



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

Offices in Illinois, Iowa, Minnesota, and Wisconsin

2901 International Lane, Suite 300, Madison, WI 53704-3133
(608) 242-7779 (800) 446-0679
FAX: (608) 242-5664 WEB ADDRESS: www.msa-ps.com

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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)

