



# 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-03-24: Adopting and Recommending the Spring 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for a portion of a property located at 5540 Lacy Road in Section 10, City of Fitchburg in Dane County, Wisconsin (Lot 20 of Fitchburg Research Park 2<sup>nd</sup> Addition) (Parcel numbers: #225/0609-103-4594-1).

B) A proposed Ordinance 2024-O-05: An Ordinance to Adopt and Recommend the Spring 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for a portion of a property located at 5540 Lacy Road in Section 10, City of Fitchburg in Dane County, Wisconsin (Lot 20 of Fitchburg Research Park 2<sup>nd</sup> Addition) (Parcel numbers: #225/0609-103-4594-1).

This amendment would change the future land use designation in Map 4.3 Future Land Use Map, for a portion of a property located at 5540 Lacy Road, from P&C (Park & Conservancy) to G/I (Government/Institutional).

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.

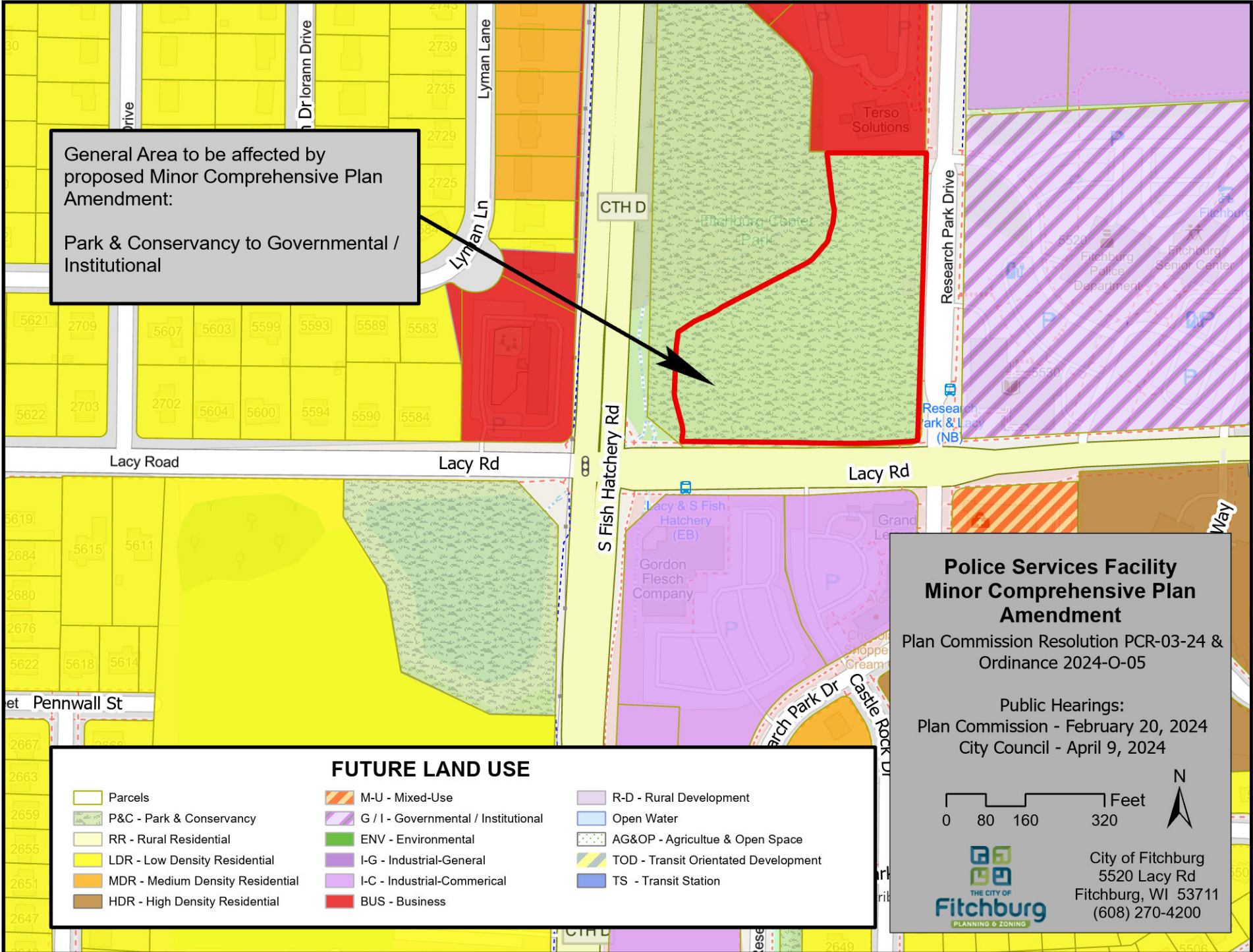
January 31, 2024  
Date

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:

Park & Conservancy to Governmental / Institutional



**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-Commerical	TS - Transit Station
HDR - High Density Residential	BUS - Business	

**Police Services Facility  
Minor Comprehensive Plan  
Amendment**

Plan Commission Resolution PCR-03-24 &  
Ordinance 2024-O-05

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

0 80 160 320 Feet

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

# 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)*

Mayor Julia Arata-Fratta

### 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.)*

The requested amendment is to change the land use from Park & Conservancy to Governmental/Institutional.

### 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.)*

The intent of the amendment is to allow for the construction of the City of Fitchburg Police Services Facility.

**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.)*

A portion of FITCHBURG RESEARCH PARK-2ND ADDITION LOT 20 would be changed to Governmental / Institutional. A portion of the site will remain Park & Conservancy.

See attached map.

**E. Required Signatures**

Property Owner’s Signature Paul Q Woodard for the City of Fitchburg

Alder’s Signature \_\_\_\_\_

Alder’s Signature \_\_\_\_\_

Alder’s Signature \_\_\_\_\_

Mayor’s Signature Julia Arata

**F. Information Regarding the Neighborhood Meeting**

*(A neighborhood meeting is required and shall be held prior to the Plan Commission meeting. Provide the following information prior to the Plan Commission meeting: 1) Location and date of the meeting; 2) How neighbors were notified; 3) Numbers of people in attendance; 4) Any comments received; and 5) Any changes / modifications made in response to comments received.)*

