

Receipt # 12.1920
Yessica A.
2/20/19

 <p>Fitchburg THE CITY OF</p>	<p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)</p>	<h2 style="text-align: center;">REZONING APPLICATION</h2>
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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 A-S district to the I-S district the following described property:

1. **Location of Property/Street Address:** Northwest corner of Sub-Zero Parkway and Seminole Highway

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

Outlot 4 of Certified Survey Map No. 14388, Recorded in Vol. 98 of certified survey maps of Dane County, pages 229-233 as document No. 5288297, being part of the northeast quarter of the southwest quarter and the northwest quarter of the southwest quarter of Section 8, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin. Subject to Sub-Zero Parkway Right-of-Way.

***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 proposed use for this property will be an industrial site with a 222,500 square foot building and parking lots.

3. **Proposed Development Schedule:** Construction start May 2019

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezonings 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): Industrial

Proposed Hours of Operation: _____ **No. Of Employees:** _____

Floor Area: 222,500 S.F. **No. Of Parking Stalls:** 424

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

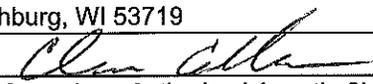
Current Owner of Property: Sub-Zero Group Inc.

Address: 2866 Bud's Drive, Fitchburg, WI 53719 **Phone No:** 608-441-9389

Contact Person: Clinton Collins

Email: Clinton.Collins@subzero.com

Address: 2866 Bud's Drive Fitchburg, WI 53719 **Phone No:** 608-204-6370

Respectfully Submitted By:  Clinton Collins
 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:** 2/19/19 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** \$620.00

Permit Request No. R2-2270-19

Receipt # 12.19.20
Yvesnicat.
2/19/19



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 Amendment Four

2. Proposed Land Use (Check all that Apply):
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

Supreme Structures: 2906 Marketplace Dr.
Suite A Madison, WI 53719

3. No. of Parcels Proposed: 3

4. No. Of Buildable Lots Proposed: 3

5. Zoning District: Existing A-S, Proposed I-S (Lot 1 and Outlot 1) and B-G (Lot 2)

6. Current Owner of Property: Sub-Zero Group, Inc. (Lot 1 and Outlot 1), Supreme Structures, Inc. (Lot 2)

Address: Sub-Zero: 2866 Bud's Drive, Fitchburg, WI 53719 Phone No: Sub-Zero: 608-441-9389

7. Contact Person: Clinton Collins (Sub-Zero) and Christy Rasso (Strand Associates, Inc.) Supreme Structures: 608-442-6420

Email: Clinton.Collins@subzero.com; christy.rasso@strand.com

Address: 2866 Bud's Dr. Fitchburg, WI 53719; 910 W. Wingra Dr. Madison, Phone No: 608-204-6370; 608-251-4843

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 ^{Sub-Zero} ~~shall~~ be consistent with the ^{Strand} currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: [Signature]
Owner's or Authorized Agent's Signature

DANIEL J BARTLAK
Print Owner's or Authorized Agent's Name
Clinton Collins (Sub Zero)

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: 2/19/19

Ordinance Section No. _____ Fee Paid: \$465.00

Permit Request No. CDP(A)-2269-19

LEGAL DESCRIPTION

for

Proposed Certified Survey Map and Comprehensive Development Plan Amendment

A part of Lot 1 of Certified Survey Map No. 10317, recorded as Document No. 3443224 of Dane County Records and a part of Lot 9 of Orchard Pointe, recorded as Document No. 4429294 of Dane County Records, being located in the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

BEGINNING at the corner common to said Lot 1 and Lot 2 of said Certified Survey Map No. 10317, lying on the Northwesterly right-of-way line of Nesbitt Road; thence, along said Northwesterly right-of-way line, South 57°35'21" West, 462.82 feet to its intersection with the Northeasterly right-of-way line of Limestone Lane; thence, along said Northeasterly right-of-way line, North 32°30'09" West, 400.00 feet to the most Southerly corner of aforesaid Lot 9; thence, along the line common to said Lot 9 and said Lot 1, North 57°35'21" East, 216.03 feet; thence North 32°24'39" West, 10.00 feet; thence North 57°35'21" East, 329.00 feet; thence South 32°24'39" East, 10.00 feet to said common line; thence, along said common line, North 57°35'21" East, 60.59 feet to the most Northerly corner of said Lot 1; thence, along the Easterly line of Lot 1, South 12°50'43" East, 424.51 feet to the **POINT OF BEGINNING**, containing 213,680 square feet or 4.905 acres, more or less.

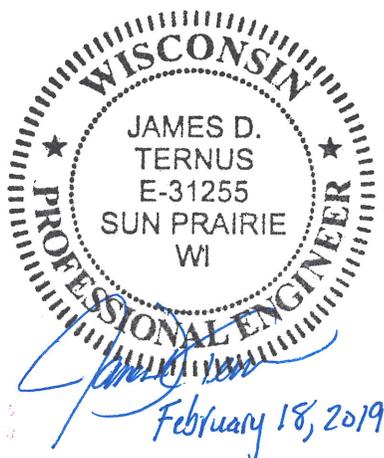
BEING SUBJECT TO to all easements and agreements, if any, of record and/or fact.

Project No. CP-08-18
Date: February 18, 2019

Report for Sub-Zero Group, Inc.

Comprehensive Development Plan
Amendment Four
Stoner Prairie Neighborhood

Fitchburg, Wisconsin
February 18, 2019



Prepared by:

STRAND ASSOCIATES, INC.®
910 West Wingra Drive
Madison, WI 53715
www.strand.com

February 2019



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or Following

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EXHIBITS

- EXHIBIT 1–STONER PRAIRIE PROJECT CONTEXT
- EXHIBIT 2–CERTIFIED SURVEY MAP
- EXHIBIT 3–AMENDMENT FOUR PRELIMINARY SITE PLAN
- EXHIBIT 4–PROPOSED ZONING MAP
- EXHIBIT 5–PROPOSED LOT 2 LAND DIVISION MAP

1.0 INTRODUCTION

The Stoner Prairie Neighborhood Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg on August 25, 2015 and amended on November 24, 2015, February 17, 2017, and September 18, 2018. The original CDP established a framework for developing the 95-acre area located near the northeast and northwest quadrants of the Lacy Road and Seminole Highway intersection. This area is shown in Exhibit 1.

