



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

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 S-I district to the B-G district the following described property:

1. Location of Property/Street Address: Property located at the northeast corner fo Mckee Road and Spoke Road

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

See attached Legal description.

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

2. Proposed Use of Property - Explanation of Request:

The YMCA of Dane County is proposing to build a new facility to house both an athletic facility including basketball courts, pools and a daycare. B-G zoning best fits the use for the YMCA project.

3. Proposed Development Schedule: TBD based on capital raise. See attached estimated timeline.

***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. Additional information may be requested.

Type of Residential Development (If Applicable): N/A

Total Dwelling Units Proposed: N/A **No. Of Parking Stalls:** N/A

Type of Non-residential Development (If Applicable): Athletic facility and daycare

Proposed Hours of Operation: M- F 5am-8pm; Sat 6am -5pm, Sun **No. Of Employees:** _____

Floor Area: _____ **No. Of Parking Stalls:** ~300

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

Current Owner of Property: Thermo Electron Scientific Instruments, LLC

Address: 168 Third Avnue, Waltham, MA 02451 **Phone No:** _____

Contact Person: Deana Porter

Email: deana@broadwing-advisors.com

Address: 2631 University Avenue, Suite 106, Madison, WI 53705 **Phone No:** 608-661-7451

Respectfully Submitted By: *Mark Watkins* Electronically signed by: Mark Watkins
Reason: Approver of the Non-GXP document
Date: Aug 22, 2024 09:25 EDT **Mark Watkins**
 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. _____

The YMCA of Dane County is proposing to build a new facility to house both an athletic facility including basketball courts, exercise areas (weights, cardio machines, yoga/exercise studio) pools and a childcare center for 100+ children. This facility will be approximately 85,000 – 100,000 square feet and provide ~ 300 + parking stall (final number of will be appropriate for final size of the building).

The timing of the project will be subject to capital raise but we have included a general timeline as an estimate.

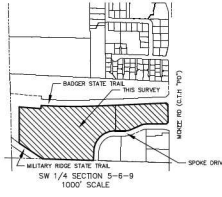


CONCEPT SITE PLAN
YMCA OF DANE COUNTY



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.



