



CITY OF FITCHBURG

Planning Department

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www.city.fitchburg.wi.us

RECEIVED

January 14, 2015

JAN 16 2015

Mr. Tim Asplund, Section Chief
Wisconsin Department of Natural Resources
Central Office
101 S. Webster Street
P. O. Box 7921
Madison, WI 53707-7921

WT/3 - WY/3 - OGL/3

RE: City of Fitchburg Northeast Neighborhood Urban Service Amendment Request

Dear Mr. Asplund:

Thank you for your letter of January 9, 2015. The attached information is in response to your inquiry for additional information. The attached public correspondence begins from the time of city action when deciding to submit the Northeast Neighborhood urban service amendment application to CARPC, until the fall when CARPC hearings were held. The planning process for the Northeast Neighborhood Plan took several years, and public comment information from that lengthy process has not been included.

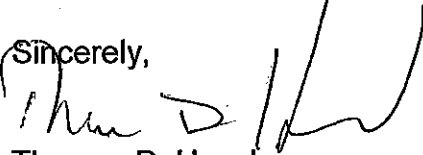
The enclosed CD includes:

- The Northeast Neighborhood Urban Service Area Amendment application, and associated materials, submitted to the Capital Area Regional Planning Commission (CARPC) on March 21, 2014;
- Minutes and public comments from relevant City Council and Plan Commission meetings at which action was taken on the aforementioned application;
- Various official correspondence and editorials on the application (The correspondence were all addressed to CARPC, but have been provided herein in case they were not included in materials previously provided to you by CARPC.);
- Additional resources, including the Northeast Neighborhood Specific Inventory and Resources Analysis (2008);
- Petition against submitting the NEN amendment (submitted at Feb 25, 2014 Council meeting);

Also attached please find printed copies of information from our files related to public comment, as well as additional city information regarding the application. This includes information relative to water sampling of Deep Springs near Lake Waubesa.

If you have any questions or desire additional information, please feel free to contact me at (608) 270-4255 or by email at Thomas.hovel@fitchburgwi.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas D. Hovel". The signature is written in a cursive style with a large, sweeping "H" and "V".

Thomas D. Hovel
Zoning Administrator/City Planner

cc: Tony Roach, City Administrator (w/o enclosures)

City of Fitchburg Northeast Neighborhood Urban Service Area Amendment –

Staff Contacts

City Staff:

Stormwater:

Rick Eilertson, Environmental Engineer: Rick.Eilertson@fitchburgwi.gov, 608.270.4264

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Transportation:

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Planning:

Tom Hovel, City Planner/Zoning Administrator: Thomas.Hovel@fitchburgwi.gov,
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Mike Zimmerman, Economic Development Director: Michael.Zimmerman@fitchburgwi.gov,
608.270.4245

CARPC Staff:

Kamran Mesbah, Deputy Director: KamranM@capitalarearpc.org, 608.266.9283

Sean Higgins, Community Planner: SeanH@capitalarearpc.org, 608.283.1267

Others:

Rob Montgomery, Consultant for Private Developer/Landowner: rob@ma-rs.org,
608.839.4422

Ruekert Milke, Consultant for Development of Northeast Neighborhood Plan,
Stomwater Report, etc. (Not currently under contract with the City): [jlietha@ruekert-
mielke.com](mailto:jlietha@ruekert-mielke.com), 608.819.2600



West Waubesa Preservation Coalition

PO Box 259525 Madison, WI 53725

11/21/13

Dear Mr. Hovel,

What do you think about development in the Northeast Neighborhood (NEN) of Fitchburg? It's a complicated question that raises issues of property taxes, the health of Lake Waubesa and its wetlands, the safety of the potential inhabitants of a new development, and farmland preservation.

The enclosed brochure gives the reasons why we feel that developing the NEN at this time is not in the best interests of the citizens of Fitchburg and Dane County, and why we oppose the city submitting an Urban Service Area amendment application for the NEN at this time. We hope you'll take the time to read it over carefully, investigate the points that we bring up, and get back to us with your thoughts.

On Feb. 26 of this year Mayor Pfaff and other members of the Common Council assured the people assembled in opposition to proceeding with development that when the application was completed, there would be more hearings and a vote. This encourages us to believe that they will be looking at the issue with an open mind.

We have been collecting signatures on a petition and will present it to Mayor Pfaff in the near future. We have found a very high rate of agreement with the petition among the residents of Fitchburg. They really can't understand, given all the arguments against this action why it is being pursued.

We are also opposed to bringing the North Stoner Prairie Neighborhood, or any other neighborhood, into the Urban Service Area at the time, because from a taxpayer's point of view, it is just too risky. These arguments are discussed at greater length in the brochure. Given that Fitchburg is already working on filling in two greenfields neighborhoods (Uptown and North McGaw) and two infill neighborhoods (Arrowhead and North Fish Hatchery/Post Rd.), opening up yet another greenfields neighborhood strikes us and most people that we talk to as an unnecessary risk. We will be attending the public hearing on the NSPN at the next Common Council meeting on Nov. 26 to testify against submitting an application to the CARPC for the NSPN.



West Waubesa Preservation Coalition

PO Box 259525 Madison, WI 53725

I recently attended the annual conference on urban planning organized by CARPC. It was such an excellent conference, and attendees learned so much about new trends in development, that I wish you could all have been there. But the speeches and workshops are now posted at <http://www.capitalregionscrpg.org/2013/Conference/Presentations.html> for all to view.

Thank you for your public service. I know it isn't easy to balance all the factors that go into development decisions.

Sincerely,

Phyllis Hasbrouck, Chair

Looking before leaping

The Wisconsin Geological and Natural History Survey expects to complete their new groundwater model for Dane County by October 2013. Fitchburg's adopted NEN Plan recognizes the value of this new model, which will include the latest scientific knowledge about groundwater flows and infiltration patterns. The NEN Plan specifies that Fitchburg planning staff should review the storm water plan for the NEN with the new groundwater model in hand.

Page 6-4 of the NEN Plan states "If this [groundwater] model...is available prior to any request for inclusion of any or part of the NEN into the Urban Service Area, city staff is to use the model to review the effects of recharge on down-gradient areas, and evaluate the results to provide recommendations, if any, on potential plan alterations to the Resource Conservation Commission and the Plan Commission."

The Common Council should respect this recommendation and give planning staff adequate time to complete this review before voting on whether to send in the application on the NEN. *Natural resources once lost cannot be restored: it makes sense to use a conservative approach to preserve the environment for our grandchildren.*

History is made by those who show up.

You know the expressions "It's a done deal," and "You can't fight city hall." But Fitchburg's history is full of examples of neighbors stopping unwanted developments when they made a concerted effort. Our ongoing petitioning effort has uncovered huge support for our common-sense, conservative approach to the development decisions facing Fitchburg. *By showing up, you can help make history.*

What's the rush?

On Feb. 26 the majority of the Common Council voted to create the CARPC application for the NEN. Alders

Steve Arnold and Dorothy Krause voted no; Alders Becky Baumbach, Richard Bloomquist, Carol Poole, Patrick Stern, and Swami Swaminathan, voted in favor; and Alder Denise Solie was absent. Mayor Pfaff supported the resolution verbally, but did not vote because the mayor only votes to break a tie. (Swaminathan and Solie are no longer alders, having been replaced in the 2013 election by Alders Jason Gonzalez and Dan Carpenter.)

In addition to the scores who emailed, 20 people braved a ferocious snowstorm to come to the Council meeting to oppose the resolution, and eight testified. Only one person spoke in favor: the developer. In response to the many arguments made against the development, Mayor Pfaff gave assurances that once the application to the CARPC was completed, there would be votes taken in the Plan Commission and the Common Council on whether or not to submit it.

Democracy is not a spectator sport.

If you want your elected officials to represent your interests, you need to get involved. Let your alders and the mayor know how you feel about this.

Every two years we have a chance to re-elect or change our leaders, and that creates a powerful incentive for careful listening. Use that incentive to defend your pocketbook and your quality of life! To find out who your alders are, visit <http://www.city.fitchburg.wi.us> and click on **Address Information** at the left side of the homepage. Contact info for your alders and mayor can be found by clicking on **Government** and then **Common Council**.

Spread the word!

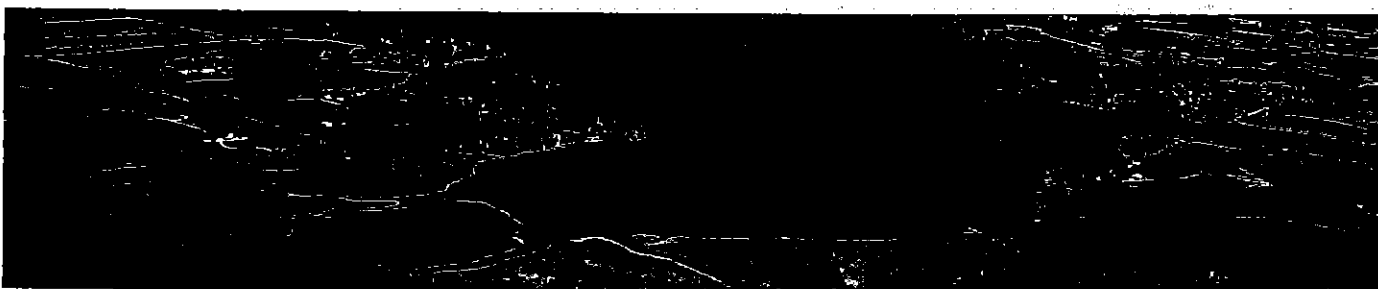
Please share this brochure with your friends and neighbors, and join the West Waubesa Preservation Coalition's effort to only promote development that is fiscally and environmentally sound. *To spread the word, please "like" us on Facebook, and follow @WestWaubesa on Twitter!*

West Waubesa Preservation Coalition
www.westwaubesa.org

P.O. Box 259525, Madison, WI 53725-9525

(608) 223-9571

westwaubesa@gmail.com



The southern end of Lake Waubesa, seen from the southwest. Photo by Nadia Olker



Fitchburg's "Northeast Neighborhood" seen from the west. Hwy 14 is in the foreground. Photo by Nadia Olker

What makes a great city?

What do you love about Fitchburg? Perhaps it's the beauty of the gardens and trees that grace its neighborhoods? Is it the proximity to all the cultural and job opportunities that Dane County has to offer? Do you enjoy being close to rural landscapes while living in a suburban or urban neighborhood? Maybe it's the many great parks or the new library?

What would you do to preserve what you love about Fitchburg? Would you write letters, visit your alders and mayor, or come to a meeting to express your opinion? We hope you'll find the information in this brochure motivating, and that you'll take action to preserve a high quality of life and reasonable tax rates.

Development in the NE Neighborhood?

Development decisions are never easy to make, because though we all want safe, prosperous communities, a healthy environment, low taxes and a high quality of life, it's not always clear what's the best way to achieve these goals. People of good will can differ over what, where, and when to develop.

Fitchburg's "Northeast Neighborhood" (NEN) is located in the city's Northeast corner, adjacent to the Town of Dunn. It's bounded by the E-Way on the north, Larsen Rd. on the east, Goodland Park Rd. and Haight Farm Rd. on the south, and Hwy. 14 on the west. In 2005, the city announced it was planning to develop the 924-acre NEN, and since that time, the West Waubesa Preservation Coalition has been drawing attention to the many dangers associated with this plan. In April 2010, a neighborhood plan for development was passed by the Common Council but the development didn't move forward because the market for new housing was stalled.

Then in February 2013, a majority of the Common Council voted to instruct the city planning staff to prepare an application to the Capital Area Regional Planning Commission (CARPC), to extend Fitchburg's Urban Service Area, beginning the next step in the development process. The decision on whether to

submit that application will be made soon – and Fitchburg residents need the facts so that we can tell our alders and mayor what we want.

How we plan our city

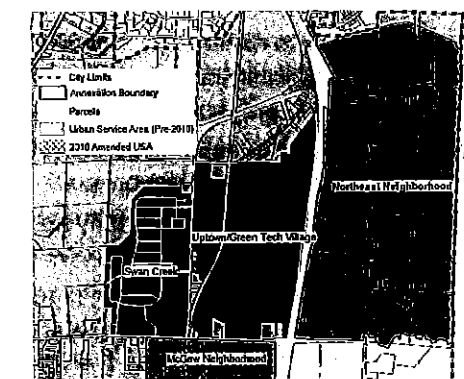
Public risk and private gain

Ideally, every new development would bring in enough money in property taxes to pay for the new services that the city must provide. But sometimes that doesn't happen, and existing residents end up paying extra taxes to support the new development. This could easily happen in the NEN.

Taxpayers are already committed to maintaining the infrastructure and providing urban services for two newly-opened neighborhoods, North McGaw Neighborhood (near McGaw Park) and Uptown (formerly known as Green Tech Village/Nine Springs Neighborhood). We'll be paying for police and fire protection, street sweeping and plowing, and maintenance of roads, pipes, culverts, public trees, etc. Should we have to pay to maintain *two more* neighborhoods on top of that? (In addition to the NEN, Mayor Pfaff is also proposing to open the North Stoner Prairie Neighborhood near Lacy and Seminole, which is currently farmland, for development.)

If Fitchburg spreads its upcoming development into four neighborhoods instead of two, it will pay roughly double for services and maintenance, while getting the same amount of tax revenue from new buildings.

That's a real burden on homeowners!



Uptown and North McGaw are still mostly empty- we don't need two more new developments at this time.

Is the current Urban Service Area full?

Hardly. In Uptown (in blue on the map on page 1), taxpayers have already invested \$18 million to create a Hwy 14 interchange to service the planned mixed-use development. But build-out is proceeding slowly—only two apartment buildings have been built, at S. Syene Rd. and E. Cheryl Pkwy.

Together with the North McGaw Neighborhood, parts of Swan Creek, and other plots around the city, there are about 1125 acres of developable land in the Urban Service Area, much of it owned by developers or landowners willing to sell.

Protect the many or the few?

All developers want to make money on their developments, so naturally they want the land they buy to be brought into the Urban Service Area (USA) as quickly as possible, so that they can quickly sell lots. But when they buy land outside of the current USA, where it's generally cheaper, they take a conscious risk that permission may not be granted soon, or ever.

If elected officials are overly concerned with doing away with that risk, other people may be hurt.

Current Fitchburg businesses that have barely stayed afloat during the recession may not make it if new competing businesses spring up in the NEN. Builders that have spec houses that have not sold will suffer if they have to compete with a glut of new houses. And Fitchburg homeowners who need to sell their homes would not be happy with competition from the 944 to 1570 new homes planned for the NEN.

Is Fitchburg offering what people want?

It doesn't make sense to destroy farmland in order to create something that won't sell, and yet that could easily happen. A recently completed housing market study, commissioned by the CARPC and done by the Center for Neighborhood Technology in Chicago, concluded: "Dane County, like many counties nationwide, is expected to experience a significant demographic swing, especially in the over-65 and 25-44 age ranges. This demographic shift is widely expected to impact preferences in the residential real estate market, which will increasingly favor multi-family units, town homes, and single-family homes in compact, walkable neighborhoods." Compare this to the typical suburban neighborhoods being planned for the NEN, and ask yourself: are we preparing for the future market, or just building what worked in the past?

The Uptown neighborhood has been planned as a mixed-use, walkable urban neighborhood. If we stick to that plan, we could have a huge success, especially because of Uptown's rail line connecting it to downtown Madison. It's the perfect place to build the sort of vibrant, diverse, transit-rich neighborhood that the Millennial generation wants. We already have good suburban and rural living options in Fitchburg—now we need to listen to the market, and concentrate on building what the next generation wants.

Public safety should come first.

A hasty development could mean bad water and lousy protection for new residents of the NEN. If the NEN is just one of four new areas available for development simultaneously, it will get a trickle, not a flood, of new residents. Municipal water systems can't provide fresh water (no more than three days out of the ground) to a small number of residents—demand must be high enough to pull the water through the system in three days. If home sales are not quick and numerous, then new NEN residents will be drinking old water, a public health hazard. But if Fitchburg waits until its current Urban Service Area fills, and then develops the NEN, pent-up demand will fill it quickly, assuring fresh water for the new residents.

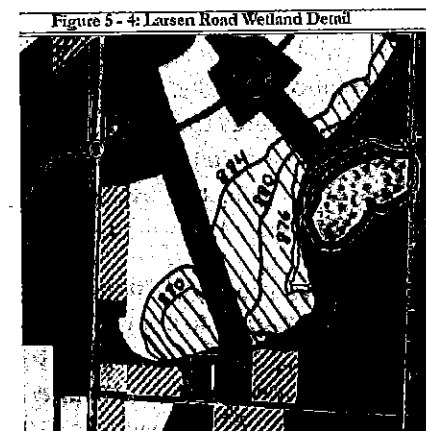
Lives and property could be endangered if this development goes forward before a new fire/EMS station is built to serve it. Two new fire stations for Fitchburg are planned to open in 2015 and 2018, and to avoid causing gaps in coverage, the western one will be built first. This summer the Common Council cut the budget for both stations by one third (\$5 million), so it's not yet clear when adequate fire and EMS protection will be ready for the NEN.

Already most of the Swan Creek development (which is located west of S. Syene Rd.) does not comply with fire department goals of a 5-minute first unit response time. The NEN is 8 to 10 minutes away from the closest Fitchburg fire engine and 12 to 14 minutes from the nearest Fitchburg EMS station. This is not acceptable: an area should not be developed until adequate protection exists for the homes and the lives of its future residents.

Who will pay for buying out flooded homes?

Scores of homes are being planned for the SE section of the NEN, their basements well within the area that flooded in 2008. (See map on page 2.) Homes built within the shaded area south and east of the 884 ft.

contour line will have flooded basements if the 2008 flood levels occur again.



The red line on the right is Larsen Rd. The red line around the water is the extent of flooding in June 2008.

In addition, Meadowview, an existing Town of Dunn neighborhood located just downhill from the NEN, could experience increased flooding if the storm water engineering plans for the NEN don't work as planned, and water flows over Larsen Rd. Or, the ambitious infiltration plans could result in too much groundwater, resulting in up to 20 flooded homes.

Take a look at this 2007 picture from Florida Ave. in Oregon, WI. Record-breaking storms coupled with the runoff from new Bergamont development resulted in 6 homes being badly flooded. The federal, state, county and village governments eventually paid \$1.1 million to purchase and remove the houses and the street.



Storm water engineers use the rainstorms and snowmelt of 1980, a year of below-average precipitation, for their baseline. Records show that the yearly rainfall in Dane County has increased since then, and climate modeling by the scientists at the Wisconsin Initiative on Climate Change Impacts

(WICCI) predicts that future storms will become more intense and more frequent. If flooded homes have to be purchased and removed (as in Spring Green and the Village of Oregon), will Fitchburg taxpayers be stuck with the bill?

Saving Lake Waubesa and its wetlands

Phosphorus and silt from runoff from a new NEN development could result in the eutrophication of the southern third of Lake Waubesa. The Waubesa Wetlands, which are recognized as a "Wetland Gem" by the Wisconsin Wetlands Association, could be robbed of water by new municipal wells, and overwhelmed by storm water from the NEN. And the natural Northern Pike hatchery in those wetlands could be damaged or destroyed by flash flooding, silt, and contaminants carried there by Swan Creek, which drains the NEN.

UW Madison Professor Cal DeWitt has testified three times to the Fitchburg Plan Commission and Common Council about these dangers. The storm water consultants paid by the developer believe that they can stop the silt, flash flooding, phosphorus and petrochemical runoff that developments so commonly cause. But if they are wrong, irreparable harm will be done to these natural treasures that so many people enjoy. (To see Dr. DeWitt's letter of 3/12/10, explaining his opposition to developing the NEN, go to www.westwaubesa.org.)

Prof. DeWitt has shown that due to the fact that there is no aquitard (a shale layer between two limestone aquifers) in eastern Fitchburg, a deepwater well for a large NEN development, whether located in the NEN or a few miles to the west, could rob the wetlands and Lake Waubesa of the water they need to stay healthy. (At fitchburgvoices.blogspot.com, search under "Cal Dewitt," and then "The Missing Aquitard.")



UW Madison Professor Cal DeWitt
Photo by Rosanne Lindsay

Feb. 13, 2014

To: Carol Poole and Plan Commission members

From: Becky Baumbach

I regret that I have to miss the important vote on February 18 on the North Stoner Prairie Neighborhood and the Northeast Neighborhood application advancement to CARPC. This is a critical next step in the advancement of economic development in Fitchburg.

As the chair of the North Stoner Prairie Steering Committee I know well the sensitivity of development to all stakeholders, the neighbors, landowners, future landowners and businesses, and future generations. All data related to the environment, future costs, future revenues, and land values needs to be accurate and considered. And most of all, the implementation of planned, smart growth of this city must be conducted according to our Comprehensive Plan.

I have met with constituents and I have examined a great deal of data on many sides of the issue related to this vote. I understand that most times neighbors on the edge of a proposed development prefer that it did not occur and that things stay the way they are. I am proud that we have created a plan in the North Stoner Prairie Neighborhood that is both environmentally sound and is supported by the neighbors.

I support the advancement of these plans to CARPC and would urge the Plan Commission to vote yes.

I feel that we need to move these plans into a phase of readiness so that when citizens want to move to Fitchburg that they have options in housing and school districts, so that businesses both large and small who want to locate or grow here have options. The current neighborhoods are limited in their options and there are discussions in the works that could fill these neighborhoods in the near future. Because of the lengthy process, we cannot ask a business to wait 2 years while we prepare a location for them. We need to be ready, or we will lose out on opportunities that will advance our city economically for the next 30 years.

Lastly, I want to emphasize the well planned phasing of these 2 neighborhoods. We will not be building infrastructure that will sit unused for years. Each phase of development is planned to build on the last as the market needs present themselves. If the need is not there, no infrastructure or costs will occur. When the need is there, we will be ready with our plans, our Comprehensive Plan, and our sound Fitchburg values of smart, steady, environmentally sensitive growth.

Testimony to Plan Commission on Resolution R-18-14, Feb. 18, 2014

Before you is the question, "Shall the City apply to CARPC for urban services in the Northeast and North Stoner Prairie Neighborhoods **at this time?**"

For the Northeast Neighborhood, there are three principal reasons to defer application:

1. Response time is about 9 minutes for fire, and 14 minutes for EMS. The mayor has delayed the building of a new fire/EMS station to serve the area until 2019, from 2015. The Neighborhood Plan, developed by a committee I chaired, assumes the fire/EMS station will be in place, and indicates it's a prerequisite for development.
2. Potable water needs sufficient users to maintain quality. Permitting development over hundreds of new acres around the City reduces assimilation rates. When this area is opened for development, all the City's new development should be focused in the area, to minimize the time water users must contend with stale water.
3. Aquifer recharge in the Northeast Neighborhood is thought to be on a knife-edge. Too much recharge will flood homes in the Meadowview subdivision. Not enough recharge will dry out the Waubesa Wetlands, a State Natural Area and "one of the highest quality and most diverse wetlands remaining in southern Wisconsin" (DNR). The Neighborhood Plan explicitly calls for a reexamination of the new Dane County Groundwater Model, which has not yet been done.

I strongly recommend that you not request urban services for the Northeast Neighborhood until these three conditions are addressed.

For the North Stoner Prairie Neighborhood, there are also three principal reasons to defer application:

1. The area is very flat and internally drained. More than 40 acres have been allocated for storm water storage, and the Neighborhood Plan calls for an emergency pumping system to handle historic back-to-back events. The need for emergency pumping should simply disqualify this the southern part of the neighborhood for future development.
2. The area has weak transportation connections, which would be hard to expand. The Neighborhood Plan calls for realignment of Lacy Road to the west, but an approved comprehensive development for the area doesn't do that. Seminole Highway can't be expanded around Dunn's Marsh and the trails due to wetlands. The area will be completely auto-dependent, with all traffic going through the Verona/McKee or Fish Hatchery/Beltline

bottlenecks. The traffic impact on Lacy Road between Devoro Road and South Fish Hatchery has not been studied.

3. The area is the first area farmed in Fitchburg, beginning in the 1840s, and is among the most productive agricultural land in the world. Agriculture doesn't generate much traffic, and little or none to the north, and is compatible with flooding. While residents of the adjoining neighborhoods are supportive of the Neighborhood Plan, every person I asked would be very happy to have it in agriculture longer, deferring development until there are more compelling reasons.

I strongly recommend that you not request urban services for the North Stoner Prairie Neighborhood until there are definite expansion plans for Sub-Zero's facilities.

The arguments for advancing these applications are not convincing. In the short term, we don't need more building lots in the Oregon school district, with single-family lots planned in Uptown and along the south side of ^{Lacy} McKee Road. Likewise, we don't need more building lots in the Verona School district beyond the 160-some planned for the Hammersley quarry. We should see how these lots are assimilated in the next few years before approving even more development land. Should the USA amendment applications advance, the new development land would have a suffocating effect on plans in the works for the south side of Lacy Road, in the Oregon school district and already in the urban service area with infrastructure already installed.

Much has already been made the cost to taxpayers of maintaining infrastructure over time, and that suggests that we should attempt to concentrate development in areas already served by roads, water, and sewer. That's the exact opposite of the tactic of putting as much urban service area as possible in play with these applications.

Should these factors change, the applications before you can be forwarded to CARPC at any time. They should be forwarded separately, as each is separately and individually warranted.

Please be responsive to the wishes of citizens, the values of existing homes and businesses, and most importantly, good planning principles. Do not advance these applications this year.

Thank you.

Steve Arnold, Fitchburg Alder, District 4, Seat 7
2530 Targhee Street, Fitchburg, Wisconsin 53711-5491
Telephone +1 608 278 7700
Steve.Arnold@Fitchburg.WI.US

Citizen Registration Forms & Public Comments

AGENDA ITEM # 7A5: Approving Central Urban Service Amendment Requests Northeast and North Stoner Prairie Neighborhood

NAME	ADDRESS	REPRESENTING	REGISTERING ONLY	SPEAK	SUPPORT	OPPOSE	COMMENTS
Douglas Johnson	2990 County Road MM	West Waubesa Preservation Coalition	X			X	Need to get serious about resources. Don't need more development. Need clean water and healthy animal habitat
Anne Hecht	2524 Targhee Street	Self	X			X	Checked inof and against even the storm practice.
Joann Russell	5436 Lacy Road	Self	X			X	
Kurt & Terri Severson	3132 Zuercher Court	Self	X			X	Live in this are to be in the country not be surrounded with housing. Road maintenance terrible now will be worse.
Ken Laboski	5247 Snapdragon Trail	Self	X			X	Don't need more housing development. Swan Creek still not finished. Onit 2 houses in Greentech village. Taxes high enough. Anyone who supports will not get my vote in next election
Milton Friend	5738 Restal Sireet	Self	X			X	Opposed to use of farmland. Opposed to urban sprawl.
David Ward	4816 Goodland Park Drive	Self	X			X	No higher taxes; vehicle congestion, traffic lights, chlorinated water, noise, soil erosion, potential destruction of lake. Fill other 5 areas first
Jean Robertson	5630 Lacy Road	Self	X			X	This would be risky and not necessary now.
Vicki Lee-Springman	5721 Summerhill Court	Self	X			X	
Steve Streck	3099 Barrington Hills Ct	Self	X			X	Other acreage available for development. Don't act irresponsibly and add these areas to the mix.
Calvin Kerr	3128 Zuercher Ct	Self	X			X	Hve 1125 acres of vacent landalreadl set aside. This land should be 80% developed before new proposal
Marguerite Kerr	3128 Zuercher Ct	Self	X			X	
Michael Holmes	5491 Lacy Road	Self	X			X	Ample housing options readily available. Infastruce questions not been satisfied. This is cart before horse
Paula Brown	5491 Lacy Road	Self	X			X	
Bret Wagner	2859 Charleston Drive	Self	X			X	Uptown should be developed further before opening new areas.
Peter Kaseman-Wold	4404 Goodland Park Road	Self	X			X	
Barbara Ward	4816 Goodland Park Road	Self	X			X	Higher taxes, congestion, water problems
Thomas Werner	5454 Lacy Road	Self	X			X	Not needed at this time
Joe Matthews	2975 Rimrock Road	Self	X			X	Leads to more haphazrd development& missed oportunities. Land banking need to coordinale risks
Amy Schulz	2304 S. Syene Road	Self	X			X	Do not extend urban service area to these areas
David Welo	2304 S. Syene Road	Self	X			X	Should not be expanding these areas at this time. Needs to be planned not opened at whim of developer
Barb Mahling	5196 Sassafras Drive	Self	X			X	
Stacy Graff	5196 Sassafras Drive	Self	X			X	
Rajan Vembu	5908 Schumann Drive	Self	X			X	Already paying tremendous amount in taxes. Project will not contribute to employment job growth. Not a welcome project
Anne Iwata	5785 Dawley Drive	Self	X			X	See attached letter
Mary Lunde	2647 Penwall Circle	Self	X			X	Fill current aras rather than creating new ones. Closer spacing of housing using existing streets, sewer and electrical lines.
Deanne Traxler	2737 Florann Dirve	Self	X			X	
Hugh Hauser	2580 Granite Circle	Self	X			X	
David Polich	5511 Shale Road	Self	X			X	Not needed, too large. Plenty of room to expand. Waubesa area sensitive to jeopardizing 7 under developed ares in urban area already. No need to add to tax burden more. Value undeveloped lands to enjoy natural world.
Nancy Olson	5174 Wild Heather Drive	Self	X			X	
Ed Korn	4812 Goodland Park	Self	X			X	Do not need added expence at this time.
Ted Keyes	96 Burroughs Drive	Self	X			X	already empty space around the Lacy Road Reoundabout
Charles Uphoff	2475 Lator Road	Self	X			X	Cannot afford the cost of unconstrained development
Harvey Mathes	95 Malorey Drive	Self	X			X	Not needed at this time
Sally Hoeft	95 Malorey Drive	Self	X			X	
Kristine Kappel	5511 Shale Drive	Self	X			X	
Catherine Coberly	2580 Lator Road	Self	X			X	
Russ Castronovo	5818 Windsona	Self	X			X	represents more haphazard planning. Need in-fill, need a town center not more sprawl
Cassidy Dunn	6055 Whalen Road	Self	X		X		
Bill Dunn	2800 S. Seminole Hwy	Self	X		X		Phyllis Hasbrouck has no business telling Fitchburg how to conduct this development. Man up and tell her to shut up.
Suzanne Dunn	6055 Whalen Road	Self	X		X		
Richard Hammersley	6287 Whalen Road	Self	X		X		Taxpayers should determine what fitchburg interests are.
Chery Vroman	2353 S. Seminole Hwy	Self	X		X		
George Vroman	2353 S. Seminole Hwy	Self	X		X		These location are right and this is the time
Andrew Disch		Madison Area Builders Assoc	X		X		
Dan Janni	6274 Whalen Road	Self	X		X		Town of Dunn has no business in how Fitchburg does business

February 25, 2014 - Common Council Meeting

Citizen Registration Forms & Public Comments

AGENDA ITEM #7A5: Approving Cental Urban Service Amendment Requests Northeast and North Stoner Prairie Neighborhood

NAME	ADDRESS	REPRESENTING	REGISTERIN GONLY	SPEAK	SUPPORT	OPPOSE	COMMENTS
Darren Blankenship	5511 McGann La # 209	Self		X		X	
Kevin Unbehaun	6061 Basswood Drive	Sub-Zero		X	X		
Warren Porter	5806 Ivanhoe Circle	Self		X		X	
Marc Jones	2266 S. Syene Rd	Self		X	X		Time to bring to service area. Have very few residential lots available to build. Need to keep city growing.
Scott Sauer	4302 Clover Street	Self		X		X	
Lee Ihlenfeldt	5204 Bultonbush Drive	Self		X		X	
Holly Adams	4801 E. Clayton Road	Self		X		X	
Jon Warren	2779 Raritan Road	Self		X		X	
Paul Fieber	2815 Jacquelin Drive	Self		X		X	
Nancy Angsten	3322 Leopold Way #A	Self		X		X	
Patrick Cheney	5211 Kittycrest	Self		X		X	
Rich Eggleston	2358 Fitchburg Road	Self		X		X	
Phyllis Hasbruck	3113 View Road	West Waubesa Preservation Coalition		X		X	
Ed Kinney	5390 Whalen Road	Self		X	X		
Ronald Johnson	4517 Pawnee Pass	Self		X	X	X	
John Freiburger	5438 CTH M	Self		X	X		
Phil Sveum	5500 E. Cheryl Pkwy	Self		X	X		
Ronald Fedler	2379 University Ave	Goldleaf Development	X		X		
Erica Schmitz	4156 County Road B	Town of Dunn	X			X	Deveolpment would impact ground surface water resources with Lake Wabesa & wetlands
Nina Camic	4812 Goodland Park	Self	X			X	Bad Timing, environmental impact
Evan Adams	5754 Barbara Drive	Self	X			X	
Franklin Berkowitz	5440 Caddis Bend #501	Self	X			X	
Carolyn Hui	308 Whispering Pines Way	Self	X			X	Concerned about higher taxes and impact on West Waubesa wetlands
John Rice	2310 Gold Drive	Self	X			X	Fitchburg has sufficient land in urban services area. Land is in sensitive ecological areas
Kathleen Lemke	5454 Lacy Road	Self	X			X	
Emma Werner	5454 Lacy Road	Self	X			X	
Kristine Wetzel	30 Pond View Way	Self	X			X	Not the time for extravagant planning. Convince me, with all reasons not to why should move on these 2 sensilve areas
Michael Bryant	5904 Woods Edge Road	Self	X			X	
Anthony Wood	5220 Stoneman Drive	Self	X			X	
Daniel Storm	2642 Placid Street	Self	X			X	Still vacant lots in Oak Meadow. Where is High School. Service these areas later. Let property values stabilize. Complete infill of Thermo-scientific first
Mary Upshaw	2674 Richardson Street	Self	X			X	Areas should be voted on separatly. Environmental considerations of each are different.
Kathleen Hauser	2680 Granite Circle	Self	X			X	Financial impact on taxpayers & enviornmental impact can not be justified. Citizens should be priority over developers
Nancy Arnold	2530 Targhee	Self	X			X	
Diane Olsen	2524 Targhee	Self	X			X	Too much development already too fast
Anita Clark	2358 Fitchburg Road	Self	X			X	Too much development too fast in a environmentally sensitive area
Norma Johnson	2877 Glacier Valley Road	Self	X			X	
David Adams	4801 E. Clayton Road	Self	X			X	Waste of resources to develop land far from middle of Fitchburg
Sarah Adams	4801 E. Clayton Road	Self	X			X	Keep th green, green
Doris Jenni	6271 Whalen Road	Self	X		X		stand your ground Fitchburg. Town of Dunn have no say
Payne & Dolan			X		X		See attached letter
Building & Construction			X		X		See attached letter
Mad. Builders Assoc.			X		X		See attached letter
Tom Thoresen	5874 Persimmon Drive		X		X		See attached letter
David Martin	4525 Sentinel Pass	Self	X			X	NEN - Don't motgage Fitchburg's future. SPN - Preserve Fitchburg's farmland
Jordan Vanlee	N7476 Linden Drive	West Waubesa Preservation Coalition	X			X	
Ellen Hansen	10 Spear circle	Self	X			X	Decline in ground water quality & Lake quality. Why start now w/ Verona rd project. Traffic diverted in these areas
Beth Kaseman-Wold	4404 Gooldland Park Rd	Self	X			X	Consider how much we have available before spending more

Thomas Hovel

From: Tony Roach
Sent: Monday, February 24, 2014 11:03 AM
To: Michael Zimmerman; Thomas Hovel; Paul Woodard; Mark Sewell
Subject: FW: Fitchburg Development Proposal

From: Parisi, Joseph [<mailto:Parisi@countyofdane.com>]
Sent: Monday, February 24, 2014 10:12 AM
Subject: Fitchburg Development Proposal

2/24/14

Greetings:

How we develop Dane County is critical to our quality of life, as it affects the shape of our communities, our economy, our environment, and so much more. Developing thoughtfully takes vision, planning, and foresight; many of our developers have great visions, and execute developments that are well-planned, build healthy neighborhoods that build on our collective community, protect our environment, and enhance quality of life for all of Dane County. We should all appreciate such development, as it moves Dane County forward.

