



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: Terravessa

Legal Description - (Metes & Bounds, or Lot No. And Plat): _____
5th Addition to Terravessa

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, Fitchburg, WI **Phone No.:** 608-338-4299

Contact Person: Phil Sveum **E-mail:** philsveum@gmail.com

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

Respectfully Submitted By: *Phil Sveum* **Date:** 9/8/2025

DocuSigned by:
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: _____ **Permit Request No.:** _____

Comments: _____





1702 Pankratz Street

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September 8, 2025

Deanna Schmidt,
City of Fitchburg
5520 Lacy Road
Fitchburg, Wisconsin 53711

Re: Terravessa SmartCode Article 3 Amendment #7

Dear Deanna,

Attached is Amendment #7 to the Terravessa Article 3 plan. The amendment includes two main revisions as listed below.

1. Civil Space 8g.1 was moved to within Civil Space 8c.1 and the former area of 8g.1 was changed to T4.
2. The Calendula extension west of Suelo was changed from ST-55-28 (Public R/W) to RL-24-12 (private alley) and a Passageway was added to create frontage for those lots.

If you have any questions or concerns about the proposed changes, please let me know.

Sincerely,
MSA Professional Services, Inc.

A handwritten signature in black ink that reads "Deborah J. Hatfield". The signature is written in a cursive, flowing style.

Deborah Hatfield, PE
Senior Project Engineer

|

SmartCode Article 3 Submittal
Amendment #7
Terravessa

Fitchburg Lands, LLC.
Fitchburg, WI
September 2025

Montgomery Associates
Resource Solutions, LLC • ma-rs.org





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Development Team

Owner

Fitchburg Lands, LLC
Phil Sveum
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Project Engineer

Debbie Hatfield
Senior Project Engineer @ MSA Professional Services Inc.
dhatfield@msa-ps.com

Project Planner

Tim Anderson Consulting, LLC
Tim Anderson
2126 Yahara Place
Madison, WI 53704
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 five transect zones - T1, T3, T4, T5, and Special District SD3 (Tables 4.1 and 4.2, Exhibit 3). A linear pedestrian-shed encompasses the development area. We were previously granted Administrative Waiver 6 (AW6) due to having an unmatched transect percentage above the 15% threshold (17% in T3), and later AW7 for SD3 and T5 exceeding 15%. Changes in this submittal include converting a small area to T4 that was previously a playground (civic space) and other modifications to developed boundaries, including conversions of unbuildable lots to open space (T1). These changes cause a minor change in unmatched transect zone length and transect zone percentages, which are reflected in Tables 4.1 and 4.2 and calculations elsewhere in this report. Per the City’s direction, AW6 and AW7 already cover the unmatched transect exceedances and a new Administrative Waiver is not needed.

Table 4.1: Transect Zone Percentage

	Transect Zone				Total
	T3	T4	T5	SD3	
Net Area (acres)	21.3	56.4	7.6	3.4	88.7
Required (%)	[5-30]	[30-65]	[5-40]	n/a	
Provided (%)	24	64	12*	n/a	

*per Table 9, for transect coverage calculations T5 total area includes the sum of T5 and SD3 areas

Table 4.2: Unmatched Transect Zones

Transect Zone	Total Zone Block Perimeter (ft)	Unmatched Perimeter (ft)	Unmatched (%)
T3	13,870	3,331	24%
T4	31,009	3,331	11%
T5	7,953	1,363	17%
SD3	1,539	1,363	89%

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: 31.9 ac
- Total Civic Buildings: 12.2 ac (includes School site)

- Total General Open Spaces: 70.7 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 were previously granted 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)
Total		8.5			

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	0.2	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%	-
Total*		31.9			

* Civic Space 8g.4 is not included in this total because it is embedded within Civic Space 8c.2; Civic Space 8g.1 is not included in this total because it is embedded within Civic Space 8c.1; 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 were previously granted 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 were previously granted 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	21.3	0.0	0%
T4	56.4	3.1	6%
T5	7.6	0.0	0%
SD3	3.4	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
37	2.27	0.53	-	2400	1666

Table 7.2: Density Calculations

Transect Zone	Area (acres)	Allowed Dwelling Units / Acre		Total Dwelling Units	
		<i>Minimum</i>	<i>Maximum</i>	<i>Minimum</i>	<i>Maximum</i>
T3	21.3	3	8	64	170
T4	44.3*	6	12	266	532
T5	7.6	12	n/a	91	n/a
SD3	3.4	12	n/a	41	n/a
Total*				462	834+

