



# South Stoner Prairie Neighborhood Plan Steering Committee

## Meeting #2

January 18, 2024

# Overview

- Population and Housing Growth and Projections
- Housing Supply and Affordability
- Fitchburg's Urban Development Growth Boundary and Future Urban Development Areas
- Fitchburg's Farmland Preservation Tools and Background

# Population Growth & Household Projections

- Dane County Population Growth 2010-2020 – 73,431
- Madison Population Growth 2010-2020 – 36,631
- Fitchburg Population Growth 2010-2020 – 4,349
- Projected Dane County Growth 2020-2040 – 129,000 new residents
  - 75,400 new households by 2050\*
- Projected need in Fitchburg 2020-2050 – 7,303 net new units\*

\*From the working sessions of the Dane County Regional Housing Strategy. Final strategy document is not yet released. Source: SB Friedman 2010-2020 population change source: US Census.

# Defining Housing Affordability

- Affordable housing is when a household spends less than 30% of their income on housing costs (mortgage, rent, utilities, etc.)
- Affordable housing can be naturally occurring or can be legally restricted.
- Households spending more than 30% are considered “cost-burdened”
- Affordability is often discussed within certain income levels, as a proportion of the area’s median income for a household.

# Housing Supply and Affordability

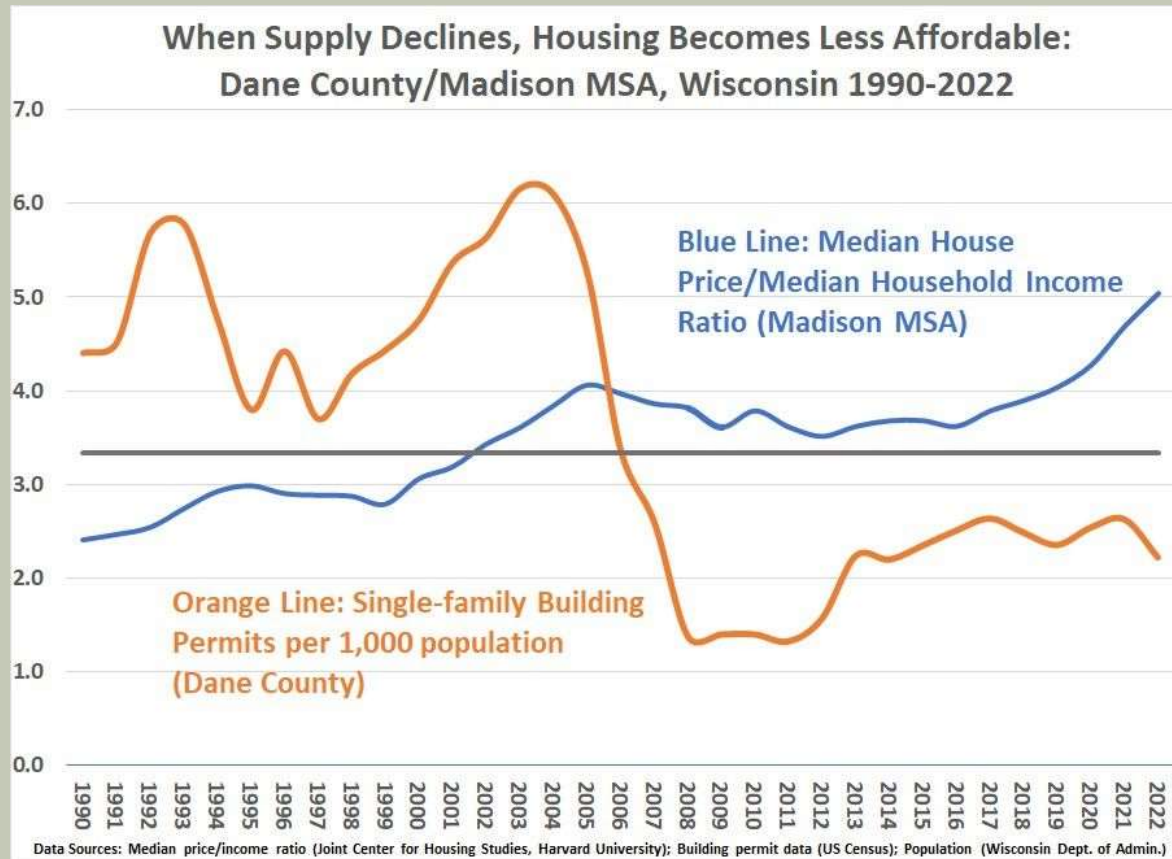
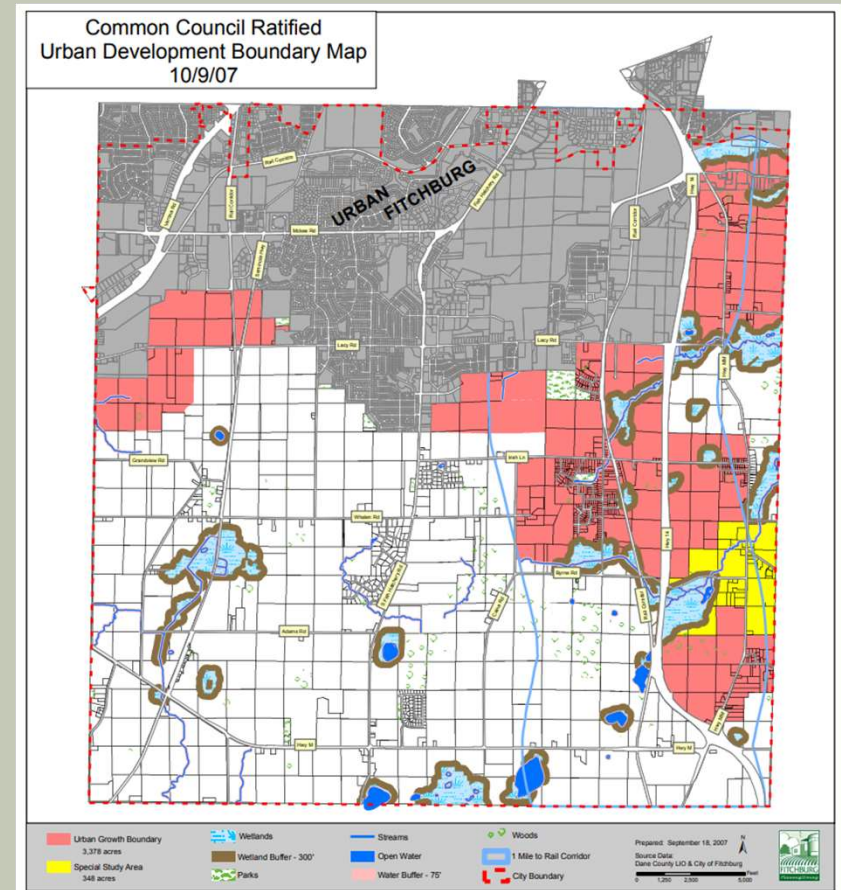


