



# CITY OF FITCHBURG

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Planning Department

5520 Lacy Road  
Fitchburg, WI 53711-5318

Phone: (608) 270-4256 ■ Fax: (608) 270-4275

[www.fitchburgwi.gov](http://www.fitchburgwi.gov)

## NOTICE PUBLIC HEARING February 20, 2024

**PLEASE TAKE NOTICE** that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a public hearing on Tuesday, February 20, 2024 at 6:30 p.m. in the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 for the purpose of soliciting comments on:

A) A proposed Plan Commission Resolution PCR-02-24: Adopting and Recommending the Spring 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for Property located off Oak Meadow Drive in Section 16, City of Fitchburg in Dane County, Wisconsin (Lot 115 of Oak Meadow First Addition) (Parcel numbers: #225/0609-161-6451-2).

B) A proposed Ordinance 2024-O-04: An Ordinance to Adopt and Recommend the Spring 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for Property located off Oak Meadow Drive in Section 16, City of Fitchburg in Dane County, Wisconsin (Lot 115 of Oak Meadow First Addition) (Parcel numbers: #225/0609-161-6451-2).

This amendment would change the future land use designation in Map 4.3 Future Land Use Map, for property off Oak Meadow Drive, from MDR (Medium Density Residential) to LDR (Low Density Residential).

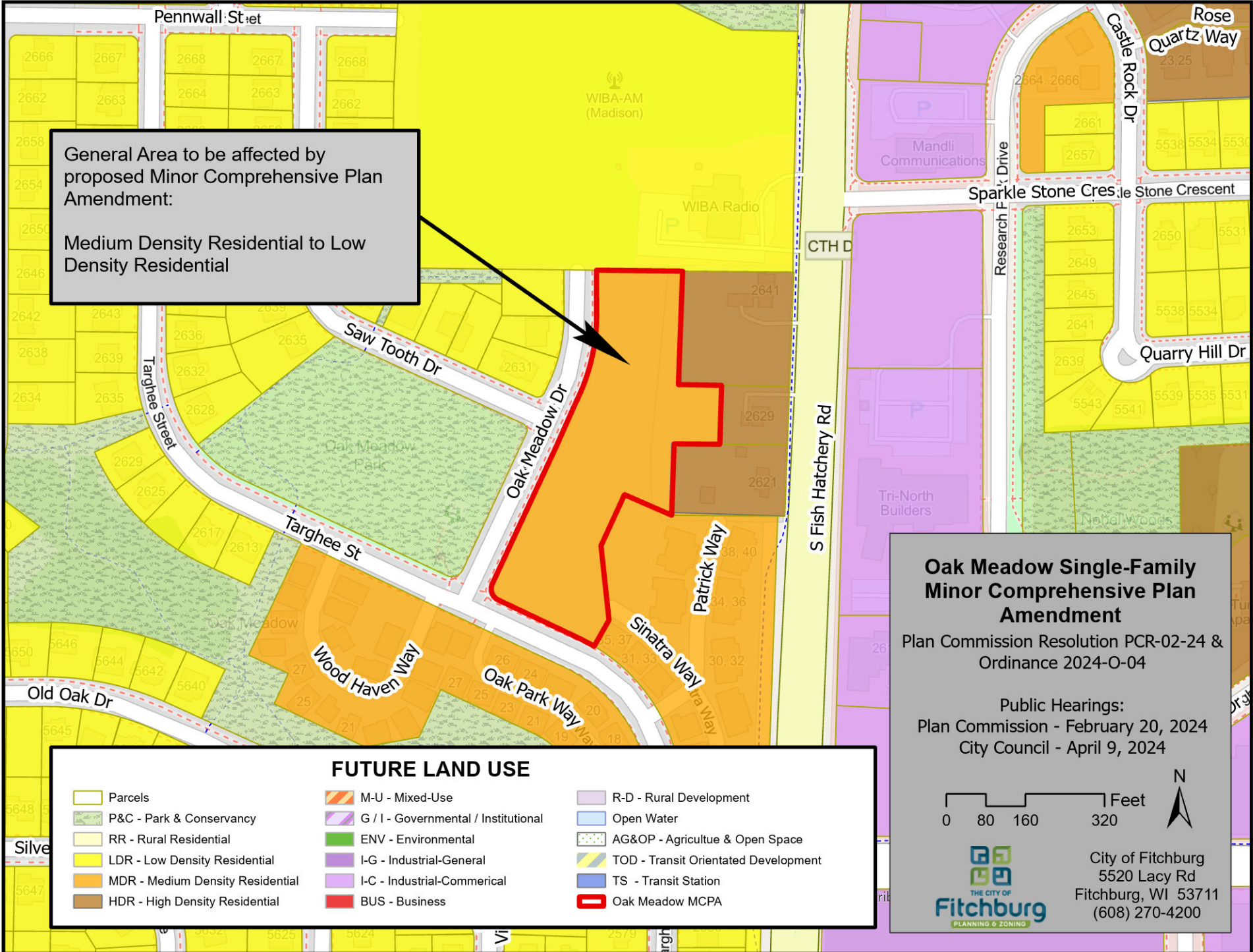
A copy of this proposed 2023 Comprehensive Plan amendment may be obtained from the City Council or City Hall. You may contact Zack Jones, Associate Planner, for additional information regarding the proposed Comprehensive Plan Amendment Ordinance. You may also view the information on the City Website at: <https://www.fitchburgwi.gov/2646/Comprehensive-Plan-2030>.

