

City of Fitchburg

Comprehensive Plan Minor Amendment

Due: February 19, 2025



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 of the Future Land Use Plan Map on page 4-15, Map 4.3, of the Fitchburg Comprehensive Plan which currently shows Lot 11 of Orchard Pointe (approximately located at 6270 Nesbitt Road) designated as BUS (Business). The requested amendment is to change this parcel from BUS (Business) to HDR (High Density Residential). Please see exhibit A for reference.

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 minor amendment is to create a zoning district that will allow up to 240 units of new construction affordable senior housing (Age 62+), to be built in multiple phases. This minor amendment is consistent with previously approved HDR minor amendments in the Orchard Pointe neighborhood, including Orchard Pointe Lot 10 (Limestone Ridge Apartments M-U to HDR) and Orchard Pointe Lot 12 (Quarry Ridge Retirement Community BUS to HDR).

A preliminary site plan is attached in Exhibit B. The project will address the need for affordable senior housing in Fitchburg, more specifically in Fitchburg's West side neighborhoods. As Fitchburg's population continues to grow and age, it is vital to provide

high quality housing for low to moderate senior residents. Affordable housing has been identified by the City as a top priority in both the Comprehensive Plan and in the 2019 Fitchburg Housing Plan. The Housing Plan cites that Fitchburg will need approximately 640 new or redeveloped senior units, specifically 512 affordable housing units, by 2030.

The proposed location is very well suited for affordable housing and will provide future residents will close proximity to the Military State Trail and the Orchard Pointe Shopping Center; which provides a variety of grocery stores, pharmacies, restaurants, and many other every day amenities within walking distance. Steps away from the site is the Fitchrona at Crosswalk bus stop, on the Madsion Metro D bus line, providing public transportation 7 days a week. Existing utilities are in place, making the location ideal for development.

JTK believes the proposed project is consistent with the overall goals and objectives of the Adopted Comprehensive Plan 2030, and will address several specific goals and objectives of the Housing Growth Pillar, including:

(Adopted Comprehensive Plan 2030 Page 2A-7 – 2A-8)

Goal 1: Provide for balanced residential growth in the City with a variety of housing types, to promote decent housing and a suitable living environment for all residents, regardless of age, income or family size, and to encourage an adequate supply of affordable housing in each new urban neighborhood.

Objective 1:1: Promote development of housing to meet forecasted needs.

Objective 1.2: Promote the development and preservation of long-term entry-level housing for low to moderate income residents.

(Adopted Comprehensive Plan 2030 Page 2A-8 – 2A-9)

Goal 2: Promote the efficient use of land for housing.

Objective 2.1: Encourage compact neighborhood and development patterns.

Objective 2.2: Promote residential development in areas with existing infrastructure and sewer prior to promoting growth at the periphery where new utility and service expansion are needed.

(Adopted Comprehensive Plan 2030 Page 4-39)

Objective 2.6: Promote development in areas that encourages options to alternative transit modes.

Policy 2.6.1: The City will seek to develop transit-oriented development along the eastern rail corridor, and existing bus routes, by planning high density mixed-uses around current or future transit stops.

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.)

Legal Description

Lot 11, of Orchard Pointe, as recorded in Volume 59-052A of Plats, on pages 253 though 258, as Document No. 4429294 at the Dane County Register of Deeds office, located in the City of Fitchburg, Dane County, Wisconsin.

Dane County Parcel Number

225/0609-072-5711-2

E. Required Signatures

Property Owner's Signature



Alder's Signature

Alder's Signature

Alder's Signature

Mayor's Signature

Julia Arata

02/13/2025

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.)

JTK will be notifying all neighbors within 500' by mail of a future neighborhood meeting to inform the neighborhood of the proposed project. The meeting will be held at the Limestone Ridge apartment's community room, located at 6270 Limestone Lane. Currently the neighborhood meeting is scheduled for March 4th, 2025 at 6pm.

Prior to the plan commission meeting, JTK will provide the number of people in attendance, comments received, and any changes / modifications made.

