

Mayor Steve Arnold
Introduced By

Planning
Drafted by

Plan Commission
Referred to

December 13, 2016
Date

PLAN COMMISSION RESOLUTION NO. PCR-01-17

ADOPTING AND RECOMMENDING THE ANTON DRIVE REDEVELOPMENT PLAN AS AN AMENDMENT TO APPENDIX A OF THE CITY OF FITCHBURG (DANE COUNTY, WISCONSIN) COMPREHENSIVE PLAN

WHEREAS, pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the City of Fitchburg, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, and has adopted its Comprehensive Plan on March 24, 2009 with amendments occurring annually, and;

WHEREAS, the Anton Drive Redevelopment Plan has been developed in compliance with the City's Comprehensive Plan, and;

WHEREAS, pursuant to Section 66.1001(4), Wisconsin Statutes, the City of Fitchburg must follow administrative procedures for amendment of its Comprehensive Plan, and;

WHEREAS, the City of Fitchburg is proposing Ordinance No. 2016-O-28 *An Ordinance to Adopt the Anton Drive Redevelopment Plan as an Amendment to Appendix A of the City of Fitchburg (Dane County, Wisconsin) Comprehensive Plan*, and;

WHEREAS, the City of Fitchburg held at least one public hearing on said Ordinance in compliance with Section 66.1001(4)(d), Wisconsin Statutes, and provided other opportunities for public input and comment throughout the Anton Drive Redevelopment Plan development process, in accordance with the plan public participation strategy, and;


WHEREAS, the City of Fitchburg Plan Commission has reviewed the Anton Drive Redevelopment Plan and recommended its approval to the Common Council of the City of Fitchburg;

NOW THEREFORE, BE IT RESOLVED that the City of Fitchburg Plan Commission hereby adopts, and recommends to the Fitchburg Common Council that the attached Anton Drive Redevelopment Plan, including all maps and descriptive materials therein, be adopted by the Common Council pursuant to Sections 62.23(3) and 66.1001(4), Wisconsin Statutes.

BE IT FURTHER RESOLVED that the City of Fitchburg Plan Commission hereby recommends that the Common Council of the City of Fitchburg approve Ordinance 2016-O-28, *An Ordinance to Adopt the Anton Drive Redevelopment Plan as an Amendment to Appendix A of the City of Fitchburg (Dane County, Wisconsin) Comprehensive Plan*.

Adopted this 17 day of January, 2017.


Susan Badtke, Plan Commission Secretary


Stephen L. Arnold, Plan Commission Chair

Approved: 1/17/2017

Susan Badtke

From: Susan Badtke
Sent: Wednesday, January 18, 2017 12:19 PM
To: Jason Valerius
Cc: Stephen Tremlett; Thomas Hovel
Subject: Anton Drive - Plan Commission Approved Draft

Hi Jason,

Thanks for attending Plan Commission last night. As you are aware, Plan Commission made a few amendments to the Plan. These amendments include:

- 1.) Updated mobility improvements map that you provided
- 2.) The technical changes from your memo dated January 10, 2017
- 3.) Page 19 – Placemaking strategies – Change last sentence to read “This section describes guidelines to work towards this goal”. Add sentence to end of this last paragraph that reads “The guidelines are not intended as strict requirements”.
- 4.) Page 20 – Placemaking strategies – Revised first sentence to read “The following **guidelines** (remove the word strategies), and the map on the next page, describe some placemaking strategies....”
- 5.) Page 20 – Placemaking strategies – Park/Social Space(s)
 - a) Create new first bullet point that reads: “The Jamestown area is deficient in park placement. The City shall work with any (re)development in this study area to take service of the Jamestown area into account.”
 - b) Amend last bullet point to read: “Connect these social spaces to the pedestrian/bike network within the planning area **and community**.”

I think it would be best if you would create a “Plan Commission Approved Draft Plan” document that incorporates these changes into the plan document. I’d like to post this in advance of the Common Council Public Hearing notice being posted, so please have this to me by Noon on Wednesday, January 25.

Let me know if you have any questions.

Thanks,

Susan Badtke

Community Planner

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Memo

To: Fitchburg Plan Commission, Planning Staff
From: Jason Valerius, AICP
Subject: Suggested edits to the Anton Drive Development Plan
Date: January 10, 2017

Since completing the public hearing draft of the Anton Drive Plan, City and MSA planning staff have continued to review the draft document, and it has been reviewed by several City committees. Based on those reviews we will be making a variety of minor, non-substantive edits (numbering corrections, typos, etc.). We have also identified a few substantive edits – corrections or enhancements with policy implications that we are recommending at this time. We suggest that Plan Commission consider adding these items to the list of any changes that may be included when recommending this plan for Council approval.

Page 48 – Stormwater text edits

The stormwater section beginning on page 48 notes the need for staff review. That review and some additional study continues. It is our intent and recommendation that this plan will not establish any new policy regarding stormwater management, deferring instead to existing policy and the discretion of City staff to apply those regulations. The current language does that, however we are working with staff to more accurately project what those regulations will be, for the benefit of property owners considering improvements. Our suggestion is that you recommend this plan *“with edits to the Stormwater section as deemed appropriate by City staff, to be reviewed by Council prior to adoption.”*

Page 67 – Revised Mobility Improvements Map

The existing map does not include all of the projects described in the text of the plan with specific spatial locations, and so we have prepared a new map (enclosed). While this is not really a substantive change, we wanted you to be aware of this new map and the location of those improvements.

Page 68 - New Street Name policy for Fitchrona Road extension?

The plan currently reflects the WisDOT design for Fitchrona Road, including the assumption that when the new road is completed, the Fitchrona Road street name will continue to the intersection with King James Way. However, this causes problems with the City’s house numbering system, and it has been

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MEMO

January 5, 2017

the City's policy to change street names when a street changes direction. As a result, we suggest you consider adding the following policy to Transportation chapter under "Traffic Recommendations":

When Fitchrona Road is extended north of McKee Road, it will make a 90-degree bend to the east to connect to Anton Drive at King James Way. The City will consider renaming the east-west segment of this road to a new street name, consistent with City of Fitchburg house numbering and street naming policies.

Page 105 – Residential building height limit edit – 35, not 45.

The third column of text on this page, describing the recommended future land use map revisions, notes that the zoning district height limitations in medium-density residential areas is three stories or 45 feet. The 45 is a typo, it should read 35 feet.

Recommended Mobility Improvements

Sources: Sources: Dane County, WI (Parcel,Road Names); ESRI (aerial)

