

Goals and Policies Northeast Neighborhood Plan City of Fitchburg

Goals and policies ultimately guide the planning process. These goals and policies will ensure that all future development reflects the collective interests of City of Fitchburg residents as well as concerned residents of neighboring communities. Goals and policies have been thoroughly discussed and evaluated for the entire City by Fitchburg residents and concerned neighbors prior to this neighborhood plan.

Goals are broad statements that reflect the desired outcome of the planning process. The City has identified the Northeast Neighborhood as an area for possible future growth. Therefore, the goals for the Northeast Neighborhood are identical to the goals of the General Land Use Plan, the FUDA study, and the draft Comprehensive Plan goals as developed to date.

Policies are specific steps and when collectively attained result in complete success of the individual goal. Where the goals of the entire City should reflect the goals of the Northeast Neighborhood, the policies of the entire City may not reflect the individual neighborhood. Specific guidelines have been generated to reflect the neighborhood and will guarantee the success of the Northeast Neighborhood Plan.

General Community Development

To attain a pattern of community development that includes environments suited to a variety of needs, including privacy, productivity, convenience, beauty, and diversity.

To develop a compact urban community that is both visually and functionally distinct from its agricultural community.

- Encourage development that is compatible with adjacent land uses.
- Ensure that when the Northeast Neighborhood is completely built-out it is an interconnected neighborhood, mandate that future development proposals also include neighboring properties.
- Ensure that future development uses appropriate measures to prohibit stormwater runoff considering site or regional detention / infiltration areas while incorporating an emphasis on stormwater quantity and quality.

Residential / Housing

To provide for balanced residential growth in the City with a variety of housing types, to promote decent housing and a suitable living environment for all residents, regardless of age, income or family size, and to encourage an adequate supply of affordable housing in each new urban neighborhood.

- Promote a mix of housing to help the entire City achieve a ratio of fifty percent single-family and fifty percent multi-family.
- Promote a mix of housing sizes and styles to allow all residents the option of locating in the Northeast Neighborhood.
- Promote a mix of densities that transition from higher density to lower density to ensure that the least dense areas abut neighboring low-density uses and rural communities.
- Promote residential development up to eight net dwelling units per acre to preserve agricultural land.
- Promote cluster development to help the preservation of environmentally sensitive areas.

Economic Development – Commercial

To locate new commercial uses in planned business or highway commercial districts in a convenient, safe, and attractive manner to provide goods and services for the Fitchburg area.

- Promote commercial and mixed-use development nearest the planned interchange to allow for easy access to and from the business areas.
- Encourage clustered mixed-use centers, and avoid strip commercial development.
- Promote neighborhood commercial or commercial uses that will compliment existing and future development within the Northeast Neighborhood.

Economic Development – Industrial

To create industrial and business park areas that are reasonably attractive and contribute to the economic stability of the Fitchburg area without degrading the natural environment or residential neighborhoods.

- Limit industrial development to locations in Fitchburg where industrial uses are currently planned for and where existing light industrial uses are located.
- Locate future light industrial uses in the Northeast Neighborhood to areas where no other types of development are possible.
- Locate and sufficiently buffer light industrial uses in the Northeast Neighborhood from other future development.

Agriculture

To maintain agriculture as a significant economic activity within the City.

To preserve prime agricultural land as a resource for the use and benefit of current and future generations.

- Promote reasonably dense developments to ensure the protection of prime agricultural lands elsewhere in the City.

- Promote agricultural uses in areas where public services are unable to serve under current City policy.

Community Identity

To preserve historic, cultural, aesthetic, geological and natural resources that strengthen Fitchburg's community identity and to prevent development that would destroy such resources or values.

- Protect all historic features within the Northeast Neighborhood.
- Encourage development that incorporates existing natural features in the Northeast Neighborhood.

Park, Open Space, and Environmental Protection

To recognize that the natural environment is an integrated unit composed of interacting land, water, and air resources, and living organisms, and to ensure that the health and stability of the ecosystem are maintained.

To focus on the preservation of forested areas to maintain canopy, which helps reduce stormwater runoff, mitigate heat island affects, aids water infiltration, and reduces the level of air pollution.

To regard all land as an irreplaceable resource, and to ensure that its use does not impair its value for future generations.

To provide permanent open space throughout the City for outdoor recreation and environmental protection.

- Implement the Park and Open Space Plan to ensure the whole neighborhood is sufficiently served with parks and open spaces for recreational uses.
- Protect wetlands, steep slopes, forested areas, and other environmentally and culturally sensitive areas from degradation due to stormwater runoff, erosion, or other adverse affects from development.
- Incorporate multi-use trails for non-vehicular access to future parks and open spaces as well as the existing City parks and trail networks.
- Integrate parks and open spaces into future development.

Community Facilities

To provide community facilities for the use and service of the residents of the City of Fitchburg. The facilities are the taxpayers' capital investment. They can take the form of sites, buildings, or other improvements which are considered either essential for municipal operation or the public interest and fall into the following groups: public, governmental, or administrative buildings and

grounds; schools and grounds for education; recreational buildings and grounds including parks and open spaces; and publicly owned utilities, including sanitary sewer and water.

To provide the total community, which includes existing and future developments, with adequate, efficient public services.

- Limit development to areas that can be added to the Urban Service Area while upholding the City policy of prohibiting lift stations for sanitary sewer.
- Preserve a site to accommodate the potential for a new school, if the appropriate school systems deem necessary.
- Promote the location of sufficient wells and water towers in areas not detrimental to springs and other groundwater to not only serve the neighborhood with drinking water, but also to be able to guarantee sufficient fire protection.

Transportation

To provide a safe, convenient and efficient transportation system compatible with desired patterns of area-wide development.

- Limit access from new development to Larson Road to ensure neighboring properties are not adversely affected with an increase in traffic.
- Promote a multi-modal transportation network, including the Capital City Bike Trail, a potential park-and-ride, the potential expansion of the Madison Metro Transit System, the potential creation of a light rail immediately west of the Northeast Neighborhood, and multi-use trails throughout for non-vehicular traffic.
- Promote a user-friendly road network throughout the Northeast Neighborhood stemming from the planned E. Cheryl / Lacy Road / USH 14 interchange that will ease future traffic congestion on CTH MM.
- Promote dense development that will be able to sustain the need for public transportation and / or a park-and-ride.