At that time, all interested parties will be given an opportunity to speak.

January 31, 2024  
Date

Zack Jones  
Associate Planner

For publication in the Wisconsin State Journal legals on Tuesday, February 6, 2024 and Tuesday, February 13, 2024



General Area to be affected by proposed Minor Comprehensive Plan Amendment:  
 Medium Density Residential to Low Density Residential

**Oak Meadow Single-Family Minor Comprehensive Plan Amendment**  
 Plan Commission Resolution PCR-02-24 & Ordinance 2024-O-04

Public Hearings:  
 Plan Commission - February 20, 2024  
 City Council - April 9, 2024

0 80 160 320 Feet

**Fitchburg**  
 THE CITY OF  
 PLANNING & ZONING

City of Fitchburg  
 5520 Lacy Rd  
 Fitchburg, WI 53711  
 (608) 270-4200

| FUTURE LAND USE                  |                                      |                                      |
|----------------------------------|--------------------------------------|--------------------------------------|
| Parcels                          | M-U - Mixed-Use                      | R-D - Rural Development              |
| P&C - Park & Conservancy         | G / I - Governmental / Institutional | Open Water                           |
| RR - Rural Residential           | ENV - Environmental                  | AG&OP - Agriculture & Open Space     |
| LDR - Low Density Residential    | I-G - Industrial-General             | TOD - Transit Orientated Development |
| MDR - Medium Density Residential | I-C - Industrial-Commercial          | TS - Transit Station                 |
| HDR - High Density Residential   | BUS - Business                       | Oak Meadow MCPA                      |

# City of Fitchburg

## Comprehensive Plan Minor Amendment

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Due: January 23, 2024

### A. Sponsored by:

*(Sponsors must include a minimum of three alders and/or the mayor. Please list sponsors below. Sponsor's signatures are required in Item E below)*

**To be completed after review/discussion with Alders and Mayor**

### B. Proposed Minor Amendment

*(Refer to the page numbers, table numbers or other specific references within the Adopted Comprehensive Plan 2030 that would be changed by the proposed minor amendment. Provide additional documents and maps as needed.)*

This proposed minor amendment is to revise Map 4.3 Future Land Use Map to change the plan designation of the 3.7 acre parcel (referred to a Lot 115, First Addition to Oak Meadows) from Medium Density Residential to Low Density Residential. The narrative and documentation supporting this proposal is attached.

### C. Intent of the Minor Amendment

*(Refer to [Chapter 5, page 5-4](#) of the Comprehensive Plan for Minor Amendment Review Guidelines. attach proposed site plans and related information to describe the intent.)*

See attached narrative.

