



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. No. Of Buildable Lots Proposed:** \_\_\_\_\_

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

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

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

**7. Contact Person:** \_\_\_\_\_

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

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

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto: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:** *Janie Adams* \_\_\_\_\_

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.

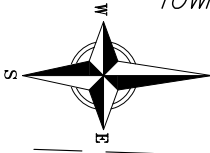
**For City Use Only:**      **Date Received:** \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

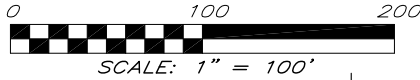
**Permit Request No.** \_\_\_\_\_

# 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.

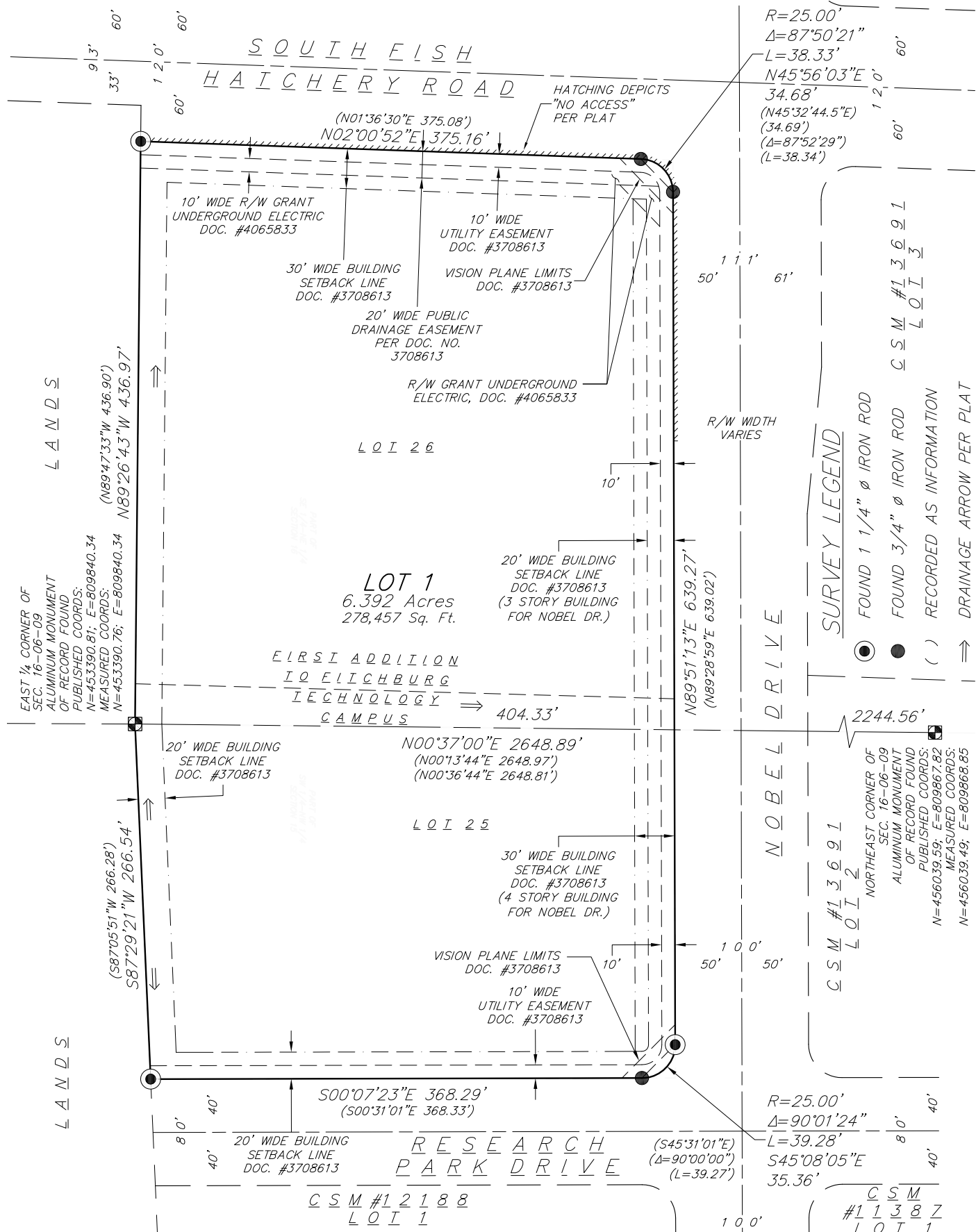


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NE <sup>1</sup>/<sub>4</sub> OF SECTION 16-06-09 MEASURED AS BEARING N00°37'00"E



OAKMEADOW  
OLI

NOBEL  
DRIVE  
HOME  
L I U M



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

<p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>	<p>FN: 210054 DATE: 04/15/2021</p>	<p>SURVEYED FOR: ENCOMPASS HEALTH CORPORATION 9001 LIBERTY PARKWAY BIRMINGHAM, AL 35242</p>	<p>C.S.M. No. _____</p>	<p><b>SHEET</b> 1 OF 4</p>
	<p>REV: Drafted By: MMAR Checked By: MZIE</p>		<p>Doc. No. _____</p>	

# 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.

**LEGAL DESCRIPTION:**

Lot 25 and 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. Containing 278,457 square feet or 6.392 acres more or less.

