

EAST FITCHBURG, PROJECT STATUS



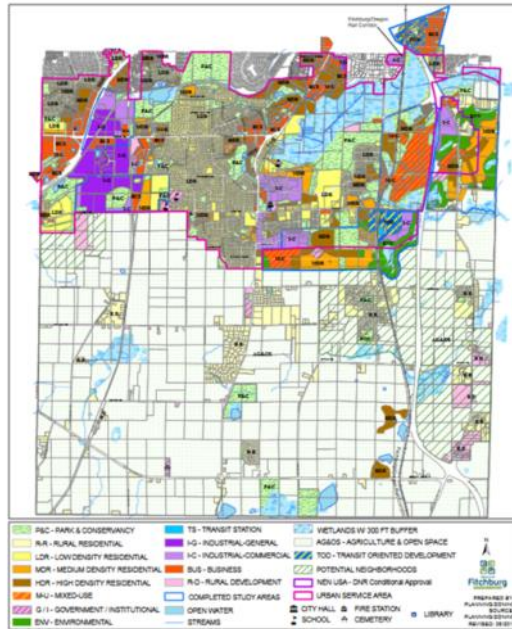
Source: Planning file photo

Overview/Project Purpose

- Comprehensive Plan
 - Future Land Use Map
 - Sector Plan
 - McGaw Neighborhood Plan
- Long-range Transportation Connectivity
- Current Development Projects (in East Fitchburg)
 - Fahey Fields
 - Tech Lands
 - North Park
 - Uptown

