



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

REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the PD-SIP district to the PD-SIP district the following described property:

1. **Location of Property/Street Address:** 2540, 2544, 2548 Gigi Way

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

See attached

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. **Proposed Use of Property - Explanation of Request:**

Single family and twin homes (attached single family)

3. **Proposed Development Schedule:** 2022-2028

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning 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) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable): Single Family, Twin Homes (attached single family)

Total Dwelling Units Proposed: 270 **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


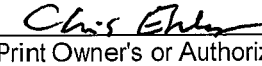
Current Owner of Property: VH Highfield Reserve

Address: 6801 South Towne Drive, Madison, WI 53713 **Phone No:** 608.226.3100

Contact Person: Brian Munson

Email: bmunson@vandewalle.com

Address: 120 East Lakeside Street, Madison, WI 53711 **Phone No:** 608-609-4410

Respectfully Submitted By:  
 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:** _____ **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____



VANDEWALLE & ASSOCIATES INC.

To: Deanna Schmidt
From: Brian Munson
CC: Chris Ehlers
Matt Brink
Dan Day
Date: Monday, March 20, 2023
Re: Highfield Reserve CDP/SIP Amendment









Attached please find a request for a minor amendment to the adopted CDP/SIP for the Highfield Reserve Neighborhood, adding one single family lot to the project, per the attached graphics and separate CSM submittal. The proposed lots within the CSM will meet all of the approved lot standards within the adopted PD.

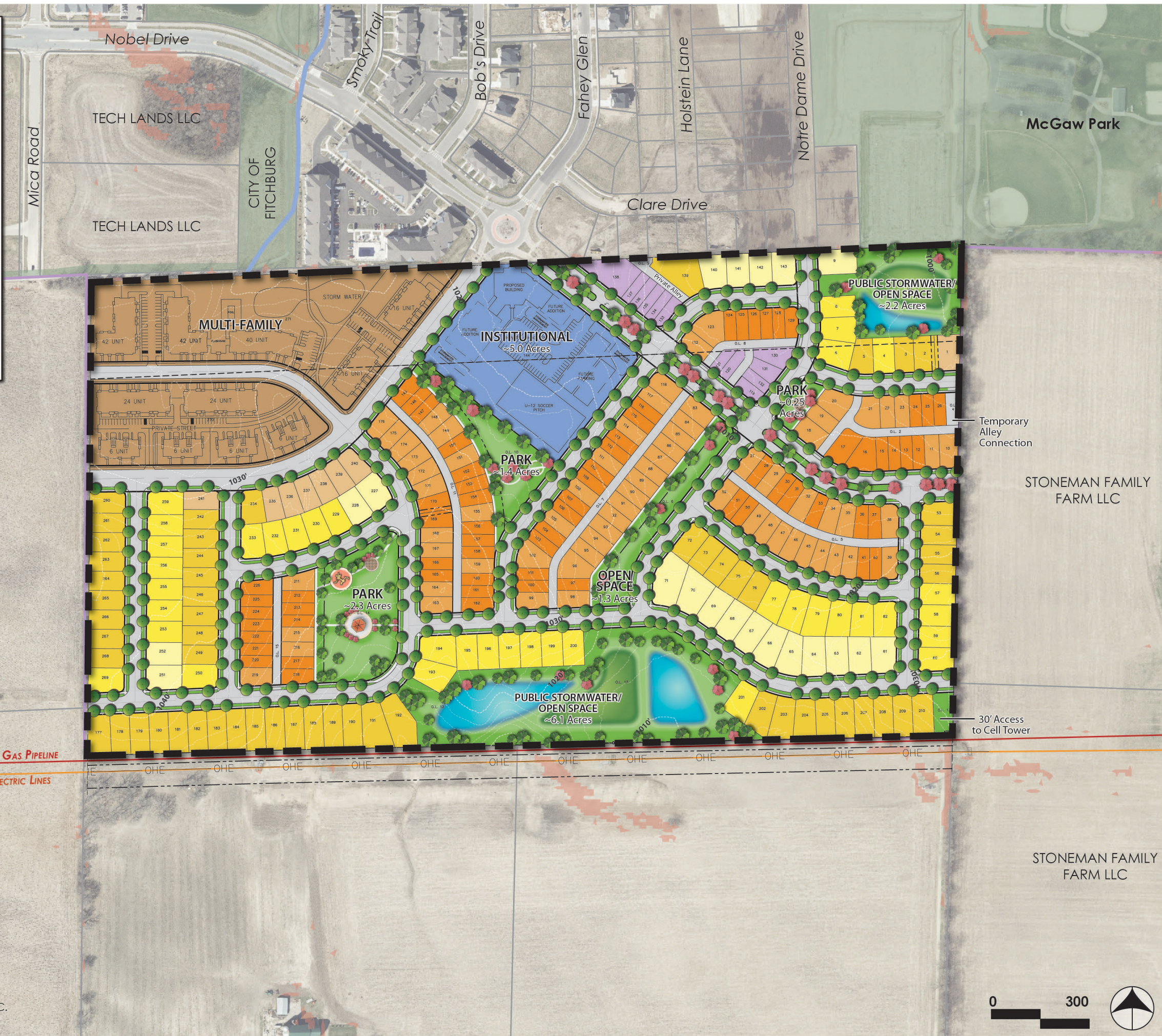
Parcels:	2540 Gigi Way	060915401782	Lot 18
	2544 Gigi Way	060915407892	Lot 19
	2548 Gigi Way	060915402002	Lot 20