**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Encompass Health Corporation, Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land 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 State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael S. Marty

Date: April 14<sup>th</sup>, 2021

Signed: \_\_\_\_\_

Michael S. Marty, P.L.S. No. S-2452

**NOTES:**

1. I found an Aluminum Monument and ties representing the East 1/4 Corner of Section 16, T06N, R09E as established on tie sheet by Chris W. Adams, dated October 12, 2016, and that the points as referenced on said tie sheet are still intact with the exception that I found a 1-1/4" ø iron pipe S58°51'49"W 2.54' and not a 1-1/4" rebar as indicated on said tie sheet. The date of field survey and monument recovery was February 26, 2021.
2. I found an Aluminum Monument and ties representing the Northeast Corner of Section 16, T06N, R09E, as established on tie sheet by Chris W. Adams, dated September 27, 2016 and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was February 26, 2021.

**NOTES PER PLAT OF FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS PERTAINING TO THIS CSM:**

1. The final grade established by the subdivider on the utility easements shall not be altered by more than six inches by the subdivider, agent, or by subsequent owners of the Lots on which such utility easements are located except with written consent of the utility or utilities involved.
2. Each S.I.P. shall have the grading plan reviewed and approved to conform to the drainage arrows indicated on the plat.
3. Utility Easements. No poles or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any Lot line. The disturbance of a survey monument by anyone is a violation of Section 236.32 of the Wisconsin Statutes. Utility easements as herein set forth are for the use of Public Bodies and Private Public Utilities having the right to serve the area.
4. Typical building setbacks Technology Center District – Lots 25, 26, 27, 28 & 29: 30' minimum from Fish Hatchery Road; 20' minimum @ 3 stories from Nobel Drive; 30' minimum @ 4 stories from Nobel Drive; 20' minimum from Research Park Drive.
5. Vision planes required at all intersections. Vision plane areas shall have no plantings or obstructions over two (2) feet in height.

15 Apr 2021 - 11:25a M:\Encompass Health\210054\_Fitchburg Phase 1\CADD\210054\_CSM.dwg by: mmr

**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 210054  
DATE: 04/15/2021  
REV:  
Drafted By: MMAR  
Checked By: MZIE

SURVEYED FOR:  
ENCOMPASS HEALTH CORPORATION  
9001 LIBERTY PARKWAY  
BIRMINGHAM, AL 35242

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
2 OF 4**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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OWNER'S CERTIFICATE

Encompass Health Wisconsin Real Estate, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Encompass Health Wisconsin Real Estate, LLC does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Fitchburg for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Encompass Health Wisconsin Real Estate, LLC

By: \_\_\_\_\_, Manager  
Encompass Health Wisconsin Real Estate, LLC

STATE OF WISCONSIN     )  
  )ss  
DANE COUNTY             )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, \_\_\_\_\_ of Encompass Health Wisconsin Real Estate, 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 \_\_\_\_\_

CONSENT OF MORTGAGEE

\_\_\_\_\_, a banking association 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 dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_



State of Wisconsin     )  
  )ss.  
County of Dane         )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, \_\_\_\_\_ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

My Commission expires: \_\_\_\_\_

15 Apr 2021 - 11:26a M:\Encompass Health\210054\_Fitchburg Phase 1\CADD\210054\_CSM.dwg by: mmr

 planners   engineers   advisors Phone: (800) 261-3898		FN: 210054	SURVEYED FOR:	C.S.M. No. _____	<b>SHEET</b> <b>3 OF 4</b>
		DATE: 04/15/2021	ENCOMPASS HEALTH CORPORATION	Doc. No. _____	
		REV:	9001 LIBERTY PARKWAY	Vol. _____ Page _____	
		Drafted By: MMAR	BIRMINGHAM, AL 35242		
		Checked By: MZIE			

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CITY OF FITCHBURG APPROVAL

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

Date: \_\_\_\_\_



By: \_\_\_\_\_  
*Tracy Oldenburg, City Clerk*

REGISTER OF DEEDS CERTIFICATE:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified  
 Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
*Kristi Chlebowski,*  
*Dane County Register of Deeds*

15 Apr 2021 - 11:27a M:\Encompass Health\210054\_Fitchburg Phase 1\CADD\210054\_CSM.dwg by: mmr

 <p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>		FN: 210054	<u>SURVEYED FOR:</u> ENCOMPASS HEALTH CORPORATION 9001 LIBERTY PARKWAY BIRMINGHAM, AL 35242	C.S.M. No. _____	<b>SHEET 4 OF 4</b>
		DATE: 04/15/2021		Doc. No. _____	
		REV:			
		Drafted By: MMAR			
		Checked By: MZIE			
				Vol. _____ Page _____	