The property identified as the Western Dunn Property, specifically Lot 1 and Outlot 1 as shown in the Certified Survey Map (CSM) that was included in Amendment Three, is being purchased by Sub-Zero Group, Inc. (Sub-Zero). Sub-Zero plans on developing a new facility at this property. The CSM is included as Exhibit 2.

This Amendment Four identifies changes to the initial and amended CDP related to the Lot 1 and Outlot 1. This amendment will address proposed transportation access plans, environmental designations, stormwater management plans, and proposed zoning changes. This Amendment Four also includes a proposed land division from Supreme Structures, Inc. of the property referenced as Lot 2, CSM No. 14967 (previously a redivision of Outlot 4 of CSM No. 14388).

2.0 PROPOSED DEVELOPMENT

2.1 Proposed Industrial-Commercial Development

The proposed development includes an approximately 222,500 square-foot building, parking lots, access roads, and stormwater management facilities. The Impervious Surface Ratio (ISR) is approximately 65 percent for the site. These plans are consistent with the original CDP, which expected a minimum 120,000 square-foot building and a maximum of 65 percent ISR for the property.

2.2 Proposed Transportation Plan

The proposed developed site plan includes two transportation access points to the property. One access point is located across from Astor Drive providing access to Seminole Highway. The second access point provides access to Sub-Zero Parkway and is located approximately 460 feet west of the Sub-Zero Parkway and Seminole Highway intersection. These two access points are consistent with the access points described in Amendment Three.

All driveway access points, roads, and parking lots within the proposed development will be designed to meet the City of Fitchburg's standard specifications and North Stoner Prairie Neighborhood Plan. The proposed access points are subject to the City of Fitchburg's approval.

2.3 Environmental Designations

As stated in Amendment Three, a closed depression exists on Lot 1. This closed depression is considered an environmental corridor. The previous approved amendment proposed relocating the closed depression to the western side of the property through a "Minor Change". The existing western

stormwater basin would be expanded for the relocated closed depression. The proposed development plan for Lot 1 and Outlot 1 includes the expanded western stormwater basin to stay consistent with the previously approved amendment.

2.4 Stormwater Management

The stormwater management plan for the proposed development will meet the requirements listed in the CDP. These requirements follow the City's ordinances and the urban service area amendment approved by Capital Area Regional Planning Commission (CARPC). A summary of these requirements is below:

- Maintain 100 percent of the pre-development infiltration volume based on the 1981 annual rainfall series.
- Confirm soil conditions at proposed stormwater infiltration areas with borings conducted according to Wisconsin Department of Natural Resources (WDNR) Conservation Practice Standard 1002, including determining if shallow groundwater is present.
- Retain 80 percent of total suspended solids post-development compared to no controls.
- Control post-development peak discharge to pre-development rates for the 1-, 2-, 10-, and 100-year events.

A preliminary plan of the proposed stormwater management system is shown on Exhibit 3. The site will drain to two infiltration basins with one basin located in the northeast area of the site and the second located along the western property line. The western infiltration basin will be an expansion of the existing stormwater basin currently on site. The proposed basin will be designed to maintain the basin's current hydrologic functions, the closed depression's hydrologic functions, and meet all post-developed stormwater requirements for the developed Lot 1 site. Stormwater runoff will drain to the basins through storm sewer systems and overland sheet flow. Runoff will be appropriately pre-treated before entering the infiltration basins. Both infiltration basins will provide peak flow control, sediment control, and infiltration to meet the City of Fitchburg's and neighborhood plan's requirements.

The western basin is currently located in Outlot 1 and the northeast basin is located on Lot 1. It is anticipated a future CSM revision for the site will combine Lot 1 and Outlot 1, dissolving Outlot 1 completely. The current Outlot 1 boundaries will be defined as a permanent easement on Lot 1 for stormwater management purposes and the environmental corridor.

2.5 Proposed Land Use and Zoning

The original CDP classifies the future landuse of Lot 1 and Outlot 1 as Industrial Commercial (I-C) and the future zoning as Business-General (B-G). The current zoning of these lots is Small Lot Agriculture, (A-S). This amendment is proposing to modify the proposed zoning of Lot 1 and Outlot 1 to Specialized Industrial (I-S) as shown on Exhibit 4. This is consistent with the I-C landuse designated in the original CDP. The proposed landuse and zoning is consistent with the North Stoner Prairie Neighborhood Future Land Use Plan, and the proposed development will be similar to the existing I-C development along Seminole Highway and Sub-Zero Parkway.

