



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: 4

4. No. Of Buildable Lots Proposed: 3

5. Zoning District: I-S Specialized Industrial

6. Current Owner of Property: Thermo Electron Scientific Instruments, LLC, William Jenkins

Address: 5225 Verona Road, Fitchburg, WI 53711

Phone No: 412-490-8921

7. Contact Person: Certco, Inc. c/o Randall Simon, President & CEO

Email: rsimon@certcoinc.com

Address: 5321 Verona Road, Fitchburg, WI 53711

Phone No: 608-278-2214

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 shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: 

Randall M. Simon

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: 10-23-18

Ordinance Section No. _____ Fee Paid: \$1,175.00

Permit Request No. CS-2255-18

Memorandum

www.jsdinc.com

To: Sonja Kruesel, City Planner/Zoning Administrator
From: Jessica Vaughn, AICP, JSD Professional Services, Inc.
Re: Certco, Inc. – Truck Terminal Fleet Maintenance Facility
JSD Project #: 17-7999
Date: October 23, 2018
cc: Randall Simon, Certco, Inc.; Amy Niemetscheck, Certco, Inc.; Hans Justeson, JSD, Inc.; Matt Haase, JSD, Inc.

On behalf of the Certco, Inc., JSD Professional Services, Inc. (JSD) is submitting the following application requests for review and consideration of City staff, Plan Commission, and Common Council:

- Zoning Petition to rezone the project site from Specialized Industrial (IS) to General Industrial (IG)
- Certified Survey Map to create three parcels from one;
- Architectural Design Review for the development of a truck terminal for a fleet maintenance facility; and
- An administrative variance for a commercial or industrial curb opening pursuant to Section 27-402, Fitchburg General Ordinance.

The project team is committed to working with the City to satisfy statutory and ordinance requirements for this project and to collaborate to reasonably address other development goals and policies for the community.

Please do not hesitate to contact me with any questions regarding this matter or otherwise. We look forward to working with City staff to confirm the public hearing schedule.

Project Site Background

A purchase agreement is currently pending between Certco, Inc. and Thermo Electron Scientific Instruments, LLC for the transfer of ownership of the project site. Similar to other land transactions, the purchase agreement is contingent upon the applicant, Certco, Inc., obtaining the applicable land use entitlements from the City of Fitchburg to complete the development of the project site as a fleet maintenance facility.

Project Site Location

The subject project site is generally located northwest of the intersection of McKee Road and Spoke Drive (PIN 060905390012). Currently, the project site is part of a larger parcel (roughly 58 acres in all as reported by DCi Maps) that still maintains a metes and bounds legal description, and that has not been formally platted. With the construction of Spoke Drive, the existing larger parcel has been fragmented, creating an island. That island is the Project Site, which is comprised of roughly 7.169 acres, and is owned by Thermo Electron Scientific Instruments, LLC.

Proposed Certified Survey Map

As part of the development proposal, the applicant is proposing to subdivide the 7.169-acre island into two lots; Lot 1, 4.45 acres and Lot 2, 2.72 acres. Lot 1 is the intended location of the proposed truck terminal; Lot 2 will remain vacant.

The CSM also will create a third lot, Lot 3, which will include the remainder of the parent parcel on the east side of the Spoke Drive, roughly 32.99 acres, and an outlot, Outlot 4, roughly 17.96 acres.

Development Proposal Overview

The development proposal has been designed to fit into and complement the existing surrounding industrial context of the neighborhood, while also providing an enhanced level of aesthetics both with regard to building and site design.

- Proposed Use. The applicant, Certco, Inc., is proposing to utilize the Project Site as a truck terminal, providing vehicle fleet maintenance facility serving Certco fleet vehicles, including trucks and sedans.

The proposed facility will be a single-story building, roughly 21,000 square-feet in size, with 12 service bays. The anticipated hours of operation of the facility are Monday through Friday from 7 AM until 5 PM with only five employees providing vehicle service.

Semi-truck trailers may be parked on site while their tractor counterparts are being serviced. A total of five trailer stalls are provided onsite to accommodate trailer parking. Hot starts (ten total) will also be provided on site for ease in truck start-ups during the winter months. While the maintenance facility will only be in operation on weekdays, the truck hot start stalls will be available 24 hours a day, 7 days per week. A total of 12 standard size parking stalls will be provided for employee and vehicle parking prior to pick-up.