**G. Applicant Contact Information**

Name Paul Q Woodard, P.E., Senior Engineer

Company City of Fitchburg

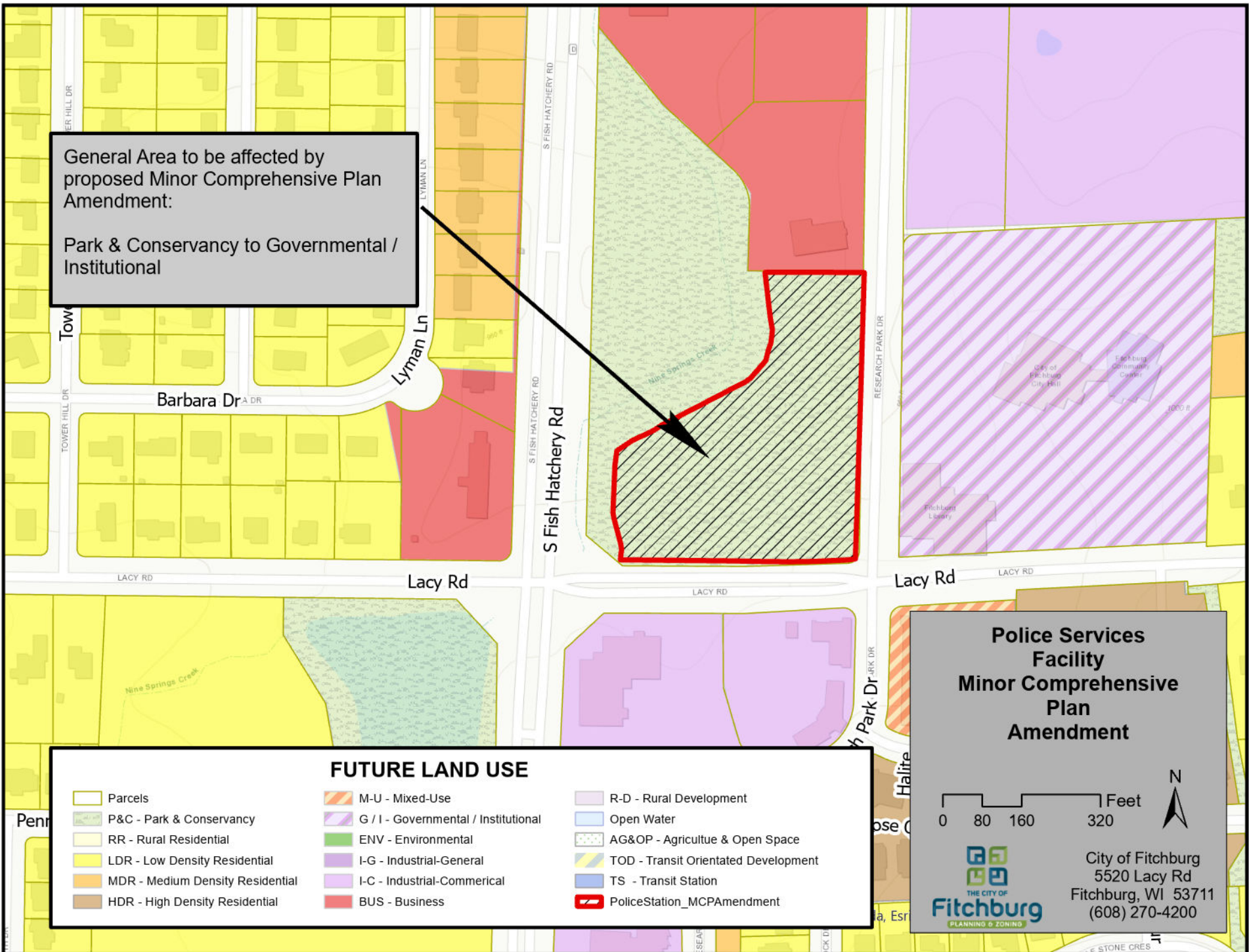
Address 5520 Lacy Road, Fitchburg, WI 53711

Phone Number 608-444-0959

Email paul.woodard@fitchburgwi.gov

General Area to be affected by proposed Minor Comprehensive Plan Amendment:

Park & Conservancy to Governmental / Institutional



**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-Commerical          | TS - Transit Station                 |
| HDR - High Density Residential   | BUS - Business                       | PoliceStation_MCPAmmendment          |