Chart source: Kurt Paulsen

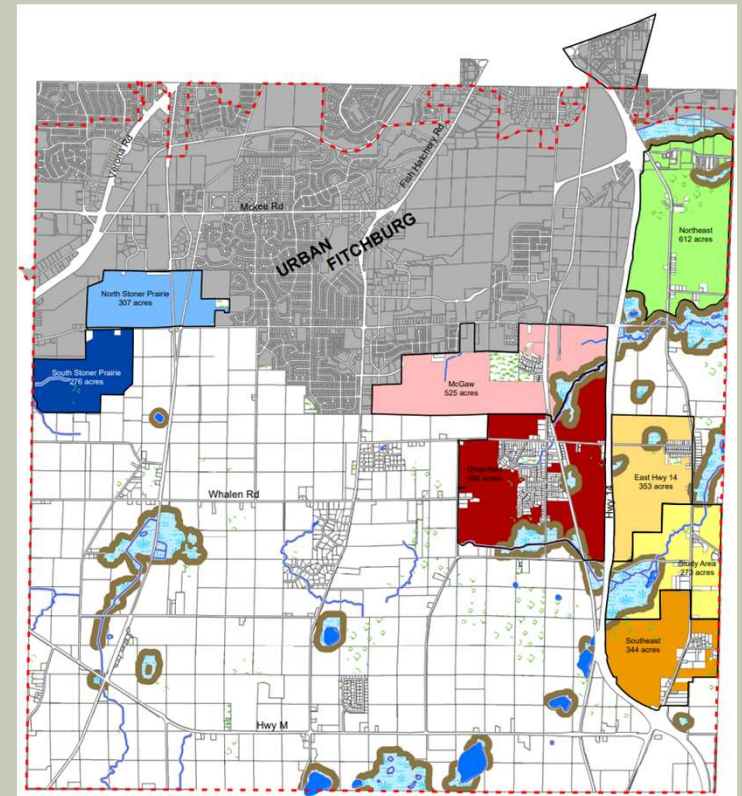
# Fitchburg's Urban Development Growth Boundary 2007

- Protect natural areas and farmland
- Control the rate of urban growth
- Sustainable long-term provision of City services – sewer, water, police...
- Considered several methods to allow urban growth – Concentric, Corridor, & FUDAs.
- Comprehensive Plan specifies a maximum of 75 acres/year of urban service area expansion.
- Require the protection of environment corridors within new development areas.
- Encourages compact development to reduce conversion of agricultural land.



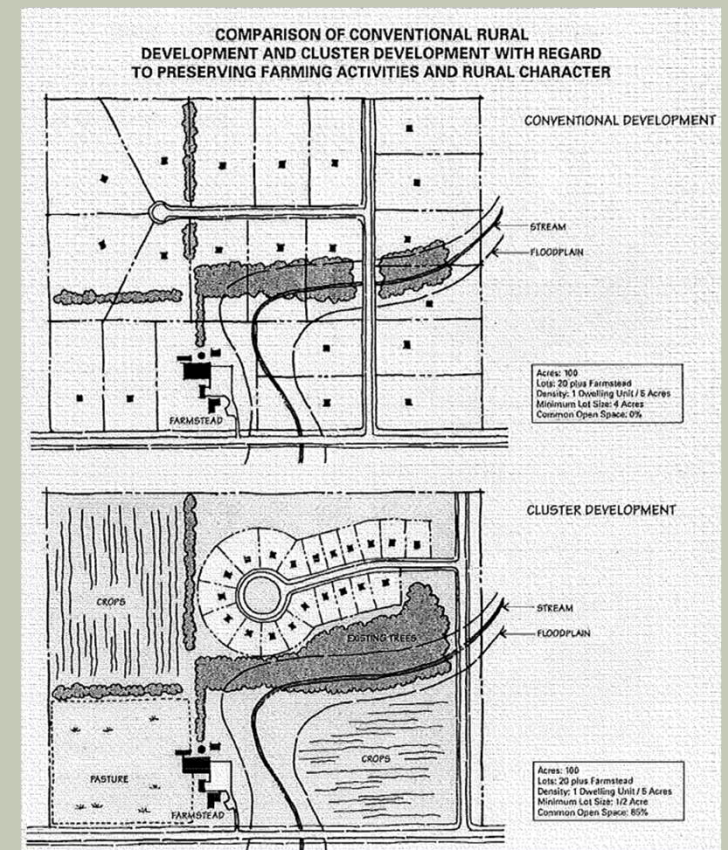
# Fitchburg's Future Urban Development Areas (FUDAs)

