



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

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: East Cheryl, east of Woods Hollow Drive

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

See attached Metes & Bounds Description

***Also submit in electronic format (MS WORD or plain text) by email to: PLANNING@FITCHBURGWI.GOV

2. Current Use of Property: Industrial/Agricultural

3. Proposed Use of Property: Industrial

4. Proposed Development Schedule: Construction July 2018 through September 2020

5. Zoning District: I-S

6. Future Land Use Plan Classification: I-C

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits 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) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

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

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: _____

Type of Non-residential Development (If Applicable): Industrial

Proposed Hours of Operation: 5:30am - 7:30pm CUP = 302,800 GSF No. Of Employees: R & D = 307,

Floor Area: R & D = 277,000 GSF, Garage = 239,648 GSF No. Of Parking Stalls: Ex=321, Total after = 678

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Promega Corporation

Address: 2800 Woods Hollow Road Phone No: 608-274-4330

Contact Person: Dan Motl

Email: dan.motl@promega.com

Address: Same Phone No: 608-443-3260

Respectfully Submitted By: *Daniel Motl 05/12/18* Daniel Motl, Promega Facilities Director

Owner's or Authorized Agent's Signature

** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.

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: _____

Ordinance Section No. _____ Fee Paid: _____

Permit Request No. _____

PROPOSED LOT 1

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 South 87 degrees 05 minutes 33 seconds West along said north right of way line, 804.91 feet;
thence North 88 degrees 02 minutes 24 seconds West along said north right of way line, 160.00 feet to a point of curvature;
thence 39.27 feet along the arc of a curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a chord bearing North 43 degrees 02 minutes 24 seconds West, 35.36 feet to the east right of way line of Woods Hollow Road;
thence North 01 degree 57 minutes 36 seconds East along said east right of way line, 941.72 feet to the southwest corner of Outlot 4, Cinque Terre, recorded in Volume 58-100B of Plats, on pages 528 and 529, as Document Number 4156105 Dane County Registry;
thence South 88 degrees 07 minutes 56 seconds East along said south line, 984.93 feet to the west line of said Southeast Quarter;
thence North 01 degree 49 minutes 41 seconds East along said west line, 492.18 feet to the center of said Section 10;
thence North 86 degrees 35 minutes 03 seconds East along the north line of aforementioned Southeast Quarter, 777.97 feet to the point of beginning.

This description contains 1,751,134.6 square feet or 40.2005 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

M:\BSE1970\CSM-2017\CSM\description\Lot 1.doc

UIHLEIN | WILSON
RAMLOW | STEIN
ARCHITECTURE | DESIGN | PLANNING

Mr. Tom Hovel, Zoning Administrator/City Planner
City of Fitchburg
Planning/Zoning Department
5520 LACY Road
Fitchburg, Wisconsin, 53711

RE: Promega submittal for Conditional Use Permit relating to Building Height.

Dear Mr. Hovel,

On Behalf of our client, Promega Corporation, we are pleased to transmit the following information for your staffs review and consideration by the City of Fitchburg’s Plan Commission. By this application, we are requesting that a conditional use permit be granted allowing Promega’s proposed new R&D facility to exceed the building height maximum that is currently permitted under Zoning District IS. We are requesting that this item be placed on the June 19th Planning Commission Agenda for consideration and action.

Please accept the following documents:

- Conditional Use Permit Application..... one page
- Check for application fee
- Project Narrative.....N-1
- Overall Dimensioned Site Master Plans 3 large/6small.....Sheet C400 and C401
- Building section and partial elevation..... Sheet A4.10, A4.11, A4.20, A4.17, A100, A200, A100 and A200
- PDF’s of this submittal package.....Emailed

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We look forward to working with you, your staff, and Commissioners. Please feel free to contact myself or Deb Hatfield with questions. We will work to get the answers and additional information you may require in facilitating the review and approval process. Thanks for your consideration.

Sincerely,



Steve Wellenstein
Uihlein-Wilson/Ramlow-Stein Architects, Inc.
414-271-8899

Conditional Use Permit Application for Promega Corporation

Proposed new Research & Development Facility (R&D) to be located at East Cheryl Drive

Submitted May 22, 2018

Narrative for Conditional Use Permit Application that would allow the new Promega R&D facility to exceed the 42' maximum building height currently allowed under Fitchburg Zoning District IS.

Promega is consolidating Research and Development Activities from several buildings on the Promega campus and off campus into a new Research and Development (R&D) Facility. This new R&D facility will support and contribute to the long-term business growth of Promega by providing the proper infrastructure to respond to emerging opportunities in the global biotechnology and life science markets. The project would include an associated expansion of the existing parking structure by adding 2 floors and approximately 340 parking spaces. It would also include around 4,800 sq. for the central utility plant (CUP) Expansion on Feynman to serve both new and existing buildings and significantly improve energy efficiency. All three of the areas will require an updated Conditional use permit since there height will be over the 42'-0" allowed in IS zoning.

The existing Feynman building on site already has a Conditional Use Permit do to its height over 42'-0". The height of the Central Utility Plant aligns with the height of the existing CUP on Feynman and is needed to conceal the rooftop equipment and help control noise. The approved heights on Feynman are 65'-0" maximum first floor to top of penthouse parapet height and the first floor to primary building edge height to be at 48'-0".

The nature of an efficient R&D buildings lab space and the need to separate lab areas from one another due to contamination issues will require a 3-story facility. We have also increased the stories to deal with the severe slope on the site. We do not have a penthouse but instead burry the mechanicals into the hill at the lower level. Giving people access to light and views instead of Mechanical equipment. The nature of a lab facility will require a higher level of environmental control, which in turn drives the buildings floor-to-floor heights (See the proposed building section(s) Sheet A-3.00 dated 5-22-18 attached). The R&D Facility also has its first floor level approximately 17'-0" below that of Feynman's first floor. Therefore, the relative appearance of height is equal to Feynman. The highest roof on Feynman is 11'-0" higher than the highest roof on R&D do to the grade change. See attached site section elevation.

At the R&D Facility, all floors of the facility will need to have a 17'-0" floor-to-floor height. Ceiling height in the labs is at 9'-0". Above the ceiling, there is a required 6'-6" mechanical space, and 1'-6" for the required structural framing system. The total floor-to-floor height from the first floor to the ground

floor at the mechanical room is planned to be 25'-0". We accomplish this by depressing the floor slab in the mechanical space farther into the ground helping to reduce the potential height of the building. The second floor is currently set back approximately 60'-0" from the South edge of the building wall facing East Cheryl Parkway. The clearstory on the second floors roof is also set back from the second floors south roof by 10'-0". The roof edge at both the first and second floor roofs has a 4'-8" parapet helping to hide any rooftop mechanical equipment.