**Police Services Facility  
Minor Comprehensive  
Plan  
Amendment**



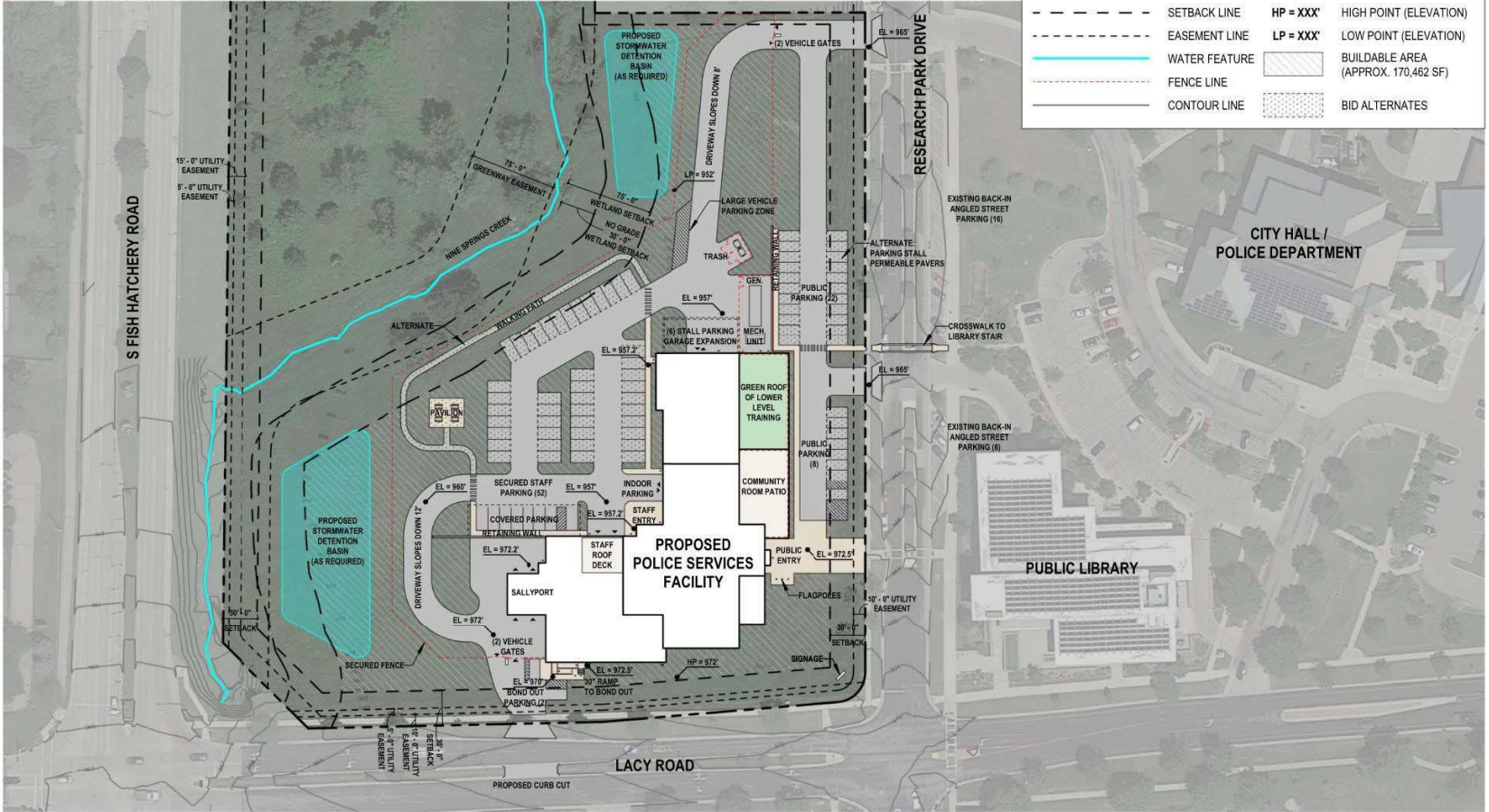
City of Fitchburg
   
 5520 Lacy Rd
   
 Fitchburg, WI 53711
   
 (608) 270-4200

# Site Considerations

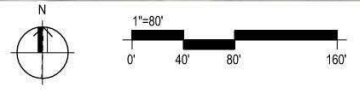
## FITCHBURG POLICE SERVICES FACILITY

5520 LACY ROAD, FITCHBURG, WI 53711

SITE PLAN LEGEND			
	PROPERTY LINE	EL = XXX' ELEVATION	
	SETBACK LINE	HP = XXX' HIGH POINT (ELEVATION)	
	EASEMENT LINE	LP = XXX' LOW POINT (ELEVATION)	
	WATER FEATURE		BUILDABLE AREA (APPROX. 170,462 SF)
	FENCE LINE		BID ALTERNATES
	CONTOUR LINE		