Fitchburg Mayor Shawn Pfaff and the City Council tomorrow (Tuesday night) will consider asking the Capital Area Regional Planning Commission (CARPC) for permission to pursue a development of great concern to those with an interest in protecting water quality in Dane County.

Fitchburg's so-called "Northeast Neighborhood" development proposal has been the subject of great study and scrutiny in the past due to questions about storm water runoff and water quality impacts to Lake Waubesa.

I have significant concerns about how this prospective development could impact not only our natural resources but also core public safety services that people expect.

Fitchburg's ability to ensure adequate public safety for the families who would live in this development needs to be carefully reviewed. Current Fitchburg fire and ambulance resources are located several miles away, prolonging emergency response times. A 2009 City of Fitchburg study indicated that ambulances were on scene to calls in the city within 5 minutes of an emergency being reported only 13% of the time. Fire resources hit that 5 minute or less standard half of the time. Improving upon these numbers will require significant capital and operating budget investments by Fitchburg property taxpayers.

New fire stations can cost in excess of \$10-million. Protecting life and property with any new development in this area is a critical public safety issue. It's my understanding the City of Fitchburg approached the Madison Fire Department to inquire about providing fire protection to this development but that option was cost prohibitive for taxpayers.

As you may have read in recent news accounts, Fitchburg's Mayor is concerned about costs the city would incur plowing snow after the County rebuilds McKee Road (Highway PD). The new Northeast

Neighborhood would have roads to plow, emergencies to respond to, and other municipal expenses. New developments bring responsibilities and costs that taxpayers should be aware of -- just as the Mayor has referenced in his opposition to rebuilding McKee Road.

The location of the development will increase storm water runoff, increasing the risk of flooding for residents "downstream," and degradation of Lake Waubesa. The location of this proposed development is adjacent to the Nine Springs E-Way and part of a sensitive watershed responsible for maintaining the quality of the waters of Lake Waubesa and its surrounding wetlands. The developer claims he has engineered solutions ready to handle run-off from significant rainfall events. However, much of the project is on sloped, higher terrain that is more vulnerable to the extreme and more frequent rain events we are experiencing and can expect to intensify in coming decades. Further paving over our landscape, especially the sensitive areas within it, as this development proposes, only increase our risk of significant runoff and major flooding events.

Dane County is under intense development pressure, and we must use discretion in our growth so that the decisions we make to benefit our community today will also benefit our children and grandchildren into the future. There have been many spirited debates in the county in recent years about the best ways for us to grow while at the same time preserving the quality of life that makes Dane County the fastest growing county in Wisconsin. It is critically important we strike the right balance.

Your attention and involvement will help Fitchburg's Mayor and other city leaders make informed decisions on how they choose to proceed with this project.

In partnership,

Joe Parisi
Dane County Executive

Joe Parisi

Joseph T. Parisi
Dane County Executive
Room 421, City-County Building
Madison, Wisconsin 53703
(608) 266-4114
TDD: Call WI Relay 711
(608) 266-2643 Fax
parisi@countyofdane.com
www.countyofdane.com

To sign up for e-news from the County Exec, [please visit us online.](#)



Thomas Hovel

From: Gary Leverington <drumbo@mailbag.com>
Sent: Tuesday, February 25, 2014 3:28 PM
To: West Waubesa Preservation Coalition; West Waubesa Preservation Coalition; Thomas Hovel; Richard Bloomquist; Prashant Shah; Phyllis Hasbrouck; Steve Arnold
Subject: Council to decide on urban expansion tonight [104] - DO NOT SUPPORT!
Importance: High

Dear Mr. Arnold... you've always represented the interests of *CURRENT* residents exceptionally well.

As a RE professional (19 years high-level executive now retired), I see another mini-bubble has formed in residential real estate. Thus (as always) getting the pro-development crowd clamoring for additional home building.

So why is it in our interests, as Phil S. proclaimed, we need to build more housing because people want to live in Fitchburg. Hmm... excuse me sir, our representatives are supposed to "represent" the residents of Fitchburg. Not, those that want to, may be able to afford, or wish to live here. Or those that want to make big profits from the "build it and they will come" mentality.

Personally, I do not want the wonderful community of Fitchburg to become yet another casualty of the pro-growth agenda so popularized by Madison's former mayor. Just ask the people that live along Shorewood, or the formally fashionable, West Side of Madison.

Our nearby land is a treasure! And there are much better uses (organic enterprisel) for it than *City* representatives doing their best to turn farm land into paved land. No thanks!!!!!!!!!!!!!!

And now for some actual facts re: the status of real estate in the USA:

<http://www.zerohedge.com/news/2014-02-25/case-shiller-has-second-consecutive-monthly-decline-warns-bleaker-picture-housing-ma>

Not that the interests of current residents, or actual economic data matter to the pro-growth crowd (who see endless growth as the holy grail).

Good luck to night. Please feel free to use my comments in any matter you feel would be helpful in enlightning the misaligned among the leadership of our community.

Sincerely,


Gary V. Leverington / Fitchburg



This email is free from viruses and malware because avast! Antivirus protection is active.

Thomas Hovel

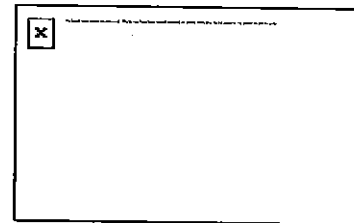
From: West Waubesa Preservation Coalition <westwaubesa@gmail.com>
Sent: Sunday, March 02, 2014 11:33 PM
To: Thomas Hovel
Subject: I confess that I spread misinformation...

Like  Pin +1



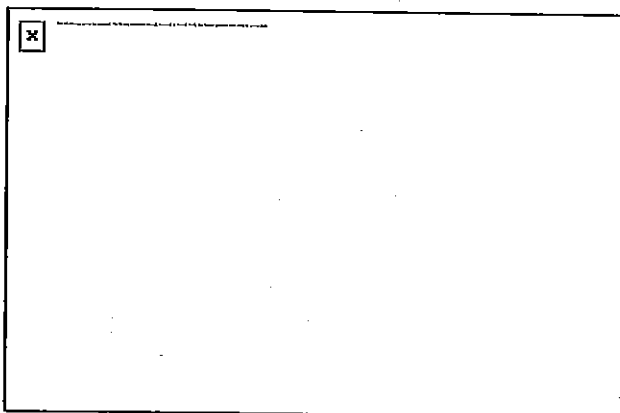
Dear Friend,

At the Fitchburg Common Council meeting on Feb. 25, there were numerous charges of spreading "misinformation" leveled at those of us who circulated our petition, and now I'm going to confess: I did spread misinformation in our last e-newsletter, though when I wrote it I thought it was true. Here it is:



Working to preserve the land west of Lake Waubesa from poorly planned development

"Speaking to the Council is actually a painless procedure. Very few speakers get questioned (unless they are experts) and Fitchburg alders are always polite to the public."



Rich Eggleston testifying

It turns out that's false, as evidenced by Alder Richard Bloomquist's angry outburst against Fitchburg resident Rich Eggleston, who spoke against the motion. Alder Bloomquist took offense at Eggleston's recent letter to the

editor where he compared Fitchburg's recent spate of development to a drunken binge.

I'm sorry for my false statement and I pledge to be more hard-nosed in assessing the manners of Fitchburg officials.

(Click here and then go to 1:01:10 on the timeline to see the Alder Bloomquist outburst, then back up to 00:57:45 to see Rich Eggleston's statement. For former alder Ron Johnson's reaction, go to 1:14:30.)

In this edition of our e-newsletter, you'll find articles on:

- The bad news: we lost the vote on Feb. 25
- The good news: we can still appeal to CARPC, and we will!
- A new petition
- Help us petition on April 1, Election Day
- A word about misinformation
- Thanks to you who have helped!
- If I could have answered them...

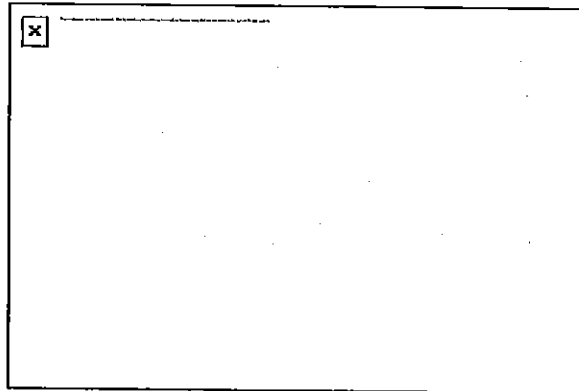
The bad news

Yes, it's bad news: bad for Fitchburg's taxpayers, and bad for Fitchburg's democracy. Six alders voted in favor of submitting applications to the Capital Area Regional Planning Commission

(CARPC) for Urban Service

Area Amendments for the Northeast and North Stoner Prairie Neighborhoods. They were:

- Alder Carol Poole
- Alder Patrick Stern



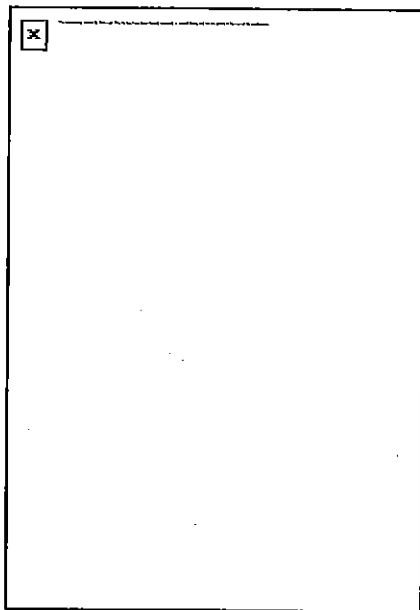
Holly Adams giving testimony

- Alder Richard Bloomquist
- Alder Jason Gonzalez
- Alder Dan Carpenter
- Alder Becky Baumbach

(Mayor Shawn Pfaff was also in favor, but the mayor only votes to break a tie.)

Here's what they ignored when they voted yes:

- 625 voting-age Fitchburg residents signed our petition against bringing the Northeast Neighborhood into the Urban Service Area at this time,
- about 72 people turned out on a frigid night to oppose the motion,
- 66 people registered in opposition to the motion, and
- 12 people spoke against it. One of my favorite speeches was by Holly Adams, a resident of the NEN. [Click here to see the video and forward to 00:43:40.](#)



Alder Steve Arnold

In contrast,

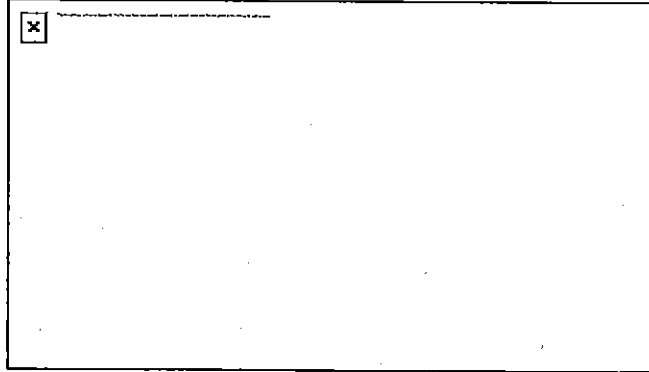
- nobody signed a petition for it,
- 10 people registered in favor of it,
- 5 people spoke in favor of it, and
- 3 businesses or groups wrote letters in favor of it.

Two stalwart alders voted against the motion:

- Alder Steve Arnold
- Alder Dorothy Krause

Alder Arnold was especially eloquent, factual, and persistent in his arguments against it. Here's a memo where you can read a lot of what he said at the meeting.

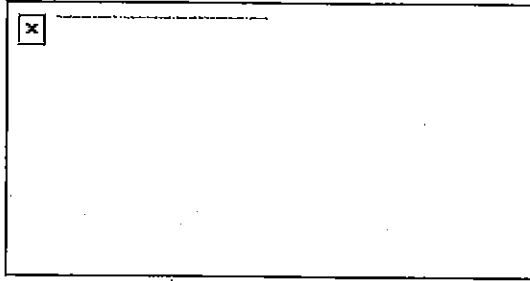
**The good news:
we can still
appeal to CARPC,
and we will!**



Some time in the next couple of months the Fitchburg proposals will be on the CARPC's agenda, and the meeting will probably be held at the Fitchburg City Hall, if history is any precedent. That will make it convenient for local residents who would be affected by the developments to come and testify against the proposals.

I'm going to risk my credibility again by saying that I have never witnessed a CARPC Commissioner being hostile or rude to a member of the public who testified, so I hope you will be willing to share your opinions with them! The arguments we make will need to be different though: the CARPC is only allowed to judge an Urban Service Area Amendment Application (USAAA) on water issues. So talking about how your taxes are likely to go up won't cut any ice with the CARPC: we need to make arguments about the dangers to the waters: surface waters like streams, lakes, wetlands; groundwater and springs; water contamination; flooding; erosion and silting from storm water; etc.

In the next two months we'll inform you about some of the water-related dangers that we see in these proposals. In the meantime, you can browse the [fitchburgvoices](#) blog, where we have collected letters and testimony on the water issues around the proposed Northeast Neighborhood development since 2007.



A new petition

Our 625-signature petition was addressed to the Fitchburg Common Council, asking them to not submit a USAAA for the Northeast

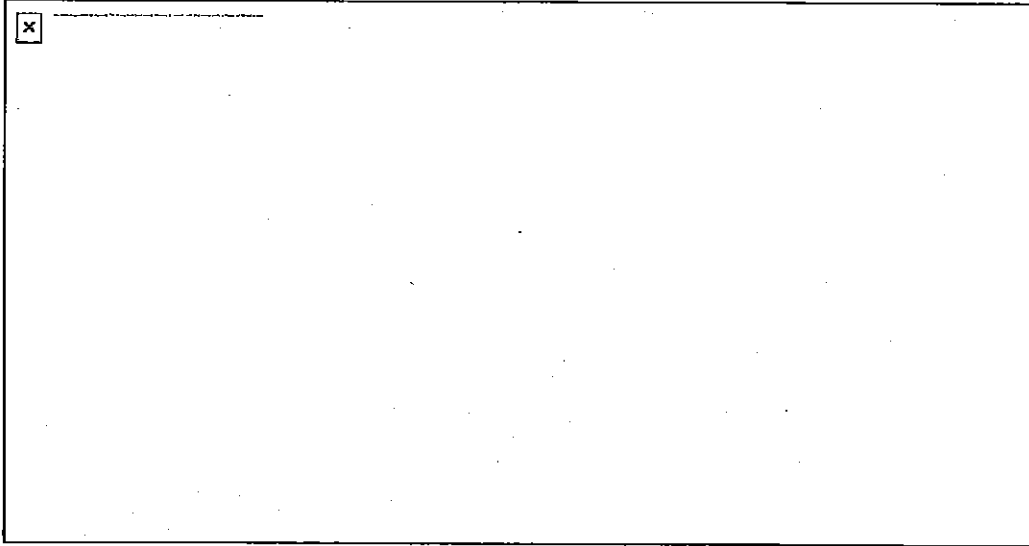
Neighborhood. We have a copy of those petitions that we'll give to the CARPC to show community opposition. But we'll also start a new petition addressed to the CARPC, with points about water.

We have maybe 2 months to increase the visibility of this issue, so please help us circulate this petition. It will not only produce evidence of controversy (important for any public body being asked to turn something down), it also gives us a way to talk to people about the issue. We'll let people sign it if they signed the first one, but we'll keep a count of how many signed both, so that we don't appear to be trying to inflate our numbers.

Help us petition on Election Day, April 1

On April 1 there will be an election in the northwestern part of Fitchburg, as current County Supervisor Dorothy Krause (that's the same person as Alder Dorothy Krause) runs for re-election. Her opponent is Alder Patrick Stern. If you live in the 27th District (shown below), hopefully you'll be voting.

And for your information, Dorothy Krause voted against opening up 2 new neighborhoods for development, and Patrick Stern (who works in the building industry) voted in favor.



This map shows County Supervisor District #7. Its southern border is McKee Rd., and Fish Hatchery Rd. makes its eastern border.

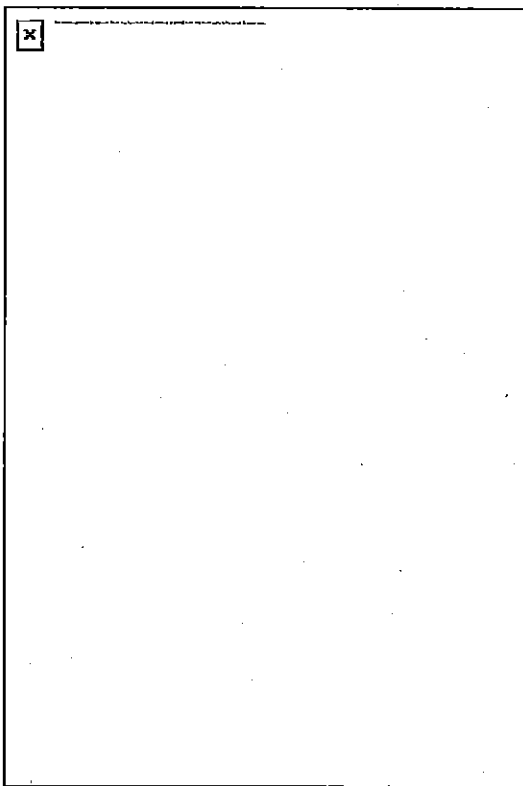


Photo of the NEN by Nadia Olker

Voters in the Oregon School District or Verona School District will also have an election, so there will be plenty of opportunities for us to gather petition signatures on April 1. Will you help? Election Day petitioning outside the polls is the most convenient way to gather signatures, since the people come to you! (Well, they come most of the way to you; you still need to walk up to them!)

If you can spend an hour or more on Election Day, please let us know at westwaubesa@gmail.com. The morning and evening hours are the most fruitful, but any time from 7 a.m. to 8 p.m. is worthwhile. Though our petition has nothing to do with the election, we'll still stay 100 ft. away from the door to avoid problems. We'll train you on what to say to people.

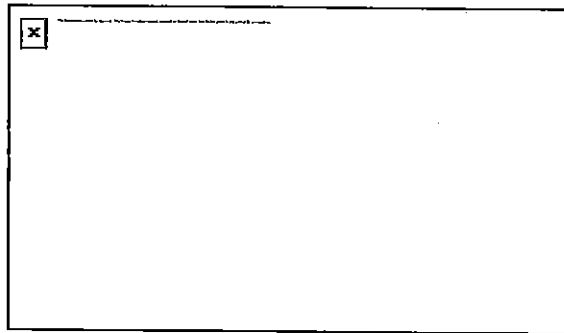
We're not confined to Fitchburg for this petition. The CARPC is charged with protecting the waters of all of Dane County, and people from all over enjoy Lake Waubesa and its wetlands, so any Dane County resident of voting age can sign this new petition.

A word about misinformation

It's really hard to sit still and quiet while people are making arguments that you could poke holes in if you only had the chance. It's even harder when they make false statements about you. At the Fitchburg Common Council meeting on Feb. 25, both things happened. For those of you interested, below my signature I'll include some of what I was thinking while listening to the alders discuss the issues.

Thanks so much to all of you who did any of the following:

- signed our petition
- registered in opposition on Feb. 25
- spoke at the Common Council meeting
- wrote letters to the editor
- wrote, called, emailed or visited your alders and Mayor Pfaff
- came to the Curbside Chat or watched the video ([click here to watch](#))
- donated money to the WWPC
- watched our 3-minute video and passed it on
- phonebanked
- told a friend about our issue



You are the reason that we keep on fighting!

We aren't done yet! Fitchburg deserves leaders who respect the people and look out for their interests.

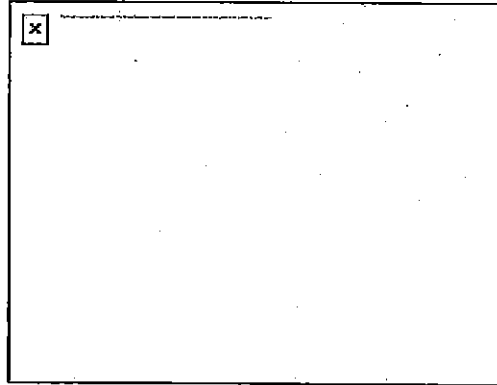
Yours,

Phyllis Hasbrouck

**Chair of the West
Waubesa Preservation
Coalition**

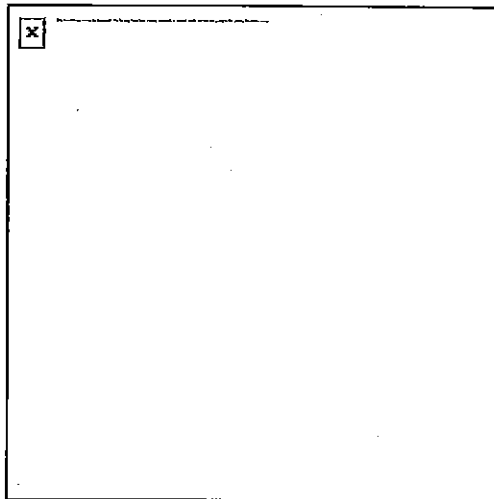
www.westwaubesa.org

westwaubesa@gmail.org



*The southern end of Lake Waubesa, looking
northwesterly towards the Northeast
Neighborhood.*

Photo by Nadia Olker



Phyllis Hasbrouck testifying

If I could have answered them...

Notes on the arguments made at the Common Council meeting.

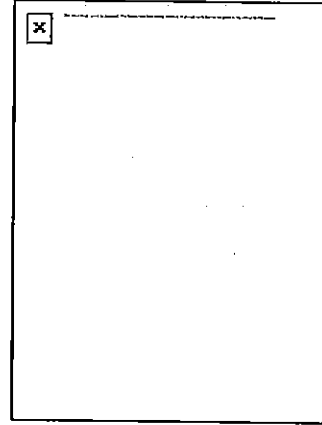
First of all, I was so proud of all of you who came out, who registered, and who spoke! Our first speaker held his ground admirably under testy questioning by Alder Poole as to where he got his information. (I

did feel bad about my false assurance that non-experts would probably not be questioned, but he responded with admiral self-confidence!)

I also apologize if anybody's blood pressure went up as we were forced to listen to so much spin with no chance to answer it! Of course, I do recognize that the Council needs to have a chance to discuss among themselves after hearing from the public, but that doesn't change the frustration at not being able to answer faulty statements or untruths.

Alder Poole repeats a lie and invents a new story

At the Feb. 18 Plan Commission meeting developer Phil Sveum said that "a few people" told him that they were told by someone asking them to sign the petition that "raw sewage would be pumped directly into Lake Waubesa."

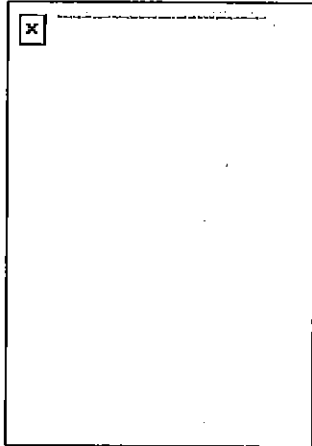


Alder Carol Poole

This is a preposterous lie; none of us ever said such a thing. After Phil Sveum was done talking, I asked Alder Poole for a chance to refute the untrue charges that had been made, but she responded "You had your three minutes." So I just called out, "Well, it's not true!"

So I find it most disturbing that Alder Poole repeated the fabrication during the debate on Feb. 25, and then spun a new story about us being out in 10 degree weather at people's doors saying, "Sign this or your taxes will go up!" Her presumption that people would sign it just to be able to shut the door shows that she must not have done much canvassing; people always ask us lots of questions before signing, and it's a lot easier to say no and shut the door than to sign!

In fact, we haven't gone door to door since it got so cold: November was our last time out. Since then we've been talking to people on the phone and through the mail and email.



Mayor Shawn Pfaff

Imagined Dialogues

Here's how I would have answered some of the council members' arguments, if I could have.

Mayor Pfaff: Just because we bring an area in to the Urban Service Area, development is not necessarily going to happen soon; it might be 1 or 2 years, or longer.

WWPC: This is not a valid argument. If people don't want something to happen, they are not impressed with the fact that it's not 100% sure to happen immediately.

Alder Poole: The developer pays to put in the infrastructure, not the taxpayers.

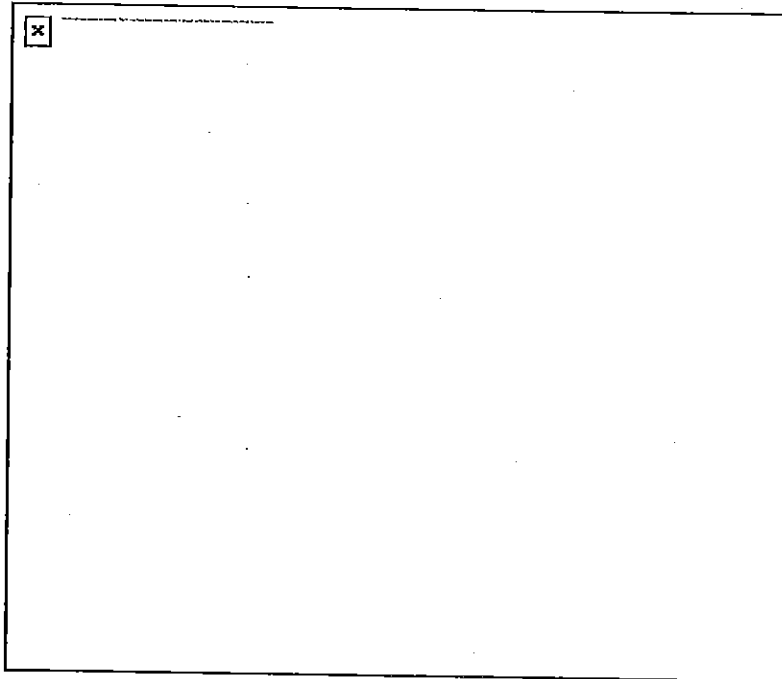
WWPC: We've always made that fact very clear. Don't try to make it look like we said anything different! But the taxpayers then have to pay to maintain, inspect, repair, and eventually replace all of that infrastructure.

Alder Poole: Just because land is brought into the Urban Service Area, doesn't mean that roads will be built immediately. And developers wouldn't build more than they can actually use, so you won't get empty neighborhoods that need street sweeping and plowing.

WWPC: It's true that land can sit vacant for years in the Urban Service Area with no infrastructure being built. But when a developer thinks that he can make money by building streets and selling lots to builders, it will be done. And if the builders guess wrong about the market, and homes don't get built, or if homes are built but not bought, it doesn't matter to the developer, who has already made his millions.

And if it's true that developers never build more streets than are necessary, how does this happen? The picture below is a recent one of

a neighborhood Sun Prairie, where some developer or builder obviously miscalculated the market.



Well, there's a lot more that could be said, but we'll save that for a future newsletter! Thanks for all your help, and remember that we run on donations. So if you can give one, [click here for a Paypal option](#), or info on where to send your check! Sorry – it's not tax-deductible, but it is a good investment in your community!

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53725-0525

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Decision delayed on Fitchburg development near Waubesa Wetlands



OCTOBER 10, 2014 6:30 AM • BRYNA GODAR | THE CAPITAL TIMES | BGODAR@MADISON.COM

For the second time in two months, the Capital Area Regional Planning Commission delayed voting Thursday night on a controversial expansion of infrastructure for future development near the Waubesa Wetlands in Fitchburg.

The City of Fitchburg had applied for two changes to the Central Urban Service Area in order to extend infrastructure to the areas for planned development.

The proposed North Stoner Prairie Neighborhood area passed smoothly Thursday night, with commissioners voting 9-2 despite a long public hearing with strong opposition last month. That area encompasses 331.4 acres along Seminole highway north of Lacy Road, with plans for residential, industrial and business

development.

The more controversial expansion centers on the proposed Northeast Neighborhood, encompassing 985.9 acres in the northeast corner of Fitchburg near Lake Waubesa and its wetlands.

Most of the land is currently in agricultural use, and the plans for the area include residential and mixed-use development, commercial and institutional uses and environmental areas with wetland, open space and green space.

The Waubesa Wetlands is "one of the highest quality and most diverse wetlands remaining in southern Wisconsin," according to the Wisconsin Department of Natural Resources. In the proposed expansion area, wetlands encompass 135 acres, all of which would be preserved in environmental corridors, according to the city's plans.

About 80 people were at the meeting Thursday night, which became heated at times and included widely differing claims about what impact the proposed development would have on the environment.

Opponents – including professors, environmental groups and neighbors – expressed concerns about groundwater, jeopardizing the wetlands and the risk of flooding. Many also pointed out that Fitchburg already has swathes of land ready for development, asking why it needs more.

“Every scientist that I’ve heard speak on the matter says the same thing,” said retired University of Wisconsin-Madison law professor Nina Camic. “It’s not possible to develop with no damage to the Lake Waubesa wetlands. Yes, you can mitigate, but you cannot avoid it.”

Supporters reiterated that the plans take into account environmental factors and address those concerns. Commission staff seemed to agree, presenting assurances that the plans in place would address concerns about storm water and groundwater.

“Early on in the process I was very worried about the water ... but I think the science has been out there now,” said Fitchburg District 2 Ald. Richard Bloomquist. “We’ll do it, we’ll do it right.”

The discussion ended around 11:30 p.m. after two commissioners had left, leading the commission to table the vote until its next meeting on Nov. 13.

Bryna Godar

Bryna Godar joined The Capital Times in 2014, where she primarily covers city and county government. She previously worked for the Rochester (Minn.) Post-Bulletin and the Minnesota Daily.





Phyllis Hasbrouck: CARPC should reject Fitchburg Northeast Neighborhood application

OCTOBER 22, 2014 9:45 AM

Dear Editor: Thank you for your informative article on Fitchburg's controversial Northeast Neighborhood, which the Capital Area Regional Planning Commission has yet to rule on. The quote from Fitchburg Ald. Richard Bloomquist, however, ignores the real problems with this proposal. Each scientist who testified disagreed with him, stating that the Waubesa Wetlands are already compromised, would be further damaged by this development, and need restoration now.

A growing number of community leaders are realizing that we must restore our lakes to health to be a prosperous region in the future. Lake Erie's green pea soup waters show us what can happen when people become complacent, when each actor thinks, "My little bit of business-as-usual isn't so bad." Every action we take in the Yahara watershed makes a difference, and an Urban Service Area amendment is a huge action.

In every community the opportunity to enjoy nature's beauty plays a critical role in the quality of life, and a beautiful environment attracts tourists and businesses looking to relocate. We're not questioning the competence or good intentions of Fitchburg's excellent staff people, whose job it is to do the best they can with the policy decisions of elected leaders. It's Mayor Pfaff and his council allies who are ignoring their responsibility to protect our water and natural beauty by pushing this irresponsible development that will harm our wetlands and lakes.

We ask CARPC to reject this application on Nov. 13, and to start planning for a Dane County that restores our lakes for future generations to enjoy and protect.

Phyllis Hasbrouck, chair

West Waubesa Preservation Coalition

Madison



Joy B. Zedler: Wabesa wetlands at risk from stormwater

OCTOBER 23, 2014 4:30 AM

Dear Editor: The Capital Area Regional Planning Commission (CARPC) is considering Fitchburg's application to add urban services for the Northeast Neighborhood, just upstream from Waubesa wetlands. Those are wetland gems that cannot thrive with added nutrients. Wherever roofs and streets shed rain, stormwater carries phosphorus, nitrogen and other pollutants downstream. The Northeast Neighborhood would discharge nutrients toward Waubesa Wetlands, which cause invasions of Wisconsin's worst wetland weed (reed canary grass), which would displace our native vegetation.

A commissioner at the Oct. 9 CARPC hearing asked if anyone ever checks stormwater treatment facilities to see if they actually do what they are designed to do? Here are brief answers:

- (1) There are very few tests of stormwater facilities. It's cheaper to rely on appearances, such as clear water or thick vegetation, while ignoring visible impacts downstream (weedy wetlands).
- (2) When my research team actually measured how a UW Arboretum stormwater facility performed, it did not work as designed. Instead of removing nutrients, it exported both phosphorus and nitrogen. (See Leaflets 27-28 at uwarboretum.org/research).

You can read my letter to CARPC on the subject in the related document on the left.

So here are my questions: Because treatment facilities are so expensive, why not measure the outcomes to justify the cost? If they remove pollutants as designed, why do we have weedy wetlands downstream? If removing some phosphorus does not provide adequate protection, why don't we improve the regulations?

Waubesa wetland gems are at risk where upstream stormwater treatment consists of partial removal of some pollutants — even if the facilities perform as designed.

Joy B. Zedler, Ph.D.

Dear Editor: The Capital Area Regional Planning Commission (CARPC) is considering Fitchburg's application to add urban services for the Northeast Neighborhood, just upstream from Waubesa wetlands. Those are wetland gems that cannot thrive with added nutrients. Wherever roofs and streets shed rain, stormwater carries phosphorus, nitrogen and other pollutants downstream. The Northeast Neighborhood would discharge nutrients toward Waubesa Wetlands, which cause invasions of Wisconsin's worst wetland weed (reed canary grass), which would displace our native vegetation.

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Handwritten signature of Joy B. Zedler
 Joy B. Zedler, Ph.D.
 2102 Lake Park Drive, Wabesa, WI

City of Fitchburg
Committee of Commission Referral

Direct Referral Initiated by:
 Direct Referral Approved by:

Date Referred: 2/11/14
 Date to Report Back: 2/25/14

Ordinance Number:
 Resolution Number:

Sponsored by: Mayor Pfaff

Drafted by: Planning Dept

**TITLE: APPROVING CENTRAL URBAN SERVICE AMENDMENT REQUESTS FOR
 NORTHEAST AND NORTH STONER PRAIRIE NEIGHBORHOODS**

Background: Staff has been directed to produce urban service amendment applications for the two identified neighborhoods. Policy decision is now before the Council as to whether or not is desires to have the applications submitted to CARPC, which would amend the Central Urban Service Area (CUSA) to include these two neighborhoods.