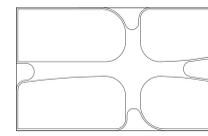
The Parking Garage with its added two levels is just above the height restriction for the ramp area at 40'-4". The stair and elevator towers at the Southeast and Northeast corners are what goes above the height restriction. These tower elements are at 54'-0" do to the elevator overrun. The Parking Garage has a future capability to add solar panels above the cars on the top level, which would also be in line with the 54'-0" height of the towers.

The R&D Facility is proposed to be a height of 41'-0" at its primary South façade from first floor to roof edge. The next roof edge (2nd floor) is set back 60'-0" from the south edge and is at a height of 57'-0" from first floor to roof edge. The next roof edge (Clerestory) is set back 70'-0" from the south roof edge and is at a height of 67'-7" from the first floor to the roof edge.

If we take into account the Clerestory set back from the roof edge, the total building height first floor to roof of Clerestory roof edge is proposed to be 67'-7".

We are requesting approval to exceed the 42' maximum building height under Zoning District IS to a height of 70'-0" maximum first floor to top of Clerestory parapet height and the first floor to primary building edge height to be at 43'-0". Please consider that it serves Promega's and community interest to minimize the overall building height and clearly our efforts will be in getting the building heights to their minimum without sacrificing functional operations.

End of Narrative



REVISIONS

No.	Date	Description
A	17APR18	SCHEMATIC DESIGN
B	11MAY18	DRG REVIEW
C	22MAY22	ADR SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

GRAPHIC LEGEND

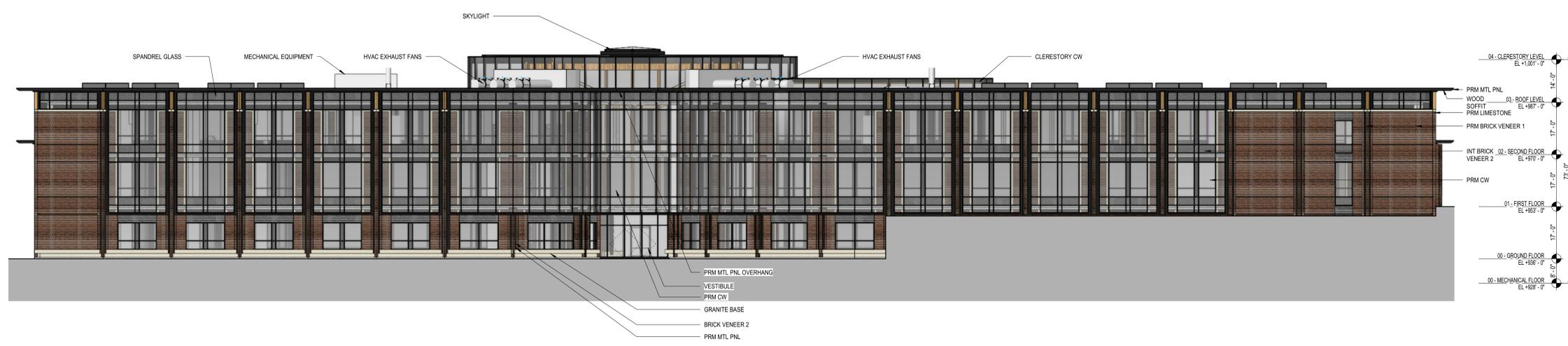
Axxx	EXTERIOR ABOVE GRADE WALL ASSEMBLY. REFER TO DRAWING AS.X SERIES
Rxxx	ROOF ASSEMBLY. REFER TO DRAWING AS.X SERIES
Xxxx	EXTERIOR FENESTRATION SYSTEM. REFER TO DRAWING AS.X
Yxxx	INTERIOR FENESTRATION SYSTEM. REFER TO DRAWING AS.X
GL-x	GLASS TYPE. REFER TO SPECIFICATION SECTION 08800 - GLAZING
	VISION GLASS
	VISION GLASS WITH SHADOW BOX

- GENERAL SHEET NOTES**
- REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
 - REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
 - REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
 - REFER TO THE A4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
 - REFER TO THE A5.X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.
 - VERTICAL ELEVATIONS ON THESE DRAWINGS ARE SHOWN RELATIVE TO THE FINISH FLOOR DESIGN REFERENCE ELEVATION UNLESS OTHERWISE NOTED. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE GI SERIES SHEETS.
 - FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE GI SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
 - REFER TO THE A5.X.X SERIES SHEETS FOR ASSEMBLY TYPE DESIGNATIONS.
 - REFER TO THE AF SERIES SHEETS FOR THE INTERIOR FINISH INFORMATION.
 - REFER TO THE S-SERIES DRAWINGS FOR CMU REINFORCING AND GROUTING REQUIREMENTS.
 - PROJECT ELEVATION OF 100'-0" CORRESPONDS TO THE SITE ELEVATION OF 802.51 FT. REFER TO CIVIL FOR FURTHER INFORMATION.
 - FOR ANY SHEET KEYNOTES WHICH DO NOT APPEAR IN THE LEGEND ON THIS SHEET REFER TO A0.6 FOR A SHEET KEYNOTE SUMMARY.

