



January 21, 2026  
Deanna Schmidt, AICP  
City Planner and Zoning Administrator  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, Wisconsin 53711  
**RE: Trilogy Health Services**

Statutory Exception Request  
Community Living Arrangement Capacity (Wis. Stat. § 62.23(7)(i))

**Summary**

Pursuant to Wis. Stat. § 62.23(7)(i), the Trilogy Health Services requests approval of an exception to Community Living Arrangement (“CLA”) capacity limitation to allow establishment of a Community Living Arrangement at:

Syncopation Development , 2991 County Hwy MM  
*(NOTE: final address to be assigned upon plat/building permit approval)*

where the cumulative capacity of Community Living Arrangements within the applicable aldermanic district (District 3) has reached the statutory threshold of 25 units or one percent of the population of the district, whichever is greater.

**Background**

Wis. Stat. § 62.23(7)(i) expressly authorizes a municipality to grant exceptions to those capacity limits at the discretion of the City, and this request relies on the specific discretionary authority granted by state statute for Community Living Arrangements.

This request seeks an exception to a state-authorized capacity limitation, and is therefore evaluated based on the discretionary exception authority provided in Wis. Stat. § 62.23(7)(i).

District 3 has a Total Population of approximately 7,495 residents. Based on available Department of Health Services data, existing licensed Community Living Arrangements within Aldermanic District 3 currently meet or exceed the statutory threshold. The proposed facility would increase capacity in a controlled, campus-based setting specifically designed to manage operations, access, and neighborhood compatibility.

Trilogy Health Services is proposing a master planned continuum of care facility consisting of the following unit types:

**Independent Living:** 17 Units Total, which each of these IL units can accommodate up to two residents based on demand.

**Assisted Living:** 40 Units Total (Licensed as CBRF), which 9 of these AL Units that can accommodate up to two residents, based on demand.

**Memory Care:** 16 Units Total (Licensed), which 4 of these MC Units can accommodate two residents, based on demand.

**Skilled Nursing:** 46 Units Total.



The proposed Community Living Arrangement will comply with all applicable state licensing requirements, and only those components classified as Community Living Arrangements under Wis. Stat. § 62.23(7)(i) are subject to the statutory capacity limitation addressed by this request.

The requested exception seeks approval to:

Permit the proposed Community Living Arrangement notwithstanding that the aldermanic district CLA capacity threshold has been met; and

The requested maximum resident capacity of 153 individuals represents the full operational build-out of the master-planned continuum of care campus, inclusive of all licensed Community Living Arrangement components.

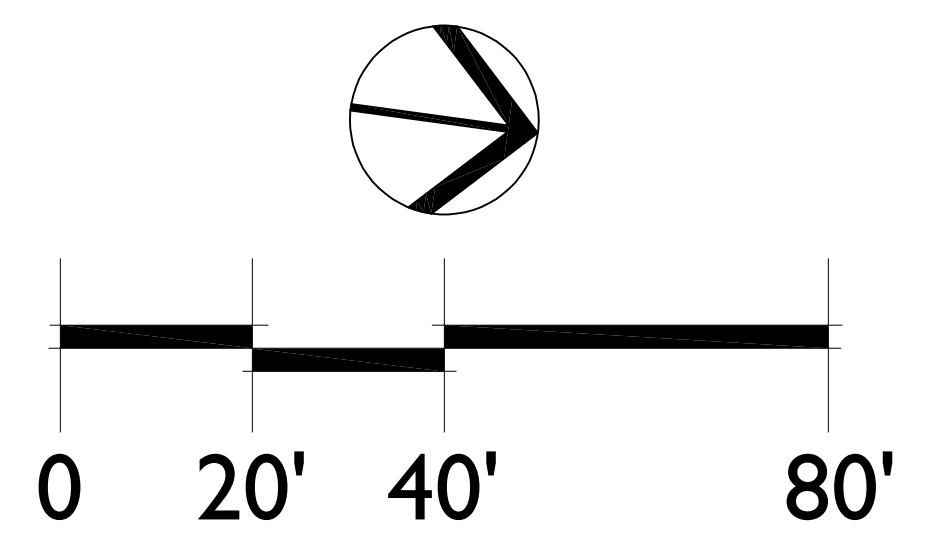
The campus setting, controlled access, and on-site management structure allow the City to mitigate operational impacts through enforceable conditions (contact person, management plan, parking/traffic controls), making this location particularly suitable for the requested exception.