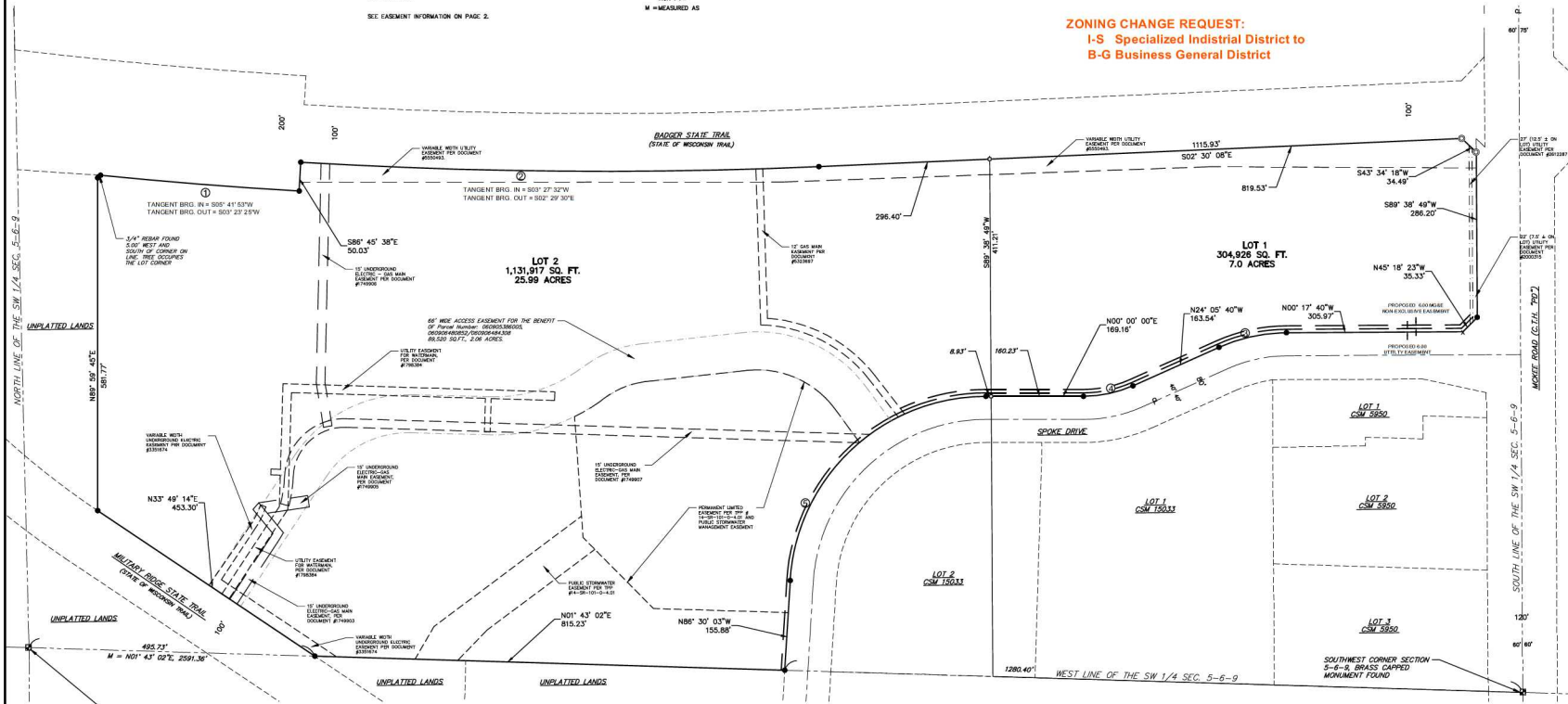
SECTION CORNER DATA:
 WEST 1/4 CORNER SECTION 5-6-9
 BEARING S 45° 59' 41" E
 DISTANCE 111.810 AS
 ALL SEE FOUND
 SOUTHWEST CORNER SECTION 5-6-9
 BEARING S 45° 59' 41" E
 DISTANCE 111.810 AS
 ALL SEE FOUND
 SEE EASEMENT INFORMATION ON PAGE 2.

- SURVEY LEGEND:**
- PILE MONUMENT FOUND
 - SET 3/4" IRON ROD 18" LONG
RESPONDING TO 1 LB. / PER FOOT
 - ✕ SET CHISEL "X" CORNER FALLS IN PAVEMENT
 - 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 REAR YARD SETBACK: 15 FEET
 MINIMUM BUILDING HEIGHT: 42 FEET
 MAXIMUM LOT AREA COVERAGE: 65 %
 MINIMUM OPEN SPACE: 30 %

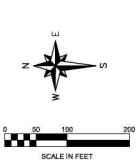
- NOTES:**
1. Total area - 1,438,843 sq. ft. (-, 32,881 +/- acres
 2. Horizontal datum used is the State County Coordinate System.
 3. Vertical datum used is NAVD83.
 4. Backs of bearing references the West line of the Southwest quarter of Sec. 9, T. 6 N., R. 9 E., S. 56, measured to bear N0°43'02"E.
 5. No unrecorded easements (NAD83) per FIRMETTE 5005204150 1/2/2009

ZONING CHANGE REQUEST:
 I-S Specialized Industrial District to
 B-G Business General District



PLATEER AND/OR PLOTTING FIRM HAS NO RESPONSIBILITY FOR ANY UNRECORDED ENCUMBRANCES OR EASEMENTS, RIGHTS OR LIENS, AND/OR UNRECORDED MATERIALS OR ANY OTHER ITEMS OF WHICH NO RECORD CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC
C1	894.29'	107°42'27"	300.24'	S04°12'13"W	100.49'
C2	864.92'	107°32'02"	288.02'	S10°21'01"W	88.82'
C3	290.00'	22°47'31"	119.80'	N12°11'40"W	120.48'
C4	210.00'	24°55'49"	87.80'	N12°02'50"W	88.31'
C5	340.00'	80°30'00"	468.00'	N87°18'01"W	453.21'



Patrick Stankiewicz, P.L.S. No.2583
 Dated this 14th day of March, 2024

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

ENGINEER/SURVEYOR:
 Ruwert & Mielke, Inc.
 4630 South Blitmore Lane
 Madison, WI 53718
 608-819-2600

REVISED 03/27/2024, 04/03/2024, 04/08/2024, 04/11/2024, 04/16/2024

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

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.

