





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:** \_\_\_\_\_

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

\_\_\_\_\_

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

**2. Current Use of Property:** \_\_\_\_\_

**3. Proposed Use of Property:** \_\_\_\_\_

**4. Proposed Development Schedule:** \_\_\_\_\_

**5. Zoning District:** \_\_\_\_\_

**6. Future Land Use Plan Classification:** \_\_\_\_\_

\*\*\*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](mailto:planning@fitchburgwi.gov).

Additional information may be requested.

**Type of Residential Development (If Applicable):** \_\_\_\_\_

**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):** \_\_\_\_\_

**Proposed Hours of Operation:** \_\_\_\_\_    **No. Of Employees:** \_\_\_\_\_

**Floor Area:** \_\_\_\_\_    **No. Of Parking Stalls:** \_\_\_\_\_

**Sewer:** Municipal \_\_\_\_\_    Private \_\_\_\_\_    **Water:** Municipal \_\_\_\_\_    Private \_\_\_\_\_

**Current Owner of Property:** \_\_\_\_\_

**Address:** \_\_\_\_\_    **Phone No:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Address:** \_\_\_\_\_    **Phone No:** \_\_\_\_\_

**Respectfully Submitted By:**         *Bonnie Davis*        

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.** \_\_\_\_\_



April 20, 2021

City of Fitchburg Plan Commission  
5520 Lacy Rd  
Fitchburg, WI 53711

**Re: Letter of Intent for Proposed Development  
Encompass Health – Lots 25 & 26 Fitchburg Technology Campus, First Addition**

Dear Planning Staff & Plan Commission Members:

Vierbicher is pleased to submit this letter in connection with the enclosed rezoning application.

**Project Summary**

Encompass Health, headquartered in Birmingham Alabama is a leading provider of inpatient rehabilitation and home-based care. They currently operate 137 inpatient rehabilitation facilities across 39 states. Encompass Health is proposing the development of an inpatient rehabilitation hospital in Fitchburg at the SE corner of Fish Hatchery Road and Nobel Drive. Encompass Health rehabilitation hospitals are dedicated to improving, maintaining, or restoring physical strength, cognition, and mobility. The proposed project is in full compliance with comprehensive plan and will require rezoning to the Professional Office district. In addition to the application for rezoning, applications for conditional use, land division, and architectural design review are submitted concurrently. Encompass Health is excited about this opportunity to bring jobs, tax base, and care to the community.

**Project Team**

Developer: Encompass Health Corporation  
9001 Liberty Parkway, Birmingham, AL 35242

Seller: Fitchburg Technology Campus LLC  
120 E Lakeside Street, Madison, WI 53715

Architect: Earl Swensson Associates (ESa)  
1033 Demonbreun Street STE 800, Nashville, TN 37203

Civil: Vierbicher Associates  
999 Fourier Drive STE 201, Madison, WI 53717

Landscape: Vierbicher Associates  
999 Fourier Drive STE 201, Madison, WI 53717

## Project Data

Location: The SE Corner of Fish Hatcher Road & Nobel Drive  
Lots 25 & 26 Fitchburg Technology Campus, First Addition

Lot Area: 6.39 Acres

Ex. Use: Agriculture & Open Space

Pro. Use: Inpatient Rehabilitation Hospital

Building: 47,500 SF, 40 Beds  
One Story - Structural Steel w/ Slab on Grade

Parking: 134 Vehicular Stalls  
11 Bicycle Stalls

Site Access: Right-In/Right-Out on Nobel Drive  
Full Access on Research Park Circle

ISR: 48%

Hours: 24 hrs/day, 7 days/wk  
Admissions between 8am-7pm by appointment only  
Visiting hours end at 8pm  
Patient transport on a non-emergency basis (no sirens)

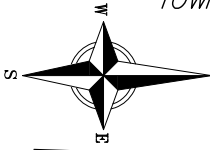
Employees: 91 FTE by Year One, 115 FTE by Year Five

Start Const.: Spring 2022  
End Const.: Spring 2023

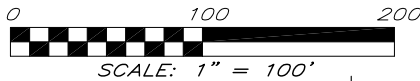
Initial Cost: ~\$30.4 million

# CERTIFIED SURVEY MAP No.

LOT 25 & LOT 26, FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS, AS RECORDED IN VOLUME 58-025A OF PLATS, ON PAGES 135-139, AS DOCUMENT NUMBER 3708613, DANE COUNTY REGISTRY, LOCATED IN THE SW<sup>1</sup>/<sub>4</sub>-NW<sup>1</sup>/<sub>4</sub> OF SECTION 15, AND THE SE<sup>1</sup>/<sub>4</sub>-NE<sup>1</sup>/<sub>4</sub> OF SECTION 16, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NE<sup>1</sup>/<sub>4</sub> OF SECTION 16-06-09 MEASURED AS BEARING N00°37'00"E



