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City of Fitchburg

Re: Residences at Greenfield Glenn – Rezoning Application

January 19, 2026

The Residences at Greenfield Glen is a proposed multifamily housing development in Fitchburg, Wisconsin. Fitchburg lies within Dane County, which is one of the fastest growing counties in the state. Estimates show that Dane County is expected to grow by almost 200,000 people over the next 25 years. With that, Dane County in addition to Fitchburg, will continue to face housing and affordability problems for years to come.

In our efforts to combat this issue, The Residences at Greenfield Glen will consist of two buildings, totaling 146 units, with a mix of 1-, 2-, and 3-bedroom apartments. Within the affordable apartment building, the target market will be households earning between 30% and 80% of the County Median Income. In addition, the market rate building will consist of 86 units. This new mixed-use residential community will target area artists to create an artist community that will incorporate studio space for music and craft artists.

The Residences at Greenfield Glen will have amenities such as an artist studio space, fitness area, community room, elevator, underground and surface parking, storage units, and an on-site leasing office with information on services available to our tenants. The proposed unit amenities include kitchen appliances such as refrigerator, range, oven, dishwasher, disposal, in-unit washer/dryer, central air-conditioning, cable TV/computer internet hookups, and in-unit internet included.

Thank you,

Ted Matkom

**UNIT MIX PROPOSED:**

**SOUTH BUILDING (AFFORDABLE HOUSING)**

1BR/1BA:	15 (15 BEDROOMS)
2BR/1BA:	24 (48 BEDROOMS)
3BR/2BA:	21 (63 BEDROOMS)
<b>TOTAL:</b>	<b>60 (123 BEDROOMS)</b>

**EAST BUILDING (MARKET RATE HOUSING)**

1BR/1BA:	20 (20 BEDROOMS)
2BR/1BA:	36 (72 BEDROOMS)
3BR/2BA:	30 (90 BEDROOMS)
<b>TOTAL:</b>	<b>86 (182 BEDROOMS)</b>

**TOTAL DWELLING UNITS PROPOSED: 146 (365 BEDROOMS)**

**TOTAL UNDERGROUND PARKING SPACES: 147**

**ZONING ANALYSIS**

CURRENT DISTRICT: TRANSITIONAL AGRICULTURE, MULTIFAMILY NOT PERMITTED; PLANNED DEVELOPMENT/SIP REQUIRED. STANDARDS SHOWN BELOW ARE FOR A BASE ZONING OF R-HU (HIGH DENSITY URBAN RESIDENTIAL) WHERE MULTIFAMILY WITH 8+ UNITS IS ALLOWED THROUGH CONDITIONAL USE (FROM 2025 HOUSING CODE UPDATES - ORDINANCE 2025-O-17)

**BULK STANDARDS:**

MIN. LOT AREA:	10,000 SF
MIN. LOT WIDTH:	60'
MIN. FRONT SETBACK:	10'
MIN. SIDE SETBACK:	10' (20' WHERE ABUTTING R-L DISTRICT)
MIN. SIDE STREET SETBACK:	10'
MIN. REAR SETBACK:	20' (25' WHERE ABUTTING R-L DISTRICT)
MAX. BLDG HEIGHT:	LESSER OF 45' OR THREE STORIES (UNLESS INCREASE IS PERMITTED THROUGH CONDITIONAL USE)

**BICYCLE PARKING REQUIREMENTS**

0.05 SPACES PER BEDROOM FOR LONG TERM + 0.05 SPACES PER BEDROOM FOR SHORT TERM = 11 LONG TERM SPACES + 11 SHORT TERM SPACES





