

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)

The Planning Department is sponsoring this 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.)

This amendment proposes to add a future land use category of Medium High Density Residential. The following text added to the comprehensive plan would be as follows:

“This category includes small-lot single-family detached, single-family attached, two-family, three-family, four-family, courtyard multi-family, and small-scale multi-family housing along with churches, educational facilities, utilities, governmental facilities, live-work, and other uses as approved on a conditional use basis. Allowable densities range from 9 to 20 housing units per acre which is suitable for "Missing Middle" housing¹. Medium-High Density Residential falls in the Medium Density Zoning District (R-M), the High Density Zoning (R-H and R-Ha), Planned Development Zoning District – General Implementation Plan (PDD-GIP) and Planned Development Zoning District-Specific Implementation Plan (PDD-SIP).”

This amendment would also modify the High Density Residential text as follows:

~~All~~ Townhouses, cottage housing, buildings greater than 2 units with individual exterior entrances, condominium developments, and all forms of ~~apartment~~ multi-family buildings are included in this category along with churches, educational facilities, utilities, governmental facilities, correctional facilities and other uses as approved on a conditional use basis. The density ~~is expected to be in this designation should be over 9~~ 20* housing units/acre. Additional density categories that comply with HDR as described may be specified and adopted into the Comprehensive Plan through a neighborhood planning process. High Density Residential falls in the High Density Zoning District (R-H and R-Ha), High Density Urban Zoning (R-HU), Planned

Development Zoning District – General Implementation Plan (PDD-GIP) and Planned Development Zoning District-Specific Implementation Plan (PDD-SIP).”

1Properties designated as HDR prior to December 9, 2025, shall retain the right to request development at a density of over 9 housing units/acre, as previously allowed in the Comprehensive Plan.”

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 minor comprehensive plan amendments would provide greater flexibility as the city plans for future development and redevelopment. This land use category is designed to encourage middle-housing, a type of housing between large-lot traditional single-family homes and large multi-family buildings. Middle density housing includes small-lot single-family homes, duplexes, triplexes and small-scale multi-family. Resources to understand middle housing can be reviewed at this [link](#).



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.)

The proposed land use category will not change the current, Council-adopted future land use map. No individual properties will be designated as Medium High Density Residential through this amendment. Instead, this land use category will

be consistent with the Greenfield Neighborhood Plan and South Stoner Prairie Neighborhood Plans.

E. Required Signatures

Property Owner's Signature _____

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 necessary.

G. Applicant Contact Information

Name _____ This is a Planning Department sponsored amendment. _____

Company _____

Address _____

Phone Number _____

Email _____