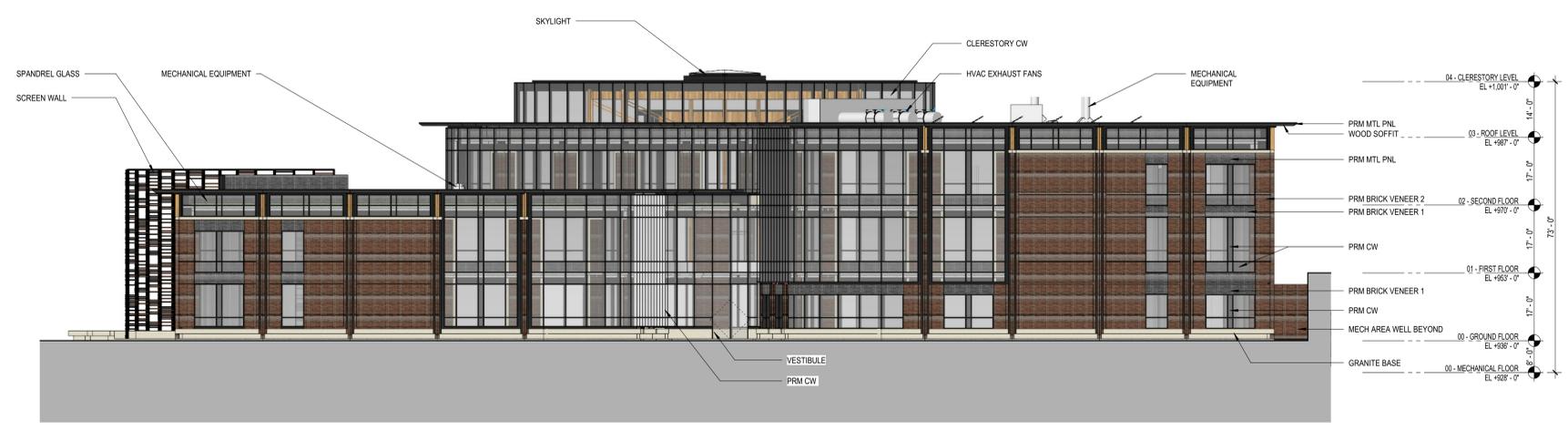
ASSEMBLY LEGEND

REFERENCE KEYNOTES

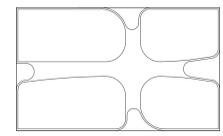
NOTES:
PRM - PRIMARY EXTERIOR ELEVATION
INT - INTERIOR ELEVATION
CW - STICK ASSEMBLED CURTAIN WALL
W - CONVENTIONALLY GLAZED 4-SIDED CAPTURE
S - STORE-FRONT 4-SIDED CAPTURE
MPL - ACM OR PRE-FINISHED ALUMINUM PLATE
BV1 - BRICK VENEER 1 - LIGHT COLOR
BV2 - BRICK VENEER 2 - DARK COLOR
GB - GRANITE BASE - BUFF COLOR



1 OVERALL BUILDING ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



2 OVERALL BUILDING ELEVATION - EAST
SCALE: 1/16" = 1'-0"



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OTIE
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**TRANS
SOLAR**
Climate Engineering



AEI

KRAEMER
ARCHITECTS

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REVISIONS

No.	Date	Description
A	12APR18	SCHEMATIC DESIGN
B	11MAY18	DRG REVIEW
C	22MAY22	ADR SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

Promega

PROMEGA - R&D BUILDING

SHEET
OVERALL BUILDING ELEVATIONS - SOUTH & WEST

DATE
APRIL 18, 2018

PROJECT NO.
10468.000

SHEET NO.

GRAPHIC LEGEND

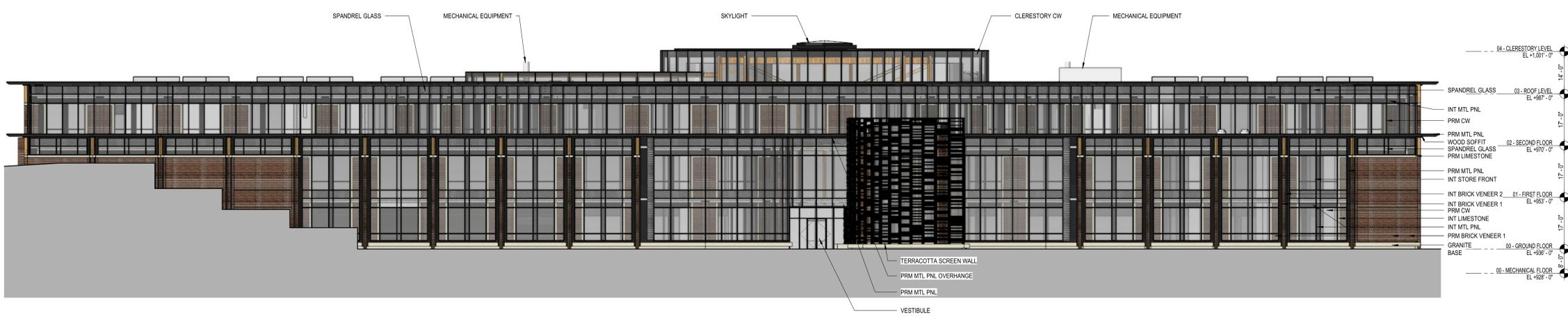
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- Rxxx - ROOF ASSEMBLY, REFER TO DRAWING A5.X SERIES
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- Yxxx - INTERIOR FENESTRATION SYSTEM, REFER TO DRAWING A5.X
- GL-x - GLASS TYPE, REFER TO SPECIFICATION SECTION 08800 - GLAZING
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ASSEMBLY LEGEND

REFERENCE KEYNOTES

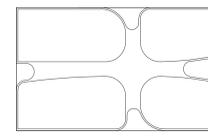
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1 OVERALL BUILDING ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



2 OVERALL BUILDING ELEVATION - WEST
SCALE: 1/16" = 1'-0"



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REVISIONS

No.	Date	Description
A	22MAY22	ADR SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

