



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

# REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the PUD-SIP district to the PUD-SIP district the following described property:

1. **Location of Property/Street Address:** Highfield Reserve Neighborhood

**Legal Description** - (Metes & Bounds, or Lot No. And Plat):

See Attached

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: **planning@fitchburgwi.gov**

2. **Proposed Use of Property - Explanation of Request:**

PUD: Single Family

3. **Proposed Development Schedule:** 2026-

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to **planning@fitchburgwi.gov**. Additional information may be requested.

**Type of Residential Development** (If Applicable): Single Family

**Total Dwelling Units Proposed:** \_\_\_\_\_ **No. Of Parking Stalls:** \_\_\_\_\_

**Type of Non-residential Development** (If Applicable): \_\_\_\_\_

**Proposed Hours of Operation:** \_\_\_\_\_ **No. Of Employees:** \_\_\_\_\_

**Floor Area:** \_\_\_\_\_ **No. Of Parking Stalls:** \_\_\_\_\_

**Sewer:** Municipal  Private  **Water:** Municipal  Private

**Current Owner of Property:** DKHR Lands LLC, VH Highfield LLC.

**Address:** 6801 South Towne Drive, Madison WI 53713 **Phone No:** \_\_\_\_\_

**Contact Person:** [REDACTED], Vandewalle & Associates

**Email:** [REDACTED]

**Address:** 120 East Lakeside Street, Madison, WI 53715 **Phone No:** [REDACTED]

**Respectfully Submitted By:** [REDACTED] [REDACTED]  
 Owner's or Authorized Agent's Signature      Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

**For City Use Only:** **Date Received:** \_\_\_\_\_ **Publish:** \_\_\_\_\_ and \_\_\_\_\_  
**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_  
**Permit Request No.** \_\_\_\_\_



# VANDEWALLE & ASSOCIATES INC.

To: Deanna Schmidt  
From: Brian Munson  
CC: Matt Brink  
Dan Day  
Date: March 23, 2026  
Re: Highfield Reserve: Garage Setback Minor Amendment

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Attached please find a request for a minor amendment to the adopted CDP/SIP for the Highfield Reserve Neighborhood adding clarifying language for the front yard setback standards for front loaded garages within District II. This amendment does not change the requirement for a 2' setback from the front façade of the building but instead clarifies the intent of the standard which was designed to require the garage to be recessed in relationship to the primary house elements to focus the street view on the home. This would regulate both single story and two-story homes but largely clarifies the standard as it relates to the single-story elevations where garage gables become a larger element of the front facade.

## ***Highfield Reserve: District II***

Existing Language:

Page 14: Character Guidelines

- Garages will be set back a minimum of two feet from the front façade of the house to ensure that the garage does not dominate the façade of the house.

Proposed Language:

Page 14: Character Guidelines

- Garages will be set back a minimum of two feet from the closest front façade element of the house

**Example Houses:**



**Surrounding Neighborhood Context/Examples:**

2565 Notre Dame Drive:



2568 Notre Dame Drive:



5319 Clare Drive:



2592 Holstein Lane:



**Legal Description:**









55, 56, 58-71, 177-210 and 227-269 Highfield Reserve Plat

**Parcel ID's:**

55	060915405452
56	060915405562
58	060915405782
59	060915405892
60	060915406002
61	060915406012
62	060915406122
63	060915406232
64	060915406342
65	060915406452
66	060915406562
67	060915406672
68	060915406782
69	060915406892
70	060915407002
71	060915407012
177	060915440672
178	060915440782
179	060915440892
180	060915441002
181	060915441012
182	060915441122
183	060915441232
184	060915441342
185	060915441452
186	060915441562
187	060915441672
188	060915441782
189	060915441892
190	060915442002
191	060915442012

192	060915442122
193	060915424232
194	060915424452
195	060915424342
196	060915424562
197	060915424672
198	060915414892
199	060915414992
200	060915415002
201	060915460012
202	060915460122
203	060915460342
204	060915460342
205	060915460452
206	060915460562
207	060915460672
208	060915460782
209	060915460892
210	060915461002
227	060915426672
228	060915426782
229	060915426892
230	060915427002
231	060915427012
232	060915427122
233	060915427232
234	060915427342
235	060915427452
236	060915427562
237	060915427672
238	060915427782
239	060915427892

240	060915428002
241	060915428012
242	060915428122
243	060915428232
244	060915428342
245	060915428452
246	060915428562
247	060915428672
248	060915428782
249	060915428892
250	060915429002
251	060915429012
252	060915429232
253	060915429232
254	060915429342
255	060915429452
256	060915429562
257	060915429672
258	060915429782
259	060915429892
260	060915430002
261	060915430012
262	060915430122
263	060915430232
264	060915430342
265	060915430452
266	060915430562
267	060915430672
268	060915430782
269	060915430892

Legend		
<b>Proposed Single Family</b>		
 Alley Accessed (37')	69	13.9%
 Alley Accessed (45')	67	13.5%
 Street Accessed (51')	8	1.6%
 Street Accessed (59')	56	11.3%
 Street Accessed (65')	37	7.4%
 Street Accessed (69')	20	4%
<b>Subtotal</b>	<b>257</b>	<b>51.7%</b>
<b>Proposed Attached Single Family</b>		
 Twin Homes (Alley)	12	2.4%
<b>Subtotal</b>	<b>12</b>	<b>2.4%</b>
<b>Proposed Multi-Family</b>		
 Multi-Family	228	45.9%
<b>Subtotal</b>	<b>228</b>	<b>45.9%</b>
<b>Total Units</b>	<b>497</b>	<b>100%</b>



# HIGHFIELD RESERVE

## FITCHBURG, WISCONSIN

REVISED : 3.23.26  
 SCALE : 1" = 300'

SIP  
 Amendment  
 Area