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631

www.vandewalle.com

Shaping places, shaping change

Legend		
Proposed Single Family		
 Alley Accessed (37')	67	13.5%
 Alley Accessed (45')	68	13.7%
 Street Accessed (51')	8	1.6%
 Street Accessed (59')	56	11.3%
 Street Accessed (65')	37	7.5%
 Street Accessed (69')	20	4%
Subtotal	256	51.6%
Proposed Attached Single Family		
 Twin Homes (Alley)	12	2.4%
Subtotal	12	2.4%
Proposed Multi-Family		
 Multi-Family	228	46%
Subtotal	228	46%
Total Units	496	100%



HIGHFIELD RESERVE









FITCHBURG, WISCONSIN

REVISED : 3.20.23

SCALE : 1" = 300'

**ADOPTED
CONCEPT
PLAN**



Legend		
Proposed Single Family		
 Alley Accessed (37')	69	13.9%
 Alley Accessed (45')	67	13.5%
 Street Accessed (51')	8	1.6%
 Street Accessed (59')	56	11.3%
 Street Accessed (65')	37	7.4%
 Street Accessed (69')	20	4%
Subtotal	257	51.7%
Proposed Attached Single Family		
 Twin Homes (Alley)	12	2.4%
Subtotal	12	2.4%
Proposed Multi-Family		
 Multi-Family	228	45.9%
Subtotal	228	45.9%
Total Units	497	100%