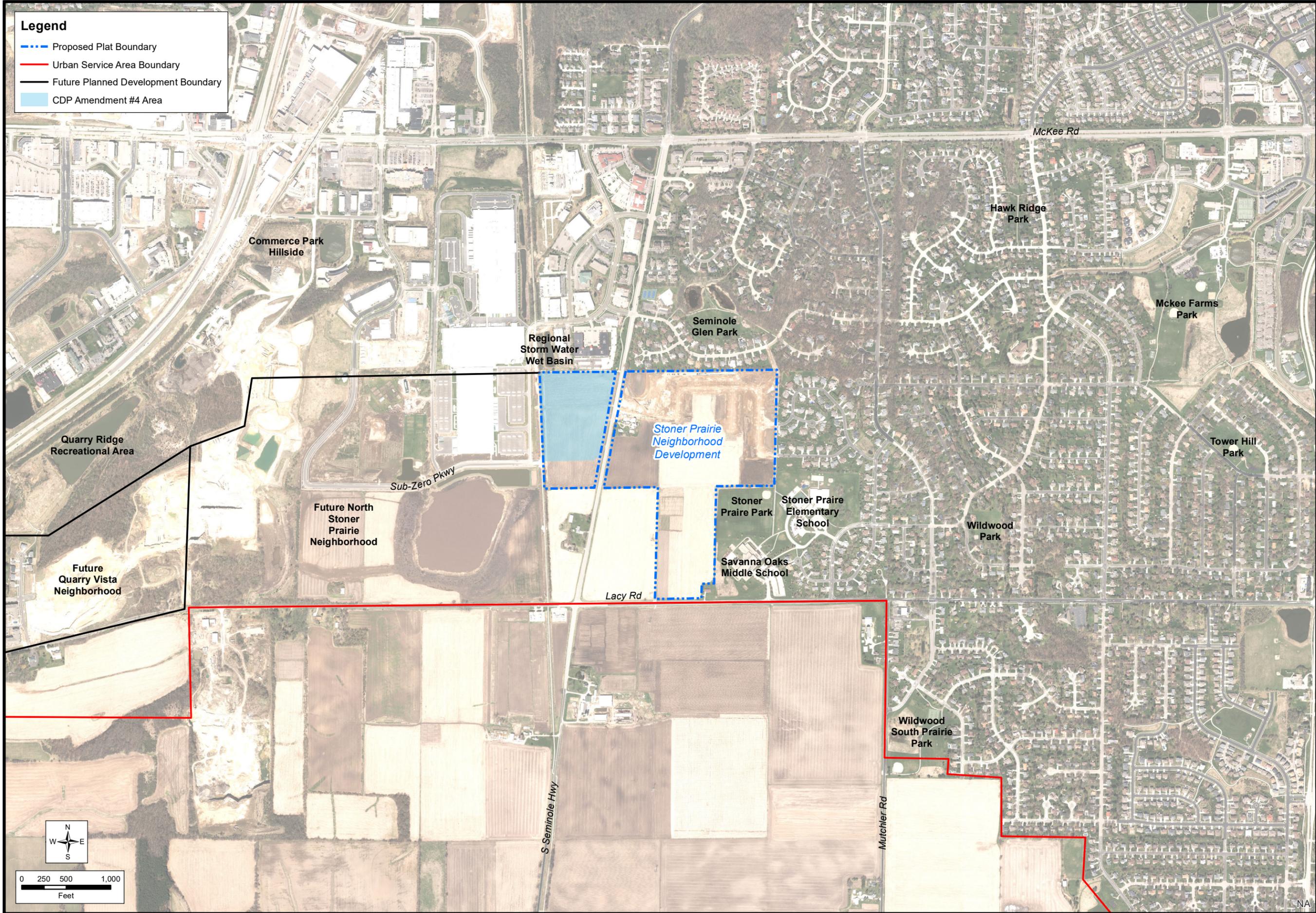
3.0 PROPOSED LAND DIVISION

3.1 Proposed Site Plan

Supreme Structures, Inc. proposed the property identified as Lot 2 of the Western Dunn Property to be split into two parcels in order to accommodate two separate business developments. This proposed land division is shown on Exhibit 5. The proposed developments are anticipated to be Commercial land use, which is consistent with the original Stoner Prairie CDP.

Legend

- - - Proposed Plat Boundary
- Urban Service Area Boundary
- Future Planned Development Boundary
- CDP Amendment #4 Area



