



## CITY OF FITCHBURG

Planning Department

5520 Lacy Road  
Fitchburg, WI 53711-5318

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[www.fitchburgwi.gov](http://www.fitchburgwi.gov)

### NOTICE PUBLIC HEARING April 21, 2026

**PLEASE TAKE NOTICE** that the Plan Commission of the City of Fitchburg, Dane County, Wisconsin will hold a public hearing on **Tuesday, April 21, 2026** at 6:30 p.m. in the Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI 53711 regarding rezoning of properties to conform to the City's Farmland Preservation Plan, formally described by their parcel numbers below. Additional information may be obtained from the Planning Department or <https://www.fitchburgwi.gov/2379/Zoning>

**Exclusive Agriculture (A-X) to Transitional Agriculture (A-T):** 060918181005, 060918185001, 060918180006, 060918190004, 060918195009, 060915380000, 060915385005, 060936395012, 060917211002, 060917180008, 060917195001, 060917281006, 060917281257

**Exclusive Agriculture (A-X) to Low Density Residential (R-L):** 060923148121, 060923148238, 060923148345, 060923148452, 060923148676, 060923148783, 060923148014, 060923148569, 060934292801

**Exclusive Agriculture (A-X) to Rural Residential (R-R):** 060923148890, 060923192716, 060923193000

At the above indicated time, all interested persons will be given an opportunity to speak.

March 31, 2026  
Date

Deanna H Schmidt  
Zoning Administrator

For publication in the Wisconsin State Journal legals on Tuesday, April 7, 2026, and April 14, 2026.

Mayor Arata-Fratta  
Introduced by

Planning  
Drafted by

Agriculture & Rural Affairs  
Plan Commission  
Referred to

April 21, 2026  
Date

**ORDINANCE NO. 2026-O-07**

**ZONING ORDINANCE AMENDMENT, APPROVING REZONING PROPERTIES TO CONFORM TO THE ADOPTED FARMLAND PRESERVATION PLAN**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-O-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council;

WHEREAS, the Common Council of the City of Fitchburg adopted the most recent Farmland Preservation Plan by Resolution R-187-25, on the 28<sup>th</sup> day of October 2025;

WHEREAS, only those properties designated as farmland preservation by the Farmland Preservation Plan may be zoned Exclusive Agriculture (A-X) and twenty-five parcels are zoned A-X but not designated as farmland preservation by the Farmland Preservation Plan;

WHEREAS, the Agriculture and Rural Affairs Committee of the City identified and notified property owners whose lands were required to be rezoned out of A-X to conform to the Farmland Preservation Plan;

WHEREAS, the Agriculture and Rural Affairs Committee of the City has recommended approval of the rezoning update to conform to the Farmland Preservation Plan, and

WHEREAS, the Plan Commission of the City has recommended approval of the rezoning to conform to the Farmland Preservation Plan following a public hearing held before the Plan Commission on April 21, 2026;

NOW, THEREFORE, the City Council of the City of Fitchburg does ordain as follows:

The zoning district maps of the City of Fitchburg shall be amended as follows for the following described properties below:

**Exclusive Agriculture (A-X) to Transitional Agriculture (A-T):**

| PARCEL NO    | Owner                          | Property Address        |
|--------------|--------------------------------|-------------------------|
| 060918181005 | FITCHBURG HILLS LLC            | 6131 LACY RD            |
| 060918185001 | FITCHBURG HILLS LLC            | 6147 LACY RD            |
| 060918180006 | FITCHBURG HILLS LLC            | 6117 LACY RD            |
| 060918190004 | FITCHBURG HILLS LLC            | No address              |
| 060918195009 | FITCHBURG HILLS LLC            | No address              |
| 060915380000 | BOWMAN FARMS INC               | No address              |
| 060915385005 | BOWMAN FARMS INC               | No address              |
| 060936395012 | OREGON SCHOOL DISTRICT         | No address              |
| 060917211002 | OBRIEN BROTHERS PROPERTIES LLC | No address              |
| 060917180008 | VERONA AREA SCHOOL DISTRICT    | 2667 & 2673 MUTCHLER RD |
| 060917195001 | VERONA AREA SCHOOL DISTRICT    | No address              |
| 060917281006 | MICH-WISC PIPE LINE CO         | 5997 LACY RD            |
| 060917281257 | NORTHERN NATURAL GAS CO        | 6005 LACY RD            |

**Exclusive Agriculture (A-X) to Low Density Residential (R-L):**

| PARCEL NO    | Owner              | Property Address      |
|--------------|--------------------|-----------------------|
| 060923148121 | FITCHBURG, CITY OF | 2316 S SYENE RD       |
| 060923148238 | FITCHBURG, CITY OF | 2312 S SYENE RD       |
| 060923148345 | FITCHBURG, CITY OF | 5133 CURRY CT         |
| 060923148452 | SCOTT LESCH        | 5129 CURRY CT         |
| 060923148676 | SCOTT P LESCH      | 5121 CURRY CT         |
| 060923148783 | CODY R NELSON      | 5117 CURRY CT         |
| 060923148014 | FITCHBURG, CITY OF | 2320 S SYENE RD       |
| 060923148569 | SCOTT P LESCH      | No address            |
| 060934292801 | DAVID J JINDRA     | 5526 COUNTY HIGHWAY M |

