



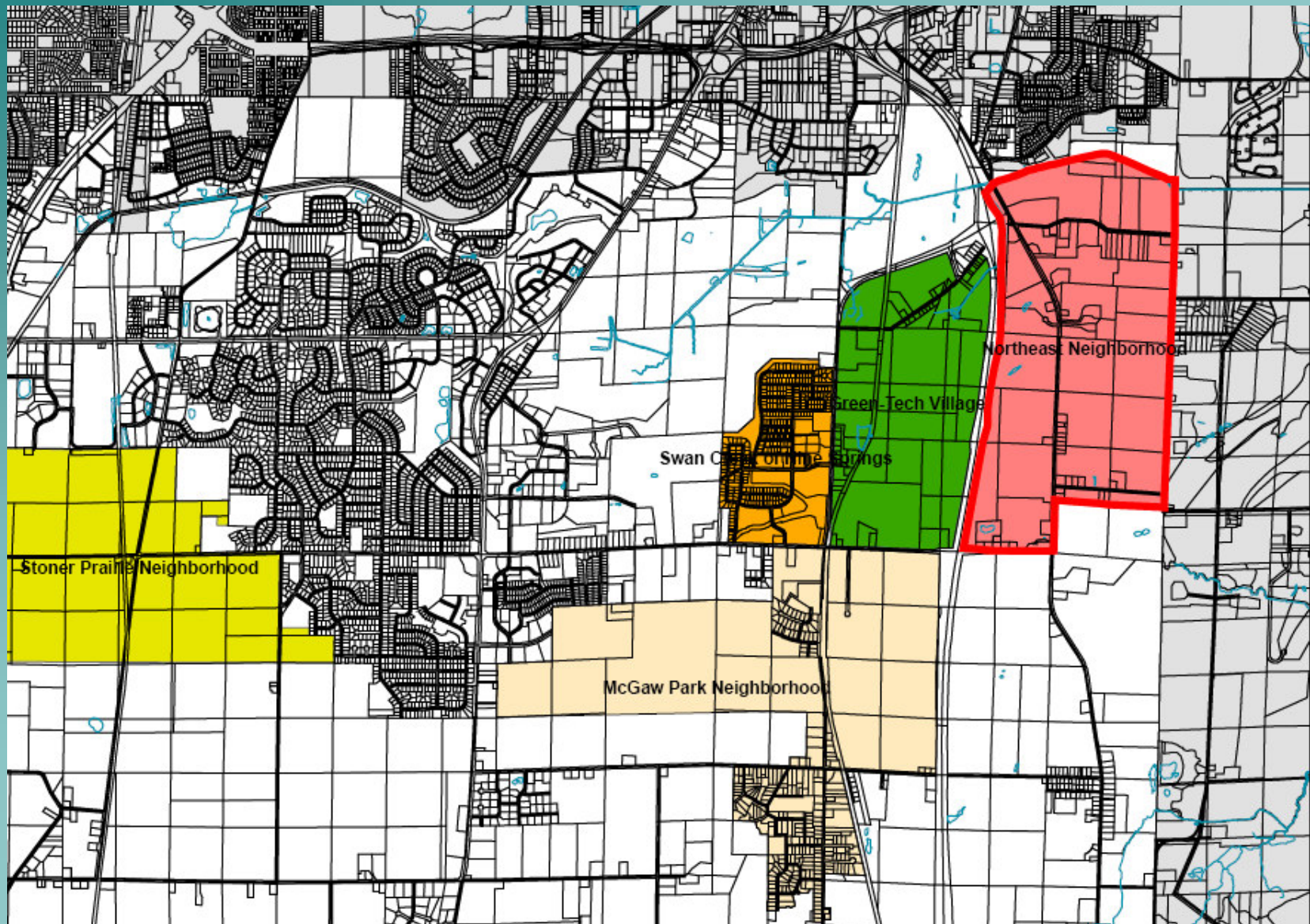
4th Public Informational Meeting

City of Fitchburg Northeast Neighborhood Plan

July 12, 2007



Northeast Neighborhood: a FUDA area





Prior Public Involvement

Public informational meetings on:

- February 23, 2006 (presentation and comment period)
- May 31, 2006 (presentation and comment period)
- September 27, 2006 (open house)
- July 12, 2007 (brief presentations and open house)

Attendance Range: 60 – 100 people

Forms provided for written comments

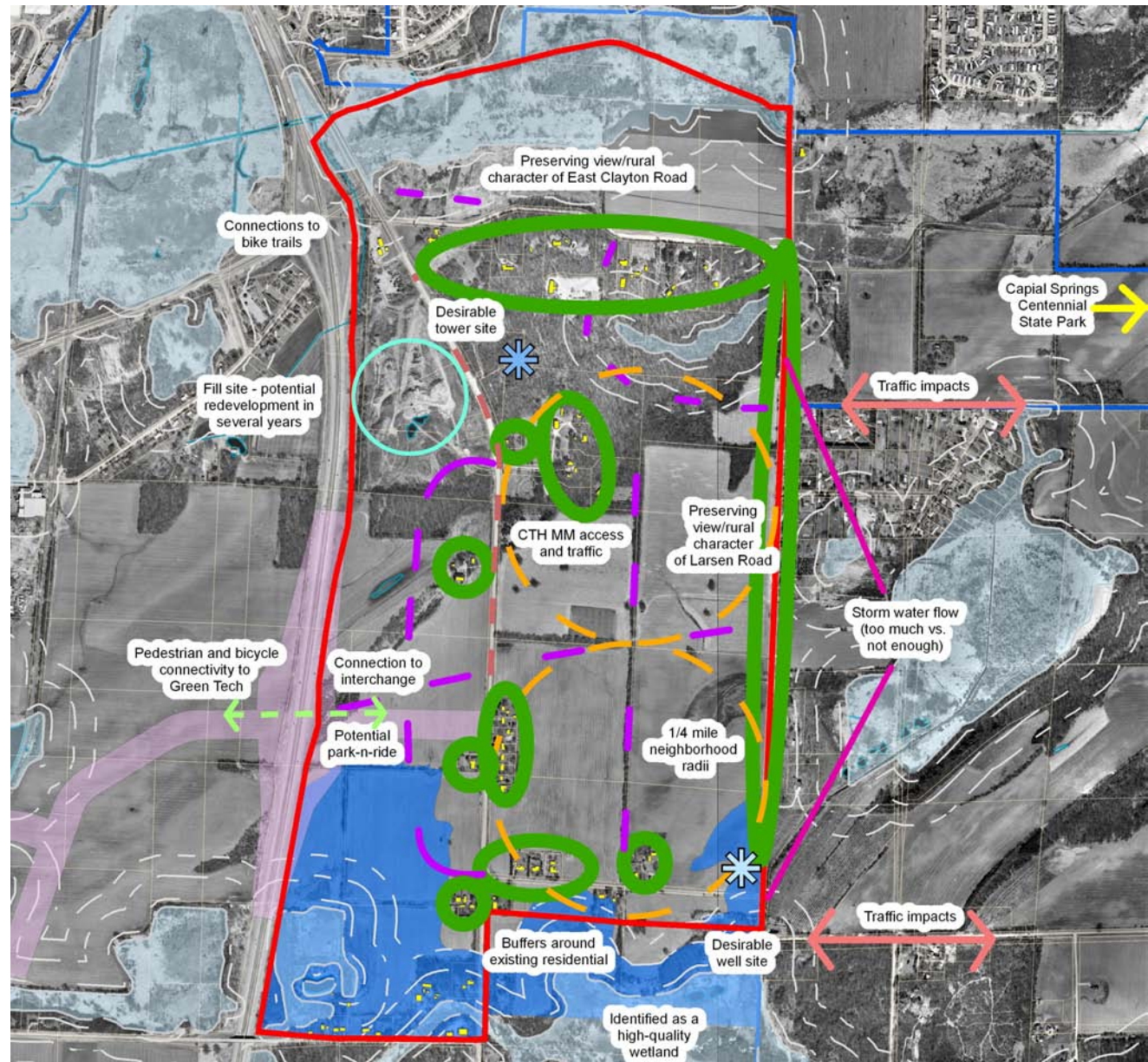
Plan Commission presentation November 21, 2007

Newsletters mailed

Drafts, maps and other information on City website



Our starting point: Initial inventory of key factors



Key determinations following inventory and public input:

- Walkable, pedestrian-friendly design and coordination of multi-modal transportation options are essential
- The intensity of any future development should follow a general gradient declining from west to east
- Protection of sensitive environmental features and groundwater recharge areas is paramount
- Storm water must be controlled to:
 - protect environmental features
 - manage quantity within and beyond the neighborhood
 - maintain ground- and surface-water quality



Conceptual Storm Water Management Plan



Introduction

- City of Fitchburg engaged Ruekert-Mielke, Inc. to complete conceptual study during overall planning process.
- Natural Resource Consulting, Inc. assisted with evaluation of wetlands & significant natural resources.
- Intent to evaluate potential effects of development and provide standards.
- No detailed recommendations on how or where storm water management measures implemented.



Goals & Objectives

- Provide standards to guide development of an effective storm water management system.
- Preserve & reproduce exist hydrologic conditions.
- Ensure treatment of runoff prior to leaving site.
- Protect public health & safety.
- Protect private & public property.
- Protect wetlands & sensitive natural resources.
- Allow uses flexibility meeting storm water goals.



Framework Plans

- Storm water planning shall be conducted within framework of broader comprehensive plans.
- 11 key plans identified (WDNR, Dane County, UW Extension, local & state ordinances and administrative code).
- Make land use, flood control, water quality and storm water management recommendations consistent with each other.





