



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:** 3 Lots

**4. No. Of Buildable Lots Proposed:** 3 Lots

**5. Zoning District:** B-H

**6. Current Owner of Property:** O'Brien

**Address:** 2747 S. Seminole Hwy **Phone No:** Gus Newcomb: 608-833-5220

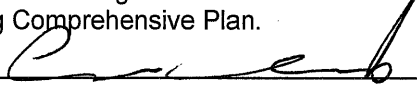
**7. Contact Person:** Wade Wyse

**Email:** wade.wyse@wyserengineering.com

**Address:** 300 E. Front St., Mount Horeb, WI 53572 **Phone No:** 608-437-1980

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto: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:**  Gus Newcomb  
 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.** \_\_\_\_\_



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
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# REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the R-R district to the B-H district the following described property:

1. **Location of Property/Street Address:** 2747 S. Seminole Hwy

**Legal Description - (Metes & Bounds, or Lot No. And Plat):**

Lot 2, CSM 8023 CS42/313-316 R31355/27 & 30-11/16/95  
 Described as part of the SE 1/4 of the SW 1/4 of Section 8, T6N, R9E

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

2. **Proposed Use of Property - Explanation of Request:**

*See L01*

3. **Proposed Development Schedule:** See L01

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

**Type of Residential Development (If Applicable):** \_\_\_\_\_

**Total Dwelling Units Proposed:** \_\_\_\_\_ **No. Of Parking Stalls:** \_\_\_\_\_

**Type of Non-residential Development (If Applicable):** Indoor recreation facility

**Proposed Hours of Operation:** \_\_\_\_\_ **No. Of Employees:** \_\_\_\_\_

**Floor Area:** 28,016 SF **No. Of Parking Stalls:** \_\_\_\_\_

**Sewer:** Municipal  Private  **Water:** Municipal  Private

**Current Owner of Property:** O'Brien

**Address:** 2747 S. Seminole Hwy **Phone No:** \_\_\_\_\_

**Contact Person:** Gus Newcomb

**Email:** gus@newcombbuilds.com

**Address:** 999 Fourier Dr. #102, Madison, WI 53717 **Phone No:** 608-833-5220

**Respectfully Submitted By:**  Gus Newcomb  
 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:** \_\_\_\_\_ **Publish:** \_\_\_\_\_ and \_\_\_\_\_  
**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_  
**Permit Request No.** \_\_\_\_\_

### STATEMENT OF RATIONALE

The property, commonly known now as 2747 South Seminole Highway, Fitchburg, WI is currently zoned AG and designated as future commercial in Fitchburg's comprehensive plan. We are proposing a zoning change to BG that would allow for the operation of a roughly 34,000 square foot pickle ball recreation facility.

Pickleball is played on a court smaller than a tennis court and with a ball that travels slower than a tennis ball. These, along with other factors make the sport accessible and contribute to the growth of the sport. The increase in pickleball popularity has caused the formation of indoor recreation facilities across the United States. This pickleball recreation facility will come equipped with a restaurant and aims to host tournaments and rent court space.

### PROJECT DESCRIPTION

The indoor pickleball facility will sit on roughly two (2) acres and feature 13 pickle ball courts, a restaurant bar, and men's & women's locker rooms inside the 33,554 square foot facility. One parking stall will be built for every ~550 square feet of building space, totaling 61 stalls.

### FLAG LOT

The shape of the property, along with other unique characteristics make the pickleball lot a strong candidate for a flag lot. Due to the positioning of the Badger State Trail bike path which runs along the west side of the property, we cannot do a public through drive street giving the pickleball building street frontage. We will situate the pickleball facility on a flag lot to give them the required public street frontage.

### OUTDOOR SPACE

We are constructing an outdoor patio of 1200 square feet. The patio area will be accessible by garage door extending outside from the bar area. The patio will be equipped with furniture, sunshades, and gas fire pits.

