

November 10, 2016

City of Verona – Plan Commission Members
Attn: Adam Sayre
111 Lincoln Street
Verona, WI 53593

RE: Cellular Dynamics International

Dear Adam,

On behalf of Cellular Dynamics International (CDI), please find the CSM, project narrative, preliminary site layout and building elevations for the new office, research and manufacturing facility within lands adjacent to the Verona Technology Park, east of SAFC. CDI intends to move forward with the land division and site approval per the City of Verona requirements.

Your review in accordance with City of Verona standards is appreciated. Feel free to call me if you have any questions or need further clarification.

Sincerely,
D'Onofrio, Kottke & Assoc., Inc.



Bruce J. Hollar, P.E.
FN: 16-05-148

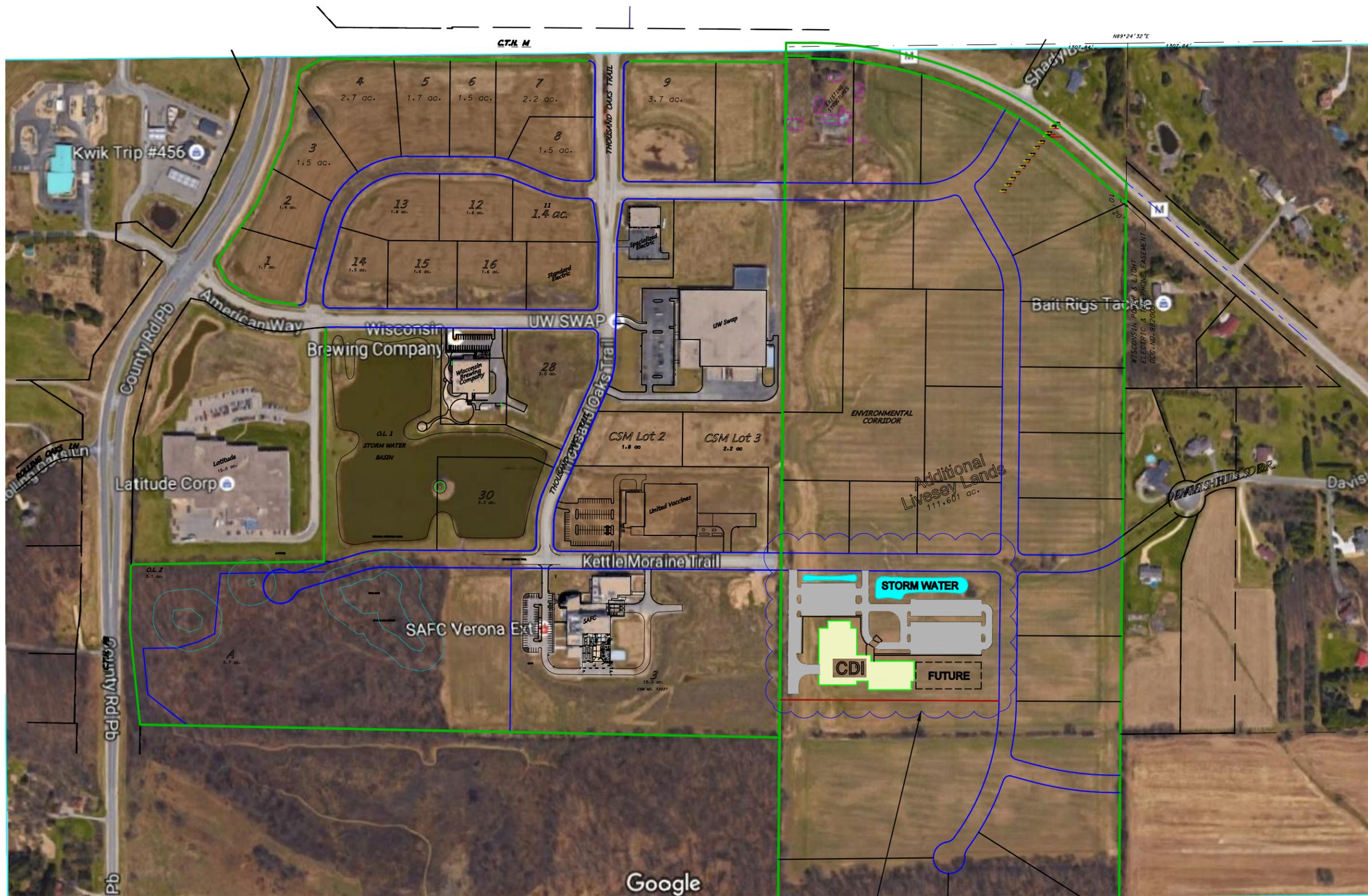


Project Overview:

Cellular Dynamics International (CDI), a FUJIFILM company, is a leading developer and manufacturer of human cells used in drug discovery, toxicity testing, and cell therapies for treating a wide range of human diseases. The Company partners with innovators from around the world to combine biologically relevant human cells with the newest technologies to drive advancements in medicine and healthier living. CDI's technology offers the potential to create any cell type in the human body from a simple blood draw. Our technology advancements continue to shape the scientific community and expansion of our facility is necessary to command the field of stem cell therapy and help enhance the quality of life of people worldwide.

The first phase will consist of six cell processing clean rooms, research labs, and support facilities for cell manufacturing and testing as well as office and meeting space to accommodate the required staff. It will also relocate all of CDI's present office and research facilities to one location.

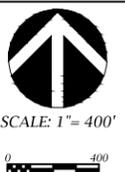
The second phase will construct additional clean rooms and related support space to support expanded cell therapy production.



CDI PROJECT LOCATION

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7550 Westwood Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

**CELLULAR DYNAMICS INTERNATIONAL
 VERONA TECHNOLOGY PARK**



SCALE: 1" = 400'
 DATE: 11-10-16
 REVISED:

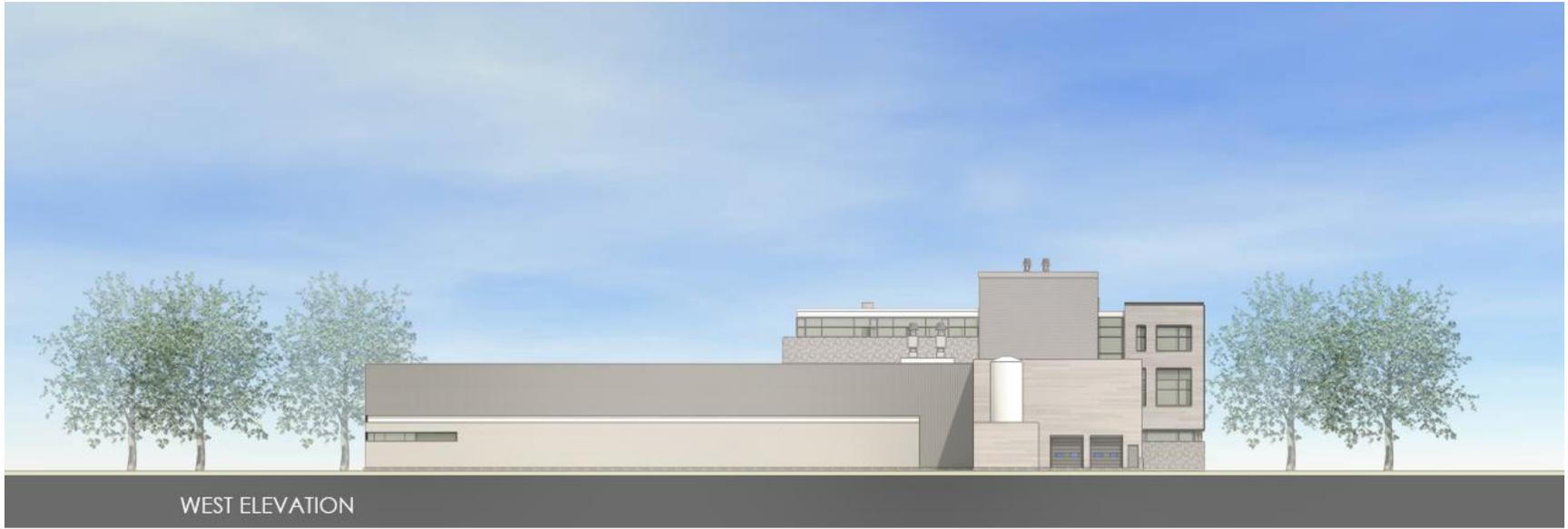
 DRAWN BY: B/H
 FN: 16-04-105
 Sheet Number:
 1 OF 1



