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# APPENDIX A

## ■ IMPLEMENTATION & ACTION PLAN

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This section identifies the various actions necessary to translate the plan’s vision into reality. The 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) ACTION

**Action 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 (see Page XX).

- **Timeframe:** Immediate (2025)

**Action LU.2:** Amend the Comp Plan to include Agrihood as FLU category based on the design guidelines in this Plan.

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

**Action LU.3:** Apply the Design Guidelines within this Plan to all proposals / applications.

- **Timeframe:** Ongoing

## MOBILITY (M) ACTIONS

**Action M.1:** Add the proposed Collector “A” north of Irish Lane to the City’s official map.

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

**Action M.2:** Add the proposed Collector B” east of Caine Road to the City’s official map.

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

**Action M.3:** Add the proposed US-14 Interchange east of Blaney Road to the City’s official map.

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

**Action M.4:** Require the following right-of-way to facilitate future transportation investments envisioned in this Plan.

1. Proposed Collector A North of Irish Lane
2. Proposed Collector B East of Caine Road
3. Blaney Road from Byrne Road to the neighborhood northern limits.
4. Extension of Old Indian to the proposed Collector B
5. Any minor changes / extensions to Whalen Road to connect to Collector B

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

**Action M.5:** Construct the proposed trails as represented in the Future Land Use Map. This project may occur in multiple phases or one phase depending on development activity and available financial resources.

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

**Action M.6:** Complete a transportation study evaluating traffic to and through the City, including a review of a potential interchange connection to USH-14, siting of said interchange (likely around Irish Lane), and a potential connection to CTH B.

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

## UTILITY SYSTEMS (US) ACTIONS

**Action US.1:** Submit an urban service area (USA) amendment to CAPRC to allow for sanitary sewer service to extend into the Greenfield Neighborhood. Due to likely extension timeline and development interests, Phases 1-3 of the Phasing Plan (Page X) should be included in the Urban Service Area with a future USA amendment bringing in Phases 4A-4B, and potentially the existing Greenfield Neighborhood.

- **Timeframe (Phases 1-3): Short Term (2026-2029)**

- **Timeframe (Phase 4A-4B): Mid Term (2030-2035)**

**Action US.2:** Establish a utilities expansion and strategy (and phasing plan) to serve the new developed area. This will include the addition of a sewage interceptor. This process will support budgeting for future expansion ahead of development and support any future urban service area amendment.

- **Timeframe: Short Term (2026-2030)**

## ECONOMIC DEVELOPMENT & HOUSING (EDH) ACTIONS

**Action EDH.1:** Meet with (or at least reach out to) property owners on high priority development sites annually to understand their future intentions for their site.

- **Timeframe: Ongoing**

**Action EDH.2:** Consider use of density bonuses and financial incentives, with Tax Increment District financing being one, where the City Council determines that the benefits provided by land use, economic development, and/or public goals and objectives weigh in favor of a contribution.

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

**Action EDH.3:** Annually review and develop a plan to implement the actions outlined in the Fitchburg Housing Plan, which guides the City of Fitchburg's housing initiatives and policies.

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