Order	Referred To	Staff Contact	Place on Agenda For	Action Taken On Referral
1	Plan Commission	Hovel/Sloper	2/18/2014	
2				
3				
4				

Amendments:

Mayor Pfaff
Introduced by

Planning Dept
Prepared by

Plan Commission
Referred to

January 3, 2014
Date

RESOLUTION R-X-14

**APPROVING CENTRAL URBAN SERVICE AMENDMENT REQUESTS FOR
NORTHEAST AND NORTH STONER PRAIRIE NEIGHBORHOODS**

WHEREAS, the City of Fitchburg Common Council has adopted into its Comprehensive Plan neighborhood plans for the Northeast Neighborhood (NEN) on April 27, 2010, and the North Stoner Prairie Neighborhood (NSPN) on November 26, 2013, and

WHEREAS, at the request of the Common Council urban service adjustment requests have been produced by planning staff for the NEN and NSPN, and

WHEREAS, applications for urban service adjustments to the Capital Area Regional Planning Commission are to be approved by the governing body

NOW BE IT HEREBY RESOLVED, by the Fitchburg Common Council it hereby:

1. Finds the applications for the NEN and NSPN to be consistent with the City's Comprehensive Plan, and
2. Approves and directs City staff to make applications to the Capital Area Regional Planning Commission (CARPC) to amend the Central Urban Service Area (CUSA) to include the Northeast Neighborhood and North Stoner Prairie Neighborhood, with said applications subject to edits to address items raised by CARPC staff

Adopted this ____ day of February, 2014.

Approved:

Shawn Pfaff, Mayor

Attested:

Linda Cory, City Clerk

City of Fitchburg Amendment Request:

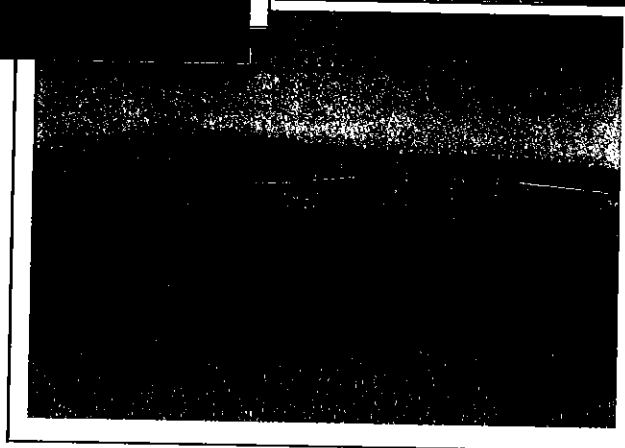
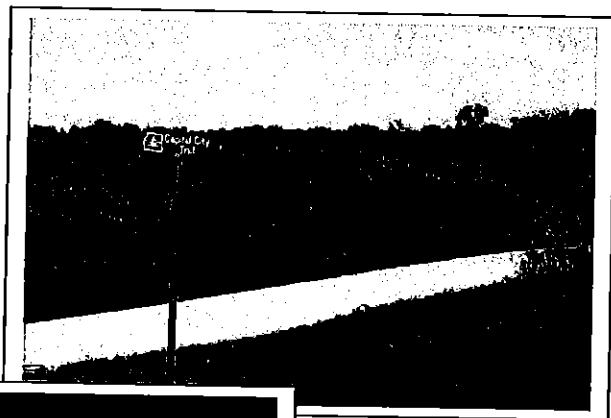
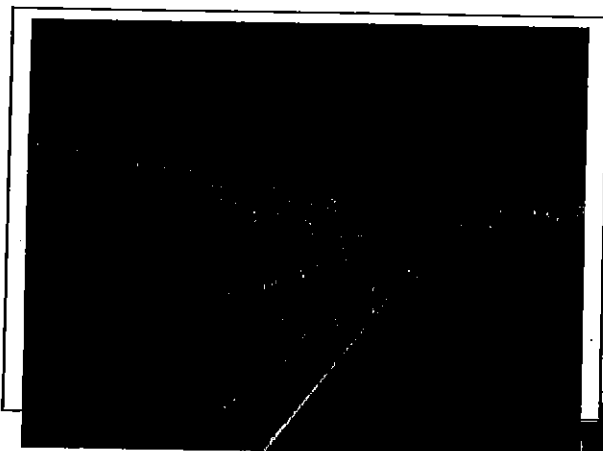
City of Fitchburg Central Urban Service Area

Dane County Land Use and Transportation Plan

Dane County Water Quality Plan

Dane County Farmland Preservation Plan

Northeast Neighborhood



Prepared by:
City of Fitchburg
Planning and Zoning
Department

DRAFT:
February 5, 2014



For Consideration by the:

Capital Area Regional Planning Commission

Wisconsin Department of Natural Resources

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ABBREVIATION LIST

- Amendment Area – Northeast Neighborhood
- BMP – Best Management Practices
- CARPC – Capital Area Regional Planning Commission
- Comprehensive Plan – City of Fitchburg Comprehensive Plan (Adopted: March 24, 2009)

ABBREVIATION LIST CONTINUED

Council – City of Fitchburg Common Council

CUSA – City of Fitchburg Central Urban Service Area

DNR – Wisconsin Department of Natural Resources

EC – Environmental Corridors

EMS – Emergency Medical Service

FAR – Floor Area Ratio

MMSD – Madison Metropolitan Sewerage District

NHI – State of Wisconsin Natural Heritage Inventory

R1 – Low-Density Residential

R2 – Medium-Density Residential

I. INTRODUCTION

This document serves as an application by the City of Fitchburg to amend its Central Urban Service Area (hereafter “CUSA”) and the *Dane County Land Use and Transportation Plan*, *Dane County Water Quality Plan*, and *Dane County Farmland Preservation Plan* for the purposes of including the whole of the Northeast Neighborhood in the CUSA and providing sanitary sewer, water, and other urban services therein.

This document consists of four Elements as follows, 1. – 4.:

1. Introduction
2. Existing Conditions
3. Future Conditions
4. Conclusion

The Introduction Element provides an introduction to and an overview of this document and the Northeast Neighborhood. The Existing Conditions Element provides an inventory of existing conditions in both the City and the Northeast Neighborhood, identifying existing City land use policy and inter-governmental cooperation efforts, inventorying available developable lands within the CUSA, and inventorying the Northeast Neighborhood including location, land use, land ownership, and environment. The Future Conditions Element provides an inventory of land use demand in the City and also desired future conditions in the Northeast Neighborhood including land use, development phasing, and urban services to be provided by the City and other entities. These urban services include but are not limited to sanitary sewer, water, storm water management and erosion control, transportation, police/fire/emergency medical, parks/open space, and public school systems. The Conclusion Element summarizes the major components of this document.

The Northeast Neighborhood encompasses approximately 924 acres or approximately 1.4 square miles in the far northeastern corner of the City, north of Lacy Road and east of U.S. Highway 14. The Neighborhood is one of eight neighborhoods identified within the City’s future urban growth boundary in accordance with the City of Fitchburg Comprehensive Plan, adopted by the City of Fitchburg Common Council (hereafter “Council”) on March 24, 2009.

The Northeast Neighborhood Plan (see Appendix I herein) was adopted by the Council as an amendment (Appendix A3) to the City’s Comprehensive Plan (hereafter “Comprehensive Plan”) on April 27, 2010. The Neighborhood Plan analyzed the Neighborhood and adjacent and proximate lands, comprehensively and holistically, and proposed a desired future growth and development pattern for the neighborhood, providing a framework in which to evaluate neighborhood development proposals.

The Council, upon recommendation by the City of Fitchburg’s Plan Commission, approved Resolution R-18-14 endorsing amendment of the CUSA to include the Northeast Neighborhood on February 25, 2014 after finding this amendment consistent with the Comprehensive Plan.

The General Community Development Goal for the Northeast Neighborhood, as contained in the Northeast Neighborhood Plan, is as follows:

*To attain a pattern of community development that includes environments suited to a variety of needs, including privacy, productivity, convenience, beauty, sustainability and diversity.
To develop a compact urban community that is both visually and functionally distinct from its agricultural surroundings.*

- *Encourage development that is compatible with adjacent land uses;*
- *Ensure that, when the Northeast Neighborhood is completely built-out, it is an interconnected neighborhood; mandate that future development proposals consider implications of their development on neighboring properties;*
- *Ensure that future development uses appropriate measures to properly manage storm water runoff such as site or regional detention/infiltration areas, while incorporating an emphasis on storm water quantity and quality;*
- *Strive for a balanced neighborhood by providing for a variety of land uses;*
- *Ensure any phasing program is consistent with the Comprehensive Plan;*

Development within the Northeast Neighborhood will be consistent with that goal, other goals identified in the Northeast Neighborhood Plan, the Comprehensive Plan, all other applicable plans, and sound land use planning and development principles, ensuring preservation of environmental resources and minimizing the effects of land use change on these resources, both within the Northeast Neighborhood and throughout the region.

Map 1 identifies the location and vicinity of the Northeast Neighborhood.

II. EXISTING CONDITIONS

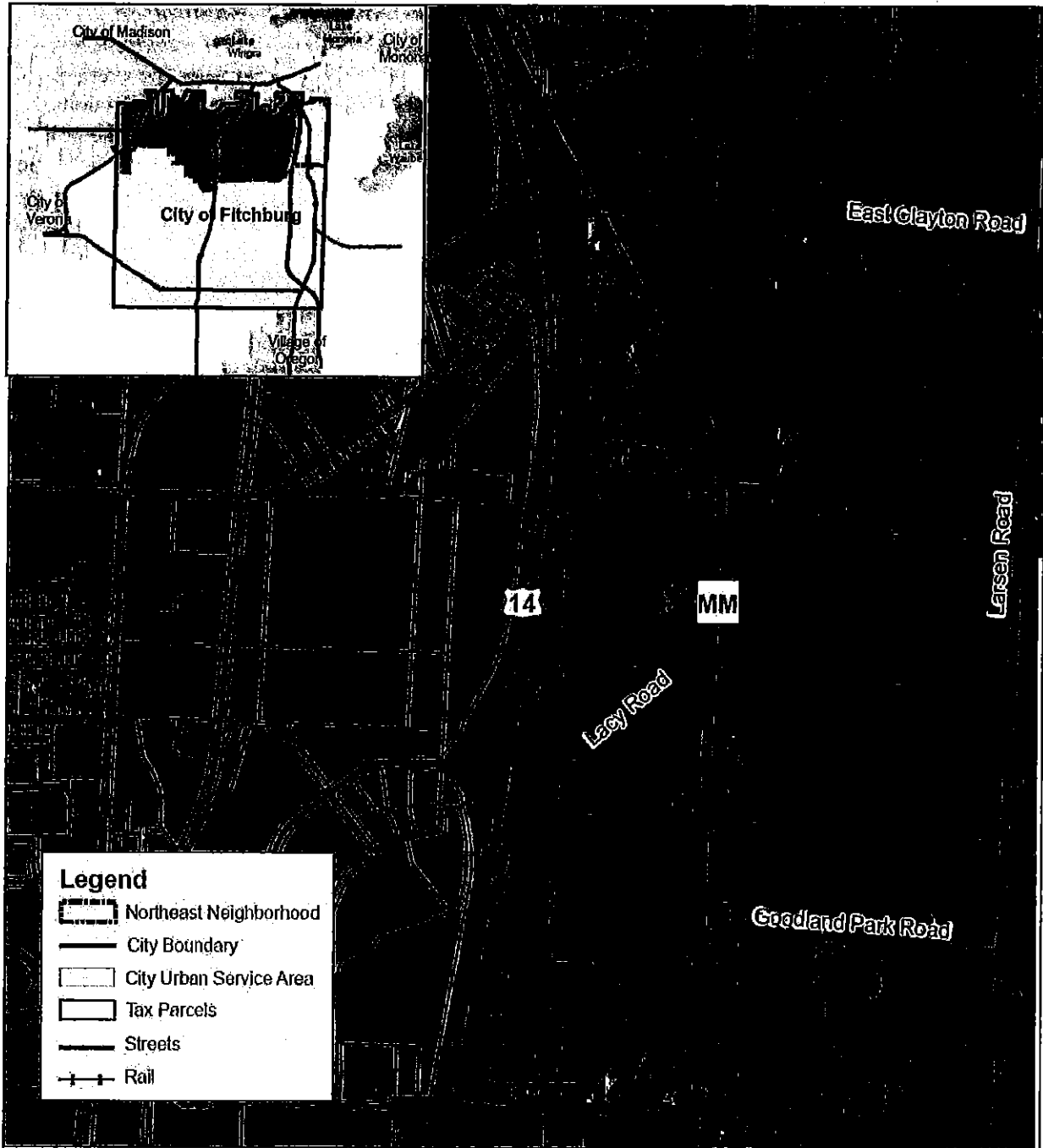
This Element provides an inventory of existing conditions in both the City of Fitchburg generally and the Northeast Neighborhood specifically. This Element identifies existing City land use policy and inter-governmental cooperation efforts, inventories available developable lands within the CUSA, and inventories the Northeast Neighborhood (hereafter “Amendment Area”) including location, land use, land ownership, and environment.

CITY LAND USE POLICIES AND INTER-GOVERNMENTAL COOPERATION

The Comprehensive Plan established a future urban growth boundary containing land areas (neighborhoods) to be considered for future inclusion in the City’s CUSA. This future urban growth boundary was developed to ensure consistency with the following goals, 1. – 4.:

1. Maintain the co-existence of the City’s urban and rural areas;
2. Create attractive high-density transit oriented neighborhoods in the City;
3. Improve the quality of existing developed areas of the City through maintenance and redevelopment;
4. Preserve the integrity and function of the City’s natural resources and productive agricultural soils;

Map 1: Northeast Neighborhood: Location and Vicinity



NORTHEAST NEIGHBORHOOD: LOCATION AND VICINITY



0 0.125 0.25 0.5 Miles

CREATED BY: FITCHBURG PLANNING & ZONING DEPARTMENT 06/2013
SOURCE: DANE COUNTY LIO AND FITCHBURG PLANNING & ZONING DEPARTMENT



Comprehensive Plan policy states development, on average, shall not exceed 75 acres per year within the CUSA. (Development is defined as: *Any residential, business, commercial, industrial, or institutional land uses and associated required transportation networks, storm water management systems, and parks/open space.*) City Planning and Zoning Department staff calculates the average 75 acres per year of development on a rolling five-year average based on City-approved land divisions, rezonings, building permits, and future development phasing plans. Over a five-year period, the policy requires the average development rate not to exceed 75 acres per year, taking into account that in some years development may exceed that amount and in other years development may be less than that amount.

Comprehensive Plan policy also limits the amount of available developable land within the CUSA to 1,875 acres (20 years plus 5-year flexibility factor each at a rate of 75 acres per year). This “5-year flexibility factor” is taken into account for those landowners within the CUSA that may not want to develop their land during a given time period, due to various conditions. Finally, additions to the CUSA may exceed the 375 acres per 5 year average, **but in no case shall there be more than 1,875 acres of available developable land in the CUSA.**

The Northeast Neighborhood Plan, adopted as Appendix A3 to the Comprehensive Plan by the Common Council on April 27, 2010, undertook a comprehensive, holistic Systems Analysis of the Amendment Area, formulating a vision for the neighborhood, including desired future land uses, to guide neighborhood growth and development. The Systems Analysis inventoried and analyzed environmental resources and existing and potential infrastructure and urban services, and the relationships between them, to inform and guide growth and development in the Amendment Area. The Northeast Neighborhood’s Plan’s goals, objectives, and polices were an outgrowth of the Systems Analysis and strive to preserve and enhance environmental resources in the Amendment Area, ensuring that development and land use change does not significantly compromise the function or integrity of these resources, both within the Amendment Area and throughout the region.

The aforementioned land use policies, phasing of formation of neighborhood plans and development within these neighborhoods, as well as the land division, land rezone, and building permitting processes, are all tools the City utilizes to guide growth and development within its borders and ensure adherence to the aforementioned Comprehensive Plan and goals, polices, and recommendations contained therein. These policies, tools, and plans, working in conjunction, encourage and promote development of compact neighborhoods and redevelopment/infill opportunities in the City.

As the City developed its Comprehensive Plan, notice was sent to surrounding communities including the Towns of Dunn, Oregon and Verona, seeking feedback on the City’s proposed urban growth boundary, as contained in the draft Comprehensive Plan, as well as methods in which the various governmental units could potentially cooperate to ensure economical and efficient deliverance of services within their respective borders. The City received comment from the Town of Verona Open Space and Parks Commission stating the Town would be willing to work with the City Parks Department on parks, open space, and trails in those areas in which both the Town and City have a mutual planning interest.

The City also sent notice to the City of Madison and the Towns of Madison and Dunn during the Northeast Neighborhood Plan development process. A representative from the Town of Dunn attended two plan development public meetings and identified the following concerns related to inclusion of the Amendment Area in the CUSA and subsequent development of the Area:

1. Stormwater management in the Amendment Area and the potential for flooding in the Meadowview sub-division in the Town;
2. The effect of development on groundwater that feed springs in close proximity to the Amendment Area;
3. The effect of development on Lake Waubesa and associated wetlands;

The Town of Dunn's general position is opposition to development of the Amendment Area.

DEVELOPABLE LAND IN THE CITY CENTRAL URBAN SERVICE AREA (CUSA)

The City currently has developable lands within the CUSA. Table 1 identifies available developable land within the CUSA, as of June 1, 2013, by Land Use Type.

Table 1: City of Fitchburg: Available Developable Land

Land Use Type	Lots	Pads	Acres
Residential – Single Family	96		23.3
Developer/Builder	54		9.3
Privately Owned	22		7.0
Own Adjacent Lot	20		7.0
Residential – Multi Family or Condominium			66.3
Multi-family lots	18		40.8
Single-family pads		35	11.1
Duplex pads		31	8.9
Four unit pads		3	1.0
Sixteen unit pads		4	3.4
Eighteen unit pads		1	1.1
Commercial/Industrial	42		98.0
Redevelopment/Infill	18		139.8
Smart Code – T5	8		4.7
Unplatted			793.5
TOTAL	164	74	1,125.5*

Source: City of Fitchburg Planning and Zoning Department – 2013

There is currently approximately 1,126 acres of available developable land in the CUSA, with approximately 23 acres designated for Residential – Single Family use, approximately 66 acres designated for Residential – Multi-Family or Condominium use, approximately 98 acres designated for Commercial/Industrial use, approximately 140 acres designated for Redevelopment/Infill use, approximately 5 acres in the City's Smart Code zoning district, and approximately 794 acres that are unplatted.

* The City is concurrently applying to bring the North Stoner Prairie Neighborhood into the CUSA, with this Neighborhood consisting of approximately 257 developable acres. If the application to bring the North Stoner Prairie Neighborhood into the CUSA is approved, an additional 257 acres would be available for development.

The following categorizes available developable lands in the CUSA as Vacant or Redevelopment/ Infill, and details the predominant areas in which these lands are located.

Vacant

Uptown

The City’s Uptown Neighborhood consists of approximately 193 potentially developable platted and unplatted acres, located just west of the Amendment Area. The Green Tech (Uptown) Neighborhood Plan was adopted by the Common Council in 2002, formulating a transit-oriented development vision for the neighborhood to include a mix of high-technology and bio-technology businesses, neighborhood-oriented services, and attached housing options. The U.S. Highway 14/Lacy Road interchange, completed in 2012, provides direct east-west access from the highway to the City and the neighborhood via Lacy Road. A multi-modal transportation system is envisioned for the neighborhood to accommodate planned high-density office, commercial, mixed use, and residential land uses.

The whole of the Uptown Neighborhood is within the City’s Smart Code Zoning District, adopted into the City’s Zoning Ordinance on October 12, 2010. This zoning district is a “form-based” district, allowing for greater development and administrative flexibility, focusing on land uses that work in conjunction to offer a development pattern and form on a more “human” scale.

McGaw Park (North)

The City’s McGaw Park (North) Neighborhood consists of approximately 283 potentially developable unplatted acres, located south of Lacy Road, just west of Syene Road. The McGaw Park Neighborhood Plan was adopted by the Council on June 9, 2009 and the northern half of the neighborhood was brought into the CUSA in 2010 after approval by the Capital Area Regional Planning Commission (hereafter “CARPC” and the Wisconsin Department of Natural Resources (hereafter “DNR”).

The neighborhood has various planned land uses. A 76-acre Transit Orientated Development area, in the northeastern corner of the neighborhood just south of Lacy Road, is proposed to be highlighted by a transit center, which would be ringed by higher density and mixed use development. The transit center could be served by either light-rail, bus-rapid transit, or both. Additionally, a 36-acre business park is planned in the northeast corner of the neighborhood, just south of Lacy Road and a 51-acre business park is planned east of the existing Fitchburg Technology Campus. Two mixed-use areas are identified in the neighborhood, to include office, residential, and retail uses. One 4-acre mixed use area is planned just south of Lacy Road and just east of the existing Waterford Glen Subdivision. Ideal uses in this area include neighborhood service uses such as coffee shop, personal services, convenience or grocery store, carry-out restaurant, and boutique retail. A 57-acre mixed use area, balancing employment and residential uses, is designated for the western portion of the neighborhood, just south of the existing Fitchburg Technology Campus. Finally, three low-density residential area and three medium-density residential areas are planned throughout the neighborhood.

East of Fish Hatchery Road

The area east of Fish Hatchery Road, both north and south of Post Road, consists of approximately 23 potentially developable unplatted acres. This area was identified as appropriate for development in the *North Fish Hatchery Road Opportunity Analysis and Concept Plan*, adopted by the Council on May 11, 2004, with high-density residential and mixed land uses being designated for this area. The plan called for the extension of Post Road to the east of Fish Hatchery Road, providing transportation access to

unplatted lands. This road extension was completed by the City in 2012. A 9.8 acre multi-family residential project began in this area in 2013.

Seminole Highway and Lacy Road

The area north of Lacy Road, both east and west of Seminole Highway, consists of approximately 110 potentially developable unplatted acres. Approximately 40 acres are located east of Lacy Road, westerly adjacent to the existing Lacy Heights Neighborhood. This acreage is planned for single-family residential use. Additionally, 70 acres, also planned for single-family residential use, are located adjacent to the City’s westerly boundary.

West of Fitchburg Research Park and East of Swan Creek

This area, west of the Fitchburg Research park and east of the Swan Creek sub-division, consists of approximately 121 potentially developable acres. Approximately 94 acres are located north of Lacy Road, 71 acres planned for low-density residential use, 11 acres planned for medium-density residential use and 12 acres planned for industrial-commercial use. Approximately 27 acres are located south of Lacy Road, with 9 acres planned for low-density residential use and 18 acres planned for low-density residential and mixed use.

Other

The majority of the City’s vacant developable residential lands (platted lots) are scattered throughout four sub-divisions, 1. – 4., as follows:

1. Renaissance on the Park;
2. Oak Meadow;
3. Waterford Glen;
4. Swan Creek;

Other vacant developable business/commercial lands are located throughout the City as follows. The Fitchburg Business and Commerce Parks, located south of McKee Road and west of Seminole Highway, have essentially built out with a total of 3 vacant lots between these two areas. The Fitchburg Technology Neighborhood, located between Fish Hatchery Road both north and south of Lacy Road, currently has 29 vacant lots, available specifically for science/technology companies, although more land exists for this type of use. This neighborhood is comprised of three employment hubs (Fitchburg Center, Fitchburg Technology Neighborhood, and Green Tech Village) and is designed as a 2,000 acre live, work, play community. This neighborhood offers residential sub-divisions with a variety of housing options that incorporate mixed use retail and commercial areas connected by parks, green space, walking/biking trails, and multi-modal transportation.

Redevelopment/Infill

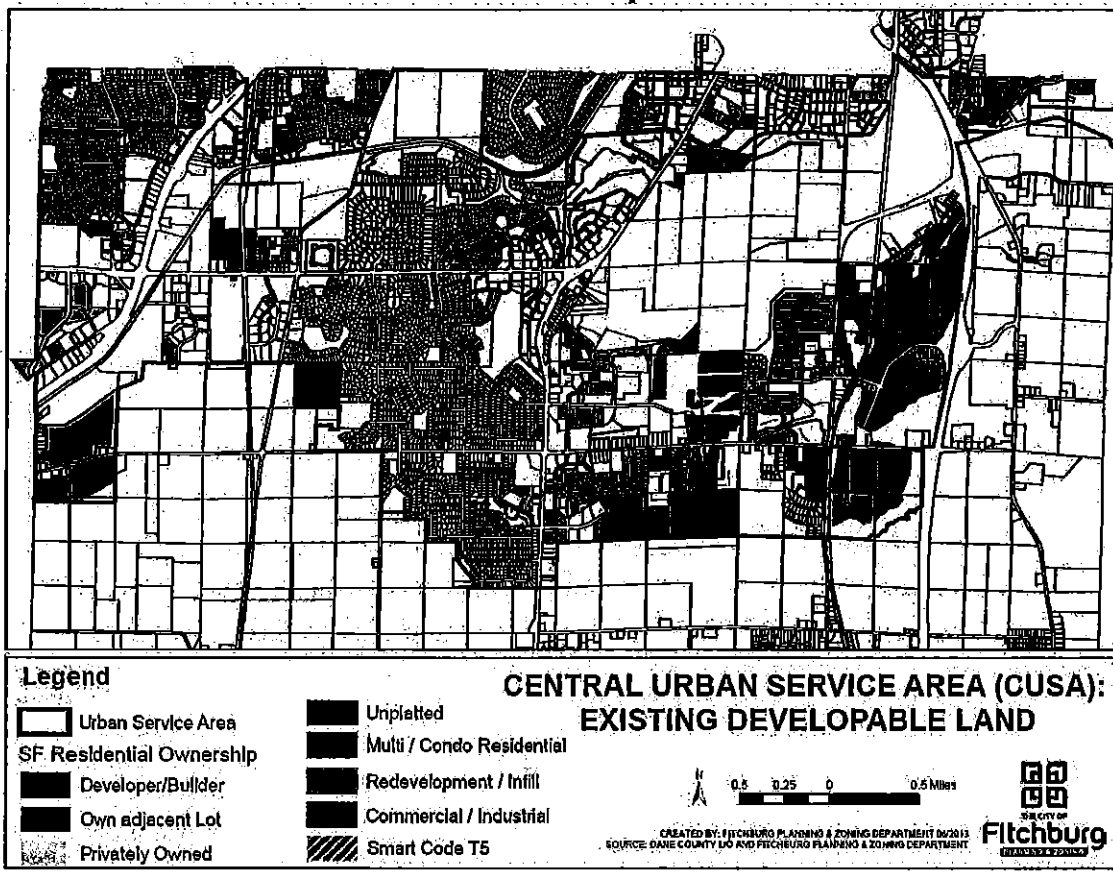
The City currently has four redevelopment/infill areas within the CUSA, totaling approximately 140 acres, as follows, 1. – 4.:

1. Orchard Pointe, located in the western portion of the City, just south of McKee Road: This area was reclaimed from a former quarry and platted and is planned for commercial retail and business uses, with a small portion of the area planned for mixed-use.

2. The northeast corner of the City along Rolfsmeyer Drive, in close proximity to the City of Madison: This area formerly consisted of a mixture of businesses and large residential lots. This area is designated as a Tax Incremental Financing District (TIF) and is planned for future industrial uses.
3. The Traceway Drive area, just west of Fish Hatchery Road: The City is in early discussions with the property owner of The Pines and The Fairways apartment complexes to develop a revitalization plan for the former Ridgewood Apartments in this area.
4. The north side of McKee Road, and mainly east of Verona Road, as identified in the City’s Arrowhead Redevelopment Plan adopted by the Council on October 11, 2012: In accordance with the Plan, the City will be installing a street from McKee Road to Verona Road to provide redevelopment/infill opportunities in the area.

Map 2 identifies available developable land with the City’s CUSA.

Map 2: City of Fitchburg: Central Urban Service Area (CUSA): Available Developable Land



NORTHEAST NEIGHBORHOOD

Location

The Amendment Area encompasses approximately 924 acres or 1.4 square miles. The northern boundary of the Amendment Area abuts developed lands within the City of Madison, extending for

approximately 0.9 miles, just north of East Clayton Road. The southern boundary of the Amendment Area abuts agricultural lands within the City of Fitchburg, extending for approximately 0.9 miles, paralleling Lacy Road. The western boundary of the Amendment Area abuts the CUSA and parallels U.S. Highway 14, extending for approximately 1.8 miles, with the majority of abutting land either developed or platted. The eastern boundary of the Amendment Area runs coincident with the City of Fitchburg’s eastern border and Larsen Road extending for approximately 1.7 miles, abutting agricultural lands in the Towns of Dunn and Blooming Grove.

Land Use

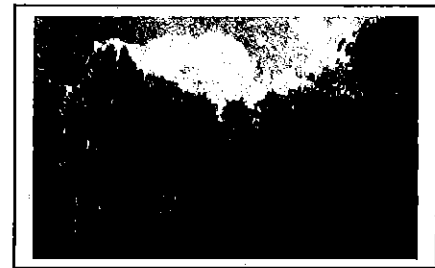
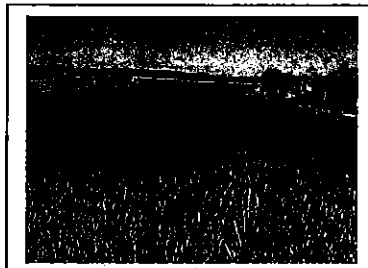
Existing land use in the Amendment Area is primarily agricultural with smaller areas containing single-family residences, woods, and wetlands. Table 2 identifies existing land use in the Amendment Area.

Table 2: Northeast Neighborhood: Existing Land Use

Land Use Type	Acres	Percent	Acres to be in Environmental Corridor
Residential including Rural Development	155.5	16.8%	6.7
Commercial	1.2	0.1%	0.2
Institutional	0	0.0%	0
Mixed Use	0	0.0%	0
Agriculture	577.5	62.5%	30.7
Right of Way	39.7	4.3%	1.0
Wetland	135.3	14.6%	135.3
Open Space/Green Space	14.8	1.6%	99.6
Undetermined	0	0.0%	0
Total	924.0	100.0%	273.5

Source: City of Fitchburg Planning and Zoning Department – 2013

Agriculture accounts for the largest existing land use in the Amendment Area at approximately 578 acres (62.5%), with Residential (Rural) accounting for the next largest land use at approximately 156 acres (16.8%). A total of approximately 274 acres of the Amendment Area are proposed to be in Environmental Corridor (lands buffering Wetlands), with Wetlands entailing a majority of this acreage at approximately 135.



Land Ownership

Approximately 95 tax parcels comprise the Amendment Area, owned by approximately 59 landowners. Fitchburg Lands, L.L.C. is the largest landowner in the Amendment Area, owning approximately 246 acres in the east-central portion of the Area. Other large landowners in the Amendment Area include Duane Osborn owning approximately 85 acres in the southwest portion of the Area, Robert Uphoff owning approximately 59 acres in the northeast portion of the Area, Dane County owning approximately 67 acres in the northern portion of the Area, Michael Croft and Sonjia Short owning approximately 54 acres in the southwest portion of the Area, and Alan and Deborah Henke owning approximately 49 acres in the southeast portion of the Area.

Environment

Ecological Habitat, Wetlands, and Environmental Corridors

The Amendment Area's ecological habitat is common to South-Central Wisconsin. A dry mesic forest community with a mature oak canopy is located in the Amendment Area, containing a moderate to low quality floristic community that is being intruded upon by non-native plant species. This wooded area, in conjunction with the Dane County Nine Springs E-Way corridor to the north, offers a large tract of diverse wildlife habitat.

A wetland is located in the northeastern portion of the dry mesic forest community. The wetland boundaries were delineated by the Wisconsin Wetland Inventory in addition to Natural Resources Consulting, Inc. A perennial natural spring identified in the northern portion of the dry mesic forest community may contribute to the base flow of a perennial/intermittent waterway extending northeast into the wetland area.

Additionally, a wetland categorization was conducted on the Pasley property, located south of Goodland Park Road, by Biologic Environmental Consultants, LLC. This categorization describes this wetland as a sedge meadow with some small inclusions of fresh (wet) meadow. This wetland complex was considered to be in very good condition with a good complement of native wetland species, very few invasive species, and requiring only a limited amount of targeted management to ensure its viability. The wetland categorization also stated the following regarding the Pasley property, "Although not observed during the site visit, it's possible that a portion of the wetland may be a rare and unique type of wetland called a calcareous fen." Similarly, other inventories have shown calcareous fens to exist to the west of the Amendment Area in the Town of Dunn.

Wetlands identified in the Amendment Area are as follows, 1. – 7.:

1. The Dane County Nine Springs E-Way located at the northern boundary of the Amendment Area;
2. A wooded wetland south of East Clayton Road;
3. A disturbed/farmed wetland north of Goodland Park Road and just west of Larsen Road;
4. A wetland immediately north of Goodland Park Road;
5. The Swan Creek wetlands located at the southern boundary of the Amendment Area (These wetlands and their related buffers, from U.S. Highway 14 east to the eastern City boundary, are designated in the *Dane County Parks and Open Space Plan 2006–2011* as a Natural Resource Area Boundary);

6. A disturbed/farmed wetland located just east of County Highway MM, north of Lacy Road;
7. A wetland located between U.S. Highway 14 and County Highway MM, north of Lacy Road;

Land within variable distances around wetlands, streams, and drainageways in the Amendment Area is designated as Environmental Corridors (hereafter “EC”) and identified as follows, 1. – 9.:

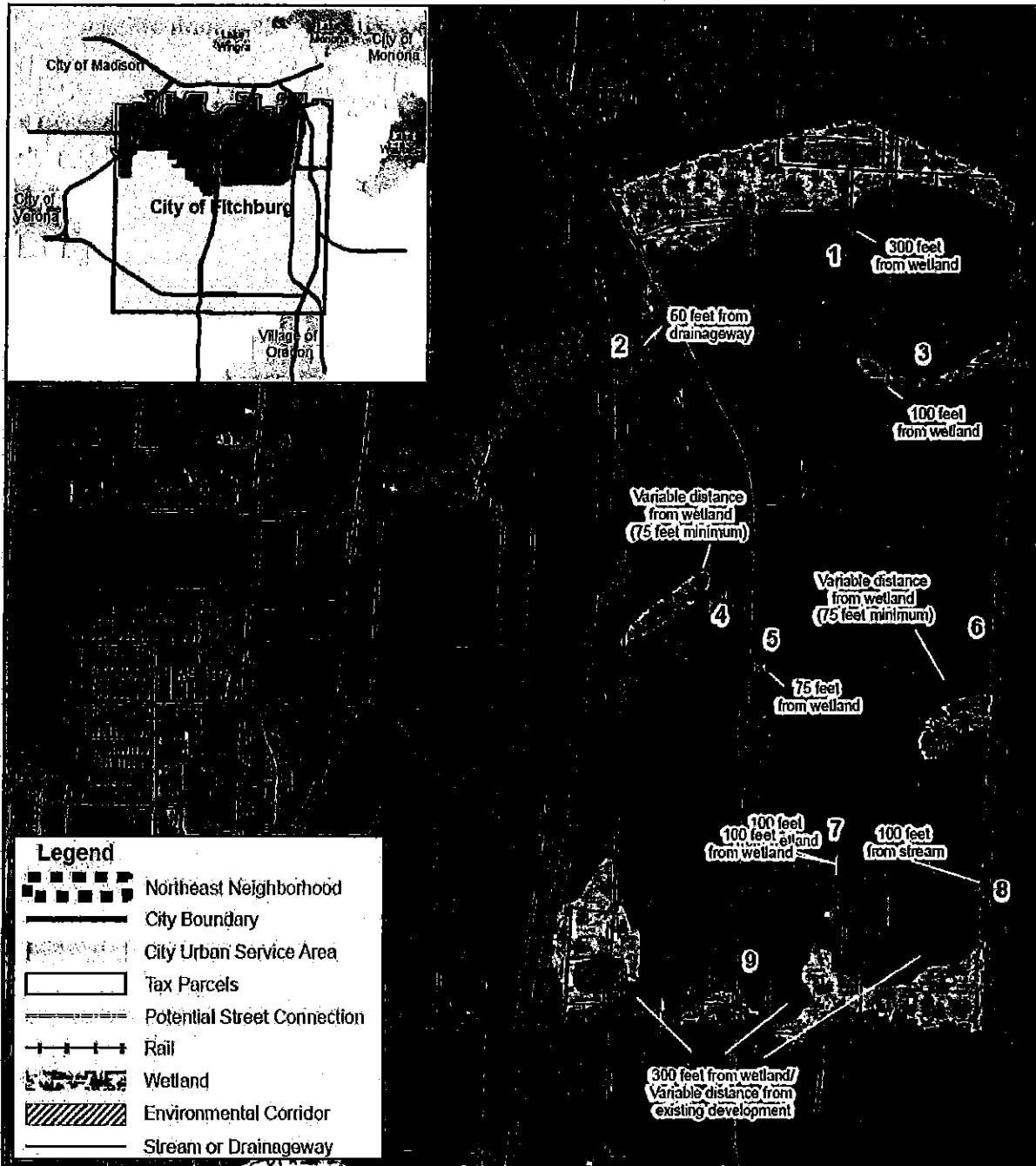
1. A 300-foot buffer around the Dane County Nine Springs E-Way located at the northern boundary of the Amendment Area;
2. A 50-foot buffer around drainageway located just south of East Clayton Road, west of U.S. Highway 14;
3. A 100-foot buffer around the wooded wetland south of East Clayton Road;
4. A varying distance (75-foot minimum) buffer around the isolated wetland located between U.S. Highway 14 and County Highway MM;
5. A 75-foot buffer around the disturbed/farmed wetland located just east of County Highway MM;
6. A 75-foot buffer on the west side, and an expanded buffer on the north and south sides to provide an area equivalent to that of a 300-foot buffer, around the disturbed/farmed wetland north of Goodland Park Road and west of Larsen Road;
7. A 100-foot buffer around the wetland immediately north of Goodland Park Road;
8. 100-foot buffer around the stream located adjacent to Goodland Park Road;
9. A 300-foot, and varying distance from existing residential parcels, buffer around the Swan Creek wetlands located at the southern boundary of the Amendment Area (These wetlands and their related buffers, from U.S. Highway 14 east to the eastern City boundary, are designated in the *Dane County Parks and Open Space Plan 2006–2011* as a Natural Resource Area Boundary);

The location of wetlands and EC predicated the location and type of other proposed land uses within the Amendment Area. Development within these areas is to be prohibited unless it is consistent with CARPC standards and requirements, the City’s Comprehensive Plan, and subject to and in accordance with any required approvals by relevant City committees and commissions. Efforts are to be undertaken to restore and maintain these areas in their natural state.