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

CERTIFIED SURVEY MAP

A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 25, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Verona, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows: A parcel of land located in the SW1/4 of the NW1/4 of Section 25, T6N, R8E, City of Verona, Dane County Wisconsin to-wit: Commencing at the East 1/4 corner of said Section 25; thence N00°34'03"E, 145.00 feet along the West line of said SW1/4 to the point of beginning; thence N00°34'03"E, 560.00 feet along said West line; thence S89°33'42"E, 840.19 feet; thence S00°36'28"W, 560.00 feet; thence N89°33'42"W, 839.80 feet to the point of beginning. Containing 470,396 square feet (10.780 acres).

Dated this 10th day of November, 2016.



Brett T. Stoffregan, Professional Land Surveyor S-2742



NOTES

1. Public utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
2. Surveyed for:
ARP LLC
2248 Deming Way, Suite 200
Middleton, WI 53562



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: November 10, 2016
F.N.: 16-07-127
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 25, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

ARB LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

ARB LLC, does also certify that this map is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Verona for approval.

IN WITNESS WHEREOF, the said ARB LLC, has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2016.

ARB LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2016, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission _____

OWNER'S CERTIFICATE

MIDPORT LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

MIDPORT LLC, does also certify that this map is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Verona for approval.

IN WITNESS WHEREOF, the said MIDPORT LLC, has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2016.

MIDPORT LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2016, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



SHEET 3 OF 5

DATE: November 10, 2016
F.N.: 16-07-127
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 25, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

Oregon Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Oregon Community Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2016.

Oregon Community Bank

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2016, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin
My commission expires _____



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: November 10, 2016

F.N.: 16-07-127

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE NW1/4 OF
SECTION 25, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

CITY OF VERONA APPROVAL

This Certified Survey Map including the lands dedicated and rights granted are hereby acknowledged and accepted by the City of Verona this _____ day of _____, 2016.

Approved on _____.

Ellen Clark, Clerk, City of Verona

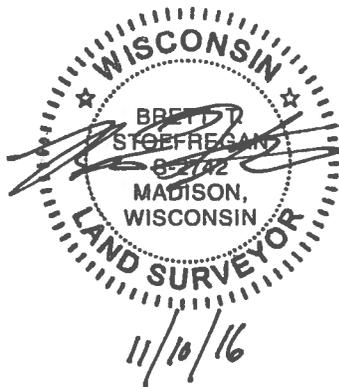
REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____,

2016 at _____ o'clock ____ .M. and recorded in Volume _____ of Certified Survey Maps on

Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: November 10, 2016
F.N.: 16-07-127
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

November 9, 2016

City of Verona – Plan Commission Members
Attn: Adam Sayre
111 Lincoln Street
Verona, WI 53593

RE: Davis Property Rezone

Dear Adam,

On behalf of the applicant, Livesey Company, please find the attached rezone map and legal description for the lands known as the Davis property, located directly east of the Verona Technology Park. Earlier this year, the property was brought into the Urban Service Area and the owner is now ready to begin the process to develop the property. The current zoning is an Agricultural classification. The new zoning being requested is Suburban Industrial and is consistent with the future land use as it is an extension of the Verona Technology Park.

Project Contact Information:

Applicant:

Livesey Company
c/o John K Livesey
2248 Deming Way, Suite 200
Middleton, WI 53562
Phone: 608-833-2929

Engineer:

D'Onofrio Kottke & Assoc, Inc
c/o Bruce Hollar, P.E.
7530 Westward Way
Madison, WI 53719
Phone: 608-833-7530
Cell: 608-206-6876

Your review in accordance with City of Verona standards is appreciated. Feel free to call me if you have any questions or need further clarification.

Sincerely,
D'Onofrio, Kottke & Assoc., Inc.

A handwritten signature in blue ink, appearing to read "Bruce J. Hollar". The signature is fluid and cursive, with a prominent initial "B" and "H".

