



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711 (608-270-4200)

SMARTCODE NEW COMMUNITY REGULATING PLAN APPLICATION (ARTICLE 3)

1. Location of Property:

Street Address: None (parcel # 225/0609-142-0100-2)
Legal Description - (Metes & Bounds, or Lot No. And Plat): OL 2 North Park Fitchburg

2. Community Unit Type (mark all that apply): CLD or TND or TOD

3. Applicant shall submit one or more maps, explanatory text and statistical information describing the following for each Community Unit in the Regulating Plan area:

- 1. Transect zones & allocations
- 2. Density calculations (anticipated)
- 3. Civic zones
- 4. Thoroughfare network (include thoroughfare types and block sizes)
- 5. Special Districts, if any
- 6. Special Requirements, if any
- 7. All requests for Administrative Waivers, if any
- 8. All requests for Administrative Approvals, if any

*** Also submit all mapping in either CADD or GIS files

4. Aerial photo of existing site

Current Owner(s) of Property: Goldleaf Fitchburg LLC, c/o Mike Filkouski

Address: 2379 University Ave, Madison WI 53726 **Phone No.:** 608.234.8141

Contact Person: Suzanne Vincent, Vierbicher **E-mail:** svin@vierbicher.com

Address: 999 Fourier Dr. Ste 201, Madison WI 53717 **Phone No.:** 608.821.3963

Respectfully Submitted By: *Suzanne M Vincent* **Date:** 02.17.2020

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

*Application shall be accompanied by one (1) PDF document of complete submittal, one (1) full-size set of plans, two (2) reduced sets of plans (11" x 17"), and the required CADD or GIS files for mapping.

FOR CITY USE ONLY

Date Received: 2/17/20 **Permit Request No.:** Article 3 Plan

Conditions Comments: 1. No other permit or approval is waived or deemed satisfied except for the approval provided herein.
2. Conditions of previous Article 3 approvals remain in place.

APPROVED *SM*
 w/conditions 2/20/20



February 17, 2020

Sonja Kruesel, City Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: North Park Neighborhood Regulating Plan Amendment

Dear Ms. Kruesel:

Attached is Amendment #5 to the Regulating Plan for the North Park neighborhood. This amendment includes a change in transect zone designation for Outlot 8 on Block 2 from Civic Space to T5. The Main Civic Space designation has been moved from OL 8, previously Civic Space 1, to Civic Space 1, previously Civic Space 2. No special districts, special requirements, administrative approvals or waivers are proposed.

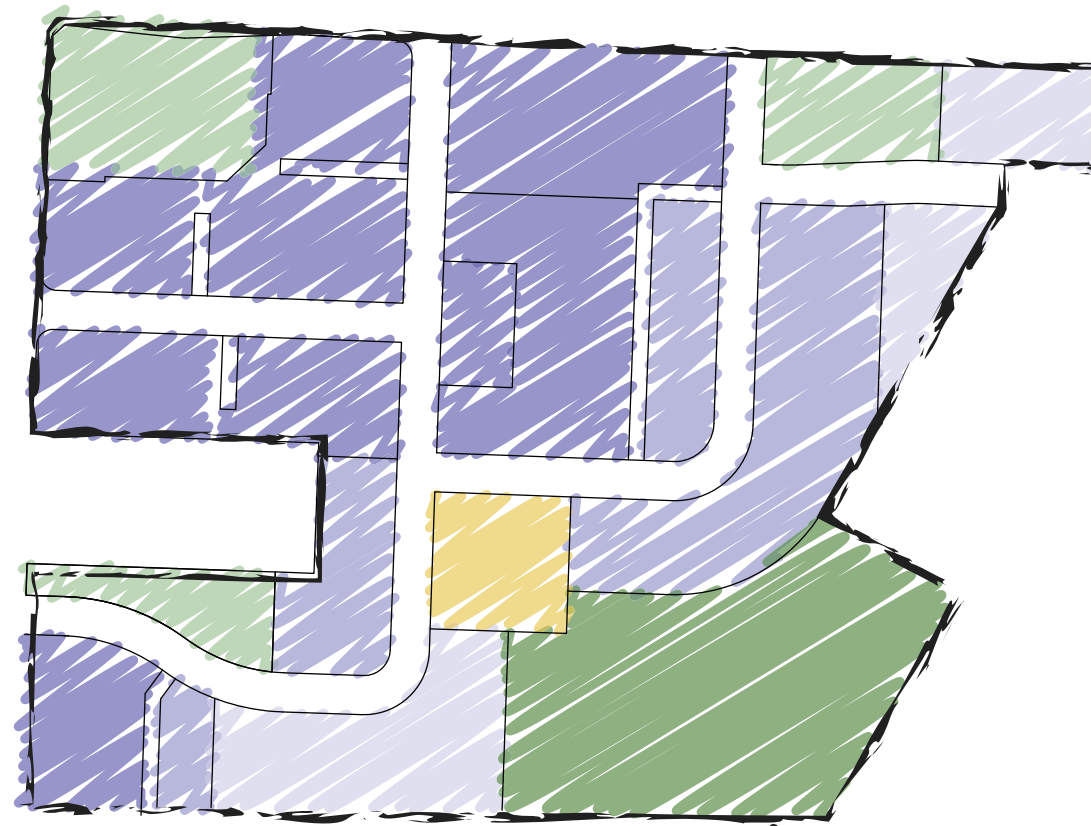
Please feel free to contact me at 821-3963 or svin@vierbicher.com to discuss this Regulating Plan amendment.