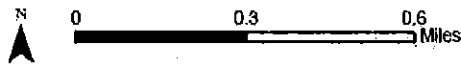
Map 3 identifies wetlands* and EC* in the Amendment Area, with the numbers on the map corresponding to the numbers as identified for the EC above.

**Wetland boundaries have not been formally delineated with State of Wisconsin Department of Natural Resources concurrence. As such, the City will require formal wetland delineation at the time of any proposed development, with the respective environmental corridors in Map 3 potentially modified to reflect application to the formal wetland delineation.*

Map 3: Northeast Neighborhood: Wetlands and Environmental Corridors



NORTHEAST NEIGHBORHOOD: WETLANDS AND ENVIRONMENTAL CORRIDORS



CREATED BY: FITCHBURG PLANNING & ZONING DEPARTMENT 12/2013
SOURCE: DANE COUNTY LID AND FITCHBURG PLANNING & ZONING DEPARTMENT



Habitat diversity within the Amendment Area is deteriorating due to encroachment of non-native species, affecting the numbers of species the habitat can support. Future habitat maintenance and restoration will assist in maintaining the diverse wildlife species within the Amendment Area. Significant habitat restoration potential exists but could prove challenging due to the invasive plant species and segmented land ownership pattern.

Endangered, Threatened, and Special Concern Species

Early in the initial planning process, the DNR Bureau of Endangered Resources, along with the State of Wisconsin Natural Heritage Inventory (NHI), undertook an analysis of the Amendment Area, and adjacent and proximate lands (hereafter “Study Area”), to identify any Threatened, Endangered, and Special Concern Species within the Study Area.

As a result of the analysis, three endangered vegetative species were documented in the Study Area, the wetland communities calcareous fen, shrub-carr, and southern sedge meadow. Based on the common species found in each of these communities, and the inventory of understory species in the Study Area, the analysis did not indicate that any of the these endangered wetland communities are located in the Amendment Area. The Pasley property at the south end of the amendment area has sedge meadow and fresh meadow wetland communities. Although not observed, the biologist engaged by Mr. Pasley noted that a portion of the wetland may be a calcareous fen.

Additionally, analysis of historical records of rare species known to occur in the vicinity of the Amendment Area indicated a possible existence of eleven rare plant species, if appropriate habitat to support these species exists. A comparison of the plant species database and the inventory of understory species in the Amendment Area indicate that none of the rare plant species are present in the Amendment Area. The DNR notes in their analysis that “the lack of additional known occurrences does not preclude the possibility that other endangered resources may be present.” The DNR further notes that “absences of an NHI occurrence in a specific area should not be used to infer absence of rare species.” Thus, even though rare and endangered species were not identified in the understory inventory of the Amendment Area this does preclude the presence of an endangered or threatened species in the Area. In 2013, a wetland survey by CARPC staff noted the presence of calciphile plants east of the amendment area which are indicators of a calcareous fen.

Cultural Resources

In accordance with the Northeast Neighborhood Plan, no known historic or archeological resources are located in the Amendment Area.

III. FUTURE CONDITIONS

This Element provides an analysis of land use demand in the City and also desired future conditions in the Northeast Neighborhood including land use, development phasing, and urban services to be provided by the City and other entities. Urban services include but are not limited to sanitary sewer, water, storm water management and erosion control, transportation, police/fire/emergency medical, parks/open space, and public school systems.

CITY LAND USE DEMAND

The City utilized housing and employment projections formulated by the Dane County Regional Plan Commission in 2003, along with general City goals and policies for community development as stated in the Comprehensive Plan, to forecast land use demand in the City for a twenty-year period (2010-2029).

Table 3 identifies a projection of land use demand in the City from 2010 – 2029.

Table 3: City of Fitchburg: Land Use Demand Projection: 2010 - 2029

	Years				
	2010-2014	2015-2019	2020-2024	2025-2029	2010-2029
Residential Units	1,123	1,138	959	951	4,171

Land Use Type	Years and Acres				
	2010-2014	2015-2019	2020-2024	2025-2029	2010-2029
Residential	160	163	137	136	596
Business/Industrial/Commercial	69	70	79	79	297
Communication/Utility/Institutional	11	12	12	12	47
SUB-TOTAL	240	245	228	227	940
Streets	52	51	58	57	218
Storm water	9	11	13	12	45
Parks and Recreation	74	68	76	79	297
TOTAL	375	375	375	375	1,500

	Years and Acres				
	2010-2014	2015-2019	2020-2024	2025-2029	2010-2029
Agriculture/Vacant Land	15,565	15,190	14,815	14,440	1,125

Source: Dane County Regional Planning Commission and City of Fitchburg Planning and Zoning Department – 2013

The City is projecting an additional 4,171 residential units in the City from 2010 – 2029. Utilizing an average net density of approximately 7 units per acre, and given the aforementioned unit projection, residential land uses will account for 596 acres in the City from 2010 – 2029.

The City projects 297 acres for business, industrial and commercial land uses from 2010 – 2029. This projection is based on Floor Area Ratios (FAR) of approximately 0.33. These land uses are extremely variable, dependent on various market conditions and demands. As such, if higher FAR are evident less acreage is likely to be used whereas if lower FAR are evident more acreage is likely to be used.

If the Amendment Area is approved for inclusion in the CUSA, approximately 330 – 360 acres (excluding Environmental Corridor including Wetland, Open Space, and Green Space and existing Residential, Commercial, Agriculture, and Right of Way uses) would be added to the CUSA as developable land. This acreage equates to approximately 5 years of development, in accordance with aforementioned City land use policy. This acreage is in accordance with the projected land use demand (1,500 acres total) in the City from 2010 – 2029 identified in Table 3.

The City is concurrently applying to bring the North Stoner Prairie Neighborhood into the CUSA, with the Neighborhood consisting of approximately 276 developable acres. If the application to bring the

North Stoner Prairie Neighborhood into the CUSA is approved, an additional 257 acres would be available for development. **If the North Stoner Prairie Neighborhood is approved for inclusion in the CUSA, approximately 257 acres (excluding Environmental Corridor and existing Park, Open Space, Residential, and Right of Way uses) would be added to the CUSA as developable land.** This acreage equates to approximately 3.5 years of development, in accordance with the aforementioned City land use policy. This acreage is in accordance with the projected land use demand (1,500 acres total) in the City from 2010 – 2029 identified in Table 3.

NORTHEAST NEIGHBORHOOD

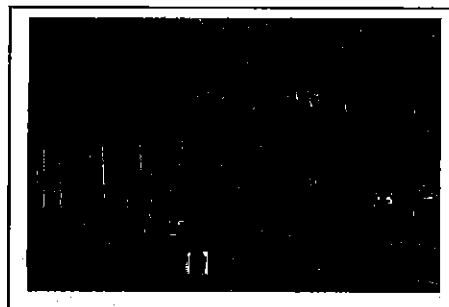
Land Use

The Northeast Neighborhood Plan's Land Use Element identifies the desire for a walkable* neighborhood consisting of a variety of compatible land uses that preserve and enhance the Neighborhood's environmental resources. Future land uses in the Neighborhood Plan are generally categorized as follows, 1. – 8.:

1. Residential;
2. Commercial;
3. Institutional;
4. Mixed Use;
5. Agriculture;
6. Right of Way
7. Wetland, Open Space, and Green Space;
8. Undetermined;

Future land uses were designated within the Amendment Area after an analysis of factors including transportation access, land owner interests, impact upon environmental resources, and compatibility with and impact upon adjacent and proximate land uses. The land uses identified in the Neighborhood Plan will allow for the preservation and restoration of environmental resources within the Amendment Area and mitigate land use change impact upon adjacent and proximate resources and lands.

Table 4 identifies a projection of future land uses and associated information in the Amendment Area.



**All newly constructed public streets, with the exception of cul-de-sacs, require sidewalks, per City Ordinance.*

Table 4: Northeast Neighborhood: Future Land Use

Future Land Use Type	Future Acres	Future Percent	Future Acres to be in Environmental Corridor	Number of Future Residential Units	Existing Acres
Residential	289.1	31.3%	5.7	944-1,570	155.5
Existing not to include Rural Development	98.8	10.7%			
R-1: Minimum Average 5 dwelling units/acre	134.1	14.5%		477-763	
R-2: Minimum Average 10 dwelling units/acre	56.2	6.1%		401-641	
Commercial ((Existing Commercial, Business Park, Office, Limited Retail, and Services, Retail and Mixed-Use)	64.5	7.0%	1.2		1.2
Institutional	12.7	1.4%			0
Mixed Use	23.4	2.5%		66-166	0
Agriculture	69.3	7.5%	30.4		577.5
Right of Way	69.6	7.5%	1.0		39.7
Wetland	135.3	14.6%	135.3		135.3
Open Space	32.3	3.5%	1.2		89.8
Green Space	217.6	23.5%	98.7		
Undetermined	10.2	1.1%			0
Total	924.0	100.0%	273.5	944-1,570	924.0

Source: City of Fitchburg Planning and Zoning Department – 2013

The following identifies the Amendment Area's future land uses in further detail.

Residential

Approximately 289 acres (31.3%) within the Amendment Area are designated for future residential uses.

A variety of residential uses are planned in the Amendment Area including Low-Density Residential (R1), Medium to High-Density Residential (R-2), and Mixed Use. R1 development is characterized by single-family residences on small lots at a minimum average density of five residential units per acre. R2 is characterized by single-family and multiple-family residences at a minimum average density of ten residential units per acre. Mixed Use areas are characterized by a variety of compatible land uses in close proximity to one another, including multi-story buildings with retail or service uses on the first floor and residences or offices uses located above. Mixed Use may also include a horizontal mix of land uses consisting of single uses in separate but adjacent buildings, provided that the uses/buildings are integrated within a comprehensive development plan. Typical Mixed Use developments in the City range from eight to twenty residential units per acre.

944-1,570 residential units are anticipated in the Amendment Area, with 477-763 units in R1, 401-641 units in R2, and 66-166 units in Mixed Use-Residential.

A swath of lands planned for R1 and R2 run diagonally through the Amendment Area, from the Area's southwest corner to its northeast corner, both east and west of County Road MM, and northwest and southeast of Lacy Road. Mixed Use is planned in the Amendment Area west of County Highway MM, north of the Lacy Road/U.S. Highway 14 interchange.

Commercial (Existing Commercial, Business Park, Office, Limited Retail, and Services, Retail, and Mixed-Use)

Approximately 65 acres (7.0%) within the Amendment Area are designated for future Commercial uses.

A variety of uses comprise the Commercial designation in the Amendment Area including Existing Commercial, Business Park, Office, Limited Retail, and Services, Retail, and Mixed Use. Use of the Existing Commercial site will maintain a low intensity so as to not drastically impact the function and integrity of a nearby Environmental Corridor. The Business Park use is intended to be a mixture of professional offices, specialized manufacturing, or other non-nuisance light industrial uses. Office and commercial service designations within the Business Park are to provide at least a 50% FAR, if not greater, although specialized manufacturing and non-nuisance light industrial uses will be considered at not lower than 25% FAR. The principles of conservation design should be applied to the Business Park area, striving for a density of at least 0.5 FAR (using the LEED-Neighborhood Design definition). Additionally, Business Park design should respect the Environmental Corridor at its southern end and incorporate it into the overall site use.

The Existing Commercial site is located at the intersection of Lacy Road and County Highway MM, within the Swan Creek Environmental Corridor. The Business Park site is located west of County Highway MM, in the northwest portion of the Amendment Area. The Business Park site will pose development challenges as much of the site historically served as a borrow pit for U.S. Highway 14 and has served as a clean fill site for the past 30 years. The fill was not engineered which poses issues for underground public utility construction, and potentially building construction. The Office, Limited Retail, and Services sites are located along County Highway MM and East Clayton Road, at the entrance to the Amendment Area. The Retail site is located immediately south of the Lacy Road/U.S. Highway 14 interchange, immediately adjacent to the planned R2 and Institutional use sites. Mixed Use areas are planned in the Amendment Area both east and west of County Highway MM, north of the Lacy Road/U.S. Highway 14 interchange.

Institutional

Approximately 13 acres (1.4%) within the Amendment Area are designated for future Institutional uses. Institutional uses typically include land and facilities owned by a municipality, school district, or non-profit entity that provide services for residents such as government administration buildings, police/fire stations, schools, places of worship, parks, playgrounds, and wells.

Two areas are identified for Institutional uses in the Amendment Area. The first area is a City-owned parcel at the northeast corner of County Highway MM and Goodland Park Road. There are no current plans for this area. If this land is sold, its land use designation may change to accommodate the buyer, however any proposed use would also need to accommodate surrounding uses. The second Institutional use area is south of the Lacy Road/U.S. Highway 14 interchange. This area cannot be serviced by gravity flow sewers, and lift stations are not allowed in the City. Thus, it is anticipated that the City will require the site to be serviced by a single private grinder pump.

Mixed Use

Approximately 23 acres (2.5%) within the Amendment Area are designated for future Mixed Use of which approximately 12 acres each are designated for Business/Commercial and Residential land uses. Mixed Use areas are characterized by a variety of compatible land uses in close proximity to one another including multi-story buildings with retail or service uses on the first floor and residences or offices uses

located above. Typical Mixed Use developments in the City range from eight to twenty residential units per acre.

As previously stated, between 66-166 housing units are anticipated in Mixed Use areas.

Mixed Use areas are planned in the Amendment Area both east and west of County Highway MM, north of the Lacy Road/U.S. Highway 14 interchange. The Mixed Use area on the east side of County Highway MM is envisioned as the focal point of the neighborhood, consisting of commercial uses with adjacent green space and a surrounding residential density supportive of said uses.

Agriculture

Agriculture use is designated for approximately 69 acres (7.5%) of land in the Amendment Area, located in the northern portion of the Area north of East Clayton Road. The Agriculture use was designated for this area to continue the pastoral setting for this portion of the Nine Springs E-Way and wetland complex. Additionally, the large lot single-family land use south of East Clayton Road will remain, further enhancing the pastoral feel of this area. Furthermore, the private landowner of the area designated for Agriculture use preferred this designation. Finally, the inclusion of this area in the urban service area sets a logical and easily describable urban service area boundary.

Right of Way

Right of Way uses are designated for approximately 70 acres (7.5%) of land in the Amendment Area. These uses will service the various other land uses in the Amendment Area and are or will be located accordingly.

Wetland, Open Space, and Green Space

Wetland, Open Space, and Green Space account for approximately 135 acres (14.6%), 32 acres (3.5%), and 218 acres (23.5%) respectively within the Amendment Area (EC account for approximately 274 acres (29.6%) of the Amendment Area, with approximately 135 of these acres in the aforementioned Wetland land use category.).

The City's Conceptual Parks and Open Space Proposal identified a large system of open space designated as "NEN Green Space" throughout the Amendment Area. These lands are intended to provide a continuous corridor of open space connecting areas of important natural, cultural, and historical resources, while also providing for wildlife movement and habitat. This land use category includes but is not limited to steep slopes, the dry mesic forest east of County Highway MM in the northern part of the Amendment Area, the Swan Creek and other EC in the southern and eastern portions of the Area, and the drumlin and related land area west of County Highway MM. NEN Green Space lands are primarily under private ownership. Portions of NEN Green Space may be subject to land use change (i.e. development), following a process detailed in the Land Use Element of the Northeast Neighborhood Plan. City staff estimate approximately 30 acres of NEN Green Space may be subject to development.

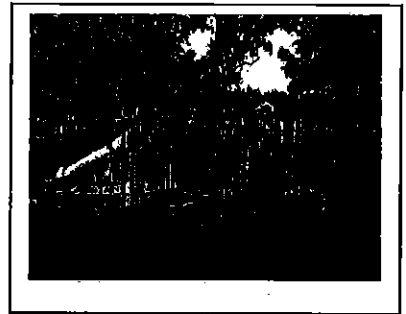
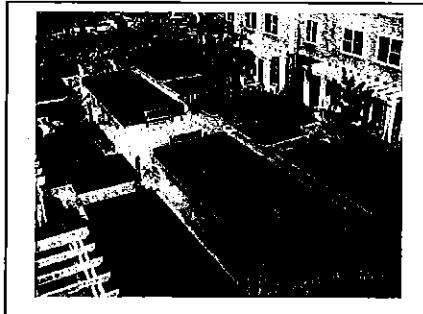
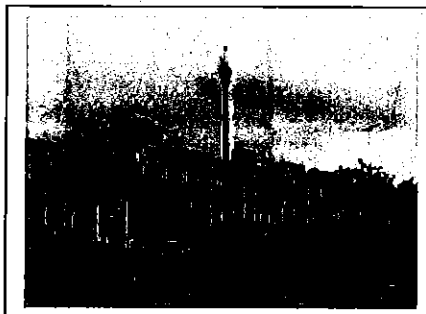
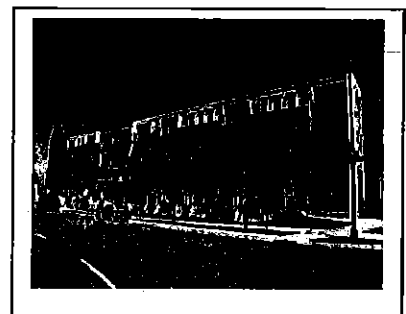
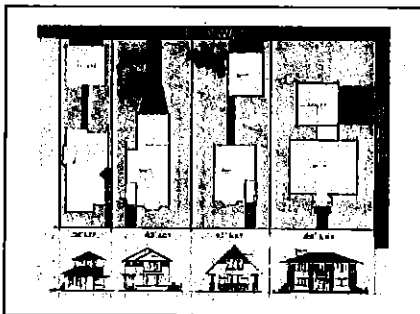
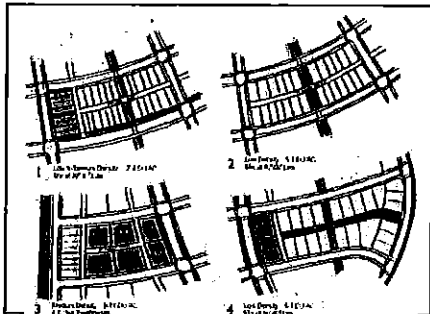
As residential development occurs within the Amendment Area, parkland will be dedicated to the City, through the parkland dedication process, as neighborhood or area parks. In accordance with the City's Land Division Ordinance, when using standard zoning, the City currently requires parkland dedication of 2,900 square feet per new residential unit. In accordance with said Ordinance, and the projected Residential land uses within the Amendment Area, approximately 66 acres of new parkland dedicated to

the City will required. However, parkland dedication may also be met though off-site dedication or payment of a fee-in-lieu of dedication.

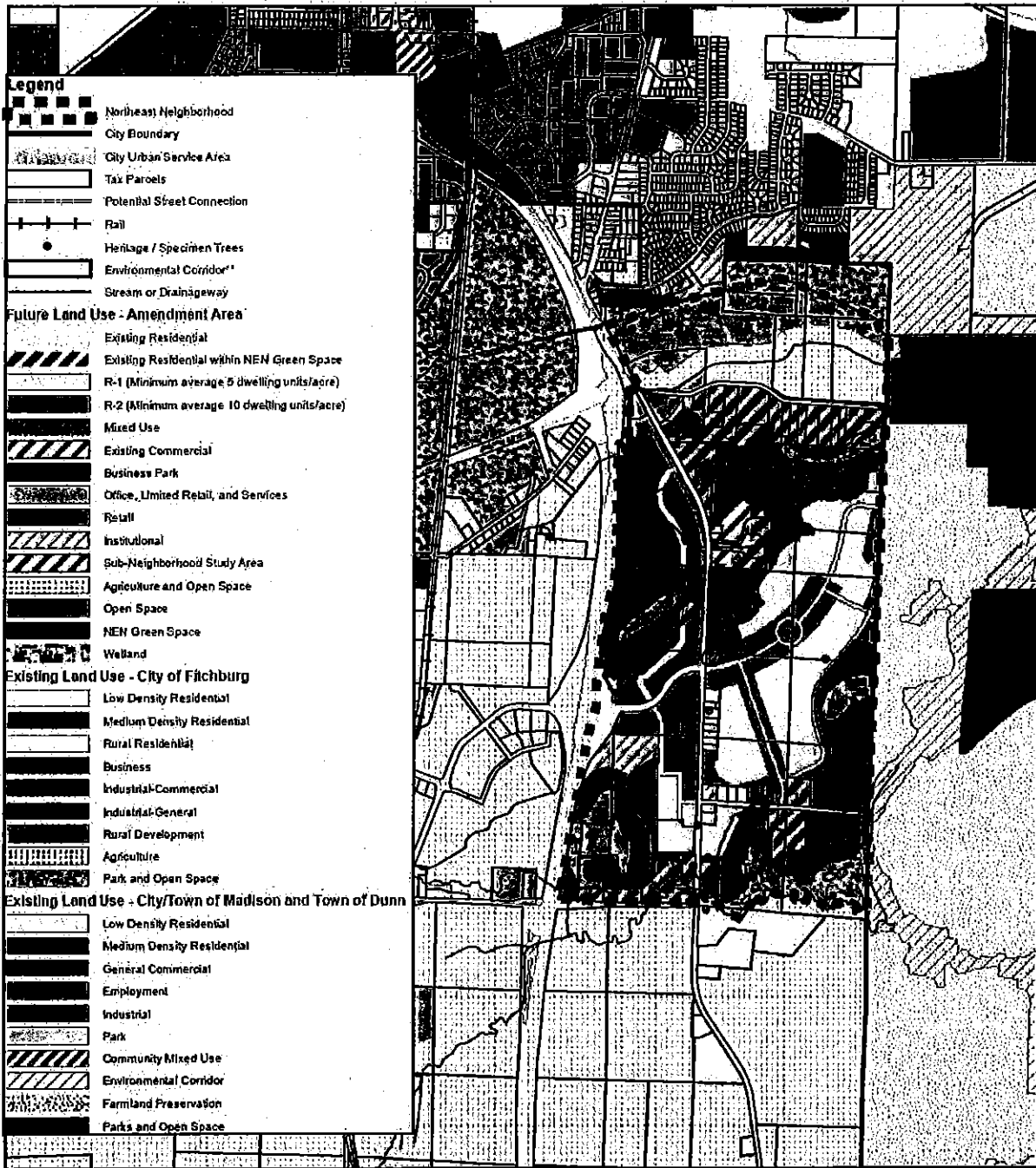
Undetermined

Approximately 10 acres (1.1%) of the Amendment Area has been designated with an Undermined land use, requiring further study to determine suitable land uses. Further study will examine natural resource issues such as topography, soils, groundcover, tree growth and water management, along with transportation and connectivity, utility, and land use relationships. Further study is to be completed by or for the owner of these lands. A Comprehensive Plan amendment is not required if the study has been approved by both the City’s Plan Commission and Common Council. The study area will not be subject to land division or land use change without said approval.

Map 4 identifies future land use (under standard zoning) in the Amendment Area and existing land use surrounding the Area. Map 5 identifies future land use (under standard zoning) in the Amendment Area and future land use surrounding the Area. Map 6 identifies the Sector Plan use for Smart Code Zoning in the Amendment Area, and future land use surrounding the Area. The City’s Smart Code Zoning District is a form-based district which offers greater development flexibility, focusing on the overlying development form and design. The Sector Plan provides guidance as to the community unit type to be used under Smart Code zoning. The Smart Code zoning district encourages development on a more “human” scale, focusing on high-quality design, walkable streets, and access to community amenities, and also provides development parameters. Developers of the Amendment Area developers may petition the City to rezone the Amendment Area from standard zoning to Smart Code zoning, at which point development would occur in general accord with the Sector Plan identified in Map 6.

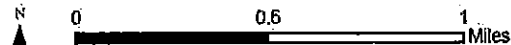


Map 4: Northeast Neighborhood: Future Land Use (Standard Zoning) and Surrounding Area Existing Land Use



NORTHEAST NEIGHBORHOOD: FUTURE LAND USE AND SURROUNDING AREA EXISTING LAND USE

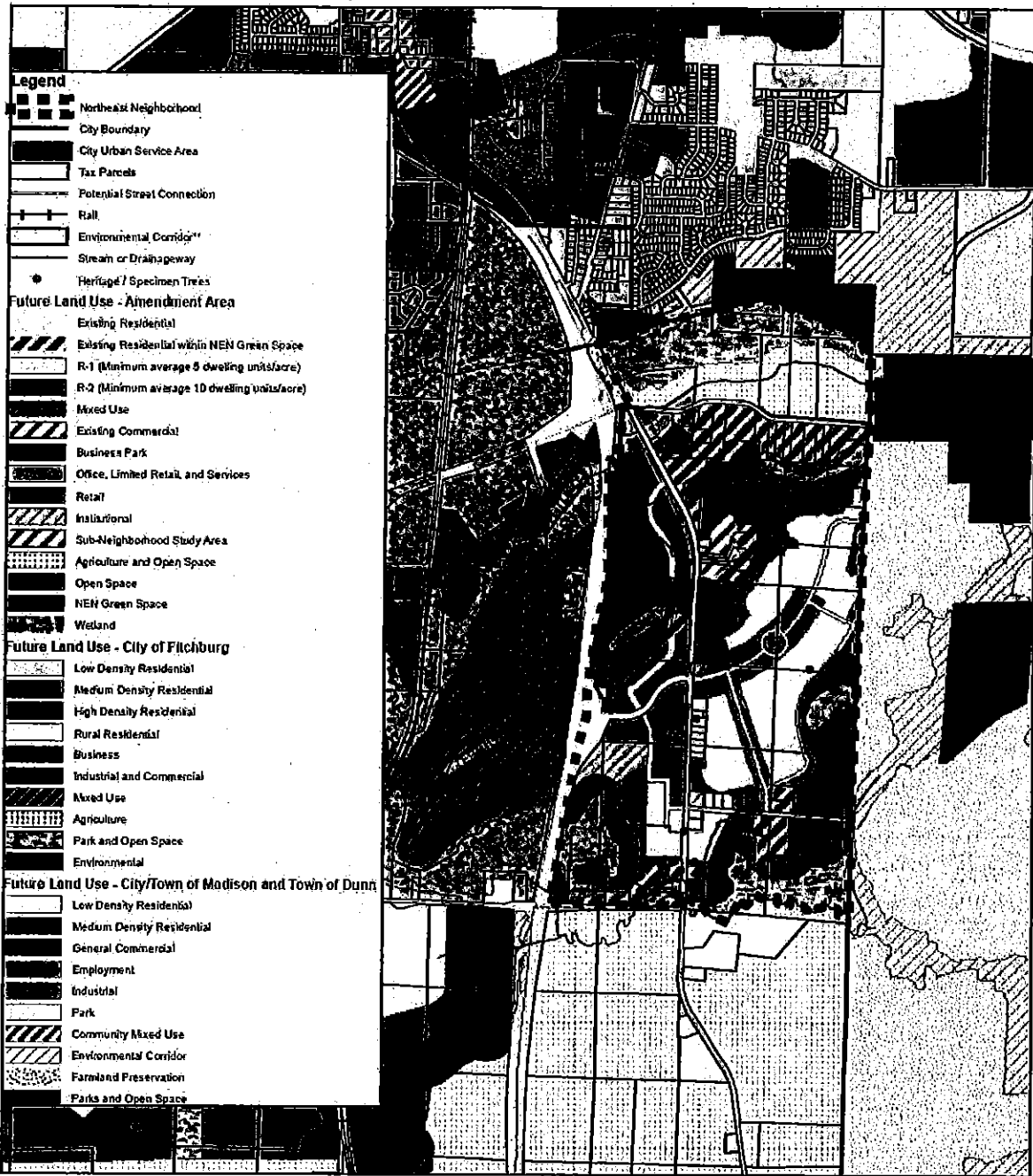
**Wetland boundaries have not been formally delineated with State of Wisconsin Department of Natural Resources (DNR) concurrence. As such, the City will require formal wetland delineation at the time of any proposed development, with the environmental corridors potentially modified to reflect formal wetland delineation.



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SOURCE: DANE COUNTY LID AND FITCHBURG PLANNING & ZONING DEPARTMENT

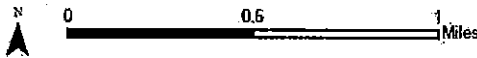


Map 5: Northeast Neighborhood: Future Land Use (Standard Zoning) and Surrounding Area Future Land Use



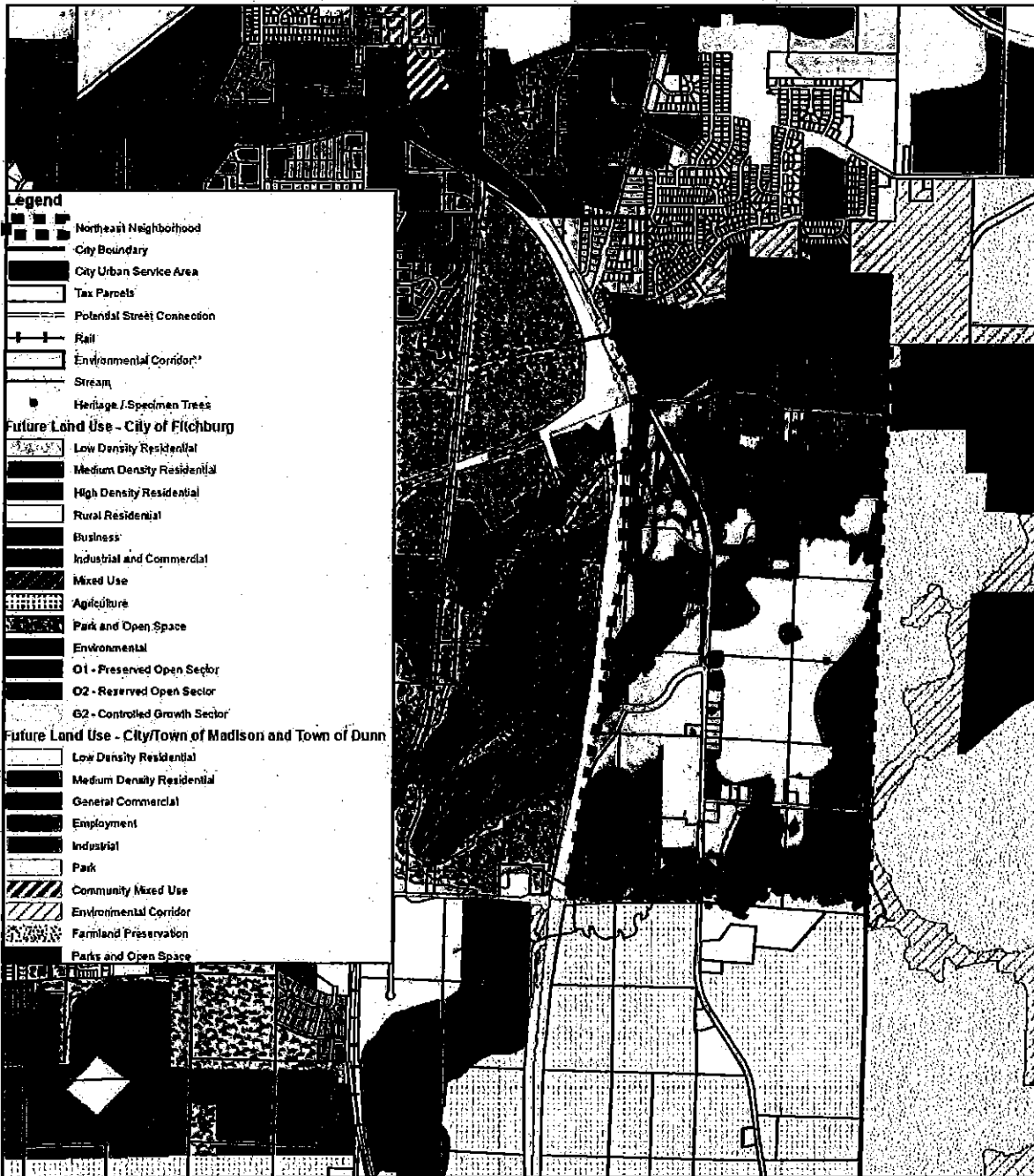
NORTHEAST NEIGHBORHOOD: FUTURE LAND USE AND SURROUNDING AREA FUTURE LAND USE

“Wetland boundaries have not been formally delineated with State of Wisconsin Department of Natural Resources (DNR) concurrence. As such, the City will require formal wetland delineation at the time of any proposed development, with the environmental corridors potentially modified to reflect formal wetland delineation.”



