

City of Fitchburg

Comprehensive Plan Minor Amendment

Due: March 17, 2026



A. Sponsored by

(Sponsors must include a minimum of three alders and/or the mayor. Please list sponsors below. Sponsor's signatures are required in Item E below)

Logan Reigstad
Donald Dantzler
Gabriella Gerhardt

B. Proposed Minor Amendment

(Refer to the page numbers, table numbers or other specific references within the Adopted Comprehensive Plan 2030 that would be changed by the proposed minor amendment. Provide additional documents and maps as needed.)

The property is designated as Mixed-Use and Low-Density Residential currently. It is located within the McGaw Park Neighborhood Plan area. The 4.42-acre site is divided into two primary zones: A 1.8-acre portion is zoned MU (Mixed Use) and A 2.62-acre portion is zoned Low-Density Residential. This proposed minor amendment includes the following changes.

Future Land Use Map (Map 4.3): propose changing the current Mixed-Use/Low-Density Residential designations to Medium-High Density Residential (MHDR). Refer to the density ranges defined on Page 4-17 of the Land Use Element.

McGaw Park Neighborhood Plan (Appendix A): refer to Map 8-1 (or the equivalent Future Land Use map within the neighborhood plan) to re-designate these parcels for higher-density residential use.

C. Intent of the Minor Amendment

(Refer to [Chapter 5, page 5-4](#) of the Comprehensive Plan for Minor Amendment Review Guidelines. attach proposed site plans and related information to describe the intent.)

AY Development Group proposes a high-quality residential community consisting of 64 townhome units on a 4.42-acre site (Outlot 1 of CSM 15629). This project aims to fulfill the critical demand for medium-density housing by providing a density of approximately 14.5 units per acre. This density is

consistent with the City's goal to offer diverse housing types that transition between high-intensity commercial zones and lower-density neighborhoods.

The project is architecturally designed as five distinct townhome buildings, strategically positioned to balance density with open green space. To support residents at various stages of life—from young professionals to growing families—the development offers a thoughtful mix of 2-bedroom and 3-bedroom units.

Site map attached.


D. Property Information

(Provide the legal description of the parcel or parcels subject to the change future land use change. Also please provide the Dane County Parcel numbers. If a survey of the parcel(s) is available please attach.)

OUTLOT 1 CSM 15629 CS113/122&125-3/4/2021 F/K/A LOT 1 CSM 3060 CS12/59&61-12/12/78 F/K/A LOT 1 CSM 3005 CS11/439&441-10/18/78 DESCR AS SEC 15-6-9 PRT NE1/4NE1/4 (4.420 ACRES)
CSM attached.

E. Required Signatures

Property Owner's Signature  Samuel L Cooke 03/16/26

Alder's Signature  Signed by: Samuel L Cooke
Donald D. Dantzyler Jr.
F84BF4064E5D42B...

Alder's Signature  Signed by:
[Signature]
0B270C5426F1E2

Alder's Signature [Signature]

Mayor's Signature _____

F. Information Regarding the Neighborhood Meeting

(A neighborhood meeting is required and shall be held prior to the Plan Commission meeting. Provide the following information prior to the Plan Commission meeting: 1) Location and date of the meeting; 2) How neighbors were notified; 3) Numbers of people in attendance; 4) Any comments received; and 5) Any changes / modifications made in response to comments received.)

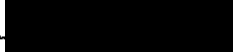
Neighborhood meeting will be scheduled for end March 2026 to gather feedback

G.Applicant Contact Information

Name 

Company AY Development LLC

Address 1824 Waldorf Blvd Unit 118, Madison, WI 53719

Phone Number 

Email 

CERTIFIED SURVEY MAP

LOCATED IN:

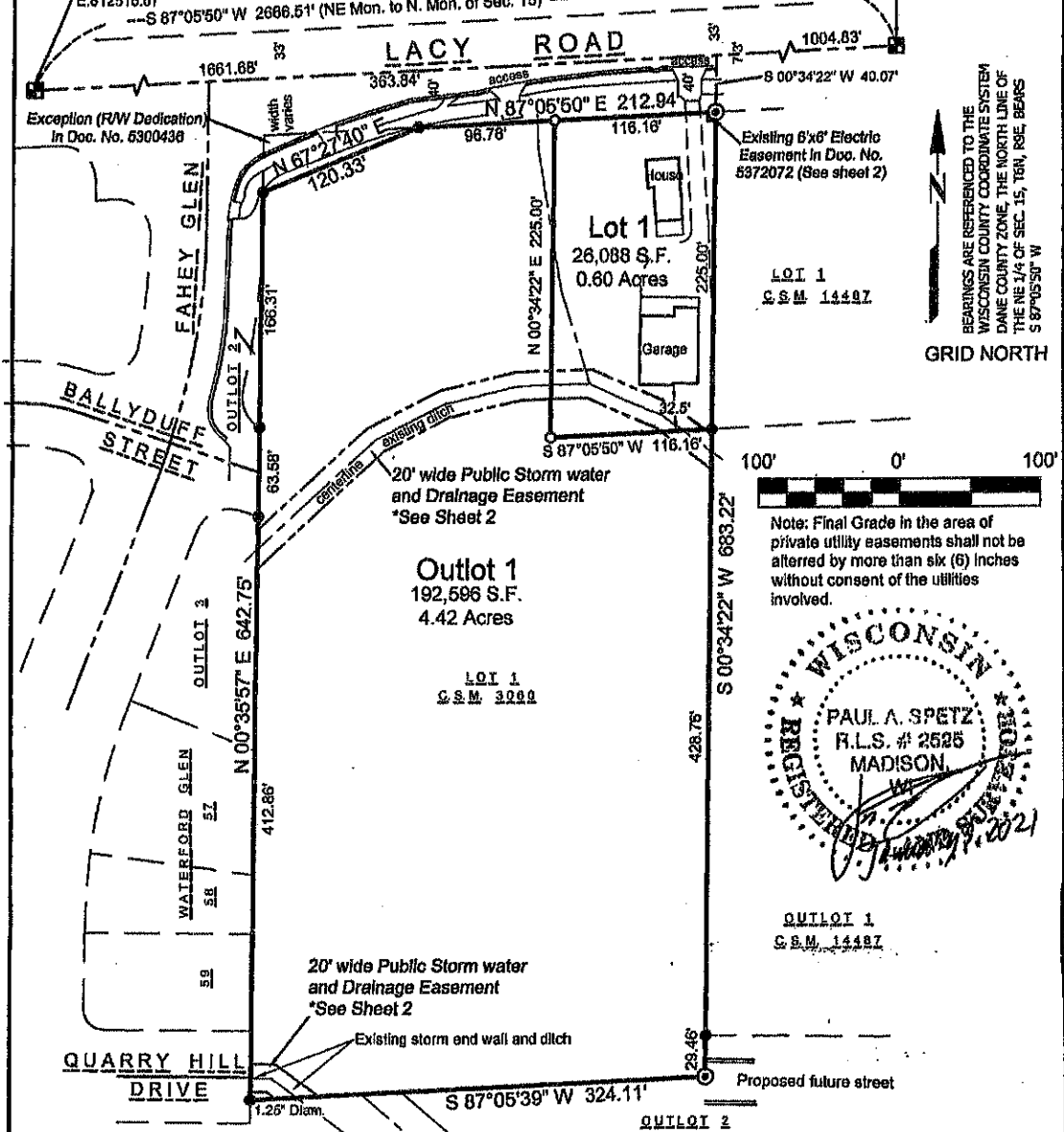
LOT ONE (1) OF CERTIFIED SURVEY MAP NUMBER 3060, RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 69-81, AS DOCUMENT NO. 1803724, IN THE NE 1/4 OF THE NE 1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

This C.S.M. Contains
218,684 S.F.
5.02 Acres

NOTE: all PLSS
witness monuments
were found and verified.
A-E 7.08(1)(c)

Northeast of Section 15
T6N, R9E, Found Survey Nail
N:458308.89'
E:815179.76'

North of Section 15
T6N, R9E, Found Survey Nail
N:458173.85'
E:812518.87'



MAP NO. 15629
DOCUMENT NO. 5701298
VOLUME 113 PAGE 122

CERTIFIED SURVEY MAP

LOCATED IN:

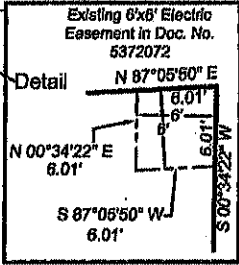
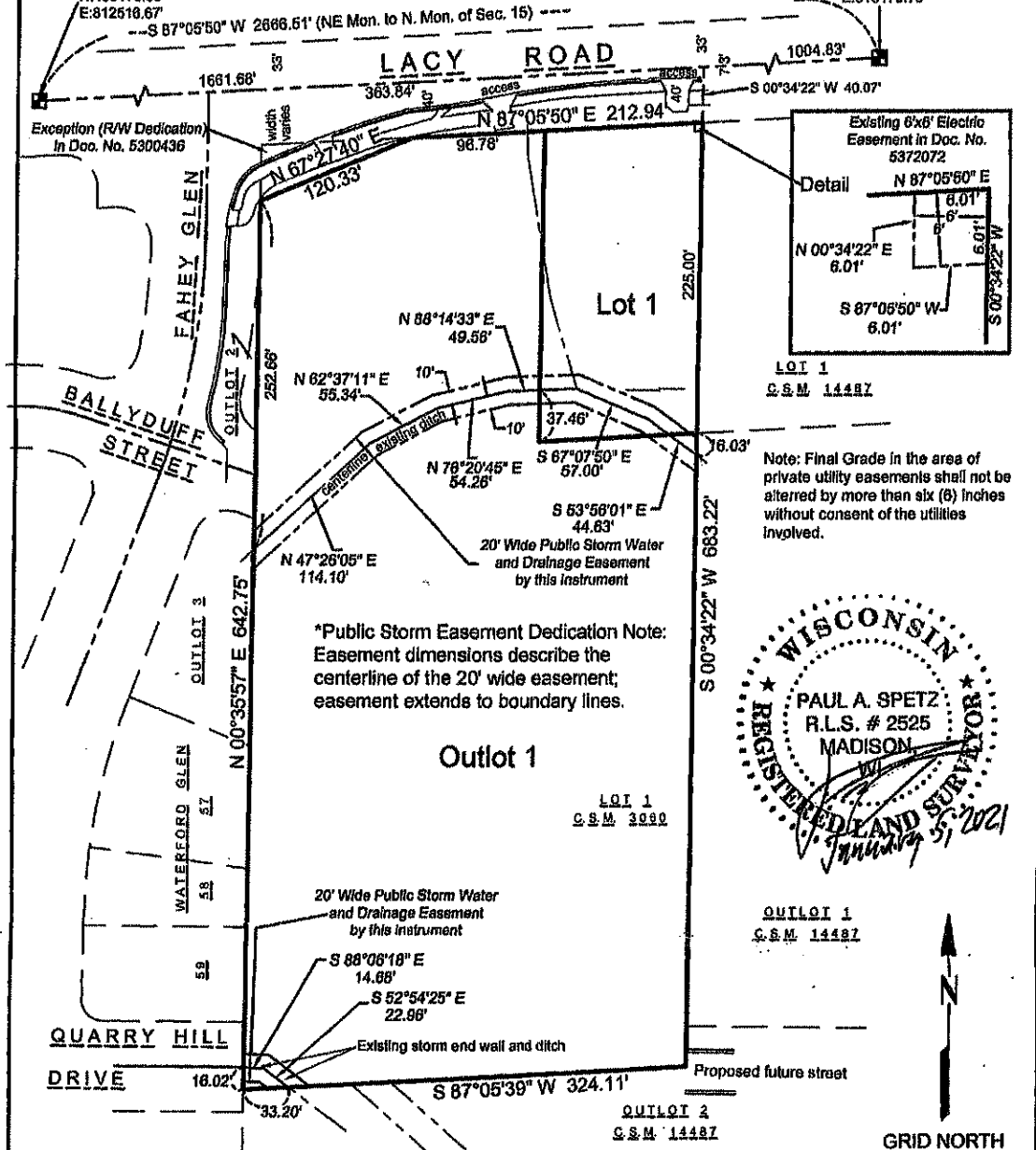
LOT ONE (1) OF CERTIFIED SURVEY MAP NUMBER 3080, RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 59-61, AS DOCUMENT NO. 1603724, IN THE NE 1/4 OF THE NE 1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



Easement Map

North of Section 15
T6N, R9E, Found Survey Nail
N:456173.85'
E:812518.67'

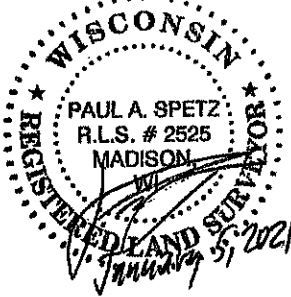
Northeast of Section 15
T6N, R9E, Found Survey Nail
N:456308.89'
E:816179.78'



LOI 1
C.S.M. 14487

Note: Final Grade in the area of private utility easements shall not be altered by more than six (6) inches without consent of the utilities involved.