G. Applicant Contact Information

Name Jacob Klein

Company JT Klein Company, Inc.

Address 818 S. Park St. Madison, WI 53715

Phone Number 612-202-1577

Email jacob@jtklein.com

Exhibit A

Map 4.3: Future Land Use

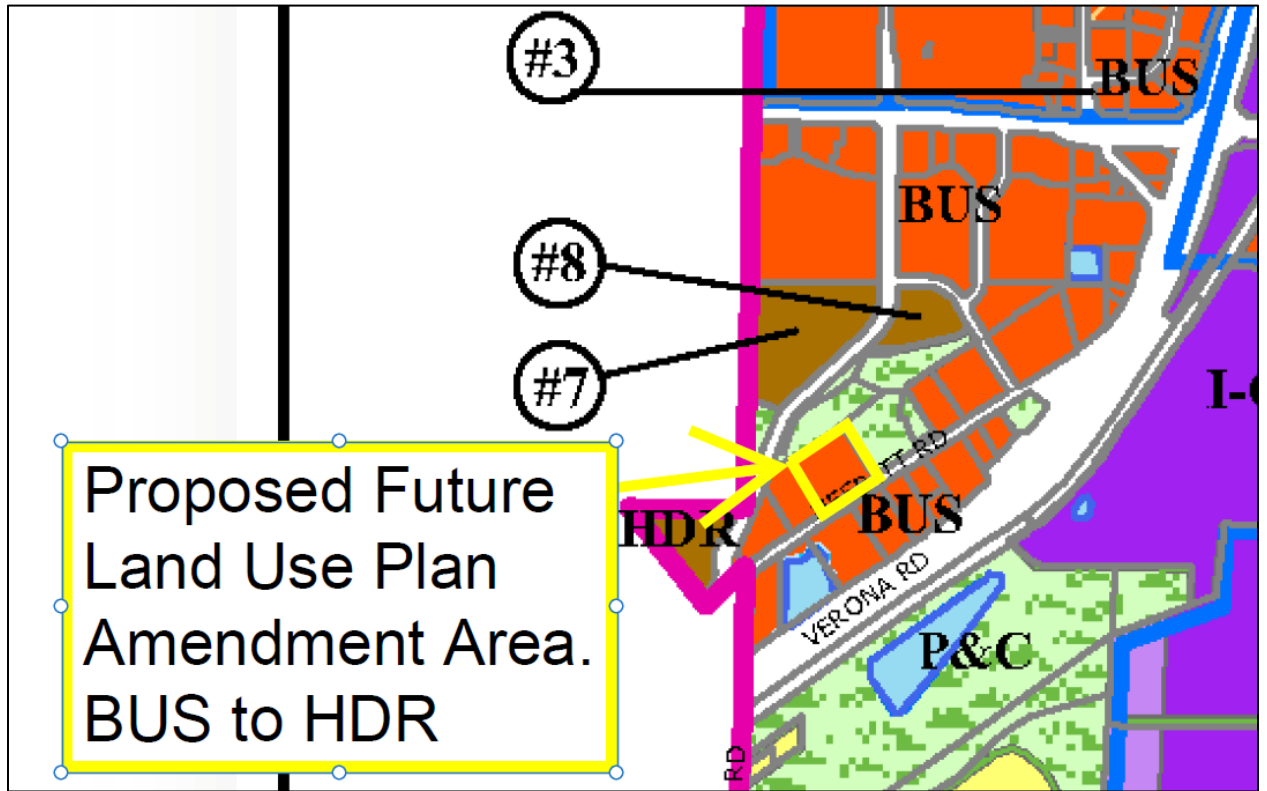
