

# City of Fitchburg

## Comprehensive Plan Minor Amendment

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Due: May 23, 2023

### A. Sponsored by:

#### 1. **Julia Arata-Fratta**

Mayor, The City of Fitchburg, Wisconsin

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### B. Proposed Minor Amendment

I request the Spring 2023 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for a 2.25 acres property associated with 2735 Rimrock from LDR (Low Density Residential) to MDR (Medium Density Residential). The existing proposal in place is being requested to change from 24 units to 20 units and from townhome ownership to condominium association ownership with no zero lot lines.

### C. Intent of the Minor Amendment

On May 18, 2023, I submitted an application for Spring 2023 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for a property associated with 2735 Rimrock from LDR (Low Density Residential) to HDR (High Density Residential) – covered in the city’s Plan Commission item for June 20<sup>th</sup>, 2023, as Resolution PCR-01-23. The intended development is 20 owner-occupied, workforce housing condominiums with a day care center facility.

On June 16, 2023, City Planner and Staff reviewed my application material and presented a Memo to the Plan Commission with following evaluation:

That “The Southdale plan particularly calls for a need for townhomes, condos, and higher density homes. This proposal could potentially satisfy these needs should the units be condominium units. [A] condominium development would satisfy these goals of the Comprehensive Plan. The developers may consider

creating a condominium development instead of individual lots.” *Page 2 PC Memo 6/20.2023 meeting.*

On June 20, 2023, Plan Commission conducted the public hearing, where some participants expressed concern regarding High Density developments. Therefore, Plan Commission postponed the hearing to August 15, 2023, to allow all concerned an opportunity to review.

I have revised my proposal to address the neighborhood concerns, satisfy the goals of Southdale plan and Comprehensive Plan, and dropped the number of units from 24 to 20, which brings the proposal to Medium Density.

Therefore, I request the Spring 2023 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for a 2.25 acres property associated with 2735 Rimrock from LDR (Low Density Residential) to MDR (Medium Density Residential).

Since condominium development could satisfy the goals of both Southdale plan and Comprehensive plan. I am willing to create a condominium development instead of individual lots.

## **D. Property Information**

### **Legal Description**

**Address:** 2735 Rimrock Rd. Fitchburg WI 53713

**Parcel #:** 225/0709-363-9330-3 and 225-0709-363-9400-8

## **E. Required Signatures**

Property Owner's Signature *Ayesha Liaqat*

Mayor's Signature \_\_\_\_\_

**F. Applicant Contact Information**

Name: AYESHA LIAQAT

Company: HOOPOE HOLDINGS LLC

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