



CITY OF FITCHBURG

Planning Department

5520 Lacy Road
Fitchburg, WI 53711-5318

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

www.fitchburgwi.gov

NOTICE PUBLIC HEARING October 16, 2024

PLEASE TAKE NOTICE that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a public hearing on Wednesday, October 16, 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-12-24: Adopting and Recommending the Fall 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for Property located off Notre Dame Drive & Lacy Road in Section 15, City of Fitchburg in Dane County, Wisconsin (Lot 2 of CSM 14487) (Parcel number: #225/0609-151-8061-2).

B) A proposed Ordinance 2024-O-31: An Ordinance to Adopt and Recommend the Fall 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for Property located off Notre Dame Drive & Lacy Road in Section 15, City of Fitchburg in Dane County, Wisconsin (Lot 2 of CSM 14487) (Parcel number: #225/0609-151-8061-2).

This amendment would change the future land use designation in Map 4.3 Future Land Use Map, for property off Notre Dame Drive & Lacy Road, from M-U (Mixed Use) to HDR (High Density Residential).

A copy of this proposed 2024 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.

September 19, 2024
Date

Zack Jones
Associate Planner

For publication in the Wisconsin State Journal legals on Tuesday, October 1, 2024 and Tuesday, October 8, 2024



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NOTICE PUBLIC HEARING December 10, 2024

PLEASE TAKE NOTICE that the Common Council of the City of Fitchburg, Dane County, Wisconsin will hold a public hearing on Tuesday, December 10, 2024 at 7:30 p.m. in the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 for the purpose of soliciting comments on:

A proposed Ordinance 2024-O-31: An Ordinance to Adopt and Recommend the Fall 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for Property located off Notre Dame Drive & Lacy Road in Section 15, City of Fitchburg in Dane County, Wisconsin (Lot 2 of CSM 14487) (Parcel number: #225/0609-151-8061-2).

This amendment would change the future land use designation in Map 4.3 Future Land Use Map, for property off Notre Dame Drive & Lacy Road, from M-U (Mixed Use) to HDR (High Density Residential).

A copy of this proposed 2024 Comprehensive Plan amendment may be obtained from the City Council or City Hall. You may contact Deanna Schmidt, City 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.

September 19, 2024
Date

Zack Jones
Associate Planner

For publication in the Wisconsin State Journal legals on Tuesday, October 1, 2024 and Tuesday, October 8, 2024.

City of Fitchburg

Comprehensive Plan Minor Amendment

Due: September 17, 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.)

An Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for Property Associated with Parcel # 225/0609-151-8061-2 sits at the SW corner of the intersection of Lacy Road and Notre Dame Drive. Specifically increasing the allowable density of the designation of High Density Residential (R – H) to allow for the construction of an approximately 37-unit mixed use new development.

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 site map and related information.

The purpose of this minor amendment is to allow the anticipated proposal for a mixed-use project consisting of approximately 37 rental units and 2k sq.ft. of commercial space. The parcel is currently zoned Business General, but the owner would request a rezoning to High Density Residential (R – H) should this amendment be adopted. Whereas R - H designation allows for the desired density through conditional use, the existing Comprehensive Plan limits density on this site to 5-9 units per acre, per comp plan amendment 2020 – O – 17 Section 1 amending Map 4.3 Future Land Use Plan Map and accompanying text to change the future land use

designation for a four-acre site along Lacy Rd in Section 15, City of Fitchburg in Dane County, Wisconsin (Lot 1 CSM 14487, Lot 2 CSM 14487, and Portions of Lot 1 CSM 3060) from only Mixed Use (M-U) to Mixed Use (M-U) or Low Density Residential (LDR) with an allowable density range of 2-5 dwelling units per acre, and amend the land use designation of Outlot 1 CSM 14487 to remove the Mixed-Use designation and be designated as R1 in its entirety pursuant to the McGaw Park Neighborhood Plan.

