



Article 3 Checklist

Prepared for: City of Fitchburg, WI

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Checklist is for guidance in preparing and reviewing applications.

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Checklist

Rezoning

Compliance List

Section	Description
1.4.3	<p>Meet Sector and acreage requirements:</p> <p>G2 or G3 designation</p> <p>CLD: 10 - 50 acres</p> <p>TND: 40 - 200 acres</p> <p>TOD: 80 - 640 acres, TOD may rezone parcels as small as 35 acres provided that part of the area is shown as a TOD in the Comprehensive Plan or Neighborhood Plan.</p> <p>* Smaller sites may be rezoned to SC District pursuant to requirements of Section 3.3.4 – a New Community Regulating Plan shall be submitted with rezoning request.</p>
3.7.1.e & Table 2.c	<p>Preliminary Thoroughfare Network complying with Block perimeter maximums.</p> <p>T3: 2,400 ft. max.</p> <p>T4: 2,300 ft. max.</p> <p>T5: 2,050 ft. max or 2,500 with parking structures</p>

New Community Regulating Plan

Application Package:

1. **Transect Zone Map & Special Districts**
2. **Civic Zone Map**
3. **Thoroughfare Assignment Map, including Bicycle Network**
4. **A/B-Grid if appropriate**
5. **Special Requirement Plan**
6. **All requests for Administrative Waivers and Approvals**

Compliance List

Transect Zone Compliance

Section	Description
3.2.1	Pedestrian Shed allocation based on Community Type, see 3.3
3.3	Size of Pedestrian Shed per Community Unit Type and Sector location: CLD: 10 - 50 acres: 50% T1 or T2, G-2 only TND: 40 - 200 acres: G-2, G-3, or G-4 (may be as low as 35 acres if complies with section 1.4.3) TOD: 80 - 640 acres: G-3 or G-4
3.2.3, 3.4.1, Table 2a and Table 3	Comply with Transect Zones as allocated per Community Unit Type: G2 CLD: 50% min. T1 and/or T2, 30% max. T3, 20 - 50% T4, no T5 G2 TND: 5 - 50% T3, 30 - 65% T4, 5 - 40% T5 G3 TND: 5 - 50% T3, 30 - 65% T4, 5 - 40% T5 G3 TOD: 20% max. T3, 20 - 50% T4, 40 - 60% T5 G4 TND: Variable based on existing conditions G4 TOD: Variable based on existing conditions G5: CLD: Variable based on existing conditions G5: TND: Variable based on existing conditions G5: TOD: Variable based on existing conditions

Section	Description
3.4.1.a, b	<p>The following T-zones may be adjusted by up to 5% based upon site constraints by Administrative Waiver:</p> <p>CLD: T3 maximum and T4 minimum TND: T3 maximum and T4 minimum</p>
3.4.3	<p>Transect zones shall face each other on opposite sides of primary thoroughfares if possible. May deviate up to 15% of the block perimeter or by Administrative Waiver.</p>
3.4.4	<p>Where possible, T3 shall abut existing single-family residential</p>
3.4.5	<p>Where more than one type of Transect Zone of T3, T4, or T5 exists in a block, the Transect Zone with the greatest area in the block shall be used to determine the maximum block perimeter. If equal, the lower Transect Zone number shall control.</p>
3.4.5 a.	<p>Where more than one type of Transect Zone of T3, T4 or T5 exists within a Thoroughfare Section, the Transect Zone with the greatest Thoroughfare length shall control when selecting a Thoroughfare type from Table 4.</p>
3.4.6	<p>T3 shall not adjoin, abut, or be across a thoroughfare, including lanes and alleys from T5.</p>

Civic Zone Compliance

Section	Description
3.2.4, Table 2e, Table 8, Table 9A	Civic Zones types shall be located in appropriate Transect Zones Conservancy: T1 - T3 Neighborhood Park Special District: SD Neighborhood Park: T1 - T4 Green: T3 - T4, SD1 Square: T4 - T5, SD1 Plaza: T5, SD1 Playground: T1 - T5, SD1 Community Garden: T1 - T5
3.5.1.d	Civic Zones shall not exceed 20% of the Pedestrian Shed unless a Special District
3.5.2.a	Civic Buildings within T1 require Administrative Approval
3.5.3.a	Each Community Unit shall assign at least 5% of its Urbanized area to Civic Space (T3 - T5)
3.5.3.c	T1 Civic Space may only occur as Conservancy, Neighborhood Park, Playground or Community Garden
3.5.3.d	Each Community Unit shall have one Main Civic Space within 800 feet of the geographic center of the CU, or by Administrative Waiver. It shall be a Green, Square or Plaza.
3.5.3.e	A playground shall be provided within 1,000 feet of every Residential Lot. It shall be appropriately equipped.
3.5.3.f	See Ordinance for requirements on percentage of Civic Space perimeter to Enfront a Thoroughfare

Section	Description
3.5.4.a	A Meeting Hall or Third Place shall be planned within one block of the Main Civic Space, unless an Administrative Waiver is approved. It should be equipped with a bus shelter and bench for a transit stop.
3.5.4.b	A site shall be reserved for an elementary school unless approved by Administrative Waiver.
3.5.4.c	Civic Building sites shall occupy no more than 20% of the CU

