



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 PDD-G1P district to the I-S district the following described property:
 $\frac{1}{4}$ A-T $\frac{1}{4}$ A-S

1. **Location of Property/Street Address:** East Cheryl between Woods Hollow Road and Swan Creek

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

See Attached

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

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

Promega Corporation Research and Development expansion and Amenity Building accessory to Promega

3. **Proposed Development Schedule:** 2018-2020 for Lot 1

***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: _____ No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): R & D and Amenity Buildings

Proposed Hours of Operation: TBD No. Of Employees: 300 (Estimated)

Floor Area: TBD No. Of Parking Stalls: TBD

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Promega Corporation

Address: 2800 Woods Hollow Road, Fitchburg, WI 53711 Phone No: 608-225-0261

Contact Person: Dan Motl

Email: dan.motl@promega.com

Address: Same Phone No: Same

Respectfully Submitted By: *Daniel Motl* *Daniel Motl*
 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: 1/22/2018 Publish: _____ and _____

Ordinance Section No. _____ Fee Paid: \$ 600.00

Permit Request No. R2-2193-18

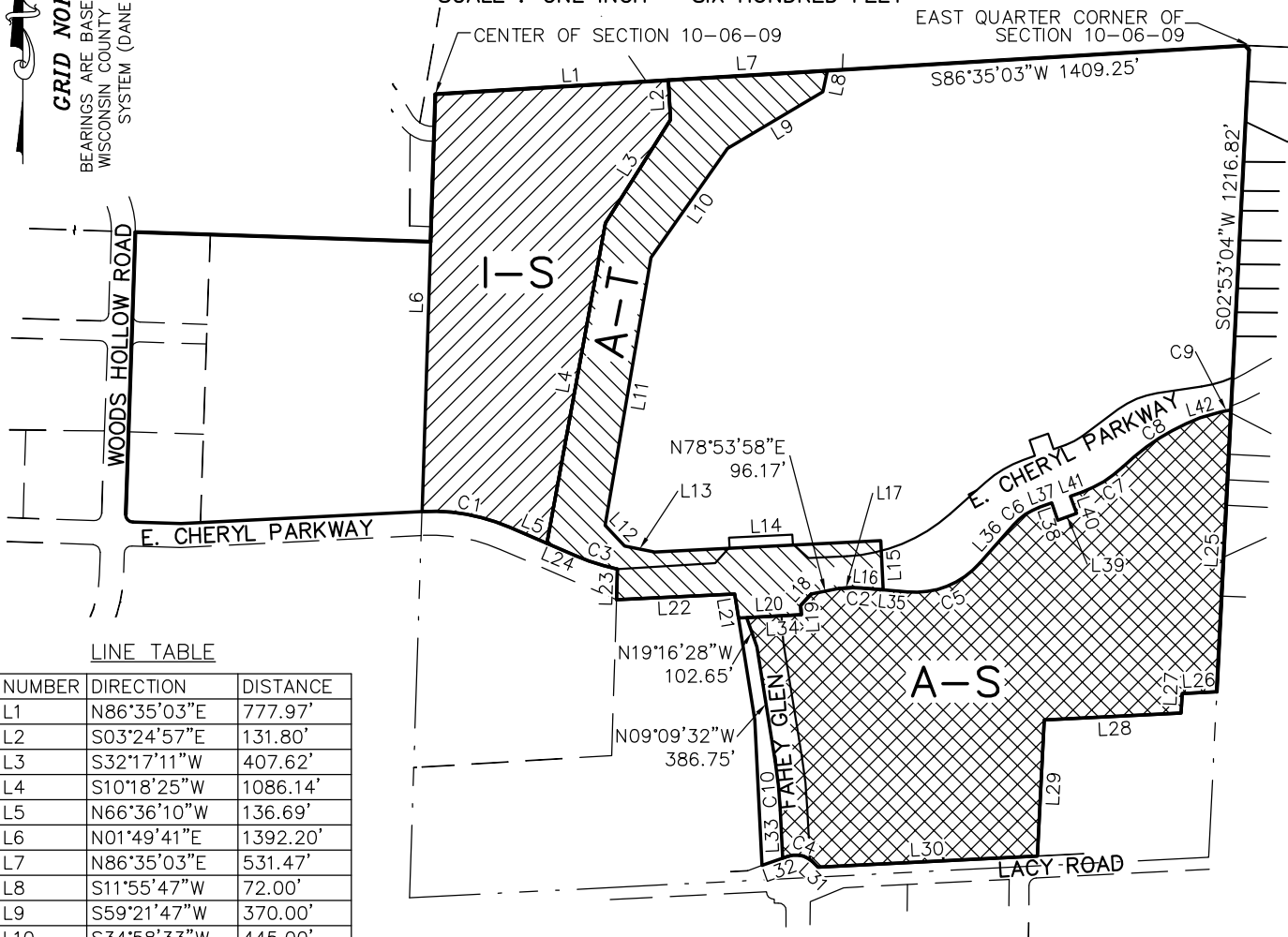
REZONE MAP

ALL OF LOTS 13, 14 AND 15, FITCHBURG RESEARCH PARK, ALL OF VACATED RESEARCH PARK DRIVE, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHEAST QUARTER AND THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER AND THE NORTHEAST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



SCALE : ONE INCH = SIX HUNDRED FEET