### D. Property Information

*(Provide the legal description of the parcel or parcels subject to the change future land use change. Also please provide the Dane County Parcel numbers. If a survey of the parcel(s) is available please attach.)*

Parcel 0609-161-6451-2

Pt of Lot 115 Oak Meadows First Addition, City of Fitchburg, Dane County, Wisconsin

**E. Required Signatures**

Property Owner's Signature *John W Thompson*

Alder's Signature \_\_\_\_\_

Alder's Signature \_\_\_\_\_

Alder's Signature \_\_\_\_\_

Mayor's Signature *Julia Arata*

**F. Applicant Contact Information**

Name: Jim Bricker

Company: JSD Professional Services

Address: 507 W. Verona Ave. Suite 500, Verona, WI 53593

Phone Number: 608-893-0084

Email: [jim.bricker@jsdinc.com](mailto:jim.bricker@jsdinc.com)

**Proposed Minor Amendment to the Fitchburg Comprehensive Plan (2030)**  
**Map 4-3 Future Land Use**

**RE: Pt of Lot 115 First Addition to Oak Meadows**

Thompson Engineering LLC is hereby requesting a minor amendment to Map 4-3 Future Land Use to change the planning designation of a 3.7 acre vacant parcel fronting on Oak Meadows Drive (referred to as part of Lot 115 First Addition to Oak Meadows), from Medium Density to Low Density Residential.

