

# Fitchburg

City of Fitchburg

September 2006

## Northeast Neighborhood Plan

### Why the Northeast Neighborhood?

On June 22, 2004, the City of Fitchburg adopted Appendix H of the 1995 General Land Use Plan, known as the Future Urban Development Areas (FUDA) Study. During the preparation of the FUDA Study, four neighborhoods were identified as areas with the greatest potential for future urban development.

The potential for urban development is based on areas that are homogenous neighborhoods within the City, accessible to urban services, and located adjacent to established developed areas. These neighborhoods included the

Northeast, Stoner Prairie, McGaw Park, and the Fitchburg/Oregon Business Park Neighborhood.

The City has determined that by potentially allowing development in these four neighborhoods, the anticipated growth of the City will be contained in areas near existing development. The remainder of the City, which is rural agricultural land will be able to remain productive cropland.

At the request of a landowner in accordance with the FUDA plan, the City contracted with

**THIRD PUBLIC  
INFORMATIONAL MEETING**  
WEDNESDAY, SEPTEMBER 27, 2006  
4:00 P.M. TO 6:30 P.M.  
AT CITY HALL.  
Details on Page 2.

Ruekert/Mielke to determine the viability of future urban development in the Northeast Neighborhood.

The Northeast Neighborhood is generally bounded by Nine Springs Creek on the north, Larsen road on the east, Goodland

Park and Lacy Roads to the south, and Highway 14 on the west. Please note that the neighborhood boundary extends approximately 300 feet south of Goodland Park Road. Please refer to the map of the Northeast Neighborhood.

The City and Ruekert/Mielke encourages you to read the information in this newsletter and remain involved in the planning process of the Northeast Neighborhood. Plan updates will be posted on the City website at [www.city.fitchburg.wi.us](http://www.city.fitchburg.wi.us).



*The plan will determine which, if any, areas are suitable for urban development.*

# Past Northeast Neighborhood Plan Process

There are several steps that are being followed to devise a neighborhood plan for the Northeast Neighborhood. These steps are in accordance with the State's requirement for a Comprehensive Growth Plan.

The first step in the process was to research the information in the General Land Use Plan and the data available in the completed chapters of the Comprehensive Plan. This information provided a base to formulate an Opportunities and Issues Chapter to the Northeast Neighborhood Plan.

The second step involved the first Public Informational Meeting. In February 2006, the first Public Informational Meeting was held. This meeting was conducted in a way that attendees were able to react to a prepared list of assumptions based on the factors that will contribute to evaluating whether or not future development is feasible. The assumptions presented related to environmental, transportation, and external factors.

Many residents from both the City of Fitchburg and the Town of Dunn attended this meeting and expressed their comments and concerns in a public participation process.

A Goals and Objectives chapter was prepared based on the General Land Use Plan, draft Comprehensive Plan, and comments raised through the first Public Informational Meeting. The goals and objectives will ensure that all land use decisions are consistent with the general direction of the City, but specific to the Northeast Neighborhood.

The third step involved a systems analysis for the Northeast

Neighborhood. Systems analysis included studying all internal and external systems having an impact upon the neighborhood. These systems included applicable policies for storm water management, parks and open space, transportation including local and county roadways and public transportation, public utilities including water and sanitary sewer, school systems, electric and gas infrastructures, and natural resources.

A second Public Informational Meeting occurred on May 31, 2006 at the City Hall to discuss the systems analysis. This meeting was designed to have presentations given on a variety of topics with a question and answer period immediately following the individual presentation. The topics for the presentations included storm water management, parks and open space, multi-modal transportation, and public utilities including water and sanitary sewer.

This meeting was well attended by residents from both Fitchburg and the Town of Dunn. Questions were answered immediately after the presentation. Additional comments or questions were to be written onto a preaddressed comment form and put in the mail for consideration.

The next step in the planning process is the preparation of a Land Use Plan for the Northeast Neighborhood. This leads to the Third Public Informational Meeting.

**Follow plan progress at [www.city.fitchburg.wi.us](http://www.city.fitchburg.wi.us) or by attending the Public Informational Meetings.**

## Third Public Informational Meeting

The Third Public Informational Meeting is scheduled for Wednesday, September 27, 2006 from 4:00 P.M. to 6:30 P.M. at the Fitchburg City Hall. At this meeting, a map illustrating draft land uses will be presented with a written narrative describing the land uses. Consideration has been given to past comments and concerns including the provision of significant open space and wetland protection measures.

The format of the third Public Informational Meeting will be a bit different from the first two. The third Public Informational Meeting will be conducted in an open house format where planners from Ruekert/Mielke will be available for one-on-one discussion of the draft land use map, and participants will be asked to note their comments on the available comment forms.

The draft land use map that is presented at the meeting will be available to view at the City website ([www.city.fitchburg.wi.us](http://www.city.fitchburg.wi.us)) a few days after the meeting. Comments on the draft land use plan will be accepted until

Tuesday, October 10, 2006. Everyone is encouraged to remain involved and attend this Open House to discuss the draft land uses and land use map.

### Future Planning Process

With everyone's input regarding the land use plan for the neighborhood, the fifth step involves analyzing the comments received from the public participation process, and preparing Implementation Recommendations, with a detailed list of actions to be taken to set the plan in motion. The last of the four Public Informational Meetings will include a review of the recommended implementation recommendations, along with fitting all the steps together into a full plan document. Each step in the process provides the building blocks toward the full plan document.

There will still be an opportunity for input following the last of the Public Informational Meetings. A sixth and final step of the process involves final consideration of the plan by the City Plan Commission and Common Council. The Plan Commission will hold a final public hearing.



*Comments and input are welcomed at anytime.  
They can be forwarded to:  
Bruce Kaniewski, AICP, (262) 542-5733  
[bkaniewski@ruekert-mielke.com](mailto:bkaniewski@ruekert-mielke.com)*