Sincerely,

Suzanne Vincent, PLA

CC: Randy Kolinske, PE, Michael Marty, PLS, Ron Fedler, Mike Filkowski

Attachments: Regulating Plan (pdf)
SmartCode New Community Regulating Plan Application (pdf)



NORTH PARK
CITY OF FITCHBURG, WISCONSIN

SMARTCODE- ARTICLE 3 APPLICATION

February 24, 2014

March 05, 2014 Revision (Staff Comments)

May 30, 2014 Update (Per Plat)

August 13, 2015 Update (B-Grid)

June 17, 2016 Update (Civic Space)

Feb 17, 2020 Update (Civic Space)

Prepared by:



3.3.3 Transit Oriented Development (TOD)

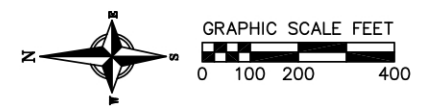
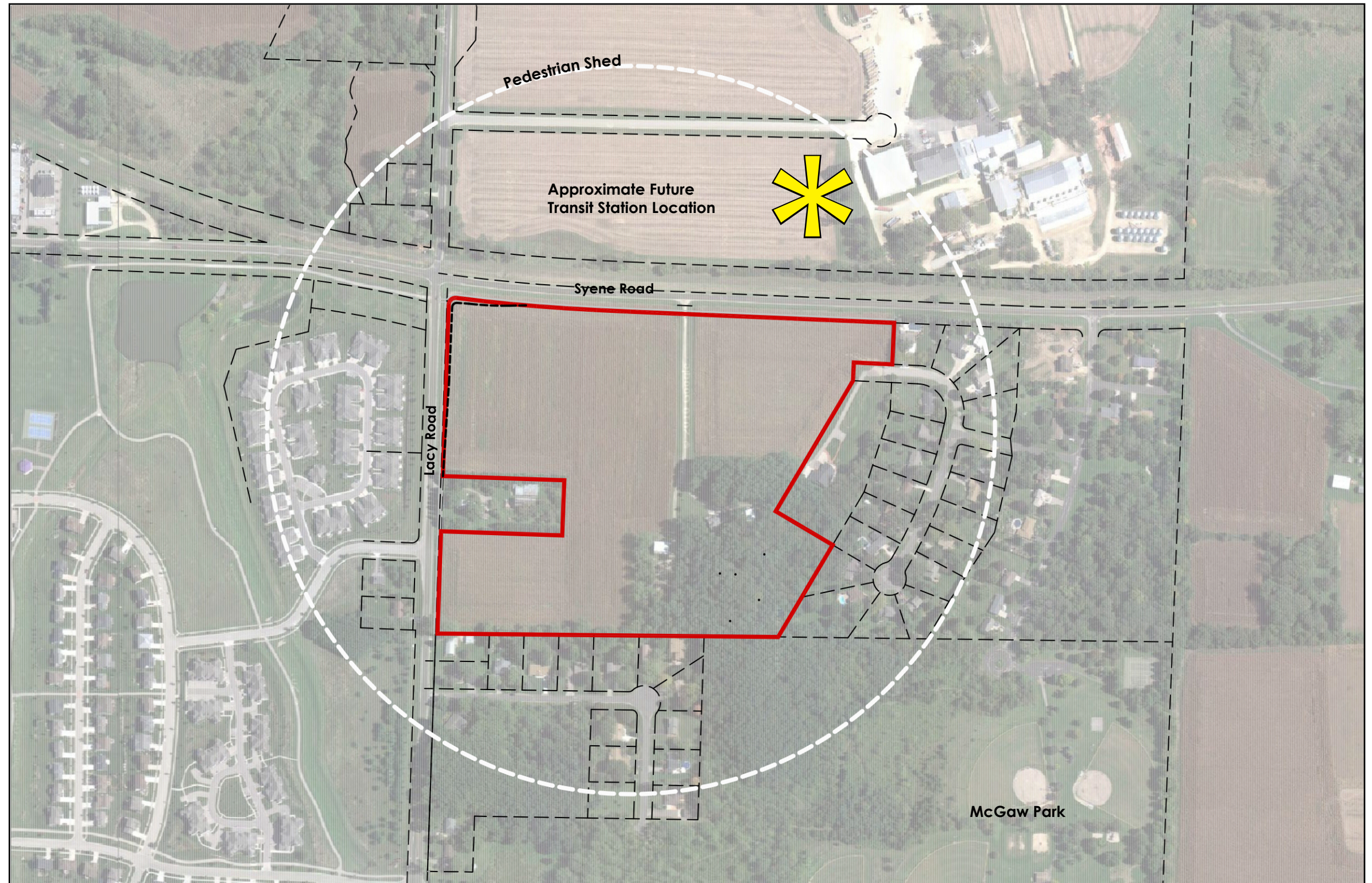
- a. A Transit Oriented Development (TOD) shall be permitted within the G-3 Intended Growth Sector and the G-4 Infill Growth Sector.
- b. A TOD within the G-3 Intended Growth Sector shall be structured by one Long Pedestrian Shed or Linear Pedestrian Shed and shall consist of no fewer than 80 acres and no more than 640 acres.
- * Site is structured with a Standard Pedestrian Shed due to size/shape of site.
- * Site is less than 80 acres. See 3.3.4 below.
- c. A TOD shall include Transect Zones as allocated on Table 2a and Table 3.