This parcel was originally intended as the potential expansion area for the Oak Meadows Condominium (platted in 2004) but was removed from the condominium due to the need to reconfigure the condo's stormwater management facility in satisfaction of updated City stormwater management standards. The original condominium was developed with 12 duplexes (24 condominium units) with plans to expand the development to include an additional 20-30 units.

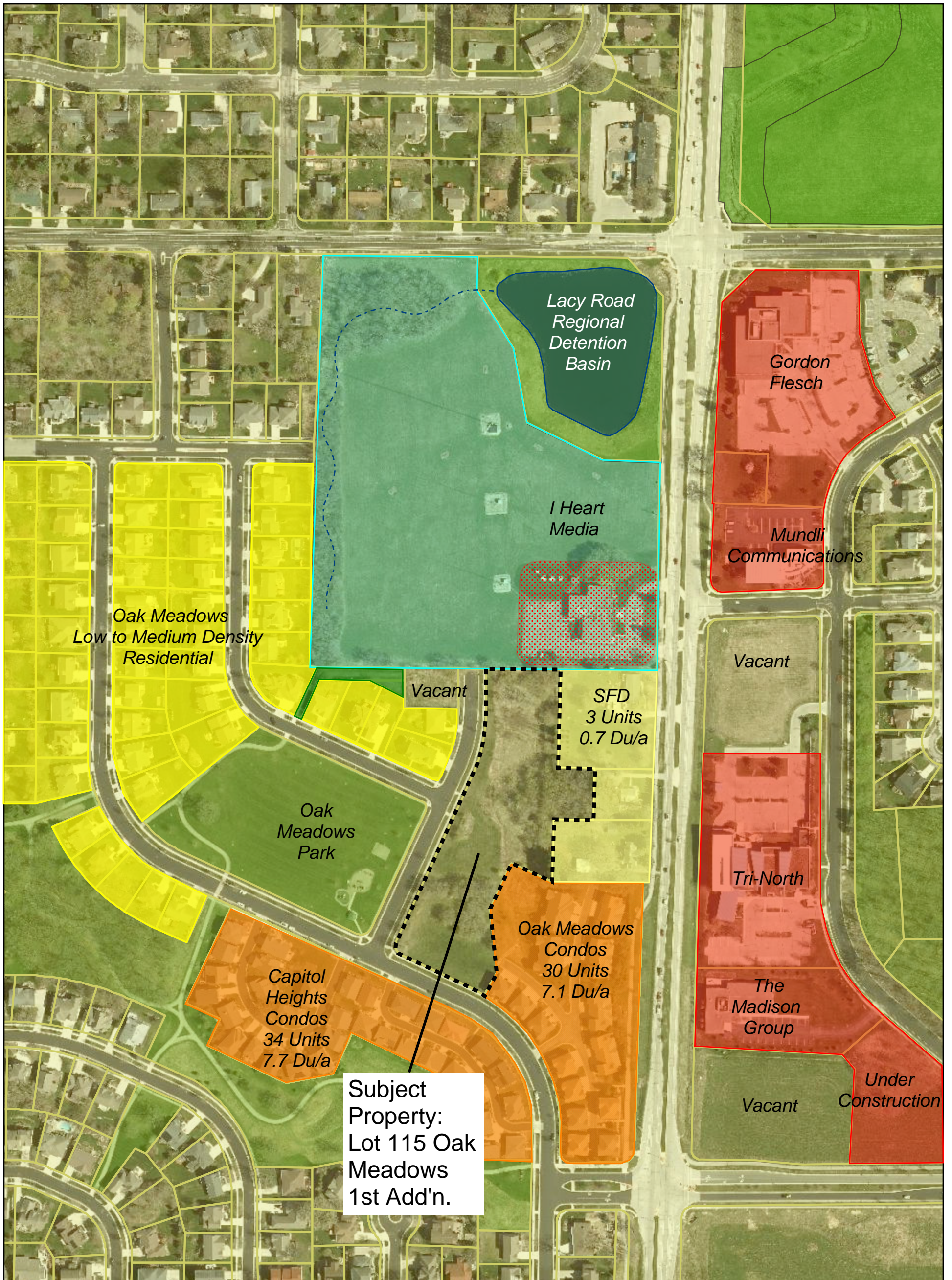
Subsequent to the release/discontinuance of the expansion area by the Condominium Association and Thompson Engineering, the residential market for residential condominiums (similar to the character and price point of the Oak Meadow Condos) underwent a significant adjustment in terms of market interest and viability. Thompson Engineering has not received any viable development offers for the property and consequently the site has remained vacant since 2004.