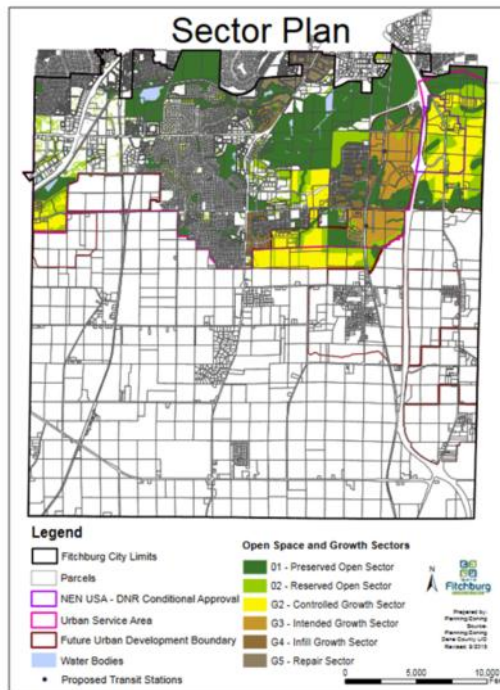
Comprehensive Plan

Future Land use Map

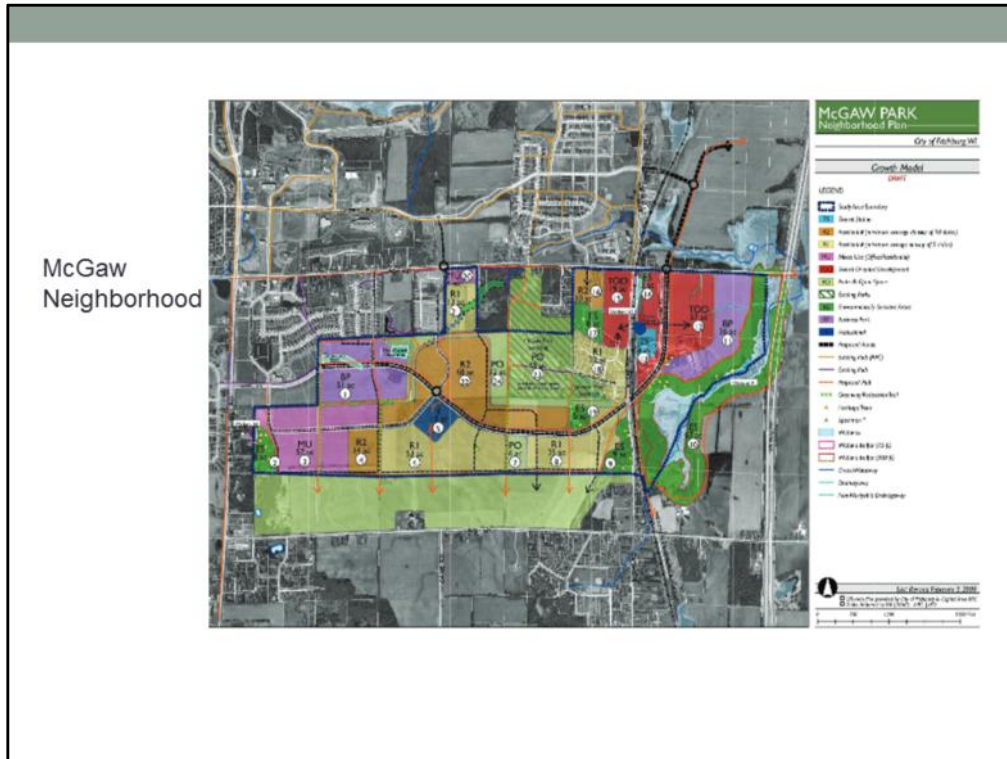


The city strives to provide mixed use neighborhoods, which provide options in use, and type, and the ability of a family to choose to live-work-play in the same area. The Comprehensive Plan is the main guide for land division and rezoning decisions. The plan is more than this map. It is composed of goals, objectives and policies, and descriptive text which outlines varied aspects important to a variety of areas. Land use within the Comprehensive Plan is informed by either the Future Land use map, for standard zoning...

- Sector Plan

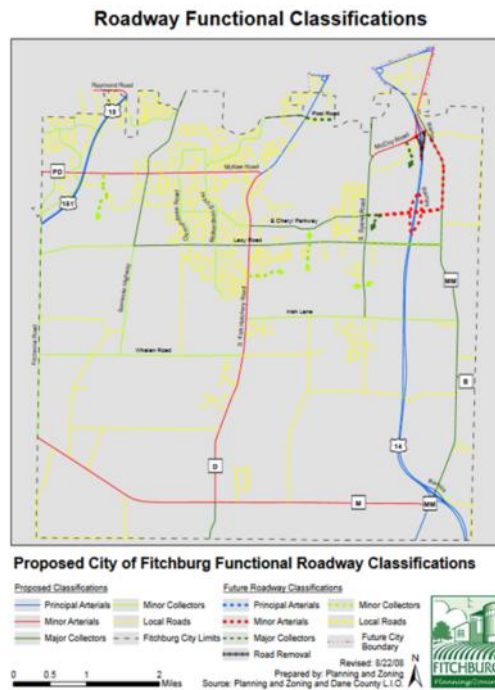


...or the Sector plan for SmartCode zoning. The city currently has two SC zoned projects: Uptown and North Park.



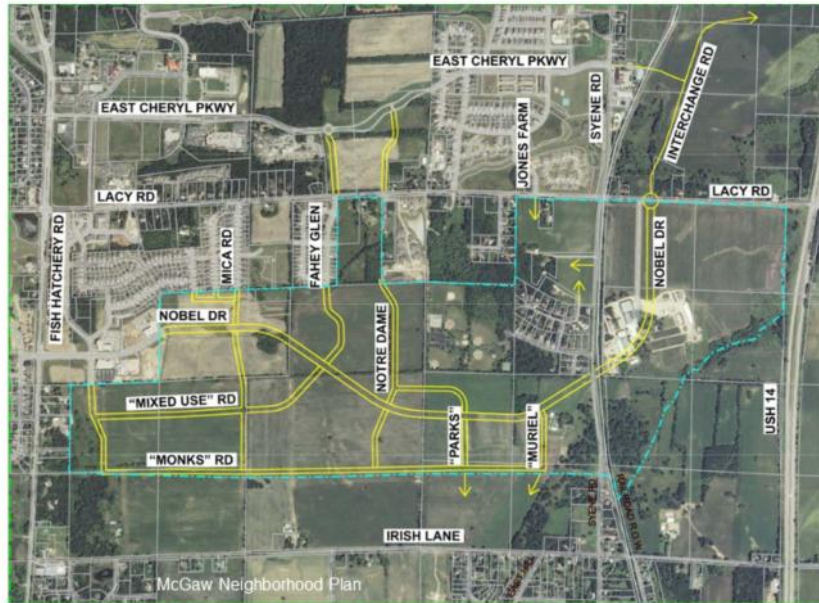
The McGaw Neighborhood Plan provides additional detail on resource capacity, storm and ground water analysis, transportation, utility and other service needs for this particular study area.