Existing & Forecast Conditions



- Topography, land use, soils, natural resource base, floodplain.
- Existing best management practices.
- Planned land use based on City supplied land uses and draft land use plan.



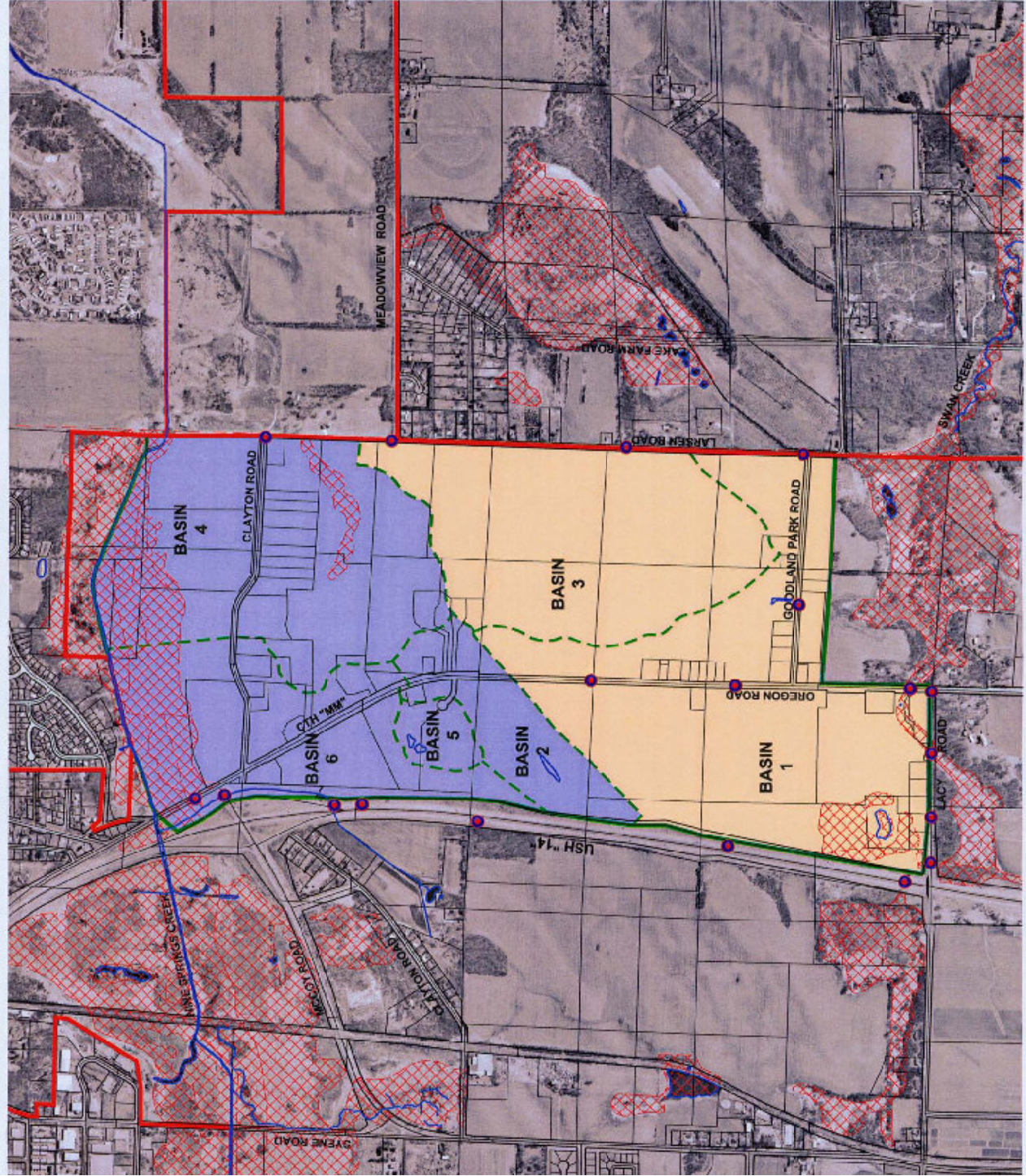
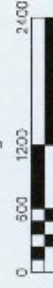


EXHIBIT 3
EXISTING DRAINAGE BASINS
NORTHEAST NEIGHBORHOOD
CONCEPTUAL STORM WATER PLAN
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

LEGEND

- MUNICIPAL BOUNDARY
- WATERWAY
- PLAN BOUNDARY
- BASIN DRAINAGE AREA
- ▨ WETLANDS (WISCONSIN WETLAND INVENTORY)
- TRIBUTARY TO SWAN CREEK SUB-WATERSHED
- TRIBUTARY TO NINE SPRINGS CREEK SUB-WATERSHED
- STORM SEWER OUTFALL LOCATION



DATE: APRIL 13TH, 2007
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Design Criteria

- Storm water quantity
- Detention, infiltration, blue-green system
- Storm water quality
- Erosion control, non-point source controls, oil & grease, thermal
- Wetland buffers





Water Resource Analysis

- Evaluation of storm water runoff peak flow rates and volume.
- Nonpoint source pollution control measures.



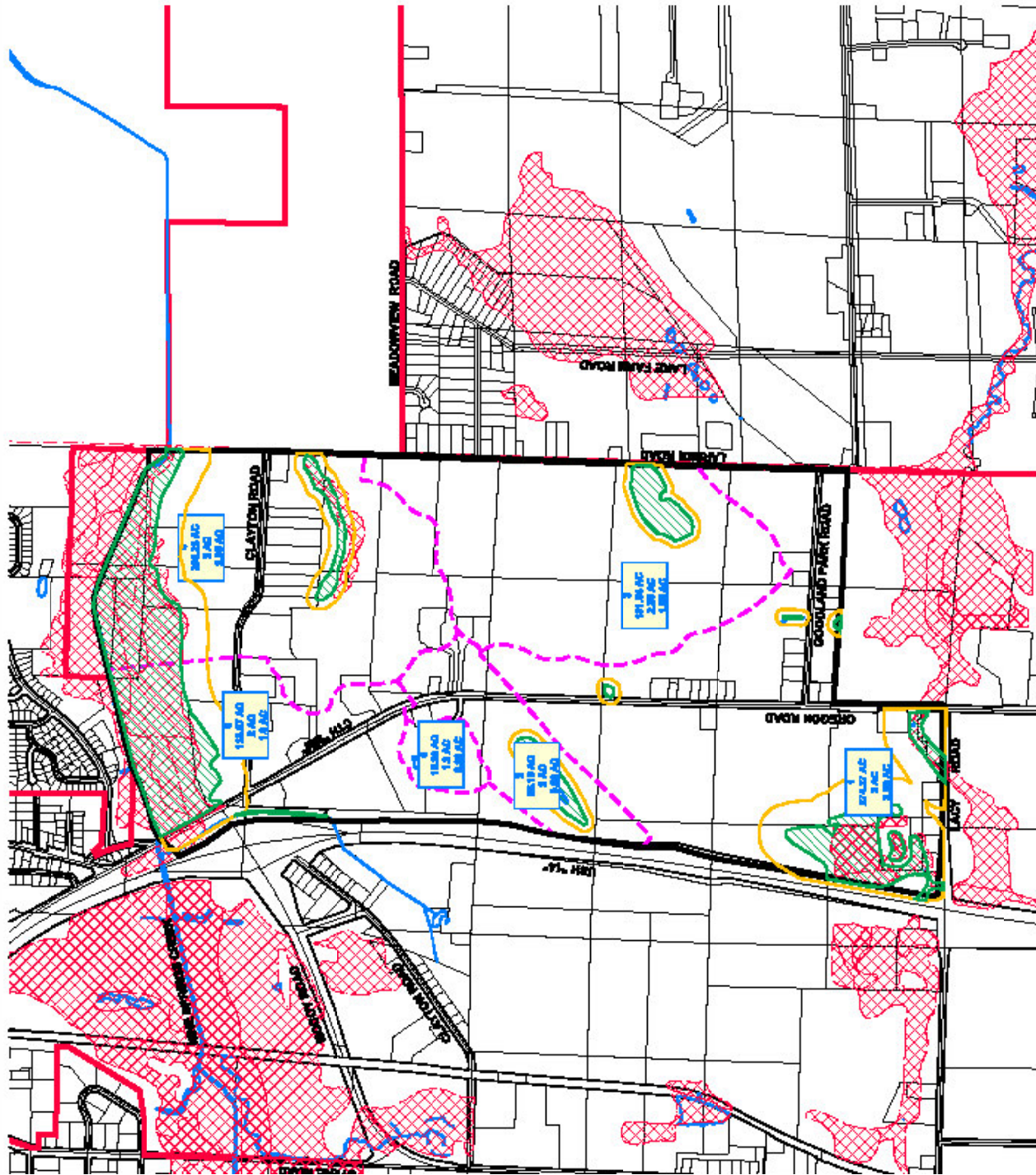


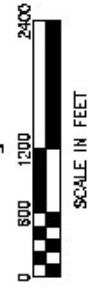
EXHIBIT 9

CONCEPTUAL STORM WATER MANAGEMENT PLAN NORTHEAST NEIGHBORHOOD CONCEPTUAL STORM WATER PLAN

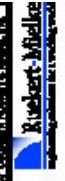
**CITY OF FITCHBURG
DAVIE COUNTY, WISCONSIN**

LEGEND

- MUNICIPAL BOUNDARY
- PLAN BOUNDARY
- BASEIN DRAINAGE AREA
- WATERWAY
- IMPROVED WETLAND BOUNDARY
- WETLANDS (WISCONSIN WETLAND INVENTORY)
- RECOMMENDED WETLAND BUFFERS
- BASEIN ID
- BASEIN ACREAGE
- WATER QUALITY & WATER QUANTITY PERMANENT POOL ACREAGE
- INFILTRATION ACREAGE