Promega

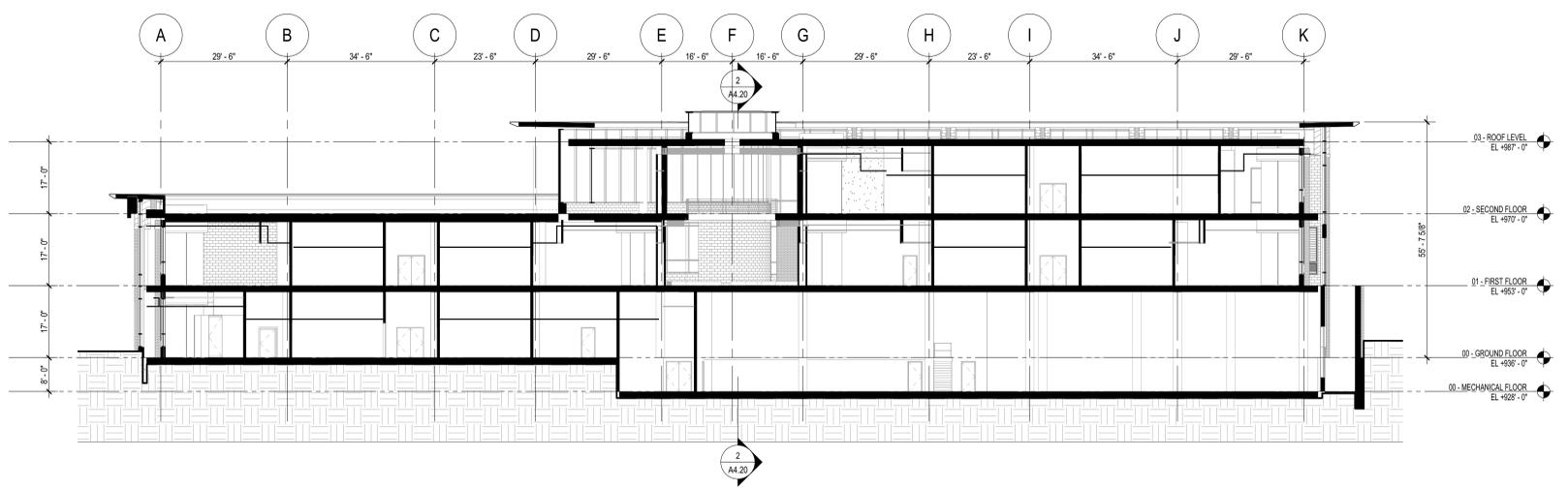
PROMEGA - R&D BUILDING

SHEET
OVERALL BUILDING SECTIONS

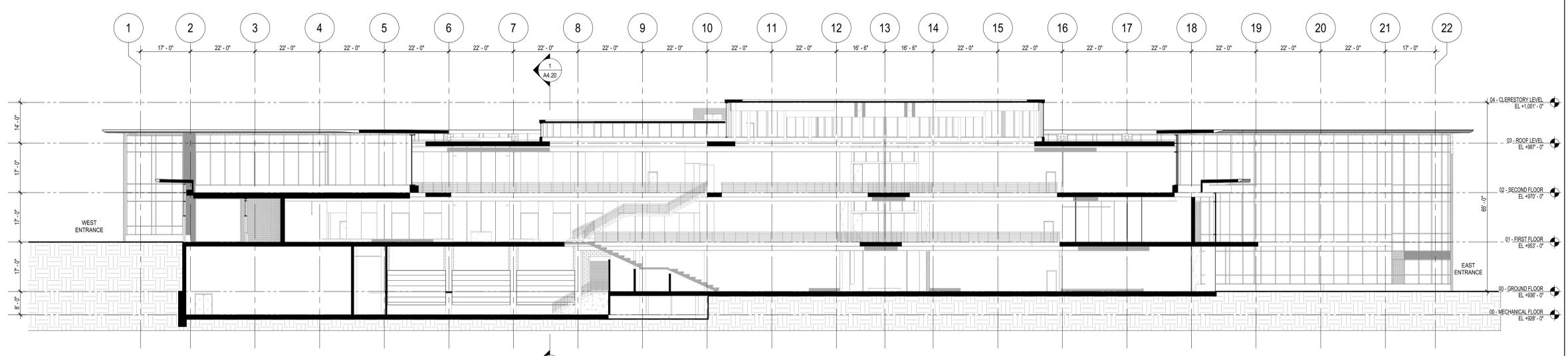
DATE
APRIL 18, 2018

PROJECT NO.
10468.000

SHEET NO.

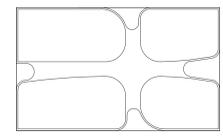


1 NORTH-SOUTH SECTION THROUGH AREAS A AND C
SCALE: 1/16" = 1'-0"



2 WEST-EAST SECTION THROUGH ATRIUM
SCALE: 1/16" = 1'-0"

5/22/2018 11:49:22 AM BIM 360://17-133 Promega - R&D Campus/PROMEGA_A.rvt



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REVISIONS

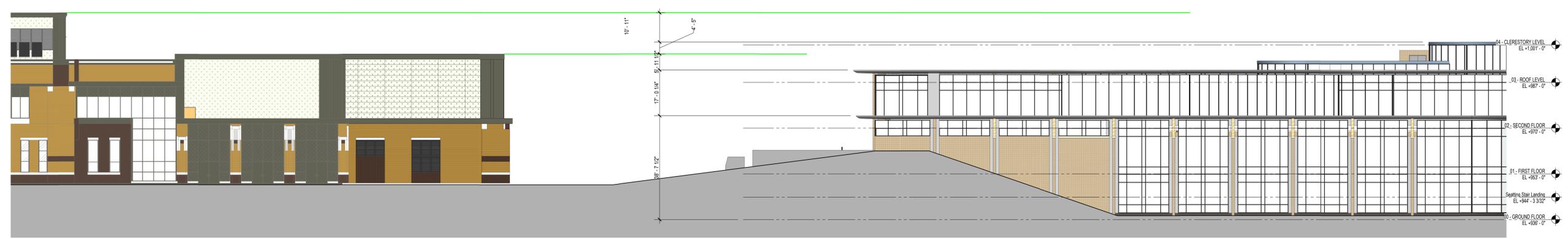
No.	Date	Description
A	22MAY22	ADR SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT
Promega
PROMEGA - R&D
BUILDING

SHEET
site section

DATE
APRIL 18, 2018
PROJECT NO.
10468.000
SHEET NO.