STONER PRAIRIE PROJECT CONTEXT

**CDP AMENDMENT FOUR
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN**

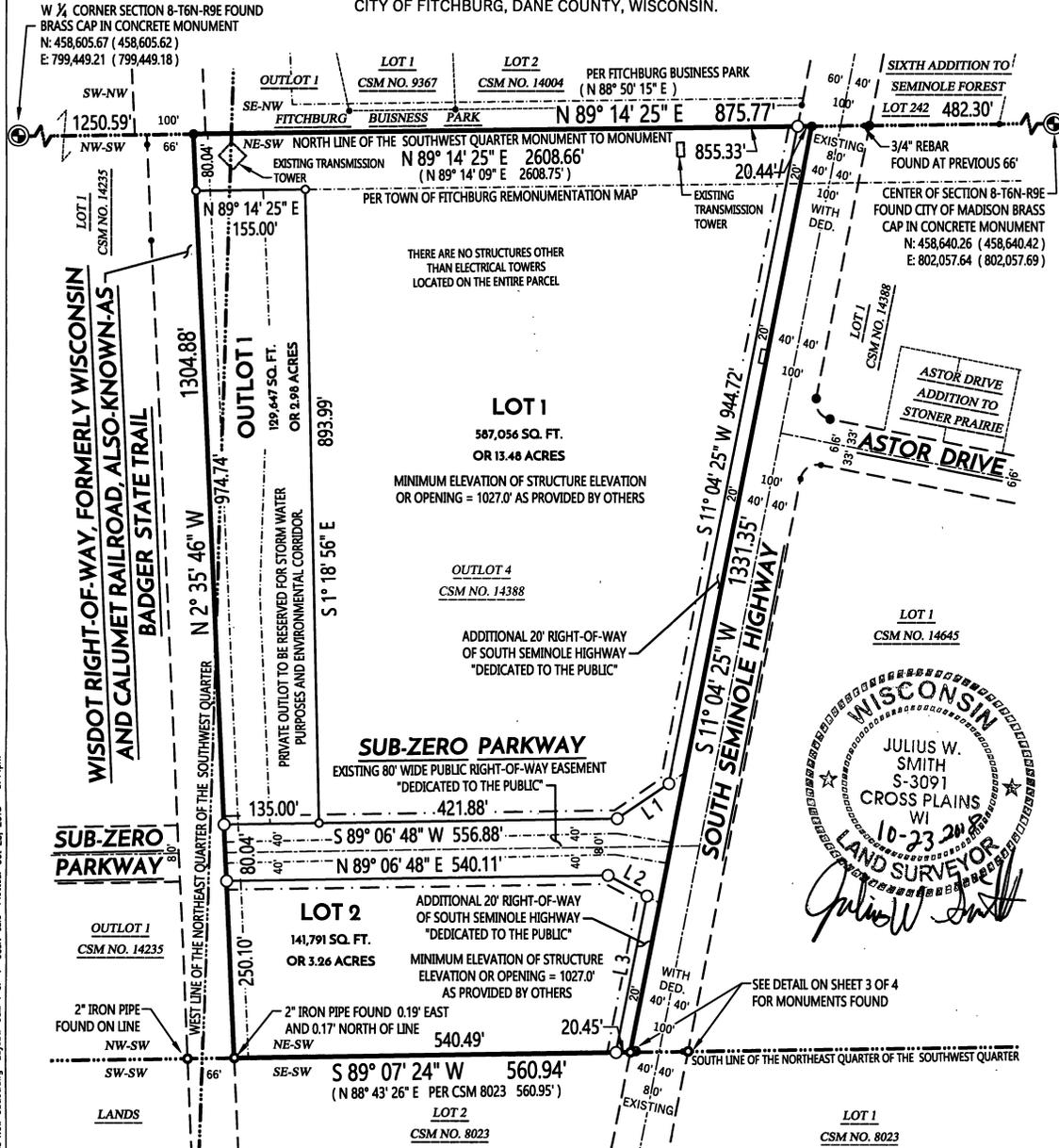


**EXHIBIT 1
4526.002**

EXHIBIT 2
CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP NO. 14967

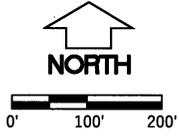
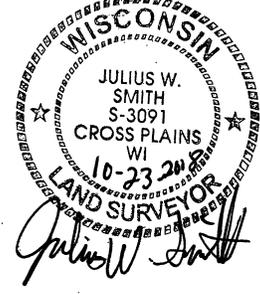
DIVISION OF OUTLOT 4 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOL. 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



File: W:\2017\170458_Dunn - Seminoles Business Park.dwg | 170458_Dunn_CSM 1 of 4 User: jld Printed: Oct 23, 2018 - 3:44pm

- LEGEND**
- SECTION CORNER FOUND
 - 3/4" REBAR FOUND
 - 2" IRON PIPE FOUND
 - 2" REBAR FOUND
 - 1-1/4" REBAR SET 4.18 LB/FT
 - 3/4" REBAR SET 1.55 LB/FT
 - CSM BOUNDARY
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SECTION/QUARTER LINE
 - PLATTED LINE
 - EXISTING EASEMENT LINE
 - EASEMENT LINE CREATED WITH THIS CSM
 - EXISTING ELECTRICAL STRUCT.
 - (XXX) RECORDED INFORMATION

- NOTES:**
1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF OCTOBER 23RD, 2017.
 2. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCONSIN GRID NORTH. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS N 89° 14' 25" E
 3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 4. SEE SHEET 2 OF 4 FOR EXISTING EASEMENT DETAILS AND STORM WATER MANAGEMENT AND UTILITY EASEMENT BEING CREATED WITH THIS CSM.
 5. MINIMUM ELEVATION OF STRUCTURE ELEVATION OR OPENING BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS PROVIDED BY KL ENGINEERING



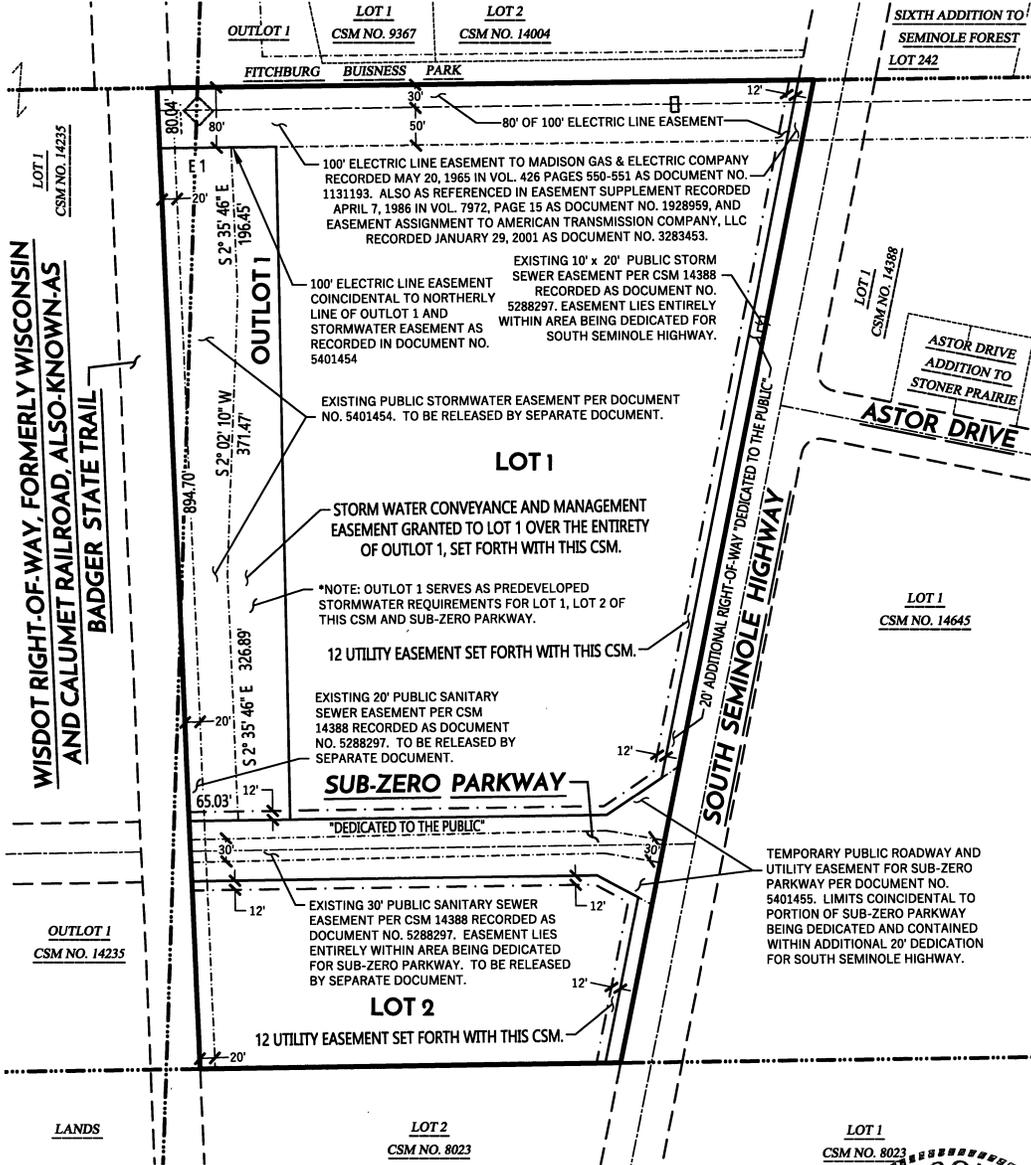
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 55° 53' 21" W	87.97'
L2	S 62° 07' 00" E	62.15'
L3	S 11° 04' 25" W	225.06'