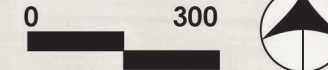
HIGHFIELD RESERVE

FITCHBURG, WISCONSIN

REVISED : 3.20.23

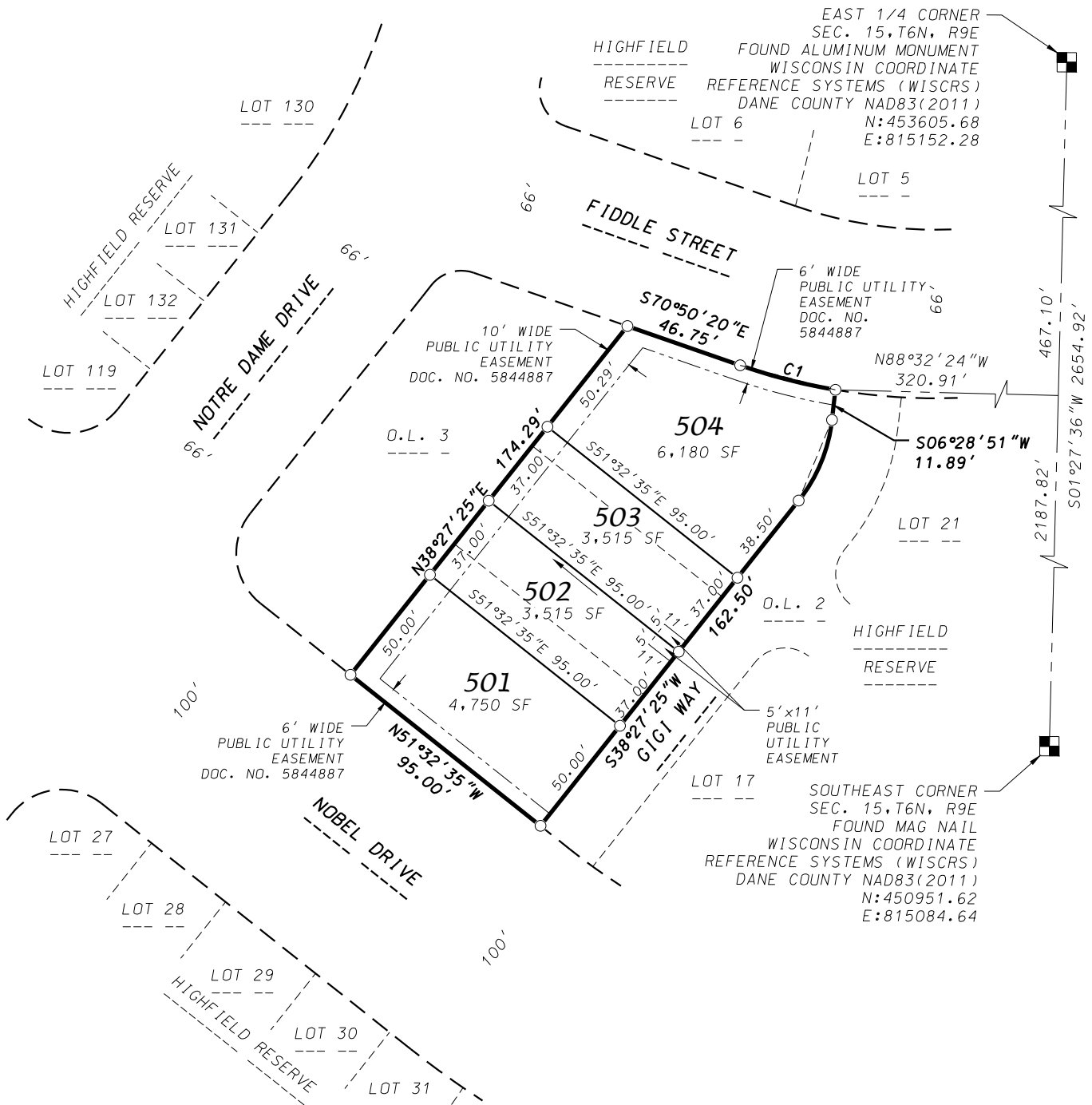
SCALE : 1" = 300'

**PROPOSED
CONCEPT
PLAN**



CERTIFIED SURVEY MAP

LOTS 18-20, HIGHFIELD RESERVE, LOCATED IN THE NE1/4 OF THE SE1/4 SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



LEGEND

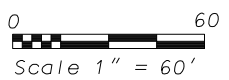
○ PLACED 3/4"X18" REBAR (WT=1.5LBS/FT)

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	233.00	38.52	38.56	N75°34'48"W	09°28'56"	IN-N70°50'20"W



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS (WISCRS)
DANE COUNTY NAD83(2011)
THE EAST LINE OF THE SE1/4
OF SECTION 15, T6N, R9E
BEARS S01°27'36"W



SHEET 1 OF 4

DATE: March 21, 2023
 F.N.: 23-07-103
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

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