



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:** Larsen Road, Goodland Park Road, CTH MM  
**Legal Description - (Metes & Bounds, or Lot No. And Plat):** \_\_\_\_\_  
See attached Legal Description  
\_\_\_\_\_

**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:** Fitchburg Lands, LLC

**Address:** 2920 Marketplace Drive, Suite 202 **Phone No.:** 608-288-3339

**Contact Person:** Phil Sveum **E-mail:** psveum@cbsuccess.com

**Address:** same **Phone No.:** same

**Respectfully Submitted By:**  **Date:** 6/22/2021

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:** 6/22/21 **Permit Request No.:** Article 3 Plan Amendment #4

**Comments:** \_\_\_\_\_

**APPROVED**

w/conditions

7/29/21 JSM



## CITY OF FITCHBURG

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Planning Department

5520 Lacy Road  
Fitchburg, WI 53711-5318

Phone: (608) 270-4256 ■ Fax: (608) 270-4275

[www.fitchburgwi.gov](http://www.fitchburgwi.gov)

### Terravessa Article 3 Amendment #4 Conditions – July 29, 2021

1. No other permit or approval is waived or deemed satisfied except for the approval herein provided.
2. Approval is based on Article 3 Plan Amendment #4 dated July 7, 2021, submitted on July 26, 2021, and associated approved Administrative Waivers and Approvals.
3. Shall comply with all requirements of Chapter 23 SmartCode.
4. Density calculations shall comply with section 3.8 of the SmartCode Ordinance.

**SmartCode Article 3 Submittal  
Amendment #4  
Terravessa**

Fitchburg Lands, LLC.  
Fitchburg, WI  
June 2021

**Montgomery Associates**  
*Resource Solutions, LLC • [ma-rs.org](http://ma-rs.org)*





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## Table of Contents

1	Introduction.....	1
2	Neighborhood Area and Project Site.....	1
3	Neighborhood Master Plan.....	2
4	Transect Zones .....	2
5	Civic Spaces .....	2
6	Thoroughfares .....	3
7	Blocks and Densities.....	4
8	Stormwater Plan.....	5

## List of Tables

Table 4.1: Transect Zone Percentage
Table 4.2: Unmatched Transect Zones
Table 5.1: Primary Civic Spaces
Table 5.2: Secondary Civic Spaces
Table 6.1: Non-thoroughfare Lots
Table 7.1: Split Block Perimeters
Table 7.2: Density Calculations
Table 7.3: Passage Reduction

## List of Exhibits

Exhibit 1: Neighborhood Area and Project Site
Exhibit 2: Neighborhood Master Plan
Exhibit 3: Transect Zones
Exhibit 4: Civic Spaces
Exhibit 5: Thoroughfares
Exhibit 6: Blocks/Densities
Exhibit 7: Stormwater Plan

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## Development Team

### Owner

Fitchburg Lands, LLC  
Phil Sveum  
2920 Marketplace Drive, Suite #202  
Fitchburg, WI 53719  
[psveum@cbsuccess.com](mailto:psveum@cbsuccess.com)

### Project Engineer

Montgomery Associates, Resource Solutions, LLC (now MARS-EOR)  
Deborah J. Hatfield  
119 South Main Street  
Cottage Grove, WI 53527  
608-839-4422  
[dhatfield@eorinc.com](mailto:dhatfield@eorinc.com)

### Project Planner

Tim Anderson Consulting, LLC  
Tim Anderson  
2126 Yahara Place  
Madison, WI 53704  
[tander2126@gmail.com](mailto:tander2126@gmail.com)

## 1 Introduction

This SmartCode Article 3 Application has been prepared for the development land approved in the April 19, 2016 Settlement Agreement between the Wisconsin Department of Natural Resources (DNR), Fitchburg Lands, LLC and the Town of Dunn.

The Fitchburg Lands portion of the Northeast Neighborhood development plan now known as Terravessa has been prepared to meet requirements of the City of Fitchburg's SmartCode District and the following goals:

- Affordability
- Sustainability
- Connectivity
- Density
- Diversity of housing types
- Mix of ownership and rental housing
- Multi-generational housing including a senior housing component

The following narrative describes the proposed development plan and is divided into seven sections with accompanying tables. Exhibits for each section are attached at the end of the narrative. The application sections include:

- Neighborhood Area and Project Site
- Neighborhood Master Plan
- Transect Zones
- Civic Spaces
- Thoroughfares
- Blocks/Densities
- Stormwater Plan

## 2 Neighborhood Area and Project Site

The total size of the Fitchburg Lands, LLC parcel is 243 ac. The approved development area is 146 ac, with the remainder of the parcel designated as environmental corridor (**Exhibit 1**).

### 3 Neighborhood Master Plan

The project site is proposed as Traditional Neighborhood Development (TND). **Exhibit 2** illustrates the Terravessa master plan including the proposed pattern of neighborhood entrances, development blocks, streets and alleys, and parks and open spaces. The total urbanized area for Terravessa (net developable area without streets and civic spaces) is 88.7 ac.