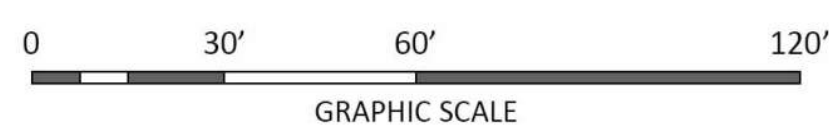
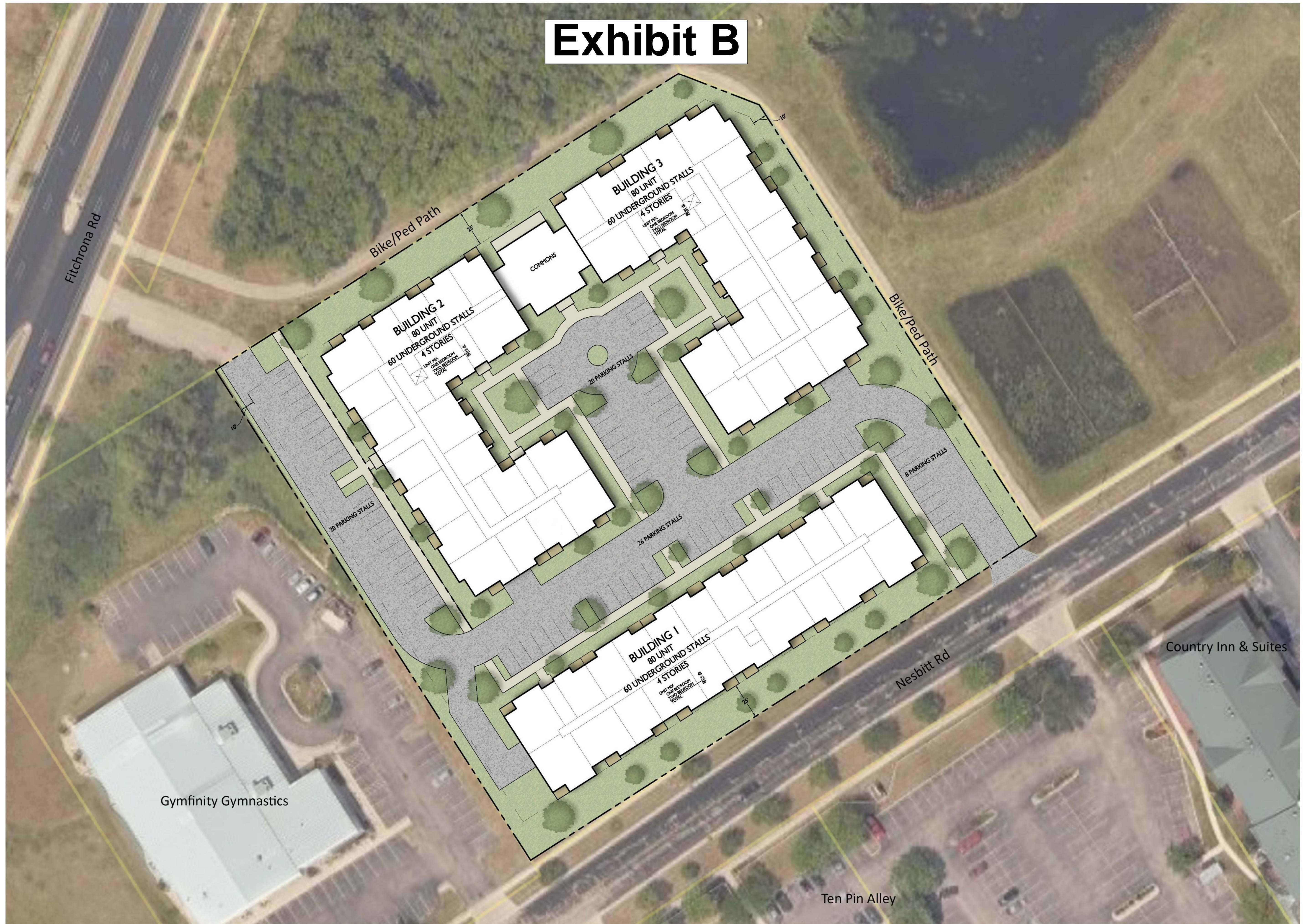


Exhibit B



Concept Site Plan

Nesbitt Road Development
Nesbitt Rd., Fitchburg, WI

COMPREHENSIVE PLAN AMENDMENT | 2025.02.19 | 2448