### HOURS OF OPERATION / NUMBER OF EMPLOYEES

The pickleball business will operate with 10 to 20 part-time and full-time employees. Normal business hours will be from 7am to 10pm each day.

### CONSTRUCTION TIMELINE

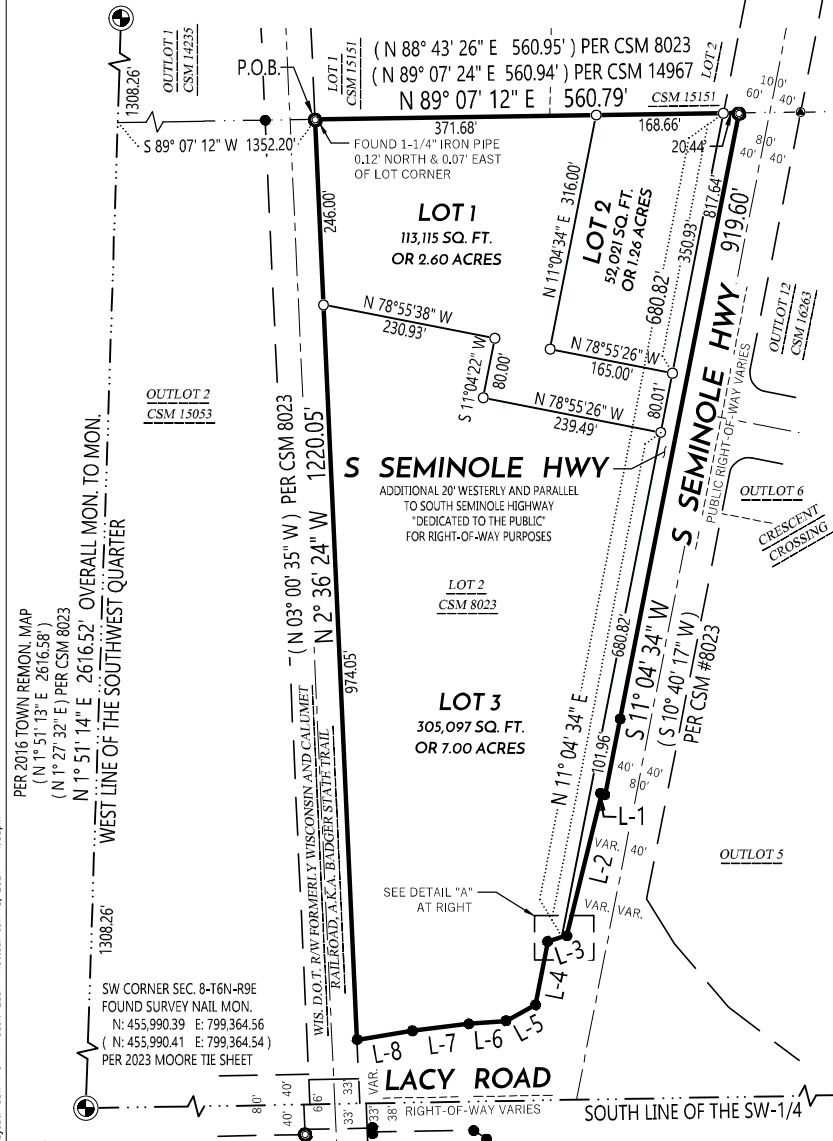
We will begin construction of the pickleball facility in October 2024 with completion in October 2025.



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

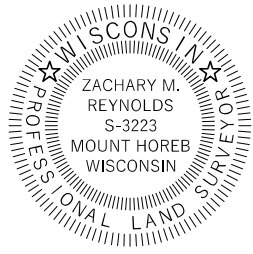
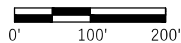
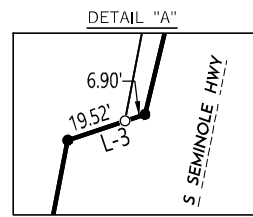
PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8023 RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 313-316 AS DOCUMENT NO. 2719369. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 08, TOWN 06 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