OAKMEADOW  
OLI

NOBEL  
DRIVE  
C.S.M. #13691  
LOT 2

R=25.00'  
Δ=87°50'21"  
L=38.33'  
N45°56'03"E  
34.68'  
(N45°32'44.5"E)  
(34.69')  
(Δ=87°52'29")  
(L=38.34')

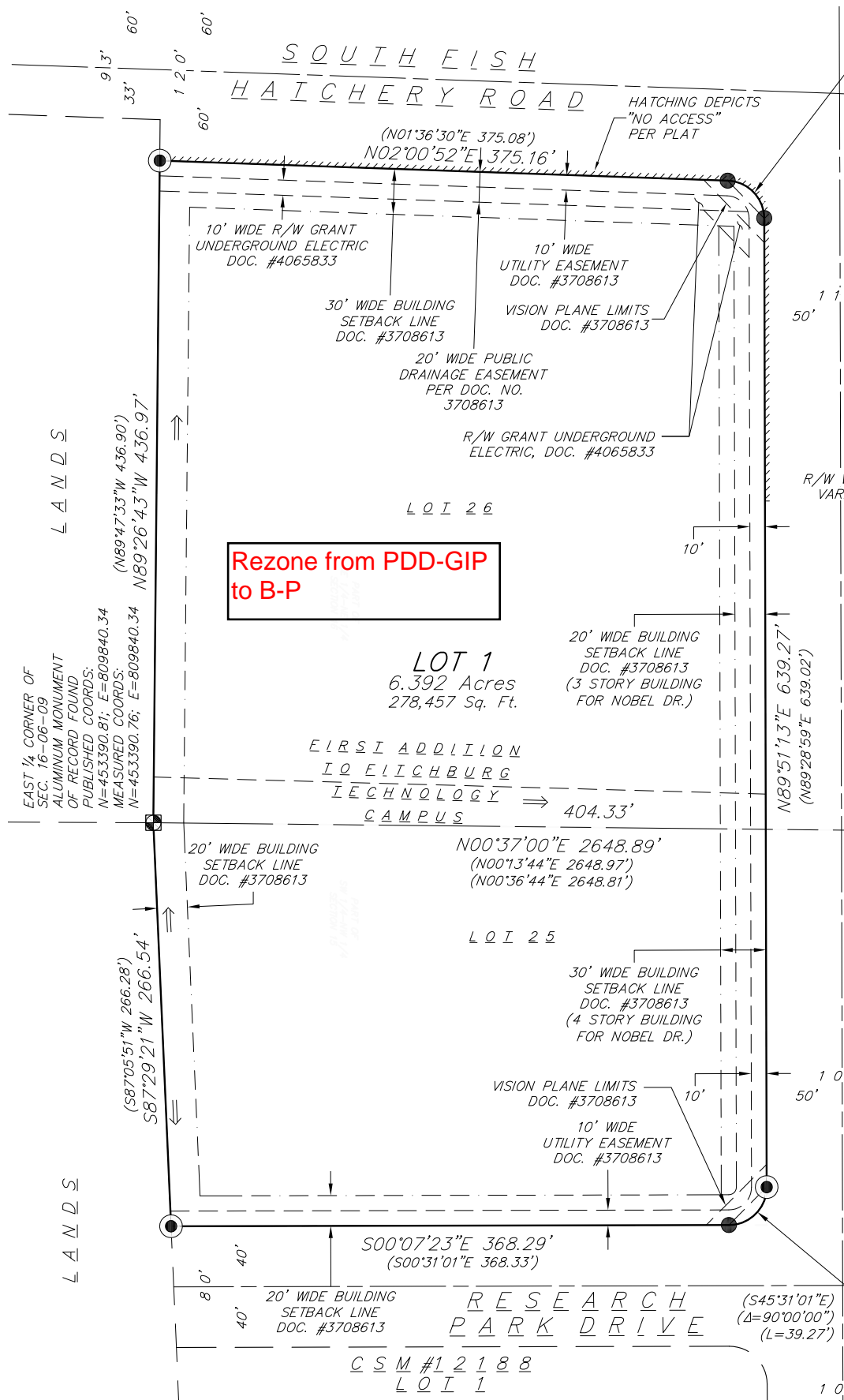
FOUND 1 1/4" Ø IRON ROD  
FOUND 3/4" Ø IRON ROD  
RECORDED AS INFORMATION  
DRAINAGE ARROW PER PLAT