DATE: MAY, 2007

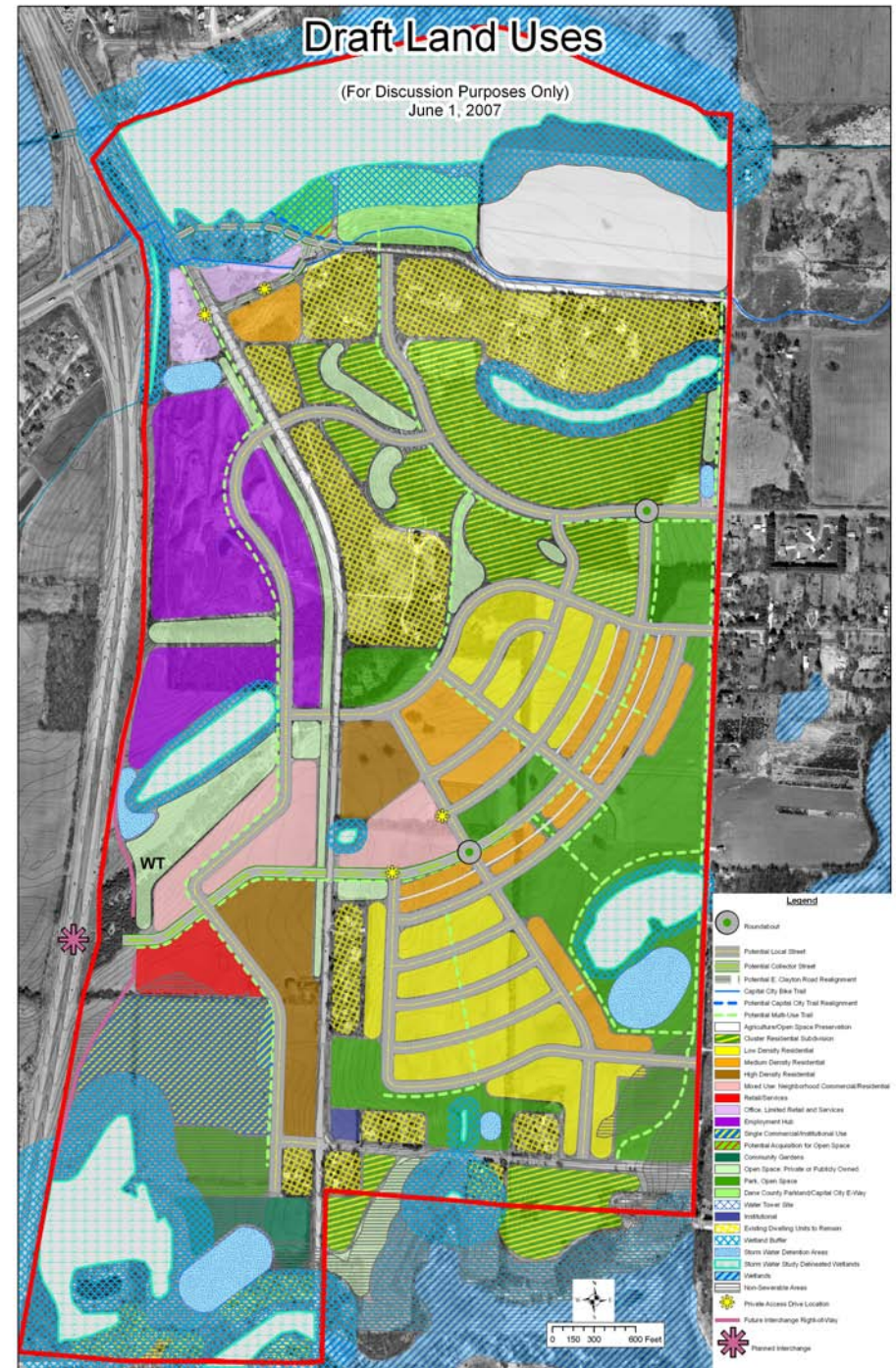




Recommendations

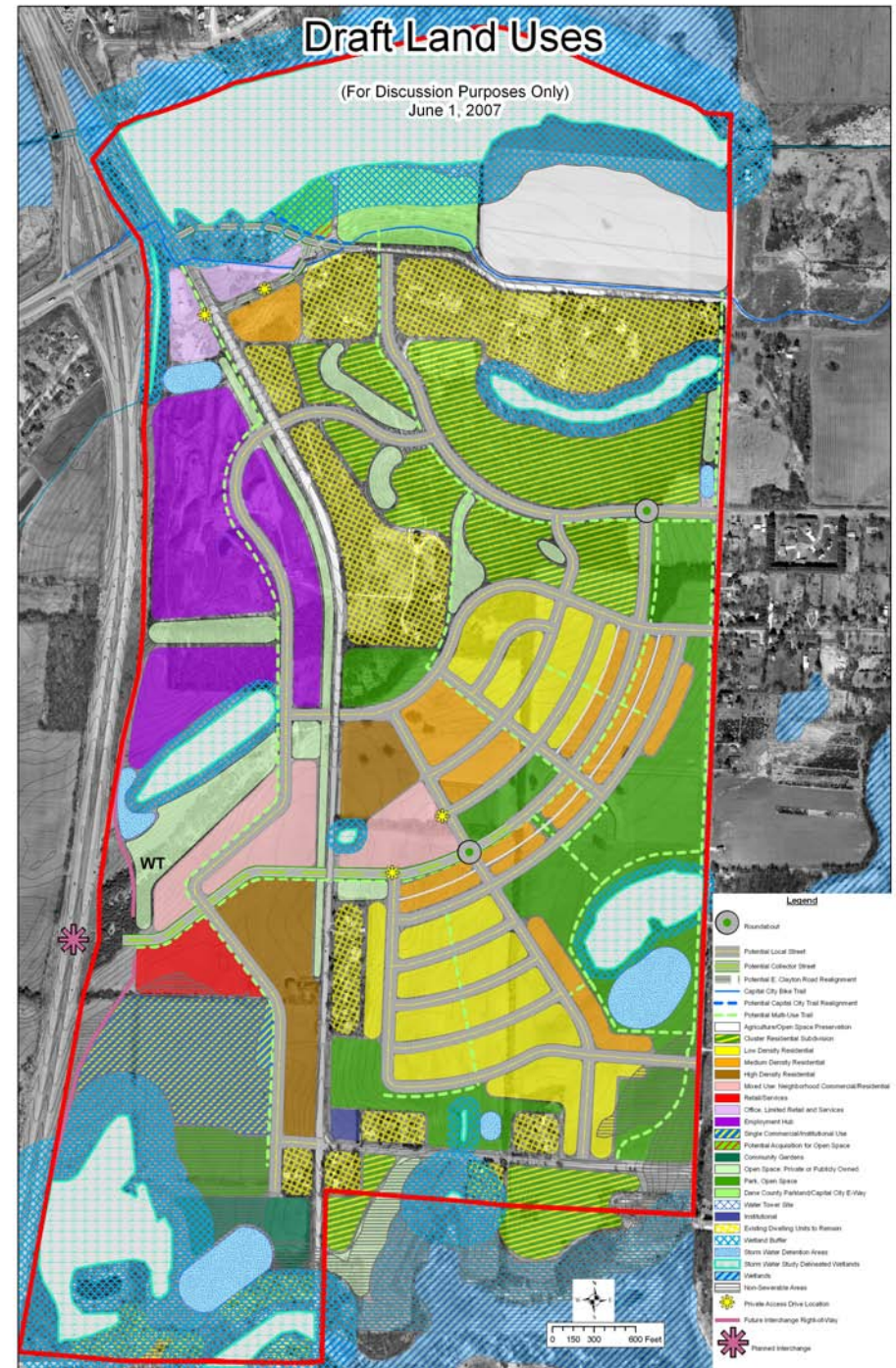
- Appendix A - Storm Water Management Standards.
- Additional groundwater study recommendation.
- Public education & involvement.

