



CITY OF FITCHBURG - SOUTH STONER PRAIRIE NEIGHBORHOOD PLAN

March 28, 2024
Steering Committee Mtg #3



MEETING ACTIVITIES

- Update on the Process
- Future Land Use Categories
- Land Use Diagrams
- Public Input on Concepts

- **Public Comment**



13-Month Planning Process

- Steering Committee Meetings (November 1st, 2023 and January 18th, 2024)
- Public Open House #1 (December 4th, 2023)
- Key Stakeholder Interviews
- Online Survey (*closed today*)
- Public Open House #2 (*yesterday*)

Upcoming

- Steering Committee Meeting (March 28th, 2024)
- Development Focus Group (April 2nd, 2024)
- **Steering Committee Meeting (May 30th, 2024)**

LAND USE CATEGORIES

Low-Density Residential (LDR)

Single-units, Duplexes, triplexes and fourplexes.

- Typical net densities: **2-4 units per acre.**
- Typical single-unit residential lots: **¼-acre lots and larger.**



Medium-Density Residential (MDR)

Single-units, Duplexes, triplexes, townhomes, small multi-unit buildings.

- Typical net densities: **5 - 9 units per acre.**
- Typical single-unit residential lots: **Smaller than ¼-acre lots**



High-Density Residential (HDR)

Single-units, Duplexes, triplexes, townhomes, medium to large multi-unit buildings, standalone commercial or mixed-use buildings

TYPICAL POLICIES

- Typical net densities: **Over 10 units per acre.**
- Individual multi-unit residential developments are allowed, as well as blocks or groupings of:
 - duplex/townhome lots
 - single-unit homes on alleys (**1/8 - 1/12-acre lots**).



Neighborhood Mixed Use (MU)

Standalone commercial and residential buildings or mixed-use buildings occurring on the same parcel often sharing adjacent parking and open spaces

- Residential Densities: **Over 10 units per acre.**
- Development can be built as horizontal or vertical mixed use designs.
- Individual neighborhood commercial developments are allowed. Typically, this allows up to 25,000 square foot buildings.



Commercial (COM)

Retail goods and services, offices, daycare facilities, auto-oriented uses, and other commercial uses not generally compatible with residential or small-scale commercial activities.



Business Park (BP)

Office buildings, office-showrooms, warehouses, and light industrial buildings that offer retail, trade, or services for individuals or businesses.



Institutional & Utilities (IU)

Schools, community centers, government facilities, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity.



Park & Recreation (PR)

Public parks, conservation areas, recreation areas, stormwater management facilities, and other natural features and lands with a park-like character that are recommended for preservation.



Stormwater & Conservation, Open Space (OS)

Conservation areas, cemeteries, stormwater management facilities, greenways, major public trails, and other natural