W-1/4 CORNER SEC. 8-T6N-R9E  
 FOUND BRASS CAP MONUMENT  
 N: 458,605.53 E: 799,449.20  
 ( N: 458,605.62 E: 799,449.18 )  
 PER 2016 ADAMS TIE SHEET



LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	N 78° 55' 26" W	5.01'
*	(N 78° 55' 45" W)	(5.00')
L-2	S 13° 44' 29" W	193.21'
*	(S 13° 44' 26" W)	-
L-3	S 71° 35' 45" W	26.42'
*	(S 71° 35' 42" W)	-
L-4	S 11° 04' 04" W	85.00'
*	(S 11° 04' 15" W)	-
L-5	S 61° 25' 02" W	44.78'
*	(S 61° 24' 52" W)	(44.79')
L-6	S 85° 30' 11" W	49.09'
*	(S 85° 30' 10" W)	-
L-7	S 82° 55' 05" W	75.43'
*	(S 82° 55' 04" W)	-
L-8	S 80° 47' 29" W	74.21'
*	(S 80° 47' 33" W)	(74.18')

\* PER TPP NO. 22-3495-4.01  
 AMENDMENT NO. 2, RECORDED AS  
 DOCUMENT NO. 5884824



**LEGEND**

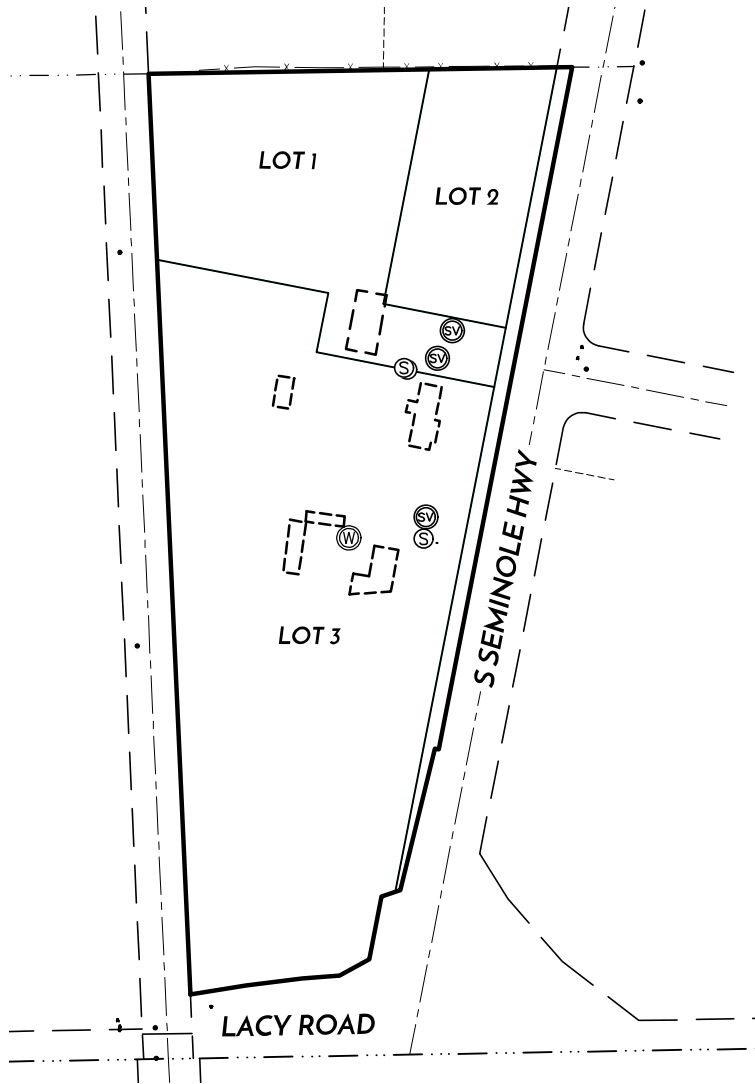
	SECTION CORNER
	FOUND / RECOVERED
	MAG NAIL FOUND
	3/4" REBAR FOUND
	1" IRON PIPE FOUND
	2" IRON PIPE FOUND
	3/4" REBAR SET 1.50 LB/FT
	CSM BOUNDARY
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION/QUARTER LINE
	QUARTER/QUARTER LINE
	PLATTED LINE
	RECORDED INFORMATION