### 4 Transect Zones

The development plan is divided into four transect zones - T1, T3, T4 and T5 (**Tables 4.1 and 4.2, Exhibit 3**). A linear pedestrian-shed encompasses the development area. We previously requested and were granted an Administrative Waiver (AW2) for having three transect areas with unmatched perimeters greater than 15%, but that was voided based on a corrected interpretation of the unmatched transect calculation. This submittal contains a higher portion of unmatched transects along the T3 transect zone than the previous submission, so **we are requesting a new Administrative Waiver (AW6) as the unmatched percentage for T3 (17%) is now slightly above the 15% threshold**. Note that the overall length of unmatched transects has not changed.

**Table 4.1: Transect Zone Percentage**

	Transect Zone			Total
	T3	T4	T5	
Net Area (acres)	21.3	56.5	11.0	88.7
Required (%)	[5-30]	[30-65]	[5-40]	
Provided (%)	<b>24</b>	<b>64</b>	<b>12</b>	

**Table 4.2: Unmatched Transect Zones**

Transect Zone	Total Zone Block Perimeter (ft)	Unmatched Perimeter (ft)	Unmatched (%)
T3	14,286	2,451	17%
T4	31,607	2,451	8%
T5	8,586	0	0%

### 5 Civic Spaces

The proposed development includes a mix of primary and secondary civic spaces and general open spaces (**Exhibit 4, Tables 5.1 and 5.2**). Key details include:

- Total Primary Civic Spaces: 8.5 ac
- Total Secondary Civic Spaces: 32.2 ac
- Total Civic Buildings: 12.2 ac (includes School site)
- Total General Open Spaces: 70.4 ac
- Total Civic Spaces, Civic Buildings, and Open Spaces: 123.2 ac

- Percentage of Primary Civic Space to Urbanized Area: 9.5% (exceeds 5% minimum)

We are requesting an Administrative Approval (AA1) for establishing a Conservancy (8a) next to a T5 transect zone.

**Table 5.1: Primary Civic Spaces**

Civic Space	Type	Area (acres)	Permitted Area (acres)	Thoroughfare Perimeter Provided	Thoroughfare Perimeter Required
8c.1	Neighborhood Park	4.0	4 min, 5 max	78%	50% (3.5.3.f.i)
8c.2	Neighborhood Park	4.0	4 min, 5 max	50%	50% (3.5.3.f.i)
8f	Plaza	0.4	0.25 min, 2 max	61%	50% (3.5.3.f.i)
<b>Total</b>		<b>8.5</b>			

**Table 5.2: Secondary Civic Spaces**

Civic Space	Type	Area (acres)	Permitted Area (acres)	Thoroughfare Perimeter Provided	Thoroughfare Perimeter Required
8a	Conservancy	11.8	8 min	26%	-
8d.1	Green	3.5	0.5 min, 8 max	27%	20% (3.5.3.f.ii)
8g.1	Playground	0.3	no min/max	50%	-
8g.2	Playground	0.2	no min/max	50%	-
8g.3	Playground	0.2	no min/max	25%	-
8g.4	Playground	0.2	no min/max	50%	-
8g.5	Playground	0.2	no min/max	0% (w/in school)	-
8h	Community Gardens	16.1	no min/max	50%	-
<b>Total*</b>		<b>32.2</b>			

\* Civic Space 8g.4 is not included in this total because it is embedded within Civic Space 8c.2; Civic Space 8g.5 is not included because it is part of the school site (T4)

## 6 Thoroughfares

The transportation system for the proposed development includes a framework of streets, lanes, alleys, passages and a bicycle network (**Exhibit 5**). All ST-58-30 street types provide for on-street bicycle use as part of the bicycle network. We are requesting an Administrative Approval (AA2) for using rear alleys adjacent to T4 transect zones in blocks containing both T4 and T5 zones, an Administrative Approval (AA3) for installing continuous planters instead of tree wells in sections of ST-58-34 and ST-60-34 streets not adjacent to commercial areas, and an Administrative Approval (AA4) for defining street type ST-58-34. We are also requesting an Administrative Waiver (AW3) for modifying street type RL-24-12 to have 16' of pavement (back-to-back), an Administrative Waiver (AW4) for modifying street type RA-24-24 to have 23' of pavement (back-to-back), and an Administrative Waiver (AW5) for increased thoroughfare width on Lacy Rd. at its intersection with CTH MM to accommodate turn lanes.

The majority of principle lot frontage in the proposed development occurs along vehicular thoroughfares, with the exception being lots facing the large central passage. The percentage of lots whose principal frontages fall along a passage or civic space is below the 20% threshold for each transect zone (**Table 6.1**).

**Table 6.1: Non-Thoroughfare Lots**

Transect Zone	Area (acres)	Area of Lots Not Facing Thoroughfare (acres)	Percentage
T3	21.0	0.0	0%
T4	56.5	3.1	6%
T5	11.0	0.0	0%

Short lengths of exterior streets have been designated as “B-Grid Streets” to accommodate neighborhood signage. The frontage assigned to the B-Grid does not exceed 30% of the total length of frontages within the community unit (Table 6.2).

**Table 6.2: B-Grid Frontage**

B-Grid Frontage (ft)	Total Frontage (ft)	B-Grid Frontage Percentage
1,310	47,980	3%

## 7 Blocks and Densities

There are 39 blocks in the proposed development with an approximate total of up to 1,500 dwelling units (Exhibit 6, Tables 7.1-7.3). Where blocks are split between multiple transect zones, the zone with the highest area sets the maximum block perimeter. All blocks meet both the block perimeters and block densities required for each transect zone.