Thompson Engineering, which is now seeking to divest its real estate holdings as quickly and efficiently as possible, has determined that there appears to be a reasonably strong market for smaller lot single family detached home sites, and is therefore proposing that this location be approved for development as a conventional residential subdivision.

This proposal to revise the City's Future Land Use Map to permit lower density residential housing is consistent with the goals and objectives of the City Comprehensive Plan (2030):

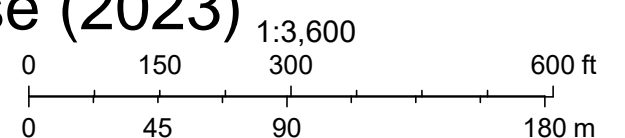
- Preliminary concept plans for the site indicate that 11 lots may be possible on the property – approximately 3 units per acre which aligns with the character of the surrounding neighborhood and other single family detached residences in the vicinity,
- The change to a conventional single family subdivision plat will not adversely impact the current water, sanitary, and storm sewer infrastructure in the area, nor the capabilities of other City services, and
- The lot configuration of the proposed concept plan enhances the viability and opportunity for potential future redevelopment, by others, of the adjacent Fish Hatchery Road parcels by providing potential access and improving the tract's configuration and developability.

# Oak Meadow Drive x Targhee Street - Comp. Plan Amendment

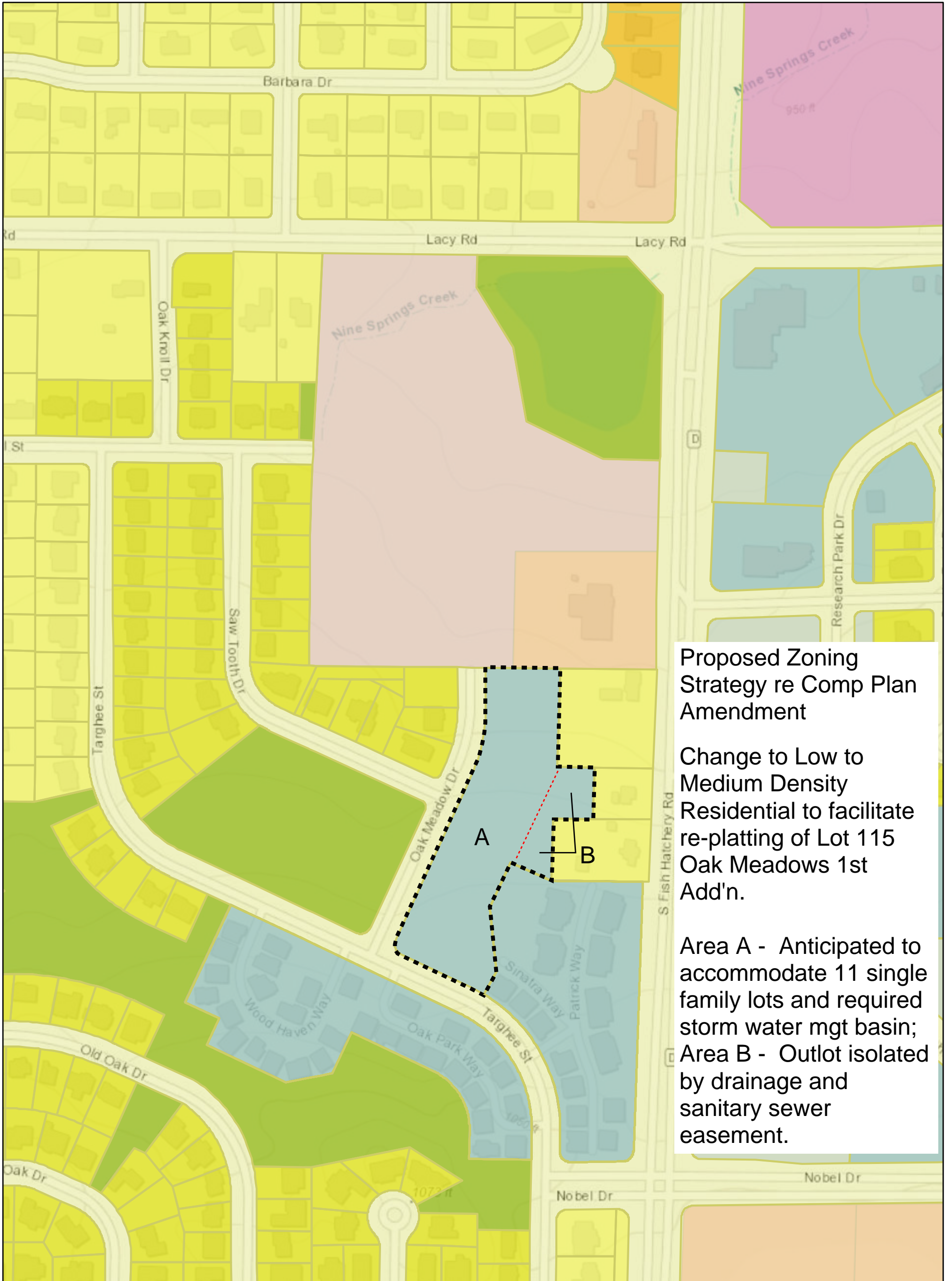


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## Location and Surrounding Land Use (2023)



# City of Fitchburg Current Zoning (2023)



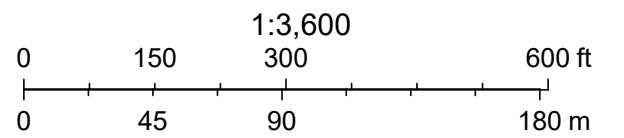
**Proposed Zoning Strategy re Comp Plan Amendment**

Change to Low to Medium Density Residential to facilitate re-platting of Lot 115 Oak Meadows 1st Add'n.

Area A - Anticipated to accommodate 11 single family lots and required storm water mgt basin;  
 Area B - Outlot isolated by drainage and sanitary sewer easement.

