



# CITY OF FITCHBURG

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 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-10-24: Adopting and Recommending the Fall 2024 Amendment to the Comprehensive Plan, Amending Map 4.3 Future Land Use Plan Map for Property located off Central Park Place in Section 11, City of Fitchburg in Dane County, Wisconsin (Outlot 1 of CSM 15164) (Parcel number: #225/0609-111-8765-2).

B) A proposed Ordinance 2024-O-29: 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 Central Park Place in Section 11, City of Fitchburg in Dane County, Wisconsin (Outlot 1 of CSM 15164) (Parcel number: #225/0609-111-8765-2).

This amendment would change the future land use designation in Map 4.3 Future Land Use Map, for property off Central Park Place, from P&C (Park & Conservancy) 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



# CITY OF FITCHBURG

---

Planning Department

5520 Lacy Road  
Fitchburg, WI 53711-5318

Phone: (608) 270-4255 ■ Fax: (608) 270-4275

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

## **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-29: 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 Central Park Place in Section 11, City of Fitchburg in Dane County, Wisconsin (Outlot 1 of CSM 15164) (Parcel number: #225/0609-111-8765-2).

This amendment would change the future land use designation in Map 4.3 Future Land Use Map, for property off Central Park Place, from P&C (Park & Conservancy) 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 Planning Staff

*(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)*

This is a planning staff proposed amendment.

### 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.)*

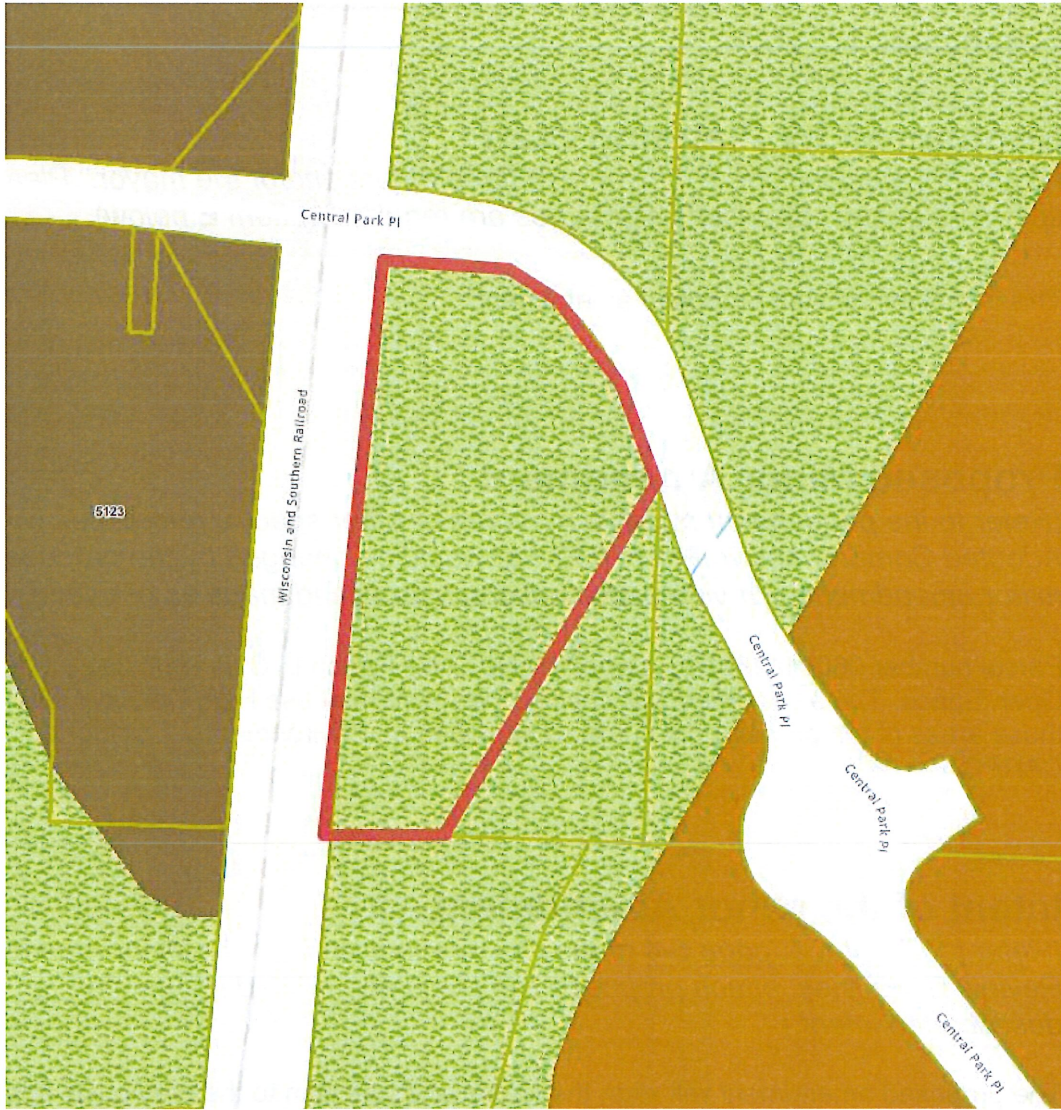
Parcel number 060911187652, owned by No Oaks Ranch LLC, is identified a Parks and Open Space. The amendment will change the future land use High Density Residential those areas of the property not currently identified as Environmental Corridor by CARPC.

### 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 proposed amendment will align the future land use plan to the previously approved zoning of SmartCode New Community. This property was approved for development under the Nine Spring Article 3 master plan in March 2011. The future land use map was not aligned with the approved zoning and SmartCode Article 3. This proposed amendment will correct this inconsistency.

Map 1: Area of Proposed Amendment from Park & Recreation to High Density Residential Use



Map 2: Area of Proposed Amendment showing Zoning



Map 3: Area of Proposed Amendment showing Environmental Corridors



#### 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.)*

That portion of Parcel number: 060911187652 owned by No Oaks Ranch LLC OUTLOT 1 CSM 15164 not in the Environmental Corridor. Area equal to Lot 1, Outlot 2 and Outlot 3 of the recently approved Certified Survey Map, CS-2564-24.

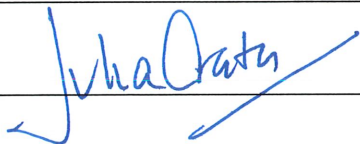
**E. Required Signatures**

Property Owner's Signature \_\_\_\_\_ This is a Planning staff amendment \_\_\_\_\_

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

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

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

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

**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.)*

A neighborhood meeting is not required.

**G. Applicant Contact Information**

Name \_\_\_\_\_ Deanna Schmidt, City Planner \_\_\_\_\_

Company \_\_\_\_\_ City of Fitchburg \_\_\_\_\_

Address \_\_\_\_\_ 5520 Lacy Road, Fitchburg \_\_\_\_\_

Phone Number \_\_\_\_\_ 608-270-4255 \_\_\_\_\_

Email \_\_\_\_\_ deanna.schmidt@fitchburgwi.gov \_\_\_\_\_