	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: BILL DJUNN 6055 WHALEN ROAD VERONA, WI 53593	SURVEYED BY: JWS DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 17-0458 SHEET NO: 1 of 4	VOL. 105 PAGE 206 DOC. NO. 5451752 C.S.M. NO. 14967
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CERTIFIED SURVEY MAP NO. 14967

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EASEMENT DETAIL



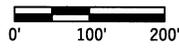
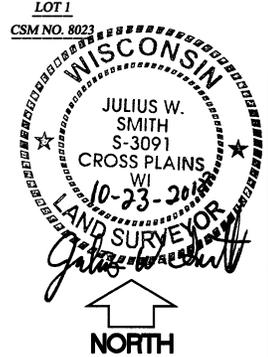
LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE CREATED WITH THIS CSM
- EXISTING ELECTRICAL STRUCT.

LINE TABLE		
LINE #	BEARING	DISTANCE
E 1	N 89° 14' 25" E	95.05'

NOTES:

1. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS N 89° 14' 25" E
2. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
3. EASEMENTS NOTED AS BEING RELEASED BY SEPARATE DOCUMENT HAVE BEEN CITED AS SHOWN HEREON, AND REMAIN UNTIL ANY SUCH RELEASE HAS BEEN EXECUTED. THIS CSM DOES NOT INTEND TO IMPLY ANY ACTUAL RELEASE VIA THIS CSM, AS THIS SURVEY INSTRUMENT CANNOT FACILITATE ANY SUCH RELEASE. THESE ITEMS HAVE BEEN CITED AS SUCH, AT THE REQUEST OF OTHERS.
4. FINAL GRADE ALONG UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES WITHOUT WRITTEN CONSENT OF THE UTILITIES INVOLVED.



File: W:\2017\170458_Dunn - Seminole Business Park\170458_Dunn CSM 2018 Revised New Outlot.dwg Layout: CSM 2 OF 4 User: jls PlotDate: Oct 23, 2018 - 4:07pm

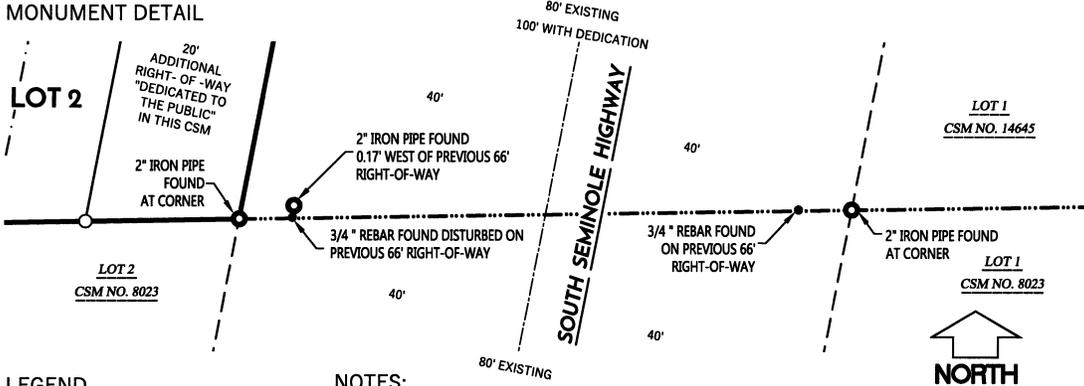
<p>WYSER</p> <p>PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com</p>	<p>PREPARED FOR: BILL DUNN 6055 WHALEN ROAD VERONA, WI 53593</p>	<p>SURVEYED BY: JWS DRAWN BY: JWS APPROVED BY: JWS</p>	<p>PROJECT NO: 17-0458 SHEET NO: 2 of 4</p>
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DOC. NO. 5451752
C.S.M. NO. 14967

CERTIFIED SURVEY MAP NO. 14967

DIVISION OF OUTLOT 4 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOL. 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

MONUMENT DETAIL

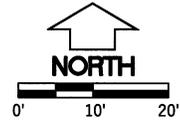


LEGEND

- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1-1/4" REBAR SET 4.18 LB/FT
- CSM BOUNDARY
- - - RIGHT-OF-WAY LINE
- CENTERLINE

NOTES:

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2. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



LEGAL DESCRIPTION

OUTLOT 4 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOL. 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. SUBJECT TO SUB-ZERO PARKWAY RIGHT-OF-WAY.