The Draft Northeast Neighborhood Concept Plan



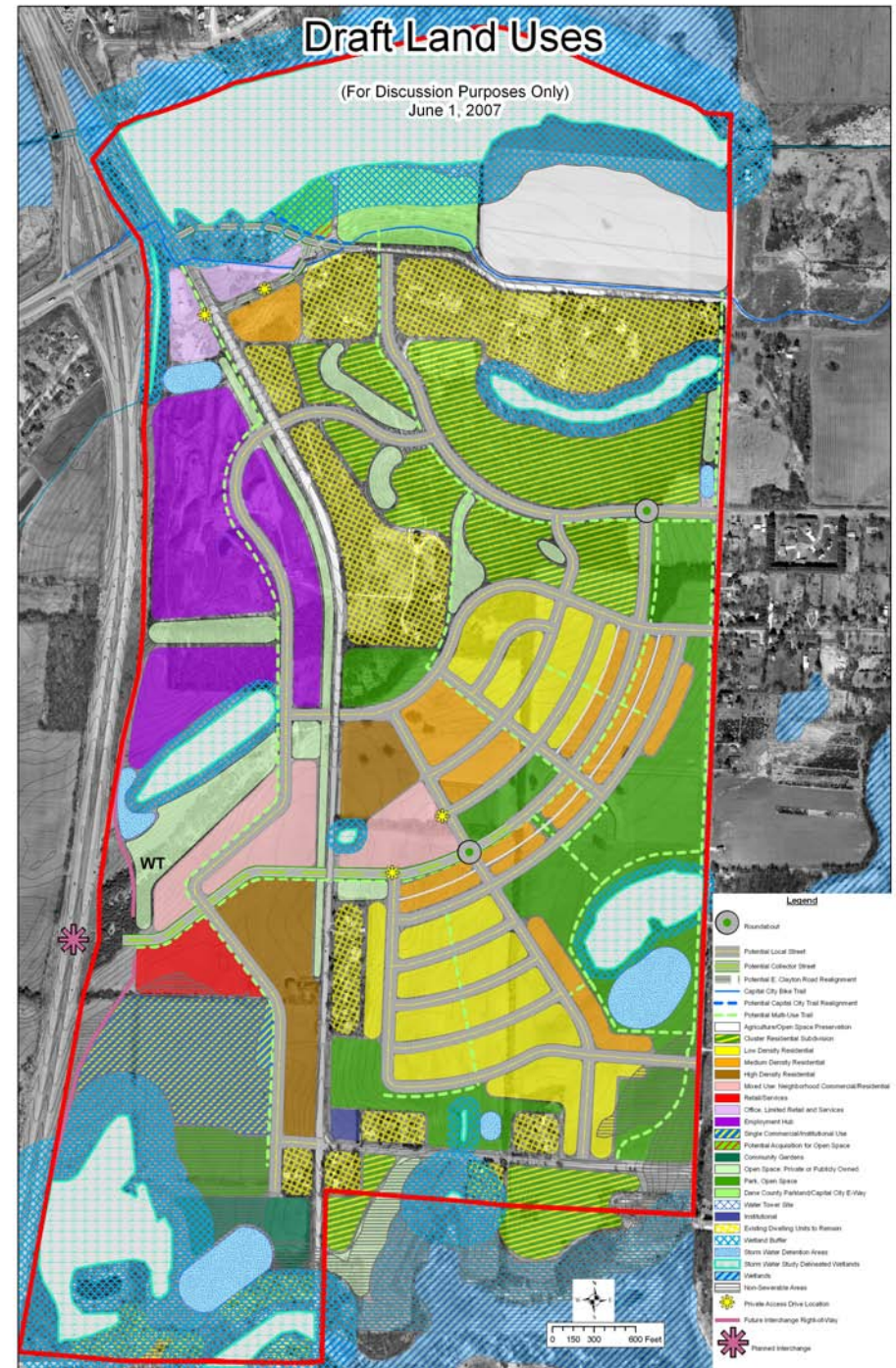
NE Neighborhood Plan Givens

- Average residential densities for any new development must meet the City of Fitchburg policy goal of 8 dwelling units per acre
- Parkland dedication must satisfy City area, location and functionality requirements



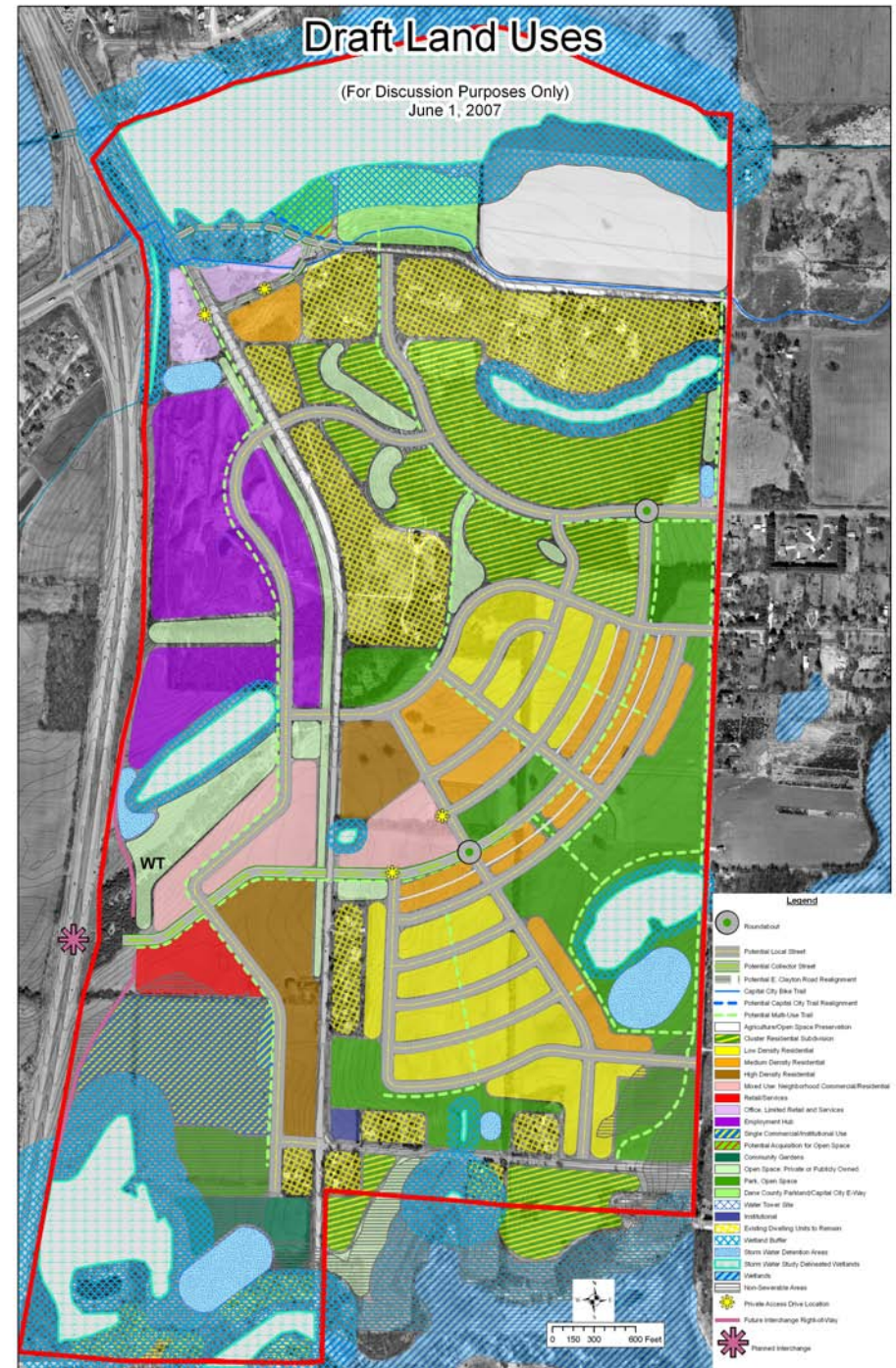
NE Neighborhood Plan Givens

- The USH 14 Interchange will be constructed
- Only gravity-type sewer systems are permitted by the City, with the exception of single institutional users



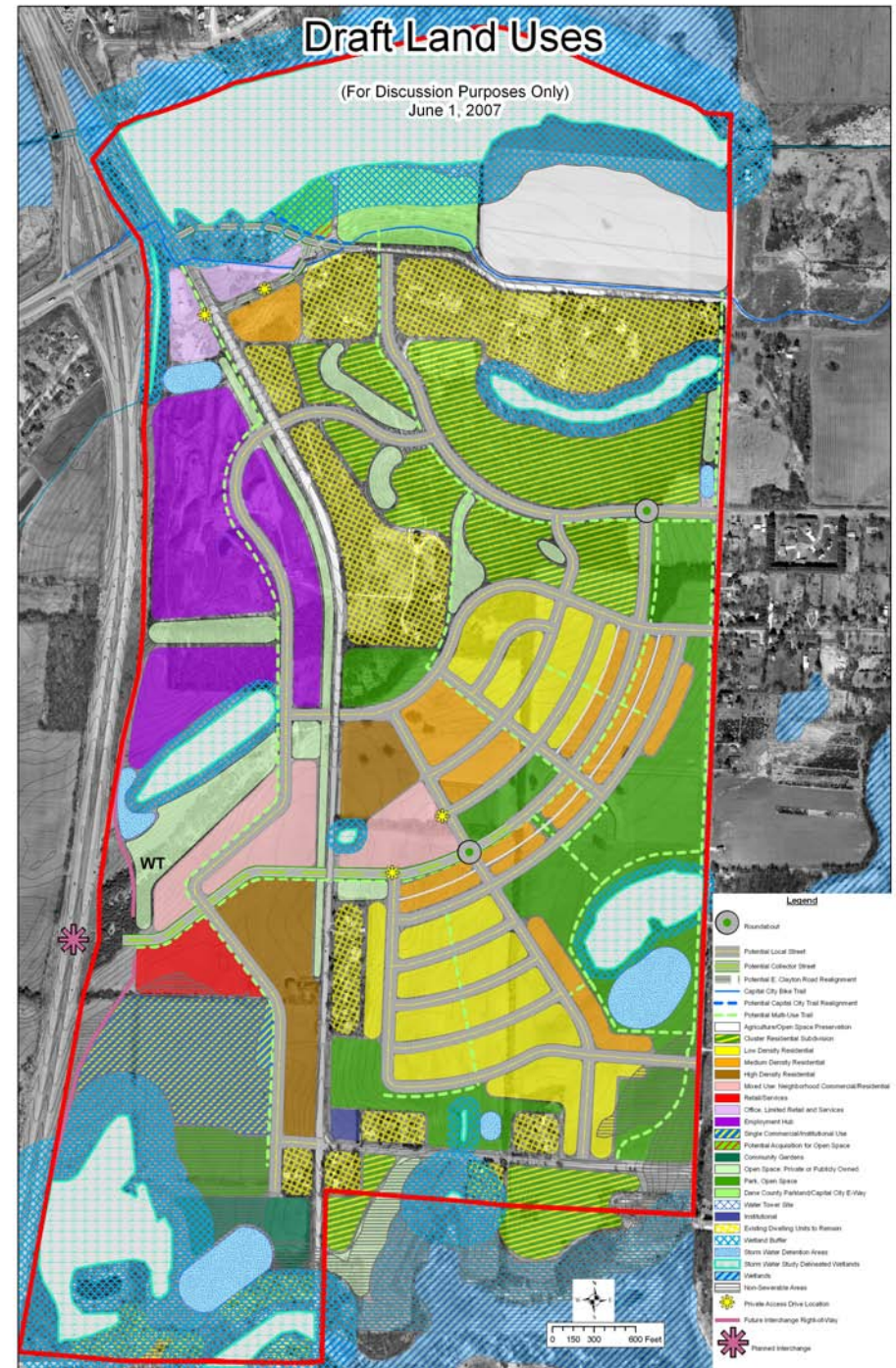
Respect for Existing Conditions

- Existing residential properties are:
 - Indicated for continued residential use
 - Adjacent to new residential or open space
- Land north of E. Clayton remains open / ag
- All wetlands completely untouched / buffered



