

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)

See Signature lines, below.

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 proposed minor amendment is to change the zoning and use for the properties located at 2727 Ski Lane, 2733 Ski Lane, and 2747 Ski lane in the City of Fitchburg from Commercial to Medium-High Residential use. Refer to Map 4.3 on page 4-15 of the Comprehensive Plan-2020-update-2021

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.)

The intent of the Minor Amendment to the City of Fitchburg Comprehensive Plan is to direct the use for the named parcels from Business to Medium-High Density Residential use that is the use currently designated immediately to the North of these parcels, in order to develop affordable housing units that will be directly owned by the residents.

The change is consistent with the overall goals and objectives of the Comprehensive Plan. • The change does not create an adverse impact on public facilities and services. • Development resulting is consistent with the physical character of the surrounding

neighborhood, as its new designation is the same as the current designation to the land immediately to the North of these parcels. • The change allows a more viable transition to the planned uses on adjacent properties than the current land use. • The changes do not have a significant adverse impact on the natural environment including trees, slopes, and groundwater. • There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service, to accommodate the need for more affordable housing. • The change helps the City meet its affordable housing goals. • The change does not adversely impact any landmarks or other historically significant structures or properties.

D. Property Information

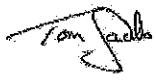
(Provide the legal description of the parcel or parcels subject to the change future land use change. Also please provide the Dane County Parcel numbers. If a survey of the parcel(s) is available please attach.)

See attached Certified Survey for legal descriptions.

Parcel numbers and addresses:

2727 Ski Lane, Dane County parcel # 070935499050
2747 Ski Lane, Dane County parcel # 070935499450

E. Required Signatures

Property Owner's Signature _____  _____

Tom Jacobs, MM Ski Lane Properties, LLC

Alder's Signature _____

Gabriella Gerhardt

Alder's Signature _____

Joe Maldonado

Alder's Signature Donald D. Dantzler Jr.
Donald D. Dantzler Jr. (Mar 16, 2026 15:04:05 CDT)

Donald Danzler

Alder's Signature _____

Logan Reigstad

Mayor's Signature Julia Arata-Frattra
Julia Arata-Frattra (Mar 13, 2026 18:20:34 CDT)

Julia Arata-Frattra

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.) Meetings to be held prior to Plan Commission meeting.

G. Applicant Contact Information

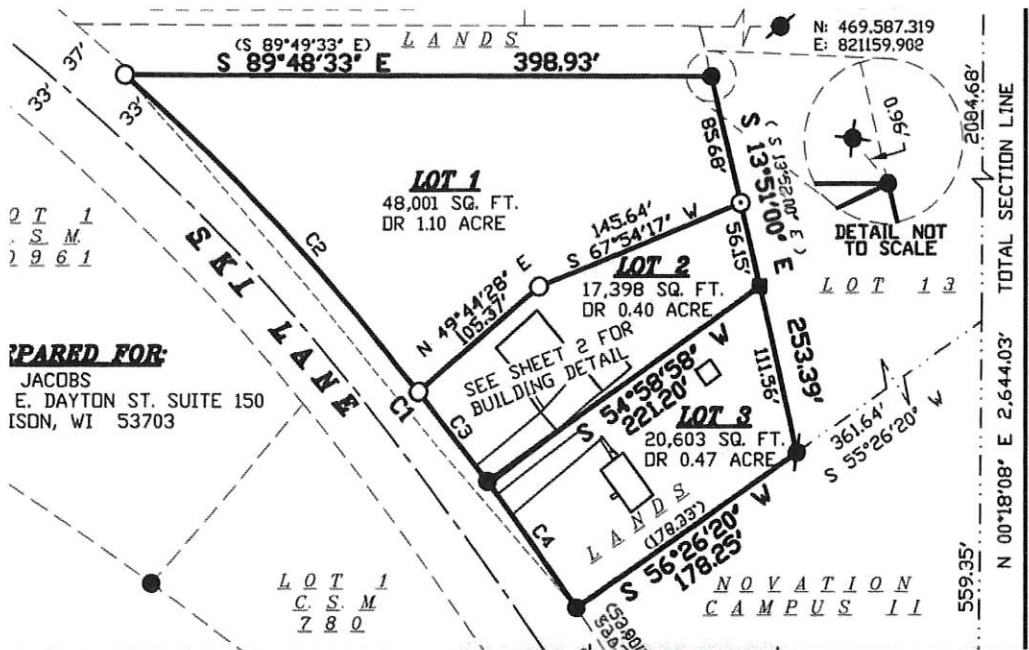
Name. [Redacted]