This site is a 1-acre site, which precludes using a PDD as an option and the intended first floor commercial precludes using an alternative zoning designation under residential district guidelines. Staff has indicated an amendment to the HDR zoning is forthcoming that would allow for limited commercial use in this district. The attached site plan and example project reflect that assumption, with the understanding that modifications may be necessary pending the outcome of the HDR district criteria modification.

The applicant/current owners believe the 2020 comprehensive plan change has unduly restricted their ability to use the property to its highest and best use and precludes them from moving forward with a viable project. The applicant further believes that this amendment is consistent with the overall goals and objectives of the Comprehensive Plan. Allowing a limited story (i.e. three) multi-family building with underground parking to meet the residents' needs will help the City continue to capture new residents with quality housing and allow them to see the benefits of being a Fitchburg resident.

The parcel is surrounded by a mix of housing, including single family residences, a completed residential development to the East as well as recently approved PDD consisting of 47 owner-occupied Lacy Ridge Townhomes to the immediate South. Together this is consistent with the desire for a variety of housing identified in Growing Fitchburg 2030. The Lacy Ridge Townhomes are similar in height and the property to the East is High Density Residential. This project would therefore be consistent with the built environment of the existing and proposed future use of the surrounding neighborhood.

The change does not create a significant adverse impact on the natural environment, including trees, slopes and groundwater. While the proposed development will add impervious surface square footage, the project will meet all established stormwater management requirements.

One City of Fitchburg designated local landmark, the Rueden Farmhouse is located along Lacy Road (5329 Lacy Road). Realizing there are important design standards to uphold with a Fitchburg Landmark property immediately adjacent to the West the design team would work with staff, city officials and neighbors during the process to make sure the design is reflective of its historic landmark neighbor.

G. Applicant Contact Information

Name Abdikarim H Wehelie

Company _____

Address 216 Wolf St. Madison, WI 53717

Phone Number 608 515-0343

Email awehelie@IsthmusExpress.com

LACY & NOTRE DAME ROAD

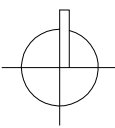
July 25, 2024

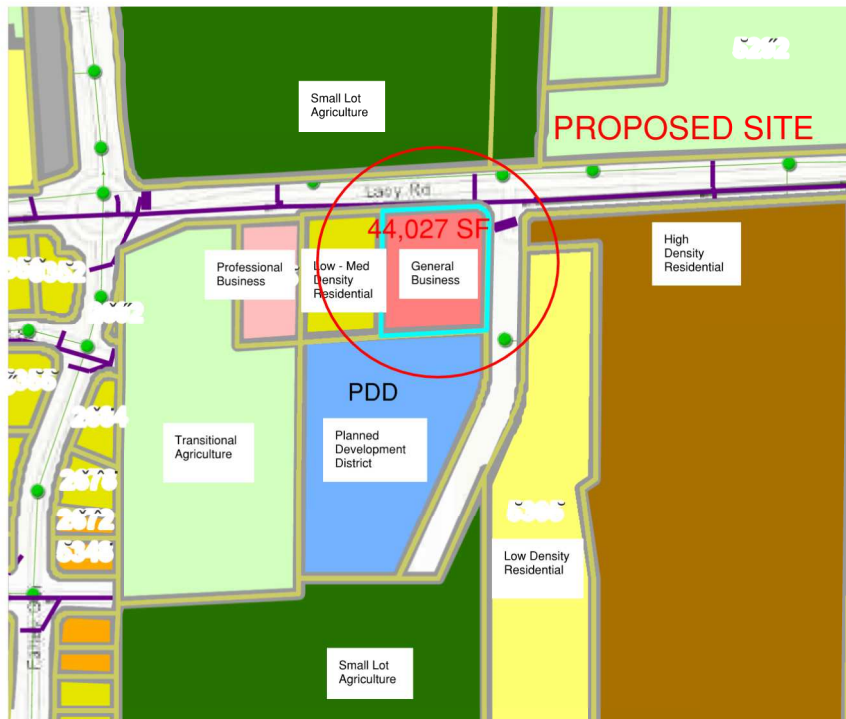
BUILDING DATA															
FLOORS	GROSS AREA PARKING	GROSS AREA FINISHED	NET AREA RESIDENTIAL	NET AREA COMMERCIAL	TOTAL NET AREA (S.F.)	EFFICIENCY	(1) TOTAL UNITS	COVERED PARKING	RETAIL PARKING	SURFACE PARKING	TOTAL PARKING	PARKING RATIO			
												PER UNIT	PER BR		
FLOORS	-	-	-	-	-	-	0	-	-	-	-	-	-	-	
	-	-	-	-	-	-	0	-	-	-	-	-	-	-	
	-	-	-	-	-	-	0	-	-	-	-	-	-	-	
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	3RD	-	14,812	12,590	-	12,590	85.0%	14	-	-	-	-	-	-	-
	2ND	-	14,812	12,590	-	12,590	85.0%	14	-	-	-	-	-	-	-
1ST	-	14,812	10,072	2,400	7,672	68.0%	9	-	-	-	-	-	-	-	
LL-1	15,304	-	-	-	-	-	-	35	5	13	53	-	-		
TOTALS	15,304	44,436	35,253	2,400	32,853	79.3%	37	35	5	13	53	1.43	1.23		