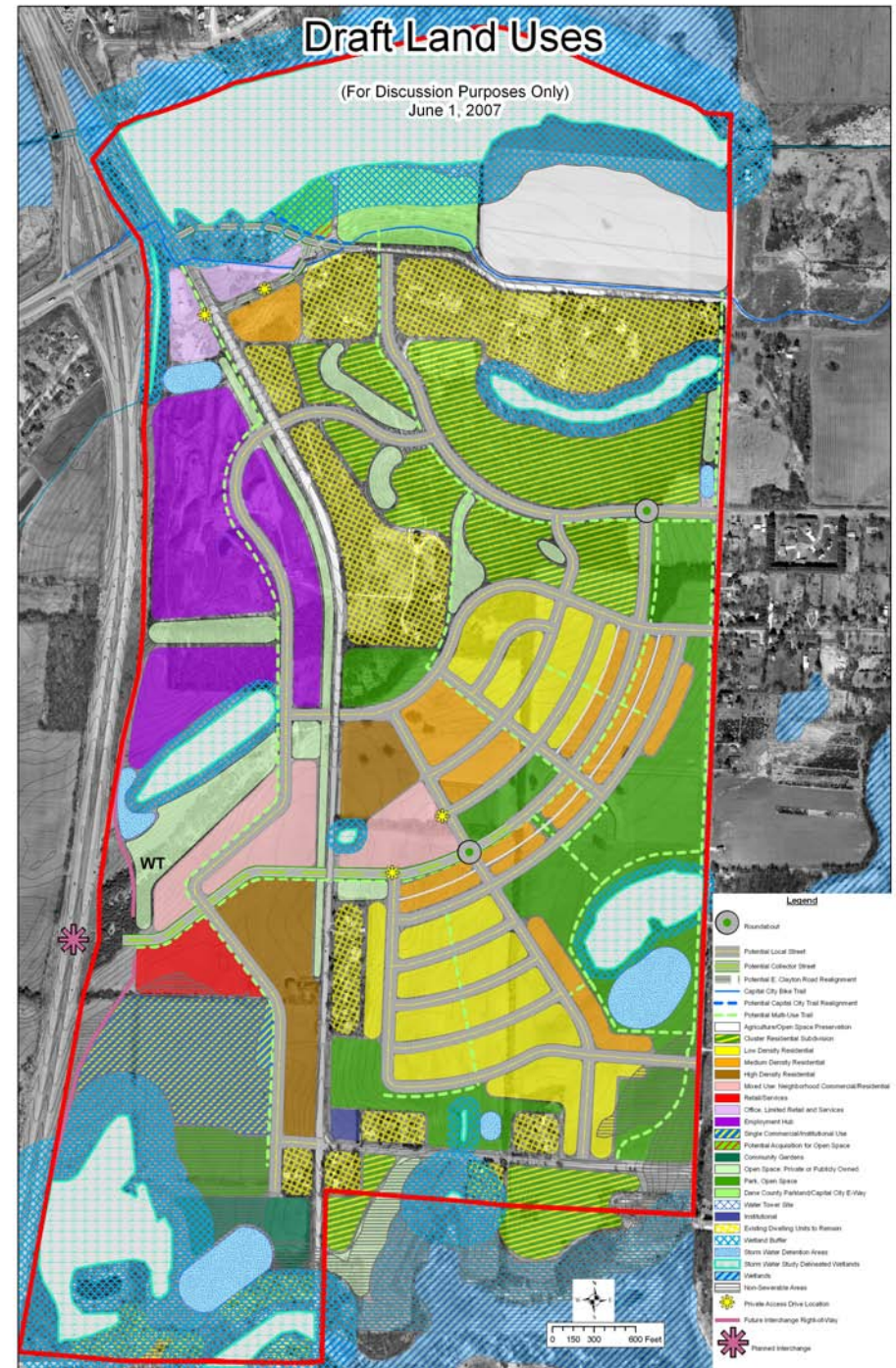
Respect for Existing Conditions

- Park and open space all along Larsen Road
- Access to neighborhood at existing intersections when possible (Meadowview; Nora)
- Development of wooded areas only on clustered small lots at low density, after environmental assessment and tree survey



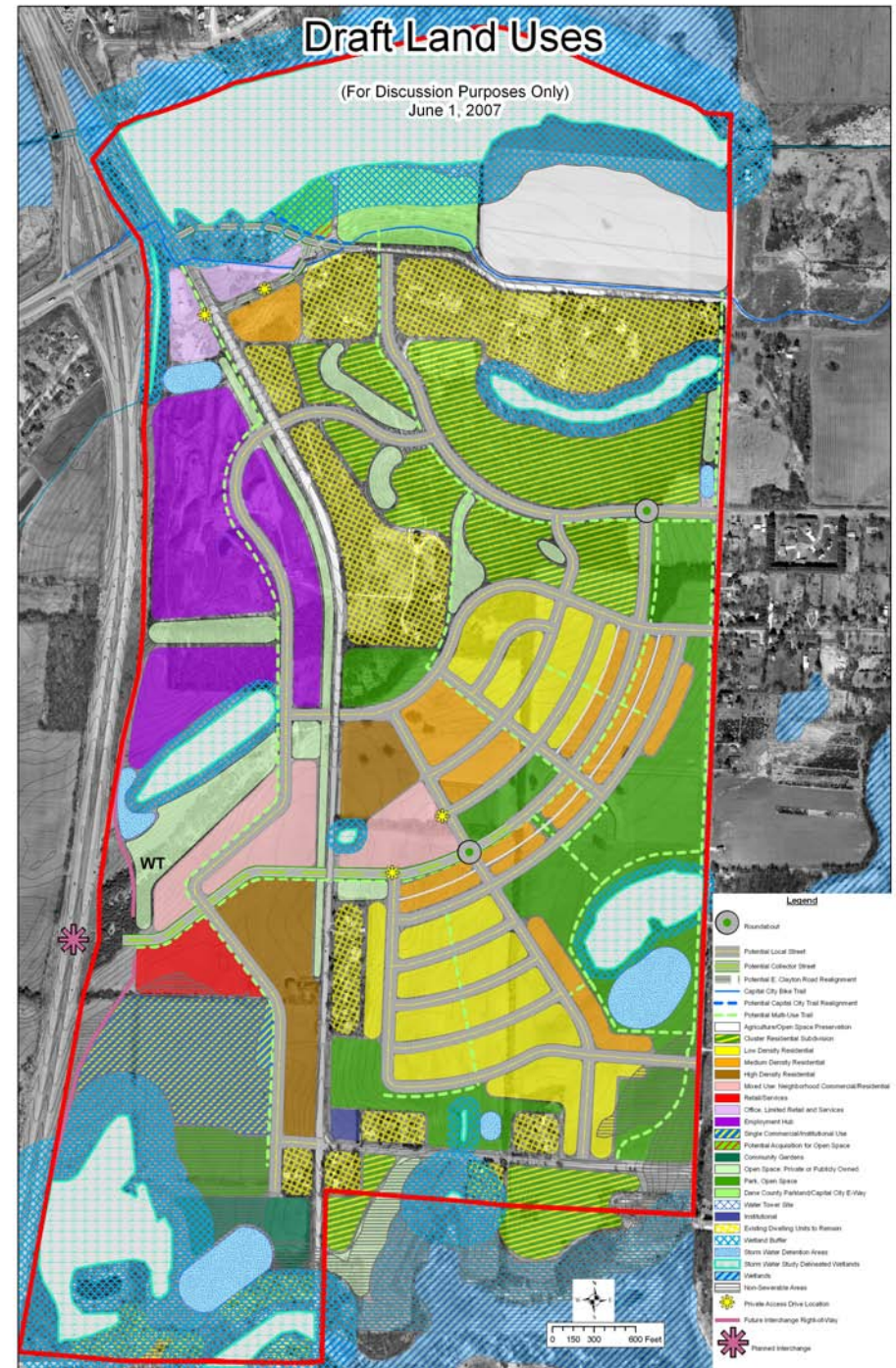
Broadest variety of housing types and densities

- Cluster development in wooded and hilly area (3 - 5 du/ac)
- Low density single-family in two areas (3-5 du/ac)
- Medium density along main street /park (5 - 9 du/ac)
- Mixed use areas centrally located (8 - 20 du/ac)
- Multi-family east of MM (10 - 17 du/ac)
- Highest density west of MM (16 - 21 du/ac)