Special Districts Compliance

Section	Description
3.6	Special Districts shall comply with Table 9.
Table 9a	Compliance with maximum site area: TND: 20% max. TOD: 30% max.
Table 9b	Use allocation: Residential Density: 12 DUA max. by right Uses other than Office and Industrial: 20% max. This includes Residential, Retail, Lodging and Civic
Table 9c	Max. Block Perimeter: 3,000 ft.
Table 9d	Thoroughfares permitted: BV, AV, CS, DR, RA, PA, PS, BT, BL, BR
Table 9e	Civic Spaces permitted: Park, Green, Square, Plaza, Playground permitted but not required

Thoroughfare Standards Compliance

Section	Description
3.7.1.c and Table 2d	Thoroughfares shall be designed in context with the urban form. Check compliance for Thoroughfare Type and Transect Zone.
3.7.1.e and Table 2c	<p>Confirm Rezoning Thoroughfare Network compliance with Block perimeter maximums.</p> <p>T3: 2,400 ft. max. T4: 2,300 ft. max. T5: 2,050 ft. max or 2,500 with parking structures</p> <p>Block perimeters at the edge of the Community Unit may exceed the maximum block perimeter by up to 10% by Administrative Waiver. Also see ordinance for passage reduction requirements.</p>
3.7.1.f	Network compliance. Cul-de-sacs require Administrative Approval based on site conditions.
3.7.1.g	20% of the lots in a CU may Enfront a Passage or Civic Space. 80% shall Enfront a Thoroughfare.
3.7.1.h	B-grids may be exempted from Public Frontage or Private Frontage requirements by Administrative Waiver.
3.7.1.i	Paths and Bike Trails shall comply with AASHTO standards or NACTO guidelines
3.7.1.j	RD-50-18 shall only be used with PWD approval.
3.7.1.k, l	ST-45-22 and AV-80-40 require Fire Chief approval. If center lane of BV-130-32 becomes a median, it must be approved by Fire Chief.

Section	Description
3.7.1.m	Thoroughfare width may be increased by Administrative Waiver for the distance or area necessary to accommodate turn lanes or intersection improvements that are required to avoid traffic conflicts with federal or state highways.
3.7.1.n	A Rear Alley or Rear Lane in an easement may count as part of an adjoining T-Zone.
3.7.1.o	Radii, configuration or width of streets may be altered by Public Works to address SmartCode connections with existing or non-SmartCode streets or rail crossings.
3.7.1.p	For non-commercial lots, an Administrative Approval may be obtained for ST-60-34 to use a continuous planter rather than tree wells.
3.7.2.a and Table 4	Compliance with vehicular lane standards. <ul style="list-style-type: none"> i. Travel Lane Width ii. Parking Lane Width iii. Effective Turning Radius iv. Sidewalk size and location v. Landscape size and location vi. Curb type vii. Bike facilities viii. Transit facilities
3.7.2.b	Compliance with bicycle network.
3.7.3.a, Tables 2d, 4, 5, 6 and 7	Compliance with Public Frontage type in character with Transect Zone. Public Planting and Public Lighting shall comply with Tables 4, 6 and 7.
3.7.3.b	T1 - T3 Public Frontage landscaping shall be varied in species, naturalistically clustered, and consist primarily of native species requiring minimal irrigation, fertilization & maintenance.

Section	Description
3.7.3.c	<p>T4, T5 species shall be durable and tolerant of soil compaction.</p> <p>Rear Lane and Rear Alley connection at a traffic lane shall be at a Secondary Frontage. Connection to a Principal Frontage may be considered for Administrative Waiver.</p>
3.7.3.d	T4 street trees shall be planted in a regularly spaced Allée pattern, with canopies that at maturity shall clear at least one Story.
3.7.3.e	T5 street trees shall be planted in a regularly spaced Allée pattern, with canopies that at maturity shall clear at least one Story. At Retail Frontages, the spacing may be irregular to avoid obscuring Shopfronts.
3.9.1.a	B-grids may not exceed 30% of the total length of the Frontages in a CU.

Density Compliance

Section	Description
3.8.2, Table 2b	<p>Density shall comply with Table 2b by Transect Zone.</p> <p>T2: 1 unit/20 acres average T3: 3 - 8 DUA net T4: 6 - 12 DUA net TND, 6 - 14.4 DUA net TOD T5: 12 DUA min.</p>

Special Requirement Compliance

Section	Description
3.9.1.a	Determine if A/B-Grid is used. B-Grid shall not exceed 30% of the total frontage length within a CU
3.9.1.b	Determine if Mandatory/Recommended Retail Frontage is used. If so, Article 5 applications require 50% clear glass.
3.9.1.c	Determine if Mandatory/Recommended Gallery Frontage is used. If so, confirm the setback is adequate to provide a private sidewalk.
3.9.1.d	Determine if a Coordinated Frontage is used. If so, Article 5 applications require coordinated landscape and paving design. Must be coordinated with PW.
3.9.1.e	Determine if Terminated Vistas are used. If so, Article 5 applications shall address this requirement under architecture.
3.9.1.f	Determine if Cross Block Passage designations are used. If so, a 8 ft. wide minimum pedestrian access shall be reserved between parcels.