ASSUMPTIONS		
ASSUMED UNIT SIZE & MIX		
%	TYPE	ASF
15	STUDIO	504
50	1 BEDROOM	750
35	2 BEDROOM	1,200
0	3 BEDROOM	1,600
100	AVERAGE UNIT SIZE:	871
ESTIMATED BEDROOM COUNT		
6	STUDIO UNITS	
19	1 BEDROOM UNITS	
26	2 BEDROOM UNITS	
-	3 BEDROOM UNITS	
50	TOTAL BEDROOMS	
ESTIMATED UNIT COUNT		
6	STUDIO UNITS	
19	1 BEDROOM UNITS	
13	2 BEDROOM UNITS	
-	3 BEDROOM UNITS	
37	TOTAL UNITS	

888 average N.S.F. per unit
 1,201 average G.S.F per unit
 437 s.f. per covered parking space @ LL-1

- NOTES:**
- 1 DATA IS SHOWN FOR ONE BUILDING (w/ AVERAGE COVERED & SURFACE PARKING COUNTS)
 - 2 TOTAL UNITS PER FLOOR ASSUME AVERAGE UNIT SIZE BASED ON ASSUMED UNIT MIX
 - 3 TOTAL UNITS @ FIRST FLOOR SHOW AN OPTIONAL 900 SF FOR COMMON & AMENITY SPACE





Fitchburg, Wisconsin - Planning & Zoning

City Planner / Zoning Administrator:
Deanna Schmidt - 608-270-4255

Associate Planner
Zack Jones - 608-270-4256

DIVISION 5. - R-H HIGH DENSITY DISTRICT

Sec. 22-144. - Permitted uses.

For the R-H High Density District, permitted uses are as follows:

- (1) R-L permitted uses, except single-family detached dwelling units.
- (2) R-M permitted uses, except two-family detached dwelling units.
- (3) Residential occupancy of dwelling unit structures having three to eight dwelling units.
- (4) Group homes with capacity to accommodate 15 or fewer individuals.

(Ord. No. 2010-O-09, § 22.31, 10-12-2010)

Sec. 22-145. - Conditional uses.

For the R-H High Density District, conditional uses are as follows:

- (1) R-L conditional uses.
- (2) Group homes having capacity to accommodate 16 or more individuals.
- (3) Two-family detached dwelling units.
- (4) Offices located within buildings that have three or more dwelling units, provided that the total area devoted to exclusive office usage including offices used for building or project management purposes, does not exceed 3,000 square feet in any building, and provided that only incidental retail sales are conducted within such offices.
- (5) Funeral homes, provided no crematory is operated on site.
- (6) Residential occupancy of dwelling structures having greater than eight dwelling units.
- (7) Cooperative housing. Every two bedrooms shall count as one dwelling unit for parking purposes. For density purposes, every bedroom shall equate to an efficiency unit under section 22-146(2)b.