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N86°35'03"E	777.97'
L2	S03°24'57"E	131.80'
L3	S32°17'11"W	407.62'
L4	S10°18'25"W	1086.14'
L5	N66°36'10"W	136.69'
L6	N01°49'41"E	1392.20'
L7	N86°35'03"E	531.47'
L8	S11°55'47"W	72.00'
L9	S59°21'47"W	370.00'
L10	S34°58'33"W	445.00'
L11	S09°43'34"W	904.92'
L12	S42°56'13"E	95.00'
L13	S78°39'13"E	102.00'
L14	N87°05'39"E	755.45'
L15	S02°54'21"E	164.45'
L16	N84°54'26"W	72.94'
L17	S87°05'34"W	44.34'
L18	S42°05'34"W	51.33'
L19	S02°54'26"E	31.51'
L20	S87°05'34"W	209.35'
L21	N09°09'32"W	81.38'
L22	S87°11'31"W	393.87'
L23	N01°49'36"E	102.55'
L24	N66°36'10"W	102.67'
L25	S02°53'04"W	941.12'
L26	S87°07'58"W	115.84'
L27	S02°56'30"W	64.94'
L28	S87°08'02"W	457.10'
L29	S02°50'47"W	454.22'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L30	S87°05'53"W	731.86'
L31	N46°28'38"W	26.90'
L32	S70°19'25"W	17.41'
L33	N02°49'51"W	158.65'
L34	N87°05'34"E	182.21'
L35	S84°54'26"E	153.38'
L36	N41°23'42"E	169.82'
L37	N70°23'42"E	42.00'
L38	S19°36'18"E	61.26'
L39	N70°23'42"E	66.00'
L40	N19°36'18"W	61.26'
L41	N70°23'42"E	42.00'
L42	N73°42'00"E	74.06'

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	298.68	26°18'06"	650.64	N79°45'13"W	296.06
C2	29.67	08°00'00"	212.50	N88°54'26"W	29.65
C3	147.98	11°56'30"	710.00	N72°34'25"W	147.71
C4	88.25	63°12'07"	80.00	N78°04'36"W	83.84
C5	269.45	53°41'52"	287.50	N68°14'38"E	259.69
C6	107.56	29°00'00"	212.50	N55°53'42"E	106.41
C7	160.07	24°17'40"	377.50	N58°14'53"E	158.87
C8	307.73	23°07'24"	762.50	N57°39'45"E	305.65
C9	32.26	13°17'50"	139.00	N80°20'55"E	32.19
C10	165.67	06°19'41"	1500.00	N05°59'42"W	165.58

PREPARED FOR :

Promega Corporation

PREPARED BY :

Burse

surveying & engineering INC.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