3.3.4 Smaller sites may be rezoned to the SmartCode District if they:

- a. Fall within an adopted Neighborhood Plan that includes mixed-use districts or Community Unit Types
- b. Exceed 100,000 square feet
- c. Establish a Thoroughfare network pursuant to 3.7 and provide for connections to adjacent parcels, and
- d. Are designated as T4 in accordance with the Intent described in Table 1 and the metric standards summarized in Table 2b-2l.
- e. The New Community Regulating Plan is to be approved with the rezoning process.
- f. The civic space requirements may be waived, with a fee-in-lieu of dedication paid if the Parks Commission finds that suitable civic space is available within the pedestrian shed.

Neighborhood Area: 35.2 acres

 TOD Boundary



3.4 Transect Zones

3.4.1 Transect Zones shall be assigned and mapped on each New Community Regulating Plan according to the percentages allocated on Tables 2a and 3.

T-zone	T3	T4	T5	SD1	Total
Acres	3.4	5.4	11.2	0	20.1*
Required	20% max	20-50%	40-60%	30% max	
Provided	17.0%	27.1%	55.9%	0	100%

* Total urbanized area

3.4.3 Transect zones shall, to the extent practical, be designed so that the same Transect zone designation is on opposite sides of a primary thoroughfare. Where this is not practicable, such arrangement shall be limited to no more than 15% of the respective Transect zone block perimeter, unless a greater level is allowed by Administrative Waiver.

T-zone	Frontage (lin. ft.)	Unmatched (lin. ft.)	%
T3	3467	334	9.6
T4	2174	319	14.7
T5	6877	85	1.2

* Administrative waiver (#1) requested for 3.4.3

3.4.5 Where more than one type of Transect Zone of T3, T4, or T5 exists in a block, the Transect Zone with the greatest area in the block shall be used to determine the maximum block perimeter. If equal, the lower Transect Zone number shall control.

Block	Total Area (ac)	T5 (ac)	%	T4 (ac)	%	T3 (ac)	%
2	5.8	4.8	83.7%	0.9	16.3%	-----	-----
4	3.7	-----	-----	3.0	81.7%	0.7	18.3%
5	3.4	1.1	32.9%	0.3	10.2%	1.9	56.9%
6	3.2	2.0	64.3%	1.1	35.7%	-----	-----



3.5 Civic Zones

3.5.1 General

d. A Civic Zone(s) shall not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District.