Blocks 1, 13-15, 19-20, 24, 25-28 and 32-35 are partially defined by a passage to meet the allowed perimeter requirements. The perimeter of each block defined by passages does not exceed 20% for any transect zone.

**Table 7.1: Split Block Perimeters**

Block #	Transect Zone (acres)			Perimeter Max (ft)	Block Perimeter (ft)
	T3	T4	T5		
3	-	0.46	0.60	2050	923
4	-	0.64	0.65	2050	1048
13	-	1.64	0.26	2300	1669
21	-	2.44	0.27	2300	1480
22	-	1.92	0.58	2300	1410
23	-	1.59	0.56	2300	1324
24	-	0.74	1.35	2050	1530
31	0.90	1.29	-	2300	1412
36	2.03	0.89	-	2400	2172
37	2.45	0.26	-	2400	1666
38	1.39	0.32	-	2400	1616

**Table 7.2: Density Calculations**

Transect Zone	Area (acres)	Allowed Dwelling Units / Acre		Total Dwelling Units	
		Minimum	Maximum	Minimum	Maximum
T3	21.3	3	8	64	170
T4	44.4*	6	12	266	533
T5	11.0	12	n/a	132	n/a
Total*				<b>462</b>	<b>835+</b>

\* Density calculations exclude school site (12.09 ac) located within T4 transect zone





**Table 7.3: Passage Perimeter Reduction**

Transect Zone	Block Perimeter (ft)	Perimeter Defined by Passages (ft)	Percentage
T3	14,286	367	3%
T4	31,607	2,112	7%
T5	8,586	386	4%

## 8 Stormwater Plan

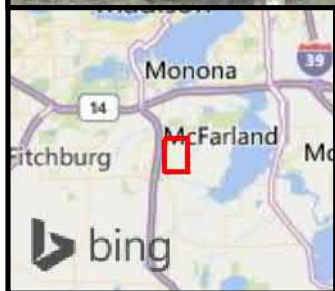
The project stormwater management plan will be an important element in the neighborhood’s landscape design and will support the environmental management objectives of the Fitchburg Lands portion of the Northeast Neighborhood. The stormwater management plan will meet City of Fitchburg, DNR and project-specific performance criteria for stormwater volume, stormwater peak discharge, and stormwater quality. The implementation of the stormwater plan will be unique, in that the design and performance analysis will be supplemented by stormwater runoff monitoring.

The conceptual elements of the stormwater management plan are illustrated in **Exhibit 7**. The stormwater management system will include distributed practices in the development area, plus regional stormwater management facilities in open space areas. These areas will also be integrated into the landscape and aesthetic design of the open space to support the creation and restoration of a natural landscape including restored / enhanced wetlands.

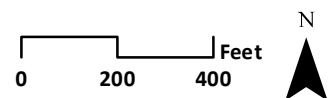
-  Total Project Area: 243 Acres
-  Approved Development Area: 146 Acres
-  WDNR Intermittent Stream
-  Wetland Delineated On-site





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**Exhibit 1: Site Map**  
 Terravessa - Article 3 Smart Code Submission  
 City of Fitchburg, WI






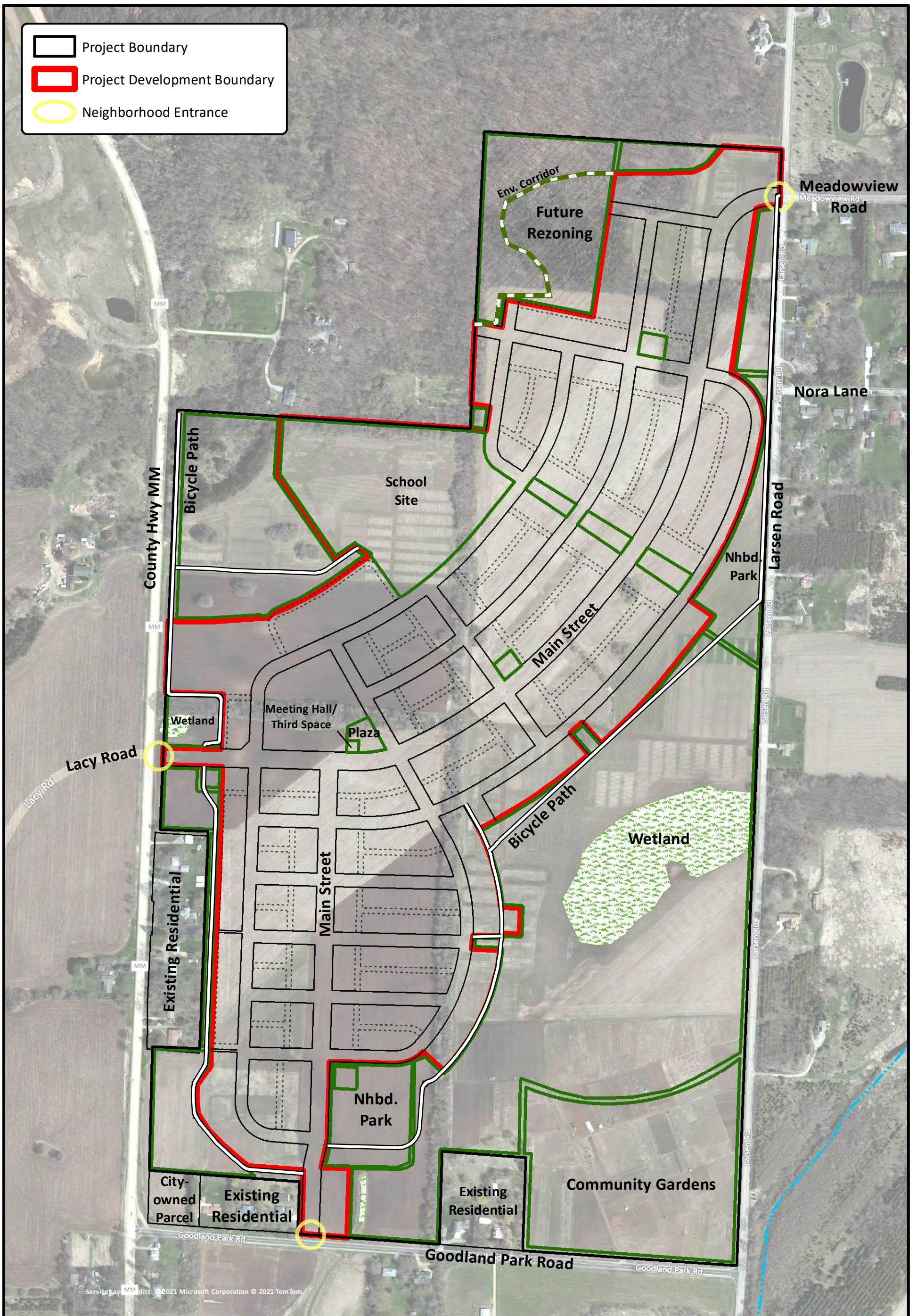
Main Map Projection:  
 NAD 1983 Dane Co. CRS  
 Drawn by NGH  
 6/11/2021