Date: 01-19-2018

Plot View: REZONE

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REZONE DESCRIPTION
I-S

Part of the Southwest Quarter and Northwest Quarter of the Southeast Quarter of Section 10, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 10;
thence South 86 degrees 35 minutes 03 seconds West along the north line of said Southeast Quarter, 1940.72 feet to the point of beginning;
thence South 03 degrees 24 minutes 57 seconds East, 131.80 feet;
thence South 32 degrees 17 minutes 11 seconds West, 407.62 feet;
thence South 10 degrees 18 minutes 25 seconds West, 1086.14 feet to the north right of way of East Cheryl Parkway;
thence North 66 degrees 36 minutes 10 seconds West along said north right of way, 136.69 feet to a point of curvature;
thence 298.68 feet along the arc of a curve to the left, also along said north right of way, through a central angle of 26 degrees 18 minutes 06 seconds, a radius of 650.64 feet, a chord bearing North 79 degrees 45 minutes 13 seconds West, 296.06 feet;
thence North 01 degree 49 minutes 41 seconds East along the west line of said Southeast Quarter, 1392.20 feet to the center of said Section 10;
thence North 86 degrees 35 minutes 03 seconds East along the north line of said Southeast Quarter, 777.97 feet to the point of beginning.

This description contains 824,646 square feet or 18.9313 acres.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

Prepared By:
Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison WI, 53704

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REZONE DESCRIPTION
A-T

Part of the Northwest, Southwest and Southeast Quarters of the Southeast Quarter of Section 10, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 10;
thence South 86 degrees 35 minutes 03 seconds West along the north line of said Southeast Quarter, 1409.25 feet to the Point of Beginning;
thence South 11 degrees 55 minutes 47 seconds West, 72.00 feet;
thence South 59 degrees 21 minutes 47 seconds West, 370.00 feet;
thence South 34 degrees 58 minutes 33 seconds West, 445.00 feet;
thence South 09 degrees 43 minutes 34 seconds West, 904.92 feet;
thence South 42 degrees 56 minutes 13 seconds East, 95.00 feet;
thence South 78 degrees 39 minutes 13 seconds East, 102.00 feet;
thence North 87 degrees 05 minutes 39 seconds East, 755.45 feet;
thence South 02 degrees 54 minutes 21 seconds East, 164.45 feet;
thence North 84 degrees 54 minutes 26 seconds West, 72.94 feet to a point of curvature;
thence 29.67 feet along the arc of a curve to the left, through a central angle of 08 degrees 00 minutes 00 seconds, a radius of 212.50 feet, a chord bearing North 88 degrees 54 minutes 26 seconds West, 29.65 feet;
thence South 87 degrees 05 minutes 34 seconds West, 44.34 feet;
thence South 78 degrees 53 minutes 58 seconds West, 96.17 feet;
thence South 42 degrees 05 minutes 34 seconds West, 51.33 feet;
thence South 02 degrees 54 minutes 26 seconds East, 31.51 feet;
thence South 87 degrees 05 minutes 34 seconds West, 209.35 feet;
thence North 09 degrees 09 minutes 32 seconds West, 81.38 feet;
thence South 87 degrees 11 minutes 31 seconds West, 393.87 feet;
thence North 01 degree 49 minutes 36 seconds East, 102.55 feet to a point of curvature, also to the north right of way of East Cheryl Parkway;
thence 147.98 feet along the arc of a curve to the right, through a central angle of 11 degrees 56 minutes 30 seconds, a radius of 710.00 feet, a chord bearing North 72 degrees 34 minutes 25 seconds West, 147.71 feet;
thence North 66 degrees 36 minutes 10 seconds West along said north right of way, 102.67 feet;
thence North 10 degrees 18 minutes 25 seconds East, 1086.14 feet;
thence North 32 degrees 17 minutes 11 seconds East, 407.62 feet;
thence North 03 degrees 24 minutes 57 seconds West, 131.80 feet to the north line of said Southeast Quarter of Section 10;
thence North 86 degrees 35 minutes 03 seconds East along said north line, 531.47 feet to the Point of Beginning. This description contains 520,247 square feet or 11.9432 acres.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