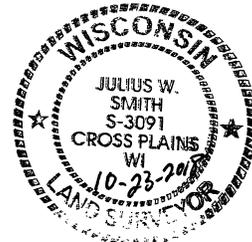
SAID PARCEL CONTAINS 936,411 SQUARE FEET OR 21.50 ACRES INCLUDING EXISTING RIGHT-OF-WAY OF SUB-ZERO PARKWAY, OR 881,631 SQUARE FEET OR 20.24 ACRES WITHOUT EXISTING RIGHT-OF-WAY OF SUB-ZERO PARKWAY.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION WILLIAM D. DUNN, 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, DANE COUNTY, WISCONSIN.

Julius W. Smith
 JULIUS W. SMITH, S-3091
 WISCONSIN PROFESSIONAL LAND SURVEYOR

10-23-2018
 DATE



File: W:\2017\170458_Dunn - Seminoles Business Park\170458_Dunn_CSM 2018 Revised New Outlot.dwg Layout: CSM 3 of 4 User: jds Plotdate: Oct 23, 2018 - 3:45pm

	PREPARED BY:	PREPARED FOR:	SURVEYED BY: JWS	VOL. <u>105</u> PAGE <u>208</u>
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wysereengineering.com	BILL DUNN 6055 WHALEN ROAD VERONA, WI 53593	DRAWN BY: JWS	PROJECT NO: 17-0458
		APPROVED BY: JWS	SHEET NO: 3 of 4	DOC. NO. <u>5451752</u>
				C.S.M. NO. <u>14967</u>

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OWNER'S CERTIFICATE

I, WILLIAM D. DUNN, AS OWNER, HEREBY CERTIFY THAT I 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 WISCONSIN STATUTES, TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL OR OBJECTION.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 25 DAY OF October, 2018

BY: William D. Dunn
WILLIAM D. DUNN

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 25 DAY OF October, 2018,

THE ABOVE NAMED WILLIAM D. DUNN TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.



Rebecca L. Weiss
NOTARY PUBLIC, STATE OF WISCONSIN
Rebecca L. Weiss

July 23 2022
MY COMMISSION EXPIRES

CITY OF FITCHBURG APPROVAL

THIS CERTIFIED SURVEY MAP, INCLUDING THE DEDICATIONS SHOWN HEREON, HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

DATED THIS 29th DAY OF October, 2018



Patti Anderson
PATTI ANDERSON,
CITY CLERK, CITY OF FITCHBURG



OFFICE OF THE REGISTER OF DEEDS	
<u>Dane</u> COUNTY, WISCONSIN	
RECEIVED FOR RECORD <u>October 31</u>	
20 <u>18</u> AT <u>3:37</u> O'CLOCK <u>P</u> M AS	
DOCUMENT # <u>5451752</u>	
IN VOL. <u>105</u> OF CERTIFIED SURVEY	
MAPS ON PAGE(S) <u>206-209</u>	
Kishi Chlebowski by Lisa Skellern, Deputy REGISTER OF DEEDS	

File: W:\2017\170458_Dunn - Semihide Business Park.dwg - 3:47pm
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User: jld
Plot: CSM 4 OF 4
Revised New Outlot.dwg
CSM 2018
CSM 2018
Dunn CS4
170458_Dunn



PREPARED BY:
312 EAST MAIN STREET
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www.wyserengineering.com

PREPARED FOR:
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6055 WHALEN ROAD
VERONA, WI 53593

SURVEYED BY: JWS
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 17-0458
SHEET NO: 4 of 4

Received 10-31-18 2:46 pm

EXHIBIT 3
AMENDMENT FOUR PRELIMINARY SITE PLAN

SUB-ZERO CAMPUS

REGIONAL STORMWATER WET BASIN

ATC OVERHEAD ELECTRIC EASEMENT

LOCATION OF PROPOSED INFILTRATION BASIN

PROPOSED ACCESS POINT

BOUNDARY FOR CDP AMENDMENT NO. 4

OUTLOT 1

LOT 1

SUB-ZERO CAMPUS

EXISTING STORMWATER BASIN TO BE EXPANDED FOR RELOCATED CLOSED DEPRESSION AND DEVELOPED SITE CONDITIONS ON LOT 1.

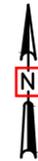
ASTOR DRIVE

SUBZERO PARKWAY

PRIVATE STORMWATER POND

PROPOSED ACCESS POINT

S. SEMINOLE HWY



SCALE: 1" = 40'