SURVEY LEGEND

NORTHEAST CORNER OF SEC. 16-06-09 ALUMINUM MONUMENT OF RECORD FOUND PUBLISHED COORDS: N=456039.59; E=809667.82; MEASURED COORDS: N=456039.49; E=809668.85

R=25.00'  
Δ=90°01'24"  
L=39.28'  
S45°08'05"E  
35.36'

C.S.M. #12188  
LOT 1



**Rezone from PDD-GIP to B-P**

**LOT 1**  
6.392 Acres  
278,457 Sq. Ft.

**LOT 25**

**RESEARCH PARK DRIVE**

C.S.M. #12188  
LOT 1

15 Apr 2021 - 11:24a M:\Encompass Health\210054\_Fitchburg Phase 1\CADD\210054\_CSM.dwg by: mmar



April 1, 2021

RE: APPROXIMATELY 6.39 ACRES OF LAND LOCATED ON THE SE CORNER OF S FISH HATCHERY ROAD AND NOBEL DRIVE IN FITCHBURG, WI (PARCELS 060916160062 AND 060915243452)

Dear Neighbor,

Encompass Health would like to invite you to an informational meeting regarding the planned development of an inpatient rehabilitation hospital on the southeast corner of S Fish Hatchery Road and Nobel Drive in Fitchburg, WI. We will provide a brief overview of our operations followed by an overview of our development project. The meeting will be held virtually via the link below.

Date: April 15<sup>th</sup>, 2021

Time: 6:00 – 7:30 PM

Meeting Number: 185 596 5754

Meeting Password: Letsmeet1\*

Join Meeting By:

- <https://encompasshealth.webex.com/encompasshealth/j.php?MTID=m4bf531367337d8494e783f2db90c6437>

OR

- [www.webex.com](http://www.webex.com) and click “Join Meeting” at the top of the page.

OR

- Join by Phone: 866-240-1897

Please forward any questions that you would like addressed at the meeting to [sarina.davis@encompasshealth.com](mailto:sarina.davis@encompasshealth.com) with FITCHBURG MEETING in the subject line.

Sincerely,

Sarina Davis

## Neighborhood Meeting Attendee List

All sessions in Central Daylight Time (Chicago, GMT-05:00)

Session detail for 'Neighborhood Meeting':