- Primary Goals:
  - Coexistence of urban and rural communities
  - Attractive, transit-oriented neighborhoods
  - Protecting natural resources and farmland
- Guidelines:
  - Fitchburg-Oregon rail corridor focus.
  - Protect high-quality agricultural lands.
  - Maintain ground-water recharge areas.
  - Encourage redevelopment and infill.
  - Sewered by gravity.
  - Served by the existing water distribution.
- Neighborhood plan for FUDA areas before the urban service area expansion



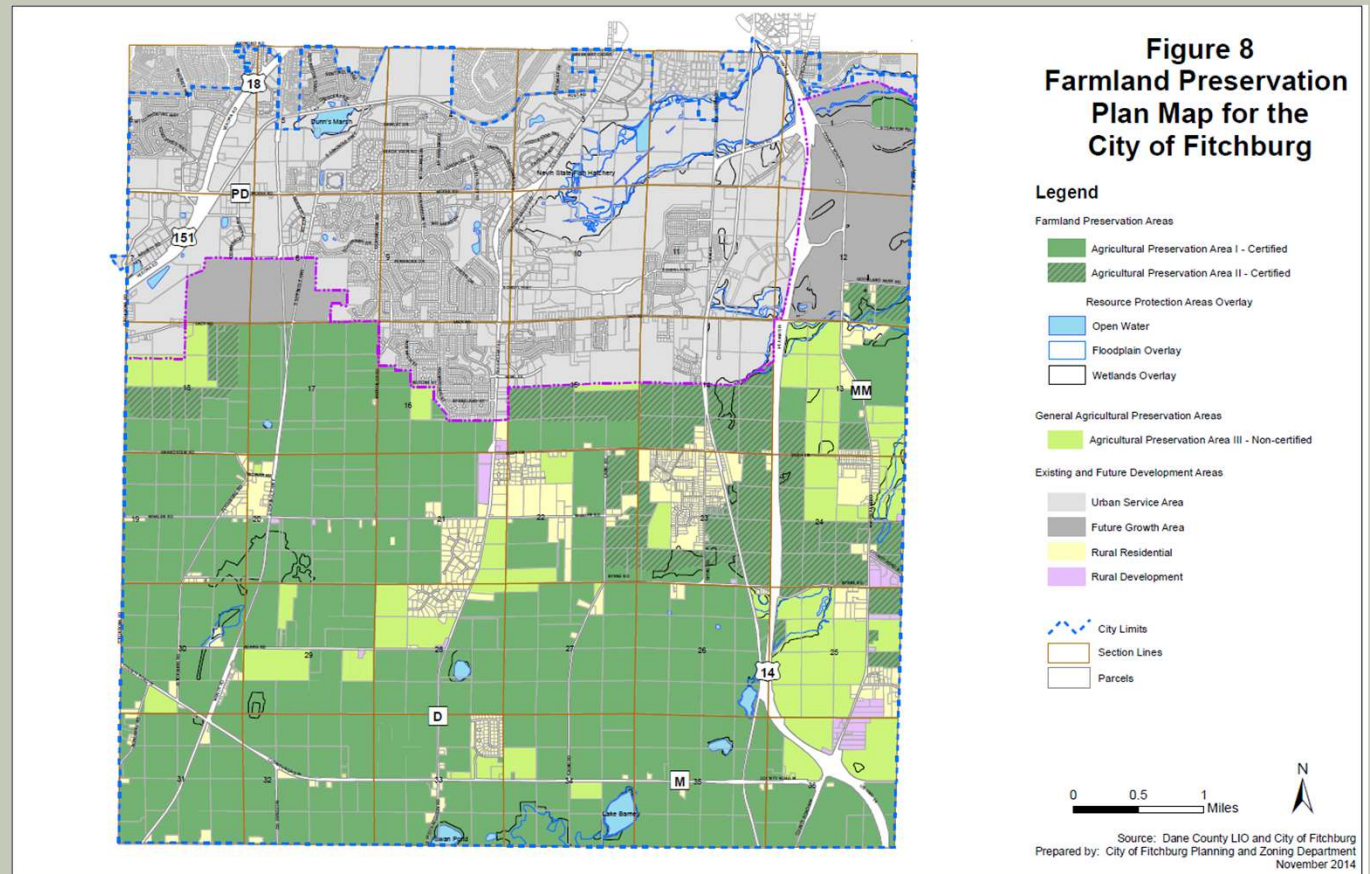
# Fitchburg's Farmland Preservation Tools

- Urban Growth Boundary, FUDAs and Neighborhood Planning
- Rural Residential Development Criteria – allows creation of one lot for every 35 acres that existed in 1979.
- Rural cluster zoning.
- Farmland Preservation Plan and Zoning
- State Farmland Preservation Program participation
- Agricultural Park
- Allowing and encouraging higher density within the existing urban service area / SmartCode



# Fitchburg's Farmland Preservation

- Area I is intended for long term farmland preservation.
- Area II is short term preservation, within designated FUDAs
- Area III is non-certified – Agriculture, wetlands, existing farm buildings & residences



# Regional Development Framework Strategies

- Focus growth in centers & corridors
- Prioritize growth in already developed areas
- Plan areas for quality business growth
- Plan complete neighborhoods
- Protect important natural resources
- Preserve farming areas