(Ord. No. 2010-O-09, § 22.32, 10-12-2010)

Sec. 22-146. - Dimensional standards.

For the R-H High Density District, dimensional standards are as follows:

- (1) Not more than two multiple family dwelling unit structures per lot unless a greater number is approved by conditional use.
- (2) Lot area requirements.
 - a. Two family dwelling unit structures: 10,000 square feet.

b. Each dwelling unit type shall provide the following minimum lot areas:

Efficiency	2,000 square feet
1 bedroom	2,200 square feet
2 bedrooms	2,400 square feet
3 bedrooms	2,700 square feet
4 bedrooms or more	3,100 square feet

Exceptions:

If more than half of the dwelling units in a building are efficiency units, those in excess of half shall be counted as one bedroom units.

500 square feet of lot area per structured parking space shall be deducted from the minimum lot area for any building that provides structured parking on-site, either within the building or in a detached underground parking structure.

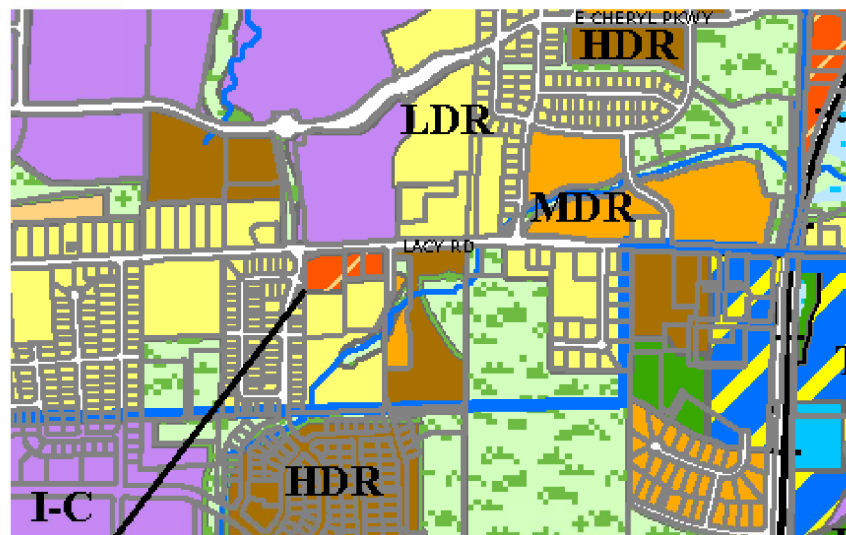
c. No R-H zoned lot created after October 12, 2010, shall exceed 90,000 square feet in area.

- (3) Minimum lot width: 80 feet.
- (4) Minimum front setback: 30 feet, except that an open front porch or stoop may protrude to within 25 feet of the front lot line.
- (5) Minimum side setback: Ten feet (20 feet if the parcel abuts an R-L zoned parcel).
- (6) Minimum street side setback: 25 feet.
- (7) Minimum rear setback: 25 feet.
- (8) Maximum building height: 45 feet or three stories; whichever is less unless a conditional use is approved for additional stories up to six or 75 feet whichever is less.
- (9) Maximum lot area coverage: 35 percent.

