

Mayor Arata-Fratta
Introduced by

Planning
Prepared by

Plan Commission
Referred to

October 14, 2025
Date

ORDINANCE 2025-O-24

ADOPTING AND RECOMMENDING THE FALL 2025 AMENDMENT TO THE COMPREHENSIVE PLAN, AMENDING MAP 4.3 FUTURE LAND USE PLAN MAP AND TEXT ON PAGE 4-17 TO INCORPORATE A NEW MEDIUM-HIGH DENSITY RESIDENTIAL LAND USE CATEGORY (MHDR) AND AMEND THE TEXT OF PAGE 4-17 OF THAT PLAN FOR THE HIGH DENSITY RESIDENTIAL (HDR) FUTURE LAND USE CATEGORY, FULLY DESCRIBED BELOW

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

WHEREAS, the City of Fitchburg Comprehensive Plan allows the City to process amendments no more frequently than twice per year, and

WHEREAS, the State Comprehensive Planning Law requires that the City follow the same administrative procedures for adoption defined under Wisconsin Statutes, Section 66.1001(4), to amend the Comprehensive Plan, and

WHEREAS, the City of Fitchburg has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes, and

WHEREAS, pursuant to section 66.1001(4)(b) and (c) of the Wisconsin Statutes, the City of Fitchburg Plan Commission, through adoption of Plan Commission Resolution PCR-04-25, has recommended the Council approve this amendment, and

WHEREAS, the City of Fitchburg Plan Commission has ensured the amendment is in full compliance with the Comprehensive Plan.

NOW, THEREFORE, the Common Council of the City of Fitchburg, Wisconsin does ordain as follows:

Section 1. The City of Fitchburg, Wisconsin, does hereby adopt the Fall 2025 Comprehensive Plan Amendment, Amending Map 4.3 Future Land Use Plan Map and text on page 4-17 to incorporate a new Medium-High Density Residential (MHDR) land use category and amend the text of page 4-17 of that plan for the high density residential (HDR) future land use category, in full text to be described and read as follows:

“Medium-High Density Residential

“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 15 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).”

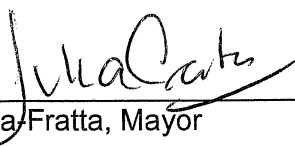
High Density Residential (HDR)

Townhouses and all forms of 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 in this designation should be over 20 housing units/acre¹. 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), 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 9 housing units/acre, as previously allowed in the Comprehensive Plan.”

Section 2. This ordinance shall take effect upon passage by a majority vote of the members-elect, as defined in Wisconsin Statute Section 59.001(2m), of the Common Council and publication/posting as required by law.

Adopted this 9th day of December, 2025



Julia Arata Fratta, Mayor



Tracy Oldenburg, City Clerk

Published: December 16, 2025