# CITY OF FITCHBURG - SOUTH STONER PRAIRIE NEIGHBORHOOD PLAN

January 18, 2023  
Steering Committee Meeting #2



# MEETING ACTIVITIES

- Regional Development Framework (*CARPC*)
- Regional + Local Housing
- Regional + Local Business/Commercial Review
- Fitchburg's Growth Strategy + Farmland Preservation
- Balanced Neighborhoods
  
- **Initial Public Feedback**
- **Review/Discuss Vision and Ideas**



# **HEALTHY NEIGHBORHOODS**

## How is a “NEIGHBORHOOD” defined?

- An area within a community where people live and can interact on a day-to-day basis.
  - **SIZE:** 500-2,000 units and 80-640 acres (1 square mile) in area.
  - **FORM:** A single, coordinated development or as a series of separate land development projects and “plats”.
- Neighborhood interactions often occur through primary schools, coffee shops, restaurants, parks and recreation activities.



# What makes a “HEALTHY” neighborhood?



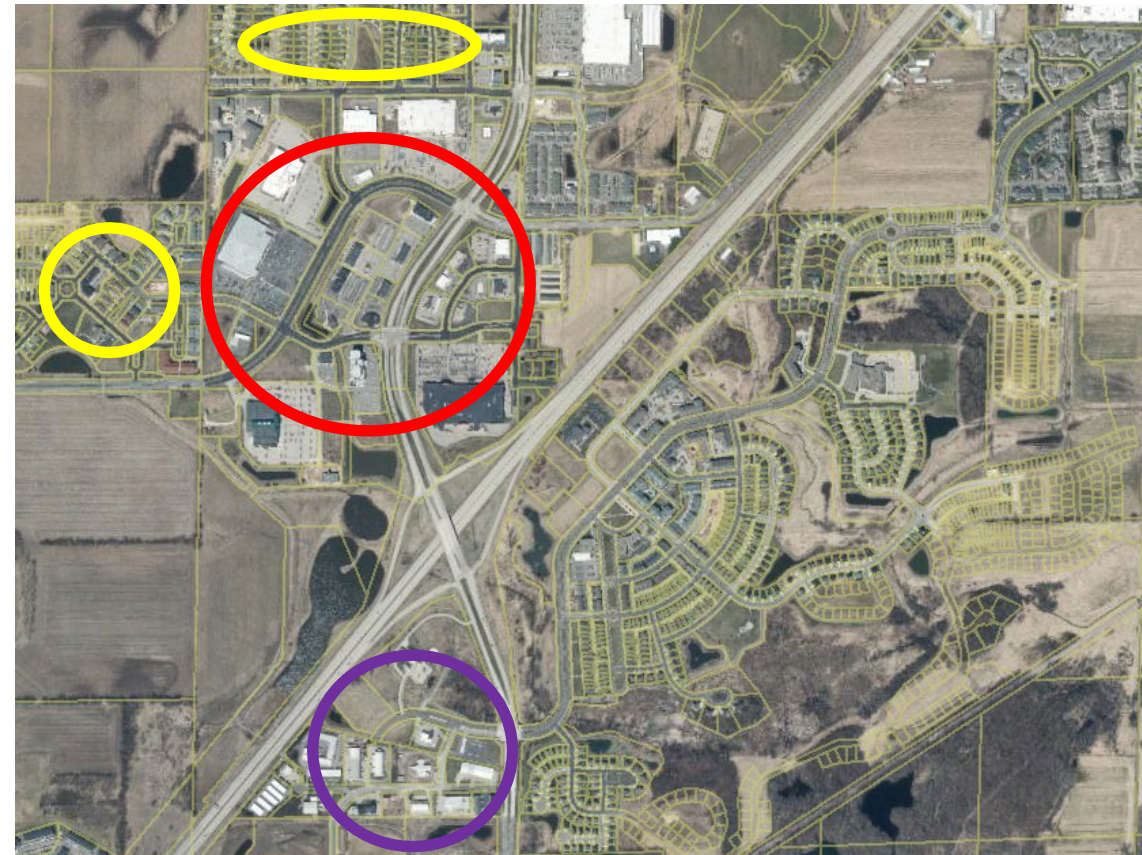
## BIG PICTURE IDEAS

1. Diversity → Mix of housing and ownership types
2. Inclusivity → Mix of price points
3. Social Interaction → Schools, parks, neighborhood retail
4. Walkability → Trails, sidewalks, shared roads *(if applicable)*