(UPDATED) 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

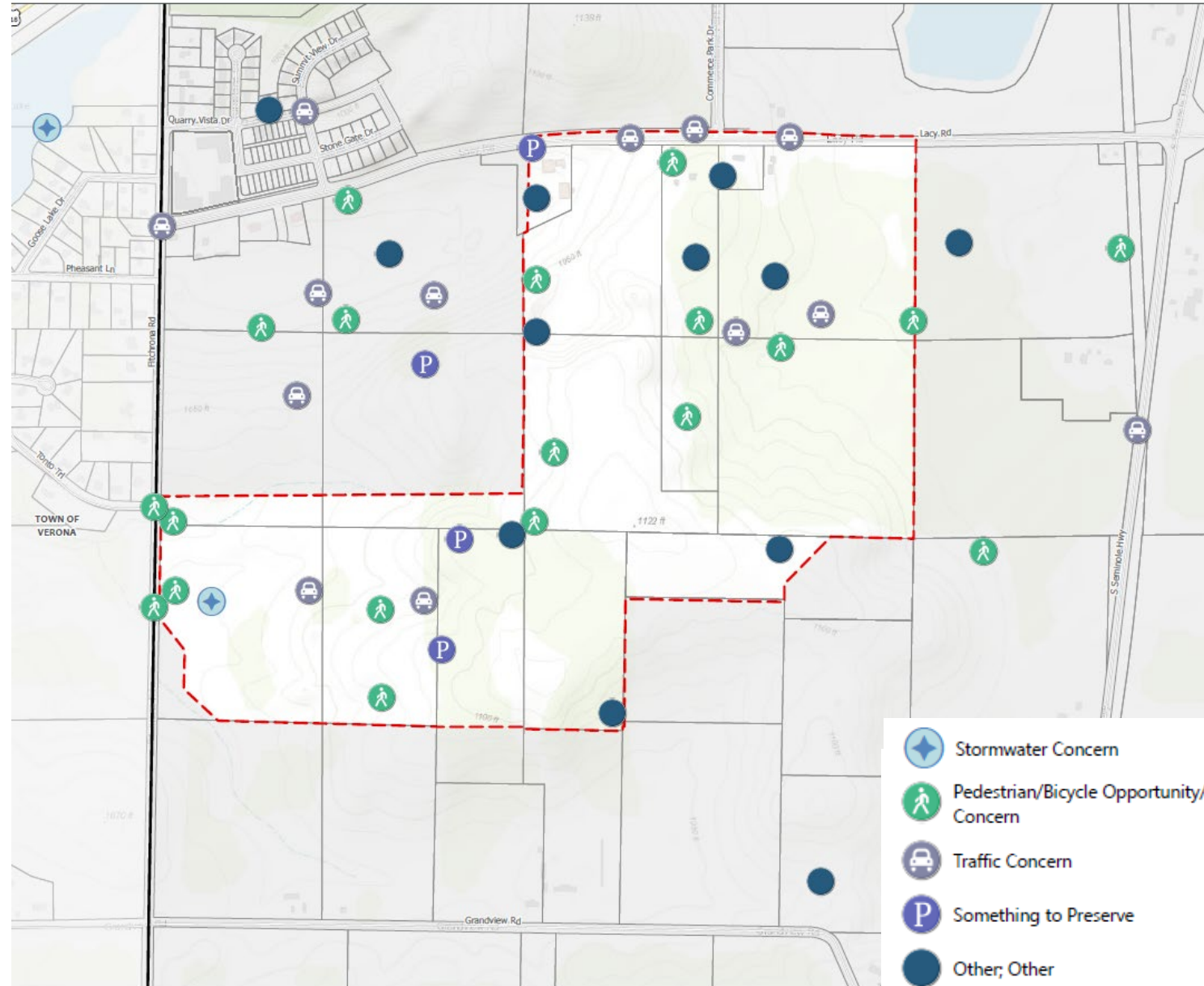


ONLINE MAPPING INPUT

Late Nov '23 – Early Jan '24

50 Responses

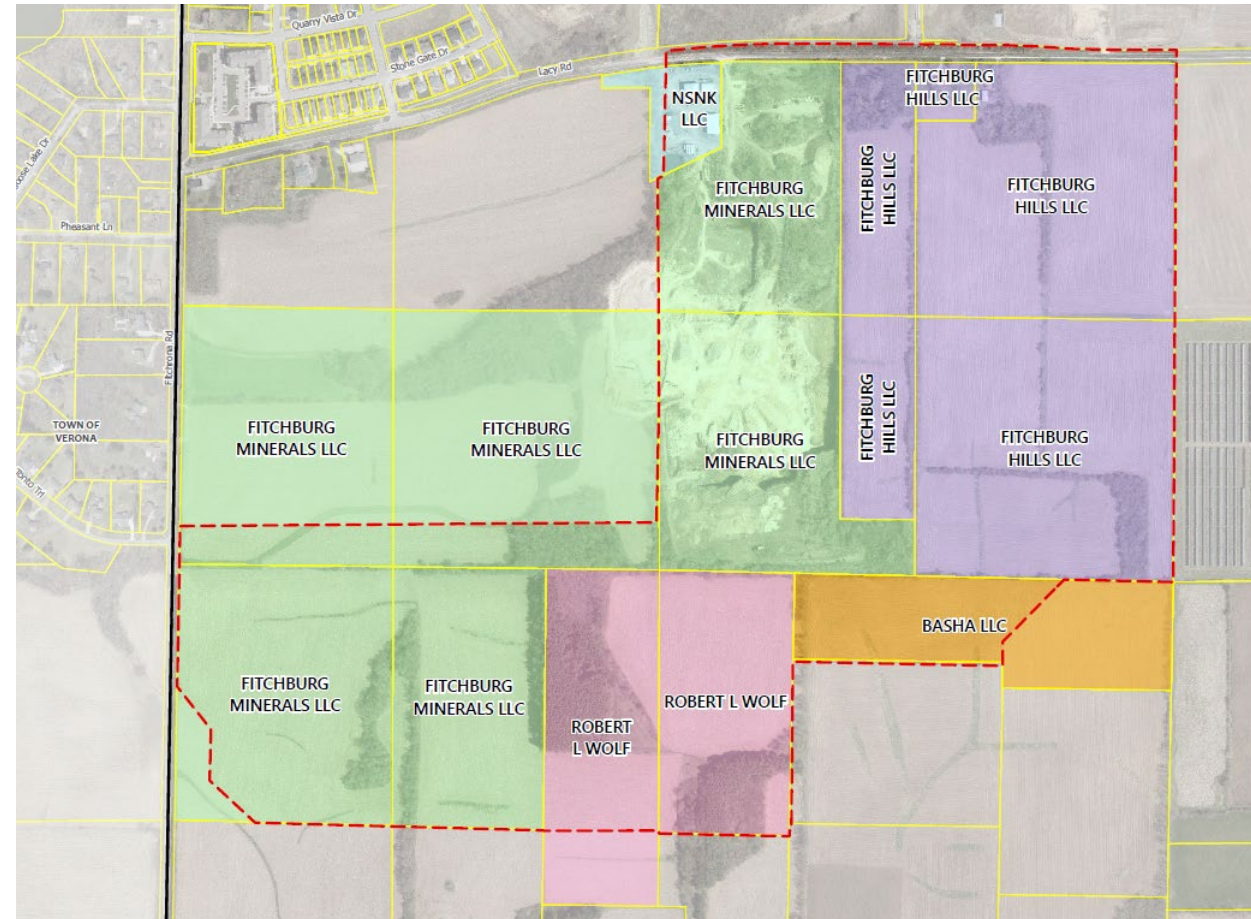
- Increase density with a diverse range of more intense housing types closer to Lacy Rd (e.g. townhomes, condos, quadplexes, etc)
- Provide shared-use path connections into new neighborhood
- Increased traffic
- Preserve farmland to south
- Missing Middle Affordable Housing