- NOTES:**
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE WEEKS OF JUNE 5TH, AND 6TH, 2024.
  - NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, T6N, R9E, BEARS N 01°51' 14" E
  - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
  - SEE SHEETS 2 OF 4 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY, AND EASEMENTS.

File: W:\2024\241243\_Newcomb - Seminole & Lacy, Fitchburg\DWG\241243\_CSM.dwg Layout: CSM 1 OF 4 User: Zach Plottd: Jun 18, 2024 - 4:53pm

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

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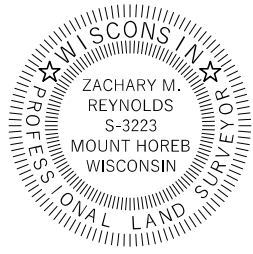
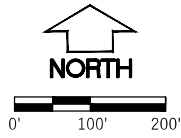


**LEGEND**

- CSM BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - - - CENTERLINE
- . . . SECTION/QUARTER LINE
- . . . QUARTER/QUARTER LINE
- - - - - PLATTED LINE
- - - - - EXISTING EASEMENT
- - - - - EXISTING STRUCTURE
- x - x - FENCE LINE

**NOTES:**

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE WEEKS OF JUNE 5TH, AND 6TH, 2024.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, T6N, R6E, BEARS S 89°38' 20" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 OF 4 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY, AND EASEMENTS.



File: W:\2024\241243\_Newcomb - Seminole & Lacy, Fitchburg\DWG\241243\_CSM.dwg Layout: CSM 2 OF 4 User: Zach Plotter: Jun 18, 2024 - 4:59pm



PREPARED BY:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
NEWCOMB CONSTRUCTION  
COMPANY, INC.  
999 FOURIER DRIVE #102  
MADISON, WI 53717

SURVEYED BY: MAL/DZ  
DRAWN BY: AMS  
CHECKED BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 24-1243  
SHEET NO: 2 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

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**LEGAL DESCRIPTION**

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8023 RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 313-316 AS DOCUMENT NO. 2719369 (CSM 8023), LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 8; THENCE, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SOUTH 01 DEGREES 51 MINUTES 14 SECONDS EAST, 1308.26 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF, NORTH 89 DEGREES 07 MINUTES 12 SECONDS EAST, 1352.20 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 2 OF CSM 8023, AND THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTH LINE OF THE SOUTH HALF, AND ALSO ALONG THE NORTH LINE OF SAID LOT 2, NORTH 89 DEGREES 07 MINUTES 12 SECONDS EAST, 560.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, AND ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH SEMINOLE HIGHWAY; THENCE, ALONG THE EAST LINE OF SAID LOT 2, AND ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 11 DEGREES 04 MINUTES 34 SECONDS WEST, 919.60 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 78 DEGREES 55 MINUTES 25 SECONDS WEST, 5.01 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 13 DEGREES 44 MINUTES 29 SECONDS WEST, 193.21 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 71 DEGREES 35 MINUTES 42 SECONDS WEST, 26.42 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 11 DEGREES 04 MINUTES 04 SECONDS WEST, 85.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LACY ROAD; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 61 DEGREES 25 MINUTES 02 SECONDS 44.78 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 85 DEGREES 30 MINUTES 11 SECONDS WEST, 49.09 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, 82 DEGREES 55 MINUTES 05 SECONDS WEST, 75.43 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 80 DEGREES 47 MINUTES 29 SECONDS WEST, 74.21 FEET TO A POINT ON THE WESTERLY LINE OF AFORESAID LOT 2 OF CSM 8023; THENCE, ALONG SAID WESTERLY LINE, NORTH 02 DEGREES 36 MINUTES 24 SECONDS WEST, 1220.05 FEET BACK TO THE POINT OF BEGINNING.