Factors leading to *resilient neighborhoods*

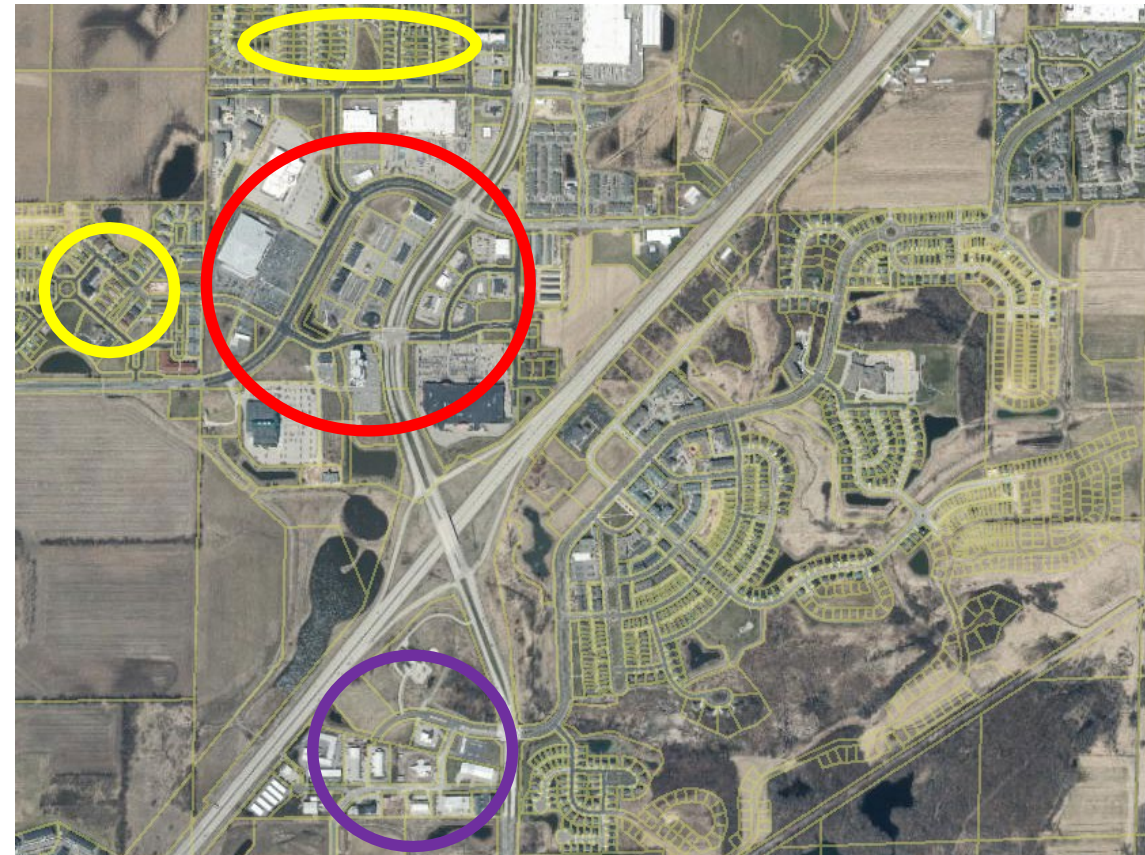
## What is the TYPICAL development pattern?

- Single-family subdivisions (with potential duplex lots)
  - geared to specific \$\$ ranges
- Med/high-density residential along arterials/collectors
- Commercial/mixed use districts along arterials
- Industrial/business parks along arterials or highways
  - often disconnected from residential areas



# Why is the typical development pattern a PROBLEM?

- Creates pockets of SF/MF areas
  - with rental typically forced to higher capacity roadways
- Places employment & shopping away from majority of housing
  - requiring vehicle/bike/transit
- Creates varying levels of park & open space amenities near housing
- Impacts diversity of schools
- Infrastructure cost impacts/disparities



## How do you blend neighborhoods with a mix of housing options?

Siting more intensive uses w/in Neighborhoods in the following ways:

1. **Transitional Use** (med-intensity between higher- & low-intensity uses)
2. **Facing separate street views** (corner lots)
3. **Facing public park or green space**
4. **Separate blocks with boulevards**
5. **Utilizing architectural techniques to reduce apparent size**



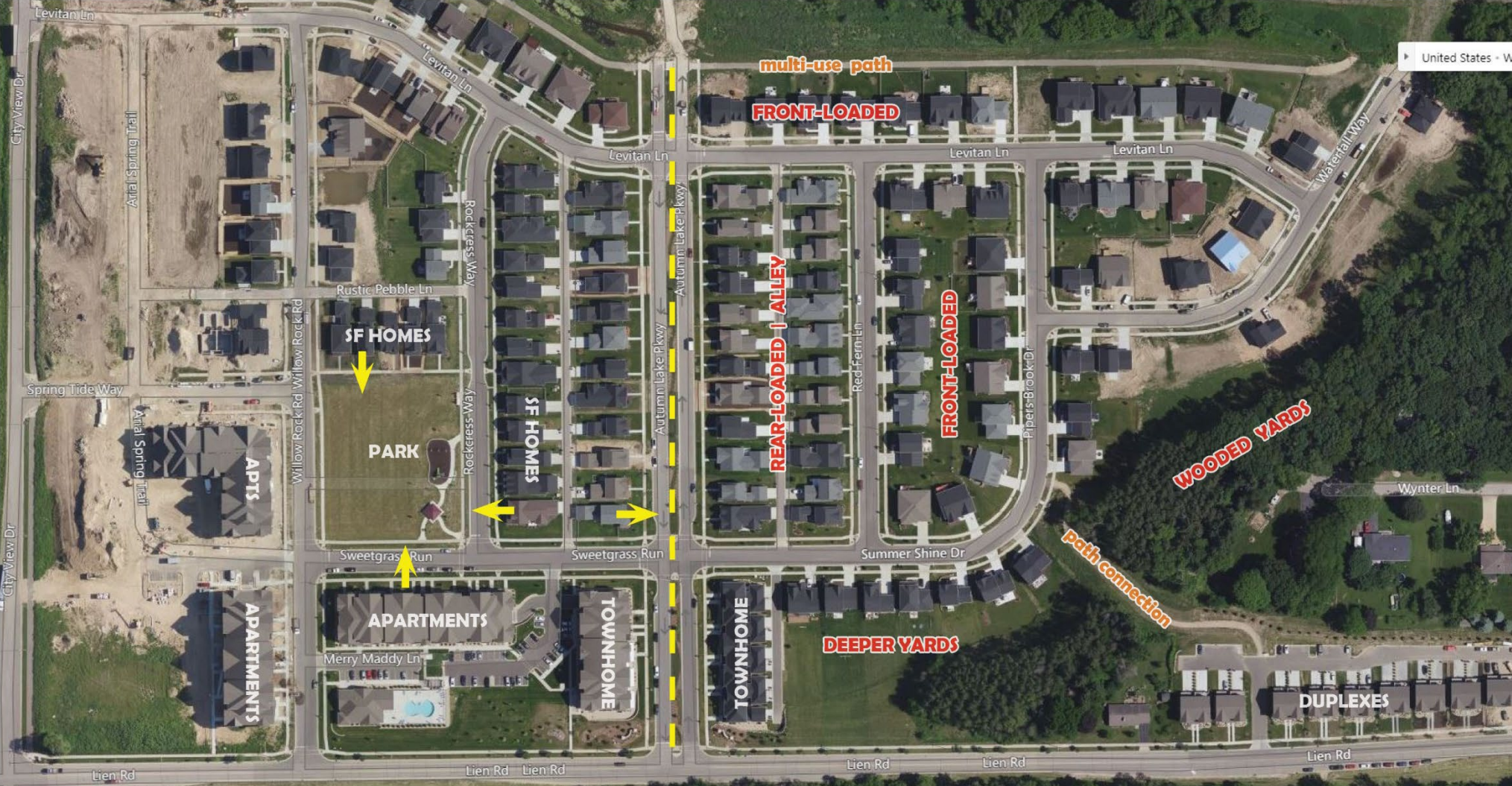
## How do you blend neighborhoods with a mix of housing options?