Participant	Audio Type	Name	Email	Date	Invited	Registered	Start time	End time	Duration
1		Troy Dedecker	troy.dedecker@encompasshealth.com	4/15/2021	Yes	N/A	4:56 PM	4:57 PM	2 mins
2	Call-in	Troy Dedecker	troy.dedecker@encompasshealth.com	4/15/2021			4:56 PM	4:58 PM	2 mins
3		Sarina Davis	sarina.davis@encompasshealth.com	4/15/2021	No	N/A	4:52 PM	6:38 PM	107 mins
4	VolP	Sarina Davis	sarina.davis@encompasshealth.com	4/15/2021			4:52 PM	6:38 PM	107 mins
5		Elizabeth Mann	elizabeth.mann@encompasshealth.com	4/15/2021	Yes	N/A	5:56 PM	6:38 PM	43 mins
6		Joe	joe.kunesh@gmail.com	4/15/2021	No	N/A	6:35 PM	6:38 PM	4 mins
7	Call-in	Joe	joe.kunesh@gmail.com	4/15/2021			6:37 PM	6:38 PM	2 mins
8	VolP	Joe	joe.kunesh@gmail.com	4/15/2021			6:35 PM	6:35 PM	1 min
9		TJN013	medicare_fraud@gmail.com	4/15/2021	No	N/A	6:31 PM	6:32 PM	1 min
10	VolP	TJN013	medicare_fraud@gmail.com	4/15/2021			6:31 PM	6:32 PM	1 min
11		Robert Zorko	rzorko@epic.com	4/15/2021	No	N/A	6:23 PM	6:38 PM	16 mins
12	VolP	Robert Zorko	rzorko@epic.com	4/15/2021			6:24 PM	6:38 PM	15 mins
13		McCormick Fam	gmccormick@tds.net	4/15/2021	No	N/A	6:23 PM	6:36 PM	14 mins
14	VolP	McCormick Fam	gmccormick@tds.net	4/15/2021			6:23 PM	6:36 PM	14 mins
15		mary	maryg3338@aol.com	4/15/2021	No	N/A	6:18 PM	6:18 PM	1 min
16	VolP	mary	maryg3338@aol.com	4/15/2021			6:18 PM	6:18 PM	1 min
17		Jeffrie Leahy	jeffrie.leahy@gmail.com	4/15/2021	No	N/A	6:09 PM	6:38 PM	30 mins
18	VolP	Jeffrie Leahy	jeffrie.leahy@gmail.com	4/15/2021			6:09 PM	6:38 PM	30 mins
19		Terri	tunterholzner@gmail.com	4/15/2021	No	N/A	6:08 PM	6:10 PM	3 mins
20		Zach	zbillings@uwalumni.com	4/15/2021	No	N/A	6:07 PM	6:38 PM	32 mins
21	VolP	Zach	zbillings@uwalumni.com	4/15/2021			6:07 PM	6:38 PM	32 mins
22		Chris Davis	davisc@firstweber.com	4/15/2021	No	N/A	6:05 PM	6:38 PM	34 mins
23	VolP	Chris Davis	davisc@firstweber.com	4/15/2021			6:05 PM	6:38 PM	33 mins
24		Pam	roadrunner625@yahoo.com	4/15/2021	No	N/A	6:04 PM	6:14 PM	10 mins
25	VolP	Pam	roadrunner625@yahoo.com	4/15/2021			6:04 PM	6:14 PM	10 mins
26		J Meyers	Meyers-Box@ATT.net	4/15/2021	No	N/A	6:02 PM	6:38 PM	36 mins
27	VolP	J Meyers	Meyers-Box@ATT.net	4/15/2021			6:02 PM	6:38 PM	36 mins
28		terri	tunterholzner@gmail.com	4/15/2021	No	N/A	6:13 PM	6:38 PM	25 mins
29	VolP	terri	tunterholzner@gmail.com	4/15/2021			6:13 PM	6:38 PM	25 mins
30		John	johnwmehl@gmail.com	4/15/2021	No	N/A	6:11 PM	6:22 PM	11 mins
31	Call-in	John	johnwmehl@gmail.com	4/15/2021			6:19 PM	6:21 PM	3 mins
32		Marchelle Mertens	Marchellem4m@gmail.com	4/15/2021	No	N/A	6:04 PM	6:38 PM	35 mins
33	VolP	Marchelle Mertens	Marchellem4m@gmail.com	4/15/2021			6:04 PM	6:38 PM	35 mins
34		Sarah Schroeder	sarah.schroeder@fitchburgwi.gov	4/15/2021	No	N/A	6:03 PM	6:38 PM	35 mins