-  Wetland Delineated On-site
-  WDNR Intermittent Stream

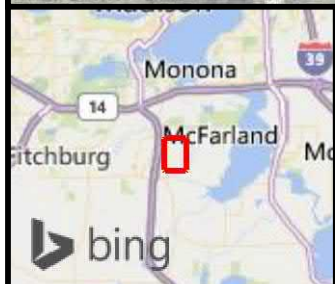


**Emmons & Olivier Resources**  
 119 South Main Street  
 Cottage Grove, WI 53527  
 www.eorinc.com | (608) 839-4422

-  Project Boundary
-  Project Development Boundary
-  Neighborhood Entrance





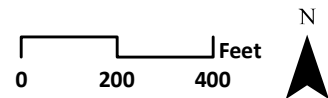
Service Lay MM dits: © 2021 Microsoft Corporation © 2021 TomTom



### Exhibit 2: Master Plan

Terravessa - Article 3 Smart Code Submission  
City of Fitchburg, WI

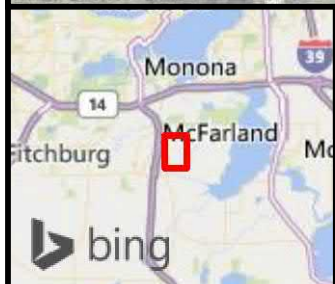
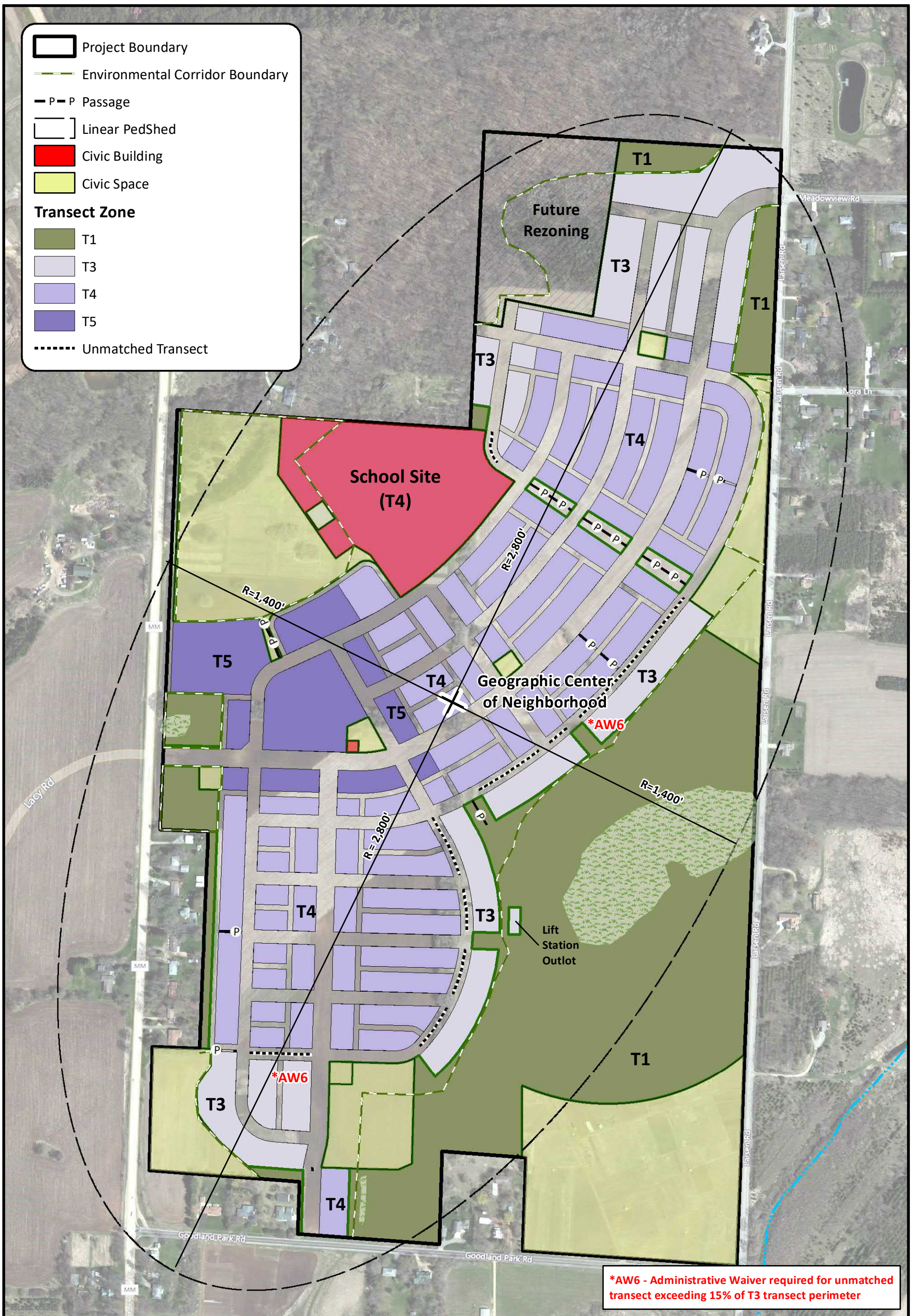
-  Wetland Delineated On-site
-  WDNR Intermittent Stream