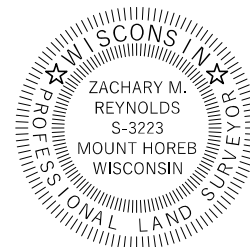
SAID PARCEL CONTAINS 493.619 SQUARE FEET OR 11.33 ACRES.

**SURVEYOR'S CERTIFICATE**

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF NEWCOMB CONSTRUCTION COMPANY, INC. 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 AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_



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PROJECT NO: 24-1243  
SHEET NO: 3 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
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**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

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**OWNER'S CERTIFICATE**

\_\_\_\_\_, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: \_\_\_\_\_  
GUS NEWCOMB, MANAGING MEMBER  
\_\_\_\_\_, LLC

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR \_\_\_\_\_, LLC, GUS NEWCOMB, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**CONSENT OF MORTGAGEE**

\_\_\_\_\_, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: \_\_\_\_\_  
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE

NAMED BANKING ASSOCIATION, \_\_\_\_\_ AUTHORIZED OFFICER

\_\_\_\_\_ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

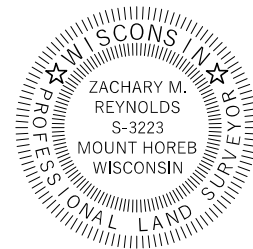
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**CITY OF FITCHBURG APPROVAL**

THIS CERTIFIED SURVEY MAP, INCLUDING ANY 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
TRACY OLDENBURG, 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) \_\_\_\_\_  
\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

File: W:\2024\241243\_Newcomb - Samhale & Lucy, Fitchburg\DWG\241243\_CSM.dwg Layout: CSM 4 OF 4 User: Zach Plattel Jun 18, 2024 - 4:51pm



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DRAWN BY: AMS  
CHECKED BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 24-1243  
SHEET NO: 3 of 4

## **Exhibit "A"**

### **Legal Description**

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8023 RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 313-316 AS DOCUMENT NO. 2719369 (CSM 8023), LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF AFORESAID SECTION 8; THENCE, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SOUTH 01 DEGREES 51 MINUTES 14 SECONDS EAST, 1308.26 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF, NORTH 89 DEGREES 07 MINUTES 12 SECONDS EAST, 1352.20 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 2 OF CSM 8023, AND THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTH LINE OF THE SOUTH HALF, AND ALSO ALONG THE NORTH LINE OF SAID LOT 2, NORTH 89 DEGREES 07 MINUTES 12 SECONDS EAST, 560.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, AND ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH SEMINOLE HIGHWAY; THENCE, ALONG THE EAST LINE OF SAID LOT 2, AND ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 11 DEGREES 04 MINUTES 34 SECONDS WEST, 919.60 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 78 DEGREES 55 MINUTES 25 SECONDS WEST, 5.01 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 13 DEGREES 44 MINUTES 29 SECONDS WEST, 193.21 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 71 DEGREES 35 MINUTES 42 SECONDS WEST, 26.42 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 11 DEGREES 04 MINUTES 04 SECONDS WEST, 85.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LACY ROAD; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 61 DEGREES 25 MINUTES 02 SECONDS WEST, 44.78 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 85 DEGREES 30 MINUTES 11 SECONDS WEST, 49.09 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 82 DEGREES 55 MINUTES 05 SECONDS WEST, 75.43 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 80 DEGREES 47 MINUTES 29 SECONDS WEST, 74.21 FEET TO A POINT ON THE WESTERLY LINE OF AFORESAID LOT 2 OF CSM 8023; THENCE, ALONG SAID WESTERLY LINE, NORTH 02 DEGREES 36 MINUTES 24 SECONDS WEST, 1220.05 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 493,619 SQUARE FEET OR 11.33 ACRES.