### COMPATIBILITY STANDARDS (Architectural Techniques)

- **Building Heights & Setbacks**
  - Limit height near SF/duplexes
- **Bulk & Mass**
  - Varying building & roof planes at an interval  
=/ $\leq$  average lot width of adjacent uses
- **Other Considerations**
  - Architectural features (porches, balconies, gables)
  - Independent entries
  - Buffer parking in front yard
  - Dumpsters in back or substantially screened



# How do you blend neighborhoods with a mix of housing options?



# How do you blend neighborhoods with a mix of housing options (plus, commercial)?



# (INITIAL) PUBLIC INPUT SUMMARY

## OPEN HOUSE SUMMARY

12/04/23 – Approx. 80 people at presentation  
(18 attended SSP group breakout discussion)

- Newer residents want to preserve connection to nature with interspersed mixed use trails and paths
- Need to incorporate opportunities for mass transit (i.e. bus service down Lacy, eventual rail connection?)
- Maintain/expand diversity of housing types to accommodate younger families, professionals, and seniors
- Consider traffic concerns with increased use of Lacy Rd west of Seminole to Fitchrona for more residential
- Need local shopping for residents SE of Hwy 18
- How will views from the Quarry land be altered for residents

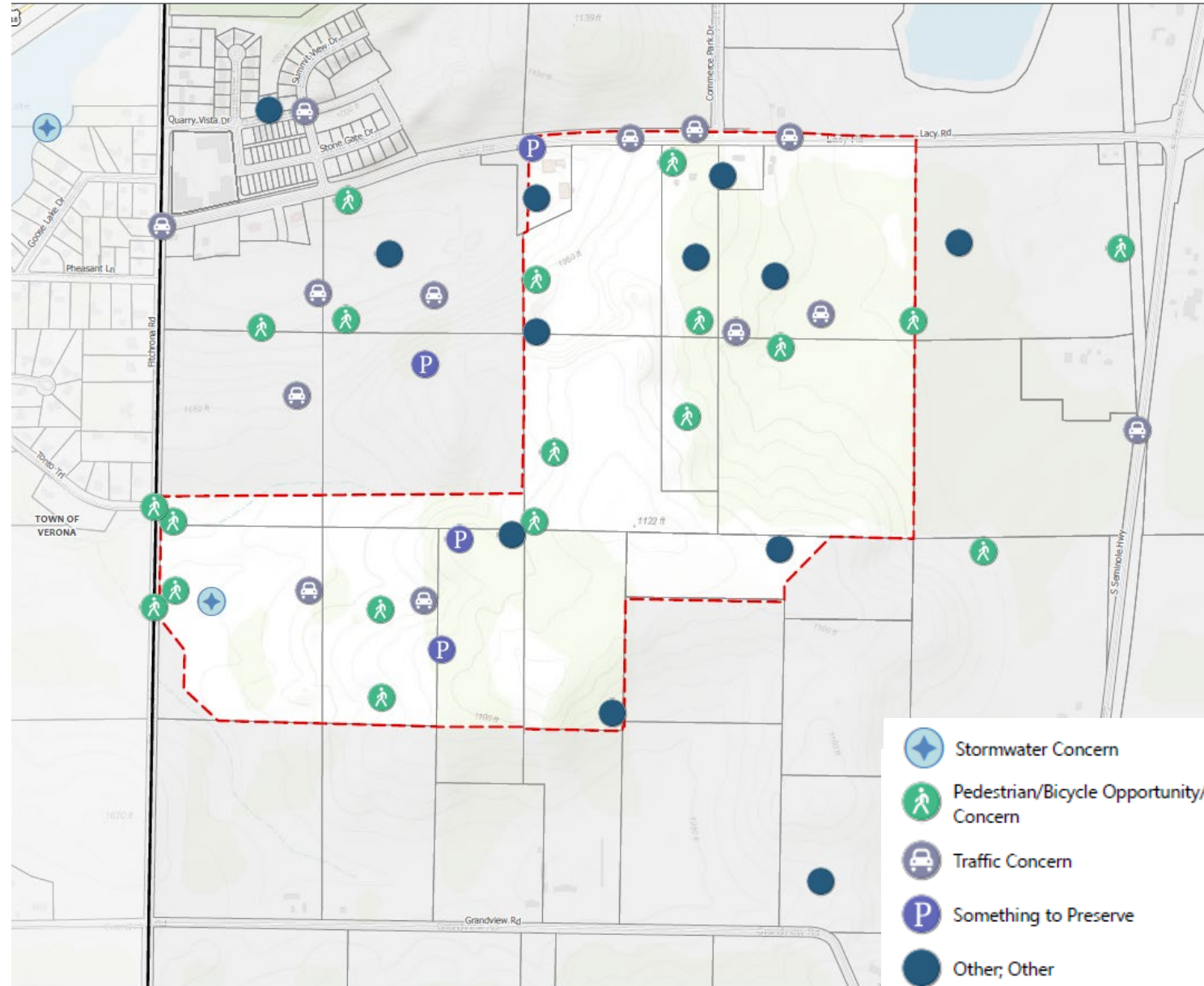


## ONLINE MAPPING INPUT

Late Nov '23 – Early Jan '24

50 Responses

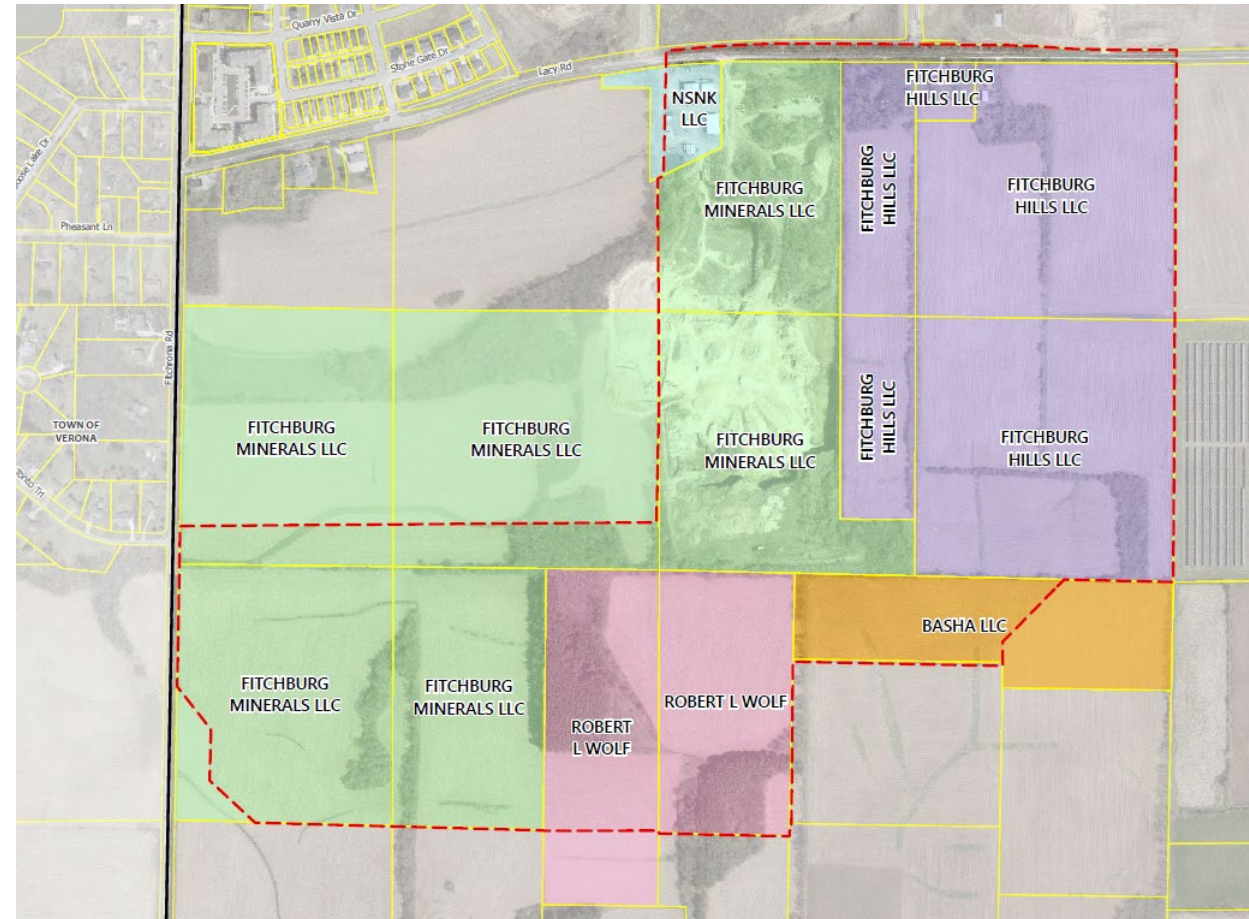
- Increase density with a diverse range of more intense housing types closer to Lacy Rd (e.g. townhomes, condos, quadplexes, etc)
- Provide shared-use path connections into new neighborhood
- Increased traffic
- Preserve farmland to south
- Missing Middle Affordable Housing
- Capture views and appreciation for landscape
- Connection to natural features



## LANDOWNER INTERVIEWS

(property owners)

- Property owners all are interested in highest and best use for their land.
- Extraction will continue over the next 5-10+ years with transition to development
  - Neighborhood plan will be Reclamation Plan)
- Most of the lands that will be extracted will be 40-60 feet below the current landscape
- Woodlands in Wolf property was planted in the 60s to reduce erosion, but this area will be transformed if quarried
- Extraction is unlikely in the **SW** and **SE** areas of the neighborhood; **however, these areas are likely 15+ years from developing**



## LANDOWNER INTERVIEWS

(school district)