Main Map Projection:  
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Drawn by NGH  
7/7/2021

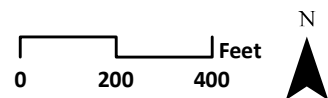


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**Exhibit 3: Transect Areas**  
 Terravessa - Article 3 Smart Code Submission  
 City of Fitchburg, WI

Wetland Delineated On-site  
 WDNR Intermittent Stream



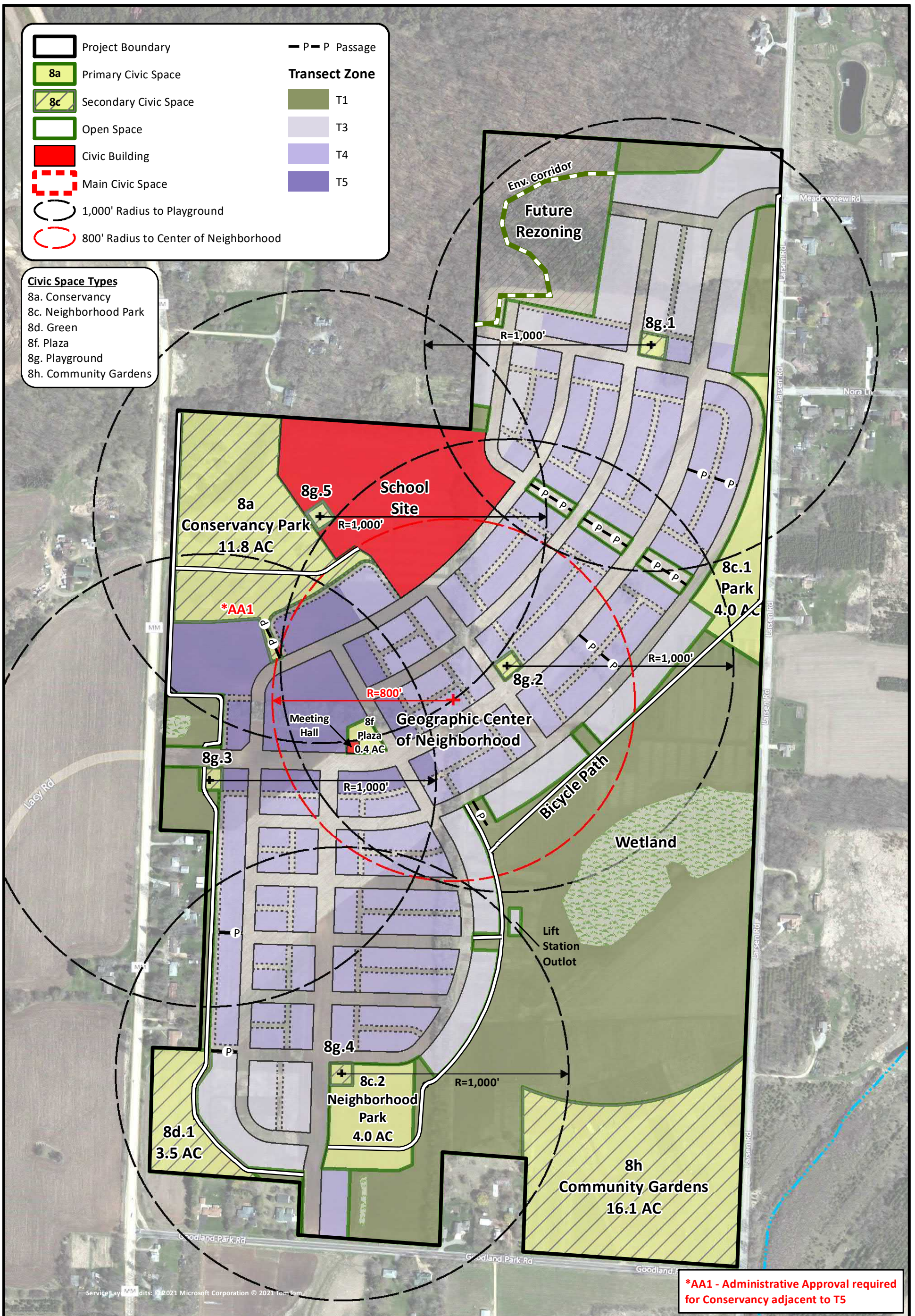
Main Map Projection:  
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 Drawn by NGH  
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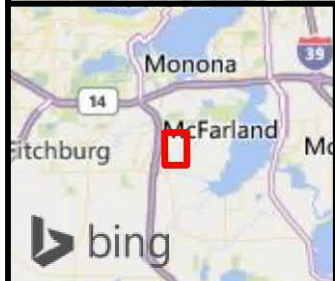
Emmons & Olivier Resources  
 119 South Main Street  
 Cottage Grove, WI 53527  
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	Project Boundary		P-P Passage
	8a Primary Civic Space	<b>Transect Zone</b>	
	8c Secondary Civic Space		T1
	Open Space		T3
	Civic Building		T4
	Main Civic Space		T5
	1,000' Radius to Playground		
	800' Radius to Center of Neighborhood		