1 BUILDING ELEVATION - FEYNMAN REF
SCALE: 1/16" = 1'-0"



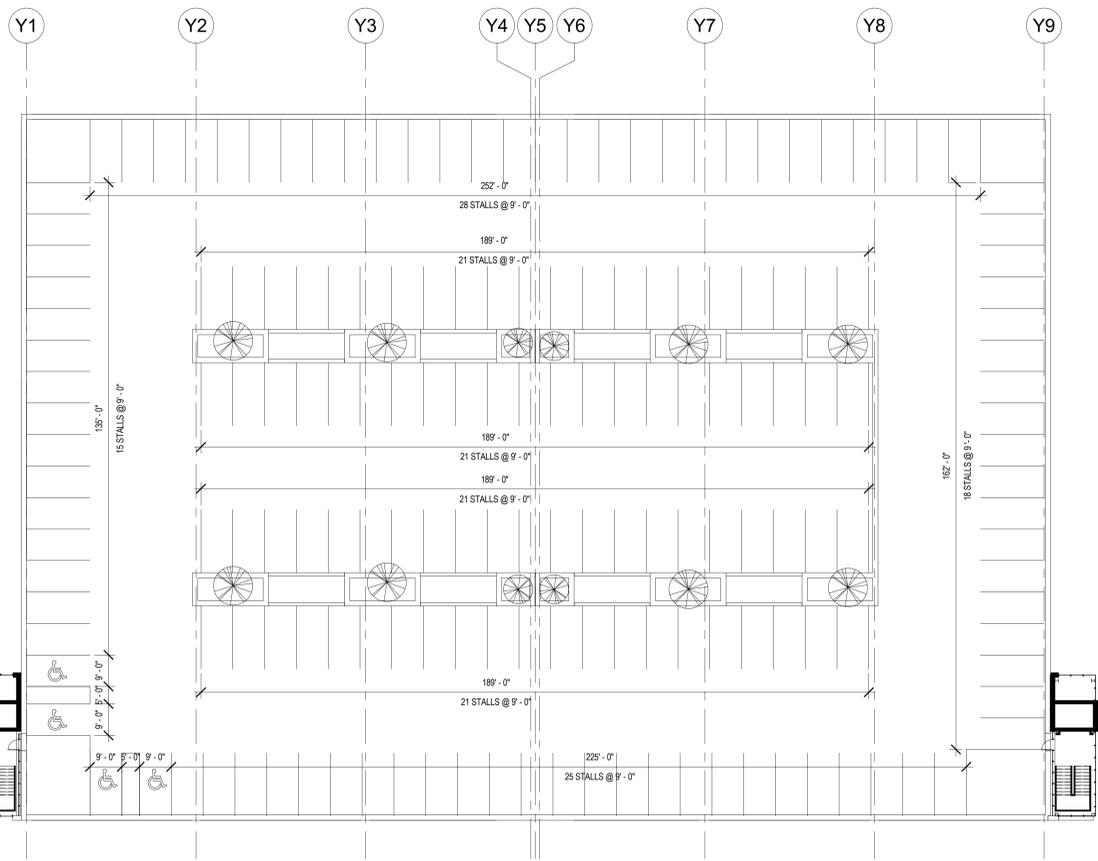
REVISIONS		
No.	Date	Description

PRELIMINARY
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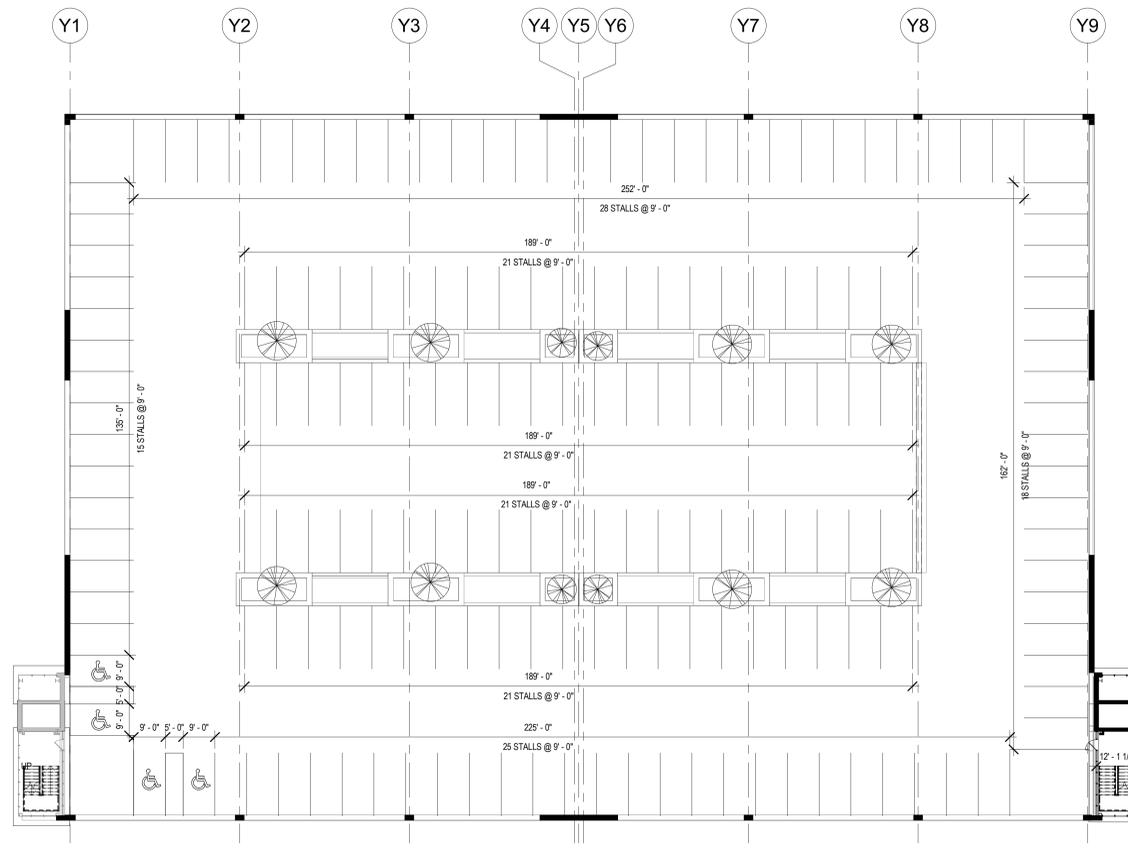
PROJECT

Promega
PARKING
STRUCTURE
SHEET
PLANS

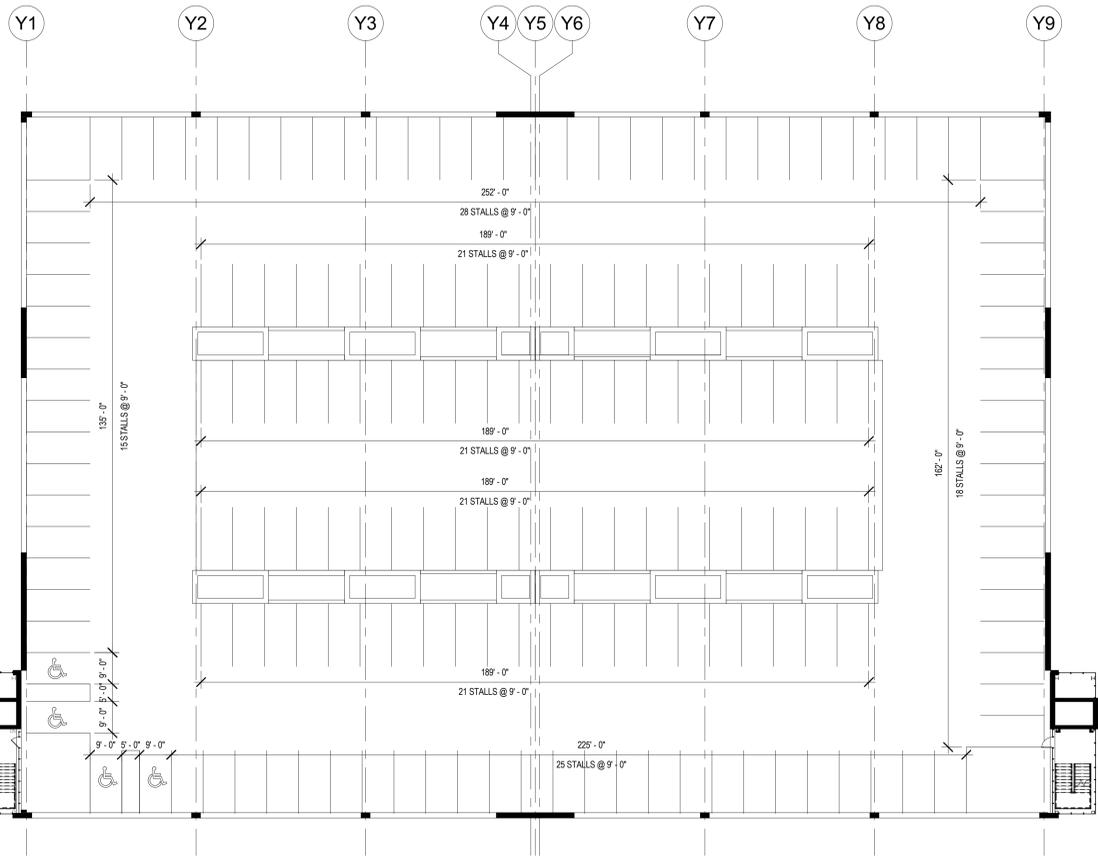
DATE
5/22/18
PROJECT NO.
17-133
SHEET NO.