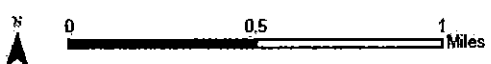
CREATED BY: FITCHBURG PLANNING & ZONING DEPARTMENT 08/2013
SOURCE: DANE COUNTY LID AND FITCHBURG PLANNING & ZONING DEPARTMENT

Map 6: Northeast Neighborhood: Future Land Use (Sector Plan - Smart Code Zoning) and Surrounding Area Future Land Use



NORTHEAST NEIGHBORHOOD: FUTURE LAND USE AND SURROUNDING AREA FUTURE LAND USE

*Wetland boundaries have not been formally delineated with State of Wisconsin Department of Natural Resources (DNR) concurrence. As such, the City will require formal wetland delineation at the time of any proposed development, with the environmental corridors potentially modified to reflect formal wetland delineation.



CREATED BY: FITCHBURG PLANNING & ZONING DEPARTMENT 08/2013
 SOURCE: DANE COUNTY LID AND FITCHBURG PLANNING & ZONING DEPARTMENT



Development Phasing

Development within the Amendment Area is proposed to be phased over time and in accordance with the Comprehensive Plan and the City's land use policies as identified in the Existing Conditions Element of this document. Development phasing attempts to balance sanitary sewer and water requirements and corresponds geographically to service areas of proposed sanitary sewer interceptors and water mains in the Amendment Area as follows:

1. Phase 1:

- *Northeast Sewer Interceptor*: Lands immediately north and south of Lacy Road and immediately east and west of County Highway MM;
- *Water Main*: Extend east on Lacy Road from the west side of U.S. Highway 14 to County Road MM;

2. Phase 2.A and 2.B:

- *Northeast Sewer Interceptor*: Lands immediately north of Goodland Park Road, south of East Clayton Road, and immediately west of Larsen Road;
- *County Highway MM Sewer Interceptor*: Lands immediately north of East Clayton Road and immediately east of County Highway MM, and lands immediately south of East Clayton Road and immediately east and west of County Highway MM,
- *Water Main*: Extend north on Syene Road from Ninebark Drive, east on West Clayton Road, and south on County Highway MM to Lacy Road (A water main loop will be built with Phase 2.A and development of Phase 2.B may proceed after this loop is completed);

3. Phase 3:

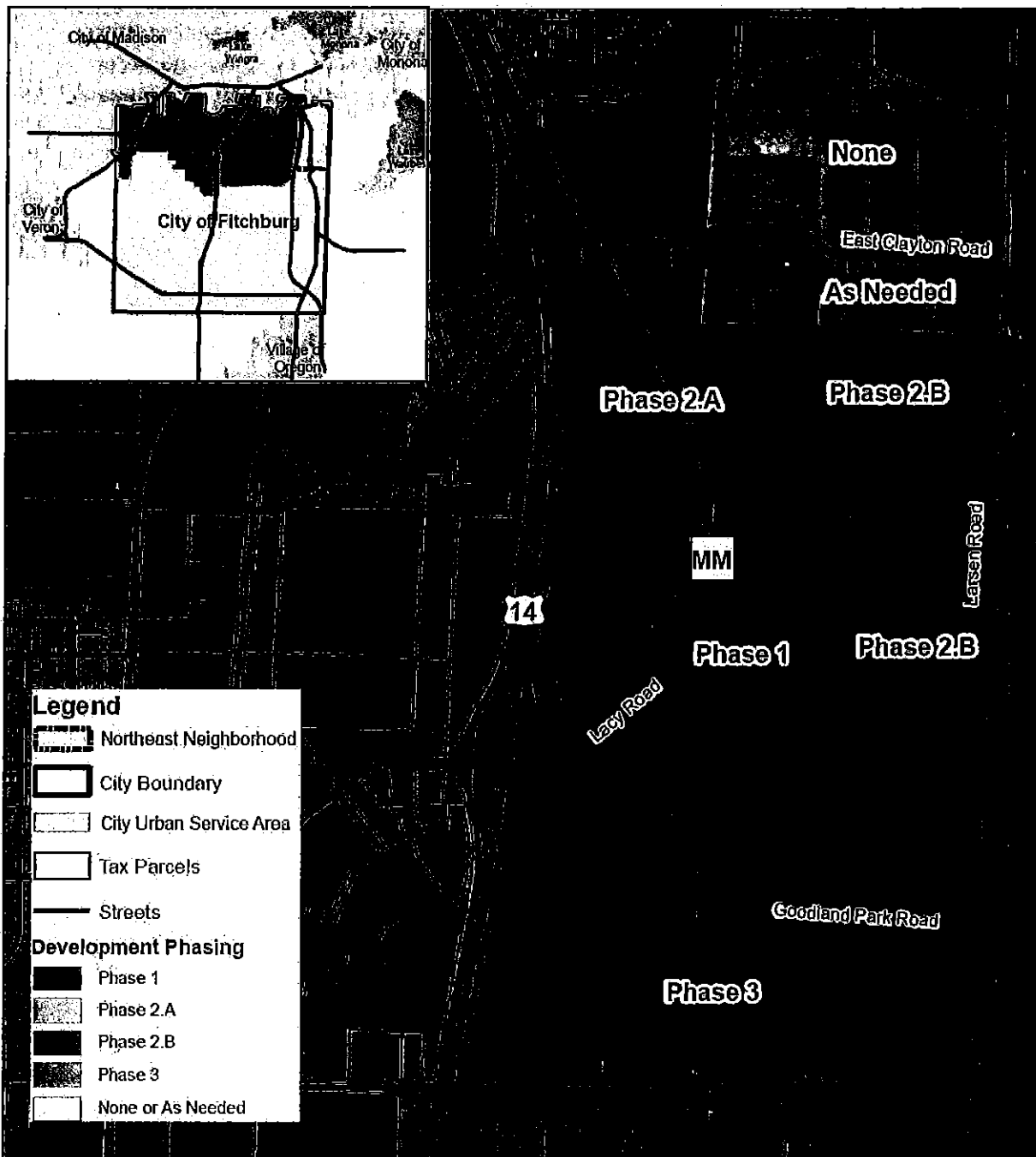
- *Northeast Sewer Interceptor*: Lands south of Lacy Road between U.S. Highway 14 and County Highway MM and lands immediately south of Goodland Park Road between County Highway MM and Larsen Road;
- *Water Main*: Extend from previously installed water mains;

4. None or As Needed:

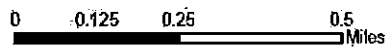
- *Northeast Interceptor*: Lands immediately north and south of East Clayton Road and immediately west of Larsen Road;
- *Water Main*: Extend from previously installed water mains;

Map 7 depicts the boundaries for each development phase in the Amendment Area.

Map 7: Northeast Neighborhood: Development Phasing



NORTHEAST NEIGHBORHOOD: DEVELOPMENT PHASING



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 SOURCE: DANE COUNTY LIO AND FITCHBURG PLANNING & ZONING DEPARTMENT



Urban Services

A full range of urban services, including various public works, police, fire and emergency medical, parks/open space, and public school system services will be provided in the Amendment Area by various City departments or other applicable entity if/when development occurs in the Area.

City Public Works Department

The City's Public Works Department provides sanitary sewer, water, storm water management, and erosion control services to residents within the CUSA. The City utilizes a Sanitary Sewer, Water, and Storm Water Utility to assist in administering these respective services.

The City's Public Works Department also develops and maintains an integrated transportation system including street design layout, street snow removal, and refuse/recycling collection. The Department contracts with a private entity to provide refuse and recycling collection to most residences in the City. City residences and businesses not covered by the aforementioned collection service are required to provide service through their own contract.

Sanitary Sewer

The Amendment Area will be serviced by the Madison Metropolitan Sewerage District (hereafter "MMSD"). The City will collect all wastewater from the Amendment Area and discharge it into MMSD's Nine Springs Valley interceptor ("NSVI") located north of East Clayton Road. The NSVI will convey all wastewater to MMSD's wastewater treatment plant located approximately 0.5 miles northeast of the Amendment Area. Average daily flow to MMSD is projected to be 366 k.g.p.d. This projection is based on the largest ratio of yearly flow billed by MMSD to yearly water sales in the past 10 years of 0.95 and the projected average daily water usage for the Amendment Area as provided in Table 5.

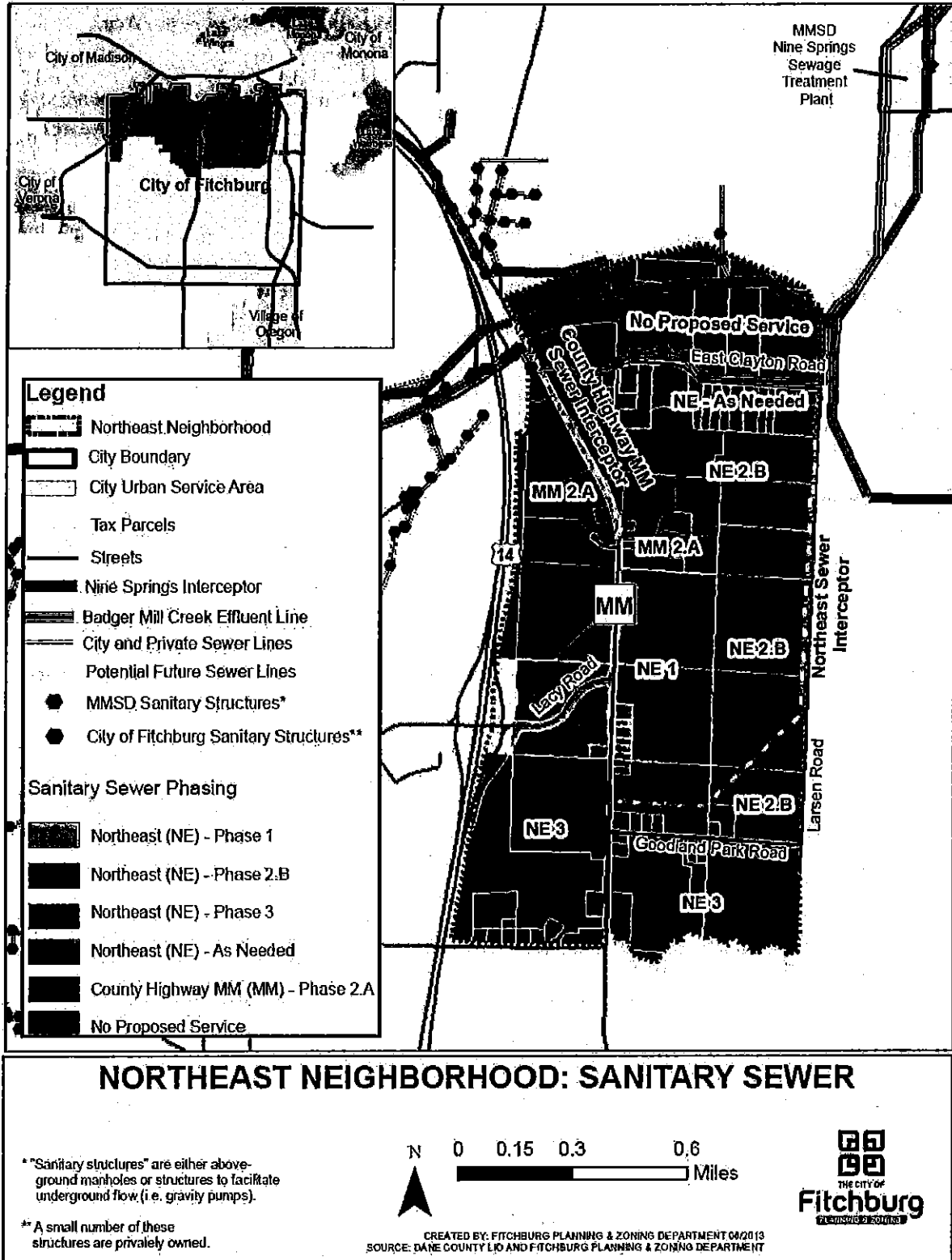
Two sewer interceptors are proposed within the City's wastewater collection system to convey wastewater from the Amendment Area to the NSVI. The City will obtain all necessary permits from the DNR, Dane County, and MMSD for all municipal sewer extensions and MMSD sewer interceptor connections. These proposed interceptors are identified as follows:

1. *Northeast Sewer Interceptor*: This interceptor will connect to the NSVI on Meadowview Road, extending west on Meadowview Road to Larson Road, continuing south on Larsen Road, and then southwest to County Highway MM and north of Goodland Park Road. This interceptor will service approximately 252 acres in the Amendment Area. Based on proposed land uses, a 12-inch interceptor will be required to collect the estimated peak wastewater flow of 1.66 c.f.s. for this area.
2. *County Highway MM Sewer Interceptor*: This interceptor will connect to the NSVI north of East Clayton Road near U.S. Highway 14, extending south along U.S. Highway 14 to Lionello Court. This interceptor will service approximately 73 acres in the northwestern portion of the Amendment Area. Based on proposed land uses, an 8-inch interceptor will be required to collect the estimated peak wastewater flow of 0.49 c.f.s. for this area.

All of the Amendment Area, with the exception of the planned Institutional land use located in the southwest portion of the Area, will be serviceable by gravity sewer. The aforementioned Institutional land use may require private grinder pumps.

Map 8 identifies existing and proposed sanitary sewer infrastructure and facilities in and within close proximity to the Amendment Area, as well as a sanitary sewer phasing plan. It is the City's intent to avoid construction of sewer service infrastructure and facilities within any wetlands.

**Map 8: Northeast Neighborhood: Urban Services:
Sanitary Sewer**



Water

The City has a groundwater supply system consisting of wells, storage facilities, booster stations and a pressure reducing station to provide water for daily usage and fire protection. The City's water distribution system currently has three pressure zones:

1. West Zone
2. East Zone
3. Northeast Zone

The Amendment Area is located within the Northeast Zone. Due to the absence of a dedicated water supply and storage facility, the Northeast Zone is currently supplied by the East Zone. Installation of future water supply and storage facilities to service the Northeast Zone will be dictated by system demands. Currently, there is not enough system demand to warrant construction of additional facilities in this zone.

Future water usage for the Amendment Area is projected at 385,000 g.p.d. at full build-out. This projection is based on current water usage rates and planned land uses in the Amendment Area and is highly variable as different business/commercial and industrial land uses have varying water needs. Peak hour water demand for the Amendment Area is projected to be 55,377 g.p.h. This projection is based on the highest maximum day and maximum hour ratios recorded in the past 10 years for the City. Maximum day ratio used is 2.04 and max hour ratio used is 1.69. Table 5 provides average daily water usage projections for each development phase identified in Map 7.

**Table 5: Northeast Neighborhood:
Projected Water Usage per Development Phase**

Development Phase	Residential Water Usage g.p.d.	Commercial/Industrial Water Usage g.p.d.	Average Daily Water Usage g.p.d.	Cumulative Peak Hourly Water Usage g.p.h.
1	100,277	20,699	120,977	17,378
2A	6039	73,167	79,206	28,756
2B	108,616	2,012	110,628	44,648
3	58,445	16,244	74,689	55,377
4	0	0	0	55,377
TOTAL	273,377	112,124	385,501	55,377

Source: City of Fitchburg Public Works Department – 2013

Due to the distance between the Amendment Area and existing water system facilities, water quality, fire flow capacity, and system reliability will be a concern during the initial phases of development. If the Amendment Area develops prior to the Uptown area to the west and the installation of additional water system supply facilities, the main extensions will need to be strategically timed and located in the Amendment Area to provide the optimum system under present conditions.

The Amendment Area is currently 1.25 miles from any water system use. The water system that will service this area is currently serviced by one dead end main on East Cheryl Parkway. The current average daily usage on this main is 74,000 g.p.d. With the continued extension of a dead-end main on Lacy Road to service the initial phase in the Amendment Area, 57 equivalent residential units will be

necessary to bring the water age down to the City’s water age goal of three days or less. For Phase 2.A and 2.B, 3.37 miles of water main will need to be installed to service the Amendment Area with a looped water system, necessitating 172 equivalent residential units to reduce the water age to three days within this system. Table 6 provides the number of equivalent residential units required to meet water ages of one, two, and three days.

Table 6: Northeast Neighborhood: Water Age

Water Age – Days	Dead-end System – Residential Units	Looped System – Residential Units
1	170	515
2	113	343
3	57	172

Source: City of Fitchburg Public Works Department – 2013

With existing water facilities, modeled fire flows range between 800 g.p.m. and 1,500 g.p.m. in the Amendment Area with one water system connection to Uptown, and between 900 g.p.m. to 2,000 g.p.m. with two water system connections to Uptown. The Amendment Area will meet the minimum fire flow requirement of 500 g.p.m. set by the Wisconsin Department of Natural Resources for municipal systems but will be less than typical industry standard fire flow requirements for many uses. These standards are as follows:

1. Single-family housing: 1,000 g.p.m.
2. Multi-family housing: 2,000 g.p.m.
3. Commercial; 2,500 g.p.m.
4. Industrial: 3,500 g.p.m.

Redundancy is important in a water system for system reliability and fire flow capacity. The extension of a long dead-end main to service the initial phases of development may impair the Utility’s ability to provide continuous service to the Amendment Area in the event of a water main break.

Ability to provide higher water quality, fire flow capacity, and system reliability will need to be balanced with each development phase. As installation of looped mains will improve reliability and fire capacity in the Amendment Area, it will decrease water quality. Similarly, as installation of storage will improve fire flow capacity, it will decrease water quality. For these reasons, development phasing plans will need to be reviewed, reevaluated, and possibly modified during development to ensure timely, effective, and efficient expansions of the water system.

Existing Well #11, located near the intersection of Lacy Road and Jones Farm Drive approximately 0.8 miles from the Amendment Area, provides water supply to the East pressure zone and could service the Amendment Area.

New water transmission mains are required to move water from Well #11 to the Amendment Area. Existing water mains are currently located to the west of U.S. Highway 14 along Lacy Road, just west of the Amendment Area, and at the westerly terminus of Ninebark Road, approximately 1 mile west of the Amendment Area. If Well #11 were to serve the Amendment Area, initially water would be provided from

the existing water main along Lacy Road, west of U.S. Highway 14. A new water main would then be constructed, routing north along South Syene Road from the existing water main at Ninebark Drive, and then northeast along West Clayton Road to County Highway MM and Lacy Road, connecting back into the existing Lacy Road water main.

Some level of development in the Uptown area is highly preferable so as to avoid construction of water transmission mains through undeveloped land. More than one water main connection to the Amendment Area is necessary to provide some redundancy in service, although water quality concerns may require only one water main for an interim period of time.

Map 9 identifies water supply infrastructure and facilities in and within close proximity to the Amendment Area.

Storm Water Management and Erosion Control

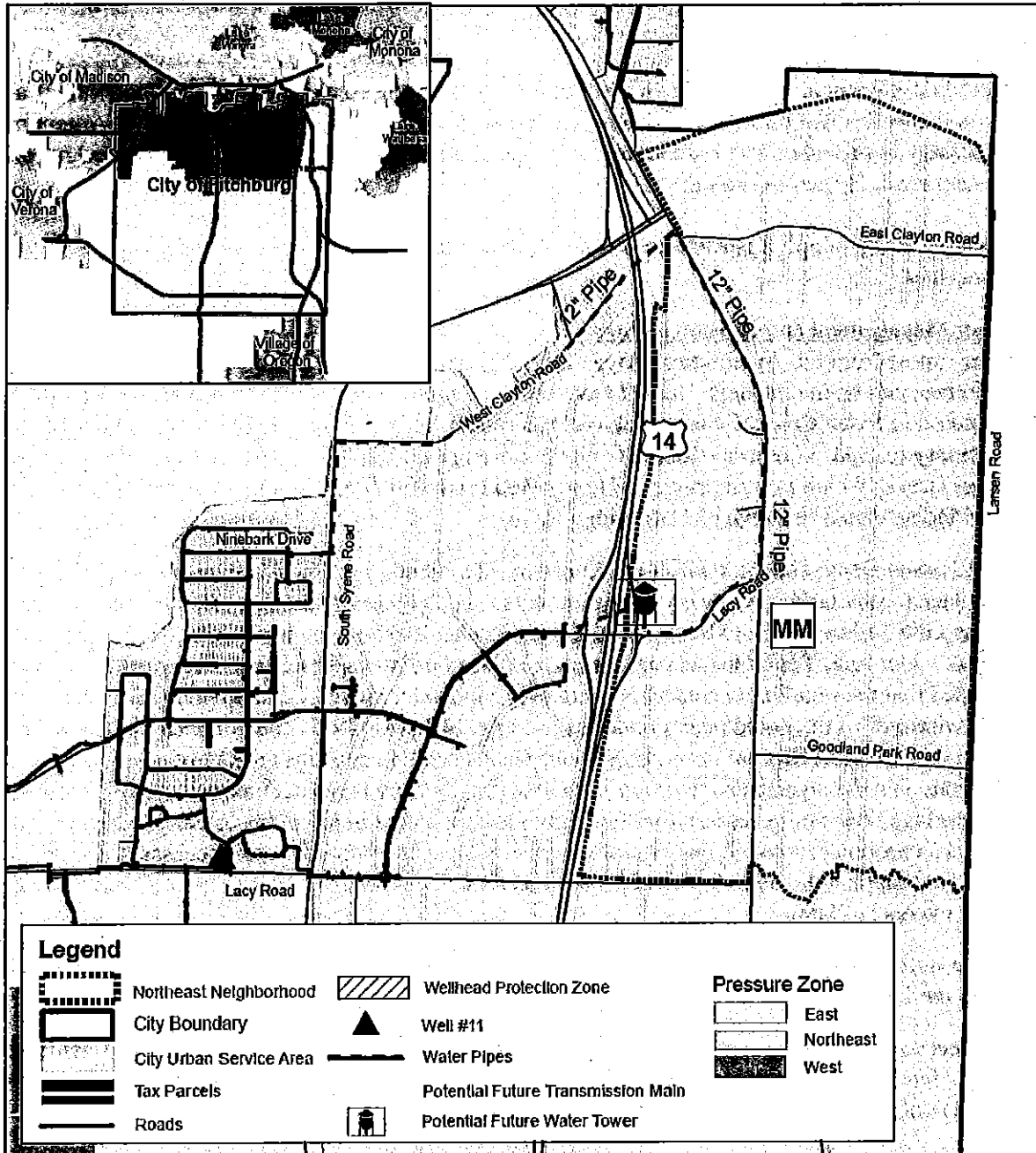
Storm water runoff from the Amendment Area drains to Lake Waubesa through a series of existing culverts, ditches, and open channels. Runoff from the southern portion of the Amendment Area drains to the south and on to Swan Creek. Swan Creek collects runoff from both the City and the Town of Dunn and is a tributary to Lake Waubesa. Runoff from the northern portion of the Amendment Area drains to Nine Springs Creek (which in turn drains to Upper Mud Lake and Lake Waubesa), passing through both the City of Madison and the Town of Blooming Grove.

Just west of Larson Road, about a quarter mile north of Goodland Park Road, storm water ponds and remains in place particularly after heavy rainfall events. The extent of ponding of this low point was located using GPS following the extreme precipitation events in the summer of 2008. This low point collects storm water runoff and that runoff remains in place until it infiltrates and evaporates. Concern has been raised that the ponding elevation will equal groundwater elevation, and hence any basements constructed within 8' of the noted peak pond elevation in 2008 will flood. The City has a number of areas where water collects that are now storm water basins and those basins are above surrounding homes, yet there is not a significant flooding issue that results from these detention basins. The ponding of surface drainage does not necessarily relate to the ground water being at that elevation. City engineers believe this is a low point in which heavy rainfall accumulates and this does not necessarily indicate the water table is at that height. Map 10 provides an indication of the water ponding levels during heavy precipitation events in 2008.

Development in the Amendment Area, as it relates to storm water management and erosion control, will be subject to the following, 1. – 5.:

1. Respect existing topography to the maximum extent possible, with environmentally sensitive areas identified and protected and development phased to avoid large grading operations that could contribute to construction sediment leaving the site;
2. Storm water management layouts will be designed to fit the existing site, with runoff generally following natural drainage patterns. Exceptions shall be made where the storm water can be redirected to avoid areas experiencing existing downstream runoff problems or where site conditions do not allow for necessary water quality or quantity reductions;
3. Post construction peak runoff rates will be kept at or below existing conditions and will not be of a volume detrimental to water quality;

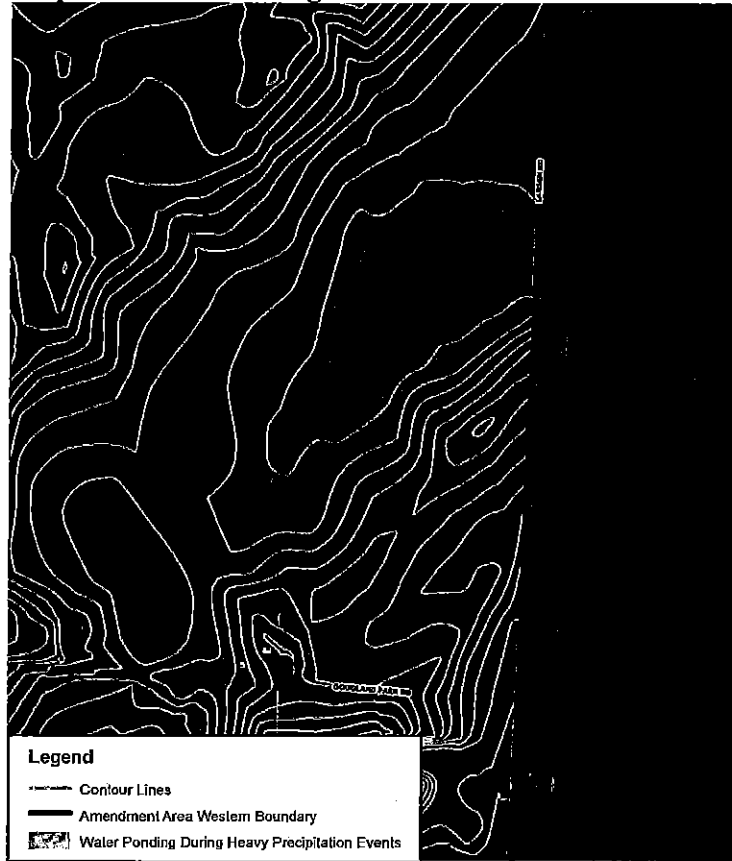
Map 9: Northeast Neighborhood: Urban Services: Water



NORTHEAST NEIGHBORHOOD: URBAN SERVICES: WATER



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SOURCE: DANE COUNTY LID AND FITCHBURG PLANNING & ZONING DEPARTMENT

Map 10: Northeast Neighborhood: Larsen Road Ponding

4. Pollutants will be removed from the storm water;
5. Clean water will be infiltrated to reduce post construction runoff volume and recharge groundwater, and prevent flooding or damage to downstream properties;

Increases in peak runoff rates are common with development, resulting from increases in impervious surfaces. To meet both DNR and City storm water ordinance requirements, peak post construction runoff rates will be restricted to pre-development rates. This will be accomplished through the use of regional or on-site storm water detention facilities along with other infiltration and recharge method.

Water that has been treated to enhance water quality or water that is considered clean (rooftop) can be infiltrated. Developers will identify, subject to City approval, the best treatments for meeting infiltration requirements based on the existing soil conditions and proposed land use, with regional or private infiltration facilities potentially utilized.

Conveyance facilities and overland flow paths will be designed to allow a variety of development alternatives while providing protection from flooding up to a minimum of a 100-year recurrence storm event. Storm water management facilities will be designed to dissipate runoff at rates that will not contribute to downstream flooding problems. Management design could involve redirecting runoff from certain basins to different drainage paths in areas where downstream flooding problems occur. Infiltration and sound planning will also contribute to smaller volumes of runoff requiring treatment and conveyed to downstream waterways.

Storm Water Management - Performance Standards

The following, 1. – 11., identify minimum storm water management performance standards for development of the Amendment Area as contained in the Northeast Neighborhood Plan (Other future policy as may be devised through applicable reviewing bodies, or ordinance or other City policy, may establish more restrictive standards for storm water management than those identified herein.).

1. Post-development peak runoff rate shall not exceed the pre-development peak runoff rate for the 1, 2, 10, and 100-year 24-hour design storm events;
2. Development sites shall maintain a recharge rate of 7.6 inches/year, or the recharge rate identified in the Wisconsin Geological and Natural History Survey (2009), under post-development conditions and maintain a post-development annual stay-on volume of at least 90% of the pre-development annual stay-on volume. This criterion is based on the desire to maintain baseflow discharge to streams and wetlands;

(While the 2007 Ruckert-Mielke Conceptual Northeast Neighborhood Storm Water Management Plan noted that 100% stay-on should be achieved, in 2010 the NEN Land Use Committee altered this requirement to the level proposed with this urban service amendment. This was accomplished for the following reasons:

- (1) Analysis conducted for Fitchburg's McGaw Neighborhood Plan demonstrated that a volume control standard of 90% *with no cap on infiltration area* will result in post-development groundwater recharge that is greater than the pre-development recharge rate indicated by the Wisconsin Geological and Natural History Survey's map of Dane County recharge rates. Meeting or exceeding current recharge rates will not decrease flow to the springs, and hence should help provide protection to any springs that may be hydraulically connected to the groundwater within the Amendment Area.
- (2) The increase in recharge that would likely result from mandating 100% stay-on infiltration volume may lead to groundwater mounding due to enhanced recharge beyond pre-development conditions and could have a negative impact on existing development to the east of the Amendment Area.

The City recognizes that neither a 90% nor a 100% stay-on infiltration volume requirement guarantees that all components of the hydrologic cycle, including evapotranspiration, will be maintained at pre-development levels.)

3. The exclusions and exemptions defined in State and County standards shall apply except that no exemptions from infiltration requirements for areas where the soil infiltration rate is less than 0.6 in/hr will apply. This criterion is based on recognition that water quality treatment and runoff volume reduction through evapotranspiration may be feasible with biofiltration systems even in areas of low-permeability soil. The maximum size of effective infiltration areas where soil infiltration rate is less than 0.6 in/hr is 4% of the total development site;
4. *Thermal Control: Reduce temperature of storm water runoff within watershed prior to discharge to creeks or similar water bodies (see asterisk on bottom of page 34);

5. Storm water infiltration and treatment Best Management Practices (hereafter “BMP”) designs shall limit ponding duration to 24 to 48 hours, a time period deemed appropriate for plant survival. This criterion is based on the importance of vegetation survival to sustainable infiltration area performance and the importance of not directing too much runoff to individual biofiltration areas;
6. Post Construction Total Suspended Solids Water Quality: Total Suspended Solids load shall be reduced by 80% based on an average annual rainfall as compared to no controls, and 60% for a five year 24 hour event;
7. Oil and Grease Control: Potential for oil or grease, first 0.5 inches of runoff treated (commercial and industrial) using the best available technology;
8. *Phosphorous: Demonstrate a reduction of existing agricultural phosphorous loading to creeks or similar water bodies by at least 50% at fully-developed, stabilized conditions (see asterisk on bottom of page 34);
9. “In-line” wet ponds in areas of perennial stream flow or spring flow should be avoided to provide thermal protection for streams during dry weather (baseflow) conditions. Baseflow augmentation through storm water infiltration practices will also provide dry weather thermal benefits. There may be certain situations where in-line ponds are the BMP;
10. Conveyance of storm water through stream and wetland buffers shall be accomplished by open, vegetated drainage swales to the extent practicable. Outfalls to water bodies shall be designed to disperse water and avoid concentrated discharges;
11. City staff shall have flexibility in reviewing and approving storm water management plans to address site-specific challenges, such as the potential for groundwater-driven flooding, unsuitable soil conditions, or limited space for storm water management facilities;

Development review procedures utilized by the City in the Amendment Area should allow for variance from the aforementioned requirements, 1. – 11., if unique site-specific issues exist, and should also allow for the evolution of design practices and future regulatory standards (An example of an appropriate variance from the aforementioned requirements is in situations where maintaining the 90% of the pre-development stay-on volume results in groundwater recharge rates in excess of 7.6 inches per year that may cause concerns about groundwater-driven flooding downgradient, in which case the City may conclude that maintaining the 7.6 inches/year recharge rate alone is an appropriate requirement.).

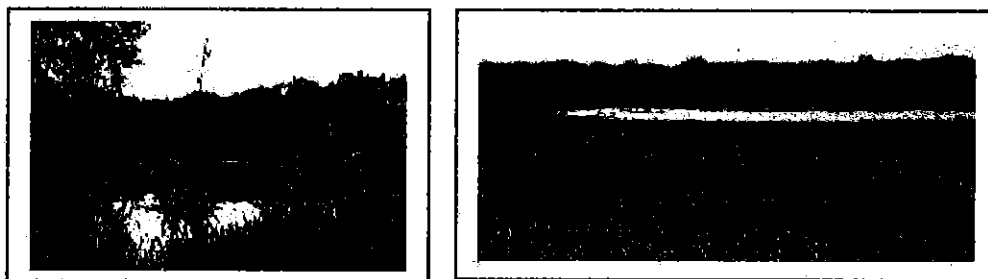


Table 7 summarizes storm water management performance issues and standards for the Amendment Area.

Table 7: Northeast Neighborhood: Storm Water Management Issues and Performance Standards

Issue	Performance Standard
Peak Discharge	Maintain pre-development peak discharge for the 1, 2, 10, and 100-year, 24-hour design storms;
Stay-on Infiltration Volume	Maintain at least 90% of the pre-development infiltration volume;
Groundwater Recharge	Maintain an average recharge rate of at least 7.6 inches per year or the recharge rate identified in the Wisconsin Geological and Natural History Survey (2009);
Water quality: Oil and grease	Treat the first 0.5 inches of runoff for oil and grease;
*Phosphorous	Demonstrate a reduction of existing agricultural loading by 50% at fully developed, stabilized conditions;
*Thermal Mitigation	Reduce temperature of storm water to all discharge points to a creek or similar waterbodies (accomplished through storm water infiltration and vegetated buffers) and avoid in-line wet ponds in areas of perennial flow;
Total Suspended Solids	Reduce 80% based on 1-year 24 hour storm event;

Source: City of Fitchburg Public Works Department – 2013

Regional stormwater detention facilities are generally required to be constructed and vegetated prior to individual lot development and are typically dedicated to the City as public. Any public facilities are maintained by the Fitchburg Stormwater Utility. Infiltration facilities are generally recommended to be sited in a decentralized fashion and placed as close as possible to the sources of rainfall, typically on private property. For these situations, deed restrictions are required to be recorded at the Dane County Register of Deeds (Deed restrictions samples can be found at www.fitchburgwi.gov/stormwater). The Fitchburg Stormwater Utility administers and enforces private property owner maintenance of private stormwater facility maintenance required by new development.

Map 11 identifies special flood hazard areas subject to inundation by the 1% annual chance flood (floodplain), per National Flood Insurance Program Rate Map 55025C0438G, dated January 2, 2009.