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REZONE DESCRIPTION
A-S

Part of the Northeast, Southeast and Southwest Quarters of the Southeast Quarter of Section 10, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 10;
thence South 02 degrees 53 minutes 04 seconds West along the east line of said Southeast Quarter, 1216.82 feet to the Point of Beginning;
thence continuing South 02 degrees 53 minutes 04 seconds West along said east line, 941.12 feet;
thence South 87 degrees 07 minutes 58 seconds West, 115.84 feet;
thence South 02 degrees 56 minutes 30 seconds West, 64.94 feet;
thence South 87 degrees 08 minutes 02 seconds West, 457.10 feet;
thence South 02 degrees 50 minutes 47 seconds West, 454.22 feet to the north right of way line of Lacy Road;
thence South 87 degrees 05 minutes 53 seconds West along said north line, 731.86 feet;
thence North 46 degrees 28 minutes 38 seconds West along said north line, 26.90 feet to a point of curvature;
thence 88.25 feet along the arc of a curve to the left, also along said north line, through a central angle of 63 degrees 12 minutes 07 seconds, a radius of 80.00 feet, a chord bearing North 78 degrees 04 minutes 36 seconds West, 83.84 feet;
thence South 70 degrees 19 minutes 25 seconds West along said north line, 17.41 feet;
thence North 02 degrees 49 minutes 51 seconds West, 158.65 feet to a point of curvature;
thence 165.67 feet along the arc of a curve to the left, through a central angle of 06 degrees 19 minutes 41 seconds, a radius of 1500.00 feet, a chord bearing North 05 degrees 59 minutes 42 seconds West, 165.58 feet;
thence North 09 degrees 09 minutes 32 seconds West, 386.75 feet;
thence North 19 degrees 16 minutes 28 seconds West, 102.65 feet;
thence North 87 degrees 05 minutes 34 seconds East, 182.21 feet;
thence North 02 degrees 54 minutes 26 seconds West, 31.51 feet;
thence North 42 degrees 05 minutes 34 seconds East, 51.33 feet;
thence North 78 degrees 53 minutes 58 seconds East, 96.17 feet;
thence North 87 degrees 05 minutes 34 seconds East, 44.34 feet to a point of curvature;
thence 29.67 feet along the arc of a curve to the right, through a central angle of 08 degrees 00 minutes 00 seconds, a radius of 212.50 feet, a chord bearing South 88 degrees 54 minutes 26 seconds East, 29.65 feet;
thence South 84 degrees 54 minutes 26 seconds East, 153.38 feet to a point of curvature;
thence 269.45 feet along the arc of a curve to the left, through a central angle of 53 degrees 41 minutes 52 seconds, a radius of 287.50 feet, a chord bearing North 68 degrees 14 minutes 38 seconds East, 259.69 feet;
thence North 41 degrees 23 minutes 42 seconds East, 169.82 feet to a point of curvature;
thence 107.56 feet along the arc of a curve to the right, through a central angle of 29 degrees 00 minutes 00 seconds, a radius of 212.50 feet, a chord bearing North 55 degrees 53 minutes 42 seconds East, 106.41 feet;
thence North 70 degrees 23 minutes 42 seconds East, 42.00 feet;

thence South 19 degrees 36 minutes 18 seconds East, 61.26 feet;
thence North 70 degrees 23 minutes 42 seconds East, 66.00 feet;
thence North 19 degrees 36 minutes 18 seconds West, 61.26 feet;
thence North 70 degrees 23 minutes 42 seconds East, 42.00 feet to a point of curvature;
thence 160.07 feet along the arc of a curve to the left, through a central angle of 24 degrees 17 minutes 40 seconds, a radius of 377.50 feet, a chord bearing North 58 degrees 14 minutes 53 seconds East, 158.87 feet to a point of reverse curvature;
thence 307.73 feet along the arc of a curve to the right, through a central angle of 23 degrees 07 minutes 24 seconds, a radius of 762.50 feet, a chord bearing North 57 degrees 39 minutes 45 seconds East, 305.65 feet;
thence North 73 degrees 42 minutes 00 seconds East, 74.06 feet to a point of curvature;
thence 32.26 feet along the arc of a curve to the right, through a central angle of 13 degrees 17 minutes 50 seconds, a radius of 139.00 feet, a chord bearing North 80 degrees 20 minutes 55 seconds East, 32.19 feet to the Point of Beginning.

This description contains 1,360,407 square feet or 31.2306 acres.

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