- Civic Space Types**
- 8a. Conservancy
  - 8c. Neighborhood Park
  - 8d. Green
  - 8f. Plaza
  - 8g. Playground
  - 8h. Community Gardens

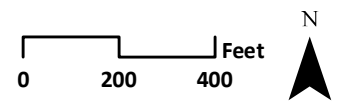


**\*AA1 - Administrative Approval required for Conservancy adjacent to T5**



**Exhibit 4: Civic Spaces**  
Terravassa - Article 3 Smart Code Submission  
City of Fitchburg, WI

Wetland Delineated On-site  
 WDNR Intermittent Stream



Main Map Projection:  
NAD 1983 Dane Co. CRS  
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**Project Boundary**

— P — P Passage

Block

Split Block

Civic Building

Civic Space

**Transect Zone**

T1

T3

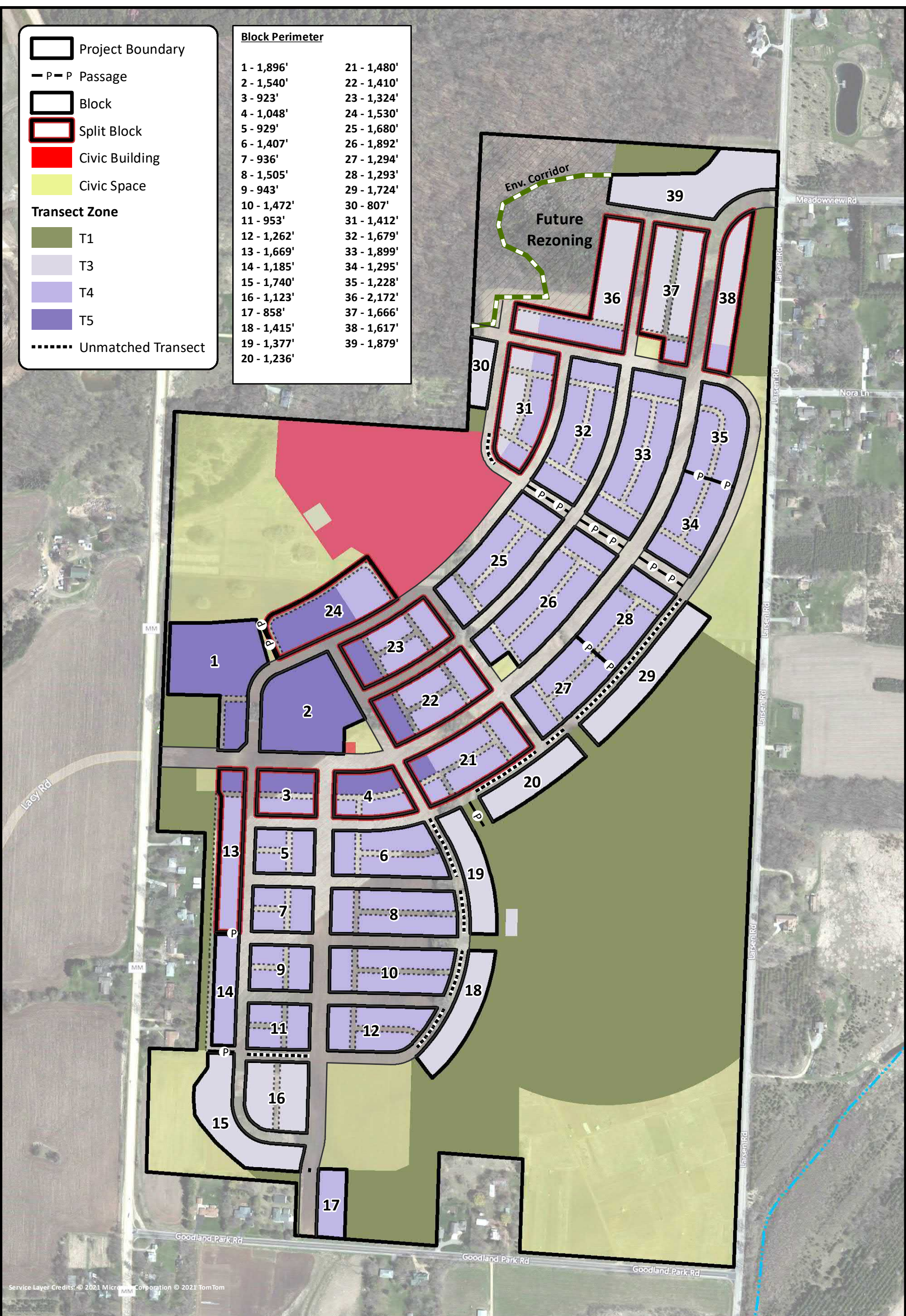
T4

T5

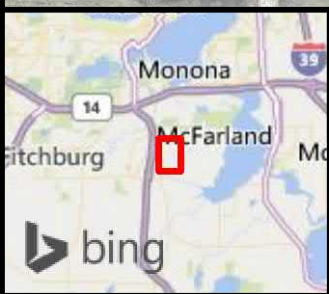
Unmatched Transect

**Block Perimeter**

1 - 1,896'	21 - 1,480'
2 - 1,540'	22 - 1,410'
3 - 923'	23 - 1,324'
4 - 1,048'	24 - 1,530'
5 - 929'	25 - 1,680'
6 - 1,407'	26 - 1,892'
7 - 936'	27 - 1,294'
8 - 1,505'	28 - 1,293'
9 - 943'	29 - 1,724'
10 - 1,472'	30 - 807'
11 - 953'	31 - 1,412'
12 - 1,262'	32 - 1,679'
13 - 1,669'	33 - 1,899'
14 - 1,185'	34 - 1,295'
15 - 1,740'	35 - 1,228'
16 - 1,123'	36 - 2,172'
17 - 858'	37 - 1,666'
18 - 1,415'	38 - 1,617'
19 - 1,377'	39 - 1,879'
20 - 1,236'	

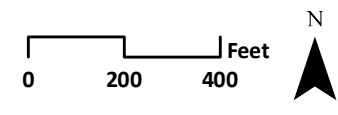


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**Exhibit 6: Blocks**  
 Terravessa - Article 3 Smart Code Submission  
 City of Fitchburg, WI