SURVEYOR'S CERTIFICATE

I, Patrick Stankiewicz, 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 14th day of March, 2024

Patrick Stankiewicz, P.L.S. No. 2583



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

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 _____, 2024.

Thermo Fisher Scientific.

Owner

STATE OF WISCONSIN }
COUNTY OF DANE } SS

Personally came before me this _____ day of _____, 2024, 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 _____, 2024, 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 _____, 2024, on any of the lands included in the plat of THERMO FISHER SUBDIVISION.

Karl Miller
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 _____, 2024, 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".
- B. All Lots are recent 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 subdivision Plat are subject to the following recorded documents based on a First American Title Company title report number MCS-1206816-MAD, effective date of January 23, 2024.
 1. Easements, dedications, reservations, provisions, relinquishments, reverts, certificates, and any other matters as provided for or defined 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. 3884468.
 11. Stormwater easement on Transportation Project Plat No. 14-SR-101-0-4.01, recorded in Volume 80-0228, page 106 as Document No. 5050788.
 12. Amendment 1 to Transportation Project Plat No. 14-SR-101-0-4.01, recorded in Volume 80-0228, page 110 as Document No. 5053786.
 13. Amendment 2 to Transportation Project Plat No. 14-SR-101-0-4.01, recorded in Volume 80-0274, page 136 as Document No. 5078284.
 14. Utility easement to Madison Gas and Electric Company, recorded as Document No. 5332667.
 15. Utility easement to American Transmission Company, recorded as Document No. 5550493.
- F. Any above ground pedestals, transformers, switch gear, and related utility facilities shall be located at the rear of lots and not within 25' of the right-of-way unless approved by City Engineer.

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.
4630 South Baltimore Lane
Madison, WI 53718
608-819-2600

SHEET 3 OF 3

REVISED 03/27/2024, 04/03/2024, 04/08/2024, 04/11/2024, 04/16/2024

YMCA - Macro Time Line

Months

	2024					2025												2026												2027												2028											
	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Site	█																																																				
Due Diligence	█																																																				
Zoning Approvals	█																																																				
Closing of Land					█																																																
Fundraising	█					█																																															
Design																																																					
Consturction																																																					

Legal Description

Lot 1 Description:

Being a division of Outlot 3 of Certified Survey Map No. 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 a part of Southwest 1/4 of the Southwest 1/4 of Section 5, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of Section 5; thence bearing N01°43'02"E along the West line of the Southwest 1/4 of said Section 5, a distance 919.43 feet; thence bearing N89°38'49"E, a distance of 485.66 feet to the Point of Beginning (POB) on the Easterly Right-of-Way (ROW) line of Spoke Drive; thence bearing N89°38'49"E, a distance of 411.21 feet to the Westerly line of the Badger State Trail; thence bearing S02°30'08"E along said line, a distance of 819.53 feet; thence bearing S43°34'18"W along said line, a distance of 34.49 to the Northerly ROW line of McKee Road; thence bearing S89°38'49"W along said line, a distance of 286.20 feet to the Easterly ROW line of Spoke Drive; thence along said line over the next six courses; thence bearing N45°18'23"W, a distance of 35.33 feet; thence bearing N00°17'40"W, a distance of 305.97 feet to a point of curvature; thence 120.46 feet along the arc of a curve to the left, whose radius is 290.00 feet and whose chord bears N12°11'40"W, a distance of 119.60 feet to a point of tangency; thence bearing N24°05'40"W, a distance of 163.54 feet to a point of curvature; thence 88.31 feet along the arc of a curve to the right, whose radius is 210.00 feet, and whose chord bears N12°02'50"W, a distance of 87.66 feet to a point of tangency; thence bearing N00°00'00"E, a distance of 169.16 feet to the POINT OF BEGINNING, containing 304,926 square feet (7.00 acres) more or less of land. Subject to, but not limited to, covenants, conditions, restrictions and easements of record.