Long-Range Transportation Connectivity

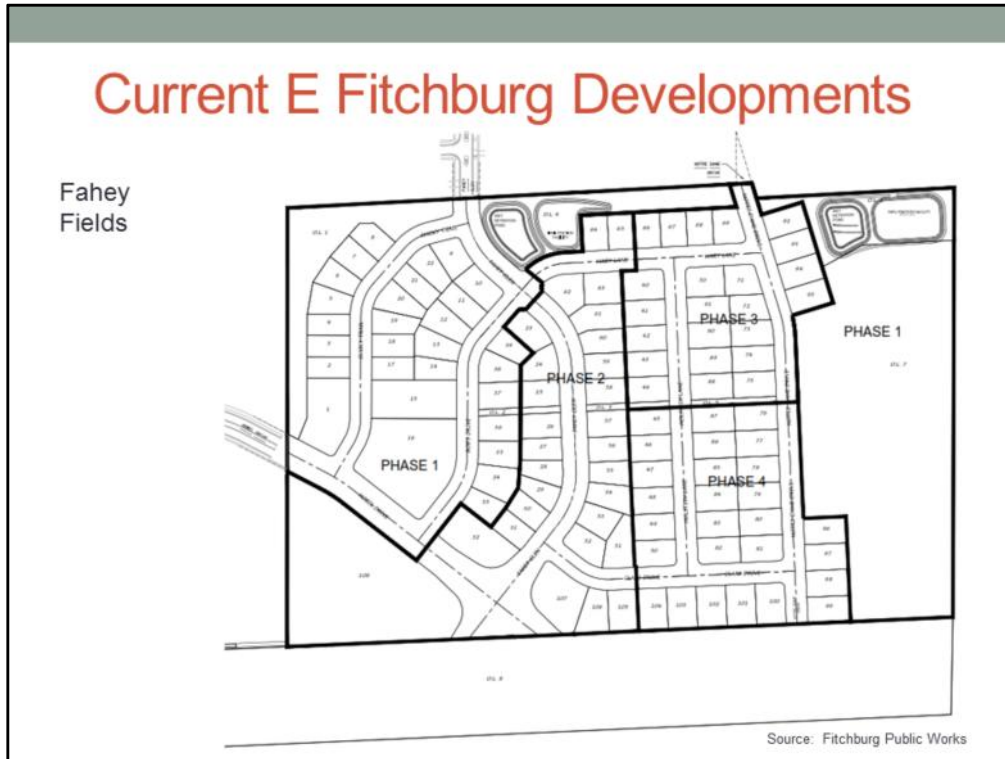


Future connectivity is always critical to a properly functioning community. The Comprehensive Plan provides guidance as to future major street extensions. For example, this map was from 2009, and you can see the intent to extend Commerce Park Drive, E Cheryl Parkway and Lacy Road, Herman Road, Nobel Drive and Fahey Glen, among other streets. Some of these streets have been extended, others are waiting for development to occur.

As stated earlier, Neighborhood Plans provide more detail



This figure, from the McGaw Neighborhood Plan, shows intended general prospective connectivity. Most streets are installed as development occurs. Sometimes there are exceptions, for example, the Lacy interchange, serves a regional area, and the state wanted the Lacy Road street connection east to MM put in place with the interchange.



This is the Fahey Fields intended phasing map. The first phase includes two street connections: Nobel Drive and Fahey Glen. This connectivity will also give the Waterford Glen subdivision a second point of access.

Phase 1 includes 26 single family lots and three multi-family parcels. Notice how Notre Dame Drive and Fahey Glen is platted to outlot 8, with anticipation to continue further south. The north edge of outlot 8 is the current urban service area boundary, thus making outlot 8 outside the urban service area. General land use classifications for the property come from the Comprehensive Plan with more detail provided by the neighborhood plan.