Wetland Delineated On-site  
 WDNR Intermittent Stream

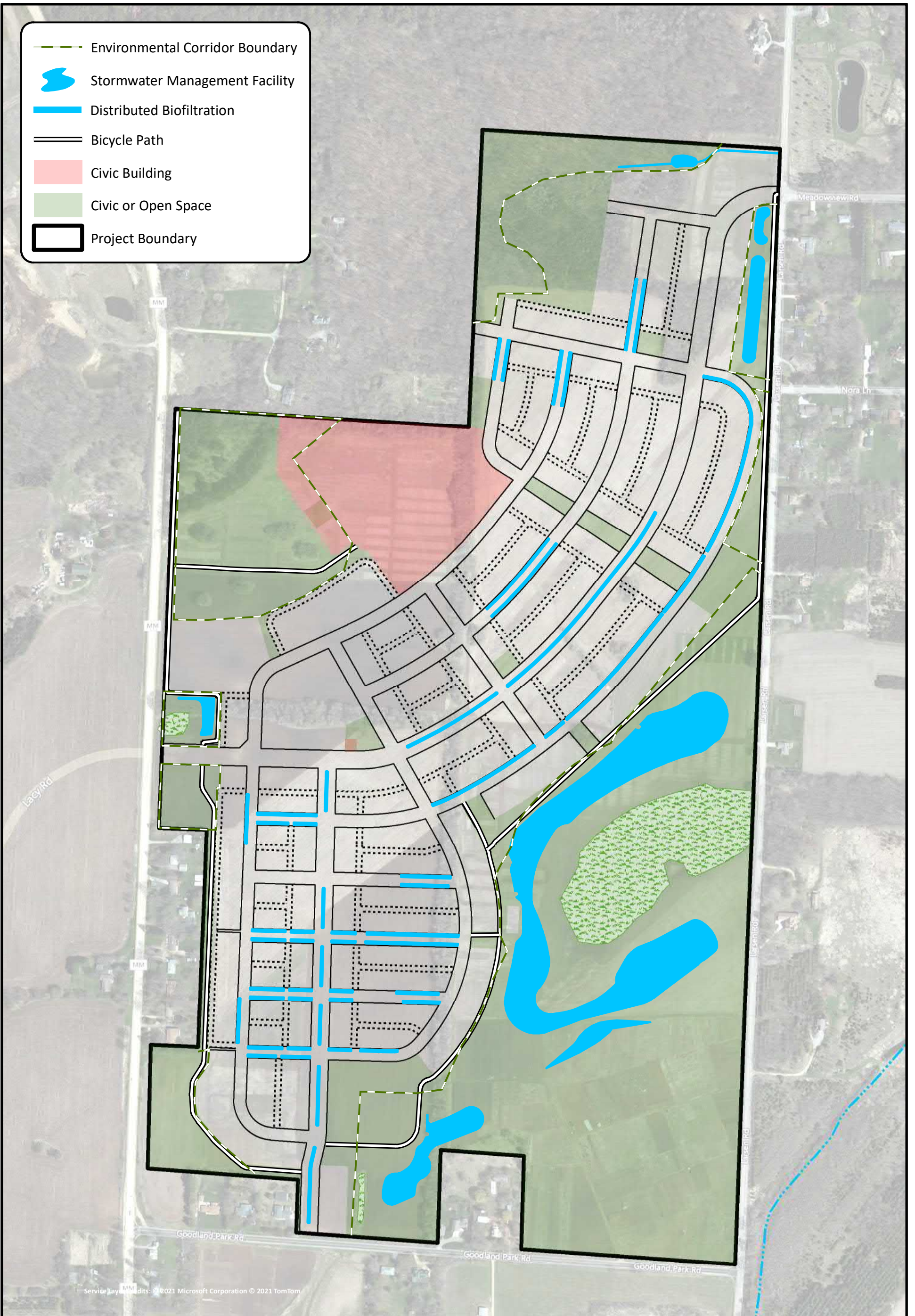


Main Map Projection:  
 NAD 1983 Dane Co. CRS  
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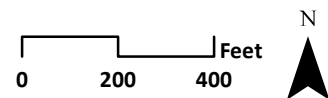
-  Environmental Corridor Boundary
-  Stormwater Management Facility
-  Distributed Biofiltration
-  Bicycle Path
-  Civic Building
-  Civic or Open Space
-  Project Boundary



### Exhibit 7: Stormwater Management

Terravessa- Article 3 Smart Code Submission  
City of Fitchburg, WI

-  Wetland Delineated On-site
-  WDNR Intermittent Stream



Main Map Projection:  
NAD 1983 Dane Co. CRS  
Drawn by NGH  
6/21/2021



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AW# 6



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

# SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

**Location of Property:**

**Street Address:** Larsen Road, Goodland Park Road, CTH MM

**Legal Description - (Metes & Bounds, or Lot No. And Plat):** Terravessa Plat

**Administrative Waiver Details:**

1. Administrative Waiver Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Waiver(s) should be submitted with this application.

**Administrative Waiver Checklist:**

- 1. Describe each specific Waiver requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what was required by the Code, what is proposed and the difference.
- 2. Describe why each Waiver is requested. Why can the current regulations not be met?
- 3. Describe any mitigation strategies to offset the effect of the relief requested.

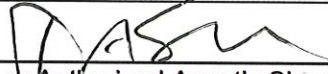
The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

**Current Owner(s) of Property:** Fitchburg Lands, LLC

**Address:** 2920 Marketplace Drive, Suite 202 **Phone No.:** 608-288-3339

**Contact Person:** Phil Sveum **E-mail:** psveum@cbsuccess.com

**Address:** Same **Phone No.:** Same

**Respectfully Submitted By:**  **Date:** 6/22/2021

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.

