

3/9/10

Northeast Neighborhood Plan, 12-15-09 Draft

**Recommended minor corrections or alterations to fit new circumstances or grammar and usage:**

1. p. 1-2 3<sup>rd</sup> paragraph under Future Urban Development heading 2<sup>nd</sup> line correct blue line after “2005”.
2. p. 2-3 last line of paragraph under table 2-4, add “new” following 200 to read “...200 new...”.
3. p. 2-3 last paragraph 2<sup>nd</sup> line remove “rapid”
4. p. 2-7 5<sup>th</sup> full paragraph correct Quarter to quarter and One-Quarter to one-quarter
5. p. 2-8 first paragraph under Topography section first line replace “historical” with “geological”
6. Various pages where refers to proposed Comprehensive Parks, Open Space, and Recreation plan, remove proposed, as the plan is now adopted.
7. Various pages where refers to Parks and Open Space proposal, add word Conceptual at front end to read: Conceptual Parks and Open Space Proposal. (Recommended by Parks Commission)
8. p. 2-11 last paragraph remove near end of 1<sup>st</sup> line “in development will” and alter the word in the next sentence “provide” to “provides”
9. p. 2-12 third paragraph, remove from the 6<sup>th</sup> line the words “expected to be “ and also “upcoming”
10. p. 4-14 4<sup>th</sup> paragraph 7<sup>th</sup> line correct misspelled word “compliment” to “complement”
11. p. 4-15 2<sup>nd</sup> full paragraph, remove a comma in 5<sup>th</sup> line after the word “contained” to read “Nothing herein contained shall...”
12. p. 4-17 first paragraph under Parks and Open Space Systems heading second and third line rewrite the sentence (2<sup>nd</sup> overall sentence in the paragraph) to read: “the City of Fitchburg has re-written the plan for open space and recreation which is retitled the Comprehensive Parks, Open Space and Recreation Plan (Fitchburg Parks).”
13. p. 4-18 correct misspelling of Engineering (following KL) in first paragraph under Transportation System heading

14. p. 5-1 5<sup>th</sup> bullet down on page (2<sup>nd</sup> from bottom) replace “providing” in line 3 with “allowing” and at the end of the same line replace “provides for” with “establishes”
15. p. 5-3 remove comma in third bullet, 5<sup>th</sup> line after corridors to read: “...corridors often consist...”
16. p. 5-5 top paragraph 5<sup>th</sup> line from top second word from end is “us” correct to “use”
17. p.5-5 third paragraph,6<sup>th</sup> to 7<sup>th</sup> line correct by removing “a” in 6<sup>th</sup> line that follows “hence” and in 7<sup>th</sup> remove the word “option” so it reads “...hence cluster development likely presents....”
18. p. 5-12 under Dry Mesic Forest Area 6<sup>th</sup> line remove word “who” and replace with word “which”
19. p. 5-14 3<sup>rd</sup> paragraph from bottom remove word “ultimately” so first part of sentence will read: “the street network begins with....”
20. p. 5-15 third paragraph from the bottom, 6<sup>th</sup> line, after “...for East Clayton Road.” add “(see figure 5-1) so the line will read: “for East Clayton Road (see figure 5-1). The alternative is....”
21. p. 6-1 Reverse order of the first two bullet points noted under category 1.
22. p. 6-2 , under Category 2 make the following alterations:
  - (A) 5<sup>th</sup> bullet, add “Public” at beginning to read: “Public transit should ...”
  - (B) 6<sup>th</sup> bullet, 4<sup>th</sup> line change “while” to “when” to read “...findings, when reviewing future...”
  - (C) 7<sup>th</sup> bullet 2<sup>nd</sup> line remove word “future” so last part of line will read: “When development occurs, the...”
23. p.6-3 under Category 3:
  - (A) 1<sup>st</sup> bullet, line 1 hyphen between City and owned to read “City-owned”
  - (B) 1<sup>st</sup> bullet line 5 remove “proper” and “are planned to” so that the line will read: “ensure that stops enhance the economic development...”
24. p. 6-4 2<sup>nd</sup> to last paragraph, 3<sup>rd</sup> line down remove comma after word “when”

**Other Additions recommended to the text:**

25. p. 3-1 add “sustainability” to first paragraph 2<sup>nd</sup> sentence under General Community Development section after beauty to read “ ...beauty, sustainability, and diversity.”
26. p. 4-1 add at the following sentence to the end of the first paragraph: “To place the systems analysis in context, this section begins with a natural systems analysis.”

27. p. 5-9 to the left of the Sub-Neighborhood Study section place a map detailing the area in question (the area is currently identified in fig 5-1), and note it as: “Sub-Neighborhood Study area.”

28. Recommended by RCC:

p. 6-1 Add to end of third paragraph: “Developers are encouraged to use the form-based zoning district which is expected to become apart of the City’s zoning code through the zoning code re-write process, provided that the environmentally sensitive and open space land identified in the plan are not compromised. The form-based zoning district being developed by Placemakers, as well as the Placemakers alternate design for the Par Fore property presented at the zoning code re-write charrette provide desirable features.

29. Recommended alterations to address suggestions likely to be made by TTC. (This is based on TTC’s 2/8/10 meeting minutes. TTC is expected to act on the plan at their 3/11/10 meeting.)

(A) On page 5-15 before the last paragraph add the following paragraph:  
“Transit service is a key element to the success of this plan. As street networks are advanced and refined through further planning, consideration should be given to the creation of circular routes to support direct and convenient transit services to the neighborhood.”

(B) In the last paragraph on page 5-15 just before the last sentence add the following: “A grade separated shared use path at Highway 14 should be considered, as recommended in the “2008 Bicycle and Pedestrian Plan, Fitchburg, Wisconsin”. This path will require cooperation by property owners or developers on both sides of USH 14.”

Note: The Bicycle and Pedestrian Plan is not clear on the location of this path, therefore, planning staff does not recommend showing this on the Land Use Plan map (figure 5-1), however, a map on page 5-15 to the left side of the paragraph could be added showing interchange road, USH 14, property lines, and the title: “Possible location of grade separated Shared Use Path”

30. On Page NEN R-1 (References section) add between “Fitchburg. (2000).…” and “Fitchburg. (2009).…” the following:

“Fitchburg. (2008). 2008 Bicycle and Pedestrian Plan, Fitchburg, Wisconsin.”