35	VolP	Sarah Schroeder	sarah.schroeder@fitchburgwi.gov	4/15/2021			6:03 PM	6:38 PM	35 mins
36		Laura	laura.r.portz@gmail.com	4/15/2021	No	N/A	6:02 PM	6:38 PM	37 mins
37	VolP	Laura	laura.r.portz@gmail.com	4/15/2021			6:02 PM	6:38 PM	36 mins
38		Bill	Bill.Conerly@Kimeye-Horn.com	4/15/2021	No	N/A	6:02 PM	6:38 PM	37 mins
39	VolP	Bill	Bill.Conerly@Kimeye-Horn.com	4/15/2021			6:02 PM	6:38 PM	37 mins
40		joe rueden	joe_rueden@hotmail.com	4/15/2021	No	N/A	6:02 PM	6:38 PM	36 mins
41	VolP	joe rueden	joe_rueden@hotmail.com	4/15/2021			6:02 PM	6:38 PM	36 mins
42		Aaron Richardson	aaron.richardson@fitchburgwi.gov	4/15/2021	No	N/A	6:02 PM	6:38 PM	37 mins
43	VolP	Aaron Richardson	aaron.richardson@fitchburgwi.gov	4/15/2021			6:02 PM	6:38 PM	37 mins
44		Terri	tunterholzner@gmail.com	4/15/2021	No	N/A	6:07 PM	6:07 PM	1 min
45		Michael Zimmerman	michael.zimmerman@fitchburgwi.gov	4/15/2021	No	N/A	6:05 PM	6:38 PM	34 mins
46	VolP	Michael Zimmerman	michael.zimmerman@fitchburgwi.gov	4/15/2021			6:05 PM	6:38 PM	34 mins
47		Sheila McCabe	mccabesj27@hotmail.com	4/15/2021	No	N/A	6:02 PM	6:38 PM	37 mins
48	VolP	Sheila McCabe	mccabesj27@hotmail.com	4/15/2021			6:02 PM	6:38 PM	36 mins
49		Matt Nitch	mattn@esarch.com	4/15/2021	No	N/A	6:00 PM	6:38 PM	39 mins
50	VolP	Matt Nitch	mattn@esarch.com	4/15/2021			6:13 PM	6:38 PM	26 mins
51		Julia arata Fratta	julia.arata-fratta@wegnercpas.com	4/15/2021	No	N/A	6:00 PM	6:38 PM	39 mins
52	VolP	Julia arata Fratta	julia.arata-fratta@wegnercpas.com	4/15/2021			6:00 PM	6:38 PM	39 mins
53		Chris Armstrong	Chris@avanteproperties.com	4/15/2021	No	N/A	5:59 PM	6:38 PM	40 mins
54	VolP	Chris Armstrong	Chris@avanteproperties.com	4/15/2021			5:59 PM	6:38 PM	39 mins
55		Rnady Udell	randy.udell@fitchburgwi.gov	4/15/2021	No	N/A	6:01 PM	6:38 PM	38 mins
56	VolP	Rnady Udell	randy.udell@fitchburgwi.gov	4/15/2021			6:01 PM	6:38 PM	38 mins
57		Cheri L	lotharyrn@icloud.com	4/15/2021	No	N/A	6:01 PM	6:38 PM	38 mins
58	VolP	Cheri L	lotharyrn@icloud.com	4/15/2021			6:01 PM	6:38 PM	38 mins
59		Shannon Strassman	shannonleigh333@yahoo.com	4/15/2021	No	N/A	5:59 PM	6:38 PM	39 mins
60	VolP	Shannon Strassman	shannonleigh333@yahoo.com	4/15/2021			5:59 PM	6:38 PM	39 mins
61		Karen Stephens	kjstephens24@att.net	4/15/2021	No	N/A	5:58 PM	6:38 PM	40 mins
62	VolP	Karen Stephens	kjstephens24@att.net	4/15/2021			5:58 PM	6:38 PM	40 mins
63		mike a	m-p-anderson@att.net	4/15/2021	No	N/A	6:00 PM	6:38 PM	38 mins
64	VolP	mike a	m-p-anderson@att.net	4/15/2021			6:02 PM	6:38 PM	36 mins
65		Sandra	skermis@hotmail.com	4/15/2021	No	N/A	6:01 PM	6:38 PM	38 mins
66		Sandra	skermis@hotmail.com	4/15/2021	No	N/A	6:05 PM	6:38 PM	34 mins