While trucks and trailers will be parked onsite, the long-term storage of vehicles of any kind is not anticipated as part of the proposed use. In addition, vehicle fueling will be maintained at an off-site location and oil for vehicle maintenance will be stored on site.

- Rezoning. As noted in the City's Zoning Code, Section 22-427, the existing zoning, I-S, truck terminal uses are not permitted in the I-S zoning district. As part of the development proposal, the applicant is requesting to rezone the Project Site from I-S to I-G, where truck terminal uses are identified as permitted uses. As noted in the City's Zoning Code, Section 22-396, City of Fitchburg General Ordinances, truck terminal uses are permitted by-right in the I-G zoning district.
- Site Access/Circulation. The intended use of the Project Site as a truck terminal, will require accommodations for the movement large format vehicles through the site. To do so, two access points are proposed which will permit a pull-through site, minimize the paving needed for circulation purposes, and provide for easier circulation. One access point is located on the north side of the site, and the other on the southeast side of the site. The southeast access point is intended to be a shared access with the adjoining Lot 2, to reduce the number of curb cuts along Spoke Drive.

Both access points are intended to be in excess of the maximum width permitted (37 feet) pursuant to Section 27.402, "Curb Openings," Fitchburg General Ordinances, at 50 feet at the right-of-way. As part of this request, please refer to **Attachment A**, Truck Turning Movement.

The additional width is needed to serve large format vehicles, including a semi-truck with a standard 53-foot trailer. The additional width is requested as a safety measure to limit lane trespass and the disruption of traffic flow on Spoke Drive and Sprocket Drive.

- On-site Parking.

Onsite parking is provided for both truck hot starts (10 stalls) located along the west property line and trailer parking (five stalls), located along the south property line. Both parking areas are setback from the street and screened with landscaping to minimize visibility as much as possible. Truck and trailer parking is not intended to serve as storage of vehicles or trailers. It is temporary parking while vehicles are being serviced or repaired.

Individual occupancy vehicles will also be provided on site for both employee and fleet vehicles being serviced. A total of 14 standard parking stalls are provided on site.

- Architecture and Landscaping. General building massing will be one story. Building materials will be primarily be comprised of pre-cast paneling. To add architectural details and texture to the building awnings will be incorporated above building entryways and a color band will be applied to the top course of the building creating a cornice-like appearance.

Both landscaping and windows have been incorporated into the façade design along the east elevation, adjacent to Spoke Drive, to provide pedestrian scale elements and interest.

See **Attachment B**, Site Plan and Landscape Plan for further details.

Consistency with the City of Fitchburg Comprehensive Plan

The City's Future Land Use Map identifies the project site as Industrial General (I-G), which is recommended for areas that are predominantly industrial in character, hosting a variety of light manufacturing, transportation, assembly and wholesaling operations, and a limited number of retail and service establishments.

The City's Comprehensive Plan identifies the proposed I-G zoning district as being acceptable. Refer to page 4-18, City of Fitchburg Comprehensive Plan for additional information.

Consistency with the City of Fitchburg Arrowhead Redevelopment Plan

Adopted in 2012, the Arrowhead Redevelopment Plan is part of the Fitchburg Comprehensive Plan and is intended to serve as a guide assisting in the direction and attraction of redevelopment in the Arrowhead Area. The Arrowhead Redevelopment Plan identifies the following core objectives, including:

- Supporting the growth of existing businesses;
- Improving transportation infrastructure;
- Facilitating infill development; and
- Improving the quality of utility services.

As part of the Arrowhead Redevelopment Plan, a number of concept plans were drafted with a Final Preferred Master Plan being selected. Based on the Final Preferred Master Plan, the project site is identified as a manufacturing use.

The proposed development generally is consistent with the industrial character of the uses identified within the Arrowhead Redevelopment Plan as well as the core objectives, especially those related to supporting the growth of existing businesses and facilitating infill development.

Schedule of Completion

Construction is anticipated to begin this fall with occupancy anticipated spring 2019.