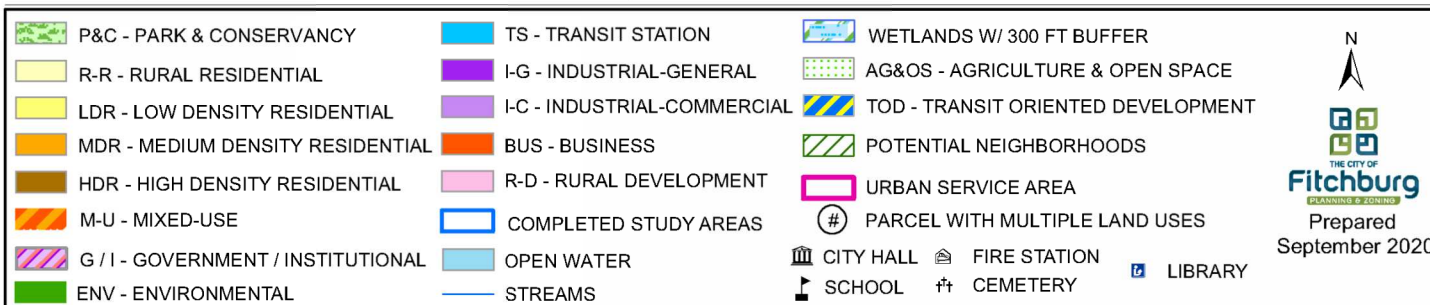
(Ord. No. 2010-O-09, § 22.33, 10-12-2010; Ord. No. 2012-O-03, 4-24-2012)

Secs. 22-147—22-175. - Reserved.

Fitchburg, Wisconsin - Current Zoning Map



Fitchburg, Wisconsin - Future Land Use Map



• Sec. 22-592. - PD Planned Development District.

(a)

The PD Planned Development District, pursuant to Wis. Stats. § 62.23(7)(b), provides a regulatory framework to encourage improved environmental design by allowing flexibility in the development of land while ensuring compliance with the basic intent of the zoning ordinance and with the city comprehensive plan. The planned development district has no set standards and specifications. Developers can propose uses or combination of uses and configurations of intensity and density of development. Through a process of plan commission review, public hearing and common council review and approval, accompanied by discussions with developers and, as appropriate, with other interested parties, individualized zoning standards shall be created. These standards have the same legal force and effect as do standard zoning requirements.

(b)

To achieve the community benefits of the PD zoning district, the project size shall be large enough to allow clustering and to establish a coherence of design. **The land area shall be at least 100,000 square feet.**

Minimum Parking Guidelines

The following table provides guidance regarding the number of bicycle parking spaces that should be provided in areas of Fitchburg that do not need to comply with SmartCode, which has separate requirements.

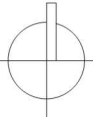
Table A.4 – Non-SmartCode Bicycle Parking Guidelines