**FOR CITY USE ONLY**

**Date Received:** 6/22/21

**Comments:** \_\_\_\_\_

**APPROVED**

7/29/21 JSN

**Teravessa Article 3 Administrative Waiver – July 29, 2021**

Admin Waiver #6 – Transect Areas with unmatched perimeters greater than 15%

Per 3.4.3, an Administrative Waiver may be obtained to allow for a greater level of unmatched T-Zone perimeters. Transect 3 has 17% unmatched block perimeters.

June 22, 2021

Lisa McNabola  
Associate Planner  
City of Fitchburg  
5520 Lacy Road  
Fitchburg, WI 53711

RE: Terravessa Plat  
Administrative Waiver Request AW#6

Dear Lisa:

On behalf of Fitchburg Lands, LLC., I am submitting this cover letter to request approval of Administrative Waiver #6. AW #6 is for unmatched T-3 transect created by Amendment #4 of the Terravessa Article 3 plan. Amendment #4 includes a change for the lots southerly of Romaine Road from T-4 to T-3. These lots do not have rear access to a lane and better fit in T-3. The effect of the unmatched T-3 transect is partially mitigated by the orientation of the lots in this area. Some of the adjoining lots are perpendicular to the T-3 lots opposite them. In addition, the overall length of unmatched transects has not changed from previous Article 3 plans.

The letter also summarizes the status of previous Administrative Waiver requests.

Administrative Waiver #1 – School Site Waiver

This waiver is no longer needed because the development now includes a school site.

Administrative Waiver #2 – Transect areas which have unmatched perimeters greater than 15% Previously approved but discovered to be unnecessary.

Administrative Waiver #3 - RL-24-12 pavement width increase  
Previously approved.

Administrative Waiver #4 – RA-24-24 pavement width decrease  
Previously approved.

Administrative Waiver #5 – Additional R/W width for AV-80-36  
Previously approved.

Sincerely,

MARS-EOR



cc: Phil Sveum