

City of Fitchburg

Comprehensive Plan Minor Amendment



Due: September 15, 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 Arata-Fratta
Alder Gabriella Gerhardt

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 18.7-acre parcel known as Jamestown Quarry Outlot 3 from Medium Density Residential to High Density Residential. The planned Business land use will remain for southern portions of the affected parcel. 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.)

The intent of the minor amendment is to create a zoning district that will allow approximately 300 units of market-rate multifamily housing to be built in one overall phase. This minor amendment is consistent with previously approved high density residential minor amendments in the nearby Orchard Pointe neighborhood and will help address the increasing demand for quality, high-density housing in the Fitchburg area. The proposed residential development would replicate the architectural style and layout of the nearby Jamestown Quarry Apartments site, which has been well received by City officials and residents.

This proposal to revise the City's Future Land Use Map to allow for higher density residential housing is consistent with the goals and objectives of the City Comprehensive Plan (2030), particularly those specific to the Housing Growth Pillar,

including:

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.

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

Objective 2.1: Encourage compact neighborhood and development patterns.

Policy 2.1.2: Encourage the development of planned residential areas large enough to allow “mixed uses” with a variety of housing types, complementary commercial and open space uses., as well as the use of innovative design and cluster development.

Policy 2.1.3: Undertake housing development with respect to natural resources, environmental corridors, and open space.

Policy 2.1.4: Create plans for unused and underutilized land in the existing urban service area to promote in-fill development.

Policy 2.1.5: Recognize that development at higher but livable densities promotes wise use of the land resource and reduces land required to meet housing demand, thereby preserving agricultural and other open space land outside the urban service area.

Policy 2.1.6: Promote sound sustainable housing design through application of zoning, land division, and architectural review measures where possible.

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.

Policy 2.2.1: Locate housing in areas that are served by full urban services, including sanitary sewers and public water, with convenient access to community facilities, employment centers and to arterial highways.

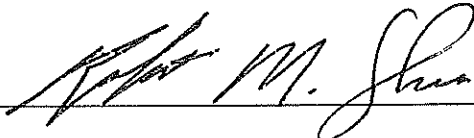
land use change. Also please provide the Dane County Parcel numbers. If a survey of the parcel(s) is available please attach.)

Outlot 3, Jamestown Quarry, as recorded in Volume 62-024A of Plats on Pages 131-135, as Document No. 6009080 and located in the Southwest Quarter of Southwest Quarter (SW1/4-SW1/4) of Section 06, Township 06 North, Range 09 East, in the City of Fitchburg, Dane County, Wisconsin.

Dane County Parcel Number 0609-063-4089-2

Wingra Real Estate, LLC

E. Required Signatures

Property Owner's Signature  Manager

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 Informational Meeting was held on 3/27/25 at 5356 King James Way. Neighbors were notified through community message boards, hand delivered notification flyers, and through further assistance from local public officials. The meeting was attended by approximately 20 residents as well as City of Fitchburg staff members. Community feedback at the meeting provided an overall preference for higher density housing with larger setbacks (120') and earthen berm/landscape buffering vs. a lower density option that had a shorter setback (60') and no berm. The higher density housing was also preferred over a big box store at the site. The overall preferred concept of the meeting attendees for multifamily housing on the site is the concept included in this minor comprehensive plan amendment application.

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.)

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Property Owner's Signature _____

Alder's Signature *Shulle Shulle*

Alder's Signature _____

Alder's Signature _____

Mayor's Signature *Juha Oats*

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G. Applicant Contact Information