67	Sandra	skermis@hotmail.com	4/15/2021	No	N/A	6:06 PM	6:38 PM	33 mins
68	Sandra	skermis@hotmail.com	4/15/2021	No	N/A	6:07 PM	6:38 PM	31 mins
69	VolP	Sandra	skermis@hotmail.com	4/15/2021		6:01 PM	6:38 PM	38 mins
70	VolP	Sandra	skermis@hotmail.com	4/15/2021		6:05 PM	6:38 PM	34 mins
71	VolP	Sandra	skermis@hotmail.com	4/15/2021		6:06 PM	6:38 PM	33 mins
72	VolP	Sandra	skermis@hotmail.com	4/15/2021		6:07 PM	6:38 PM	31 mins
73	Kevin	klally@charter.net	4/15/2021	No	N/A	6:00 PM	6:38 PM	38 mins
74	VolP	Kevin	klally@charter.net	4/15/2021		6:00 PM	6:38 PM	38 mins
75	Dave CARLSON	carlsond@uww.edu	4/15/2021	No	N/A	5:59 PM	6:38 PM	40 mins
76	VolP	Dave CARLSON	carlsond@uww.edu	4/15/2021		5:59 PM	6:38 PM	40 mins
77	Joyce.Frey	joyce.frey@fitchburgwi.gov	4/15/2021	No	N/A	5:56 PM	6:38 PM	43 mins
78	VolP	Joyce.Frey	joyce.frey@fitchburgwi.gov	4/15/2021		5:56 PM	6:38 PM	43 mins
79	ballard	qhna@contact.jeffballard.us	4/15/2021	No	N/A	6:01 PM	6:38 PM	38 mins
80	VolP	ballard	qhna@contact.jeffballard.us	4/15/2021		6:01 PM	6:38 PM	37 mins
81	Raymond Podzorski	raymond.podzorski@gmail.com	4/15/2021	No	N/A	5:56 PM	6:38 PM	43 mins
82	VolP	Raymond Podzorski	raymond.podzorski@gmail.com	4/15/2021		5:56 PM	6:38 PM	43 mins
83	Jason	leyrin@yahoo.com	4/15/2021	No	N/A	5:54 PM	6:38 PM	44 mins
84	VolP	Jason	leyrin@yahoo.com	4/15/2021		5:54 PM	6:38 PM	44 mins
85	Jim Wheeler	wheeler.jim2021@gmail.com	4/15/2021	No	N/A	5:54 PM	6:38 PM	45 mins
86	VolP	Jim Wheeler	wheeler.jim2021@gmail.com	4/15/2021		5:54 PM	6:38 PM	44 mins
87	SG	springsaidyes@gmail.com	4/15/2021	No	N/A	5:52 PM	6:38 PM	47 mins
88	VolP	SG	springsaidyes@gmail.com	4/15/2021		5:52 PM	6:38 PM	47 mins
89	David	faheyfields1@gmail.com	4/15/2021	No	N/A	5:58 PM	6:38 PM	41 mins
90	VolP	David	faheyfields1@gmail.com	4/15/2021		5:58 PM	6:38 PM	40 mins
91	Jody	andruss.jody@gmail.com	4/15/2021	No	N/A	5:58 PM	6:38 PM	40 mins
92	VolP	Jody	andruss.jody@gmail.com	4/15/2021		5:58 PM	6:38 PM	40 mins
93	joand	joan.dawson@att.net	4/15/2021	No	N/A	5:55 PM	6:38 PM	44 mins
94	VolP	joand	joan.dawson@att.net	4/15/2021		5:55 PM	6:38 PM	44 mins
95	melanie lewis	melanie.lewis@encompasshealth.com	4/15/2021	Yes	N/A	5:38 PM	6:38 PM	61 mins
96	Call-in	melanie lewis	melanie.lewis@encompasshealth.com	4/15/2021		5:39 PM	5:40 PM	1 min
97	Call-in	melanie lewis	melanie.lewis@encompasshealth.com	4/15/2021		5:40 PM	6:38 PM	59 mins
98	Spencer Christiansen	schr@vierbicher.com	4/15/2021	No	N/A	5:44 PM	5:45 PM	1 min
99	Spencer Christiansen	schr@vierbicher.com	4/15/2021	No	N/A	5:55 PM	6:38 PM	43 mins
100	VolP	Spencer Christiansen	schr@vierbicher.com	4/15/2021		5:44 PM	5:45 PM	1 min
101	VolP	Spencer Christiansen	schr@vierbicher.com	4/15/2021		5:55 PM	6:38 PM	43 mins
102	Rita Henricks	rbhenricks@sbcglobal.net	4/15/2021	No	N/A	5:28 PM	6:38 PM	71 mins
103	Rita Henricks	rbhenricks@sbcglobal.net	4/15/2021	No	N/A	5:40 PM	6:38 PM	58 mins
104	VolP	Rita Henricks	rbhenricks@sbcglobal.net	4/15/2021		5:29 PM	6:38 PM	70 mins
105	VolP	Rita Henricks	rbhenricks@sbcglobal.net	4/15/2021		5:40 PM	6:38 PM	58 mins
106	Nicholas bisenius	njbisenius@gmail.com	4/15/2021	No	N/A	5:13 PM	5:39 PM	27 mins
107	Nicholas bisenius	njbisenius@gmail.com	4/15/2021	No	N/A	5:42 PM	5:52 PM	10 mins
108	Nicholas bisenius	njbisenius@gmail.com	4/15/2021	No	N/A	5:55 PM	6:34 PM	39 mins
109	Nicholas bisenius	njbisenius@gmail.com	4/15/2021	No	N/A	5:59 PM	6:33 PM	35 mins
110	VolP	Nicholas bisenius	njbisenius@gmail.com	4/15/2021		5:13 PM	5:25 PM	13 mins
111	VolP	Nicholas bisenius	njbisenius@gmail.com	4/15/2021		5:25 PM	5:28 PM	3 mins
112	VolP	Nicholas bisenius	njbisenius@gmail.com	4/15/2021		5:28 PM	5:28 PM	1 min
113	VolP	Nicholas bisenius	njbisenius@gmail.com	4/15/2021		5:55 PM	6:34 PM	39 mins
114	VolP	Nicholas bisenius	njbisenius@gmail.com	4/15/2021		5:59 PM	6:09 PM	11 mins
115	VolP	Nicholas bisenius	njbisenius@gmail.com	4/15/2021		6:09 PM	6:10 PM	1 min
116	VolP	Nicholas bisenius	njbisenius@gmail.com	4/15/2021		6:10 PM	6:33 PM	24 mins
117	troydedecker	troy.dedecker@encompasshealth.com	4/15/2021	Yes	N/A	5:54 PM	6:38 PM	44 mins
118	Call-in	troydedecker	troy.dedecker@encompasshealth.com	4/15/2021		5:55 PM	6:38 PM	44 mins
119	Call-in	+12054****99	4/15/2021			5:57 PM	6:38 PM	42 mins
120	Call-in	+16085****90	4/15/2021			5:58 PM	6:37 PM	40 mins
121	Call-in	6159****72	4/15/2021			6:00 PM	6:16 PM	16 mins
122	Call-in	+16082****60	4/15/2021			6:02 PM	6:02 PM	1 min
123	Call-in	+16082****23	4/15/2021			6:10 PM	6:38 PM	29 mins
124	Call-in	+16083****98	4/15/2021			6:11 PM	6:38 PM	28 mins
125	Call-in	+16084****16	4/15/2021			6:14 PM	6:23 PM	10 mins
126	Call-in	+17203****60	4/15/2021			6:15 PM	6:38 PM	23 mins
127	Call-in	+16122****90	4/15/2021			6:23 PM	6:38 PM	15 mins