Bruce J. Hollar, P.E.
FN: 16-07-119

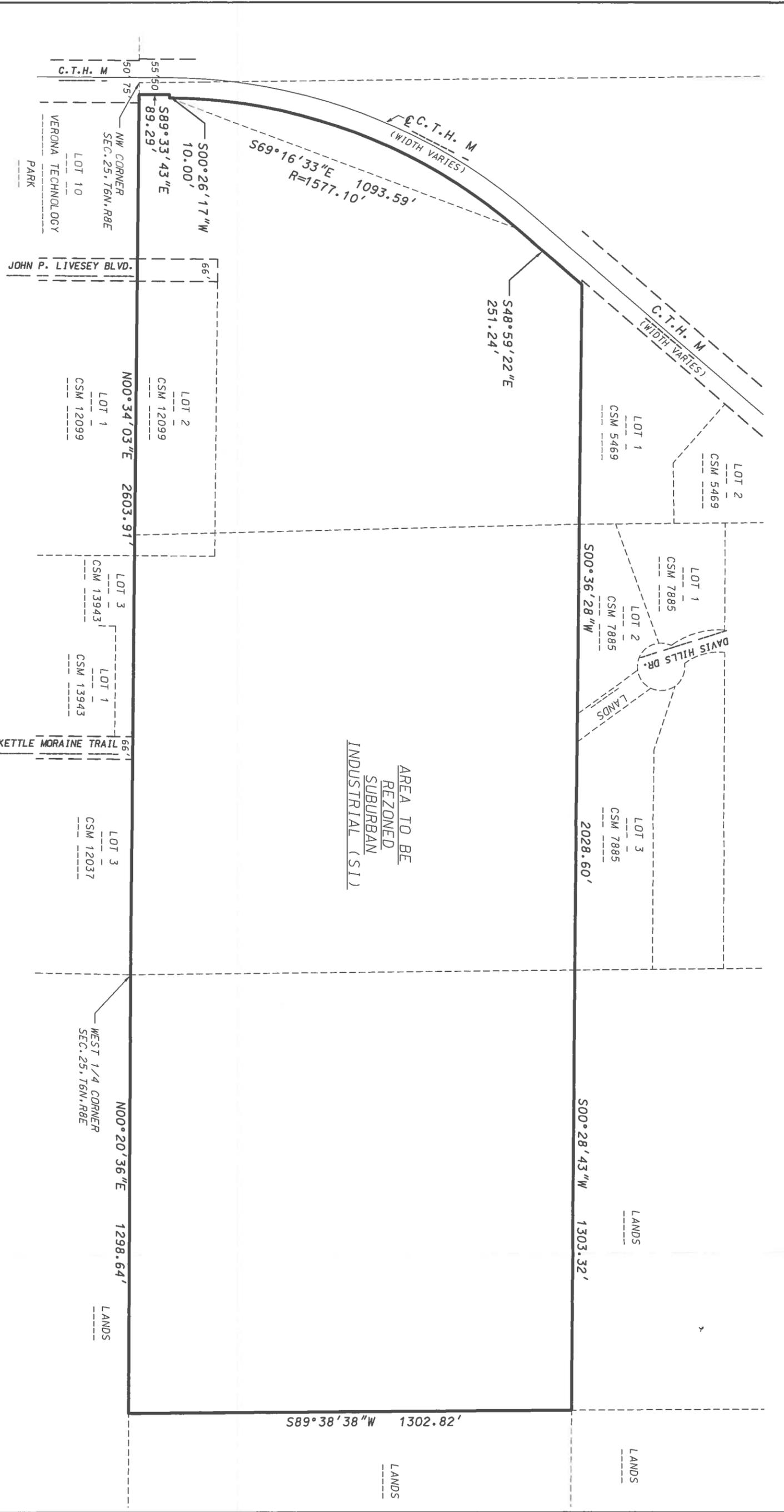
Plan Commission Application

City of Verona – Planning & Development Department

111 Lincoln Street
Verona, WI 53593-1520
(608) 848-9941

X	Description	Administrative Fee	
	Annexation	\$ 300.00 + Taxes	
	Conditional Use Permit	\$ 300.00	
	Site Plan	\$ 300.00	
X	Variance Rezone	\$ 300.00	
	Zoning Map Amendment (From ____ To ____)	\$ 300.00	
	Zoning Text Amendment	\$ 300.00	
	Planned Unit Development Step 2: Concept	\$ 300.00	
		Step 3: General Development Plan Review	\$ 300.00
		Step 4: Precise Implementation Plan Review	\$ 300.00
	Certified Survey Map (CSM)	\$ 150.00 + \$100/lot	
	Preliminary Plat Review	\$ 300.00 + \$50/lot	
	Final Plat Review	\$ 300.00 + \$25/lot	
<p>*NOTE: Administrative filing fees are due at the time an application is filed with the City and are not refundable. In addition to the Administrative fees, City staff time (City Engineer and City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.</p>			
<p>Date: 11-9-16</p>			
<p>Project/Business Name: Davis Property</p>			
<p>Address/Location: East of Verona Technology Park</p>			
<p>City, State, Zip Code: Verona, WI 53593</p>			
<p>Proposed Use of Property: Rezone to Suburban Industrial for development</p>			
<p>Applicant: Livesey Company, c/o John K Livesey</p>		<p>Property Owner:</p>	
<p>Address: 2248 Deming Way, Suite 200</p>		<p>Address</p>	
<p>City/State/Zip Middleton, WI 53562</p>		<p>City/State/Zip:</p>	
<p>Phone: 608-833-2929</p>		<p>Phone:</p>	
<p>E-mail: liveseyjk@liveseyco.com</p>		<p>E-mail:</p>	
<p>Signature: </p>		<p>Signature:</p>	

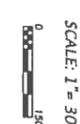
