

City of Fitchburg

Northeast Neighborhood Plan

Open House

Welcome! Please come in, take a look at the materials on display and talk with us.

Tonight there will be no formal presentation. Consultants are on hand to answer your questions and discuss your concerns. We encourage everyone to write comments on the provided form.



The Northeast Neighborhood Plan

- ◆ This Open House is the third in a series of public informational meetings to discuss the Northeast Neighborhood Plan
- ◆ The 1985 and 1995 Fitchburg Land Use Plans identified the Northeast Neighborhood as an area for future urban service area expansion
- ◆ In 2004, the City of Fitchburg identified the Northeast Neighborhood for further study as a Future Urban Development Area
- ◆ No decision has been made to develop this area
- ◆ The City must first determine whether or not to adopt a plan that would provide for the extension of public utility (sewer/water) infrastructure
- ◆ Open House: 4:00-6:30 -- Tonight there will be no formal presentation. Consultants are on hand to answer your questions and discuss your concerns, one-on-one. Please complete the provided form with all of your comments and concerns.

Drainage Basins:

Northeast Neighborhood

- ◆ What is a drainage basin?
 - ◆ A defined area within which all water flows to a particular point or drainageway
- ◆ Orange lines represent the perimeters of drainage basins, not drainage flow paths
- ◆ Approximate size and location of future storm water detention areas are shown
- ◆ Detention areas are sized to handle all storm water from each basin as development occurs, in accordance with WDNR Technical Standards Code 1001 Table 1
- ◆ Future storm water detention basins will be designed to meet City and County regulations
- ◆ *Why don't all drainage basins have detention areas?*
 - ◆ Areas immediately east of CTH MM drain to basins to the west of CTH MM
 - ◆ The “fill site” is still being graded and the shape of the drainage basin will change
 - ◆ The cluster development area in the north and the southeast part of the neighborhood are not anticipated to need regional detention

Transportation #1:

Northeast Neighborhood

- ◆ This map shows the anticipated street and trail network in the Northeast Neighborhood
- ◆ The network, including each proposed connection point, was designed to balance safety, transportation efficiency, and quality of life for current and future residents
- ◆ The residential neighborhood main street:
 - ◆ Provides a connection into and through the neighborhood from the future USH 14 interchange
 - ◆ Is punctuated by roundabouts at key points:
 - ◆ The central neighborhood hub
 - ◆ The eastern gateway
 - ◆ Is a boulevard from the interchange through the central neighborhood hub, then narrows
- ◆ The alleys (solid white lines) are utilized to:
 - ◆ Minimize the number of driveways on the Northeast Neighborhood's residential main street
 - ◆ Allow homes with garages in the rear to improve streetscapes and architectural appeal

Transportation #2:

Northeast Neighborhood

- ◆ The trail system (orange dashes):
 - ◆ Is designed to meet both transportation and recreation needs
 - ◆ Provides three north/south corridors with connectivity to the Capital City Trail
 - ◆ Provides connectivity to the Green Tech neighborhood to the west as well as Larsen Road to the east
- ◆ E. Clayton Road realignment:
 - ◆ Create a full intersection where McCoy Road meets CTH MM
 - ◆ Creates a safer intersection for drivers and cyclists
- ◆ Please note:
 - ◆ The street between CTH MM and the northerly loop street, through the wooded area is shown at an approximate location. The feasibility of constructing this street will require further study. Steep slopes in this area may prevent construction at the location indicated.
 - ◆ The location of the future USH 14 Interchange was pre-determined by the City and WisDOT

Parks and Open Space:

Northeast Neighborhood


















- ◆ Plan map shows all City and County parkland anticipated in the Northeast Neighborhood and land expected to remain as private open space and agricultural land. Wetlands and wetland buffer areas are indicated.
- ◆ The City of Fitchburg requires the dedication of 2,900 square feet of parkland per new dwelling unit. This Plan would require the dedication of 74.3 acres of new parkland.
- ◆ The NE Neighborhood includes the following:
 - ◆ 78.7 acres of City parkland, not including areas utilized for storm water detention
 - ◆ 204.2 acres of wetlands, wetland buffer, Dane County parkland and Capital City E-Way
 - ◆ 27.6 acres of agricultural land
 - ◆ 21.9 acres of other privately owned open space
 - ◆ Other open space in conjunction with cluster residential development

Land Use #1:

Northeast Neighborhood

- ◆ This map shows future land uses anticipated in the Northeast Neighborhood, including land that is expected to remain as private open space and agricultural land. Wetlands and wetland buffer areas are also indicated.

Legend

	Cluster Residential Subdivision
	Large Lot Single Family
	Single Family Residential
	Duplex/Side by Side Two Family Residential
	Multi Family Residential
	Mixed Use: Neighborhood Commercial/Residential
	Sub-Regional commercial
	Office, Limited Retail and Services
	Office
	Business Park
	Agriculture/Open Space Preservation
	Potential Acquisition for Open Space
	Open Space: Privately Owned
	Park, Open Space
	Dane County Parkland/Capital City E-Way
	Existing Dwelling Units
	Single Institutional Use
	Wetlands
	300 Foot Wetland Buffer
	Municipal Well
	Water Tower Site
	Park and Ride
	Future Interchange Right-of-Way
	Current/Future Access Point
	Roundabout
	Potential Collector Street
	Potential Local Street
	Potential E. Clayton Road Realignment
	Potential Alley
	Capital City Bike Trail
	Potential Capital City Trail Realignment
	Potential Multi-Use Trail
	Storm Water Detention Areas
	Non-Sewerable Areas

- ◆ Land uses are color-coded on the map. Please refer to the legend.

- ◆ The land use plan includes areas for residential, business, parks and open spaces

- ◆ A variety of housing types is planned including cluster subdivisions, single-family, duplex/side by side, multi-family, and mixed use residential.

Land Use #2:

Northeast Neighborhood

- ◆ Residential:
 - ◆ 75.9 acres of existing residential
 - ◆ 12.6 acres (37 units) of large lot residential (typical lot size, approximately 15,000 sq.ft.)
 - ◆ 56.8 acres (341 units) of cluster subdivision (6 dwelling units per acre, on small lots with the remainder of the land preserved as open space)
 - ◆ 41.7 acres (227 units) of single family residential (8,000 sq. ft. average lot size)
 - ◆ 13.4 acres (117 units) of duplex/side-by-side residential (10,000 sq. ft. average lot size, or zero lot line duplex with 5,000 square foot lots)
 - ◆ 22.4 (358 units) acres of multi-family residential (16 dwelling units per acre, both apartments and condominiums)
 - ◆ 4.6 acres (37 units) of mixed use, neighborhood commercial with a residential component (8 units per acre)
- ◆ Excluding the existing homes, this plan proposes 54% detached single-family, 35% multi-family and 11% duplex/side-by-side

Land Use #3:

Northeast Neighborhood

- ◆ Business/Commercial land uses (101.3 acres):
 - ◆ Mixed-use neighborhood commercial
 - ◆ Sub-regional commercial
 - ◆ Office, limited retail and service uses
 - ◆ Office
 - ◆ Business Park
- ◆ Governmental/Public Land uses (30.4 acres):
 - ◆ Municipal Well
 - ◆ Water Tower site
 - ◆ Single Institutional use (un-sewerable area)
 - ◆ Park and Ride lot
- ◆ 78.7 acres of City parkland, not including areas utilized for storm water detention areas
- ◆ 15.5 acres of storm water detention areas
- ◆ 204.2 acres of wetlands, wetland buffer, Dane County parkland and Capital City E-Way
- ◆ 27.6 acres of agricultural land
- ◆ 21.9 acres of other privately owned open space