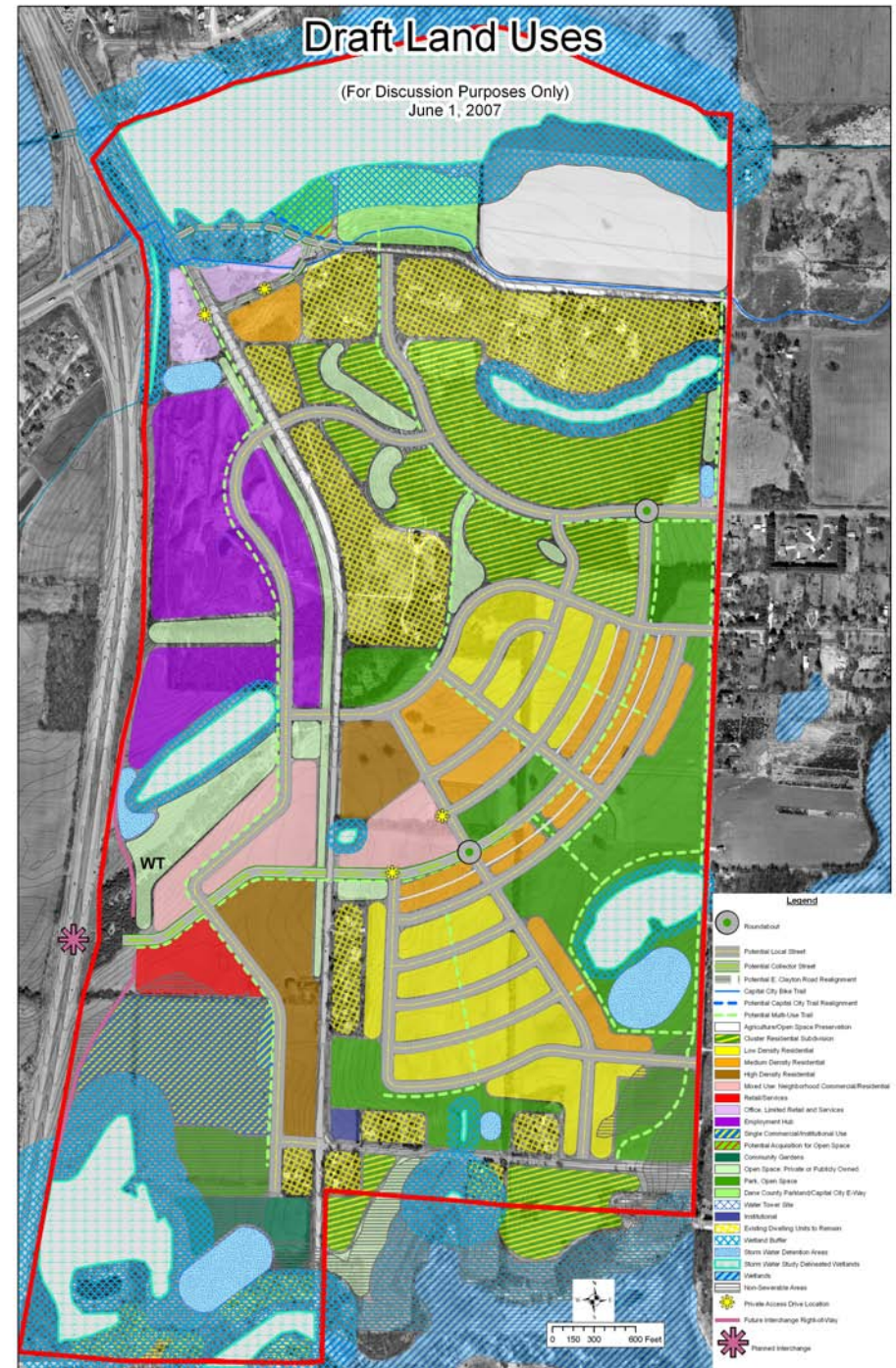
Higher density areas to:

- Support transit service
- Meet City's goal of eight dwelling units per acre
- Encourage more affordable housing options

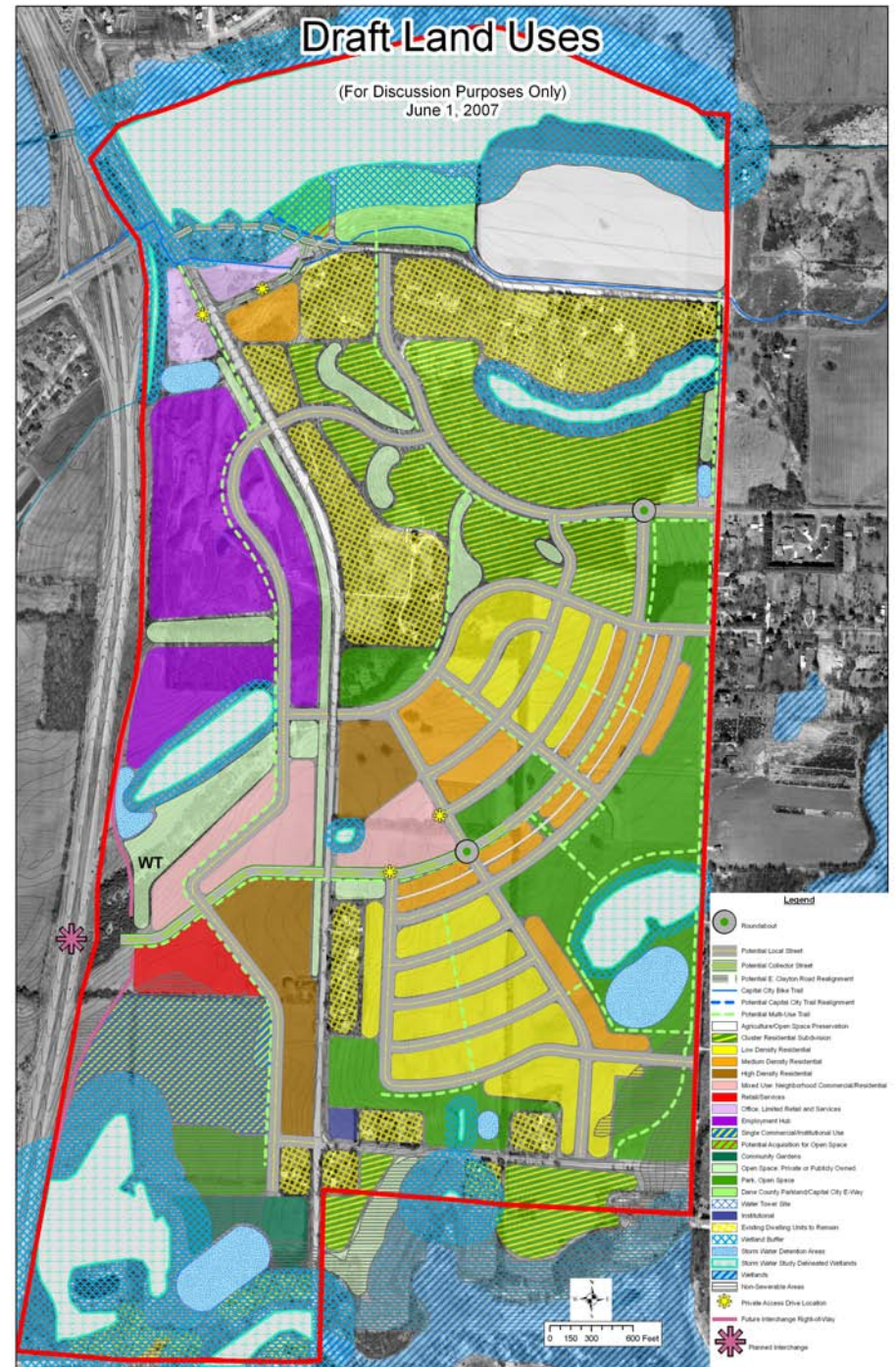


Lower density areas to:

- Encourage owner occupancy in support of city's 50/50 goal
- Protect woodland while providing options to property owners