### CONCEPT SITE PLAN



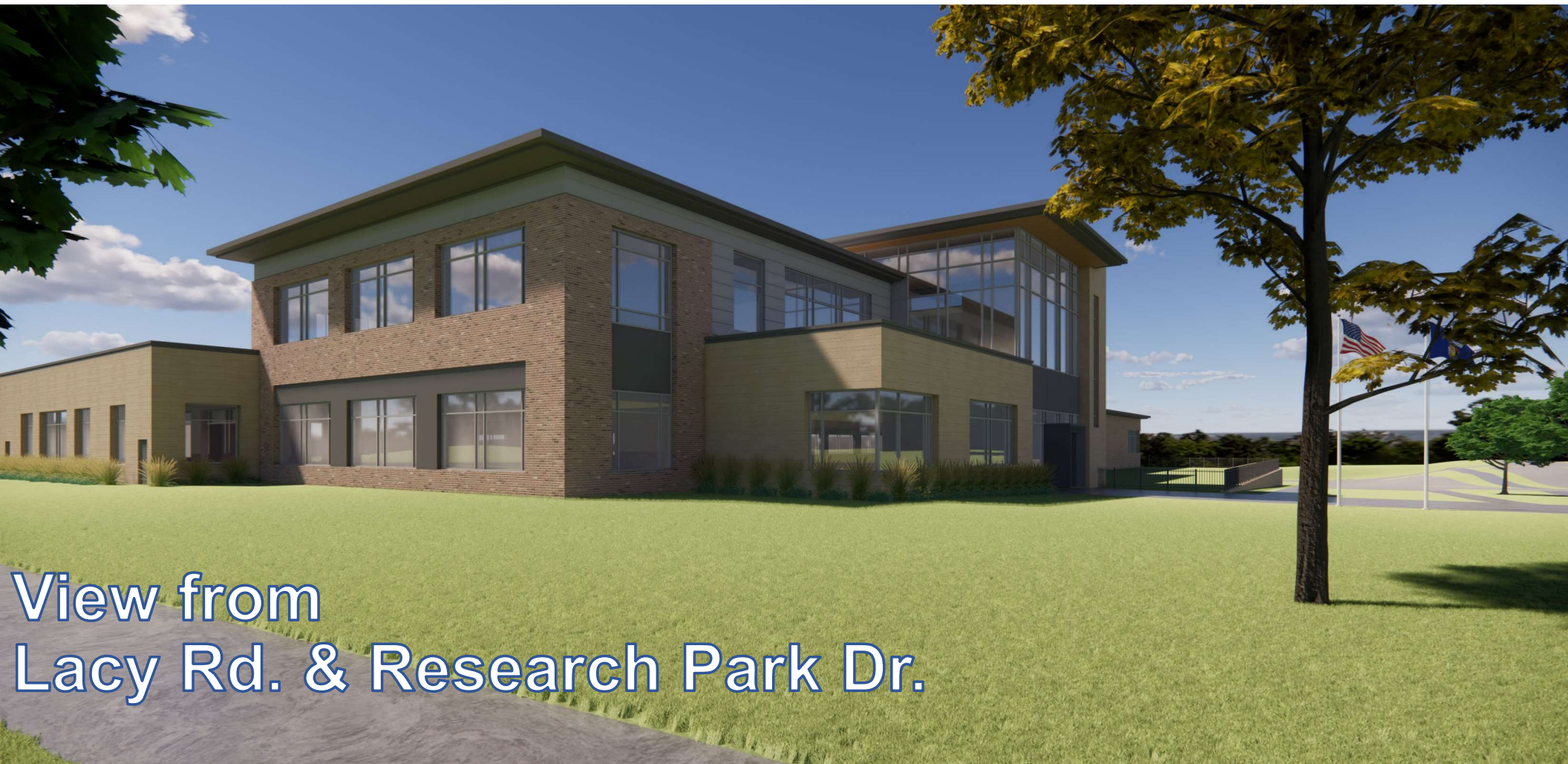
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# Public Entry



fgma



View from  
Lacy Rd. & Research Park Dr.