**Encompass Health – Neighborhood Meeting**  
**Participant Questions**  
**April 15, 2021**

Will you be affiliated with a local hospital?

Encompass' goal is to serve any patient that needs our service. They will work with any acute care hospital that has an appropriate patient. For this development, Encompass is especially focused on a clinical affiliation with St. Mary's.

from joe rueden to everyone: 6:17 PM

Do you also deal with memory care patients?

Care is assessed on a case by case basis. Patients need to demonstrate an understanding of the given instructions and therapy programs. Generally there are limitations to working with memory care patients.

from Cheri L to everyone: 6:18 PM

What is the average length of stay for most of these people?

The average length of stay is 12-13 days.

from ballard to everyone: 6:19 PM

This question might be mostly for Avante, however, I would like to also know Encompass' response as well. In the Fitchburg Technology Campus General Development Plan (FTC GDP), these two parcels are slated to have a 3-4 story building with approximately 150K square feet combined. This mainly-one-story building is not nearly this size nor would be the "anchor tenant" that was promised in the FTC GDP. Do you have a plan to rectify this discrepancy?

The proposed building layout is based on the best outcome for the patients. Encompass has found that 1-story best meets the needs of the patients and makes the most sense for a rehabilitation hospital. The team is discussing possible ways of increasing the appearance of the building to create a stronger presence at the corner of Fish Hatchery and Nobel.

from Cheri L to everyone: 6:19 PM

Will you be expanding to a home health also or a hospice?

Encompass will not be doing home health or hospice in this region.



from Shannon Strassman to everyone: 6:21 PM

How would the traffic flow be onto fish hatchery rd.?

The traffic on to Fish Hatchery will continue to be controlled by the intersection Fish Hatchery and Nobel Drive. The proposed access on Research Park Circle allows full access (avoid doing a u-turn). The proposed access on Nobel will be a right-in, right-out only and will require a u-turn to get onto Fish Hatchery. It is anticipated that vehicles leaving the site to access FHR will exit onto Research Park where adequate queue length is available for those making left turns onto Nobel.

from ballard to everyone: 6:22 PM

To follow up: I understand Encompass' need. That is not my question: my question is mostly that you are purchasing a property that had a plan that was predominantly different (from structure and tax base). As part of this development, a rezoning application will be submitted to the City. The selected zoning district will allow for the proposed single story development as a conditional use. We are working with the City and FTC to adapt to the FTC surroundings by upgrading the exteriors of our building and elevating the both the corner of Fish Hatchery & Nobel and Nobel and Research Park with a 2-story appearance. Encompass is a tax paying entity which will benefit the community. With the traffic issues, our proposed project will bring less traffic, a needed service to the community, an appearance that fits into the community, and tax revenues to benefit the City.

from Rita Henricks to everyone: 6:22 PM

Because there are numerous traffic issues on both Fish Hatchery and Research Drive, when do you think most of your employee traffic and visitor traffic will occur? Since we are in COVID, how will traffic issues be addressed since the traffic is not as severe as it has been?

Typically, we have shift changes at 7 am and 7 pm, which is predominantly when you would see increased traffic or within 15 to 30 minutes prior to that time.

from SG to everyone: 6:25 PM

Could you show the timeline for the project again please?

