

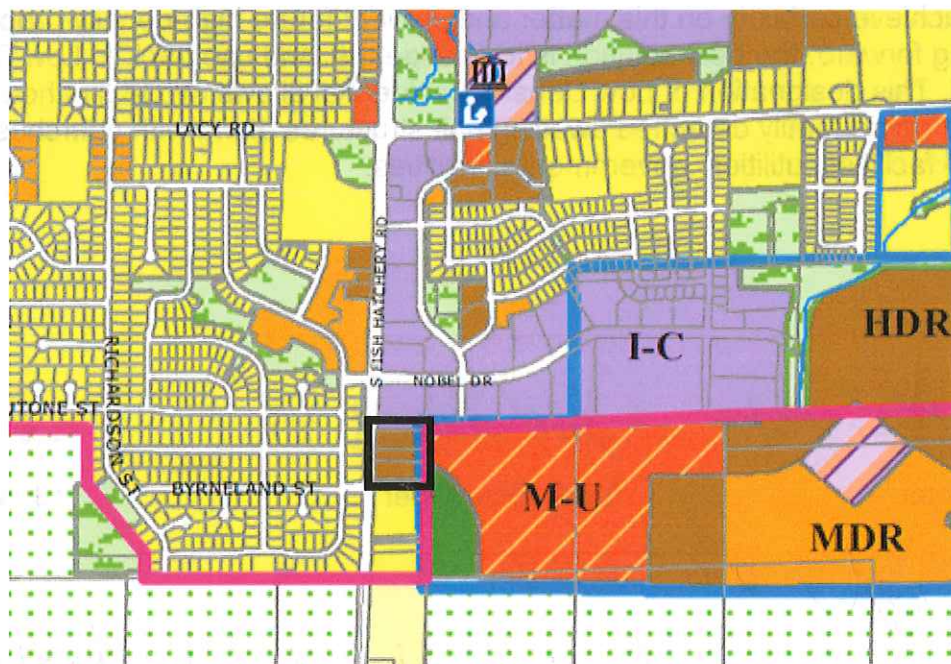
City of Fitchburg Comprehensive Plan Minor Amendment

Sponsored by: Carpenter, Rice, Schroeder



Proposed Minor Amendment:

2556 South Fish Hatchery Road; Randy Koth, owner. Specifically, these are described as 4 tax parcels addressed as 2546 and 2556 S. Fish Hatchery Road in the Fitchburg Comprehensive Plan Land Use on page 4 – 16. The black outline on the map below identifies these four tax parcels. The brown color illustrates the currently adopted future land use designation, High Density Residential (HDR). The proposed amendment is to change the future land use designation to Low Density Residential (LDR).



Intent of the Minor Amendment:

The intent of this minor amendment is to change the land use back to what it was previously, Low Density Residential. The parcel's land use was changed from Low Density Residential (LDR) to High Density Residential (HDR) at the September 10, 2014 Common Council meeting.

Since that time, there have been several high-density proposals brought forward in the

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past few years. In 2017, and in response to significant citizen opposition to a high-density proposal, Alders Richardson, Carpenter and Hartmann introduced a minor comprehensive plan amendment effort to address this matter and encourage other development uses. The amendment provided an Industrial-Commercial (I-C) option.

After that amendment was adopted, two high-density proposals came forward that brought significant opposition from residents. The most recent proposal was denied by the Plan Commission on March 19, 2019 as well as the Common Council on April 23, 2019. Many concerns from residents, Plan Commissioners and Alders have been discussed and range from increased and unsafe traffic, poor sightlines for motorists due to the topography of Fish Hatchery Road, storm water management, lack of amenities and access to parks, public transportation and retail, as well as concerns relating to there being only one access driveway in and out of the property.

The Plan Commission and Common Council have expressed concerns about this parcel if the land use stays High Density Residential. For residents and interested business entities to achieve certainty on this matter and prevent future high-density proposals from coming forward, the best solution is to change the land use back to Low Density Residential. This designation of Low Density Residential allows two to five housing units per acre for single-family detached dwelling unit structures along with churches, educational facilities, utilities, governmental facilities.

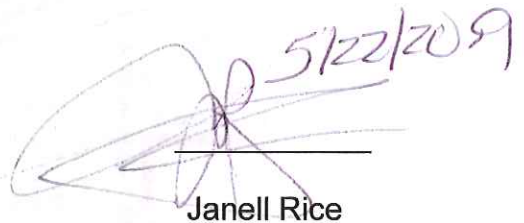
Alders:

 5/22/19

Dan Carpenter

 5/22/19

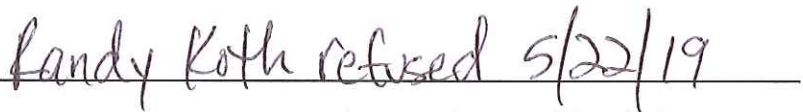
Sarah Schroeder

 5/22/2019

Janell Rice

 6-20-19

Property Owner's Signature:

 Randy Koth refused 5/22/19