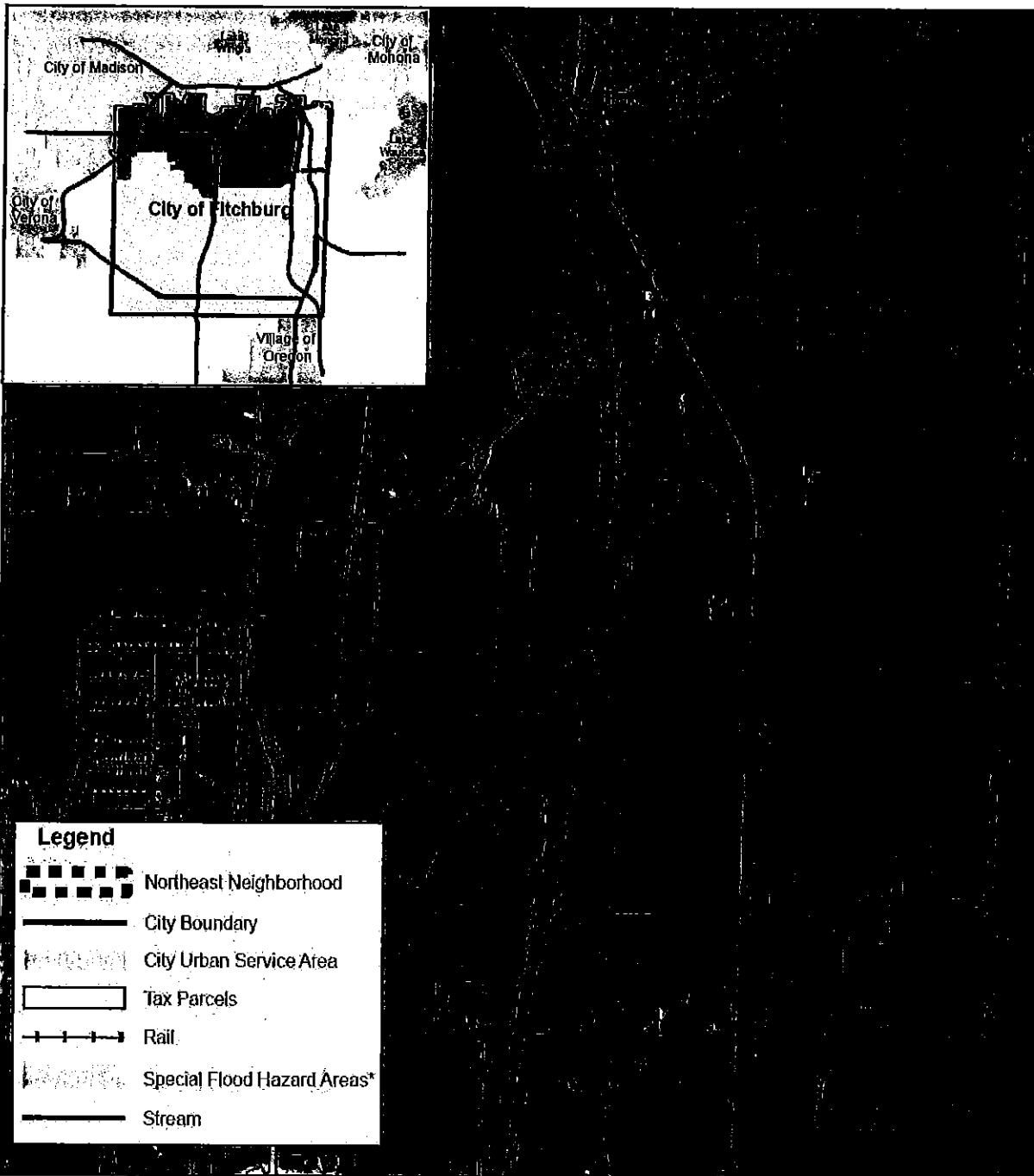
Erosion Control - Performance Standards

The following, 1. – 4., identify minimum erosion control performance standards for development of the Amendment Area as contained in the Northeast Neighborhood Plan (Other future policy as may be devised through applicable reviewing bodies, or ordinance or other City policy, may establish more restrictive standards for erosion control than those identified herein.).

1. Soil Erosion During Construction: Soil erosion during construction (or activity requiring land disturbing permits) is to use the RUSLE2 model to limit soil loss to five tons per acre annually. If this model is not available, the current USLE model at the county standard of 7.5 tons/acre annually may be used in its place;
2. Inspection every week or after every rain event, whichever is more frequent;
3. City staff should be the main inspectors with use of city contractors or limited term city employees in time of high construction activity;

* In accordance with State Statute 281.33, the City is not able to directly enforce the performance standards identified in Table 7 related to these water management issues. However, it is anticipated that the performance standards will be met indirectly through quality and quantity control measures.

Map 11: Northeast Neighborhood: Special Flood Hazard Areas (Floodplain)



NORTHEAST NEIGHBORHOOD: SPECIAL FLOOD HAZARD AREAS

* Identified as "Special Flood Hazard Areas Subject to Inundation By The 1% Annual Chance Flood", per National Flood Insurance Program Rate Map 55025C0438G, dated January 2, 2009.



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SOURCE: DANE COUNTY LIO AND FITCHBURG PLANNING & ZONING DEPARTMENT

4. City Building Inspection Department staff should review their enforcement methods and determine what they can do to provide more scrutiny and enforcement, to potentially include every inspector observe sites and note irregularities as they travel around the city and follow up for correction;

Transportation

The Northeast Neighborhood Plan Transportation Element describes multi-modal transportation opportunities and identifies policies for safe and efficient transportation of goods in, adjacent, and proximate to the Amendment Area. The Element recommends that existing local streets connect with any new proposed local streets within the Amendment Area so as to ensure adequate local street network connectivity. The Element also recommends a combination of sidewalks, on-street bicycle lanes, and multi-use trails to accommodate pedestrian and bike traffic within the Amendment Area.

The existing road network is sufficient for current land uses within the Amendment Area, with the recent completion of the Lacy Road/U.S. Highway 14 interchange in 2012. This full diamond-shape interchange offers direct east-west access to the City from the highway via Lacy Road. Additionally, Lacy Road has been extended northeast, beyond County Highway MM to Larsen Road. This road extension provides traffic to the east of the Amendment Area an easy route to traverse the Area as well as providing access to U.S. Highway 14.

As the Amendment Area develops, an efficient road network is essential. Recommendations contained in the Northeast Neighborhood Plan attempt to direct major traffic volumes to County Highway MM and U.S. Highway 14. The Northeast Fitchburg Transportation Study (KL Engineering and HNTB, 2002), completed prior to development of the Northeast Neighborhood Plan, indicated road improvements would be needed on County Highway MM if development occurred toward the southern portion of the Amendment Area.

U.S. Highway 14 acts as a boundary for east/west roads for the entire region. As such, a future north-south road in the Amendment Area between U.S. Highway 14 and County Road MM would be desirable to serve development along the western portion of the Area. This road is identified on the Amendment Area's Future Land Use Maps (Maps 4, 5, and 6 herein) in a dashed manner. This road would require additional review and approval by the Wisconsin Department of Transportation as it would not meet statutory distance requirements from the U.S. Highway 14/Lacy Road interchange. This potential north-south road provides an important internal land use connection for the development area west of County Highway MM, but the connection has to be balanced with open space. As such, the Land Use Element of the Northeast Neighborhood Plan notes that the NEN Green Space land use classification (as identified on Maps 4, 5, and 6 herein) may be modified as a result of detailed resource planning, with the street connection taking a different course than that identified on the aforementioned maps. At the time that sufficient additional resource planning is accomplished, the City Plan Commission will decide whether or not the street connection is to be undertaken based on an analysis of resources in the area and any additional land to be developed. If the street connection is not feasible, connection of the two street dead ends to County Highway MM will be necessary.

The Northeast Neighborhood Plan makes various other recommendations on existing and potential streets and connections. The current alignment of East Clayton Road in the Amendment Area results in multiple intersections in close proximity to each other. As such, the plan recommends shifting the East Clayton Road/County Highway MM intersection to the south. Additionally, the plan recommends connecting the current Werth family property east of County Highway MM in the Amendment Area to

County Highway MM so as to provide an additional access point to the highway, other than that provided by Lacy Road. Certain existing homes in the Amendment Area, particularly those along County Highway MM, may be subject to redevelopment. Drive access to these homes will need to be evaluated at the time of redevelopment planning with said accesses potentially relocated off of County Highway MM. Existing homes on the east side of County Highway MM between Goodland Park Road and Lacy Road may potentially have their drive accesses relocated to a street anticipated to be constructed to the east of these properties.

The proposed pedestrian and bike transportation network in the Amendment Area begins with the Capital City Bike Trail that traverses the northern portion of the Area from east to west. Accessible trails should be incorporated throughout the Amendment Area for both recreation and transportation uses, positioned in a north-south manner so as to effectively serve as transportation routes connecting to the Capital City Bike Trail. A grade separated shared use path at U.S. Highway 14 should be considered in the Amendment Area as recommended by the *2008 Bicycle and Pedestrian Plan, Fitchburg, Wisconsin*. Path construction will require cooperation by property owners or developers on both sides of the highway.

The City currently contracts with Madison Metro to operate a public transportation system within the City. Madison Metro operates Bus Routes 44 and 48 running along Fish Hatchery Road, from the northern border of the City south to Nobel Drive. After the route leaves the City at its northern border it continues north to the South Transfer Station on Park Street in the City of Madison and on to the University of Wisconsin-Madison campus.

Major roads within the Amendment Area are capable of serving transit, so additional future Madison Metro Transit System routes or route extensions, and associated infrastructure including bus pads, are possible within Amendment Area. The Northeast Neighborhood Plan was developed with attentiveness to transit opportunities. Transit route efficiency should be designed into the Amendment Area utilizing the following design considerations, 1. – 7.:

1. Ingress and egress from neighborhoods should not negatively impact directness of service. Loops that enter and exit at one location should be avoided;
2. Ingress and egress from neighborhoods should not require left-turns onto thoroughfares or collectors;
3. Walking distances within a neighborhood should be reasonable without forcing the creation of a circuitous bus route to maintain a quarter mile standard and avoid an excessive amount of turning movements;
4. Streets with planned bus routes should be constructed with appropriate asphalt mix and (perhaps) should be slightly wider if on-street vehicle parking is anticipated;
5. High density dwellings should front on streets that are planned for bus routes;
6. Bus stop locations should be anticipated along with shelter locations;
7. Bus layover locations should be planned and anticipated in residential areas;



The process of adding routes to the Madison Metro Transit System begins with residents that live in the proposed route area. As additional transit routes create added expenses for the City, residents requesting these new routes would need to contact their alderperson and work with the City's Transportation and Transit Commission to initiate this process.

An unutilized north-south rail corridor, jointly owned by the City and the Village of Oregon, is located along the east side of South Syene Road approximately 0.5 miles west of the Amendment Area. This corridor continues north to the City of Madison's downtown, including the Monona Terrace and State Capitol, and on to the Dane County Regional Airport. This corridor extends south into the Village of Oregon and beyond into the City of Evansville. The City envisions a future rail/bus rapid transit line along this corridor, connecting Oregon and Fitchburg to the City of Madison.

Map 12 identifies the Amendment Area's transportation network.

City Fire Department and Emergency Medical Service (EMS)

The City Fire Department and Fitch-Rona Emergency Medical Service (EMS) offers a wide variety of emergency and non-emergency services to the City, including but not limited to fire protection, vehicle rescue, ATV rough terrain rescue, emergency medical assist/support, mass casualty response, wild land fire-fighting, hazardous materials support, public fire education, plan review, and fire prevention inspections.

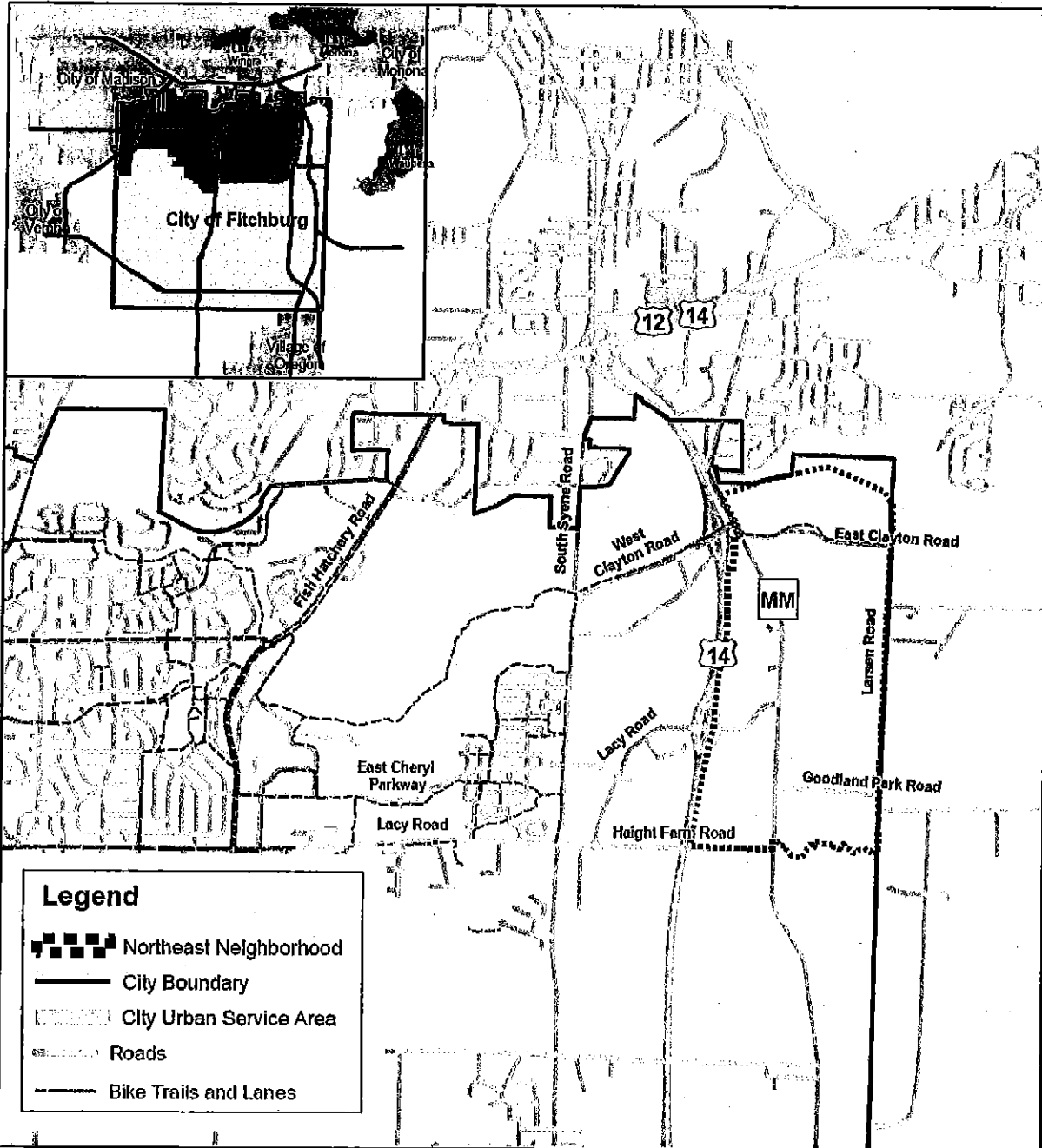
The Fire Department provides services out of two 24-hour staffed fire stations, Fire Station One, also housing the Department's administrative headquarters, located at 5791 Lacy Road and Fire Station Two located at 5415 King James Way.

EMS in the City is provided by the City Fire Department, operating as the first response agency for life-threatening calls, with Fitch-Rona EMS providing transport and paramedic services. Fitch-Rona EMS currently operates out of two locations, Fitchburg Fire Station Two/Fitch-Rona EMS at 5415 King James Way and 416 Venture Court in the City of Verona.

A Fire Station and EMS Unit Location Study was completed in early 2009 for the City by Short Elliott and Hendrickson. The study recommended that both existing fire stations be relocated, with Fire Station Two relocated first to a location in the vicinity of McKee Road and the Badger State Trail. In January 2014, a Fire Station Oversight Committee, created in the fall of 2013, confirmed station relocations. Construction of a relocated Fire Station Two, to be known as the Northwest Station, is expected to occur in 2015-2016 at the earliest. Fire Station One is expected to be relocated sometime between 2016 and 2018, in the vicinity of South Syene Road and Lacy Road and will be known as the Northeast Fire Station. Station relocation timing is subject to change. Additionally, a third EMS station will be needed to provide service to the Amendment Area. This station would likely be housed at the Northeast Fire Station and would provide service to the Amendment Area. EMS response time to the Amendment Area will improve from the existing response time with a new/relocated fire station. A decision regarding providing a third manned ambulance by Fitchrona EMS has not yet been made.

Given the existing fire station locations, response time for a small section of the eastern portion of the planned Business Park and associated Environmental Corridor within the Amendment Area falls outside of a desired five minute response time. Once the Northeast Station is constructed, the entire Amendment Area should be within the City's goal of a 5-minute fire serve response time and 8-minute EMS response time. The City currently has a Fire Insurance (ISO) Rating of 3 for lands within the CUSA and 6 for lands outside of the CUSA but within five miles of a City or automatic aid fire station.

Map 12: Northeast Neighborhood: Urban Services: Transportation Network



NORTHEAST NEIGHBORHOOD: URBAN SERVICES: TRANSPORTATION NETWORK



0 0.3 0.6 1.2 Miles



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SOURCE: DANE COUNTY I10 AND FITCHBURG PLANNING & ZONING DEPARTMENT

Map 13 identifies City Fire Department and Emergency Medical Service (EMS) areas and stations.

City Police Department

The City’s Police Department is located at 5520 Lacy Road, with the Department distributing police services to the City among three police districts. Department resources are allocated to these districts based on the number and type of service calls, the population, and geography of each district.

As police districts develop and service calls are inventoried and analyzed, the police districts and department resources may shift. The Department has 46 officers and 12 civilian employees providing 24-hour service, equating to approximately 1.8 officers per 1,000 City residents and approximately .48 civilian employees per 1,000 City residents. The average response time for an officer from the time they were dispatched to the time of their arrival on-scene is 4 minutes and 31 seconds. This average includes City police response to all calls for service, regardless of priority, throughout the entire City.

Table 9 identifies a projection of new City Police Department members servicing the Amendment Area, given the projected population of the Area.

Table 9: Northeast Neighborhood: Projection of New City Police Department Members

Population	Sworn Police Department Members*	Civilian Police Department Members*	Total Police Department Members*
3,627*	4.0-6.5	1.0-1.5	5.0-8.0

*Assumes 2.31 people per housing unit at maximum residential unit capacity, per Table 4 herein. Other additional factors, beyond population, are taken into consideration when requesting additional Police Department staff, including but not limited to the number of service calls and the number, type, and severity of incidents.

Source: City of Fitchburg Planning and Zoning Department – 2013

Map 13 identifies City Police Department districts and station.

Parks and Open Space

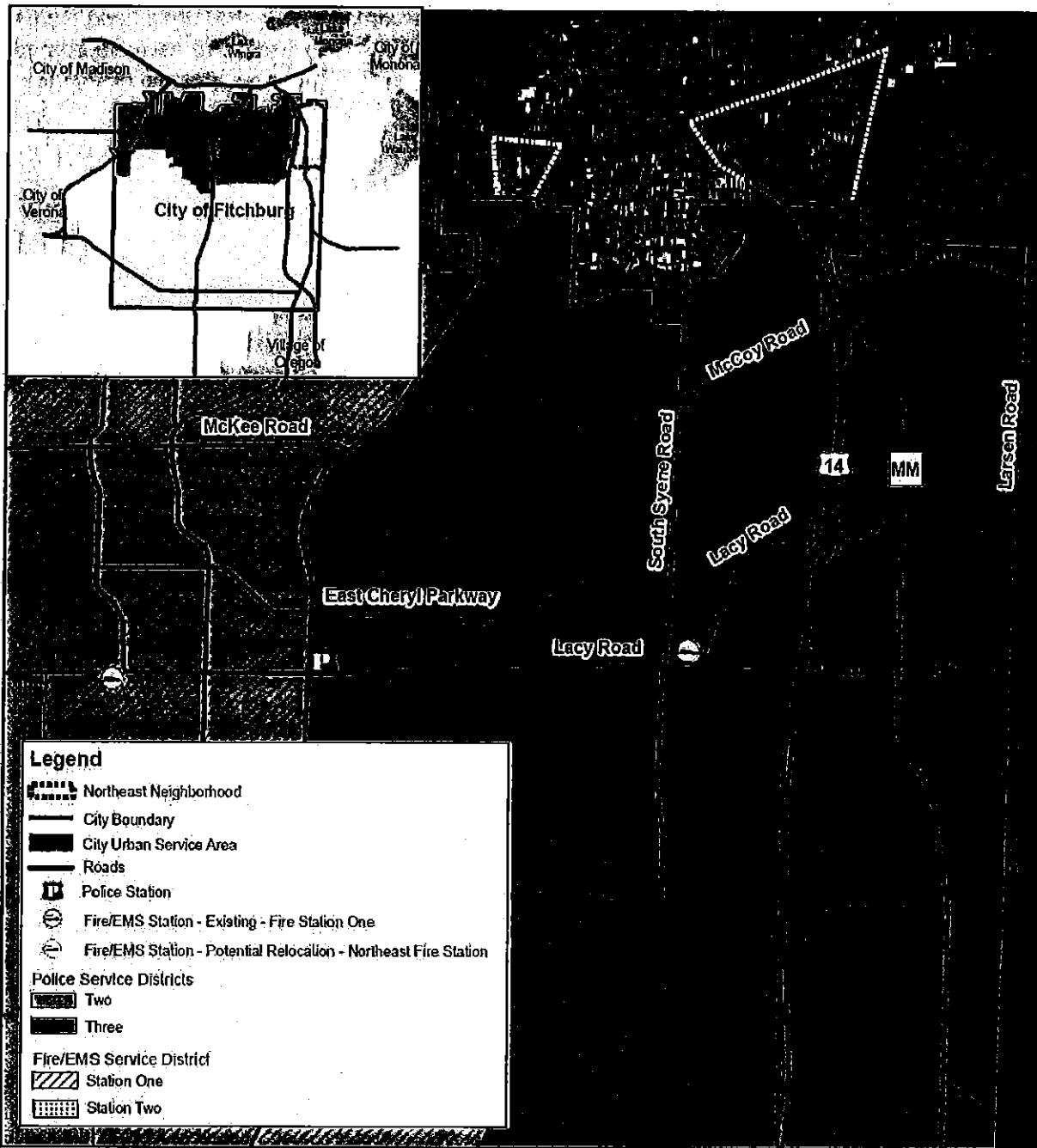
The Amendment Area does not currently have any City parks; however there is a vast array of parks within close proximity, as well as other open space lands located within the Amendment Area.

Several City community parks, larger parks that service more than a single neighborhood, include the Amendment Area within their service radius. The City’s McGaw Park is located approximately one mile from the Amendment Area. Parks managed by other local government units, including Capital Springs

Centennial State Park and Recreation Area, Goodland Park and Lake Farm Park, are also in close proximity to the Amendment Area. Additionally, the Capital City Bike Trail, a DNR-managed trail, extends through the Amendment Area paralleling East Clayton Road. The City’s proposed Heritage Circle Trail runs in a north-south direction west of U.S. Highway 14. This proposed trail, if connected, would meet the Capital City Trail.

The City of Fitchburg Comprehensive Park, Open Space and Recreation Plan – 2010-2015, adopted by the Council on January 7, 2010, indicates the types, sizes, and general locations of future parks in the City. City policy, as stated in the Plan, is to site a Neighborhood Park within one-quarter mile walking distance of most City residents, Area Parks within a one-half mile radius of most City residents, and Community Parks so as to serve the entire City. Neighborhood and/or Area Parks may be provided with new residential

Map 13: Northeast Neighborhood: Urban Services: City Police and Fire Departments and Emergency Medical Service



NORTHEAST NEIGHBORHOOD: URBAN SERVICES: POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES



0 0.25 0.5 1 Miles



CREATED BY: FITCHBURG PLANNING & ZONING DEPARTMENT 06/2013
SOURCE: DANE COUNTY LIO AND FITCHBURG PLANNING & ZONING DEPARTMENT

development through the parkland dedication process, with new park locations determined during the Comprehensive Development Plan and platting process. The City requires parkland dedication of 2,900 square feet per new residential unit (under standard zoning) in accordance with the City’s Land Division Ordinance. As such, and given projected residential land uses within the Amendment Area, approximately 66 acres of new park land will be required. The City’s park land dedication provisions can be met in one of three ways, or a combination thereof, as follows:

1. Site dedication
2. Fee-in-lieu of dedication
3. Off-site dedication;

Trail connections to existing trails and additional trails for both transportation and recreation in the Amendment Area are also desired. These trails could parallel new and existing roadways, EC, parks and open space areas, and drainage ways. Additionally, proposed park space at the northwest corner of Larsen Road and Goodland Park Road, along or just off of County Highway MM, is expected to meet neighborhood park demand in the Amendment Area.

Additionally, the City’s Conceptual Parks and Open Space Proposal identifies a large system of open space (identified in Maps 4, 5, and 6 herein as “NEN Green Space”) throughout the City that warrant protection consideration. This Proposal would connect areas of important natural, cultural, and historical resources, while also providing for wildlife movement and habitat. Land identified in this Proposal may remain privately owned, or become public through purchase, dedication, donation, or by other agreeable terms between the property owner and City. Portions of land identified as “NEN Green Space” are subject to land use change, following a process detailed in the Land Use Element of the Northeast Neighborhood Plan.

Map 14 identifies City public parks/open space in and in close proximity to the Amendment Area.

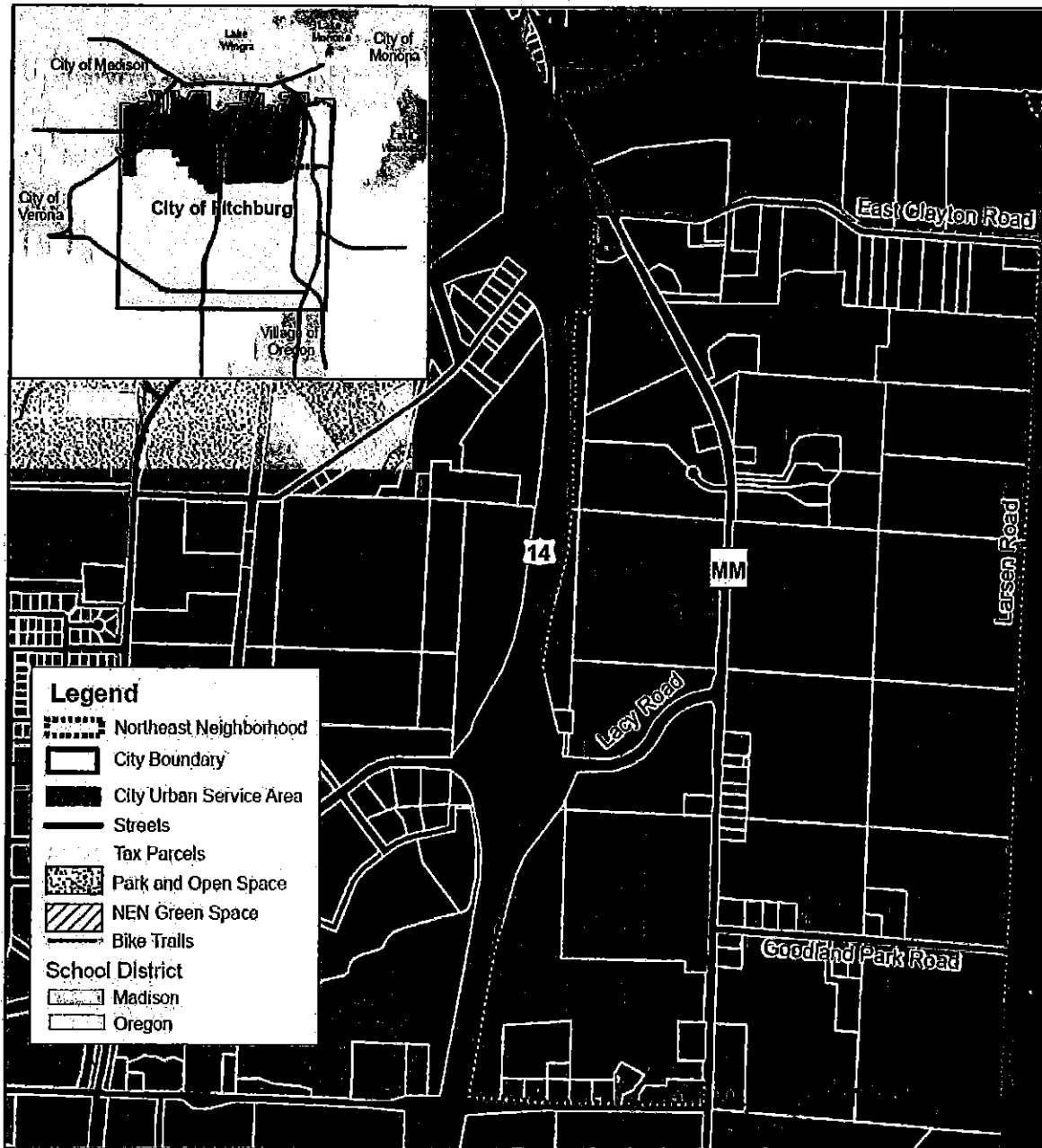
Public School System

The Amendment Area is located within both the Oregon and Madison Metropolitan School Districts. Approximately 836 acres of the Amendment Area lie within the Oregon School District, while approximately 88 acres lie within the Madison Metropolitan School District, in the extreme northern section of the Area. Between 944 and 1570 residential units are planned within the Oregon School District and no new residential units are planned within the Madison Metropolitan School District, in the Amendment Area. As such, an estimate of between approximately 300 and 455 new students is projected in the Oregon School District and no new students are projected in the Madison Metropolitan School District, in accordance with proposed future land uses identified in the Amendment Area.

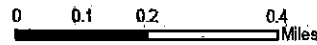
Oregon School District schools that serve the Amendment Area include Netherwood Knoll Elementary School at 276 Soden Drive, Oregon, or Prairie View Elementary School located at 300 Soden Drive, Oregon, both located approximately 5.2 miles south of the Amendment Area, Oregon Middle School located at 501 Pheasant Oak Drive, Oregon, 5.1 miles south of the Amendment Area, and Oregon High School located at 456 N. Perry Parkway, Oregon, 4.7 miles south of the Amendment Area. Madison Metropolitan School District schools that serve the Amendment Area include Frank Allis Elementary School located at 4201 Buckeye Road, Madison, 3.0 miles northeast of the Amendment Area, Badger Rock Middle School located at 501 East Badger Road, 0.8 miles north of the Amendment Area, and LaFollette High School located at 702 Pflaum Road, Madison, 3.6 miles northeast of the Amendment Area.

Map 14 identifies the public school systems servicing the Amendment Area.

Map 14: Northeast Neighborhood: Urban Services: Parks, Open Space and Public School Systems



NORTHEAST NEIGHBORHOOD: URBAN SERVICES: PARKS, OPEN SPACE, AND PUBLIC SCHOOL SYSTEM



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SOURCE: DANE COUNTY LIO AND FITCHBURG PLANNING & ZONING DEPARTMENT

IV. CONCLUSION

The General Community Development Goal for the Northeast Neighborhood, as contained in the Northeast Neighborhood Plan, is as follows:

To attain a pattern of community development that includes environments suited to a variety of needs, including privacy, productivity, convenience, beauty, sustainability and diversity.

To develop a compact urban community that is both visually and functionally distinct from its agricultural surroundings.

- *Encourage development that is compatible with adjacent land uses.*
- *Ensure that, when the Northeast Neighborhood is completely built-out, it is an interconnected neighborhood; mandate that future development proposals consider implications of their development on neighboring properties.*
- *Ensure that future development uses appropriate measures to properly manage storm water runoff such as site or regional detention/infiltration areas, while incorporating an emphasis on storm water quantity and quality.*
- *Strive for a balanced neighborhood by providing for a variety of land uses.*
- *Ensure a phasing program consistent with the Comprehensive Plan.*

If this document is approved, development within the Northeast Neighborhood will be consistent with that goal, other goals identified in the Northeast Neighborhood Plan, the Comprehensive Plan, and all other applicable plans, ensuring preservation of environmental resources and minimizing the effects of land use change on these resources both within the Amendment Area and throughout the region.

The Amendment Area is within the City's long-term growth boundary in accordance with the City's Comprehensive Plan. Inclusion of the Amendment Area in the CUSA is reasonable given the limited amount of developable land currently with the CUSA, the land use demands projected by the City, and the City's land use policies, all in accordance with the Comprehensive Plan. The City has made a commitment to grow and develop in close proximity to U.S. Highway 14, committing financial resources and focused, responsible planning efforts to this area, as evidenced by the future land use plan for the Amendment Area and development of the Uptown Neighborhood, just south of Amendment Area.

As the Area develops a full range of urban services including sanitary sewer, water, storm water management and erosion control, transportation, police/fire/emergency medical, parks/open space, and public school systems will be provided in the Amendment Area.

Inclusion of the Amendment Area into the CUSA and subsequent development of the Area will ensure that the City and the region grow and develop in a responsible, appropriate manner consistent with the Comprehensive Plan, all other applicable plans, and sound land use planning and development principles.

Appendix I –

City of Fitchburg Northeast Neighborhood Urban Service Area Amendment Application –
Authorization Resolution

TO BE INSERTED

Appendix II –

City of Fitchburg Northeast Neighborhood Plan
(City of Fitchburg Comprehensive Plan – Appendix A3)

TO BE INSERTED

Appendix III –

City of Fitchburg Northeast Neighborhood Traffic Impacts



MEMO

**CITY OF FITCHBURG
DEPARTMENT OF PUBLIC WORKS**

5520 LACY ROAD
FITCHBURG WI 53711
(608) 270-4260
FAX: (608) 270-4275

To:	Plan Commission
From:	Paul Q. Woodard, P.E., Director of Public Works
Date:	October 31, 2007
Subject:	Northeast Neighborhood Traffic Impacts

The MPO has completed traffic modeling for the City to analyze the traffic impacts associated with the growth that is anticipated on the east side of the City. Attached to this memo is a map showing the roads included in the MPO model and the 2030 volumes along with a table showing existing traffic compared to projected volumes in 2030. This model was created to illustrate the right-of-way needs for the existing and future roads within the Green Tech Village as well as consider the traffic impacts to the existing rural roads in the Town of Dunn. The modeling assumes full build-out of the following developments:

- o Green Tech Village (using the numbers provided in the NE Transportation Study by KL Engineering and HNTB),
- o Northeast Neighborhood (NEN),
- o Fitchburg Technology Campus, and
- o Fitchburg Center (although the total number of employees at full build-out was dropped from 4600 in the NE Transportation study to 3500 as MPO felt the 4600 number was too high).

This regional modeling also includes projected growth in the county to 2030.

A significant amount of residential development was also added to bring the population up to a level more consistent with the assumed employment. Current proposed City plans have provided significant employment areas. The MPO then needed to match residential growth to projected employment growth. The residential growth was allocated to areas within the 50-yr growth boundary that was recently approved. The total amount of new growth allocated for the whole City within this model assumes the addition of 11,000 dwelling units, 26,000 residents, and 20,500 employees. According to the MPO, even under a "fast growth" scenario, this is a 50-year development scenario.

The model suggest that the only 4-lane sections of road are E. Cheryl Parkway from Syene Road to New Lacy Road and New Lacy Road from E. Cheryl Parkway to CTH MM ("MM"). If the NEN is approved, all roads east of "MM" are 2 lane roads. "MM" can remain as a 2-lane roadway, although turning lanes will be needed at the intersections. The MPO will provide projected turning movements at the key intersections so we can properly design the intersections. New Lacy Road from the interchange to "MM" is shown as a 4-lane road even

though the volumes don't warrant it. This is to draw traffic from adjoining roadways, in particular "MM".