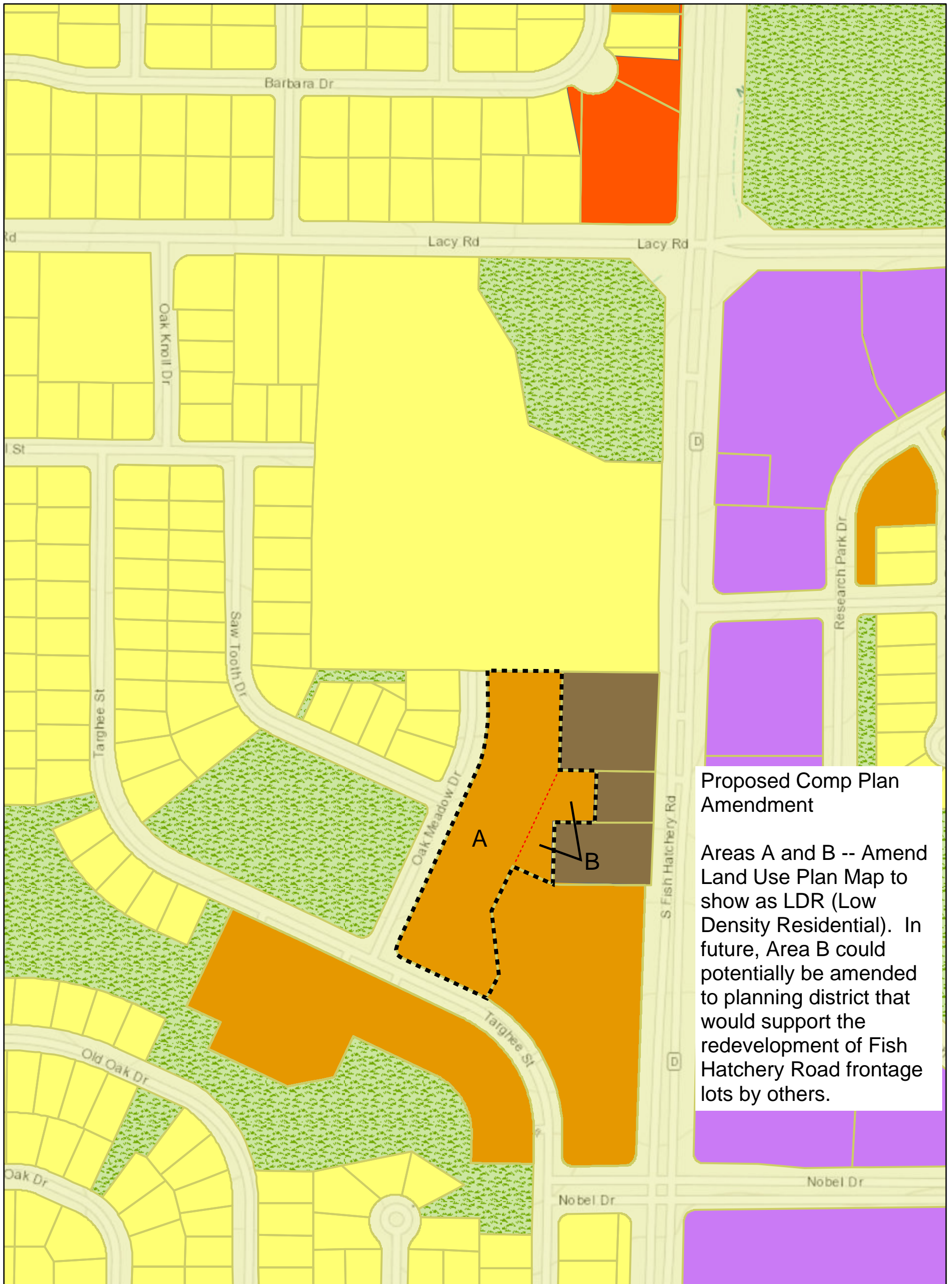
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- |   |  |
|---|--|
| <b>Zoning</b>   | Professional Business                                      |
| Low Density Residential                                     | Specialized Industrial                                     |
| Planned Development District - Specific Implementation Plan | Planned Development District - General Implementation Plan |
| Low to Medium Density Residential                           | Parcels  |
| Medium Density Residential                                  | City Limits  |
| Park and Recreation   | Natural Gas Service Provider Territories                   |
| Rural Development   |  |



County of Dane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# City of Fitchburg Future Land Use Plan (2023)

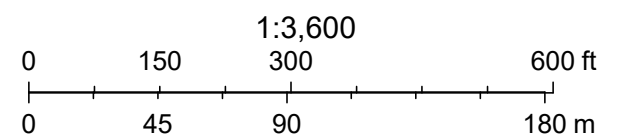


**Proposed Comp Plan Amendment**

Areas A and B -- Amend Land Use Plan Map to show as LDR (Low Density Residential). In future, Area B could potentially be amended to planning district that would support the redevelopment of Fish Hatchery Road frontage lots by others.