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





Table 7.3: Passage Perimeter Reduction

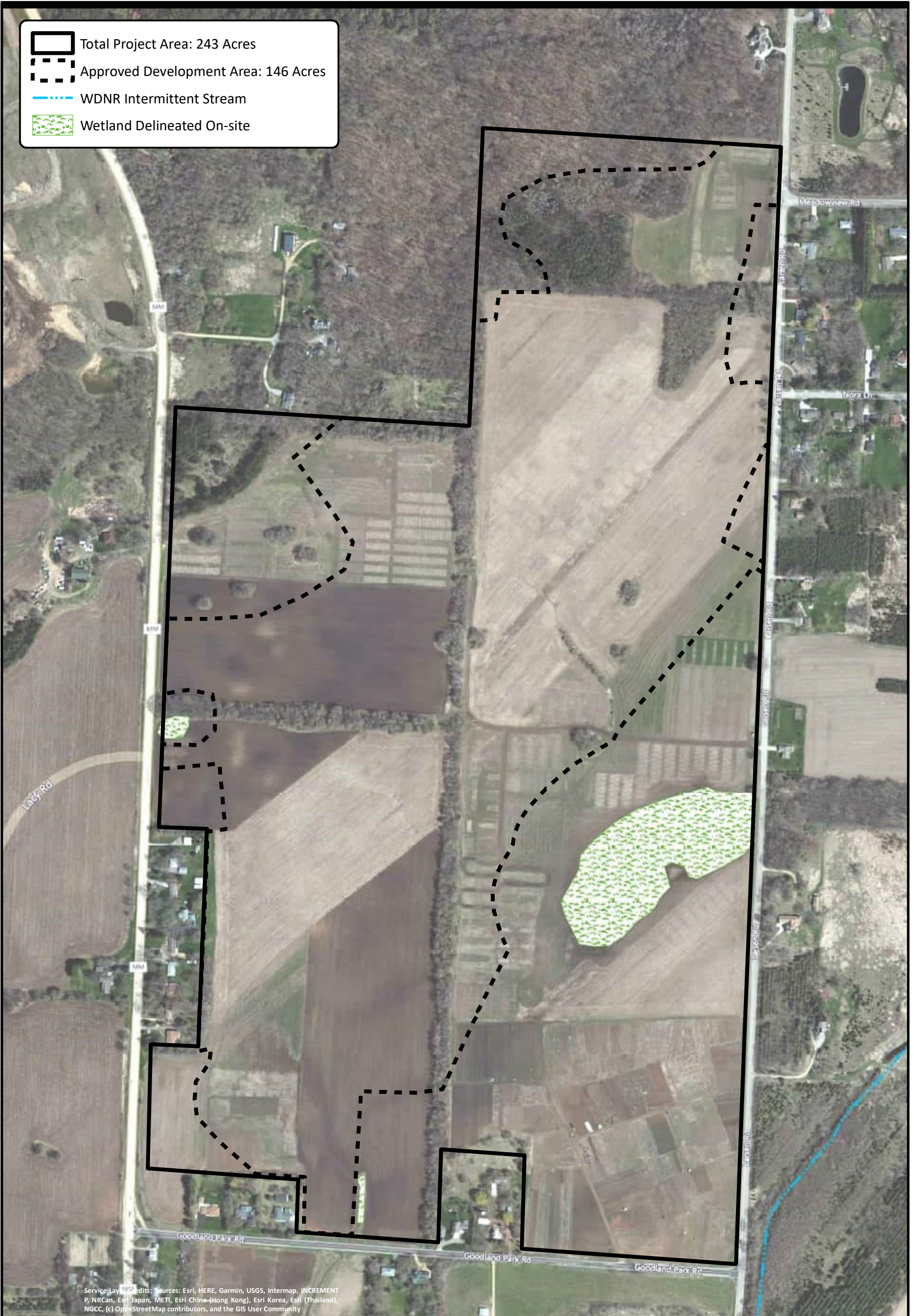
Transect Zone	Block Perimeter (ft)	Perimeter Defined by Passages (ft)	Percentage
T3	13,870	367	3%
T4	31,109	2,112	7%
T5	7,953	386	5%
SD3	1,539	0	0%

