



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

LAND DIVISION APPLICATION

*Rec. # 16.001962 3/25/2020
 \$910.00 RB*

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: 2

4. No. of Buildable Lots Proposed: 2

5. Zoning District: I-S; SPECIALIZED INDUSTRIAL

6. Current Owner of Property: THERMO ELECTRON SCIENTIFIC INSTRUMENTS LLC

Address: 5225-1 VERONA ROAD FITCHBURG, WI 53711 **Phone No:** 608-276-6100


7. Contact Person: CHRIS RUETTEN

Email: CRUETTEN@RUEKERT-MIELKE.COM

Address: W233 N2080 RIDGEVIEW PARKWAY, WAUKESHA, WI 53188 **Phone No:** 262-953-1086

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:  CHRIS RUETTEN

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:** 3/24/20

Ordinance Section No. _____ **Fee Paid:** \$910

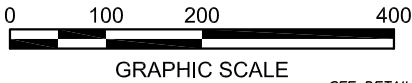
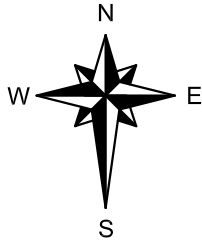
Permit Request No. CS-2346-20

I, Chris Ruetten, of Ruetert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of Thermo Fisher Scientific, that I have surveyed, divided and mapped a division of the remainder of Lots 1 and 2 of Certified Survey Map Number 3122, recorded at the Dane County Register of Deeds as Document No. 1612599, being in part of the Northeast 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, bounded and described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of Section 6; thence $S01^{\circ}43'25''W$ along the East line of said Southeast 1/4, a distance of 306.51 feet; thence $S33^{\circ}39'53''W$, a distance of 460.66 feet; thence $N87^{\circ}16'16''W$, a distance of 461.80 feet to the Easterly line of Outlot 1 of CSM 15183; thence $N02^{\circ}35'45''E$ along said East line, a distance of 350.90 feet to the Northerly line of said CSM; thence $N87^{\circ}24'25''W$ along said North line, a distance of 510.05 feet to the Easterly Right-of-Way (ROW) of Verona Road/Frontage Road; thence along said ROW line over the next seven courses; thence along the arc of a curve to the right, a distance of 218.87 feet, radius of 4667.00 feet, central angle of $02^{\circ}41'13''$ with a chord bearing $N27^{\circ}20'22''E$, a distance of 218.85 feet; thence along the arc of a curve to the right, a distance of 98.25 feet, radius of 386.00 feet, central angle of $14^{\circ}08'19''$ with a chord bearing $N35^{\circ}45'10''E$, a distance of 95.01 feet; thence along the arc of a curve to the right, a distance of 127.99 feet, radius of 186.00 feet, central angle of $39^{\circ}25'35''$ with a chord bearing $N62^{\circ}32'09''E$, a distance of 125.48 feet; thence along the arc of a curve to the right, a distance of 14.80 feet, radius of 186.00 feet, central angle of $04^{\circ}33'37''$ with a chord bearing $N84^{\circ}31'45''E$, a distance of 14.80 feet; thence $N86^{\circ}48'33''E$, a distance of 80.58 feet; thence along the arc of a curve to the left, a distance of 275.46 feet, radius of 246.00 feet, central angle of $64^{\circ}09'24''$ with a chord bearing $N54^{\circ}43'50''E$, a distance of 261.29 feet; thence $N22^{\circ}39'07''E$, a distance of 119.93 feet; thence $S54^{\circ}10'23''E$, a distance of 5.46 feet; thence $S87^{\circ}17'09''E$, a distance of 380.60 feet; thence $N06^{\circ}48'49''E$, a distance of 245.05 feet; thence $S76^{\circ}37'02''E$, a distance of 204.39 feet to the East line of the Northeast 1/4 of said Section; thence $S01^{\circ}48'37''W$ along said East line, a distance of 477.69 feet to the Point of Beginning. Containing $18.91\pm$ acres ($823,737\pm$ Sq. Ft.) more or less of land. Subject to covenants, conditions, restrictions and easements of record.

