

Mayor Arata-Fratta
Introduced by

PLANNING
Prepared by

Plan Commission, Plan Commission
Referred to

June 10, 2025
Date

ORDINANCE 2025-O-11

ADOPTING THE GREENFIELD NEIGHBORHOOD PLAN AS AN AMENDMENT TO APPENDIX A OF THE CITY OF FITCHBURG (DANE COUNTY, WISCONSIN) COMPREHENSIVE PLAN

WHEREAS, pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the City of Fitchburg is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, and has adopted its Comprehensive Plan on March 10, 2020 with amendments occurring annually, and:

WHEREAS, the City of Fitchburg developed an urban growth boundary known as the future urban development areas (FUDAs); and

WHEREAS, the City proactively completes neighborhood plans before expanding the urban service area (USA) to allow urban development in the FUDAs; and

WHEREAS, the Common Council approved a contract with MSA Professional Services in July 2023 to develop a long-range plan for the Greenfield Area FUDA; and

WHEREAS, the Greenfield Neighborhood Plan has been developed in compliance with the City's Comprehensive Plan, and;

WHEREAS, pursuant to Section 66.1001(4), Wisconsin Statutes, the City of Fitchburg must follow the administrative procedures for amendment of its Comprehensive Plan, and;

WHEREAS, the City of Fitchburg held at least one public hearing on said Ordinance in compliance with Section 66.1001(4)(d), Wisconsin Statutes, and provided other opportunities for public input and comment throughout the Greenfield Neighborhood Plan development process, and;

WHEREAS, the Greenfield Neighborhood Plan Steering Committee recommended the plan for adoption on a vote of 5-2 in favor on May 29, 2025; and

WHEREAS, the City of Fitchburg Plan Commission has reviewed the Greenfield Neighborhood Plan and recommends its approval to the Common Council of the City of Fitchburg with an amendment to change the area of Medium High Density Residential future land use in the southeast portion of the neighborhood to Medium High Density Residential/Business Park flex space and with an amendment requesting staff to amend Housing Strategy 1.1 to "consider amending the comprehensive plan to allow for a wider range of housing types in the Low Density Residential future land use, and;

WHEREAS, the Common Council of the City of Fitchburg allows staff to make technical corrections in the appendices of the Greenfield Neighborhood Plan that do not affect substance or intent.


NOW THEREFORE, The Common Council of the City of Fitchburg, Dane County, Wisconsin ordains as follows:

Section 1. The City of Fitchburg does hereby adopt the Greenfield Neighborhood Plan as an amendment to Appendix A of the City of Fitchburg (Dane County, Wisconsin) Comprehensive Plan.

Section 2. The Comprehensive Plan Future Land Use map shall be amended to incorporate the Future Land Use map in the Greenfield Neighborhood Plan.

Section 3. The ordinance shall take effect upon passage by a majority vote of the Common Council and publication/posting as required by law.

Adopted this 23rd day of September, 2025.



Julia Arata-Fratta, Mayor



Tracy Oldenburg, City Clerk

Published: *September 29, 2025*