There is some increase in traffic on the Town of Dunn roads. Some of that growth is attributable to regional growth versus the development in Fitchburg. We asked the MPO to break out the growth on Town of Dunn roads between background growth and the addition of the NEN. The background growth on Goodland Park Road accounts for about 90% of the growth in traffic and about 40% on Meadowview Road.

The results of the model show that the roadway system can safely carry the anticipated volume in 2030 with the planned and proposed developments in the City. The overall grid system for the major roadways allows the traffic to spread over multiple roadways. Unless there is a significant change to the land use proposed by Ruekert-Mielke, we have no concerns with the projected traffic volumes by the addition of the NEN.

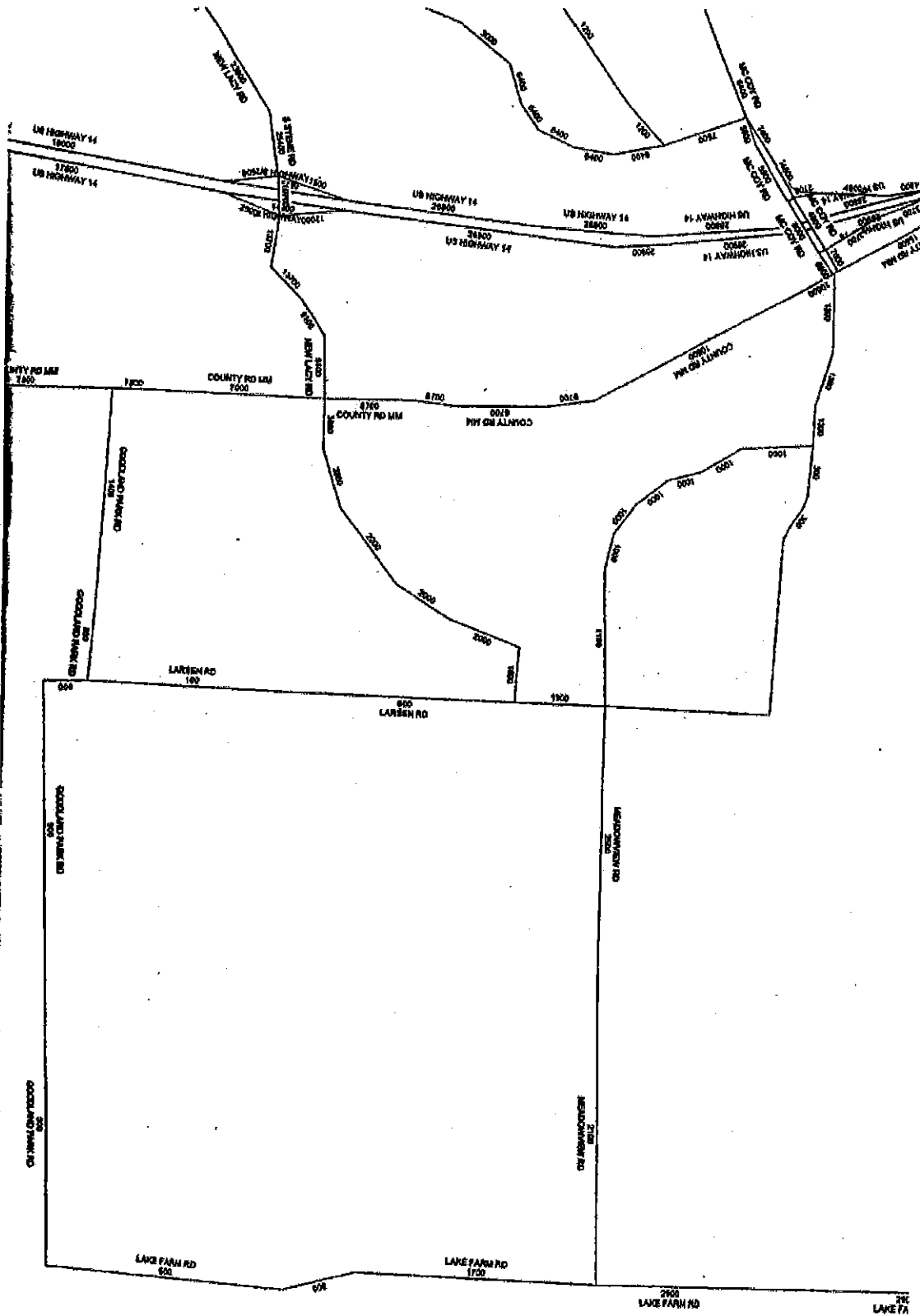


Figure 1
Average Daily Traffic
Existing and Future Conditions

Roadway	Section	Existing	Count Year	Future Base 2030	Future **LOS D Capacity	2030 Volume to Capacity Ratio
Syene Road	Post Rd to McCoy Rd	4,000	2005	7,800	12,000	65%
	McCoy Rd to E. Cheryl Pkwy	5,500	2005	10,300	12,000	86%
	E. Cheryl Pkwy to Lacy Road	5,000	2007	9,400	12,000	78%
	South of Lacy Rd	2,350	2006	9,500	12,000	79%
N-S, GTV	McCoy Rd to West Clayton Rd	x		7,600	12,000	63%
	West Clayton Rd to E. Cheryl Pkwy	x		6,400	12,000	53%
USH 14	Park St. I/C to McCoy Rd I/C	15,300	2005	62,100	72,000	86%
	McCoy Rd I/C to New Lacy I/C	21,100	2005	53,700	72,000	75%
	New Lacy I/C to Oregon I/C	21,100	2005	35,800	72,000	50%
CTH MM	North of McCoy Rd	9,800	2005	15,500	23,500	66%
	McCoy Rd to New Lacy Rd	5,000	2007	10,600	15,000	71%
	New Lacy Rd to Lacy Road	5,000	2007	7,800	12,000	65%
	South of Lacy Rd	6,000	2007	7,600	12,000	63%
Lacy Road	Sunflower Dr to Syene Rd	4,800	2007	9,000	12,000	75%
	Syene Rd to New Lacy	x		9,800	15,000	65%
	New Lacy Road to CTH "MM"	2,500	2007	7,600	12,000	63%
New Lacy Road	Lacy Rd to East Cheryl Pkwy	x		10,000	15,000	67%
	East Cheryl Pkwy to USH 14	x		25,400	28,000	91%
	USH 14 to CTH "MM"	x		13,700	28,000	49%
E. Cheryl Parkway	Sunflower Dr. to Syene Rd	2,100	2006	12,000	12,000	100%
	Syene Rd to New Lacy Rd	x		15,200	12,000	127%
McCoy Road	Syene Rd to N-S, GTV	7,400	2005	6,400	12,000	53%
	N-S, GTV to USH 14	7,400	2005	13,300	28,000	48%
	USH 14 to CTH MM			13,600	28,000	49%
Goodland Park Road	CTH "MM" to Larsen Rd	630	2002	1,400	12,000	12%
	Larsen Rd to Lake Farm	600	2007	900	12,000	8%
East Clayton Road	CTH "MM" to Larsen Rd	650		1,300	12,000	11%
Meadowview Road	Larsen Rd to Lake Farm	550	2007	2,500	12,000	21%
Larsen Road	Meadowview to E. Clayton Road	650	2007	1,900	12,000	16%
South Beltline	West of Fish Hatchery Rd			133,600	105,000	127%
	Fish Hatchery Rd to Park St	113,000	2005	128,400	105,000	122%
	East of Park St			122,200	105,000	116%

** 12,000 vpd is the maximum capacity for LOS D on a 2-lane roadway
15,000 vpd is the maximum capacity for LOS D on a 2-lane improved roadway
23,500 vpd is the maximum capacity for LOS D on a 3-lane roadway
28,000 vpd is the maximum capacity for LOS D on a 4-lane roadway

Appendix IV –

City of Fitchburg Bicycle and Pedestrian Plan

TO BE INSERTED



210 Martin Luther King Jr. Blvd. Room 362 Madison, WI 53703 Phone: 608-266-4137 Fax: 608-266-9117 www.CapitolAreaRPC.org info@CapitolAreaRPC.org

December 19, 2013

Tom Hovel
City Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: City of Fitchburg Northeast Neighborhood Central Urban Service Area
Amendment Draft Application

Dear Tom:

Thank you for the draft application materials recently submitted by the City of Fitchburg requesting an Urban Service Area amendment for the Northeast Neighborhood. After review of the draft, we have the following requests to allow complete analysis of the amendment request and recommendations that we think would make the proposal stronger.

1. Please include the resolution finding consistency with the local plan and authorizing the amendment request, as referenced on page one of the preliminary submission.
2. Please include a copy of the Northeast Neighborhood Plan, the Northeast Neighborhood Transportation Plan, and the Fitchburg Bicycle/Pedestrian Plan with your final submission.
3. Please provide a map showing only the requested amendment area and proposed environmental corridors.
4. When your complete application is submitted, please include a cover letter from the City requesting the amendment.
5. In the table of proposed uses (Table 4 on page 13), please include a column showing acreage of existing development in each land use type.
6. Please explain the agricultural use proposed for 69.3 acres within the amendment area, and provide further detail about why an area planned for agricultural use is to be included in the urban service area.
7. For Maps 3 and 4, showing the existing and future surrounding land uses, please expand the area shown to include more of the surrounding area, including area to the east.

8. Please expand the area shown on the transportation map to include the connections (particularly bike trails) to the wider area.
9. When describing the fire services available for the amendment area, please include the City's fire insurance (ISO) rating.
10. In describing the schools serving the amendment area, please identify the schools that future residents of the amendment area would attend (under current boundaries), the school locations, and the distance from the amendment area to each school.
11. Please include a map showing the 100-yr flood plain boundaries and drainage ways.
12. Please include detailed wetland, floodplain mapping, stream navigability determination, and DNR concurrence of the boundaries.
13. Please provide the average daily flow to the wastewater plant/interceptor.
14. Map 6 shows potential future sewer lines. These appear to be intersecting with the wetlands but it is difficult to determine without the wetlands shown on the map. While it is acceptable to construct sewer lines in environmental corridors, it may be advisable to avoid working in wetlands.
15. Map 7 has potential future waterlines shown near Co HWY-MM. There is a label for 8" Pipes between CO HWY-MM and Larson Road but no pipes are shown. Please either add the intended pipes or remove the 8" Pipe label.
16. The average daily water demand is provided in table 5, but the peak hourly demand is not provided. Please provide this value.
17. Please provide the population and commercial/industrial user's demand assumed for each phase of the development in Table 5.
18. If a water assessment report has been complete for the area please provide a copy of this report. If this report is not available, please provide current demands on the distribution pipes providing service to the area.
19. The performance standards state that an annual stay-on volume of at least 90% is required. However, the Northeast Neighborhood conceptual storm water management plan 2007 (page 33) states that 100% stay on should be achieved. If there is an updated plan please reference this plan and describe how spring flows will be adequately protected with 90% stay-on.
20. Please provide ownership of storm water facilities and the party responsible for management of these facilities.
21. Please provide the approved preliminary storm water report
22. Table 7 is missing the TSS reduction Performance standards.
23. State Statute 281.33 allows for stricter than uniform statewide standards for storm water management if the stricter provisions area necessary to :
 - a. Control Storm water quantity or control flooding
 - b. Comply with federally approved total maximum daily load requirements.

As Lake Waubesa experiences flooding, is a 303d listed impaired water, and has a TMDL, more stringent water quality and volume controls would be enforceable under State Statute 281.33

24. Please add a legend to Map 8.

You may resubmit your revised application in electronic form. When we determine that the application is complete, we will require a complete electronic version plus four hard copies of all application materials except any larger engineering reports, for which only one hard copy is required.

If you have any additional questions, please call me at 266-9113, or Environmental Engineer Phil Gaebler at 261-1573.

Sincerely,

Barbara Weber
Community Planner



210 Martin Luther King Jr. Blvd. Room 362 Madison, WI 53703 Phone: 608-266-4137 Fax: 608-266-9117 www.CapitalAreaRPC.org info@CapitalAreaRPC.org

February 4, 2014

Wade Thompson
Resource/Project Planner
Planning and Zoning Department
City of Fitchburg
5520 Lacy Road
Fitchburg, Wisconsin 53711-5318

Re: City of Fitchburg Stoner Prairie Central Urban Service Area Amendment
Draft Application

Dear Wade:

Thank you for the draft application for the Stoner Prairie Urban Service Area Amendment to the Central Urban Service Area. We have reviewed the draft and have the following requests to make the submission meet all application requirements and suggestions we think would make the proposal stronger:

1. Please include the resolution finding consistency with the local plan and authorizing the amendment request in your final application as noted in your appendices.
2. Please include a copy of the Stoner Prairie Neighborhood Plan, the Transportation Plan, and the Fitchburg Bicycle/Pedestrian Plan with your final submission as noted in your appendices. We do not need additional copies if the city-wide plans have already been submitted with the Northeast Neighborhood application.
3. When your complete application is submitted, please include a cover letter from the City requesting the amendment.
4. Please contact CARPC's GIS Specialist, Aaron Krebs, at 266-9002, to refine the acreages included in the amendment area and proposed environmental corridors, and include these acreages in the Future Land Use table.
5. Please clearly distinguish proposed environmental corridor areas on the map of the proposed amendment.
6. Please clarify the existing land uses by revising the Future Land Use table to identify acreage currently in developed land use categories, and providing a description of the amendment area's existing land uses in the text.

7. Proposed right-of-way should be identified separately in the Future Land Use table. Please include right-of-way as a separate land use type and note the total proposed as well as the existing right-of-way.
8. Discussion of the City of Fitchburg land demand and need should incorporate the requests for both the Stoner Prairie and Northeast Neighborhood amendments. It is recommended that the Northeast Neighborhood and Stoner Prairie amendment requests be considered by CARPC together, either by being combined into a single application, or kept separate but following the same timetable for CARPC review and consideration.
9. Approval of these two large amendments would account for a substantial amount of the total projected need for developable land for the Central Urban Service Area to 2040. The standard review process includes specific notification to all CUSA municipalities, encouraging comment on the proposed amendments. The City of Fitchburg may want to address the issue of the relative size of the City's requests in the application.
10. An estimate of employment anticipated with the commercial development would be a helpful addition to the application.
11. Please include the estimated fire and police response times to the amendment area.
12. If sidewalks are to be included in the amendment area, please include that information in the application.
13. The Woodlot in Map 3 does not appear to have the same boundaries as the Park and Conservancy boundary in Map 5. Please make the boundary consistent between the two maps so there is not confusion as to what the Corridor boundary will be.
14. Please include the features for which the buffers are applied in the creation of the environmental corridors. Map 4 shows the EC boundary but not the feature being protected.
15. The fate of drainage and the anticipated volume of water at the discharge point is unclear. Please include a drainage way map which details the drainage path described in the storm water and erosion control portion of the document and include the location where the stormwater would enter a natural drainage way that is not a closed basin.
16. Bullet point 5 of the storm water management and erosion control section recommends the development of an emergency pumping plan. Please provide details on this plan. We would like to know pumping capacity, discharge location.
17. Please include language that the storm water management system will be constructed prior to land disturbing activities and describe who will own and manage the devices.
18. Concerns are raised in the storm water management section that the fine textured soils and high ground water table may make using infiltration as the primary tool used in achieving the 100% stay on undesirable. Did the soil

borings conducted in near the wetland provide additional information regarding the sub soil conditions and ground water levels that may help to further understand these limitations? If so, can the soil borings be shared?

19. In the water section, Map 5 is referenced but it appears that Map 6 has the pertinent information. Please confirm that the correct map is referenced.
20. On Map 8, please provide the zones on the proposed water distribution pipes map and define the W1-W3 labels in the legend.
21. The elevation listed on page 29 (1922.6') appears to be in error.

You may resubmit your revised application in electronic form. When we determine that the application is complete, we will require a complete electronic version plus four hard copies of all application materials except any larger plans or engineering reports, for which only one hard copy is required.

If you have any additional questions, please call me at 266-9113, or Environmental Engineer Phil Gaebler at 261-1573.

Sincerely,

Barbara Weber
Community Planner



Economic Development
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4245
Fax: (608)270-4212
www.city.fitchburg.wi.us

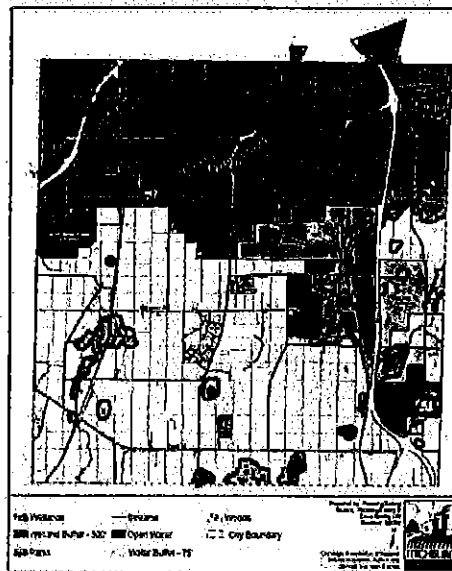
Date: February 12, 2014
To: Mayor Shawn Pfaff, Fitchburg Common Council,
Plan Commission
From: Michael Zimmerman
Subject: R-18-14 Northeast Neighborhood

.....

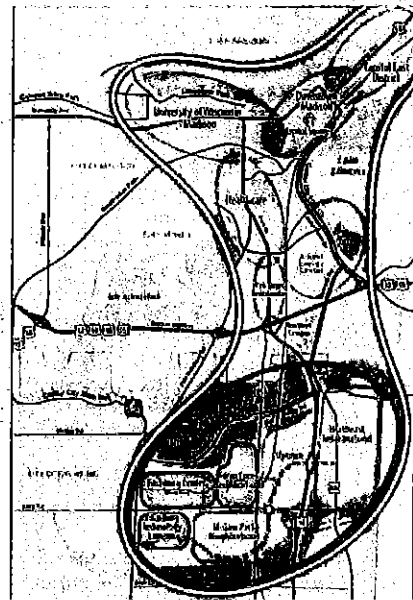
The Fitchburg Plan Commission and Common Council's consideration of approval of Resolution R-18-14 Authorizing the Northeast Neighborhood Plan for submittal to CARPC would be appreciated for the following reasons:

- The Northeast Neighborhood Plan initiative has followed a methodical process dating back to 2004 when it was included in the Future Urban Development Area (FUDA) study as Appendix H of Fitchburg's 1995 General Land Use Plan. The Northeast Neighborhood planning process commenced in late 2005 continuing through adoption of the 2009 Fitchburg Comprehensive Plan that reaffirmed it as one of the Future Urban Development Areas. The Northeast Neighborhood Plan was approved and adopted as part of Fitchburg's Comprehensive Plan by the Fitchburg Plan Commission and Fitchburg Common Council in the Spring of 2010;
- A diverse inventory of single family homes and multifamily rental units in the Northeast Neighborhood, with the additional population and purchasing power that they will generate, will strengthen the one to three mile trade ring demographics vital to the success of the Smart Code designed Uptown Fitchburg. There is a need for single family home lots in the Oregon School District and maintaining the housing ratio balance between ownership and multifamily rental units is important;

Figure 4 - 6
FUTURE URBAN GROWTH AREA NEIGHBORHOODS

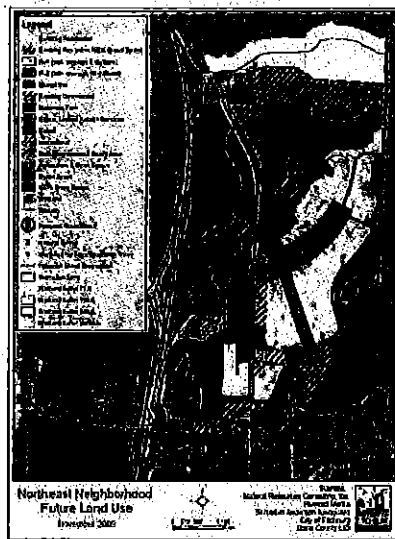


- The City Administration's development impact analysis shows a net positive annual financial gain at full build out. Development of the Northeast Neighborhood enables the City of Fitchburg to maximize return on the U.S. Hwy. 14 Interchange investment;
- The Northeast Neighborhood continues Fitchburg's track record and commitment to high quality measured phased growth and development as it is adjacent to Uptown Fitchburg, in close proximity to the Southdale Neighborhood, and within the first ring of urbanized areas within greater Madison.



Fitchburg's Methodical Planning and Neighborhood Plan Process

The Northeast Neighborhood Plan was approved by the Fitchburg Plan Commission and Common Council in Spring of 2010 and adopted as part of our comprehensive plan. With the City of Fitchburg's \$19 million investment in the Lacy Road/U.S. Highway 14 interchange and the opening of Uptown Fitchburg, the corridor is poised for private sector investment and growth.



One of the key recommendations within the City in Motion Forward Fitchburg document under Strategic Direction # 2.1a is to use the opening of the Lacy Road/U.S. Highway 14 Interchange to launch Uptown Fitchburg as a Smart Code designed urban business district by implementing the City's neighborhood plans including the Northeast to strengthen the trade ring of the Fitchburg Technology Neighborhood. The visioning for the Fitchburg Technology Neighborhood initiative has been an ongoing economic development effort since 2001 that initially involved funding from the City of Fitchburg and the Dane County BUILD Great Neighborhoods program for the original Green Tech Village concept, now called Uptown. This initiative envisions a live, work, play community encompassing over

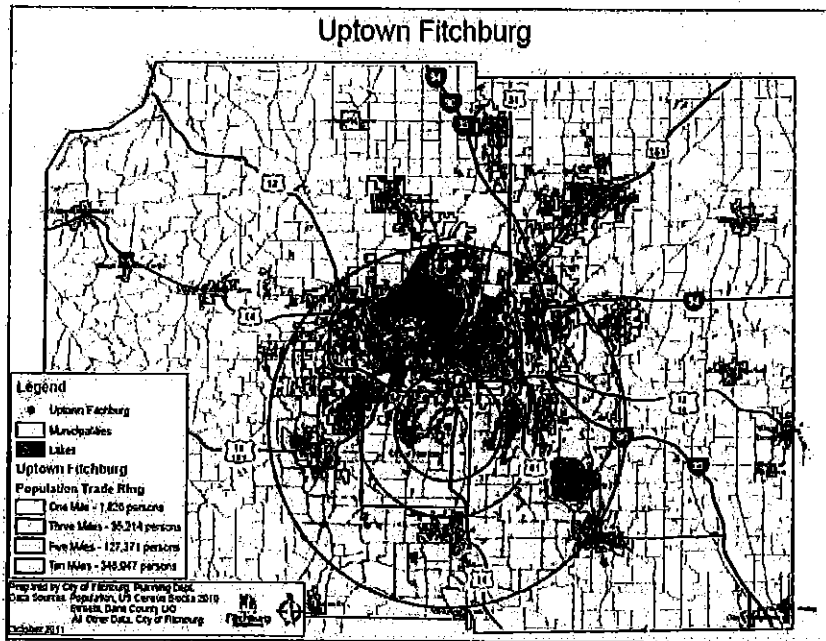


2000 acres, anchored by three major mixed use employment hubs (Fitchburg Center, Fitchburg Technology Campus, and Uptown Fitchburg), interwoven with residential neighborhoods (Quarry Hill, Swan Creek, North McGaw, Northeast), connected by multi modal transportation options including bike paths, walking trails and mass transit.

Buildout and Development within Northeast Neighborhood and the Entire Fitchburg Technology Neighborhood will Strengthen Trade Ring to realize Full Potential of Uptown Fitchburg

While the five and ten mile trade ring analysis shows strong regional market potential reaching seventy percent of Dane County’s population, currently the one mile ring is light on population density with 1,826 residents based on the 2010 census. Both Uptown Fitchburg and the Northeast Neighborhood fall within the one mile trade ring. While development partners and possible end users for Uptown Fitchburg can appreciate the vision for the neighborhood, they are taking a cautious approach to see if the roof tops envisioned around the new interchange materialize and how quickly the one mile trade ring area fills in. Depending on the future population density, Uptown Fitchburg is poised for a grocery anchored neighborhood shopping center and additional rooftops could strengthen the market demographics to eventually support a community shopping center anchored by a larger retail store. However, in order to change the historic east/west development patterns in greater Madison, we need to strengthen the trade ring market demographics for this area to realize the full potential for Uptown Fitchburg as well as maximize the City’s rate of return on the \$19 million interchange investment.

The City of Fitchburg and one of our development partners, Avante Properties, had planned to attend the International Council of Shopping Centers (ICSC) regional show in Chicago last Fall. However, we decided to hold off on attending one of the ICSC shows until we have stronger trade ring demographics.



It is essential to these efforts that we have single family roof tops under construction in Uptown Fitchburg and that the City of Fitchburg is in the process of expanding the urban service area to include the Northeast Neighborhood so the one mile trade ring becomes more real for end users. This would enable our development team to position Uptown Fitchburg for both Neighborhood and Community Center retail and commercial prospects.

Need for Single Family Homes and Balanced Ratio Between Ownership and Rental Housing

We are experiencing growth in the high quality multi-family rental housing market with the 158 unit Riva Apartments within Uptown Fitchburg. Fiduciary Real Estate has a 286 unit complex under construction at the corner of Post & Index Roads ready for 2014 Spring occupancy. These properties combined with other multifamily rental units either under construction or planned total 1200 additional apartments. Fitchburg is a unique suburban community in that it has a balanced mix of single family ownership and multifamily rental housing units; suburbs are traditionally weighted more heavily towards single family ownership housing. It is important that we open up new single family home residential developments to maintain a balanced ownership to rental housing ratio as envisioned in the Fitchburg Comprehensive Plan. As the single family housing market trends towards equilibrium, it would be beneficial if the City of Fitchburg had lots available for new home construction to meet a range of market demand from entry level houses to executive style homes. Swan Creek is nearing full build out for single family homes, and there are not many lots available in Oak Meadows. These neighborhoods have proven to be popular with young professionals and families because of the close proximity to the Isthmus, just three miles to the State Capitol, the short commute time to the University of Wisconsin, and easy access to the east and west sides of Madison. With the twenty seven lot Tim O'Brien Homes plat, we are starting to see the construction of single family homes within Uptown Fitchburg and the Oregon School District. With Fitchburg being part of three school districts it is essential to have tax base growth, development and/or reinvestment in the respective districts to protect all Fitchburg taxpayers.

City Administration Development Impact Analysis Shows a Net Positive Financial Balance

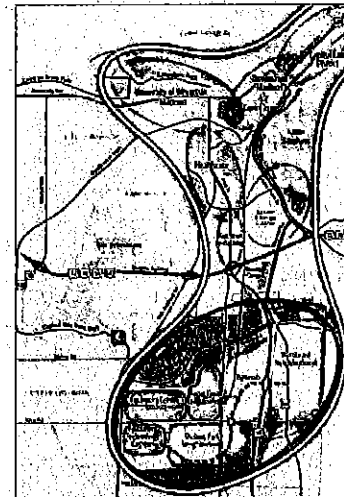
Based on the land use and projected levels and type of development, the Northeast Neighborhood is expected to generate \$96,630,767 in new valuation at full build out for the City of Fitchburg. This would result in an approximate net annual financial gain of \$94,916 after cost of services at full build out.

Fitchburg's Track Record and Commitment to High Quality Measured Growth & Development

Development has been controlled and regulated within the Fitchburg Comprehensive Plan, which allows for development of 75 acres per year or 375 acres over a five year period for the City as a whole. This requirement will control the amount of development that will take place by the use of phasing in the various development areas. Each development has been planned but may not be shovel ready for several years depending upon logical infrastructure and utilities extensions contiguous to existing urban service areas and the timing of landowners. The Northeast Neighborhood, along the U.S. Hwy. 14 corridor and the new interchange, continues Fitchburg's track record and commitment to high quality measured phased growth and development as it is adjacent to Uptown Fitchburg, in close proximity to the Novation

Campus and Southdale Neighborhood, and within the first ring of urbanized areas within greater Madison. The individual parts of the larger Fitchburg Technology Neighborhood all grow together and connect over time to strengthen the entire vision.

The U.S. Highway 14 corridor is closer to the central city and the Madison urbanized area than neighborhoods under development on the far east and west sides of greater Madison.



Thomas Hovel

From: Rick Eilertson
Sent: Friday, December 13, 2013 10:08 AM
To: Gaebler, Phill
Cc: Thomas Hovel; Wade Thompson; 'Mike Kakuska'; Paul Woodard
Subject: RE: Northeast Neighborhood Urban Service Area Amendment
Attachments: 7097-EILERTSON ENVIRONMENTAL.XLS; Re: Nitrate & Chloride Lab Results from Lake Waubesa & Deep Springs; 2007665.xls

NEW email file

Hi Phil,

I'm not aware of any formal radio nucleotide study for the Northeast Neighborhood.

Are you referring to the attached documents that I sent to Mike Kakuska on 9/9/13 related to the Tritium, Deuterium, O-18, Nitrate, and Chloride Results from the 8-31-07 sampling that we did at Deep Springs?

Please feel free to check with Mike or Kamran to see if they reviewed this information earlier and had any insights.

Thank you,

Rick Eilertson

Environmental Engineer
City of Fitchburg, Public Works
608-270-4264
rick.eilertson@fitchburgwi.gov
www.fitchburgwi.gov



From: Gaebler, Phill [mailto:philg@capitalarearpc.org]
Sent: Friday, December 13, 2013 9:03 AM
To: Rick Eilertson
Cc: Thomas Hovel; Wade Thompson
Subject: RE: Northeast Neighborhood Urban Service Area Amendment

Rick-

Thanks for the information. I'll take a look through this morning and let you know if I have any questions.

As for the tracing study. Kamran was describing a radio nucleotide study that was used to determine the source aquifer (shallow vs. deep) for the calcareous fen. If this doesn't sound familiar, I can ask Kamran to provide more details.

Thanks,

Phil

From: Rick Eilertson [mailto:Rick.Eilertson@fitchburgwi.gov]
Sent: Thursday, December 12, 2013 3:59 PM

To: Gaebler, Phill
Cc: Thomas Hovel; Wade Thompson
Subject: RE: Northeast Neighborhood Urban Service Area Amendment

Hi Phil,

Congratulations on your new position!

I'm copying Tom Hovel (our Planning Director) and Wade Thompson (our Neighborhood Planner) so they are aware your request. Our Planning Department created a web page with information on the Northeast Neighborhood Plan at: <http://www.city.fitchburg.wi.us/departments/cityHall/planning/NortheastNeighborhood.php>. I believe Items 1 & 3 below are in the sub-webpage "Past Northeast Neighborhood Materials" at: <http://www.city.fitchburg.wi.us/departments/cityHall/planning/PastNortheastMaterials.php> under "Natural Resources Consulting, Inc. and Montgomery Associates Report".

I'm not aware of any groundwater tracing study and don't know what this would involve. Do you have examples you could forward or can you give a description of what would be involved in something like this?

If you still need more information after reviewing the content on the NE Neighborhood web pages, please feel free to request a meeting time with Tom, Wade, and myself, giving dates/times that you're available and we can meet to discuss what you're looking for.

Thank you.

Sincerely,

Rick Eilertson

Environmental Engineer
City of Fitchburg, Public Works
608-270-4264
rick.eilertson@fitchburgwi.gov
www.fitchburgwi.gov



From: Gaebler, Phill [<mailto:philg@capitalarearpc.org>]
Sent: Thursday, December 12, 2013 11:46 AM
To: Rick Eilertson
Subject: Northeast Neighborhood Urban Service Area Amendment

Rick-

I am new to CARPC and have filled the position previously held by Mike Rupiper.

I have started to review the Northeast Neighborhood amendment request and I had a few questions about available data. It may be helpful to discuss over the phone but I'll list them here so we don't forget something later.

1. Wetland report with DNR concurrence
2. Groundwater tracing study of the source water for the calcareous fen near lake Waubesa
3. Any soil borings within the amendment area that may have been done.

I am trying to better understand the groundwater and infiltration potential on the site.

My number is 608-261-1573.

Thanks,

Phil Gaebler

-----Original Message-----

From: Kakuska, Michael [mailto:MikeK@CapitalAreaRPC.org]

Sent: Monday, September 09, 2013 11:48 AM

To: Rick Eilertson

Subject: RE: Tritium, Deuterium, O-18, Nitrate, and Chloride Results from 8-31-07 Sampling at Deep Springs

Thanks, Rick.

Mike

-----Original Message-----

From: Rick Eilertson [mailto:Rick.Eilertson@fitchburgwi.gov]

Sent: Monday, September 09, 2013 11:47 AM

To: Kakuska, Michael

Subject: RE: Tritium, Deuterium, O-18, Nitrate, and Chloride Results from 8-31-07 Sampling at Deep Springs

No, but I believe that Sue Swanson did sampling of some of the springs draining to Nine Springs Creek as part of her Masters and Phd projects.

-----Original Message-----

From: Kakuska, Michael [mailto:MikeK@CapitalAreaRPC.org]

Sent: Monday, September 09, 2013 10:21 AM

To: Rick Eilertson

Subject: RE: Tritium, Deuterium, O-18, Nitrate, and Chloride Results from 8-31-07 Sampling at Deep Springs

Rick,

Out of curiosity, did you collect similar samples for any other springs, such as Nine Springs?

Thanks,

Mike

-----Original Message-----

From: Rick Eilertson [mailto:Rick.Eilertson@fitchburgwi.gov]

Sent: Monday, September 09, 2013 10:18 AM

To: Kakuska, Michael

Cc: Thomas Hovel; Wade Thompson

Subject: FW: Tritium, Deuterium, O-18, Nitrate, and Chloride Results from 8-31-07 Sampling at Deep Springs

Hi Mike,

Yes,

I included the e-mail correspondence that I had with Ken Bradbury (below and attached) as well as the sample results that I received from the University of Waterloo's Environmental Isotope Laboratory.

I also sent this to Tom Hovel, Rob Montgomery, and Cal DeWitt back on Nov. 15, 2007.

Please feel free to contact me, Tom, or Wade if you have any further questions.

Thank you,

Rick Eilertson, P.E., Environmental Engineer City of Fitchburg | 5520 Lacy Road | Fitchburg, WI 53711
608.270.4264 direct | 608.235.0412 cell
rick.eilertson@fitchburgwi.gov | www.fitchburgwi.gov

From: Kakuska, Michael [mailto:MikeK@CapitalAreaRPC.org]
Sent: Wednesday, September 04, 2013 12:15 PM
To: Rick Eilertson
Subject: Springs study

Hi Rick,

Kamran seemed to recall the City conducted a groundwater study prompted by or otherwise associated with the Northeast Neighborhood including isotopic sampling of source areas for springs, I vaguely recollect. Has that project been completed and, if so, could I get a copy of the report?

Thanks,

Mike

-----Original Message-----

From: Rick Eilertson [mailto:Rick.Eilertson@city.fitchburg.wi.us]
Sent: Thursday, November 15, 2007 5:02 PM
To: Thomas Hovel; Montgomery, Rob; DeWitt, Cal
Cc: Paul Woodard; Tracy Foss
Subject: Fwd: Tritium, Deuterium, O-18, Nitrate, and Chloride Results from 8-31-07 Sampling at Deep Springs

Hi Tom, Rob, and Cal,

Attached are Tritium, Deuterium, Oxygen-18 Isotope, Nitrate, and Chloride results from the sampling performed at Deep Springs on August 31, 2007 along with initial comments from Ken Bradbury.