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CDP APPLICATION

EXHIBIT 3 - AMENDMENT NO. 4 SITE PLAN
SUB-ZERO GROUP: DESIGN CENTER C200

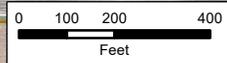
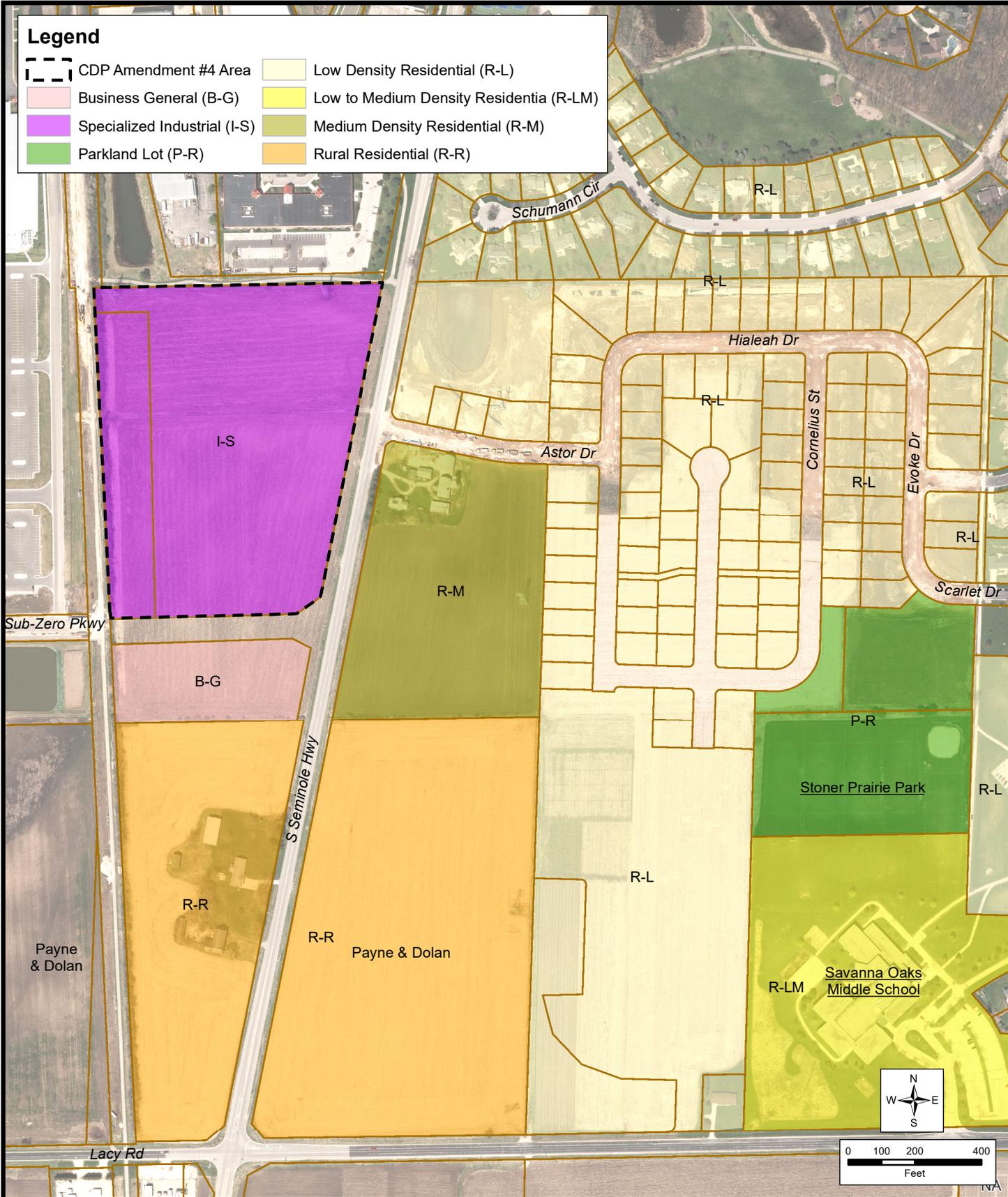


4526.002
02/14/19

**EXHIBIT 4
PROPOSED ZONING MAP**

Legend

- CDP Amendment #4 Area
- Low Density Residential (R-L)
- Business General (B-G)
- Low to Medium Density Residential (R-LM)
- Specialized Industrial (I-S)
- Medium Density Residential (R-M)
- Parkland Lot (P-R)
- Rural Residential (R-R)