Attachments:

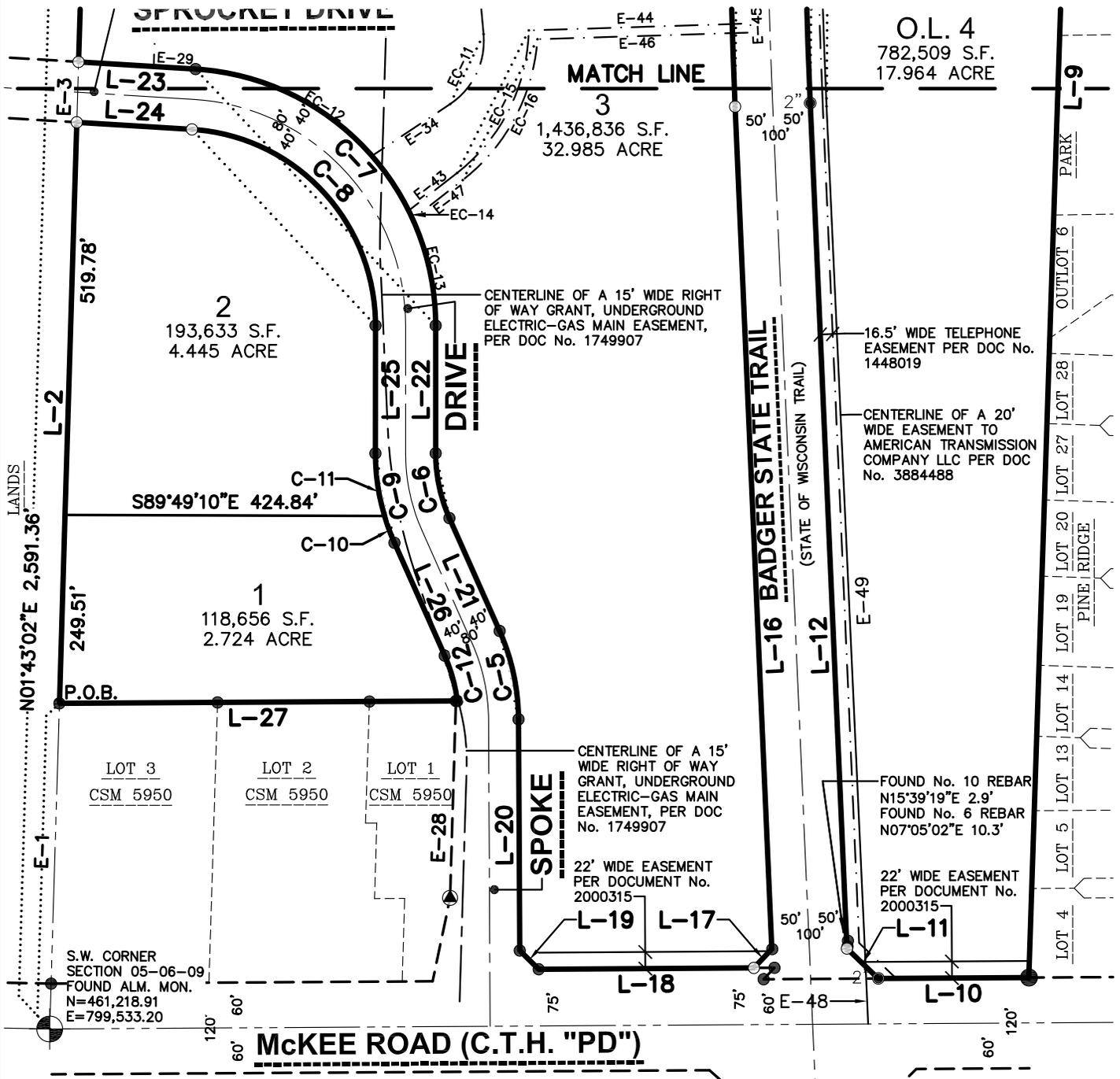
Attachment A: Truck Turning Movement

Attachment B: Development Plans, including Site Plan, Civil Plans, Landscape Plan, Architectural Elevations, and Lighting Plan

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

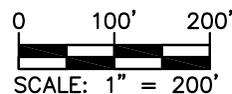


LEGEND

- GOVERNMENT CORNER
- 2" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON SEPTEMBER 28, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 05-06-09, BEARS N01°43'02"E.
3. SEE SHEETS 3 AND 4 FOR LINE AND CURVE TABLES.



PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)648-5060	PREPARED FOR: CERTCO, INC. 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: 17-7999 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 1 OF 7	SURVEYED BY: ZMR/DJT DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
VOL. _____ PAGE _____		DOC. NO. _____	
		C.S.M. NO. _____	

File: I:\2017\177999\DWG\17-7999-TF P-CSM (FULL SITE).dwg Layout: Sheet 1 User: jk Plotted: Oct 17, 2018 - 7:35am

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WEST QUARTER CORNER
SECTION 05-06-09,
FOUND BRASS CAP IN CONC.
N=463,809.11
E=799,610.85

LOT 2
CSM 3122

LANDS

L-6

SET No. 6 REBAR
5.00 FEET WEST AND
5.00 FEET SOUTH ON
LINE; 21" TREE OCCUPIES
THE LOT CORNER

L-14

L-8

CANNONBALL PATH
L-5 (CITY OF FITCHBURG PATH)

E-7

C-2

C-3

L-15

L-13

C-2

16.5' WIDE TELEPHONE
EASEMENT PER DOC No.
1448019

20' WIDE RIGHT-OF-WAY
GRANT, UNDERGROUND
ELECTRIC EASEMENT, PER
DOCUMENT No. 3351674

CENTERLINE OF A 20'
WIDE EASEMENT TO
AMERICAN TRANSMISSION
COMPANY LLC PER DOC
No. 3884488

STORMWATER EASEMENT, PER
TPP No.: 14-SR-101-0-4.01

CENTERLINE OF A 15' WIDE
RIGHT OF WAY GRANT, UNDERGROUND
ELECTRIC-GAS MAIN EASEMENT,
PER DOC No. 1749907

N01°43'02"E 2,591.36'

SPROCKET DRIVE

PLE-GRADING, PER TPP
No.: 14-SR-101-0-4.01

12' WIDE GAS MAIN
EASEMENT, PER DOC
No. 5323697

MATCH LINE

O.L. 4
782,509 S.F.
17.964 ACRE

3
1,436,836 S.F.
32.985 ACRE

LANDS

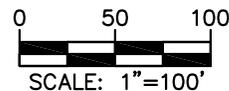
L-9

LEGEND

-  GOVERNMENT CORNER
-  2" IRON PIPE FOUND
-  1-1/4" REBAR FOUND
-  3/4" REBAR FOUND
-  3/4" x 24" REBAR SET (1.50 LBS/LF)
-  PLAT BOUNDARY
-  SECTION LINE
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-  CHORD LINE
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PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)648-5060

PREPARED FOR:

CERTCO, INC.
5321 VERONA ROAD
MADISON, WI 53711

PROJECT NO: 17-7999

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 2 OF 7

SURVEYED BY: ZMR/DJT

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

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DANE COUNTY, WISCONSIN

LINE TABLE			RECORD	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L-1	N01°43'02"E	431.14'	N01°19'16"E	430.72'
L-2	N01°43'02"E	769.28'	N01°43'24"E	769.60'
L-3	N01°43'02"E	80.00'	N01°43'24"E	80.00'
L-4	N01°43'02"E	815.23'	N01°43'24"E	—
L-5	N33°49'14"E	453.30'	N33°37'48"E	—
L-6	N89°59'45"E	581.77'	N90°00'00"E	581.77'
L-7	N56°30'24"E	260.45'	—	—
L-8	N88°37'29"E	271.99'	N88°37'33"E	271.65'
L-9	S01°52'49"W	2554.93'	S01°52'39"W	2555.00'
L-10	S89°38'42"W	200.32'	S89°38'48"W	200.12'
L-11	N46°21'23"W	57.46'	N46°28'42"W	57.69'
L-12	N02°30'08"W	1119.65'	N02°29'52"W	1119.82'
L-13	S86°25'45"E	49.97'	S86°32'55"E	50.00'
L-14	N05°56'41"E	19.59'	N06°44'08"E	19.76'
L-15	S86°45'38"E	50.04'	—	50.00'
L-16	S02°30'08"E	1115.93'	—	—
L-17	S43°34'18"W	34.49'	—	—
L-18	S89°38'41"W	286.08'	S89°38'47"W	313.55'
L-19	N45°36'00"W	35.39'	N45°18'23"W	35.33'
L-20	N00°17'44"W	306.05'	N00°17'40"W	305.97'
L-21	N24°05'30"W	163.57'	N24°05'40"W	163.54'
L-22	N00°00'33"W	168.99'	N00°00'00"W	169.16'
L-23	N86°30'33"W	155.87'	N86°30'03"W	155.78'
L-24	S86°29'45"E	153.45'	S86°30'03"E	153.35'
L-25	S00°01'40"W	169.15'	S00°00'00"W	169.16'
L-26	S24°06'31"E	163.54'	S24°05'40"E	163.54'
L-27	S89°39'40"W	529.06'	S89°15'28"W	526.94'
L-28	S01°41'51"W	260.64'	S01°41'30"W	260.66'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-29	N86°30'33"W	55.70'
E-30	N01°43'21"E	233.75'
E-31	N45°12'41"E	173.44'
E-32	N85°59'25"E	278.94'
E-33	S05°11'16"E	333.94'
E-34	S56°33'47"W	124.42'
E-35	S45°12'41"W	28.95'
E-36	N36°49'25"W	233.33'
E-37	N45°48'18"W	72.94'
E-38	N59°46'20"W	131.68'
E-39	N33°37'45"E	65.11'
E-40	S59°46'20"E	157.40'
E-41	S36°49'25"E	319.67'
E-42	S85°59'25"W	37.28'
E-43	N52°17'07"E	81.49'
E-44	N88°12'47"E	294.69'
E-45	S02°36'59"E	12.00'
E-46	S88°12'47"W	283.75'
E-47	S52°17'07"W	84.09'
E-48	N02°36'44"W	76.20'
E-49	N02°36'44"W	1139.42'

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DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	888.42'	8554.29'	5°57'02"	N00°29'01"E	888.02'	N03°27'32"E	N02°29'30"W
()	888.21	8554.29'	5°56'57"	N00°28'36"E	887.81'	—	—
C-2	487.64'	8504.29'	3°17'07"	N05°05'44"E	487.58'	N06°44'18"E	N03°27'11"E
()	487.46'	8504.29'	3°17'03"	N05°05'36"E	487.40'	—	—
C-3	350.56'	8704.29'	2°18'27"	S04°32'39"W	350.54'	S05°41'53"W	S03°23'25"W
C-4	898.83'	8654.29'	5°57'02"	S00°29'01"W	898.42'	S03°27'32"W	S02°29'30"E
C-5	120.42'	290.00'	23°47'29"	N12°09'26"W	119.56'	N00°15'42"W	N24°03'11"W
()	120.46'	290.00'	23°48'00"	N12°11'40"W	119.60'	N00°17'40"W	N24°05'40"W
C-6	88.44'	210.00'	24°07'48"	N12°00'57"W	87.79'	N24°04'51"W	N00°02'57"E
()	88.31'	210.00'	24°05'40"	N12°02'50"W	87.66'	N24°05'40"W	N00°00'00"E
C-7	513.42'	340.00'	86°31'10"	N43°14'53"W	466.01'	N00°00'41"E	N86°30'28"W
()	513.30'	340.00'	86°30'03"	N43°15'01"W	465.93'	N00°00'00"E	N86°30'03"W
C-8	392.55'	260.00'	86°30'18"	S43°14'27"E	356.31'	S00°00'42"W	S86°29'36"E
()	392.53'	260.00'	86°30'03"	S43°15'01"E	356.30'	S00°00'00"W	S86°30'03"E
C-9	121.94'	290.00'	24°05'34"	S12°03'29"E	121.05'	S24°06'16"E	S00°00'42"E
()	121.95'	290.00'	24°05'40"	S12°02'50"E	121.06'	S24°05'40"E	S00°00'00"E
C-10	37.98'	290.00'	7°30'16"	N20°21'08"W	37.96'	N24°06'16"W	N16°36'00"W
C-11	83.96'	290.00'	16°35'18"	N08°18'21"W	83.67'	N16°36'00"W	N00°00'42"W
C-12	62.58'	210.00'	17°04'27"	S15°33'47"E	62.35'	S07°01'33"E	S24°06'00"E
()	62.50'	210.00'	—	S15°34'08"E	62.27'	—	S24°05'40"E