CERTIFIED SURVEY MAP -

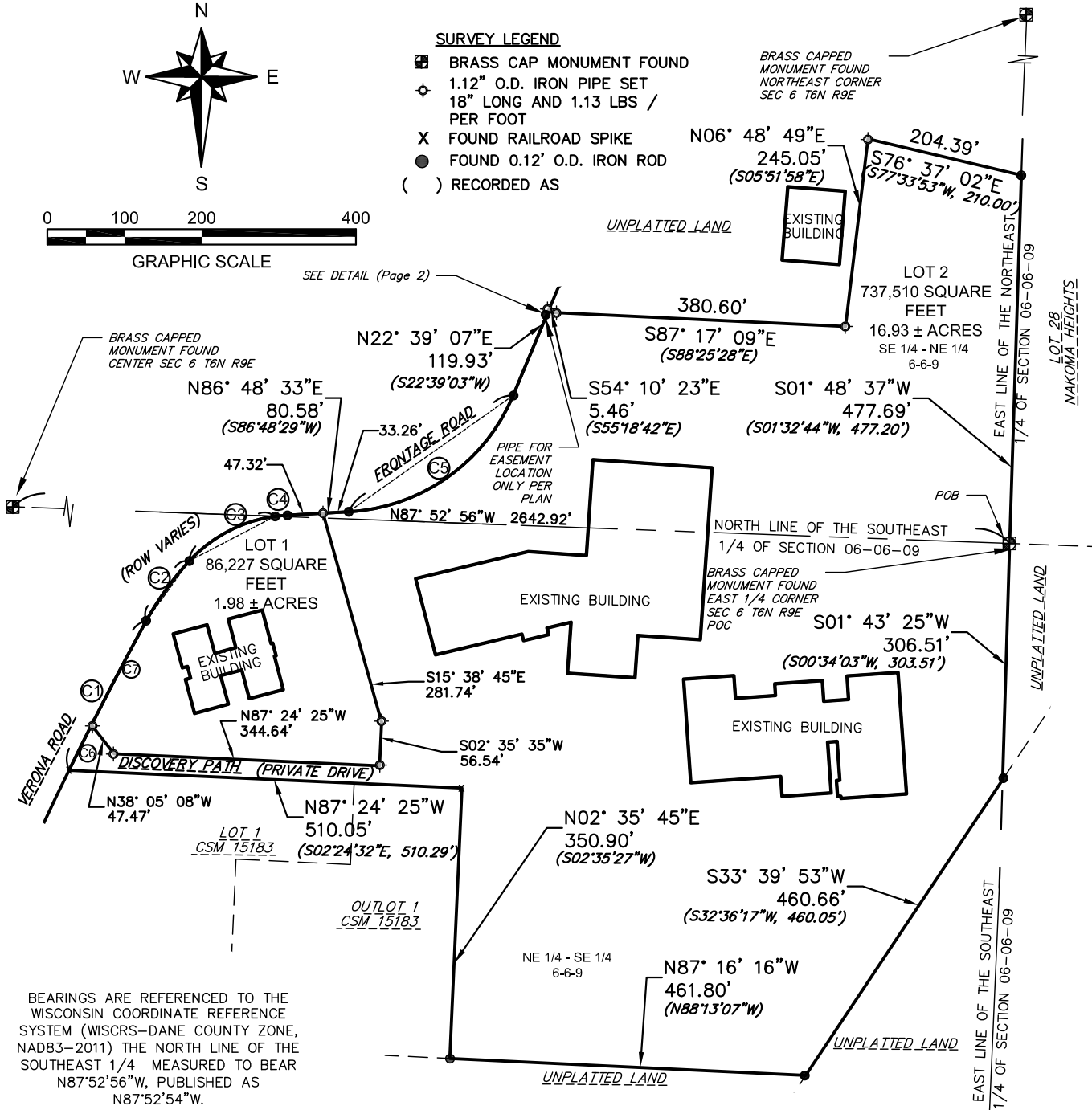
Being parts of Lot 1 and a part of Lot 2 of Certified Survey Map 3122, located in the NE 1/4 of the SE 1/4, and part of the SE 1/4 of the NE 1/4 of Section 6, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.