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



-  Wetland Delineated On-site
-  WDNR Intermittent Stream

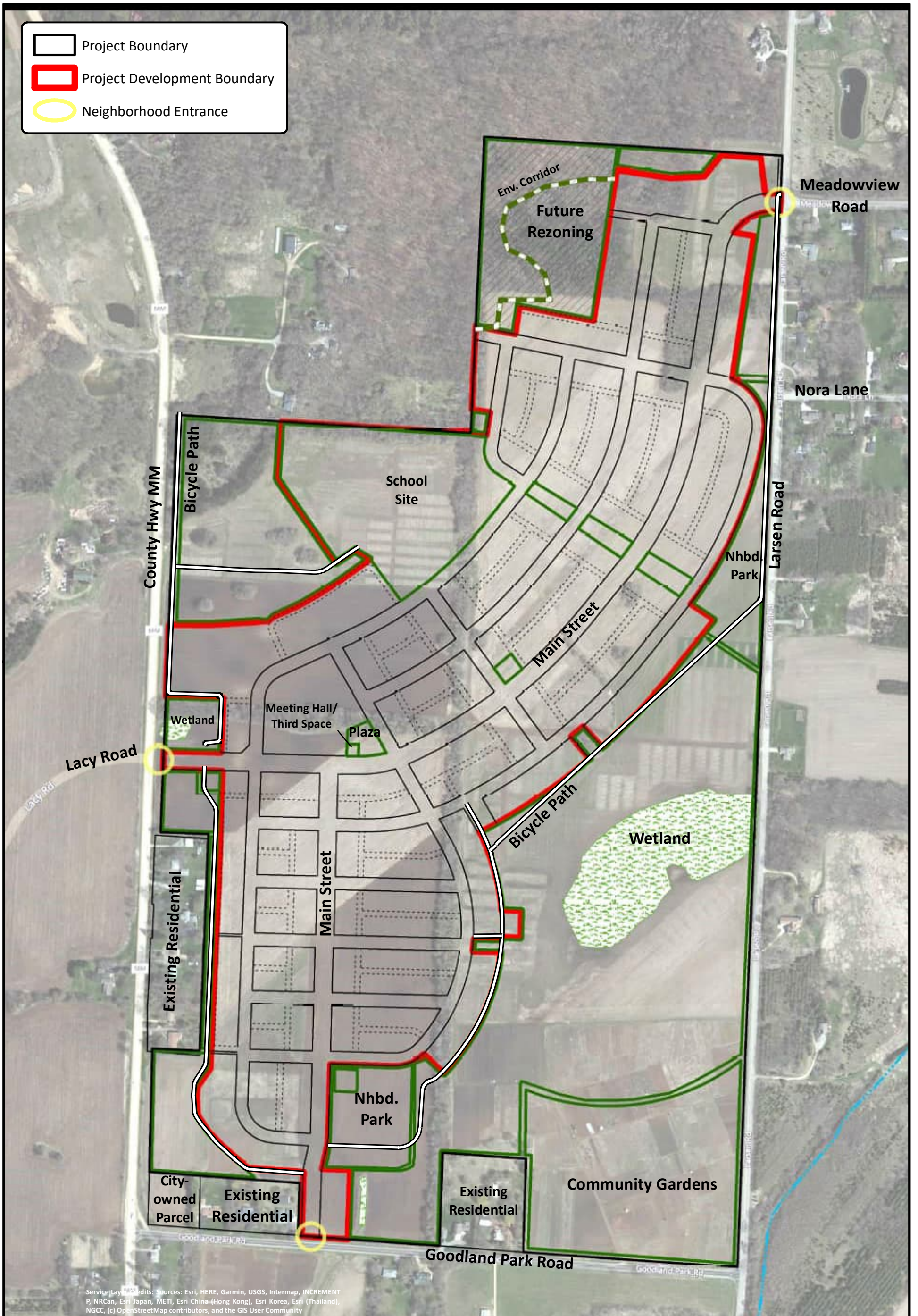


Main Map Projection:
NAD 1983 Dane Co. CRS
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9/4/2025



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-  Project Boundary
-  Project Development Boundary
-  Neighborhood Entrance





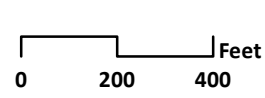
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Exhibit 2: Master Plan