*Public Storm Easement Dedication Note:
Easement dimensions describe the centerline of the 20' wide easement; easement extends to boundary lines.



OUTLOT 1
C.S.M. 14487

LOI 1
C.S.M. 3080

OUTLOT 2
C.S.M. 14487



MAP NO. 15629
DOCUMENT NO. 5701298
VOLUME 113 PAGE 123

CERTIFIED SURVEY MAP

LOCATED IN:

LOT ONE (1) OF CERTIFIED SURVEY MAP NUMBER 3060, RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 59-61, AS DOCUMENT NO. 1603724, IN THE NE 1/4 OF THE NE 1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Samuel L. Cooke III and Kaye E. Cooke, owners of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Legal description: Per Wi Statute 236.34(1m)(d)(2)

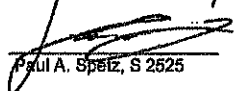
That portion of the NE 1/4 of the NE 1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

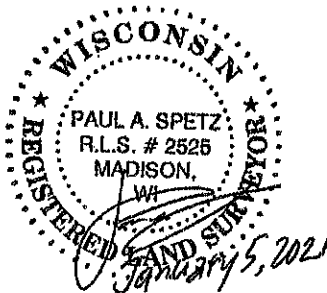
Lot One (1) of Certified Survey Map Number 3060, as Recorded in Volume 12 of Certified Survey Maps, pages 59-61, as Document No. 1603724, in the NE 1/4 of the NE 1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin, Excepting therefrom those lands dedicated for the Right-of-way of Lacy Road in Document No. 6300436.

This description contains an area of 218,684 Square Feet or 5.02 Acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and Chapter 15, Land Division Ordinance of City of Fitchburg in surveying, dividing, and mapping the same.

Dated this 5th day of January, 2021.


Paul A. Spetz, S 2525



SURVEYED BY:
ISTHMUS SURVEYING, LLC
460 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com
isthmussurveying@sbcglobal.net

SURVEYED FOR:
SAM AND KAYE COOKE
5335 LACY ROAD
FITCHBURG, WI 53711
(608) 444.5338

MAP NO. 15629
DOCUMENT NO. 5701298
VOLUME 113 PAGE 124

CERTIFIED SURVEY MAP

LOCATED IN:

LOT ONE (1) OF CERTIFIED SURVEY MAP NUMBER 3060, RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 59-61, AS DOCUMENT NO. 1803724, IN THE NE 1/4 OF THE NE 1/4 OF SECTION 15, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

We, Samuel L. Cooke III and Kaye E. Cooke, as owners, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the Wisconsin State Statutes and Chapter 15, City of Fitchburg Land Division Ordinance, to be submitted to the City of Fitchburg for approval.

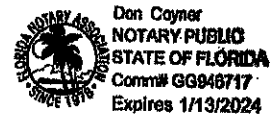
Witness the hand and seal of said owner this 12th day of January, 2021.

By: Samuel L. Cooke III Kaye E. Cooke
Samuel L. Cooke III Kaye E. Cooke

State of Florida
County of Hillsborough ss

Personally came before me this 12 day of January, 2021, the above named Samuel L. Cooke III and Kaye E. Cooke, owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: 1/13/2024
Notary Public, State of Wisconsin
Florida



CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications and public easements shown hereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Dated 1st day of March, 2021.

Tracy Oldenburg
Tracy Oldenburg, City Clerk
Fitchburg, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording on this 4th day of March, 2021,
at 11:39 o'clock A. m. and recorded in recorded in Volume 113 of
Certified Survey Maps on pages 122-125, as Document Number 5701298.
Kristi Chlebowski, by,
Cherylann Meyer, Deputy
Kristi Chlebowski, Dane County Register of Deeds

MAP NO. 15629
DOCUMENT NO. 5701298
VOLUME 113 PAGE 125