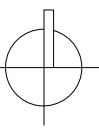
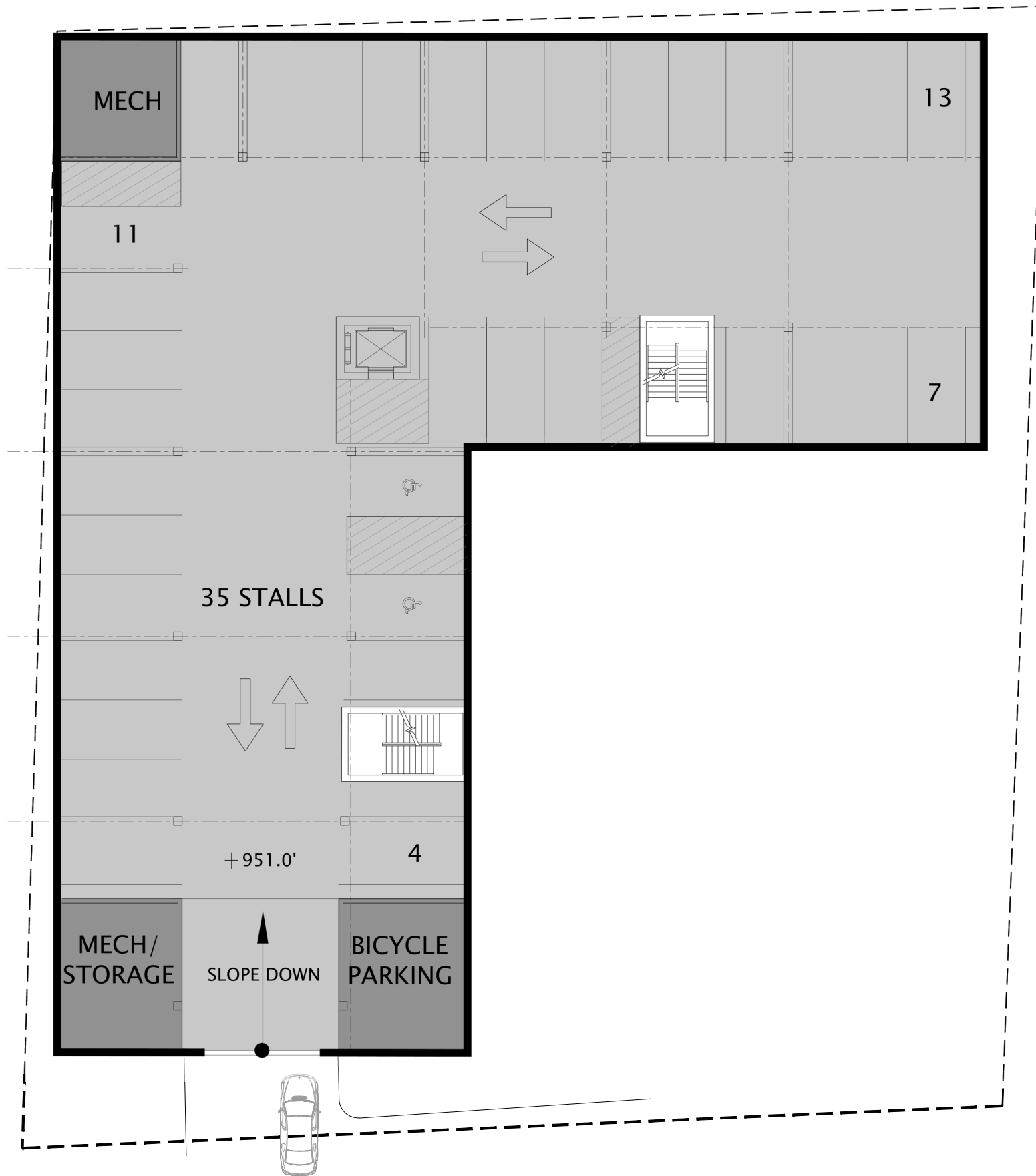
Type of use	Short term parking	Long term parking
Commercial	Office: 1 space for each 15,000 ft ² ; minimum 2 spaces Retail: 1 space for each 8,000 ft ² ; minimum 2 spaces	1 space for each 10,000 ft ² ; minimum 2 spaces
Multifamily residential	0.05 spaces for each bedroom; minimum 2 spaces	0.5 spaces for each bedroom
Institutional / public uses (libraries, hospitals, parks, religious uses, etc)	1 per 8,000 ft ² ; minimum 6 spaces	1 space per 25 employees; minimum 2 spaces
Institutional Assembly (Auditoriums, Religious Gathering Spaces)	Spaces to equal 2% of assembly seating capacity; minimum 2 spaces	1 space per 20 employees; minimum 2 spaces
Parks and Recreational Space	1 space per 10 automobile stalls; minimum 4 spaces	None required; consider minimum 2 spaces at facility offices or public building entrance
Manufacturing, industrial	None required; consider minimum 2 spaces at public building entrance	1 space for each 25,000 ft ² ; minimum 2 spaces