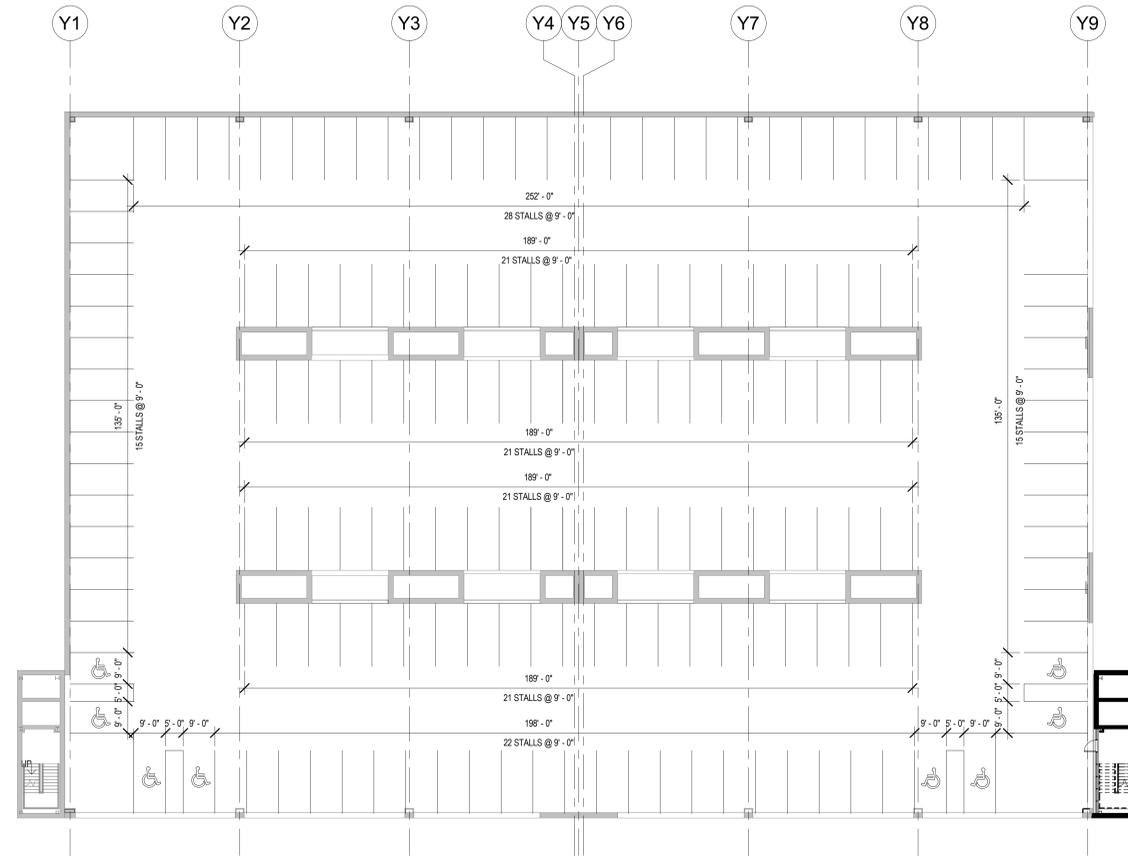
4 NEW - THIRD LEVEL
1" = 20'-0"



2 EXISTING - FIRST LEVEL
1" = 20'-0"



3 NEW - SECOND LEVEL
1" = 20'-0"



1 EXISTING - GROUND
1" = 20'-0"



5/22/2018 11:25:06 AM C:\Revit Local Files\Parking Garage 18 Central_stewview@uhlhein-wilson.com.rvt

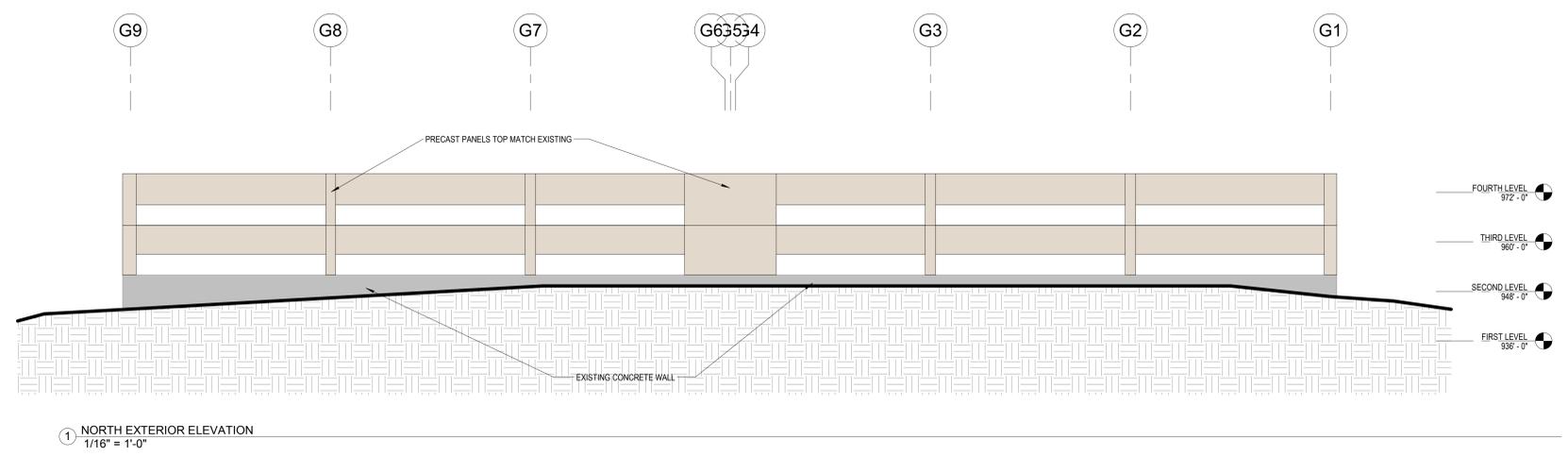
REVISIONS

No.	Date	Description

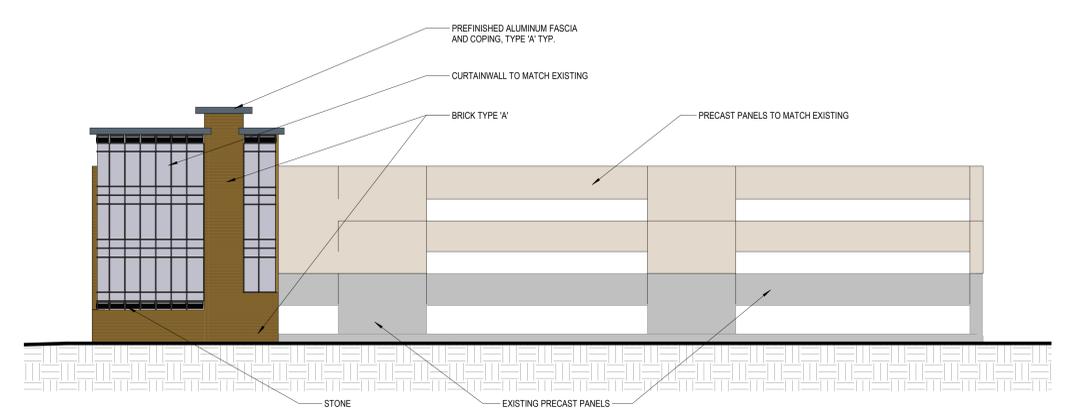
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT
Promega
PARKING
STRUCTURE
SHEET
BUILDING ELEVATIONS