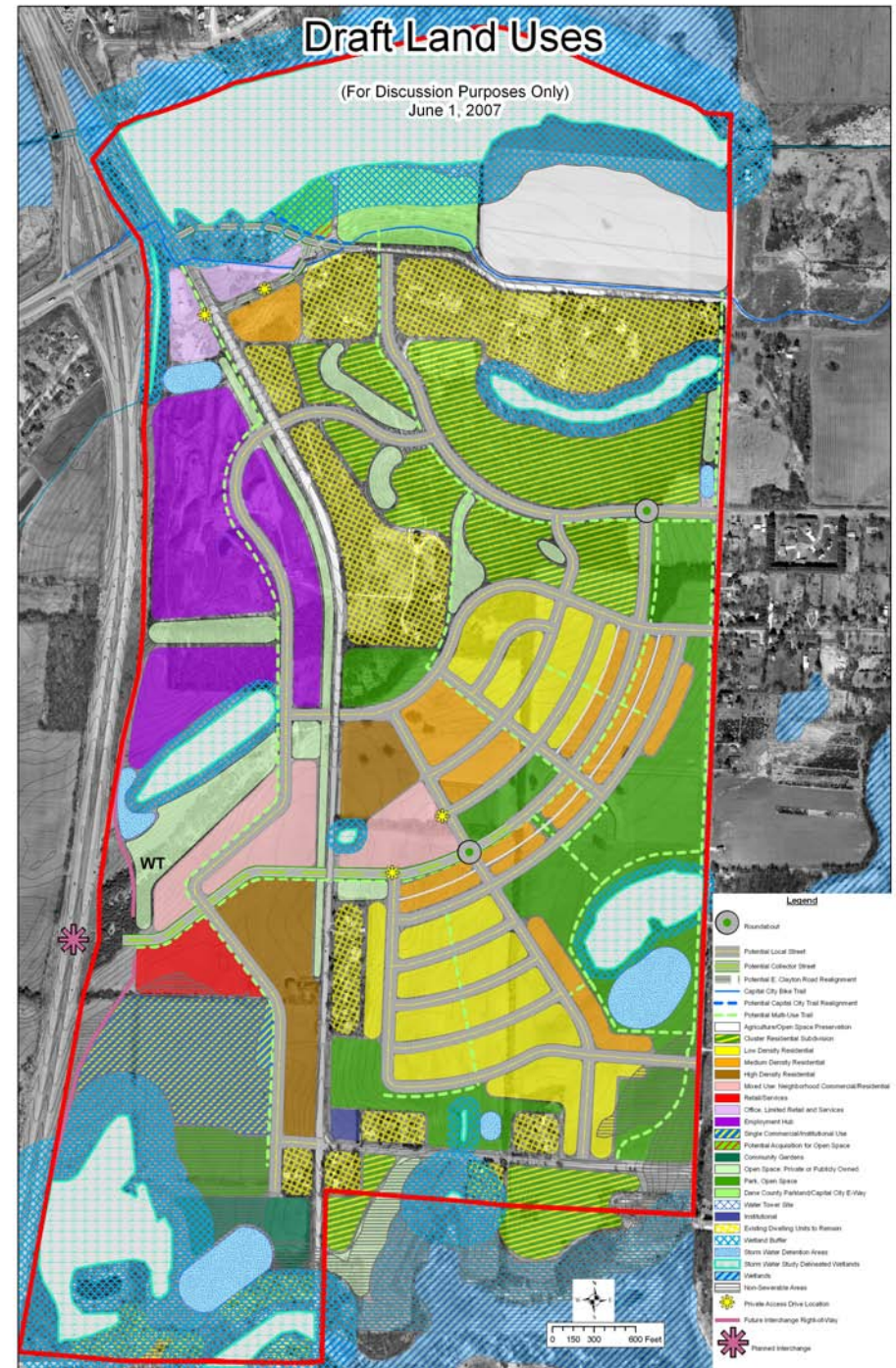


West of CTH MM: A busy place

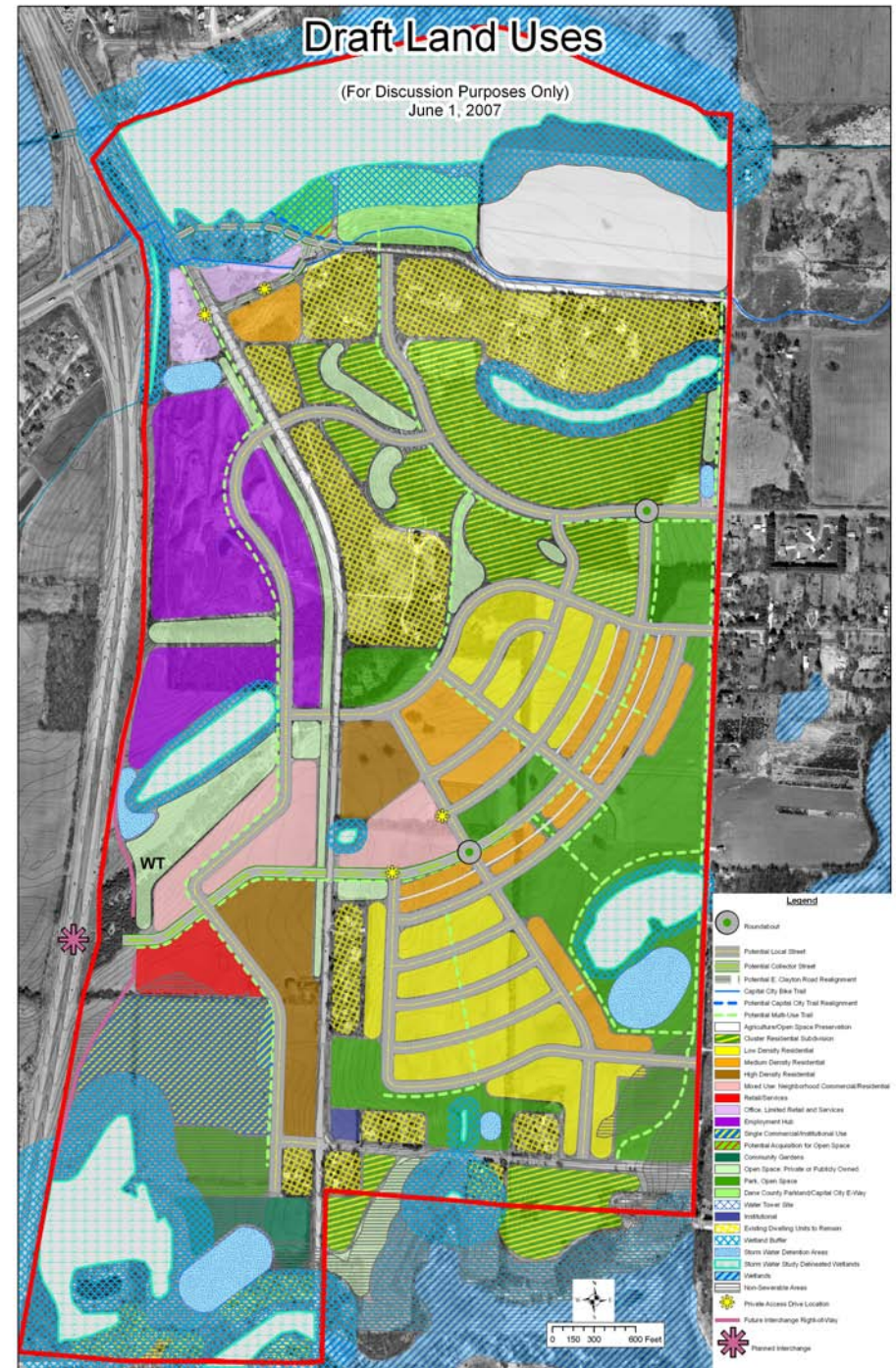


West of CTH MM

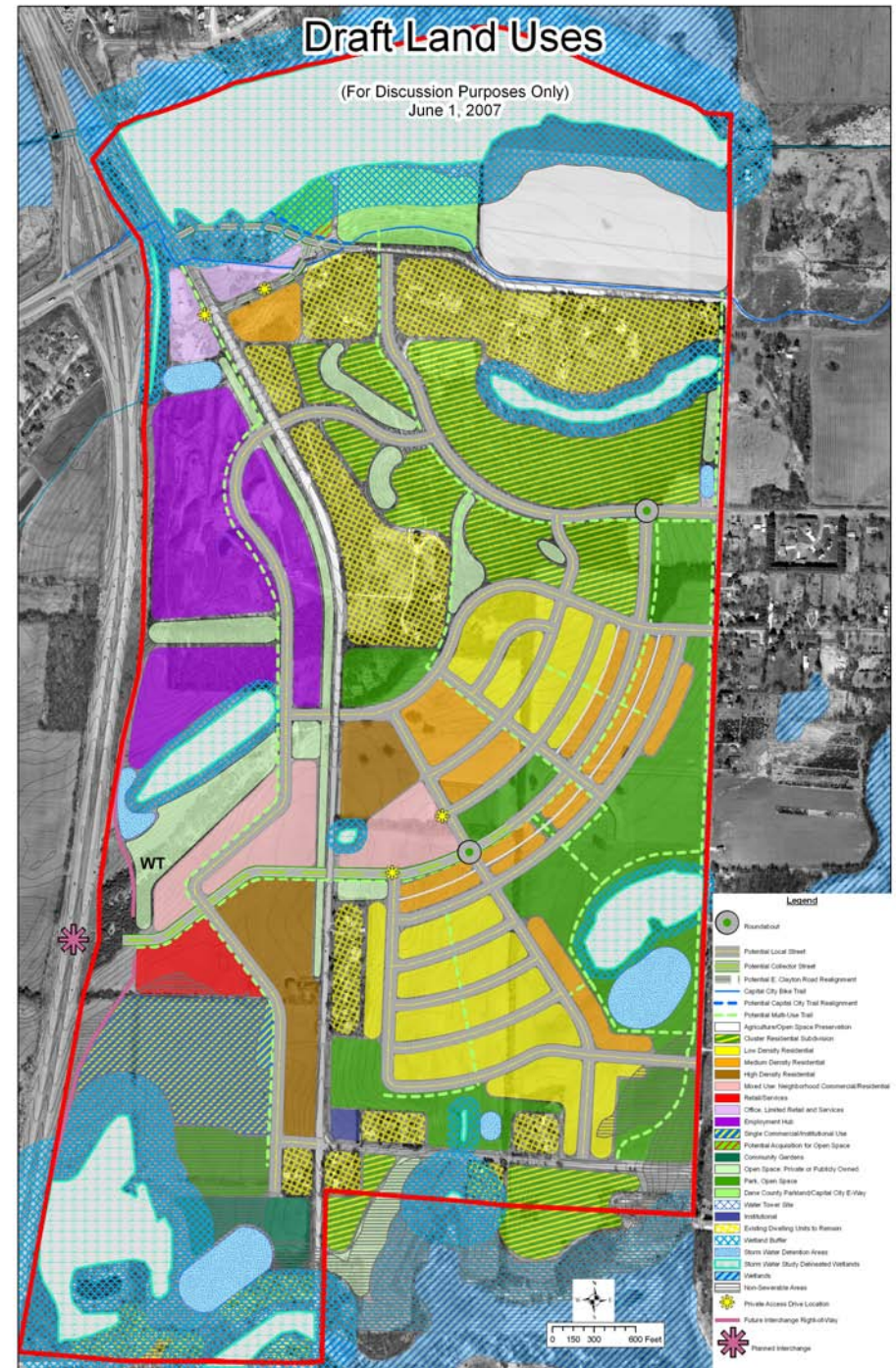
- Multi-family to enhance residential density
- Single-institutional or commercial user
- Park and Community Garden space