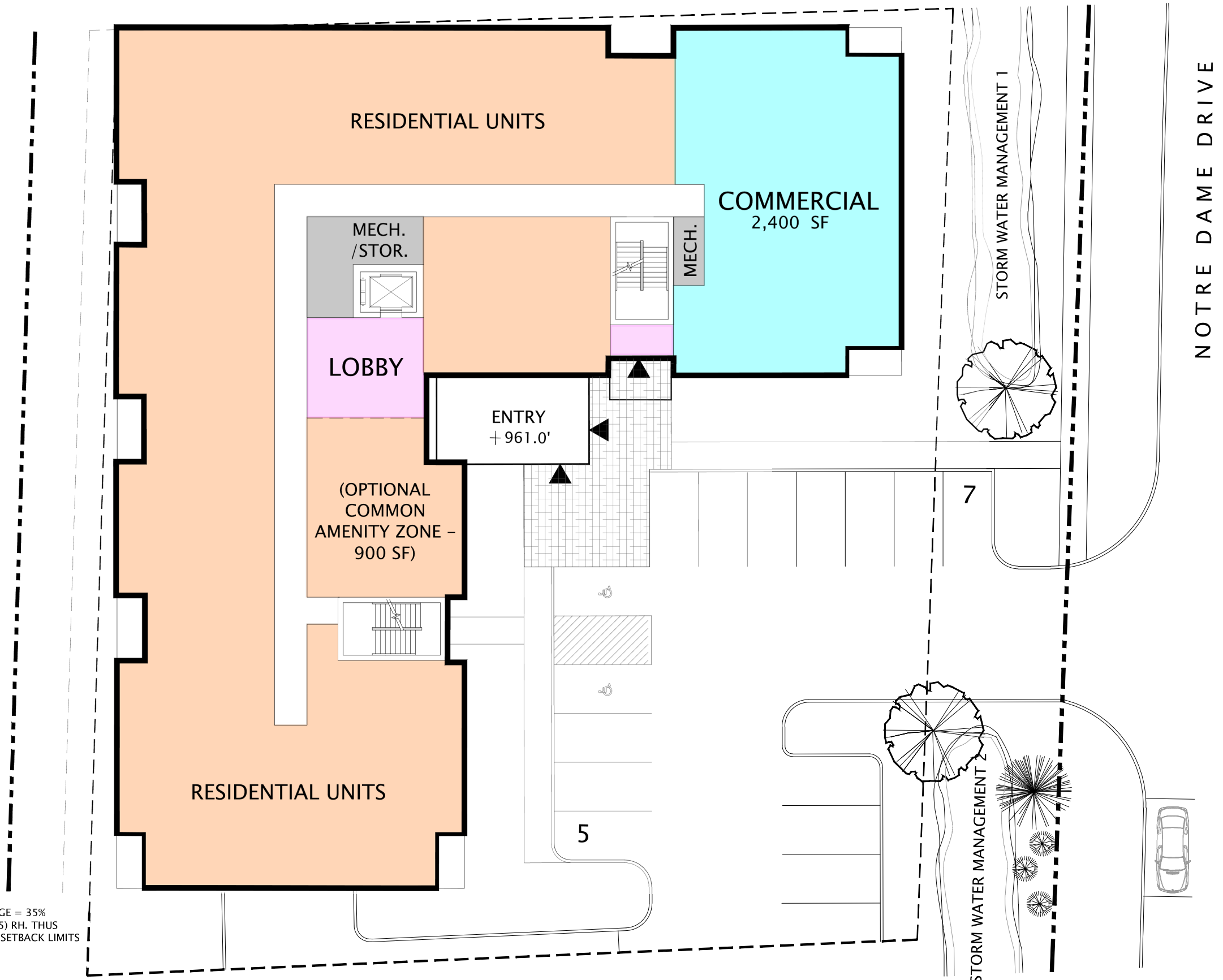
Fitchburg, Wisconsin - Planning & Zoning



NOTE:
 ALL SITE INFORMATION CONTAINED IN THIS CONCEPTUAL SITE PLAN - INCLUDING PROPERTY BOUNDARIES, WETLANDS, FLOOD PLANES, EASEMENTS, ETC.- HAVE BEEN ACQUIRED THROUGH PUBLICLY AVAILABLE INFORMATION. JLA ARCHITECTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. AS THE PROJECT PROGRESSES, OWNER SHALL OBTAIN A CURRENT, COMPLETE, AND ACCURATE SITE SURVEY.







* NOTE: MAX. LOT COVERAGE = 35%
 PER FITCHBURG ZONING DIV. (5) RH. THUS
 SHOWING STOPPED SHORT OF SETBACK LIMITS