SURVEY LEGEND

- BRASS CAP MONUMENT FOUND
- ⊕ 1.12" O.D. IRON PIPE SET 18" LONG AND 1.13 LBS / PER FOOT
- X FOUND RAILROAD SPIKE
- FOUND 0.12' O.D. IRON ROD
- () RECORDED AS

BRASS CAPPED MONUMENT FOUND NORTHEAST CORNER SEC 6 T6N R9E



BEARINGS ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS-DANE COUNTY ZONE, NAD83-2011) THE NORTH LINE OF THE SOUTHEAST 1/4 MEASURED TO BEAR N87°52'56"W, PUBLISHED AS N87°52'54"W.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD	CHORD BRG.	ARC	TANGENT
C1	4667.00'	02°41'13"	218.85'	N27° 20' 22"E	218.87'	109.46'
C2	386.00'	14°08'19"	95.01'	N35° 45' 10"E (S35° 45' 06"W)	98.25'	47.87'
C3	186.00'	39°25'35"	125.48'	N62° 32' 09"E (S62° 32' 05"W)	127.99'	66.65'
C4	186.00'	04°33'37"	14.80'	N84° 31' 45"E (S84° 31' 41"W)	14.80'	7.41'
C5	246.00'	64°09'24"	261.29'	N54° 43' 50"E (S54° 43' 46"W)	275.46'	154.19'
C6	4667.00'	00°48'18"	65.58'	N26° 23' 55"E	65.58'	32.79'
C7	4667.00'	01°52'55"	153.29'	N27° 44' 32"E	153.29'	76.65'

BRASS CAPPED MONUMENT FOUND SOUTHEAST CORNER SEC 6 T6N R9E

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

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733 THIS INSTRUMENT WAS DRAFTED BY JOHN SCHULZ (03/03/20) CHRIS RUETTEN, P.L.S. (03/03/20)



Ruekert • Mielke

Chris Ruetten, P.L.S. 2942

DRAFT

Dated this 3rd day of March, 2020

CERTIFIED SURVEY MAP -

Being parts of Lot 1 and Lot 2 of Certified Survey Map 3122, located in the NE 1/4 of the SE 1/4, and part of the SE 1/4 of the NE 1/4 of Section 6, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

I, Chris Ruetten, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of Thermo Fisher Scientific, that I have surveyed, divided and mapped a division of the remainder of Lots 1 and 2 of Certified Survey Map Number 3122, recorded at the Dane County Register of Deeds as Document No. 1612599, being in part of the Northeast 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, bounded and described as follows:

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That I have made this survey, land division and map by the direction of Thermo Fisher Scientific, Owner(s) of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of Fitchburg ordinances in surveying, dividing and mapping of same.

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

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-542-5733



DRAFT

Chris Ruetten, P.L.S. 2942

Dated this 3rd day of March, 2020

CERTIFIED SURVEY MAP - _____

Being parts of Lot 1 and Lot 2 of Certified Survey Map 3122, located in the NE 1/4 of the SE 1/4, and part of the SE 1/4 of the NE 1/4 of Section 6, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

Thermo Fisher Scientific, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Thermo Fisher Scientific, does further certify that this plat is required to be submitted to the following for approval or objection: City of Madison Plan Commission

IN WITNESS WHEREOF, the said Thermo Fisher Scientific, has caused these presents to be signed by _____, Title _____ and its corporate seal to be hereunto affixed on this

_____ day of _____, 2020.
Thermo Fisher Scientific.

Title

STATE OF WISCONSIN }
COUNTY OF DANE } SS

Personally came before me this _____ day of _____, 2020, the above named _____,

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin.

My Commission _____

CITY OF FITCHBURG APPROVAL

THIS Certified Survey Map, including any dedications shown hereon, has been duly filed and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

By: _____ Date: _____
Tracy Oldenburg, City Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20 ____, at _____, _____, and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document No. _____

Kristi Chlebowski, Dane County Register of Deeds

OWNER/SUBDIVIDER:
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PREPARED BY:
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DRAFT

Chris Ruetten, P.L.S. 2942
Dated this 3rd day of March, 2020

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