Name Jeff Hundley

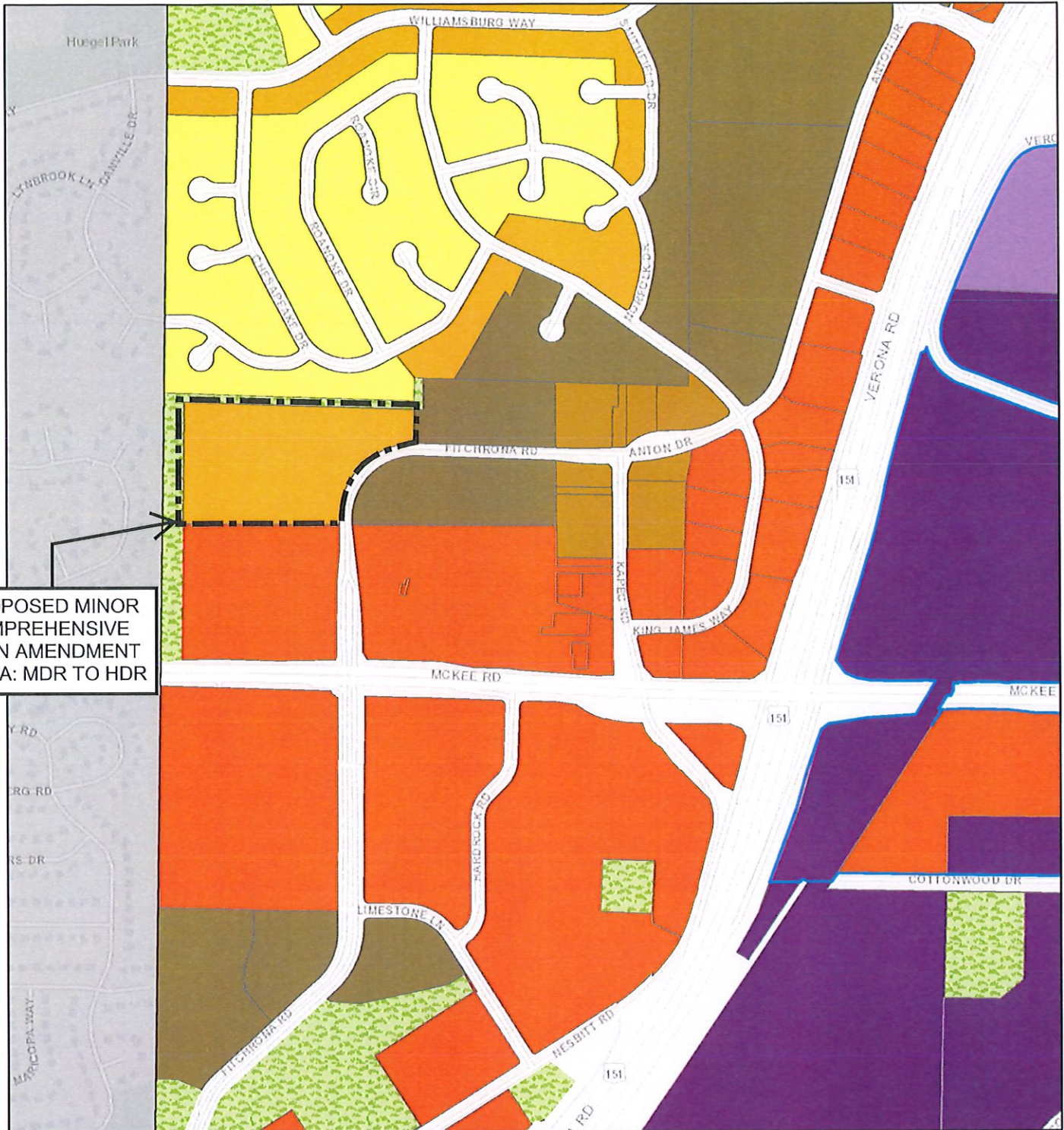
Company Fitchburg Partners, LLC.

Address 80 Ottawa Ave. NW Suite 410, Grand Rapids, MI 49503

Phone Number 616-742-5200

Email jeff@colburnhundley.com

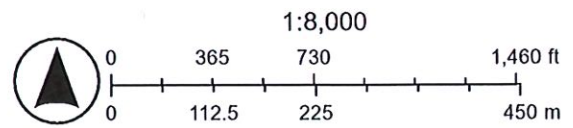
Jamestown Quarry - Future Land Use



PROPOSED MINOR COMPREHENSIVE PLAN AMENDMENT AREA: MDR TO HDR

9/11/2025, 5:06:49 PM

- Light_Gray_Canvas_Reference
- City Boundary
- Future Landuse
 - BUS - Business
 - HDR - High Density Residential
 - I-C - Industrial-Commercial
 - I-G - Industrial-General
- MDR - Medium Density Residential
- M-U - Mixed-Use
- P&C - Park & Conservancy
- LDR - Low Density Residential
- Completed Study Area
- Light_Gray_Canvas_Base



County of Dane, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, County of Dane, Esri, HERE

File: I:\SDIN\Projects\2022\22-11636\DWG\22-11636-Phase 2.dwg Layout - Phase 2.dwg User: chris.dawson Plotted: Sep 12, 2025 - 2:23pm Xrefs:

