

City of Fitchburg Northeast Neighborhood:

Plan highlights and land use summary (based on draft land use plan dated 06/01/2007)

Handout prepared for Public Informational Meeting #4, 07/12/2007

The Northeast Neighborhood depicted in the future land use plan is comprised of a number of distinct but interconnected components that, together, create a cohesive whole. To create interest, walkable destinations vary from the wooded hills of the north-central part of the neighborhood, to the town center at the central roundabout, to parks both large and small throughout the neighborhood. Each of the neighborhood's known natural resources are identified for preservation. The neighborhood's "vital statistics" are detailed in the land use chapter, of which this is an excerpt.

- The neighborhood is designed to respect the City's policies with regard to residential development at urban densities, while working toward achievement of the City's goal of a 50/50 owner/renter occupancy balance. Within the neighborhood locations are identified for the broadest possible variety of residential densities and housing types, ranging from mixed-use and high-density multi-family through low-density single-family. The concentrations of density assist in achieving the City's density goal, while the two lower-density residential quadrants work toward achieving a higher level of owner-occupancy than would otherwise be likely, enabling the Northeast Neighborhood to make a positive contribution to achieving the City's owner-occupancy goals.
- Consistent with good planning principles, density and intensity of proposed land use within the neighborhood declines from west to east. In the language of the transect, the T5 (transit-oriented mid-rise) identified for the Nine Springs Green-Tech Village neighborhood to the west, transitions to a T4 intensity within the Northeast Neighborhood from US Highway 14 to include areas bordering CTH MM. The intensity then declines to a T-4 for the central portions of the neighborhood before dropping to the T1 (rural and natural preserve) at the northern, southern and eastern perimeter of the neighborhood. To describe this same pattern in more common terminology, with the exception of medium-density residential uses bordering the main street, and abutting the largest expanse of parkland, the intensity of uses and proposed residential densities follows a gradient from west to east. The principle locus of residential density is in the vicinity of the "neighborhood crossroads" at CTH MM and the main street. In the westernmost part of the neighborhood, business and institutional uses are dominant, as would be expected in an area with direct access to a major highway. At the other end of the spectrum, landscaped parkland is planned for the entire Larsen Road frontage out of respect for the need to allow for infiltration and filtration of all surface runoff as well as buffering of the developed Northeast Neighborhood from the less intensively developed and protected parts of the neighboring Towns. With consideration of the sensitivity of the Nine Springs E-way and Swan Creek, preservation of wetlands and a 300 foot buffer area is intended for the northernmost and southernmost perimeter of the neighborhood.
- East of CTH MM those living and working in every part of the neighborhood have ready access to public parkland, never being more than two blocks away. A public park in the southwestern part of the neighborhood will be available to residents of the multi-family development west of CTH MM, whereas those in the mixed-use area adjacent to the drumlin will be served by the private open space it affords.
- An interconnected open grid system of streets and alleys is planned within the Northeast Neighborhood to allow for a variety of logical routes within and through the neighborhood. This promotes capillary flow of vehicular traffic and provides multiple options for pedestrians and cyclists. While aiding in convenience and speed of emergency access, this also encourages walking within the neighborhood by providing a variety of choices for those wishing to walk from one place to another.

- To support pedestrian accessibility, sidewalks on both sides of all streets throughout the neighborhood are supplemented by a multi-use trail system. In addition to the – primarily recreational – multi-use trail, commuter cycling is to be supported by a dedicated trail parallel to US Highway 14 within the eastern right-of-way (not graphically depicted), and by use of the multi-use trail which parallels Larsen Road through the park on the east side of the neighborhood (indicated in green dashes), as well as the realigned Capital City Trail as a cross-route through the northern part of the neighborhood (indicated in blue dashes).
- Joining the developed portions of the neighborhood with the known street grid, public street and private access points along major thoroughfares (CTH MM and the connector street to the future interchange) are located and spaced with consideration for safety and sightlines. Asterisks suggest the best location for private access points on certain non-residential properties.
- With respect for the wishes of current Northeast Neighborhood residents, residential properties east of CTH MM are indicated on the plan as “existing residential” and are abutted only by low- to medium-density residential or future park uses.
- In consideration of the steep slopes found in the north-central part of the neighborhood, the steep and wooded hillsides are shown as low-density cluster residential land use. Prior to consideration of any development proposal for this area, a complete tree survey must be conducted and updated contours be provided to determine the location of any sites that may be candidates for development and areas that should be preserved. Due to the topography, the onus is on anyone proposing development to demonstrate that streets could be constructed meeting City standards with regard to grade without wholesale destruction of the woodland environment. Certain portions of this area are known to have very steep slopes and are depicted as “private open space” on the land use plan, and it is expected that building pads (if any) would not be located in those areas. Any building pads must be carefully situated to preserve specimen trees and the character of the woodland environment. No development is recommended if it is determined that this area consists of environmental corridor, which consists of wetlands, waterways, steep sloped land, and particular areas with a dense tree canopy of specimen trees.
- It is intended that all wetlands in the planning area be preserved, untouched aside from enhancement due to prior degradation, when appropriate. Wetland buffer widths are suggested and graphically depicted.
- It is proposed that no development take place in proximity to the E-Way or north of East Clayton Road, unless the road is realigned to the south, in which case the area identified for office, limited retail and service use would be south of the current East Clayton, but north of the realigned road.
- It is proposed that the drumlin between US Highway 14 and CTH MM and the bordering wetland to its north be preserved as private open space with the exception of any grading necessary to create a north-south road through that portion of the neighborhood to provide for internal connectivity of business operations and a secondary means of access for emergency vehicles.
- Consistent with City policy, development is not proposed for areas that cannot be served by gravity flow sewer, with the exception of one location where the City may allow for a private grinder station for a single institutional use. In the southwest part of the neighborhood, outside the wetland and wetland buffer, an area is identified for a single-institutional user, a type of development that may be acceptable to the City. This location would have particularly good highway access, being served by a nearly-direct route to US Highway 14, and may be highly desirable to a large user of a type the City may desire. This location has potential both for economic development and for educational use.

The following tables outline each of the land uses shown on the future land use map dated June 1, 2007. For further detail, please see the draft plan.

RESIDENTIAL LAND USES

Category	Acres	DU/Acre	Total DU's
Existing Residential	81.2		
Cluster Residential Subdivision*	67.8	3.0 - 5.0	61 - 102
Low Density Residential	46.4	3.0 - 5.0	139- 232
Medium Density Residential	30.9	5.0 - 9.0	155- 278
High Density Residential	7.0	10.0-17.0	70 - 119
High Density Residential (west of CTH MM)	15.3	16.0-21.0	245- 321
Mixed-use (neighborhood commercial)	19.0	8.0 20.0	152- 380
Total (excluding existing Residential)	186.4		822-1,432

*Estimate no more than 30% of wooded or environmentally sensitive land area to be developed or lotted.

BUSINESS/COMMERCIAL LAND USES

Type	Size
Mixed-use (neighborhood commercial)	19.0 acres
Office, Limited Retail and Services	6.7 acres
Retail/Services	7.8 acres
Employment Hub	47.2 acres
Single Institutional Use	23.0 acres
Total	103.7 acres

PARKS AND OPEN SPACES

Type	Size
Agriculture/Open Space Preservation	29.3 acres
Open Space: Private and Publicly owned	36.0 acres
Dane County Parkland/Nine Springs E-Way	12.5 acres
Usable Park/Open Space	76.4 acres
Non-usable parkland (wetland, buffer and storm water in parks)	15.2 acres
Storm Water Detention Areas (not located in parks)	15.7 acres
Wetland Buffer	69.6 acres
Wetlands	107.7 acres
Community Gardens	7.2 acres
Potential Acquisition for open space	4.7 acres
Total	374.3 acres open space

GOVERNMENTAL/PUBLIC LAND USES

Goodland Park Road Institutional	1.0 acres
Water Tower Site	0.7 acres