# Plan

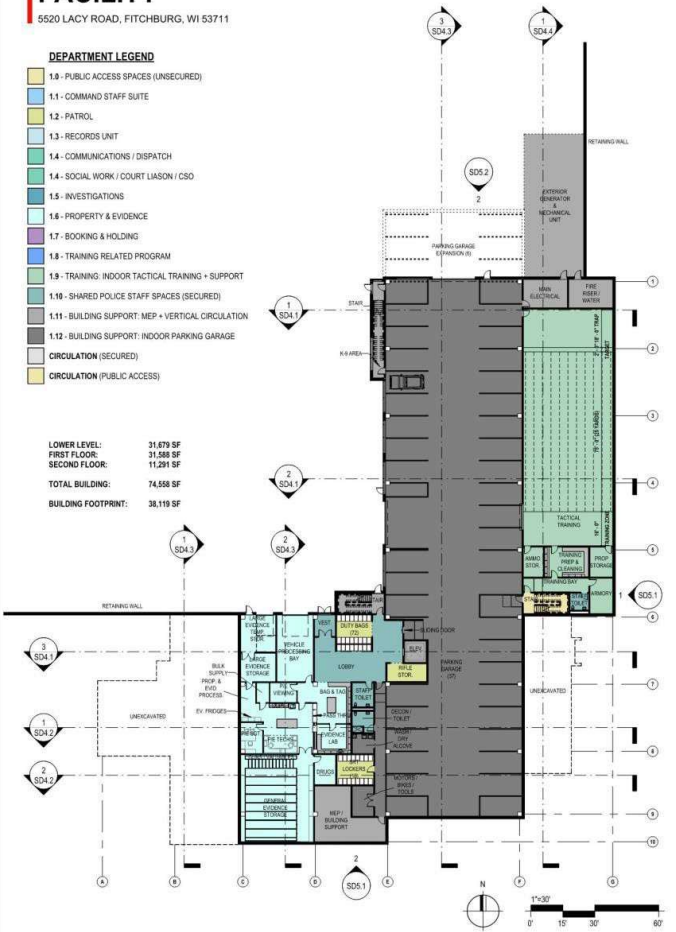
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5520 LACY ROAD, FITCHBURG, WI 53711

- DEPARTMENT LEGEND**
- 1.0 - PUBLIC ACCESS SPACES (UNSECURED)
  - 1.1 - COMMAND STAFF SUITE
  - 1.2 - PATROL
  - 1.3 - RECORDS UNIT
  - 1.4 - COMMUNICATIONS / DISPATCH
  - 1.4 - SOCIAL WORK / COURT LIAISON / CSO
  - 1.5 - INVESTIGATIONS
  - 1.6 - PROPERTY & EVIDENCE
  - 1.7 - BOOKING & HOLDING
  - 1.8 - TRAINING RELATED PROGRAM
  - 1.9 - TRAINING - INDOOR TACTICAL TRAINING + SUPPORT
  - 1.10 - SHARED POLICE STAFF SPACES (SECURED)
  - 1.11 - BUILDING SUPPORT: MEP + VERTICAL CIRCULATION
  - 1.12 - BUILDING SUPPORT: INDOOR PARKING GARAGE
  - CIRCULATION (SECURED)
  - CIRCULATION (PUBLIC ACCESS)

LOWER LEVEL: 31,679 SF  
FIRST FLOOR: 31,588 SF  
SECOND FLOOR: 11,291 SF  
TOTAL BUILDING: 74,558 SF  
BUILDING FOOTPRINT: 38,119 SF