Approval of this statutory exception will allow the City to accommodate a demonstrated need for senior and assisted living services within a purpose-designed campus, while maintaining compliance with state licensing requirements and protecting the health, safety, and welfare of the surrounding community.

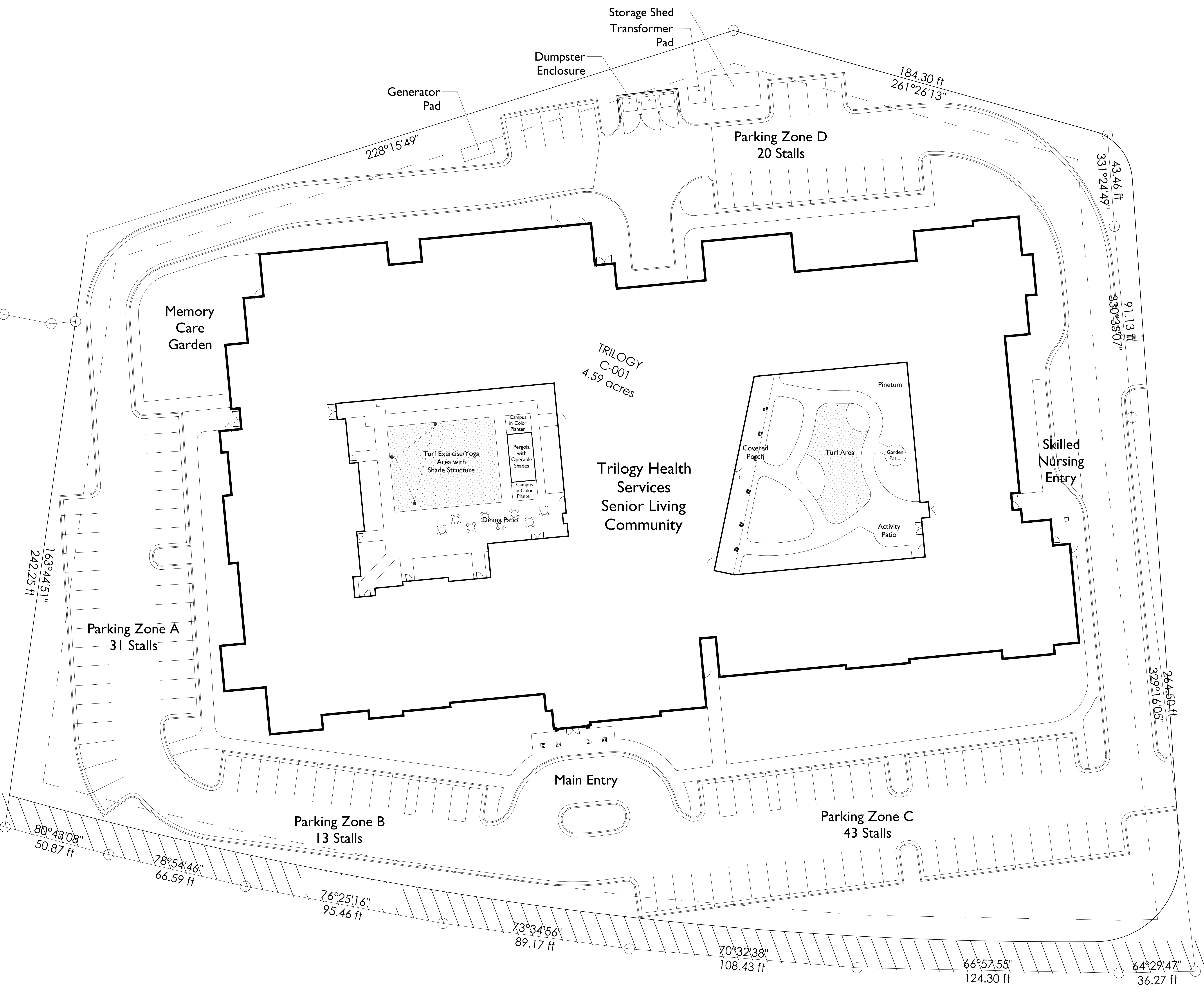
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "JBN", enclosed within a hand-drawn oval.

Joseph B Nawrocki  
Director Development



STORMWATER  
SW-001  
0.85 acres



No.	Description	Date
3	Revise Parking	01-26-2026
3	Revise Parking	12-22-2025
2	Revise Drive	12-16-2025
1	Site Study A	12-12-2025

Document Release

INTERIM REVIEW  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

Sheet Name

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Sheet Number