Yes – Anticipated at Ground Breaking Q2 2022 & Grand Opening Q2 2023 with estimated development cost at \$30.4M including land, building, and equipment, which will be the source for the real estate taxes.

from Rita Henricks to everyone: 6:26 PM

Research Park Drive often has major parking issues. How will safety issues be addressed here?

Safety issues shouldn't be worsened by this development. All parking needs for the building are expected to be met on site, so there shouldn't be increased parking on the street. We will look to City for guidance on any pedestrian safety concerns.



from Rnady Udell to everyone: 6:28 PM

What is the expected timeline for Phase 2?

There is no anticipated timeline for phase 2 at this time. It will be determined by the need in the market. As we fill our beds and meet our capacity, we will re-evaluate the market to see if there is an additional bed need that would prompt us to do an expansion to our building. If everything goes smoothly, Phase 1 is expected to open in Q2 of 2023.

from ballard to everyone: 6:29 PM

On the building where will the mechanicals be located (roof, back)?

Mechanicals are planned to be located on the roof with screening.

from Rnady Udell to everyone: 6:29 PM

How do we obtain a copy of the presentation?

The team is unsure about sending copies of the presentation. Feel free to reach out to Sarina Davis after the meeting for additional information. Following the meeting, I provided all inquiries the opportunity to set up another WebEx meeting to show the presentation.

from Laura to everyone: 6:30 PM

How will neighbors be updated on progress and any plan changes going forward?

Neighbors are welcome to attend the public plan commission and common council meetings for the project. This is anticipated to be on May 18th and May 25th.

from Sheila McCabe to everyone: 6:30 PM

Has roof-top solar been considered?

We are in the early stages of analyzing our energy efficiency, so that's something Encompass is looking into. This will be a LEED Silver building.

from Rita Henricks to everyone: 6:30 PM

Is there anyone with the city to answer if u-turns will be prohibited on Nobel?

We will work with the City and DOT to meet their requirements.

from Shannon Strassman to everyone: 6:31 PM

Are you think there will be a phase 2?

Phase 2 will come as the need occurs. In most of our hospitals that we have developed in the past five years, we have started expanded many of them.

from ballard to everyone: 6:31 PM

Do you have an estimated time that you will be going before the plan commission?



The team is targeting a submittal date of 4/20. This results in Plan Commission hearing on May 18<sup>th</sup> and City Council on May 25<sup>th</sup>. Those dates are not set in stone as we have not been placed on an agenda, but that is our goal.

from Chris Davis to everyone: 6:33 PM

How will neighbors be updated on progress and any plan changes going forward?

Neighbors are welcome to attend the public plan commission and common council meetings for the project. If you would like further information, you can feel free to email me and I can provide you with any changes that have occurred.

from Cheri L to everyone: 6:33 PM

Can you clarify, phase one is how many beds and phase 2 will be what additional beds?

Phase 1 is planned to include 40 beds. Additional beds thereafter will be based on bed need in the area (could be 5 or 10 at a time). But the maximum capacity for this land is 80 beds total.

from Shannon Strassman to everyone: 6:34 PM

Have you consider other properties for phase 2?

No, Encompass is purchasing sufficient property for the 80 beds that are planned.

From Joyce to everyone: 6:34 PM

Thank you all for your efforts that you've made to do the outreach with the neighbors, you went above and beyond.

We really appreciate everyone giving us your feedback and welcoming us to the community. Thank you!

from Sheila McCabe to everyone: 6:35 PM

Many residential neighbors will likely appreciate the lower height of this building instead of the currently zoned 3-4 story.

We hope that the decreased density assist with having a lower traffic impact. Just the nature of our business itself with the patients staying on average of 13 days, we will be reducing the traffic. We do have the nursing staff changes twice a day and family visiting the patients, which should be a minimal impact to your traffic.

We really appreciate that comment. The team is targeting a win-win situation for everyone. We want to build something aesthetically pleasing for the city and the community, and we also want to be sensitive to what the neighbor would like to have in terms of traffic impact. We are really trying to do our best to make everyone happy.

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If you have any further questions, please feel free to reach out to me personally (Sarina Davis) [Sarina.davis@encompasshealth.com](mailto:Sarina.davis@encompasshealth.com) which is on all of your letters. If we haven't answered your questions tonight, I would be happy to do so in the future. Thank you all for attending and we look forward to being a part of the Fitchburg community.

vision to reality

Reedsburg (608)524-6468 | Madison (608)826-0532 | Milwaukee Metro (262)875-5000 | Prairie du Chien (608)326-1051