LOWER LEVEL PLAN



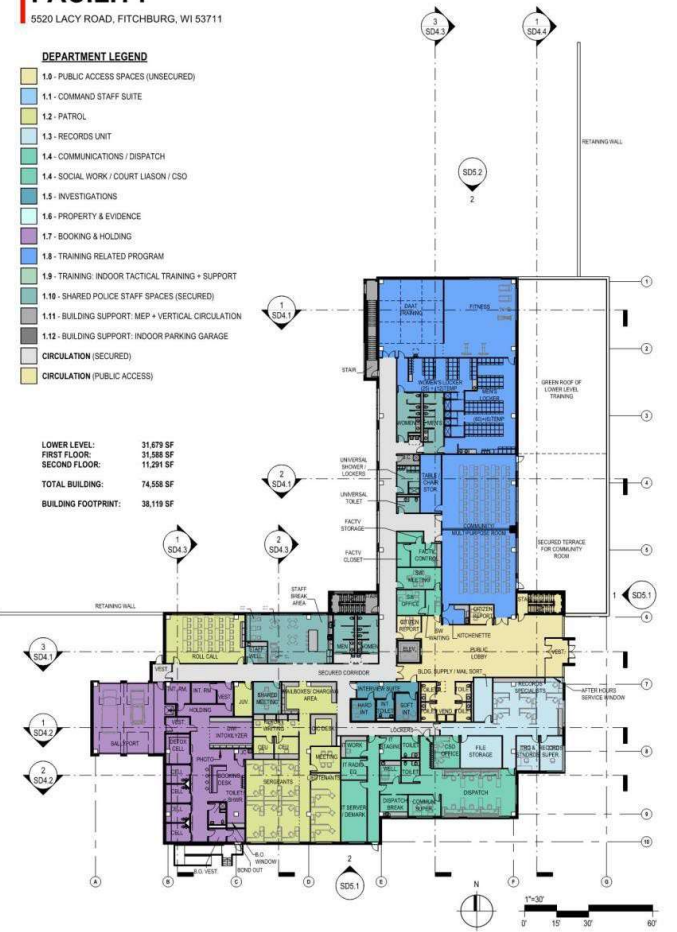
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FIRST FLOOR PLAN



# Plan

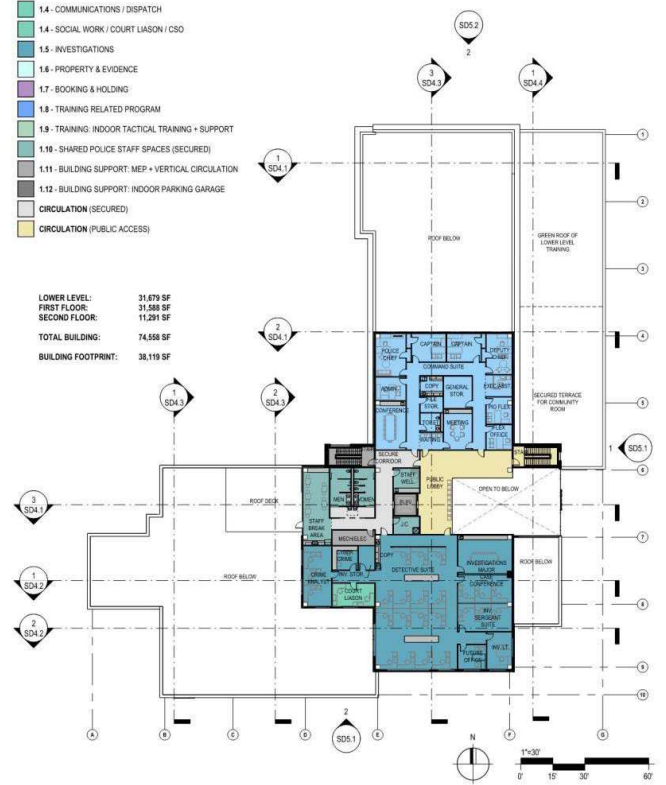
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SECOND FLOOR PLAN

