
APPENDIX A

■ IMPLEMENTATION

Implementation Action Plan

IMPLEMENTATION: ACTION PLAN

This section identifies various necessary actions to translate the plan's vision into reality. Actions are organized by type and include recommended timeframes for completion. Timing and sequence may shift due to changes in regional transportation projects, landowner needs, or real estate market demand.

LAND USE (LU) ACTIONS

LU.1: Adopt this plan as an appendix to the City's Comprehensive Plan and amend the Comp Plan's Future Land Use (FLU) map to include the designated FLU Map from this neighborhood planning process.

*- **Timeframe:** Immediate (2025)*

LU.2: Apply the Design Guidelines within this Plan to all proposals / applications. Some guidelines may need additional amendments in order to be compatible with the adopted ordinances (ex. 2.G.

*- **Timeframe:** Ongoing*

LU.3: Coordinate with landowners to negotiate a best outcome where the difference in elevation between quarries (earth wall) is brought to an even grade. This will provide the most efficient and sustainable development opportunities for the Neighborhood.

*- **Timeframe:** Short term (2026-2029)*

MOBILITY (M) ACTIONS

M.1: Add the extension of Commerce Park Drive and Proposed Collectors 'A' (to Seminole Highway), 'B', 'C', and 'D' to the City's official map.

*- **Timeframe:** Short Term (2026-2029)*

M.2: Acquire / Reserve the following right-of-way, as discussed in the sections to follow, to facilitate future transportation investments envisioned in this Plan.

*- **Timeframe:** Ongoing, as development is proposed on adjacent lands*

M.3: Construct the proposed trail on Fitchrona Road and north on Commerce Park Drive with requirements for additional path within the neighborhood as represented in the Future Land Use Map.

*- **Timeframe:** Mid to Long Term (2030-2035+)*

M.4: When development warrants, discuss with Madison Metro Transit about extending bus service along Commerce Park Drive and Lacy Road. Bus service could also link South Stoner Prairie to the Fish Hatchery Road bus rapid transit (BRT) line.

*- **Timeframe:** Ongoing*

M.5: When warranted, consider a roundabout at the Lacy Road and Commerce Park Drive intersection to accommodate the projected traffic from the South Stoner Prairie development.

*- **Timeframe:** As needed*

M.6: Construct a southbound left turn lane to Fitchrona Road with the connection of Collector A.

*- **Timeframe:** As needed*

M.7: As development advances south along Seminole Highway, extend Badger State Trail connections to intersect with the proposed SSPN internal trail network to promote regional neighborhood connectivity and enhance multi-modal commuting opportunities.

- **Timeframe:** *As needed*

ECONOMIC DEVELOPMENT & HOUSING (EDH) ACTIONS

EDH.1: Annually review and develop a plan to implement the actions outlined in the ~~2024-2028 Regional Housing Strategic Action Plan~~, which guides the City of Fitchburg's housing initiatives and policies.

- **Timeframe:** *Short Term (2026-2029)*

UTILITY SYSTEMS (US) ACTIONS

US.1: Work with MMSD to evaluate and plan for sewer service expansion to serve SSPN neighborhood.

- **Timeframe:** *Short Term*

US.2: Submit an urban service area amendment to CARPC to allow service extension to the SSPN.

USAA submittal will occur when development is ready. The Comprehensive Plan's limit to 75 acres of development per year restricts immediate development. The City would be responsible for review fees.

- **Timeframe:** *Mid Term (2030-2035)*

US.3: Evaluate additional sewer service capacity on SSPN western portion to the MMSD interceptor northwest of the neighborhood across Fitchrona Road.

- **Timeframe:** *Short Term (2026-2029)*