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













-  Wetland Delineated On-site
-  WDNR Intermittent Stream

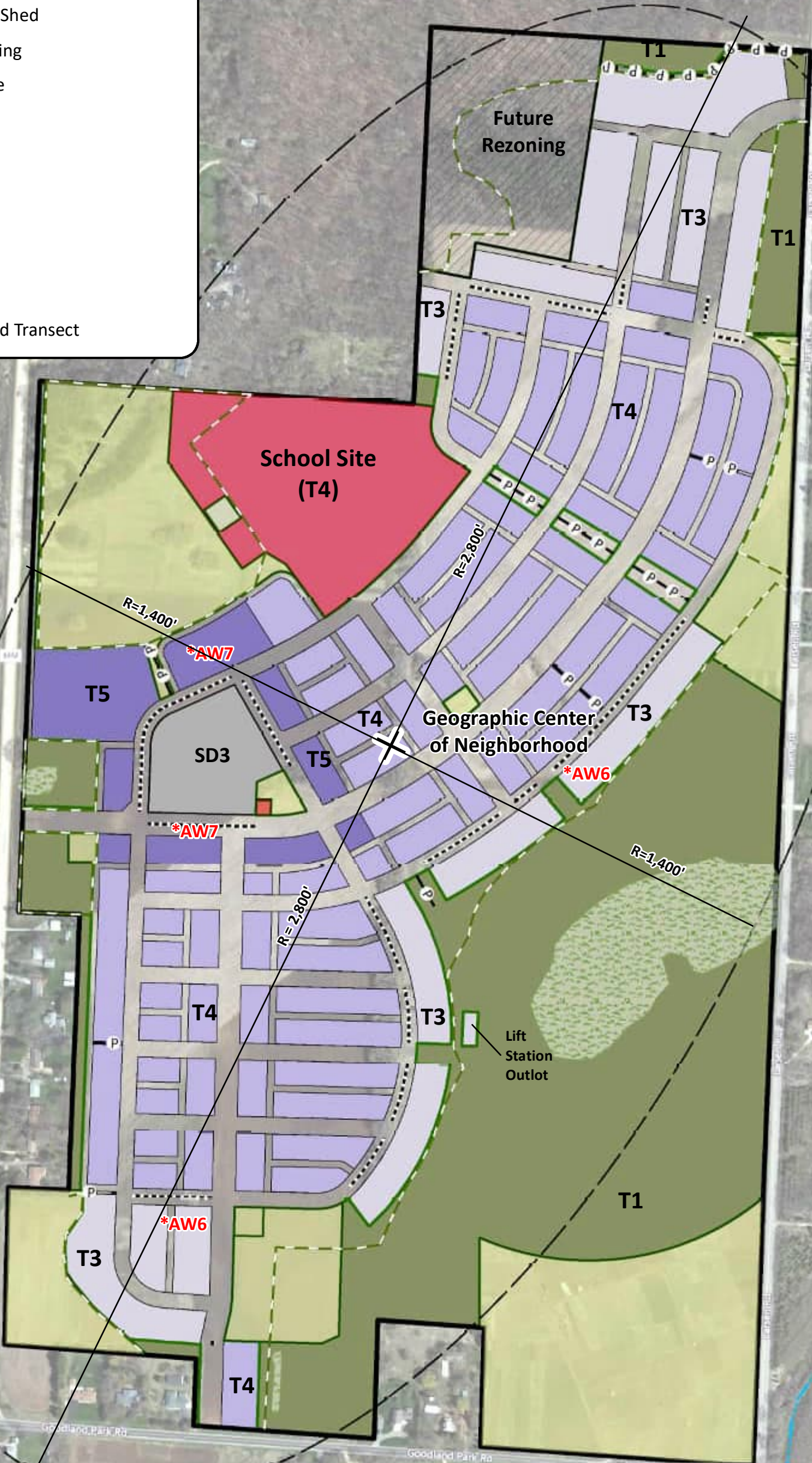


Main Map Projection:
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 Project Boundary
 Environmental Corridor Boundary
 P-P Passage
 Linear PedShed
 Civic Building
 Civic Space
Transect Zone
 T1
 T3
 T4
 T5
 SD3
 Unmatched Transect