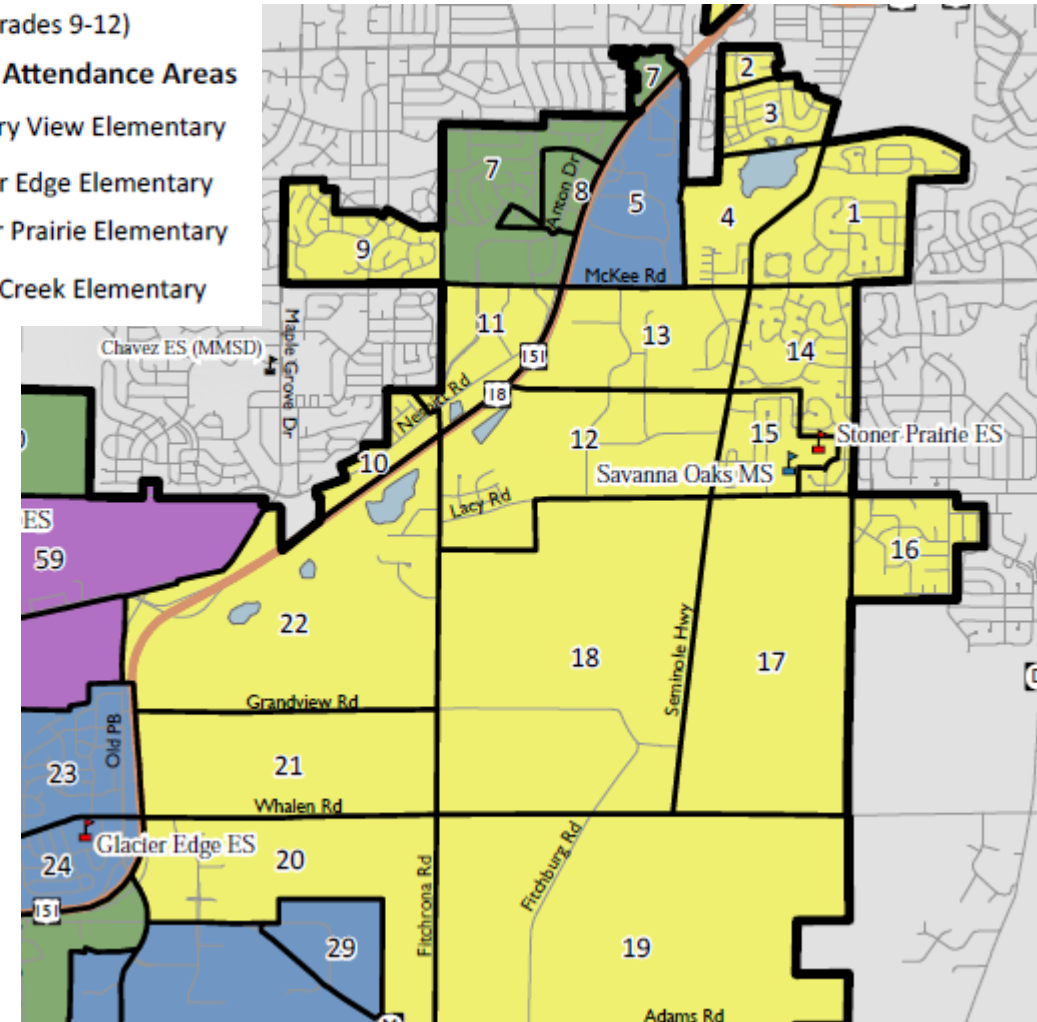
- 2021-2022 school projections have been updated with understanding in this neighborhood area (**ID: 18**)
- Stoner Prairie Elementary could see capacity issues, but there are strategies in place to manage this potential capacity issue
- Land is being considered east of the neighborhood for additional schools
- There is also an opportunity to consider an Elementary School or Middle School in the neighborhood (depending on land use density and other factors)

### 2021-22 VASD Schools

- 🏠 Elementary (grades K-5)
- 🏫 Middle (grades 6-8)
- 🎓 High (grades 9-12)

### 2021-22 School Attendance Areas

- 🟢 Country View Elementary
- 🟡 Glacier Edge Elementary
- 🟠 Stoner Prairie Elementary
- 🟣 Sugar Creek Elementary



## QUARRY SITE VISIT

### Landowners of Quarry + Southerly Property

- Views out of site toward Madison & Fitchburg will be transformed as the site is lowered 50+ feet during mining
- How will relationship/access to adjacent lands address connectivity through neighborhood from Lacy to Grandview and/or Fitchrona Rd
- Utilities & Stormwater for expected neighborhood could be designed into quarry remediation plan



# **COMMITTEE “VISION IDEAS ” DISCUSSION**

## STEERING COMMITTEE 11/01/2024

- Connection to the agriculture landscape & natural beauty
- Increased traffic along Lacy Rd & potential for internal thru traffic
- Stormwater management to reduce flooding northwest of neighborhood
- Trails & greenway connections to existing mixed use paths to downtown Fitchburg area
- Cluster intense uses to:
  - preserve more rural character
  - include more internal neighborhood parks and informal open spaces
- Potential civic space like Public Market or farmer's market to provide more commercial opportunities for local agriculture (e.g. 'Agrihood' concept)



# **UPCOMING ACTIVITIES**

## Upcoming Steps

### January - February

- Additional Key Stakeholder Interviews (*January to early February*)
- Developing Generalized “Bubble” Land Use Concepts (*Late January*)
  - Staff Meeting to discuss concepts and draft survey
- Online Survey (*February 5th – 26<sup>th</sup>*)
- Developer Focus Group (*Mid/Late February*)

### March

- **Steering Committee Meeting #3** – review Generalized Concepts, including feedback from online survey and developer focus group
  - Scheduling reoccurring meeting?