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC-11	107.78'	100.00'	61°45'16"	102.64'	S25°41'15"W
EC-12	268.17'	340.00'	45°11'30"	261.27'	N63°54'43"W
EC-13	145.41'	340.00'	24°30'15"	144.30'	N12°14'26"W
EC-14	12.27'	340.00'	2°04'06"	12.27'	N25°31'36"W
EC-15	218.43'	245.58'	50°57'41"	211.30'	N26°48'16"E
EC-16	217.71'	257.58'	48°25'40"	211.29'	S28°04'14"W
EC-17	891.14'	8522.87'	5°59'27"	890.73'	S00°23'00"W

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LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 05, AFORESAID; THENCE NORTH 01 DEGREES 43 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 431.14 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP No. 5950, RECORDED AS DOCUMENT No. 21636104, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 43 MINUTES 02 SECONDS EAST ALONG SAID LINE, 769.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SPROCKET DRIVE; THENCE CONTINUING NORTH 01 DEGREES 43 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE, 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SPROCKET DRIVE; THENCE CONTINUING NORTH 01 DEGREES 43 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE, 815.23 FEET TO THE SOUTHEASTERLY LINE OF A CITY OF FITCHBURG BIKE PATH; THENCE NORTH 33 DEGREES 49 MINUTES 14 SECONDS EAST ALONG SAID LINE, 453.30 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, 581.77 FEET TO THE WESTERLY LINE OF A WISCONSIN DEPARTMENT OF TRANSPORTATION BIKE PATH; THENCE NORTH 56 DEGREES 30 MINUTES 24 SECONDS EAST, 260.45 FEET TO A POINT ON THE EASTERLY LINE OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION BIKE PATH, ALSO ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 05, AFORESAID; THENCE NORTH 88 DEGREES 37 MINUTES 29 SECONDS EAST ALONG SAID NORTH LINE, 271.99 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 49 SECONDS WEST, 2,554.93 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MCKEE ROAD (C.T.H. "PD"); THENCE SOUTH 89 DEGREES 38 MINUTES 42 SECONDS WEST ALONG SAID LINE, 200.32 FEET TO THE EASTERLY LINE OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION BIKE PATH; THENCE ALONG SAID LINE FOR THE NEXT SIX CALLS; THENCE NORTH 46 DEGREE 21 MINUTES 23 SECONDS WEST, 57.46 FEET; THENCE NORTH 02 DEGREES 30 MINUTES 08 SECONDS WEST, 1,119.65 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 888.42 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8,554.29 FEET, THE CHORD BEARS NORTH 00 DEGREES 29 MINUTES 01 SECONDS EAST, 888.02 FEET; THENCE SOUTH 86 DEGREES 25 MINUTES 45 SECONDS EAST, 49.97 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 487.64 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8,504.29 FEET, THE CHORD BEARS NORTH 05 DEGREES 05 MINUTES 44 SECONDS EAST, 487.58 FEET; THENCE NORTH 05 DEGREES 56 MINUTES 41 SECONDS EAST, 19.59 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 05, AFORESAID; THENCE SOUTH 56 DEGREES 30 MINUTES 24 SECONDS WEST, 260.45 FEET TO A POINT ON THE CURVING WESTERLY LINE OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION BIKE PATH; THENCE ALONG SAID LINE FOR THE NEXT FIVE CALLS; THENCE SOUTHWESTERLY 350.56 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,704.29 FEET, THE CHORD BEARS SOUTH 04 DEGREES 32 MINUTES 39 SECONDS WEST, 350.54 FEET; THENCE SOUTH 86 DEGREES 45 MINUTES 38 SECONDS EAST, 50.04 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 898.83 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8,654.29 FEET, THE CHORD BEARS SOUTH 00 DEGREES 29 MINUTES 01 SECONDS WEST, 898.42 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 08 SECONDS EAST, 1,115.93 FEET; THENCE SOUTH 43 DEGREES 34 MINUTES 18 SECONDS WEST, 34.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MCKEE ROAD (C.T.H. "PD"); THENCE SOUTH 89 DEGREES 38 MINUTES 41 SECONDS WEST ALONG SAID LINE, 286.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SPOKE DRIVE; THENCE ALONG SAID LINE FOR THE NEXT SEVEN CALLS; THENCE NORTH 45 DEGREES 36 MINUTES 00 SECONDS WEST ALONG SAID LINE, 35.39 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 44 SECONDS WEST ALONG SAID LINE, 306.05 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 120.42 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET, THE CHORD BEARS NORTH 12 DEGREES 09 MINUTES 26 SECONDS WEST, 119.56 FEET; THENCE NORTH 24 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID LINE, 163.57 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 88.44 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, THE CHORD BEARS NORTH 12 DEGREES 00 MINUTES 57 SECONDS WEST, 87.79 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST, 168.99 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 513.42 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 340.00 FEET, THE CHORD BEARS NORTH 43 DEGREES 14 MINUTES 53 SECONDS WEST, 466.01 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SPROCKET DRIVE; THENCE NORTH 86 DEGREES 30 MINUTES 33 SECONDS WEST ALONG SAID LINE, 155.87 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 05, AFORESAID; THENCE SOUTH 01 DEGREES 43 MINUTES 02 SECONDS WEST ALONG SAID LINE, 80.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SPROCKET DRIVE; THENCE SOUTH 86 DEGREES 29 MINUTES 45 SECONDS EAST ALONG SAID LINE, 153.45 FEET TO A POINT OF CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPOKE DRIVE; THENCE ALONG SAID LINE FOR THE NEXT FIVE CALLS; THENCE SOUTHEASTERLY 392.55 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, THE CHORD BEARS SOUTH 43 DEGREES 14 MINUTES 27 SECONDS EAST, 356.31 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 40 SECONDS WEST, 169.15 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 121.94 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET, THE CHORD BEARS SOUTH 12 DEGREES 03 MINUTES 29 SECONDS EAST, 121.05 FEET; THENCE SOUTH 24 DEGREES 06 MINUTES 31 SECONDS EAST, 163.54 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 62.58 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, THE CHORD BEARS SOUTH 15 DEGREES 33 MINUTES 47 SECONDS EAST, 62.35 FEET TO THE EXTENSION OF THE NORTH LINE OF CERTIFIED SURVEY MAP No. 5950, AFORESAID; THENCE SOUTH 89 DEGREES 39 MINUTES 40 SECONDS WEST ALONG SAID LINE, 529.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,531,634 SQUARE FEET OR 58.118 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF CERTCO, 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, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)648-5060