***AW6 - Administrative Waiver required for unmatched transect exceeding 15% of T3 transect perimeter**

***AW7 - Administrative Waiver required for unmatched transect exceeding 15% of T5 and SD3 transect perimeters**



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

 Wetland Delineated On-site
 WDNR Intermittent Stream



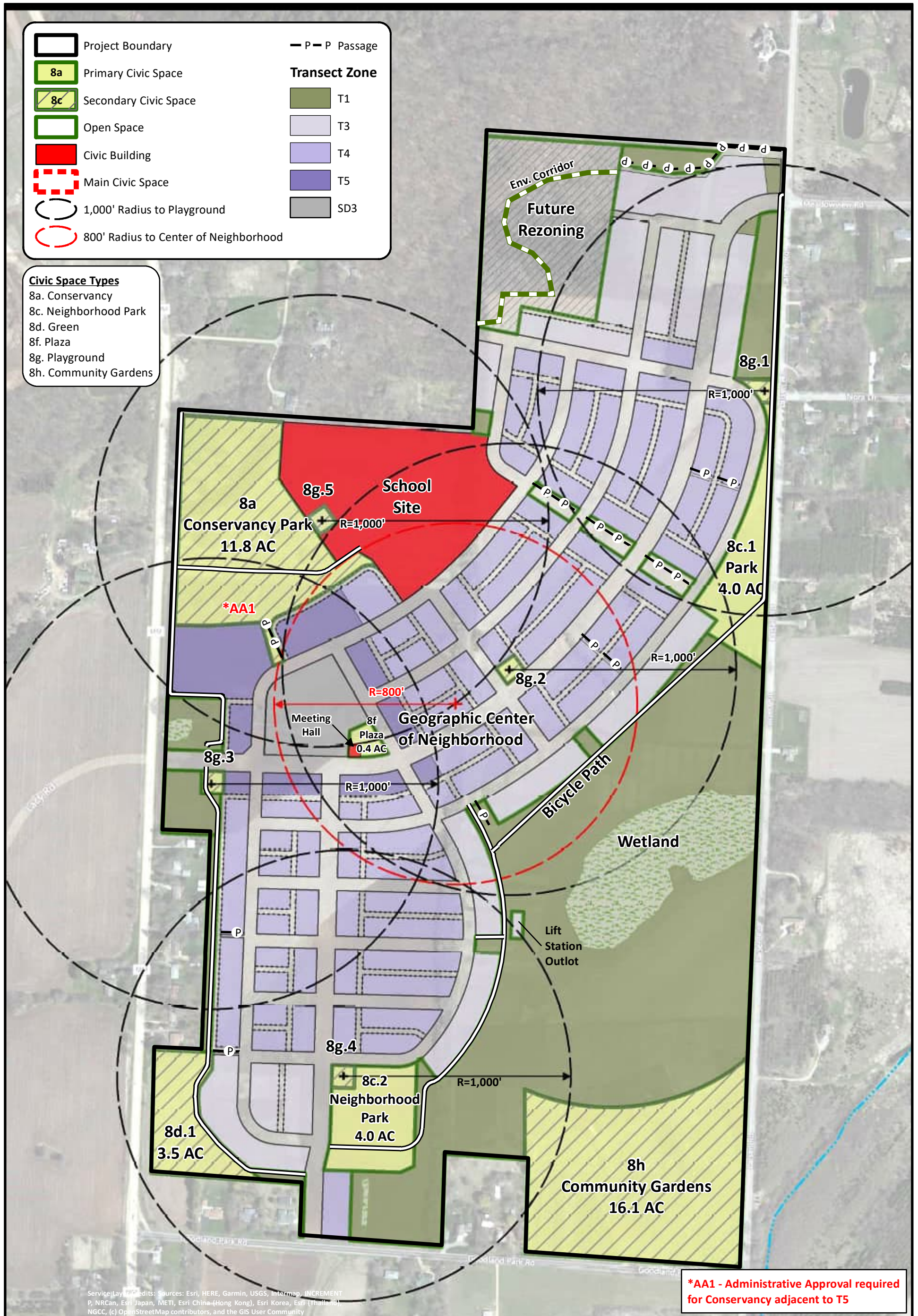
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	Project Boundary		P-P Passage
	8a Primary Civic Space	Transect Zone	
	8c Secondary Civic Space		T1
	Open Space		T3
	Civic Building		T4
	Main Civic Space		T5
	1,000' Radius to Playground		SD3
	800' Radius to Center of Neighborhood		

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



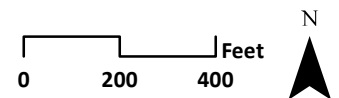
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***AA1 - Administrative Approval required for Conservancy adjacent to T5**