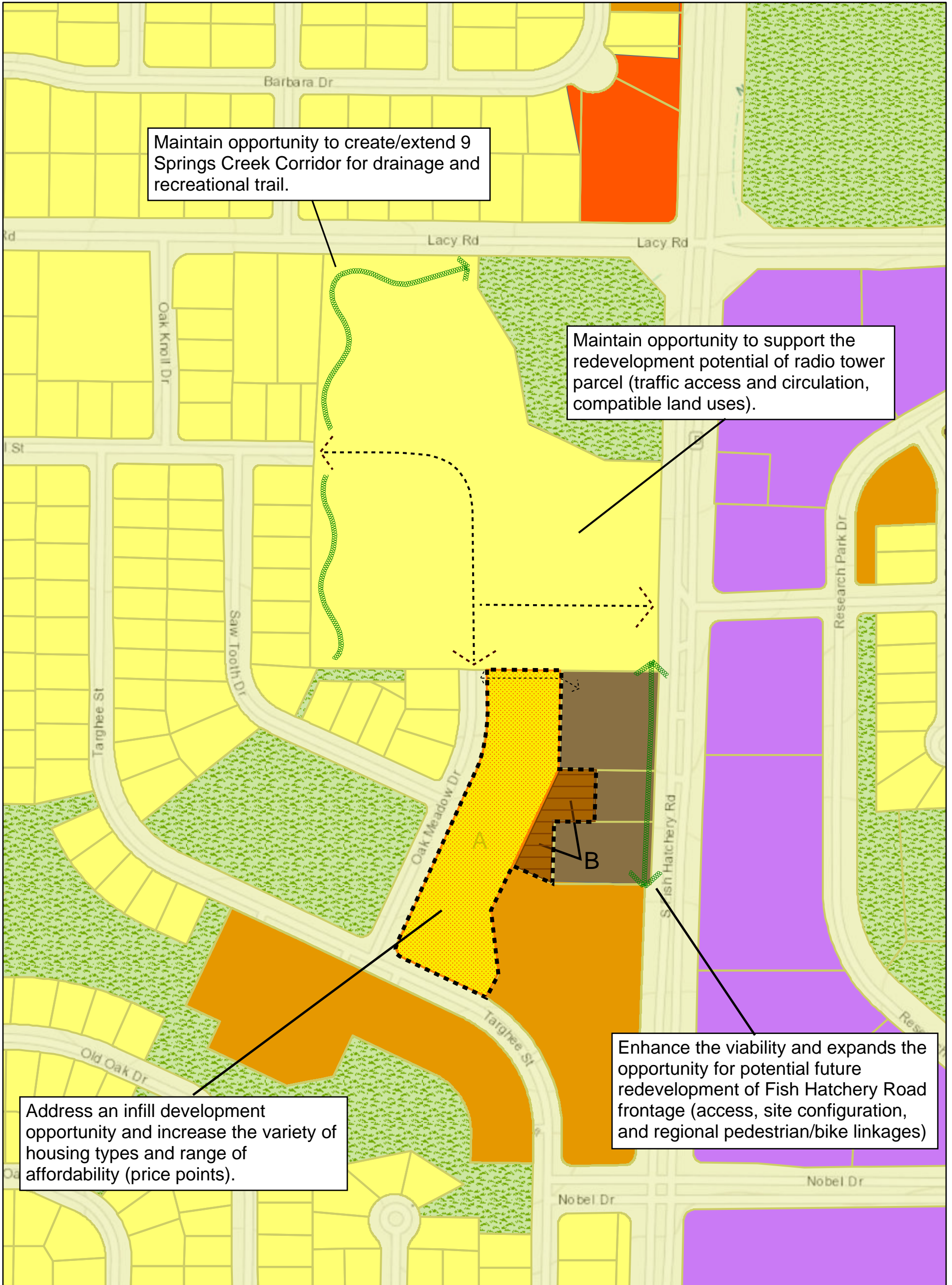
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- |                                |  |
|--------------------------------|--|
| Parcels                        | MDR - Medium Density Residential         |
| <b>Future Landuse</b>          | P&C - Park & Conservancy                 |
| BUS - Business                 | LDR - Low Density Residential            |
| HDR - High Density Residential | City Limits                              |
| I-C - Industrial-Commercial    | Natural Gas Service Provider Territories |