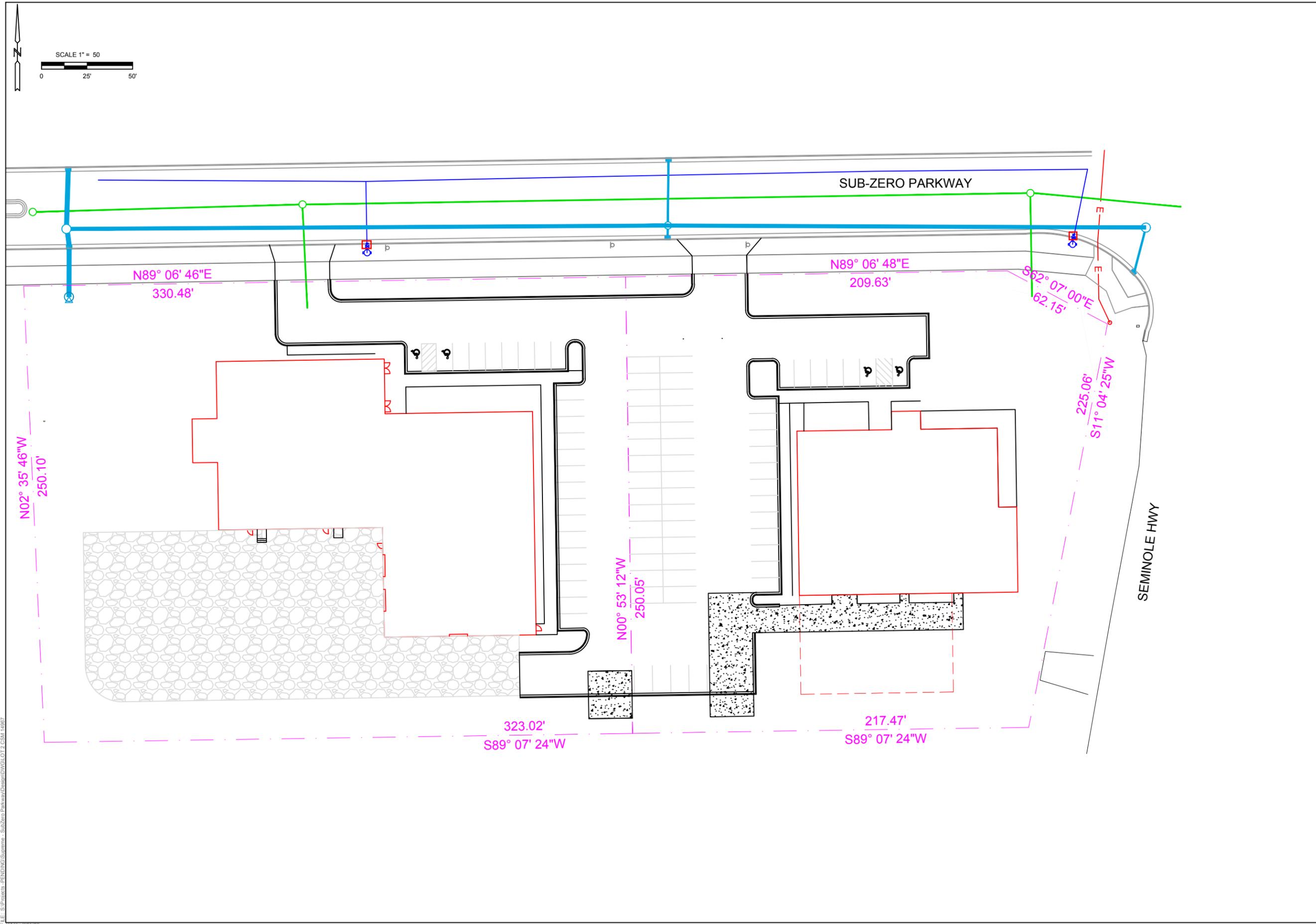
PROPOSED PROJECT ZONING

**CDP AMENDMENT FOUR
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN**



**EXHIBIT 4
4526.002**

EXHIBIT 5
PROPOSED LOT 2 LAND DIVISION MAP



OWNER/GENERAL CONTRACTOR



2906 Marketplace Drive, Suite A
Madison, WI 53719
(608) 224-0777

SITE CONTRACTOR



5590 Monona Drive
Monona, WI 53716
(608) 222-6597
www.homburginc.com



PROJECT

SUPREME -
SUB-ZERO PARKWAY

CITY OF FITCHBURG

ISSUED

DRAWN BY: RR

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CONDITIONAL
USE PERMIT

EXHIBIT 5

F:\E_S\Projects_Pending\Supreme - Sub-Zero Parkway\Drawings\DWG\GT_Z_CSM_14877
 DATE: 2/15/19

Re-Zoning Application

Re-Zoning Narrative
Stoner Prairie Neighborhood

Fitchburg, Wisconsin
February 18, 2019

Prepared by:

STRAND ASSOCIATES, INC.®
910 West Wingra Drive
Madison, WI 53715
www.strand.com

February 2019



TABLE OF CONTENTS

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or Following

RE-ZONING NARRATIVE, STONER PRAIRIE NEIGHBORHOOD

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EXHIBIT

Exhibit 1 Proposed Zoning Map

1.0 INTRODUCTION/PROPOSED DEVELOPMENT

1.1 Proposed Land Use and Zoning

The original (Comprehensive Development Plan for the Stoner Prairie Neighborhood) classifies the future land use of Lot 1 and Outlot 1 as Industrial-Commercial (I-C) and the future zoning as Business-General (B-G). The current zoning of these lots is Small Lot Agriculture, (A-S). This application is proposing to modify the proposed zoning of Lot 1 and Outlot 1 to Specialized Industrial (I-S) as shown on Exhibit 1. This is consistent with the Industrial Commercial land use designated in the original CDP. The proposed land use and zoning is consistent with the North Stoner Prairie Neighborhood Future Land Use Plan, and the proposed development will be similar to the existing Industrial-Commercial development along Seminole Highway and Sub-Zero Parkway.

1.2 Proposed Specialized Industrial Development

The proposed development includes an approximately 222,500 square-foot building, parking lots, and access roads. There are two transportation access points to the property. One access point is located across from Astor Drive providing access to Seminole Highway. The second access point provides access to Sub-Zero Parkway and is located approximately 460 feet west of the Sub-Zero Parkway and Seminole Highway intersection. The parking lot will consist of 424 total parking stalls located on north, east, and south of the proposed building. The proposed building, parking lots, and access points are shown on Exhibit 1.

**EXHIBIT 1
PROPOSED ZONING MAP**

SUB-ZERO
CAMPUS
I-G

REGIONAL
STORMWATER
WET BASIN

B-P

ATC OVERHEAD ELECTRIC EASEMENT

LOCATION OF PROPOSED
INFILTRATION BASIN

R-L

PROPOSED ACCESS POINT

OUTLOT 1

BOUNDARY FOR CDP AMENDMENT NO. 4

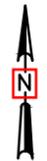
LOT 1

SUB-ZERO
CAMPUS
I-G

EXISTING STORMWATER BASIN TO BE
EXPANDED FOR RELOCATED CLOSED
DEPRESSION AND DEVELOPED SITE
CONDITIONS ON LOT 1.

I-S

ASTOR DRIVE



0' 20' 40' 80'
SCALE: 1" = 40'

SUBZERO PARKWAY

R-M

LEGEND:

- I-S; SPECIALIZED INDUSTRIAL
- PROPERTY LINE
- EASEMENT

*R-L - LOW DENSITY RESIDENTIAL
 *R-M - HIGH DENSITY RESIDENTIAL
 *I-G - GENERAL INDUSTRIAL
 *A-S - SMALL LOT AGRICULTURE
 *B-P - PROFESSIONAL BUSINESS
 *B-G - GENERAL BUSINESS

* ABBREVIATIONS BASED ON CITY OF FITCHBURG SECTION 8 TOWNSHIP 6N RANGE 9E ZONING MAP

I-G

PRIVATE
STORMWATER
POND

PROPOSED ACCESS POINT

B-G

S. SEMINOLE HWY



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RE-ZONING
APPLICATION

SUB-ZERO GROUP: DESIGN CENTER C201



4526.002
02/14/19

EXHIBIT 1 - SITE PLAN