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

- Wetland Delineated On-site
- WDNR Intermittent Stream



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Project Boundary

— P — P Passage

Block

Split Block

Civic Building

Civic Space

Transect Zone

T1

T3

T4

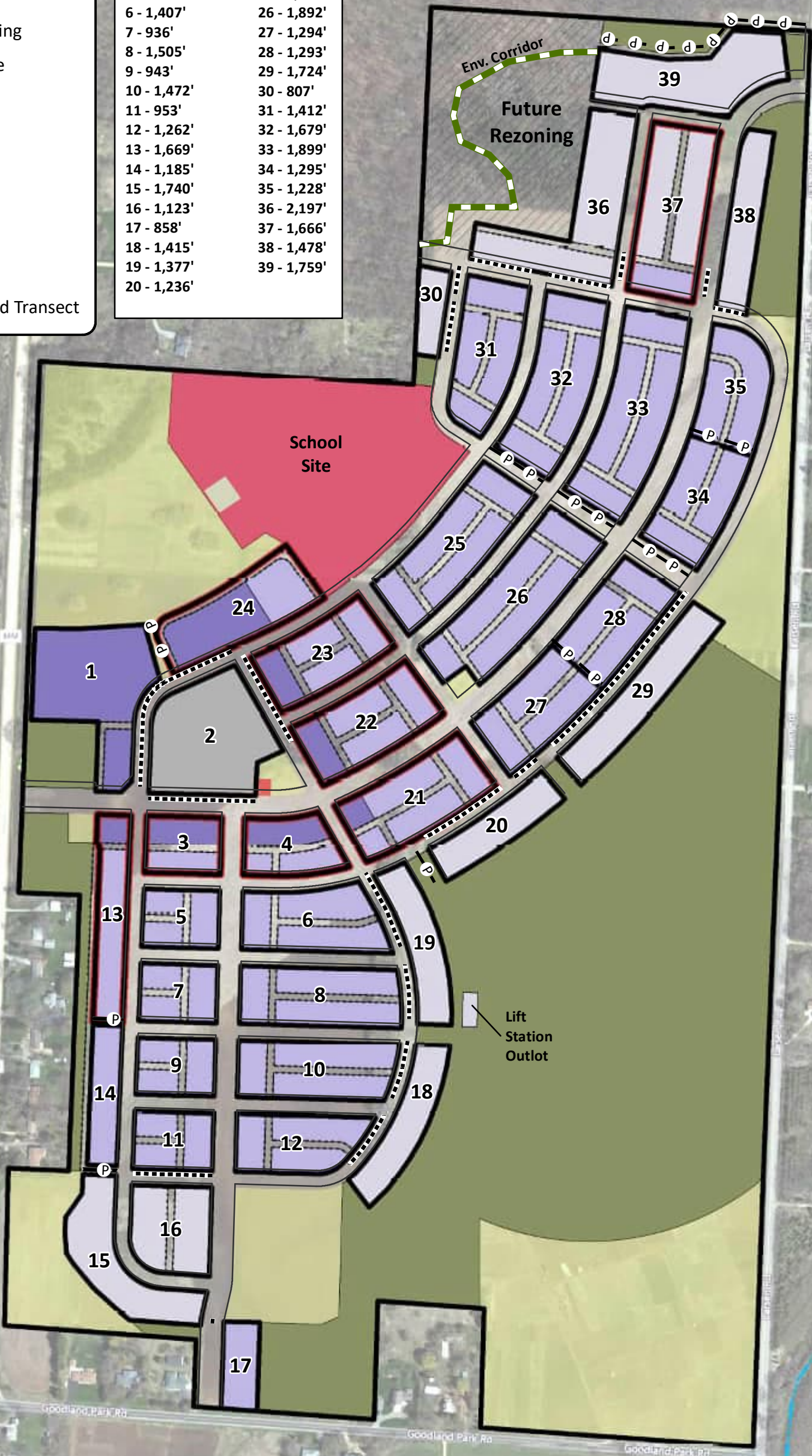
T5

SD3

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 - 2,197'
17 - 858'	37 - 1,666'
18 - 1,415'	38 - 1,478'
19 - 1,377'	39 - 1,759'
20 - 1,236'	