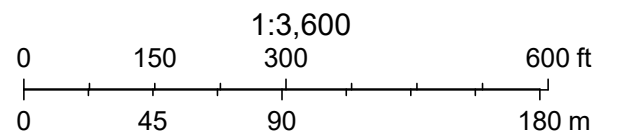
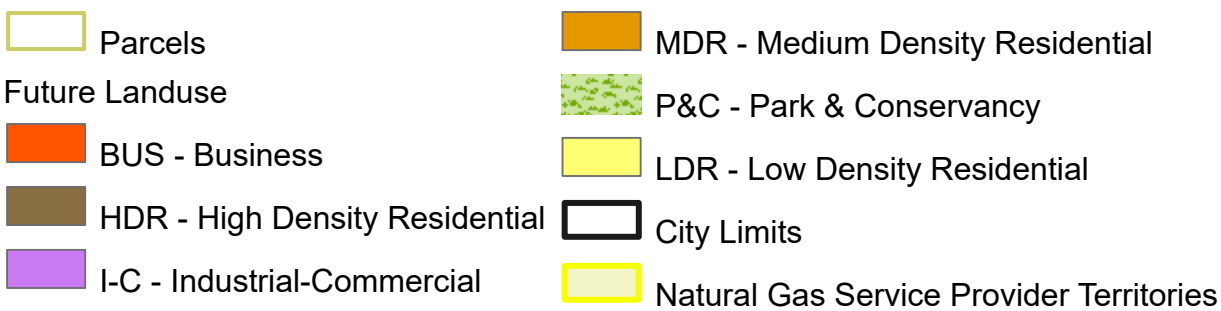


County of Dane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

# Planning Considerations - Vicinity of Proposed Comp Plan Amendment



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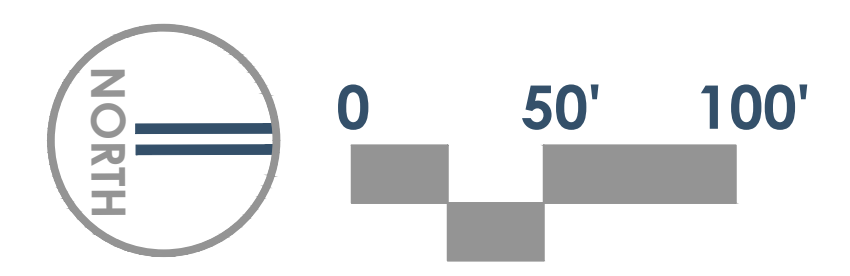


County of Dane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

| SITE INFORMATION BLOCK                   |                                   |
|--|-----------------------------------|
| SITE ADDRESS                             | LOT 115 OAK MEADOW FIRST ADDITION |
| PROPERTY ACREAGE                         | 3.7 ACRES                         |
| NUMBER OF DWELLING UNITS (SINGLE FAMILY) | 11                                |
| ZONING                                   | R-LM                              |

**LEGEND**

- RESIDENTIAL LOTS
- STORM LOTS AND NON-RESIDENTIAL LANDS



File: I:\2023\2313509\DWG\Civil Sheets\2313509 Layout\Plan.dwg Layout: LOT LAYOUT User: cdawson Plotted: Dec 20, 2023 - 11:41am Xrefs:

# Memorandum

To: Deanna Schmidt  
From: Chris Dawson  
Re: Public Information Meeting Summary for Proposed Oak Meadows Subdivision  
JSD Project #: 23-13509  
Date: 01-18-2024  
cc: Jim Bricker

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Deanna,

A Public Information Meeting was held on December 21<sup>st</sup>, 2023 at Fitchburg Public Library regarding the proposed subdivision and rezoning of Lot 115 of First Addition to Oak Meadows. The meeting was well attended with approximately 20 neighbors present along with myself and John Thompson and Jane Bartell, the owners of the property in question. Exhibits for the proposed project were provided to attendees that depicted the creation of 11 residential lots intended to be rezoned as RL-M as well as preliminary utility and drainage layouts. The overall comments and questions raised by attendees during the meeting are generally summarized below:

Q: What type of housing is being proposed?

A: The proposed lots are intended for single family homes.

Q: How large or tall will the new homes be, what architectural style?

A: The proposed project is simply to prepare the lots for prospective land owners. Any homes built on the lots will need to comply with City zoning codes and other ordinances.

Q: What is the anticipated schedule for the work being proposed?

A: Construction to provide public improvements and allow the proposed lots to be developable by prospective land owners is anticipated to begin in late summer/early fall of 2024 and last approximately 2 months.

Q: What impacts will construction have to neighboring lots and roads?

A: The majority of work will be contained within the existing parcel. There will be some impacts to adjacent roadways during the installation of water services and possibly for the installation of private utilities such as gas, electric, and telecommunications services to the lots.

Overall, those in attendance were in support of the proposed development and voiced their preference for the land to be developed with a lower residential density than the neighboring condominiums.