**Exclusive Agriculture (A-X) to Rural Residential (R-R):**

| PARCEL NO    | Owner                    | Property Address          |
|--------------|--------------------------|---------------------------|
| 060923148890 | IRON GATE PROPERTIES LLC | 5113 CURRY CT APT 1, 2, 3 |
| 060923192716 | AMY L SCHULZ             | 2304 S SYENE RD           |
| 060923193000 | IRON GATE PROPERTIES LLC | No address                |

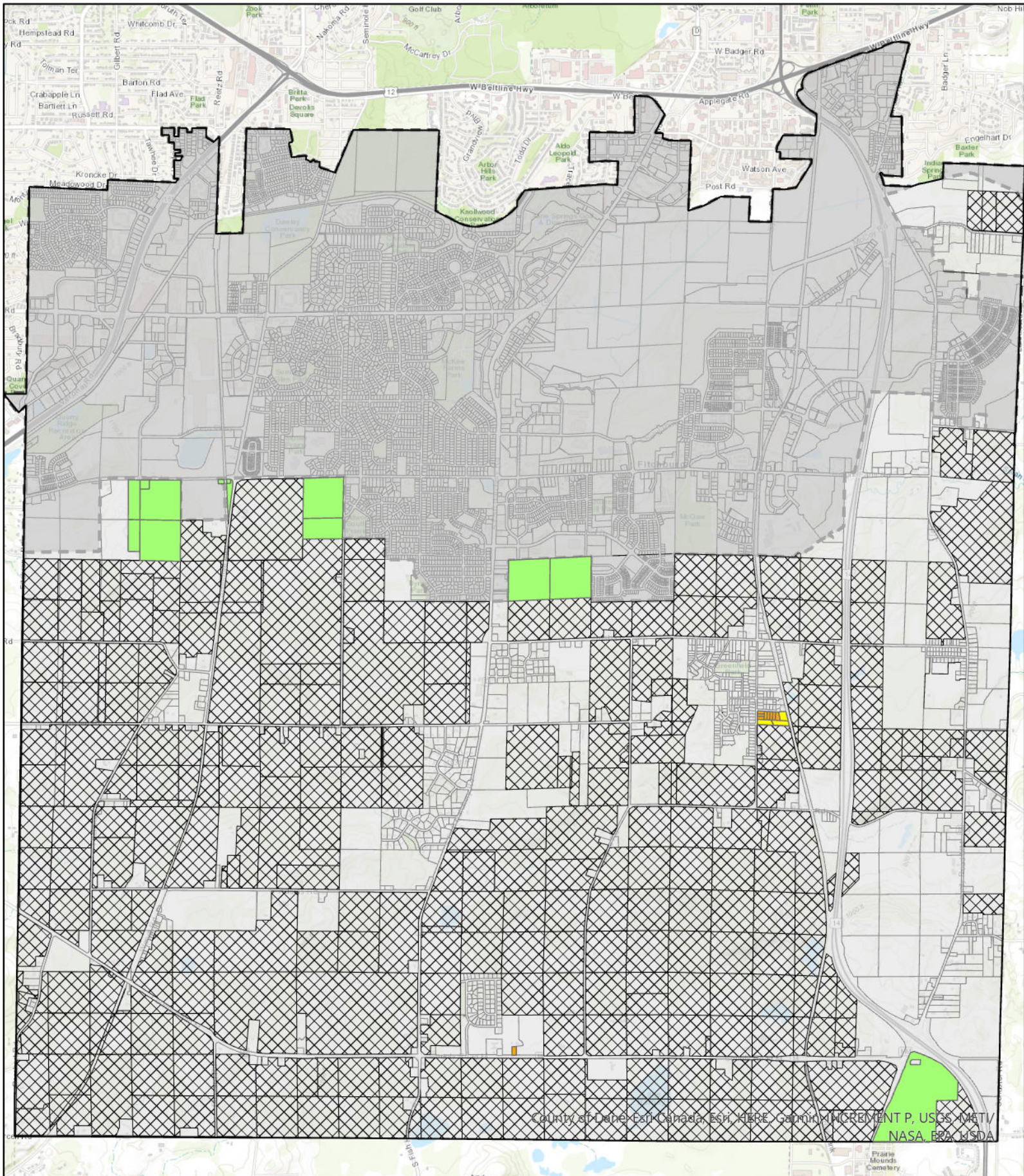
This ordinance shall take effect on the day after its publication.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tracy Oldenburg, City Clerk

Published: \_\_\_\_\_

\_\_\_\_\_  
Julia Arata-Fratta, Mayor



County of Dane Esri Canada Esri HERE Garmin INCREMENT P, USGS, MET/ NASA, ERA, USDA



Disclaimer: The City is not liable for any deficiencies in the completeness, accuracy, content or fitness for any particular purpose or use of any public data set, or application utilizing such data set, provided by any third party.

|                             |                          |
|-----------------------------|--------------------------|
| Urban Service Area          | New Zoning District      |
| Farmland Preservation Areas | Low Density Residential  |
| City Limits                 | Rural Residential        |
| Parcels                     | Transitional Agriculture |

### 2026 A-X Zoning Changes Proposed Zoning Districts

Date: 3/23/2026 3:28 PM  
 Source: City of Fitchburg, County of Dane  
 Created By: City of Fitchburg Planning & Zoning Department N

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