PREPARED FOR:

CERTCO, INC.
5321 VERONA ROAD
MADISON, WI 53711

PROJECT NO: 17-7999

FILE NO: B-*

FIELDBOOK/PG: -

SHEET NO: 5 OF 7

SURVEYED BY: ZMR/DJT

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

THERMO ELECTRON SCIENTIFIC INSTRUMENTS LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID THERMO ELECTRON SCIENTIFIC INSTRUMENTS LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2018.

THERMO ELECTRON SCIENTIFIC INSTRUMENTS LLC

BY: _____

PRINT NAME AND TITLE

(SIGNATURE)

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED THERMO ELECTRON SCIENTIFIC INSTRUMENTS LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

File: I:\2017\177999\DWG\17-7999-TF P-CSM (FULL SITE).dwg Layout: Sheet 6 User: jk Plotted: Oct 15, 2018 - 2:32pm

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)648-5060	PREPARED FOR: CERTCO, INC. 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: <u>17-7999</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>6 OF 7</u>	SURVEYED BY: <u>ZMR/DJT</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

**** BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING AND MAPPING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF CERTCO, INC., OWNER.

WITNESS THE HAND AND SEAL OF **** BANK, MORTGAGEE, THIS _____ DAY OF _____, 2018.

**** *. ****, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED **** BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF FITCHBURG PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF FITCHBURG PLAN COMMISSION ACTION OF _____, 2018.

SUSAN BADTKE, DATE _____
CITY OF FITCHBURG PLAN COMMISSION

CITY OF FITCHBURG COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF FITCHBURG COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF FITCHBURG.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF FITCHBURG ON THIS _____ DAY OF _____, 2018.

PATTI ANDERSON, 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) _____
REGISTER OF DEEDS

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• Engineers • Surveyors • Planners
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