- Capture views and appreciation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

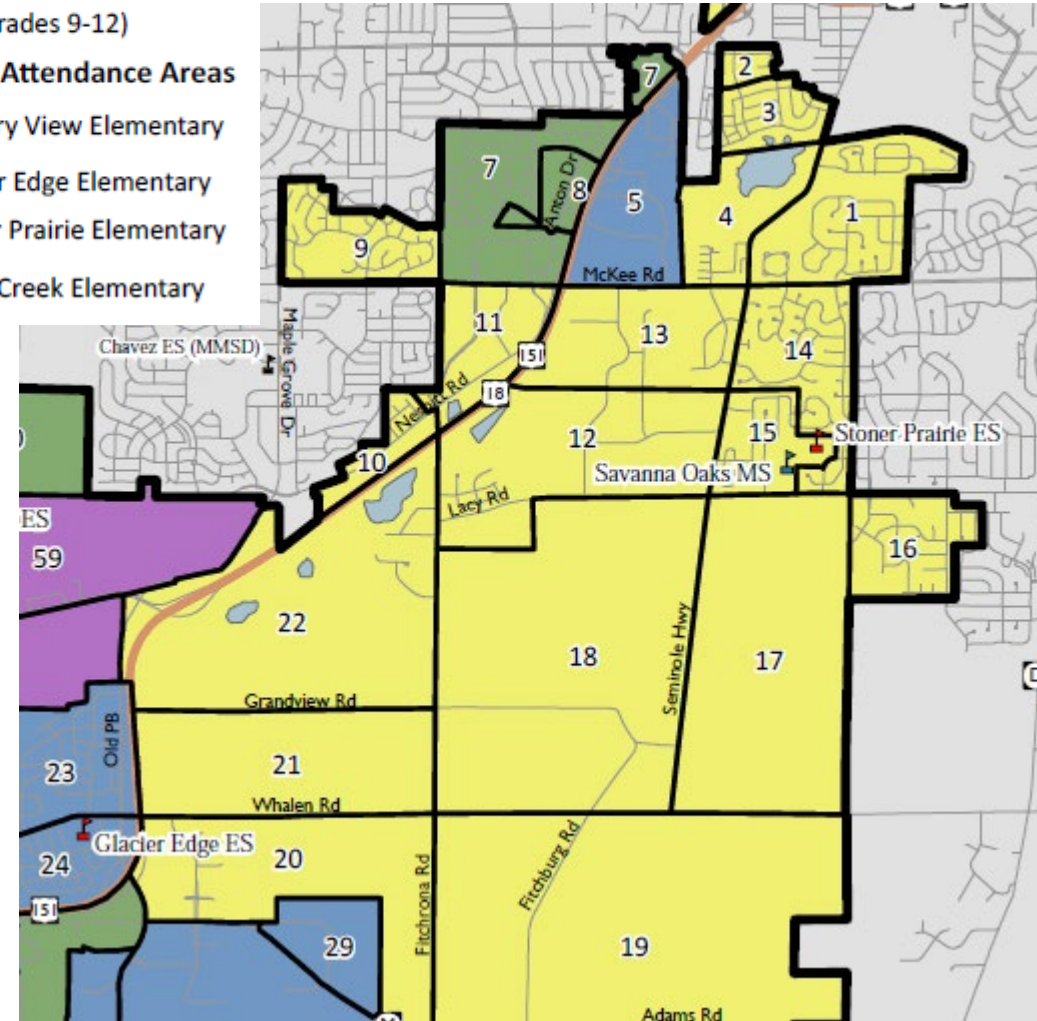
- 2021-2022 school projections have been updated with understanding in this neighborhood area (**ID: 18**)
- Stoner Prairie Elementary could see capacity issues, but there are strategies in place to manage this potential capacity issue
- Land is being considered east of the neighborhood for additional 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