By filing the application that results in a public hearing, the applicant agrees and consents to the placement of a sign on his or her property. The applicant also agrees that the sign shall be left in the location(s) chosen by the Zoning Administrator until after the public hearing occurs, unless the application is formally withdrawn by the applicant prior to the public hearing. The applicant shall periodically check the sign to verify that the sign has not been removed and has not been modified or vandalized. The applicant shall immediately notify the Zoning Administrator if the sign was removed or if the sign was modified or vandalized.



AREA TO BE
 REZONED
 SUBURBAN
 INDUSTRIAL (SI1)

LEGAL DESCRIPTION - REZONE TO SUBURBAN INDUSTRIAL (SI1)

A parcel of land located in the NW1/4, SW1/4 of the NW1/4 and in the NW1/4 of the SW1/4 of Section 25, T6N, R8E, City of Verona, Dane County, Wisconsin, to-wit: Beginning at the West quarter corner of said Section 25; thence N00°34'03"E, along the west line of the said NW1/4, 2603.91 feet to the southerly right-of-way of CTH "M"; thence S89°33'43"E, along the said southerly right-of-way, 89.29 feet; thence S00°26'17"E, continuing along said southerly right-of-way, 10.00 feet to a point of curve; thence southeasterly on a curve to the right, continuing along said southerly right-of-way, which has a radius of 1577.10 feet and a chord which bears S69°16'33"E, 1093.59 feet; thence S48°59'22"E, continuing along southerly right of way, 251.24 feet to the east line of the said SW1/4; thence S00°36'28"W, 2028.60 feet to the northeast corner of the NW1/4 of the said SW1/4; thence S00°28'43"W, 1303.32 feet to the southeast corner of the NW1/4 of the said SW1/4; thence S89°38'38"W, 1302.82 feet to the southwest corner of the NW1/4 of the said SW1/4; thence N00°20'36"E, 1298.64 feet to the point of beginning. Containing 4.861,353 square feet (111.601 acres).

 SCALE: 1" = 300' 	ZONING MAP DAVIS LANDS CITY OF VERONA, DANE COUNTY, WISCONSIN	 D'ONOFRIO KOTTKE AND ASSOCIATES, INC. 7530 Westward Way, Madison, WI 53717 Phone: 608.833.7530 • Fax: 608.833.1089 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT
DATE: 11-09-16 REVISED:		
FN: 16-07-119 Sheet Number: 1 of 1		