3.5.3 Civic Space Specific to T3-T5 Zones

a. Each Community Unit shall assign at least 5% of it's urbanized area to Civic Space

- Total Urbanized Area: 20.1 ac

- Total Civic Space: 1.0 ac

- Civic Space/Urbanized Area: 5.0%

b. Civic Spaces shall be designed as generally described in Table 8, approved by Administrative Approval, and distributed throughout Transect Zones as described in Table 2e.

Table 3-A: All Civic Spaces

#	Type	T-zone	Table 8 T-zones	Area (ac)
1	Green	T4	SD, T4, T3	1.0
Total				1.0
Urbanized Area				20.1
Civic Area				5.0%

c. Those portions of the T1 Natural Zone that occur within a development parcel may be part of the Civic Space allocation and if so shall conform to the Civic Space types specified in Table 8a or 8c.

d. Each Community Unit shall contain at least one Main Civic Space located within 800 feet of the geographic center of each Community Unit, unless a greater distance is approved by Administrative Waiver. A Main Civic Space shall conform to one of the types specified in Table 8d-8f.

- #1 Green meets the requirement for the Main Civic Space for the CU.

e. Within 1000 feet of every Lot in Residential use, a Civic Space designed and equipped as a playground shall be provided. A playground shall conform to Table 8g.

- #1 Green/Playground meets this requirement.

f. Each Civic Space, specified in Tables 8c-8f, shall have a minimum of 50% of its perimeter fronting a Thoroughfare.

Table 3-B: Civic Space Perimeter

CS	Area (ac)	Permitted Area (ac)	Thoroughfare Perimeter %
1. Green	1	0.5-8	50%



3.5.4 Civic Buildings specific to T3-T5 Zones

a. The applicant shall covenant to construct a Meeting Hall or Third Place within one block of the Main Civic Space of each Community Unit. Its corresponding Public Frontage should be equipped with a shelter and bench for a transit stop.

*** Administrative waiver (#2) requested for 3.5.4.a**

b. One Civic Building Lot shall be reserved for an elementary school. It shall be reserved up to five years after the date of Common Council acceptance of public improvements for the phase in which it is located for the construction of a neighborhood school, unless a reduced amount is approved by Administrative Waiver. After this period of time the developer, if unused may sell it. The school site may be within any Transect Zone except T1.

*** Administrative waiver (#3) requested for 3.5.4.b**

c. Civic Building sites should not occupy more than 20% of the area of each Pedestrian Shed.

d. Civic Building sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.



3.7 Thoroughfare Standards

3.7.1 General

c. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. The Public Frontages of Thoroughfares that pass from one Transect Zone to another shall be adjusted accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.

**** Administrative Waiver will be requested 3.7.1.c**

Transect Zone	Perimeter Max.
T3	2400 feet max.
T4	2300 feet max.
T5	2050 feet max.*

* 2500 feet max. with parking structure(s)

e. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 2c. The perimeter shall be measured as the sum of Lot Frontage Lines. Block perimeter at the edge of the Community Unit may exceed the maximum block perimeter by up to 10% by Administrative Waiver. Block perimeters may be reduced by Passages not more than 20% of each Transect Zone.

Table 6-B: Split Blocks

Block	Total Area (ac)	T5 (ac)	T4 (ac)	T3 (ac)	Perimeter Max. (lin. ft.)
2	5.8	4.8	0.9	-----	2050
4	3.7	-----	3	0.7	2300
5	3.4	1.1	0.3	1.9	2400
6	3.2	2.0	1.1	-----	2050

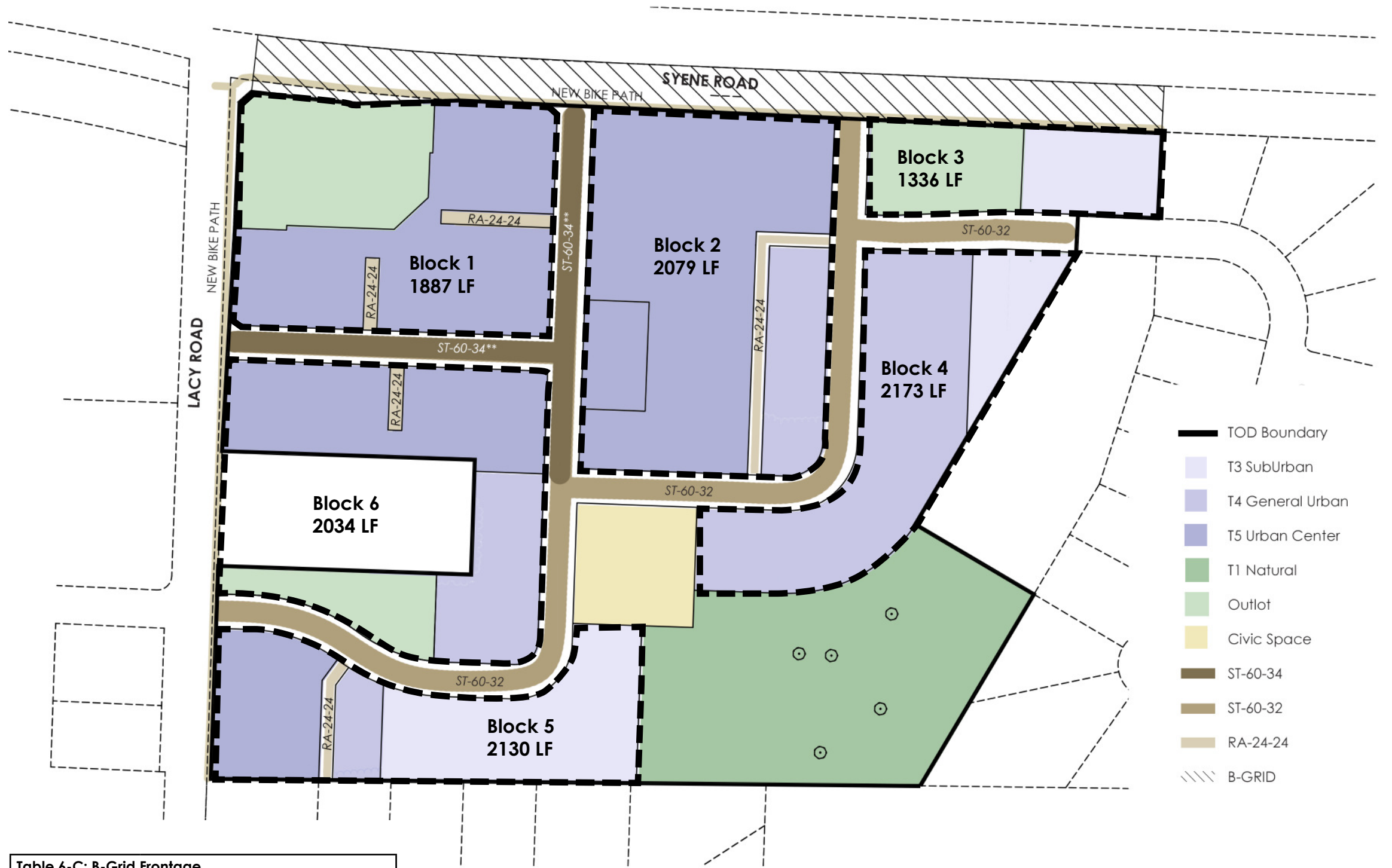
Administrative Waiver (#4) previously approved for Blocks 2 and 6 per 3.7.1.e.

f. Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by Administrative Approval to accommodate specific site conditions only.

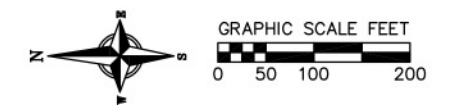
g. Each Lot shall have its Principal Frontage along a vehicular Thoroughfare, except that 20% of the lots by area within each Transect Zone may have Principal Frontages along a Passage or a Civic Space.

3.9 Special Requirements

3.9.1.a ... The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Community Unit. B-Grid signage may utilize the Chapter 26 Signs standards rather than 5.12.



Total Frontages:	12,518 LF
B-Grid Frontages:	1,467 LF
B-Grid Percentage:	12%



3.8 Density Calculations

3.8.1 The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 2a.

3.8.2 Base Residential Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 2b.

	Area ac.	DUA net Table 2b		Dwelling Units	
		min.	max.	min.	max.
T3	3.4	3	8	10	27
T4	5.4	6	14.4	33	78
T5	11.2	12	n/a	134	n/a
Total				177	240

3.8.3 The density of housing and other Uses for each Transect Zone shall be subject to further adjustment at the building scale as limited by Table 19, Table 20, and section 5.9.