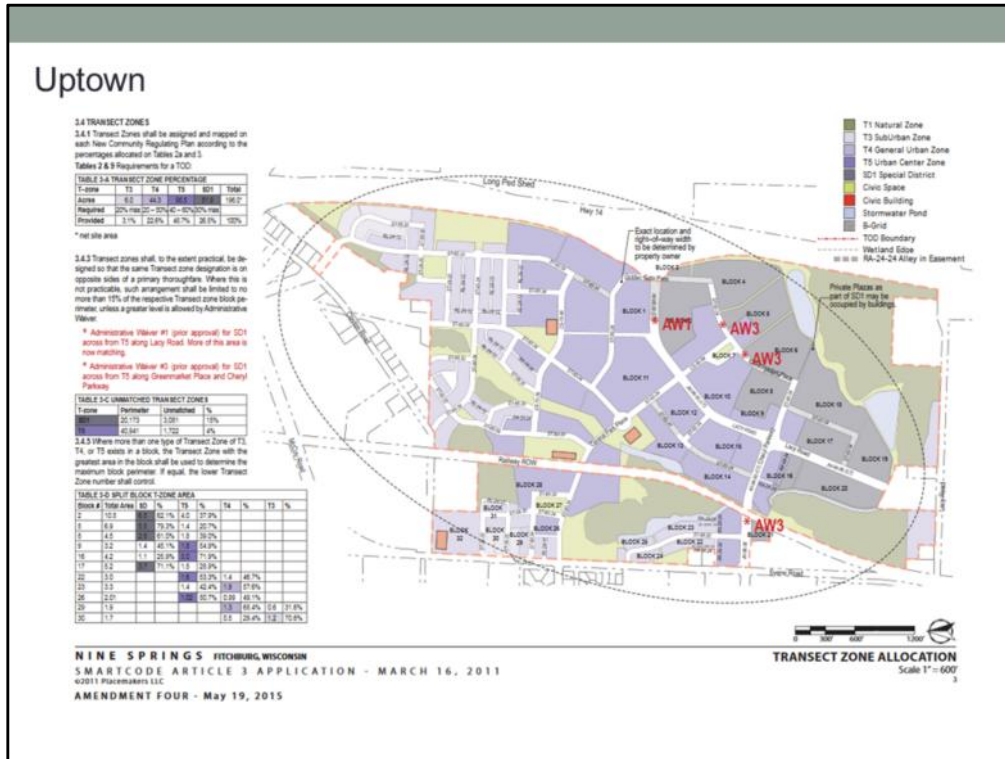


Techlands has 17 single family lots, most of which are built or under construction, and one lot for a 30 du building, Tralee (see detail). Currently seven lots exist for additional business development. The lot east of NVII is a possible site for Cameca.



North Park, located at the SW corner of Syene Rd and Lacy Rd, currently contains the Addison apartment project. This project, as noted earlier, is accomplished using SmartCode zoning. Under SmartCode, as long as the developer follows the identified precepts and ranges of the code they may be able to amend the project layout and uses. The dark purple is T5, the medium T4, and the light is T3. Intensity of use increases as you go from T3 to T5. What you see here is the approved general plan, referred to as an Article 3 plan. It provides guidance as to type of Transect zones (T zones) and their mix, street network, and park and open spaces.

Addison apartments currently has three buildings completed, totaling 210 du. They have one building under construction, and one additional building approved for block 6. They recently received approval to create another building site in block 2, and will also dedicate additional civic spaces.



Uptown is located between Syene Rd and USH 14, south of West Clayton Road. This was the first area zoned SmartCode, and is of about 400 acres, with four different landowners. The only part partially platted and developed to date is the Avante property. This project has several multi-family buildings, and one single family subdivision. Currently, this project has 9 multi-family units in two row house buildings, five multi-family buildings, with four of those being complete and one just starting, will have about 278 du. They are looking to obtain approvals this year (2016) for some lots north of E Cheryl Parkway and east of the railroad track so as next year to be able to begin construction of one or two additional buildings.

Questions?

- Direct questions to the City of Fitchburg Planning Department.
 - Planning@fitchburgwi.gov
 - Or 270-4200
- More information is available on the city web site under Planning Department.
www.fitchburgwi.gov