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

Wetland Delineated On-site




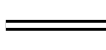

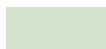

WDNR Intermittent Stream

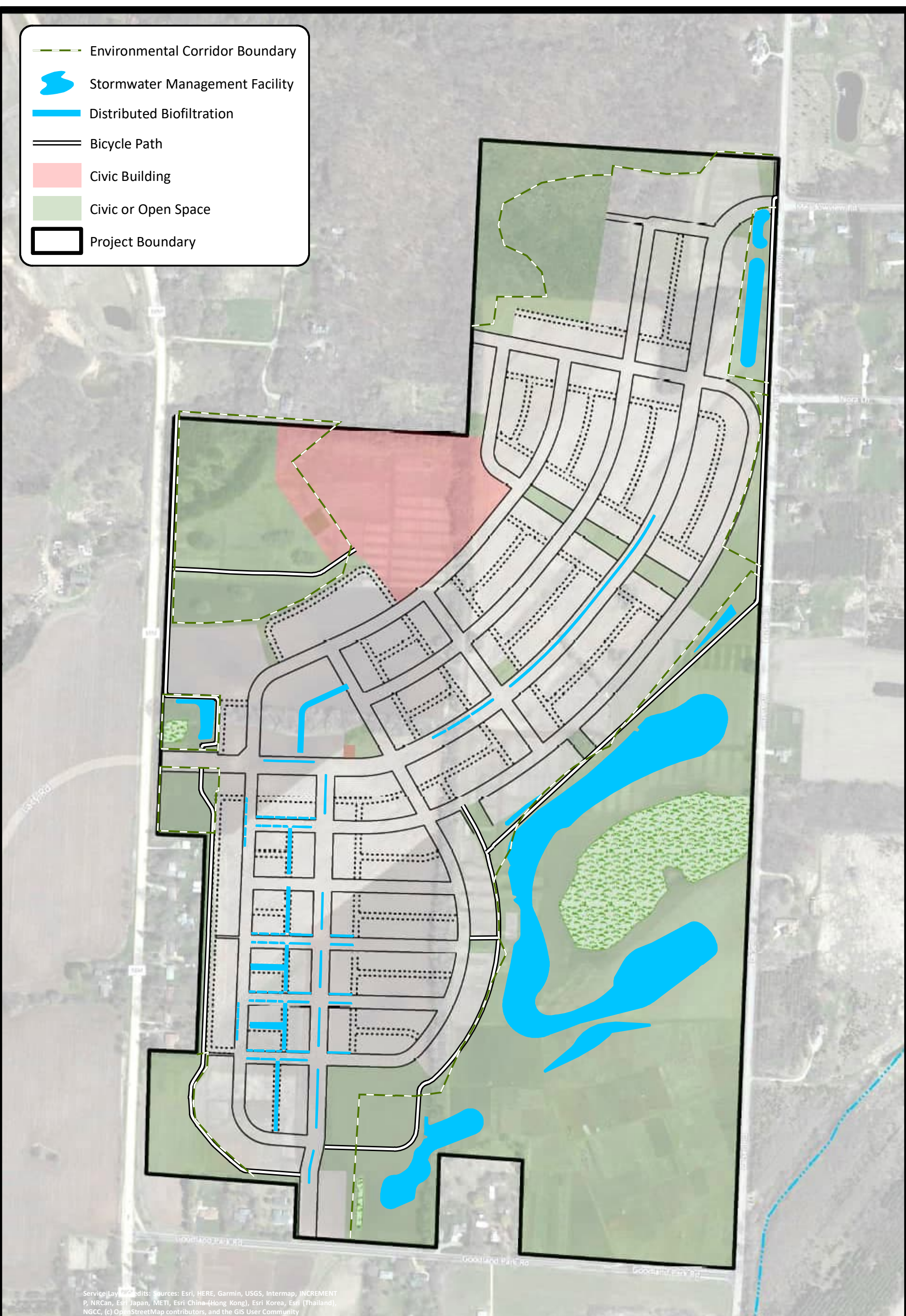


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-  Environmental Corridor Boundary
-  Stormwater Management Facility
-  Distributed Biofiltration
-  Bicycle Path
-  Civic Building
-  Civic or Open Space
-  Project Boundary





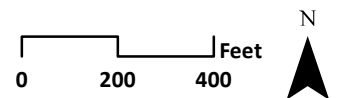
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Exhibit 7: Stormwater Management

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

-  Wetland Delineated On-site
-  WDNR Intermittent Stream



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