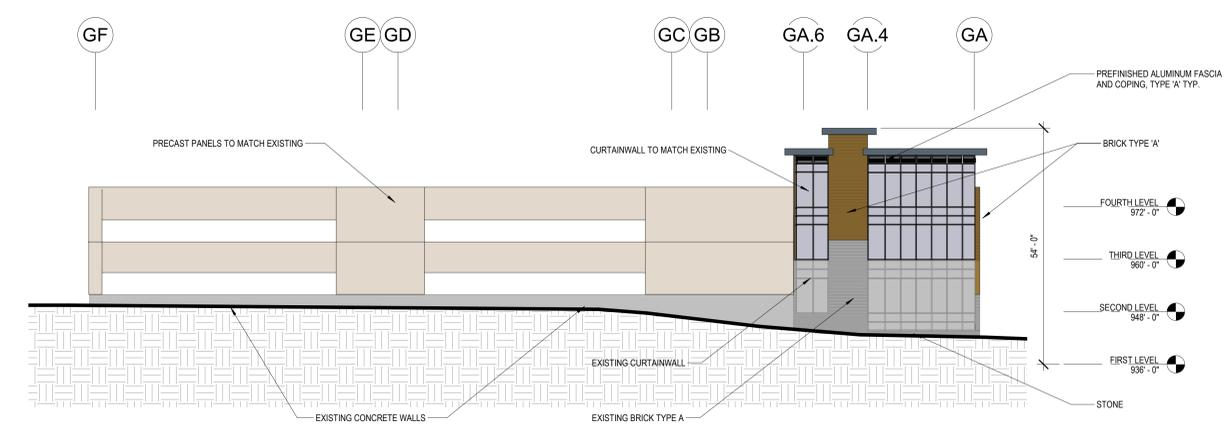
DATE
5/22/18
PROJECT NO.
17-133
SHEET NO.



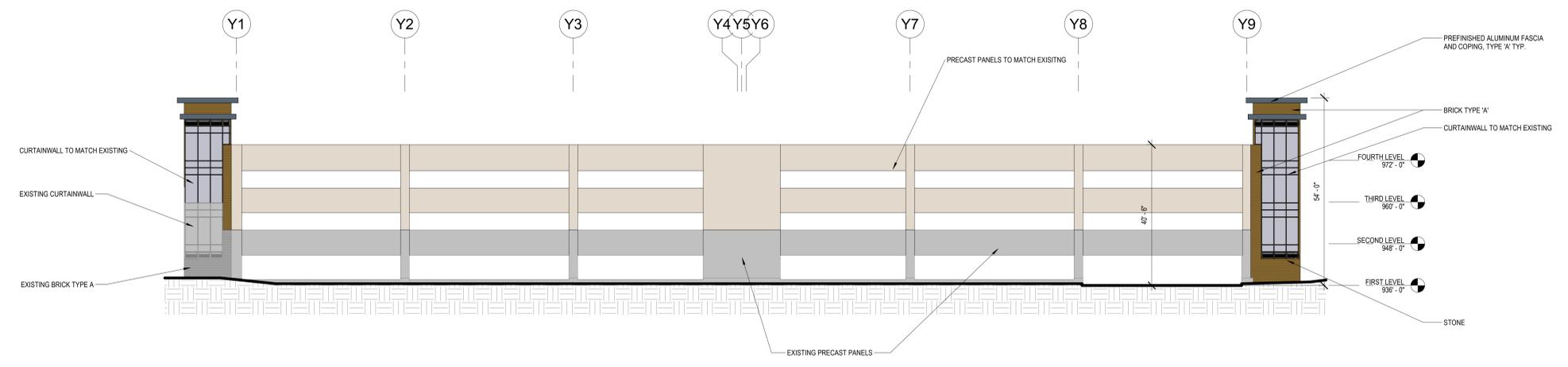
1 NORTH EXTERIOR ELEVATION
1/16" = 1'-0"



3 EAST EXTERIOR ELEVATION
1/16" = 1'-0"



4 WEST EXTERIOR ELEVATION
1/16" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"

5/22/2018 11:25:10 AM C:\Revit Local Files\Parking Garage 18 Central_stevew@uihlein-wilson.com.rvt