Public Open House

- ~ 25 People

20 YEAR VISION PHRASE / WORD

* * * * *
Higher density
with amenities
within walking distance x2
+1

* * Vibrant community w/in
natural urban playground

farmland preservation

Preserve greenspace
by building densely!!

mountain Bike + nature trails x3!

walkable x3!

Places to socialize around activities
- Restaurant, cafe

affordable x2

access to public transit x2

Lots of inviting 3rd spaces in high-density neighborhood!

Public Open House

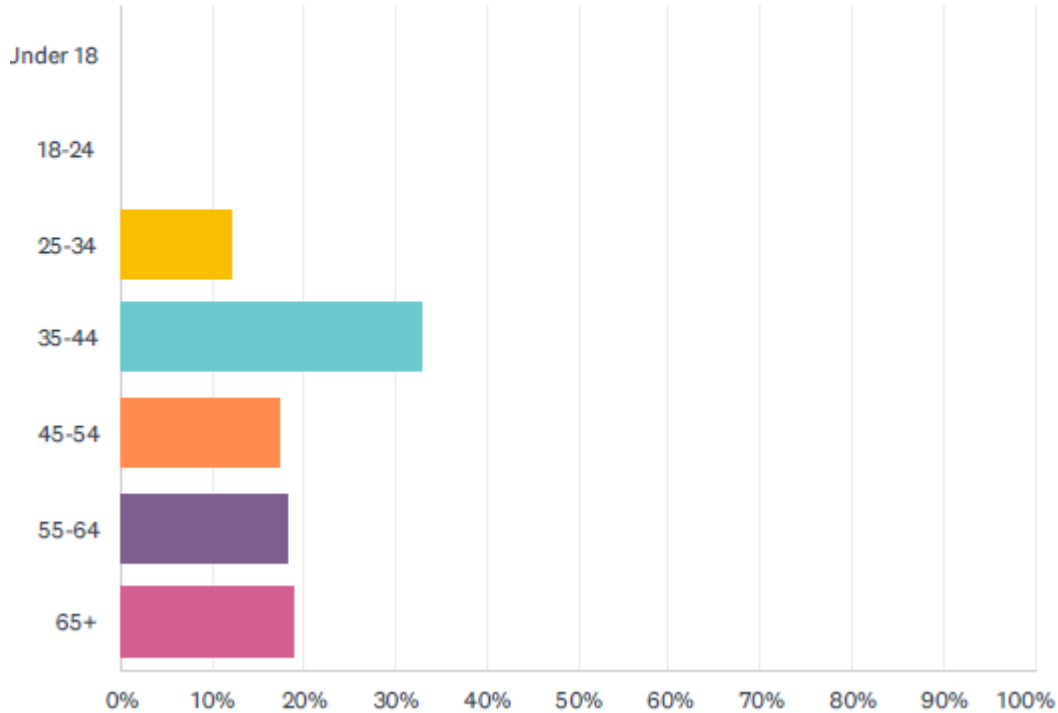
- Connecting existing biking/hiking trails into neighborhood north of Lacy
 - Indicate connection for trails and corridors
- Incorporating City Metro transit stop into Lacy Rd
- Show ecological corridors along with parks & recreation corridors, open space different from park, preserve wildlife habitat where it is highest quality not quarried.
- Preserve the views and open space from Quarry Vista across Lacy – no high-rises in the viewshed
- More affordable housing, smaller owner occupied lots
- Require multiple housing styles, types, variety with different developers
- Option A is more preferred due to housing shortage, denser housing allows for more BP

