERS CERTIFICATE

Thermo Fisher Scientific, as owners, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Thermo Fisher Scientific, does further certify that this plat is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Land Regulations Committee

IN WITNESS WHEREOF, the said Thermo Fisher Scientific, has caused these presents to be signed by _____, Owner, to be hereunto affixed on this

_____ day of _____, 2022.

Thermo Fisher Scientific.

Owner

STATE OF WISCONSIN }
COUNTY OF DANE } SS

Personally came before me this _____ day of _____, 2022, the above named owner, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin.

My Commission _____

CITY APPROVAL

Received, that the plat of THERMO FISHER SUBDIVISION, located in the City of Fitchburg, Dane County, Wisconsin, was hereby approved by Resolution Number _____, adopted on this _____ day of _____, 2022, and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said plat of THERMO FISHER SUBDIVISION to the City for Public use.

Tracy Oldenburg
City Clerk

CERTIFICATE OF CITY TREASURER

Being duly appointed, qualified and acting Treasurer of the City of Fitchburg, I do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2022, on any of the lands included in the plat of THERMO FISHER SUBDIVISION.

Misty Dodge
City Treasurer

CERTIFICATE OF DANE COUNTY TREASURER

I, Adam Gallagher, being duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this _____ day of _____, 2022, affecting any of the lands included in the plat of THERMO FISHER SUBDIVISION.

Adam Gallagher
County Treasurer

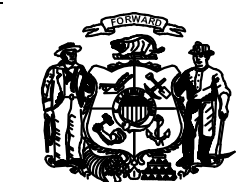
GENERAL NOTES:

- A. Bearings are referenced to the West line on the SW 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin. Wisconsin County Coordinate System, Dane County Zone, assumed to bear N01°43'02"E.
- B. All Lots are vacant of buildings.
- C. Existing Right-of-Way widths were compiled from CERTIFIED SURVEY MAP No. 15033.
- D. Grading Restriction Note: Due to the undetermined depth of the subsurface utilities, the final grade within the easements shall not be altered by more than six (6) inches without the consent of the utilities involved.
- E. Lots of this Certified Survey Map are subject to the following recorded documents based on a First American Title Company title report number NCS-1061671-MAD, effective date of April 16, 2021.
 1. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 15033, recorded January 29, 2019, in Volume 106, pages 117-129 as Document No. 5467305.
 2. Utility easement to Madison Gas and Electric Company, recorded in Volume 3801, page 64 as Document No. 1749903.
 3. Utility easement to Madison Gas and Electric Company, recorded in Volume 3801, page 66 as Document No. 1749905.
 4. Utility easement to Madison Gas and Electric Company, recorded in Volume 3801, page 67 as Document No. 1749906.
 5. Utility easement to Madison Gas and Electric Company, recorded in Volume 3801, page 68 as Document No. 1749907.
 6. Utility easement to the Town of Fitchburg, recorded in Volume 4879, page 94 as Document No. 1798384.
 7. Utility easement to Wisconsin Bell, recorded in Volume 9596, page 82 as Document No. 2000315
 8. Utility easement to Madison Gas and Electric Company, recorded in Volume 27792, page 40 as Document No. 2612287.
 9. Utility easement to Madison Gas and Electric Company, recorded as Document No. 3351674.
 10. Utility easement to American Transmission Company, recorded as Document No. 3884488.
 11. Stormwater easement on Transportation Project Plat No. 14-SR-101-0-4.01, recorded in Volume 60-021B, page 108 as Document No. 5050188.
 12. Amendment 1 to Transportation Project Plat No. 14-SR-101-0-4.01, recorded in Volume 60-022B, page 110 as Document No. 5053768.
 13. Amendment 2 to Transportation Project Plat No. 14-SR-101-0-4.01, recorded in Volume 60-027A, page 136 as Document No. 5076284.
 14. Utility easement to Madison Gas and Electric Company, recorded as Document No. 5323697.
 15. Utility easement to American Transmission Company, recorded as Document No. 5550493.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



OWNER/DEVELOPER
THERMO FISHER SCIENTIFIC
300 Industry Drive
Pittsburgh, PA 15205

ENGINEER/SURVEYOR
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
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