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REVISIONS

No.	Date	Description

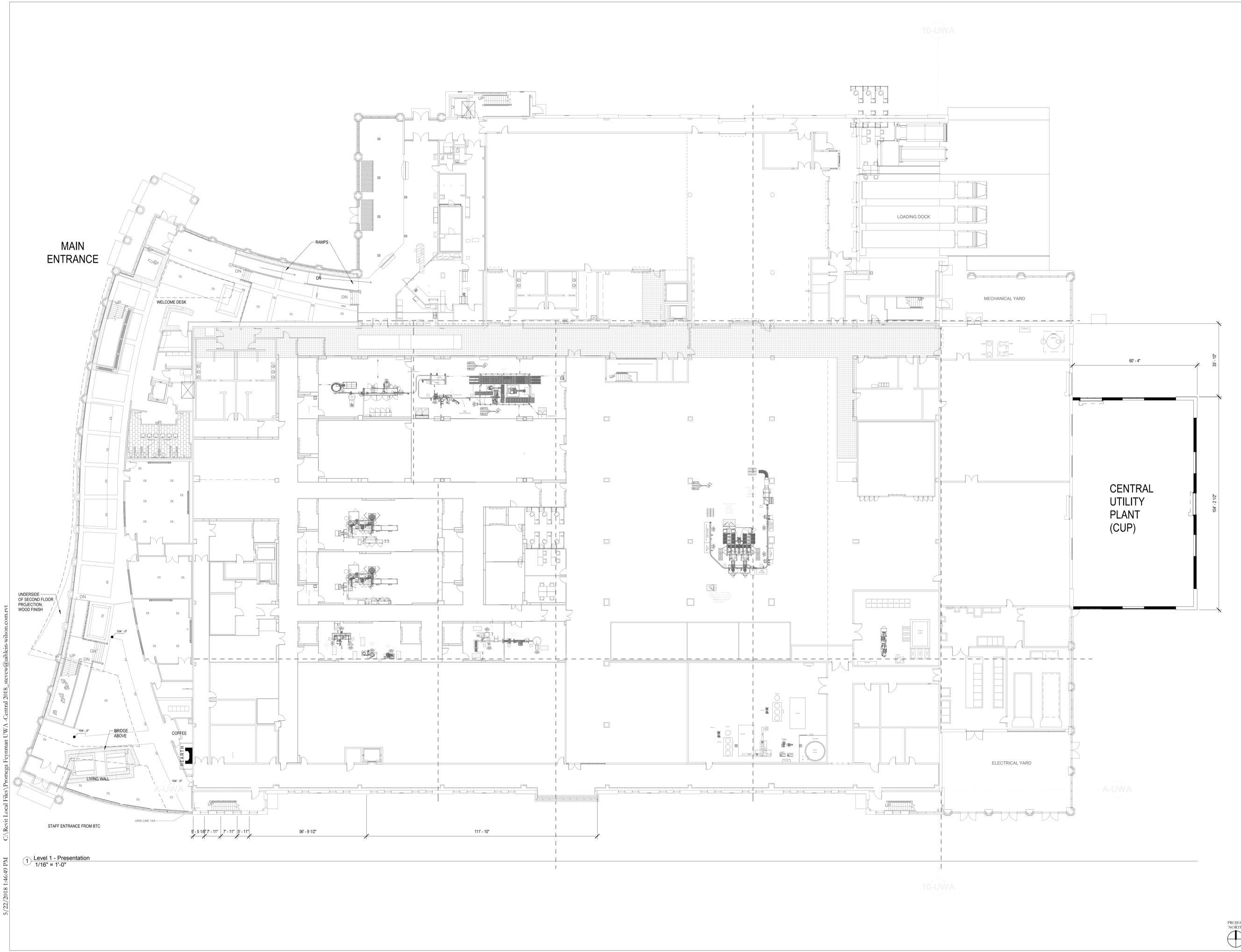
PRELIMINARY
NOT FOR CONSTRUCTION



FEYNMAN CUP ADDITION

SHEET
LEVEL ONE FLOOR PLAN

DATE
5/21/2018
PROJECT NO.
17-133
SHEET NO.



C:\Revit Local Files\Promega Feynman UWA - Central 2018_stevens@uihlein-wilson.com.rvt

1 Level 1 - Presentation
1/16" = 1'-0"

5/22/2018 1:46:49 PM



UWRS
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REVISIONS

No.	Date	Description

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT

Promega

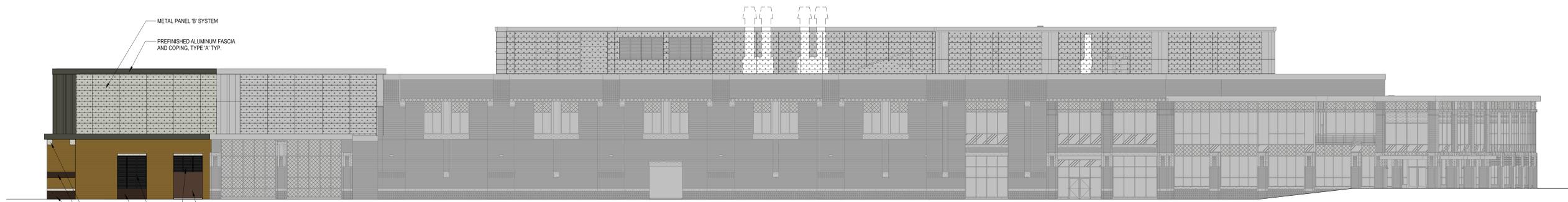
FEYNMAN CUP ADDITION

SHEET
Building Elevations

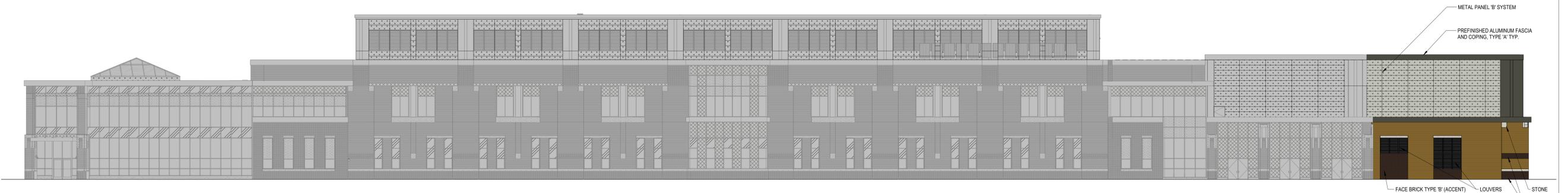
DATE
5/21/2018

PROJECT NO.
17-133

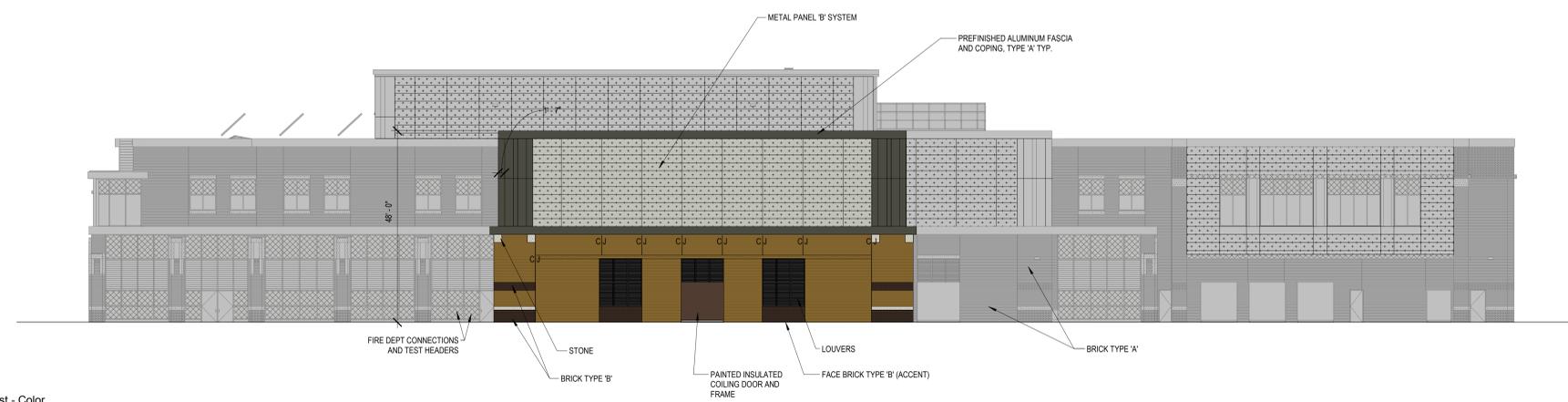
SHEET NO.
A-200



② NORTH ELEVATION
1/16" = 1'-0"



① SOUTH ELEVATION
1/16" = 1'-0"



③ East - Color
1/16" = 1'-0"

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