ONLINE SURVEY

- 290 Responses

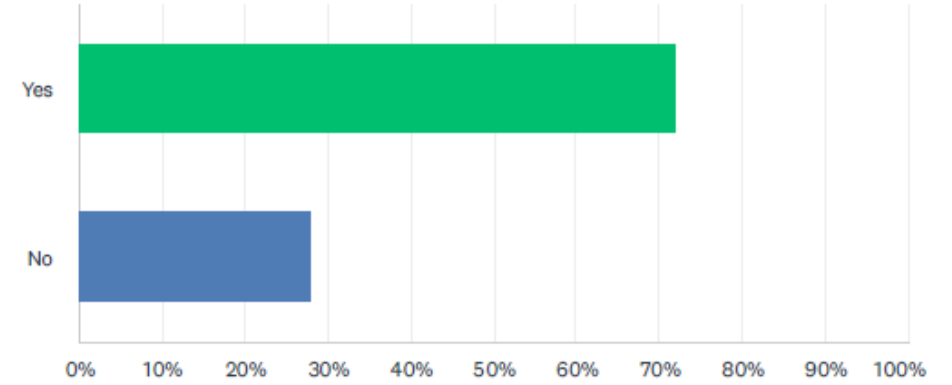
Q1 What is your age?

Answered: 290 Skipped: 0



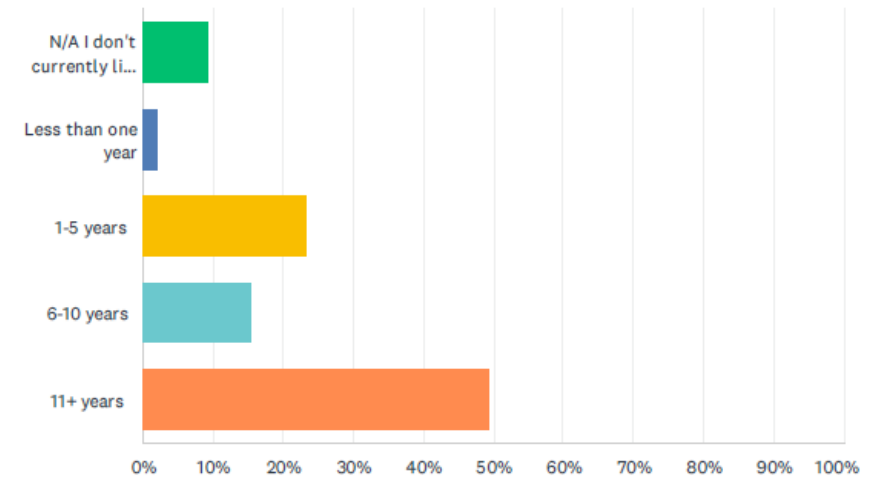
Q3 Do you live or work within a mile of the study area?