- Fill site becomes employment hub
 - Capitalizing on transportation access and proximity to Madison
 - Allows for light industrial, specialized manufacturing and office uses
- Commercial and mixed use with access to new interchange - great location for visibility

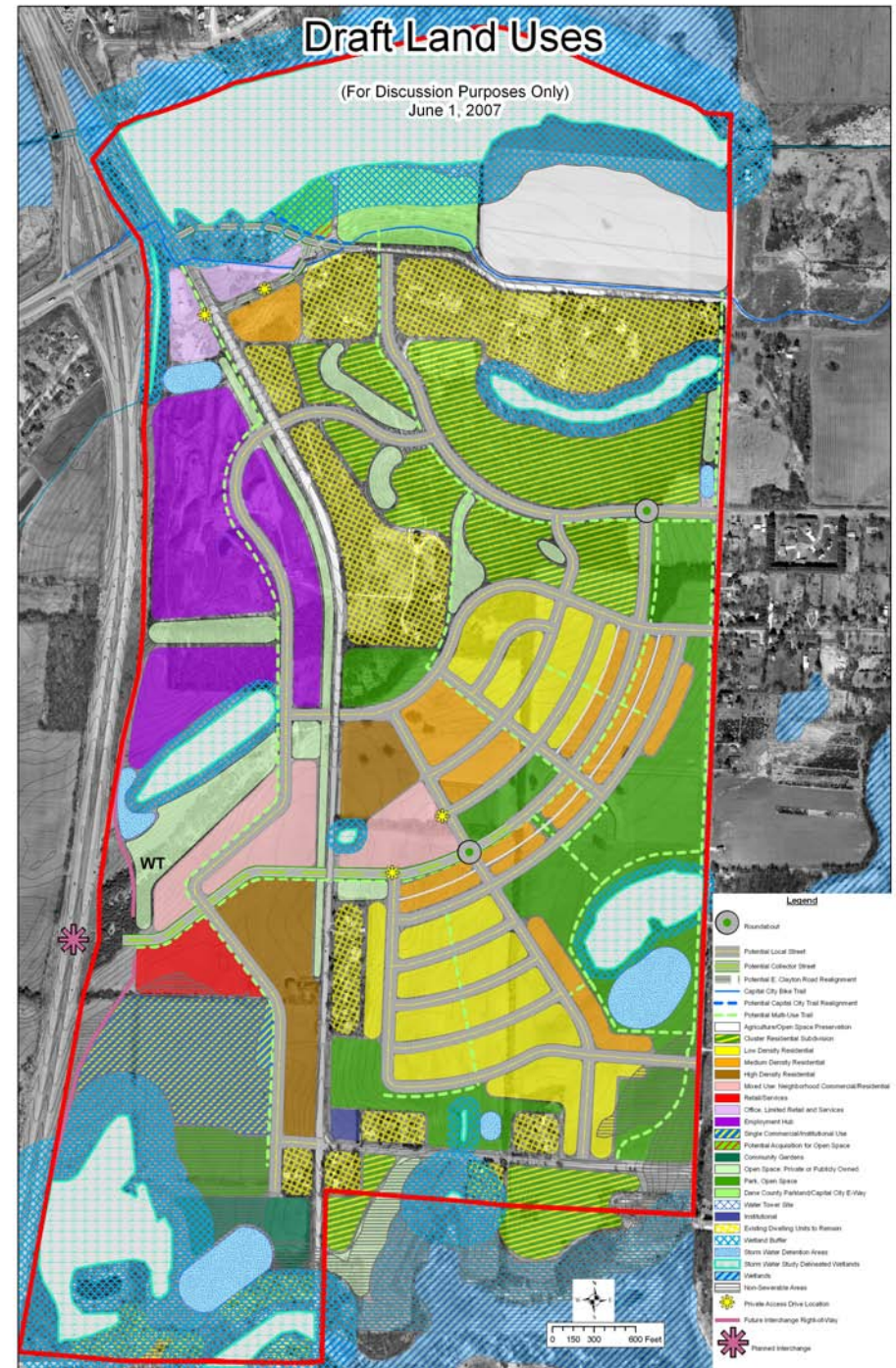


East of CTH MM:
At home in the
neighborhood



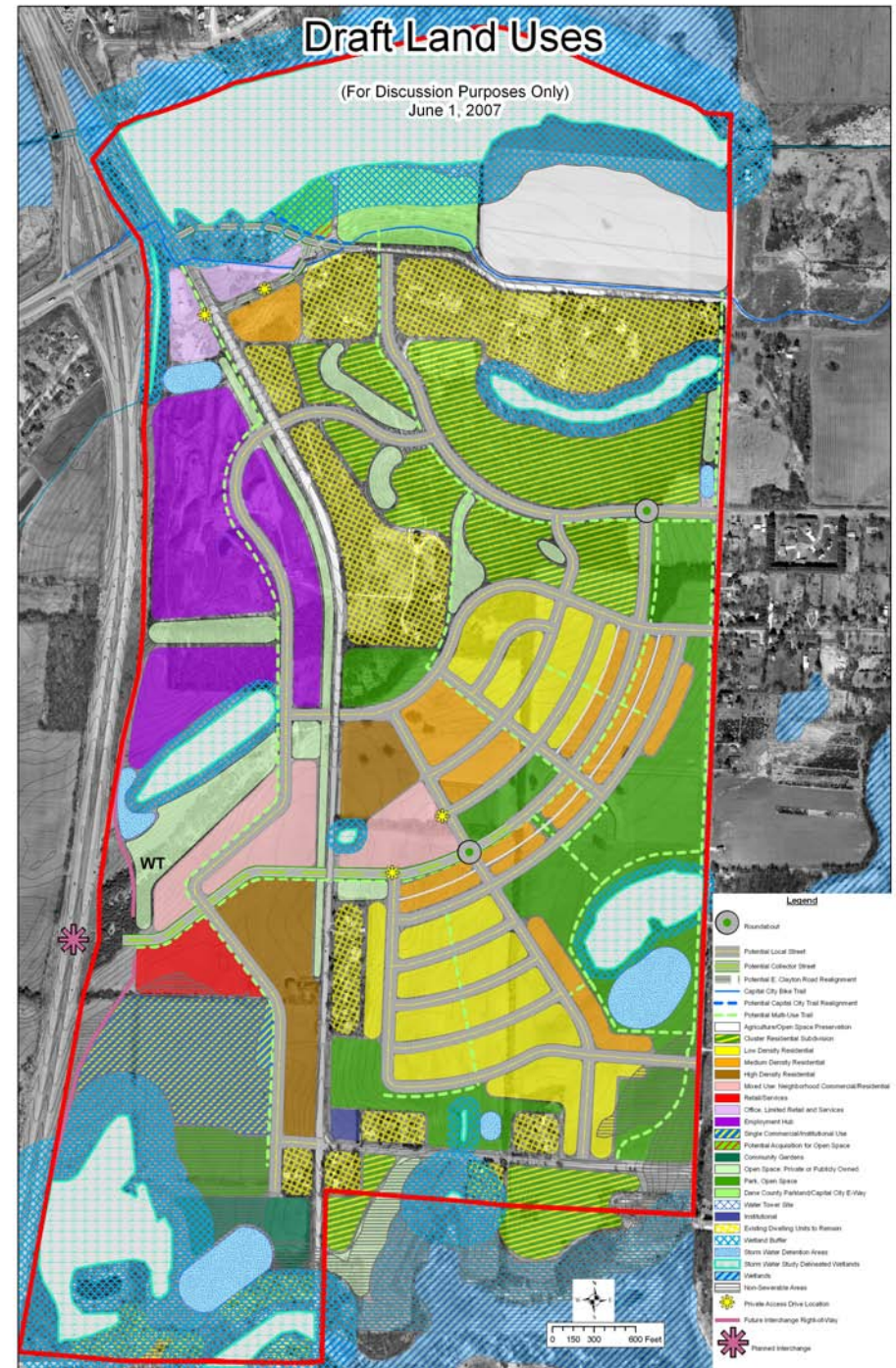
East of CTH MM

- Every home just steps from a point of interest
- Ready access to parkland
 - Pocket parks with character (town center, woodland, eastern gateway)
 - Community park for active recreation



East of CTH MM

- Varied character from one quadrant to another
 - Town Center - neighborhood hub
 - Quiet residential streets
 - Woodland hills
- Sidewalks and multi-use trail throughout





Implementation Steps

- Near term
 - Plan adoption
 - Request Urban Service Area adjustment
 - Incorporation of NEN plan into comp plan
 - Promote area to potential business owners
 - Amend official map to include major streets and utility easements





Implementation Steps

- Review rezoning requests for consistency with plan
- Enforce development standards in NEN
- Review development plans for provision of appropriate active and passive recreational areas
- Work with Oregon School District to service NEN
- Ensure connectivity of multi-use trails and completion of network
- Review traffic impacts and resolve all highway safety/access issues consistent with the traffic study currently being prepared by the MPO
- Protect and enhance natural resources in NEN
- Implement storm water management plan for all new development
- Complete construction of USH 14 interchange



Implementation Steps

- Ongoing and longer range
 - Coordinate with Madison Metro for provision of public transportation routes to serve the Northeast Neighborhood
 - Remain actively involved in decisions regarding the abandoned rail corridor in the Nine Springs Green-Tech neighborhood
 - Continue to carry out other recommended implementation steps



What are the next steps?

1. Finalization of Public Hearing Draft
2. Plan Consideration Process
 - Public Hearing
 - Plan Commission consideration
 - Common Council consideration
 - Possible Plan adoption
3. Plan implementation (if adopted)



If you have questions or comments, be sure to pick up a comment form and/or talk with us one-on-one during the open house