Company Ski Lane Properties LLC

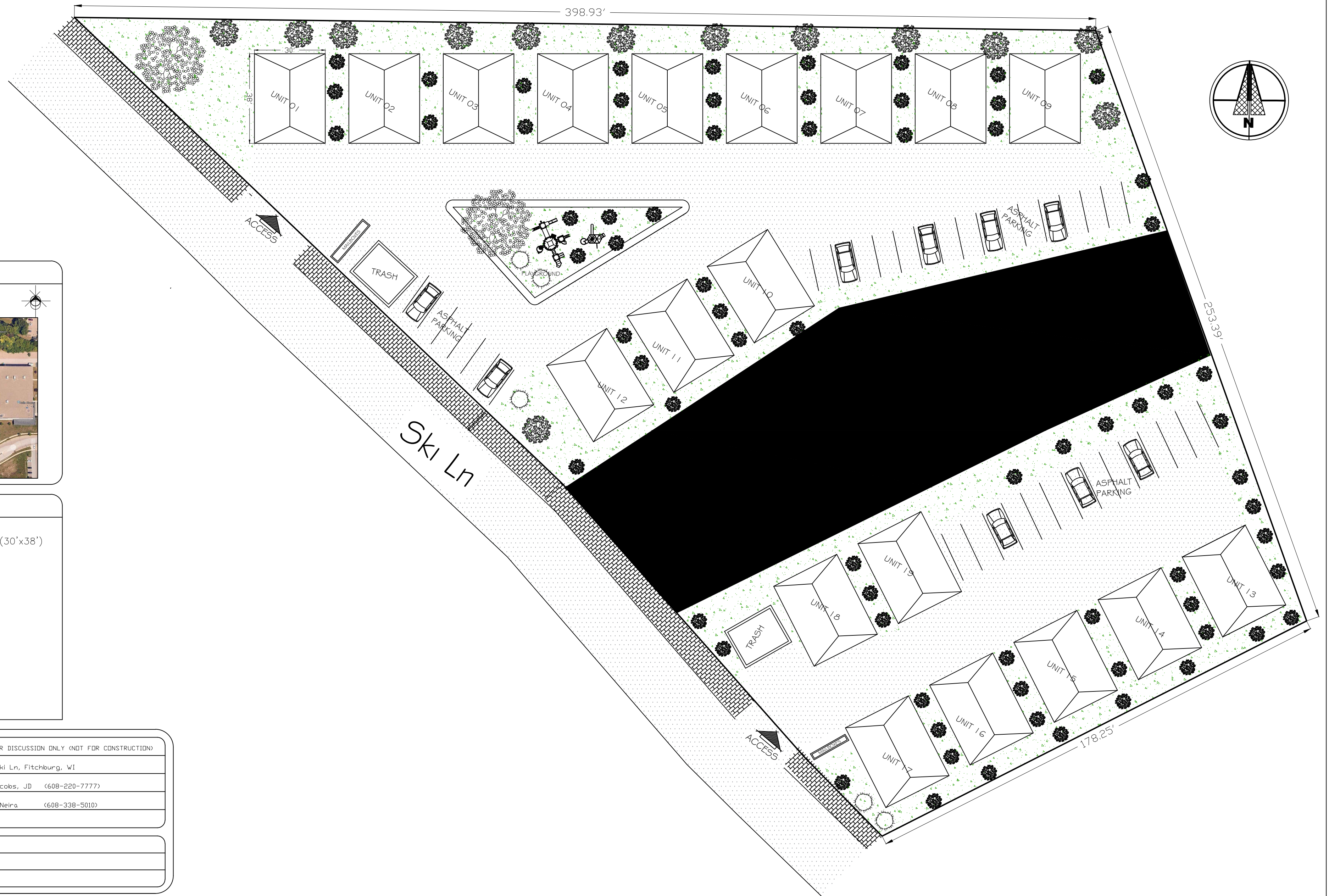
Address ___812 E Dayton St, Suite 150_____

Phone Number [Redacted] _____

Email [Redacted] _____



Signature: 
 Logan Reigstad (Mar 13, 2026 18:03:41 CDT)
 Email: logan.reigstad@fitchburgwi.gov



LOCATION



PROJECT INCLUDES:

Building Type: Bungalow homes (30'x38')
 Total homes: 19



SKI LANE PROJECT—FOR DISCUSSION ONLY (NOT FOR CONSTRUCTION)
 LOCATION 2727 Ski Ln, Fitchburg, WI
 OWNER Tom Jacobs, JD (608-220-7777)
 W.S.R.E. BROKER Javier Neira (608-338-5010)



DESIGN DEVOLMENT
 CT INSIGHT LLC
 PROJECT No 01-010
 DATE MARCH 2026