Answered: 290 Skipped: 0

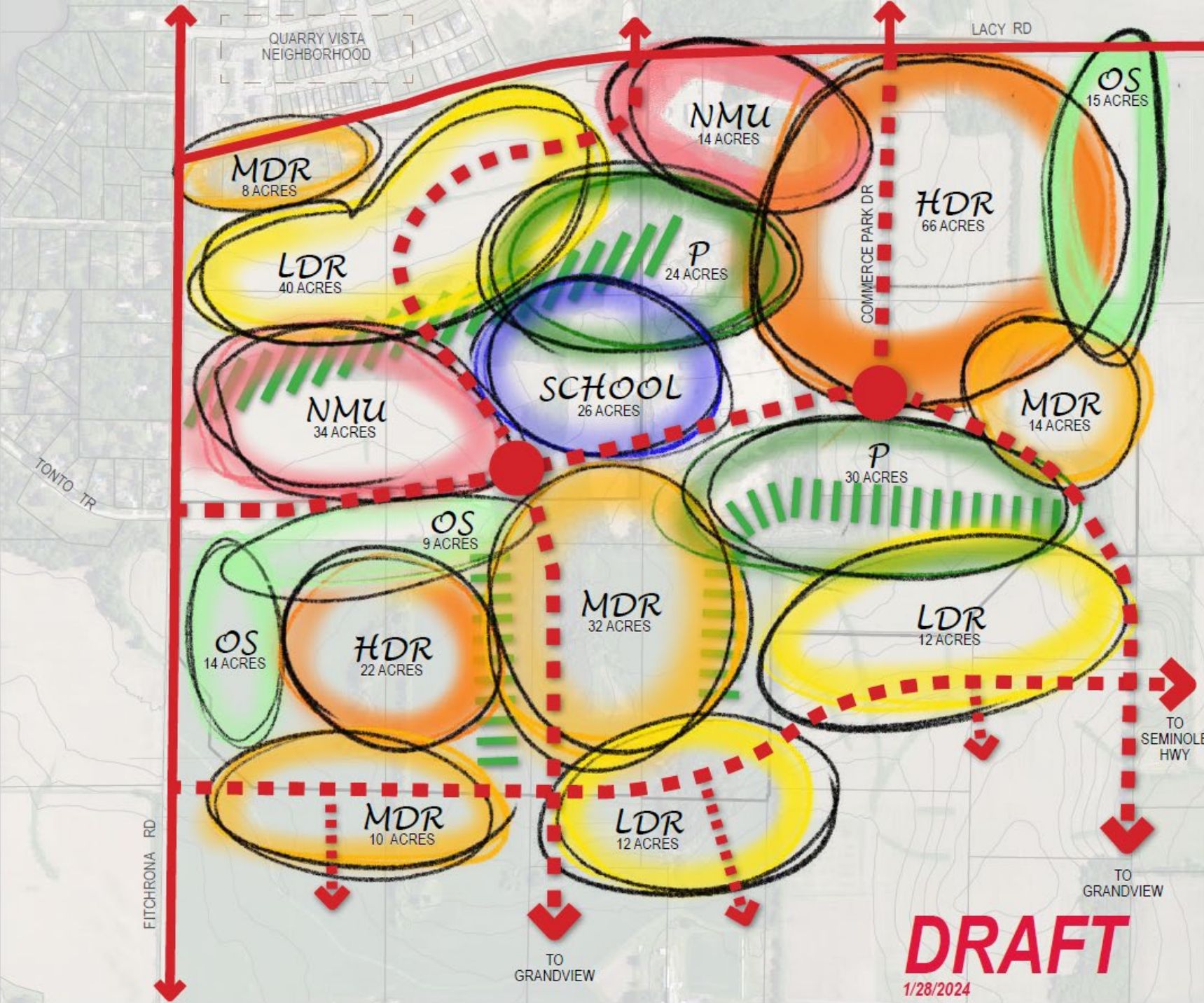


Q4 If you live in the City of Fitchburg, how long have you lived here?

Answered: 289 Skipped: 1



LAND USE DIAGRAMS



MAP LEGEND	
NEIGHBORHOOD MIXED USE (15-30 U/A + COMMERCIAL)	48 ACRES
HIGH DENSITY RESIDENTIAL (11-20 U/A)	88 ACRES
MEDIUM DENSITY RESIDENTIAL (6-10 U/A)	64 ACRES
LOW DENSITY RESIDENTIAL (> 6 U/A)	64 ACRES
SCHOOL	26 ACRES
PARK	54 ACRES
OPEN SPACE & SW MANAGEMENT	38 ACRES
ROADS (existing / proposed)	
STEEP SLOPES	

SOUTH STONER PRAIRIE NEIGHBORHOOD
 LAND USE BUBBLE DIAGRAM
 OPTION "A"

DRAFT
 1/28/2024

QUESTIONS