Please feel free to contact me if you have any further comments on this information. Thank you.

Sincerely,

Rick Eilertson, P.E.
Environmental Engineer
City of Fitchburg
rick.eilertson@city.fitchburg.wi.us
270-4264 direct
270-4275 fax

>>> Ken Bradbury <krbradbu@wisc.edu> 11/15/2007 1:46 pm >>>
Hello Rick:

Here's a quick and dirty interpretation of these results:

1. Based on tritium results (5.2 and 7.2 TU), both samples would be considered "young", that is, similar to recent precipitation. About what I would expect from lake water or shallow groundwater. Very old, deep groundwater should contain <1 TU.
2. O-18/deuterium results: The two samples are somewhat different. The 1" sample appears to be a mixture of groundwater and surface water (as I would expect), as it shows evidence of free-surface evaporation. The 6' sample is consistent with other local groundwater we have sampled.

Hope this is helpful.

Ken Bradbury (currently in South Africa)

At 06:28 AM 11/9/2007, Rick Eilertson wrote:

>Hi Ken,

>

>Attached is a spreadsheet from Delcio at the uwEILAB (University of
>Waterloo) on the Tritium, Deuterium and O18 results. There were 2
>samples taken - 1 from 6' depth at the Deep Springs near Lake Waubesa
>and the other from 1" depth in Lake Waubesa. Note that they weren't
>able to do the enriched tritium on the 1" depth water since it was too
>contaminated, so they conducted a direct tritium test on that one.

>

>Could you review these at your convenience and offer any insight you
>may have on the results?

>

>Thank you,

>

>Rick Eilertson

>

>

>Return-path: <ddcamara@uwaterloo.ca>

>Disposition-notification-to: ddcamara@uwaterloo.ca

>Received: from city.fitchburg.wi.us

> (GWGuardian.intranet.city.fitchburg.wi.us [192.168.1.15])

> by abbot.intranet.city.fitchburg.wi.us with ESMTP; Thu,

> 08 Nov 2007 18:30:05 -0600

>Received: from sciborg.uwaterloo.ca not authenticated [129.97.4.100] by

> city.fitchburg.wi.us with M+ Extreme Email Engine 2007.3.release;

>Thu,

> 08 Nov 2007 19:30:03 -0500

>Received: from eilstaff2 (eilstaff2.uwaterloo.ca [129.97.81.11])

> by sciborg.uwaterloo.ca (8.12.11.20060308/8.12.11) with SMTP

>id IA90TqqW026915

> for <rick.eilertson@city.fitchburg.wi.us>; Thu,

> 08 Nov 2007 19:29:59 -0500 (EST)
>Date: Thu, 08 Nov 2007 19:29:49 -0500
>From: Delcio Camara <ddcamara@uwaterloo.ca>
>Subject: Results, ISO# 2007665
>To: Rick Eilertson <rick.eilertson@city.fitchburg.wi.us>
>Message-id: <001101c82267\$aa628ba0\$0b516181@eilstaff2>
>MIME-version: 1.0
>X-MIMEOLE: Produced By Microsoft MimeOLE V6.00.2900.3198
>X-Mailer: Microsoft Outlook Express 6.00.2900.3138
>Content-type: multipart/mixed; boundary="Boundary_(ID_w5teBK65j8ECvcY6ASM4zg)"
>X-Priority: 3
>X-MSMail-priority: Normal
>X-MailFrom: ddcamara@uwaterloo.ca
>X-Greylist: Sender IP whitelisted,
> not delayed by milter-greylist-2.0 (sciborg.uwaterloo.ca
>[129.97.4.100]); Thu,
> 08 Nov 2007 19:30:00 -0500 (EST)
>X-Miltered: at minos with ID 4733AA00.001 by Joe's j-chkmail
> (<http://j-chkmail.ensmp.fr>)
>X-Virus-Scanned: ClamAV version 0.91.2,
> clamav-milter version 0.91.2 on localhost
>X-Virus-Status: Clean
>X-UUID: b34f524a-7faf-45cb-addf-175a8e352161
>
>Hi Rick,
>
>Attached please find an excel file with results done on the samples you
>submitted to our lab recently. I hope you are happy with them.
>
>Please note that sample 162865, your sample name 'Water Sample from 1"
>Depth at Deep Springs (Near Lake Waubesa) Sample #3 8-31-07', could
>not be analyzed for enriched tritium since it was too contaminated.
>Contaminated samples cannot go through the enriched tritium line as it
>destroys the tritium cells. Instead we had to
>analyze it as a direct tritium. Should you have any questions
>about this, please do not hesitate to contact me.
>
>As storage space here is scarce, we can keep these samples for two
>months (i.e. January 8, 2008), after which time we will throw them out
>unless you have given us other instructions.
>
>Official final results will be sent to your attention along with the
>invoice in the mail.
>
>Thank you for sending your samples to our lab.
>
>Yours Truly,
>Delcio Camara
>Lab/Office Assistant
>Environmental Isotope Laboratory
>Earth & Environmental Sciences
>University of Waterloo

>200 University Ave. W.

>Waterloo ON N2L 3G1

>

>519 888 4732

Thomas Hovel

From: Ken Bradbury <krbradbu@wisc.edu>
Sent: Monday, September 24, 2007 8:54 AM
To: Rick Eilertson
Cc: Paul Woodard; Tracy Foss; Thomas Hovel
Subject: Re: Nitrate & Chloride Lab Results from Lake Waubesa & Deep Springs

Rick:

Thanks for sending these analyses.

My initial reaction to these numbers is this: The presence of 6.8 ppm nitrate in the spring suggests that the spring originates at least mostly from a shallow source - the shallow aquifer rather than the deep aquifer. This is similar to what Sue Swanson concluded for the other "Nine Springs" springs. I would not expect that level of nitrate in the deep aquifer (according to Fitchburg's consumer confidence report the Nitrate in the deep wells averages 0.06 ppm). I don't have a chloride value for comparison; what are average Cl values for Fitchburg's deep wells?

I did not know that the State Lab could do tritium analyses. I'll look into their protocols to see if they are comparable.

Ken Bradbury

At 04:44 PM 9/20/2007, Rick Eilertson wrote:

>Hi Ken,

>

>Attached are the results back from the Nitrate-Nitrogen and Chloride
>tests we took on water samples from Lake Waubesa and Deep Springs.

>

>I'd be interested in any initial thoughts or reflections on this
>information when you get a chance.

>

>I also sent in duplicate samples to the uwEILAB for Enriched Tritium,
>Deuterium, and Oxygen-18. I believe Bob Drimmie said the tritium
>results may take a couple months, with the other test results back
>sooner possibly. When I get these results, I'll forward them on to
>you.

>

>Also, we found out that the Wisconsin State Lab of Hygiene can do a
>Tritium water test, but when I talked with Lynn West to find out if
>this was comparable to the enriched tritium test you recommended, it
>sounded like the protocols may be different: Do you know anything
>about the differences and whether it might make sense to consider
>future testing for Tritium through the State Lab?

>

>Thanks for all your help!

>

>Sincerely,

>

>Rick Eilertson, P.E.

>Environmental Engineer

>City of Fitchburg
>rick.eilertson@city.fitchburg.wi.us
>270-4264 direct
>270-4275 fax
>
>
>>> Judy Hale <jjhale@wisc.edu> 9/20/2007 4:22 pm >>>
>Hi Rick--You are right. I see it on your letter now. I usually put the
>sample ID's on the report but missed that.
>I have corrected your report and will attach it again.
>
>Take care.
>
>
>
>At 04:06 PM 9/20/2007, you wrote:
>>Hi Judy,
>>
>>Thanks for getting the results back to me so quickly.
>>
>>I forgot to make notes on my copy of the Letter of Transmittal
>>pertaining to which sample was which.
>>
>>I'm thinking that Sample 1 was the clear spring water from 6' depth
>>at Deep Springs and that Sample 2 was the discolored lake water from
>>1" depth in Lake Waubesa.
>>
>>Do you have any way of checking this? Sorry for the confusion.
>>
>>Thanks for your help!
>>
>>Sincerely,
>>
>>Rick Eilertson, P.E.
>>Environmental Engineer
>>City of Fitchburg
>>rick.eilertson@city.fitchburg.wi.us
>>270-4264 direct
>>270-4275 fax
>>
>>
>>>> Judy Hale <jjhale@wisc.edu> 9/19/2007 3:07 pm >>>>
>>Lab No. 7097
>>Acct. ID 558808
>>
>>Hi Rick--I am emailing the results of your two water samples.
>>If you have any questions please let us know.
>>
>>Thank you.
>>
>>
>>Judy Hale

>>Soil & Plant Analysis Lab
>>(608) 262-4364 x1101
>>jjhale@wisc.edu

>
>Judy Hale
>Soil & Plant Analysis Lab
>(608) 262-4364 x1101
>jjhale@wisc.edu
>

Client: Ellertson
City of Fitchburg

ISO# 2007665
Location: T - 3
2 for 2H, 18O, E3H

Environmental Isotope Lab
12/13/2013
1 of 1

#	Sample	Lab#	18O	Result	Repeat	2H	Result	Repeat	3H	Result	$\pm 1\sigma$	E3H	Result	$\pm 1\sigma$
			SMOW											
1	Water Sample from 6' Depth at Deep Springs (Near Lake Waubesa) Sample #2	8-31-07	162864	X	-8.68	-8.71	X	-59.36	-59.20			X	5.2	0.1
2	Water Sample from 1" Depth at Deep Springs (Near Lake Waubesa) Sample #3	8-31-07	162865	X	-5.44		X	-33.89	-33.05		7.2	8	X	**

Tritium is reported in Tritium Units.

1TU = 3.221 Picocuries/L per IAEA, 2000 Report.

1TU = 0.11919 Becquerels/L per IAEA, 2000 Report.

**Enriched tritium could not be analyzed on this sample as this sample was too contaminated, had to be analyzed as a direct tritium.

To Contact EIL:
mepatton@uwaterloo.ca
or phone:
519 888 4732

Robert J. Drimmie
Laboratory Manager
rdrimmie@uwaterloo.ca
519 888 4567 ext 32580

Environmental Engr.-Eilertson

Lab No. 7097
Acct. ID 558808

September 19, 2007

Re: 2 water samples submitted September 13, 2007
Results emailed: September 19, 2007

Sample ID	Cl⁻ ppm	NO₃-N ppm
6' Depth at Deep Springs	24.4	6.81
1" Depth in Lake Waubesa	48.0	<0.01

University of
Waterloo



Department of Earth and
Environmental Sciences

Faculty of Science

University of Waterloo
200 University Avenue West
Waterloo, Ontario, Canada
N2L 3G1

519-888-4567
Fax: 519-746-7484

well#10

uwEILAB
November 6, 2007

Dear Tracy:

Enclosed please find the results of your sample you submitted to our lab recently -File EIL2007666.

Also enclosed, an invoice EIL-0266 for these analyses and the final results. The tritium result indicates that your water was recharged before 1950.

I hope you are happy with the results. As storage space is scarce, we can keep the samples here for two months, after which time we will empty and discard them unless you have give us other instructions.

If you have any questions about this, please do not hesitate to call me at 519 888 4732 or e-mail me at rdrimmie@uwaterloo.ca.

Thank you for sending your samples to our lab.

Yours truly,

Robert J. Drimmie
Manager, uwEILAB

City of Fitchburg
Department of Public Works
5520 Lacy Road
Fitchburg WI 53711
ATT: Tracy M. Foss

Client: Foss
City of Fitchburg

ISO# 2007666
Location: T - 1
1 for 2H, 18O, E3H

Environmental Isotope Lab
02/11/2007
1 of 1

#	Sample	Lab#	18O	Result	Repeat	2H	Result	Repeat	E3H	Result	$\pm 1\sigma$	Repeat	$\pm 1\sigma$
			VSMOW				VSMOW						
1	Well No. 10	162866	X	-8.57		X	-58.90	-58.82	X	<0.8	0.6		

Tritium is reported in Tritium Units.
1TU = 3.221 Picocuries/L per IAEA, 2000 Report.
1TU = 0.11919 Becquerels/L per IAEA, 2000 Report.

To Contact EIL:
mepatton@uwaterloo.ca
or phone:
519 888 4732

Robert J. Drimmie
Laboratory Manager
rdrimmie@uwaterloo.ca
519 888 4567 ext 32580

Thomas Hovel

To: Mesbah, Kamran
Cc: Wade Thompson
Subject: RE: Wetlands

Kamran--That should not be much of a problem since most streams have wetlands and the city's larger wetland buffer. We will, however, take a look at it. Thanks.

TH

From: Mesbah, Kamran [<mailto:KamranM@capitalarearpc.org>]
Sent: Wednesday, January 15, 2014 11:22 AM
To: Thomas Hovel
Cc: Wade Thompson; Weber, Barbara; Gaebler, Phil
Subject: RE: Wetlands

Hi Tom,

Phil has already responded re the reason why we asked for this in our comments. I also wanted to mention (and remind) that our practice in these long-range development areas is to map the corridors at their maximum (not minimum), with the understanding that detailed surveys and determinations will be done at the time of development, and the corridors refined accordingly. What this translates into is a mapped 200-foot wide corridor for all streams (100 feet from each bank; includes intermittent streams as well), and 100-foot wide corridors for drainageways (constructed ditches). If the stream is determined not to be navigable at the time of development (sewer extension review), and no other utilities are housed in the corridor, then it is reduced as a "minor change" (which means with the City's approval as part of the plat approval).

I hope this is acceptable to you.

Warm regards,

Kamran

From: Thomas Hovel [<mailto:Thomas.Hovel@fitchburgwi.gov>]
Sent: Wednesday, January 15, 2014 9:30 AM
To: Weber, Barbara; Mesbah, Kamran
Cc: Wade Thompson
Subject: Wetlands

Hi Barbara--

I know you were on vacation until Jan 6 and may still be backlogged, but on Jan 2, 2014, I sent an email regarding item #12 of your December letter on our potential NEN urban service adjustment application. Has CARPC had a chance to decide whether or not they would concur with the city proposal regarding the wetlands and their delineation?

Following is the essence of the Jan 2 email:

In regard to item #12 of the letter which desires a stream navigability determination and wetland delineation with concurrence by WIDNR, we were wondering why this could not be done at the time the property is being proposed for actual development? We would agree to place the minimum environmental corridor widths, as identified in the plan, from the boundary of the determined wetland. Wetland boundaries change over time, and we feel it makes more sense to have those determinations made at the time of platting or development. If a drainage corridor is determined to be

navigable, we would also then have the minimum environmental corridor placed. The NEN area is rather large, and it will not fully develop within a five year time period.
Would CARPC staff concur with this approach?

I look forward to hearing from you.

TH

Thomas Hovel

From: Gaebler, Phil <philg@capitalarearpc.org>
Sent: Wednesday, January 15, 2014 10:27 AM
To: Weber, Barbara; Thomas Hovel; Mesbah, Kamran
Cc: Wade Thompson
Subject: RE: Wetlands

Tom-

The reason that we asked for the determination is that the boundaries in the preliminary plan are different than the wetlands boundaries in our files. This led us to believe that a wetland delineation had been completed. As the boundaries are only slightly different, I am ok with waiting until the detailed design phase for the concurrence by WDNR as long as the agreed upon corridor widths are maintained.

Phil Gaebler
Environmental Engineer
Capital Area Regional Planning Commission
210 Martin Luther King Jr. Blvd. Room 362
Madison, WI 53703
(608) 261-1573

From: Weber, Barbara
Sent: Wednesday, January 15, 2014 9:43 AM
To: 'Thomas Hovel'; Mesbah, Kamran
Cc: Wade Thompson; Gaebler, Phil
Subject: RE: Wetlands

Sorry for the delay, Tom. Phil and Kamran are working on this question and will be responding soon.

Barb

From: Thomas Hovel [<mailto:Thomas.Hovel@fitchburgwi.gov>]
Sent: Wednesday, January 15, 2014 9:30 AM
To: Weber, Barbara; Mesbah, Kamran
Cc: Wade Thompson
Subject: Wetlands

Hi Barbara—

I know you were on vacation until Jan 6 and may still be backlogged, but on Jan 2, 2014, I sent an email regarding item #12 of your December letter on our potential NEN urban service adjustment application. Has CARPC had a chance to decide whether or not they would concur with the city proposal regarding the wetlands and their delineation?

Following is the essence of the Jan 2 email:

In regard to item #12 of the letter which desires a stream navigability determination and wetland delineation with concurrence by WDNR, we were wondering why this could not be done at the time the property is being proposed for actual development? We would agree to place the minimum environmental corridor widths, as identified in the plan, from the boundary of the determined wetland. Wetland boundaries change over time, and we feel it makes more sense to have those determinations made at the time of platting or development. If a drainage corridor is determined to be

navigable, we would also then have the minimum environmental corridor placed. The NEN area is rather large, and it will not fully develop within a five year time period.
Would CARPC staff concur with this approach?

I look forward to hearing from you.

TH



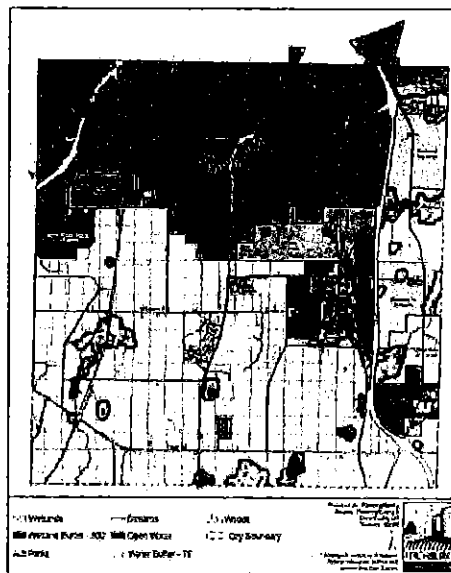
Economic Development
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4245
Fax: (608)270-4212
www.city.fitchburg.wi.us

Date: February 12, 2014
To: Mayor Shawn Pfaff, Fitchburg Common Council,
Plan Commission
From: Michael Zimmerman
Subject: R-18-14 Northeast Neighborhood

The Fitchburg Plan Commission and Common Council's consideration of approval of Resolution R-18-14 Authorizing the Northeast Neighborhood Plan for submittal to CARPC would be appreciated for the following reasons:

- The Northeast Neighborhood Plan initiative has followed a methodical process dating back to 2004 when it was included in the Future Urban Development Area (FUDA) study as Appendix H of Fitchburg's 1995 General Land Use Plan. The Northeast Neighborhood planning process commenced in late 2005 continuing through adoption of the 2009 Fitchburg Comprehensive Plan that reaffirmed it as one of the Future Urban Development Areas. The Northeast Neighborhood Plan was approved and adopted as part of Fitchburg's Comprehensive Plan by the Fitchburg Plan Commission and Fitchburg Common Council in the Spring of 2010;
- A diverse inventory of single family homes and multifamily rental units in the Northeast Neighborhood, with the additional population and purchasing power that they will generate, will strengthen the one to three mile trade ring demographics vital to the success of the Smart Code designed Uptown Fitchburg. There is a need for single family home lots in the Oregon School District and maintaining the housing ratio balance between ownership and multifamily rental units is important;

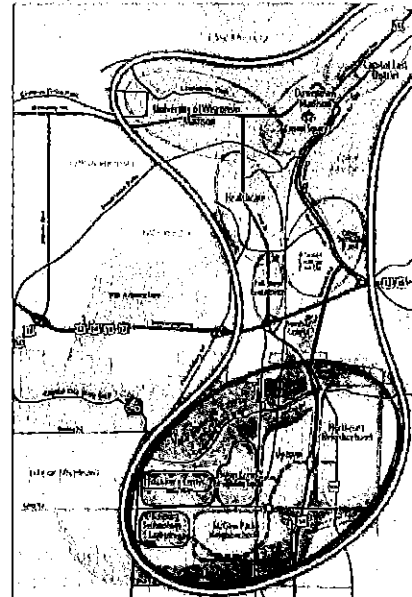
Figure 4 - 8
FUTURE URBAN GROWTH AREA NEIGHBORHOODS



- The City Administration's development impact analysis shows a net positive annual financial gain at full build out. Development of the Northeast Neighborhood enables the City of Fitchburg to maximize return on the U.S. Hwy. 14 Interchange investment;
- The Northeast Neighborhood continues Fitchburg's track record and commitment to high quality measured phased growth and development as it is adjacent to Uptown Fitchburg, in close proximity to the Southdale Neighborhood, and within the first ring of urbanized areas within greater Madison.

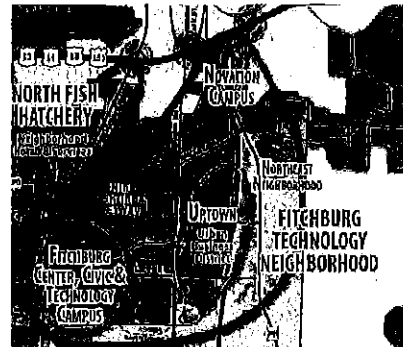
Fitchburg's Methodical Planning and Neighborhood Plan Process

The Northeast Neighborhood Plan was approved by the Fitchburg Plan Commission and Common Council in Spring of 2010 and adopted as part of our comprehensive plan. With the City of Fitchburg's \$19 million investment in the Lacy Road/U.S. Highway 14 interchange and the opening of Uptown Fitchburg, the corridor is poised for private sector investment and growth.



One of the key recommendations within the City in Motion Forward Fitchburg document under Strategic Direction # 2.1a is to use the opening of the Lacy Road/U.S. Highway 14 Interchange to launch Uptown Fitchburg as a Smart Code designed urban business district by implementing the City's neighborhood plans including the Northeast to strengthen the trade ring of the Fitchburg Technology Neighborhood. The visioning for the Fitchburg Technology Neighborhood initiative has been an ongoing economic development effort since 2001 that initially involved funding from the City of Fitchburg and the Dane County BUILD Great Neighborhoods program for the original Green Tech Village concept, now called Uptown. This initiative envisions a live, work, play community encompassing over

2000 acres, anchored by three major mixed use employment hubs (Fitchburg Center, Fitchburg Technology Campus, and Uptown Fitchburg), interwoven with residential neighborhoods (Quarry Hill, Swan Creek, North McGaw, Northeast), connected by multi modal transportation options including bike paths, walking trails and mass transit.



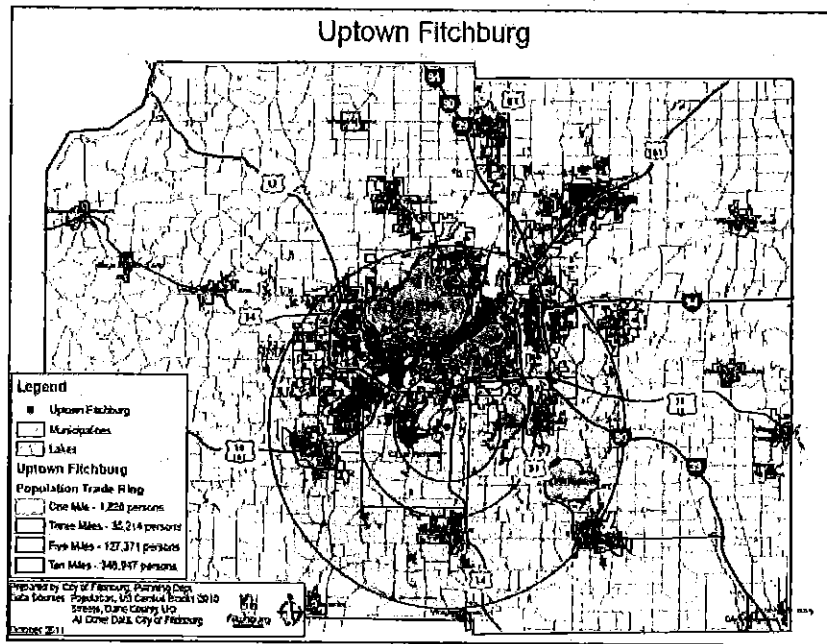
Buildout and Development within Northeast Neighborhood and the Entire Fitchburg Technology Neighborhood will Strengthen Trade Ring to realize Full Potential of Uptown Fitchburg

While the five and ten mile trade ring analysis shows strong regional market potential reaching seventy percent of Dane County's population, currently the one mile ring is light on population density with 1,826 residents based on the 2010 census. Both Uptown Fitchburg and the Northeast Neighborhood fall within the one mile trade ring. While development partners and possible end users for Uptown Fitchburg can appreciate the vision for the neighborhood, they are taking a cautious approach to see if the roof tops envisioned around the new interchange materialize and how quickly the one mile trade ring area fills in. Depending on the future population density, Uptown Fitchburg is poised for a grocery anchored neighborhood shopping center and additional rooftops could strengthen the market demographics to eventually support a community shopping center anchored by a larger retail store. However, in order to change the historic east/west development patterns in greater Madison, we need to strengthen the trade ring market demographics for this area to realize the full potential for Uptown Fitchburg as well as maximize the City's rate of return on the \$19 million interchange investment.

The City of Fitchburg and one of our development partners, Avante Properties, had planned to attend the International Council of Shopping Centers (ICSC) regional show in Chicago last Fall. However, we decided to hold off on attending one of the ICSC shows until we have stronger trade ring demographics.

It is essential to these efforts that

we have single family roof tops under construction in Uptown Fitchburg and that the City of Fitchburg is in the process of expanding the urban service area to include the Northeast Neighborhood so the one mile trade ring becomes more real for end users. This would enable our development team to position Uptown Fitchburg for both Neighborhood and Community Center retail and commercial prospects.



Need for Single Family Homes and Balanced Ratio Between Ownership and Rental Housing

We are experiencing growth in the high quality multi-family rental housing market with the 158 unit Riva Apartments within Uptown Fitchburg. Fiduciary Real Estate has a 286 unit complex under construction at the corner of Post & Index Roads ready for 2014 Spring occupancy. These properties combined with other multifamily rental units either under construction or planned total 1200 additional apartments. Fitchburg is a unique suburban community in that it has a balanced mix of single family ownership and multifamily rental housing units; suburbs are traditionally weighted more heavily towards single family ownership housing. It is important that we open up new single family home residential developments to maintain a balanced ownership to rental housing ratio as envisioned in the Fitchburg Comprehensive Plan. As the single family housing market trends towards equilibrium, it would be beneficial if the City of Fitchburg had lots available for new home construction to meet a range of market demand from entry level houses to executive style homes. Swan Creek is nearing full build out for single family homes, and there are not many lots available in Oak Meadows. These neighborhoods have proven to be popular with young professionals and families because of the close proximity to the Isthmus, just three miles to the State Capitol, the short commute time to the University of Wisconsin, and easy access to the east and west sides of Madison. With the twenty seven lot Tim O'Brien Homes plat, we are starting to see the construction of single family homes within Uptown Fitchburg and the Oregon School District. With Fitchburg being part of three school districts it is essential to have tax base growth, development and/or reinvestment in the respective districts to protect all Fitchburg taxpayers.

City Administration Development Impact Analysis Shows a Net Positive Financial Balance

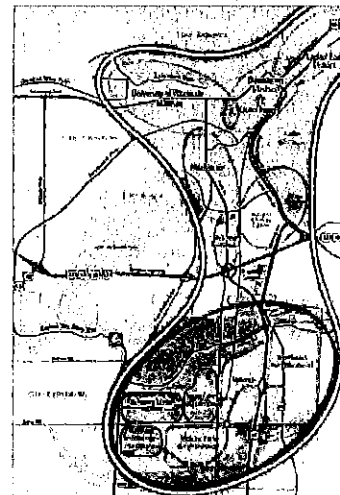
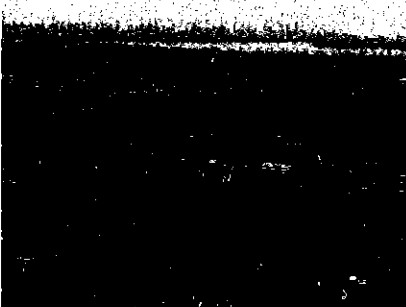
Based on the land use and projected levels and type of development, the Northeast Neighborhood is expected to generate \$96,630,767 in new valuation at full build out for the City of Fitchburg. This would result in an approximate net annual financial gain of \$94,916 after cost of services at full build out.

Fitchburg's Track Record and Commitment to High Quality Measured Growth & Development

Development has been controlled and regulated within the Fitchburg Comprehensive Plan, which allows for development of 75 acres per year or 375 acres over a five year period for the City as a whole. This requirement will control the amount of development that will take place by the use of phasing in the various development areas. Each development has been planned but may not be shovel ready for several years depending upon logical infrastructure and utilities extensions contiguous to existing urban service areas and the timing of landowners. The Northeast Neighborhood, along the U.S. Hwy. 14 corridor and the new interchange, continues Fitchburg's track record and commitment to high quality measured phased growth and development as it is adjacent to Uptown Fitchburg, in close proximity to the Novation

Campus and Southdale Neighborhood, and within the first ring of urbanized areas within greater Madison. The individual parts of the larger Fitchburg Technology Neighborhood all grow together and connect over time to strengthen the entire vision.

The U.S. Highway 14 corridor is closer to the central city and the Madison urbanized area than neighborhoods under development on the far east and west sides of greater Madison.



CITY OF FITCHBURG
Development Impact Analysis

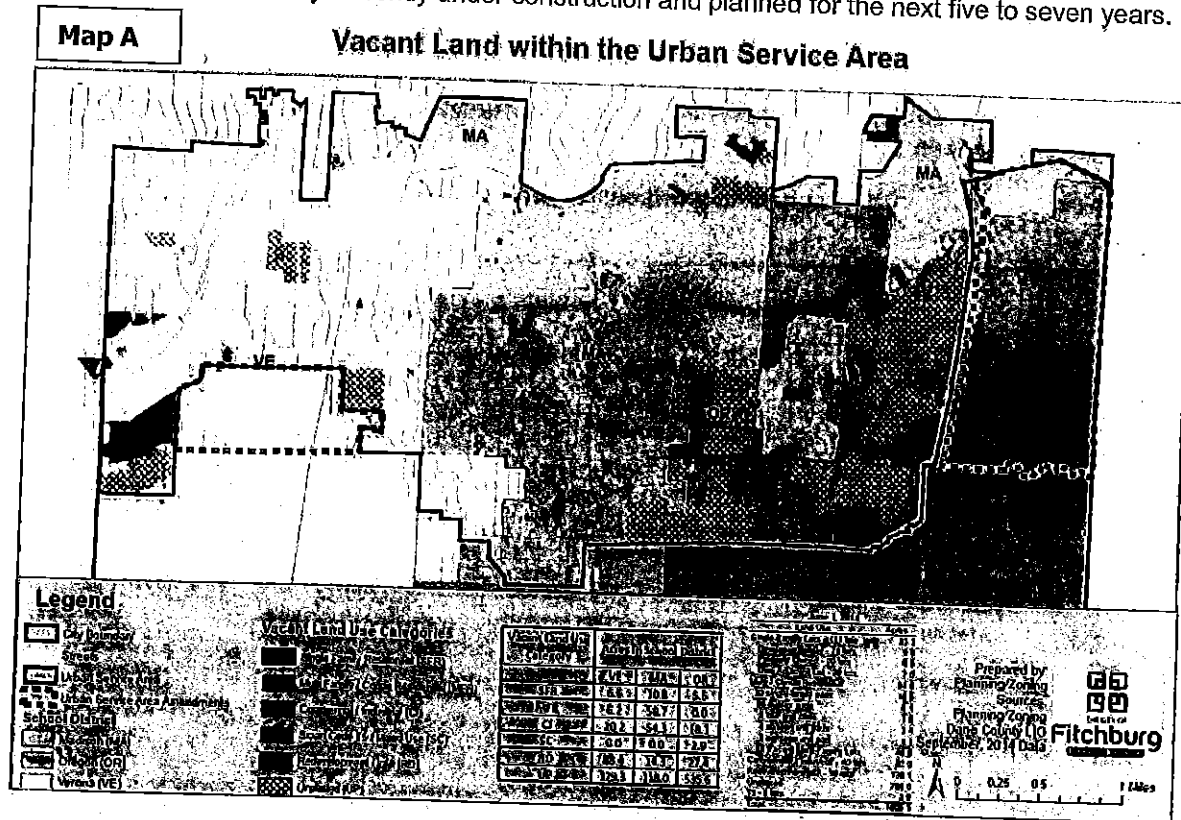
Service Area:	Budget	Res.	Eq	Total	Allocation		
	2013				Res.	Eq	Total
General Government:							
Mayor & Council	96,463	0.00	0.00	0.00	0	0	0
Municipal Court	157,076	0.59	0.30	0.30	92,813	46,407	46,407
Administration, HR & Info Syste	959,552	0.41	0.21	0.21	395,370	197,685	197,685
Clerk	373,973	0.72	0.46	0.36	269,360	172,391	134,680
Finance	278,703	0.62	0.31	0.31	172,387	86,193	86,193
Assessing	378,684	0.73	0.73	0.73	277,694	277,694	277,694
Public Safety:							
Police	6,165,473	0.95	0.95	0.47	5,850,728	5,850,728	7,925,364
Fire	2,268,538	0.95	0.95	0.48	2,155,111	2,155,111	1,077,556
EMS	487,212	0.95	0.95	0.48	462,851	462,851	231,426
Building Inspection	394,321	0.64	0.64	0.32	254,086	254,086	127,043
Mass Transit	380,000	0.75	0.19	0.19	285,000	71,250	71,250
Public Works	1,518,121	0.90	0.90	0.90	1,359,394	1,359,394	1,359,394
Senior Citizens	380,811	0.77	0.00	0.00	293,529	0	0
Parks Department:							
Community Center & Library	2,080,783	1.00	0.10	0.10	2,080,783	208,078	208,078
Parks	729,283	0.80	0.40	0.20	585,868	292,934	146,467
Recreation	283,998	0.66	0.17	0.05	187,460	46,865	13,122
Zoning & Planning	290,996	0.62	0.70	0.49	179,060	202,338	143,248
Economic Development	195,022	0.73	0.73	0.73	141,822	141,822	141,822
Other General Fund	<u>1,192,588</u>	0.50	0.50	0.50	<u>596,294</u>	<u>596,294</u>	<u>596,294</u>
Total General Fund	18,611,597				15,639,612	12,422,122	7,783,724
2013 Developed Acres	6,321						
2013 Cost per Develop	3,010						
		Required Per Additional Developed Acre			2,474	1,965	0
Project Buildout - North East Neighborhood							
Value				96,630,767	66,890,727	29,740,040	0
Acres				196.40	143.80	52.60	0.00
Value per Acre				492,010	465,165	565,400	0
Eq Tax Rate (GF & Lib)				0.0057340			
Tax Generated/Acre				2,821	2,667	3,242	0
Gain(loss)/Acre					193	1,277	0
Total Gain(loss)/Year				94,916	27,757	67,159	0



Economic Development
 5520 Lacy Road
 Fitchburg, WI 53711-5318
 Phone: (608)270-4245
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Date: October 9, 2014
 To: CARPC
 From: Michael Zimmerman
 Subject: Vacant Land & Development Activity within the Urban Service Area

There have been some questions and comments from CARPC members related to the amount of vacant land currently available within Fitchburg's urban service area. This memo is intended to provide some insight beyond the sheer number of acres as to what is actually available from a development ready stand point as well as the level of development activity currently under construction and planned for the next five to seven years.



Amount of Acreage – Availability & Timing

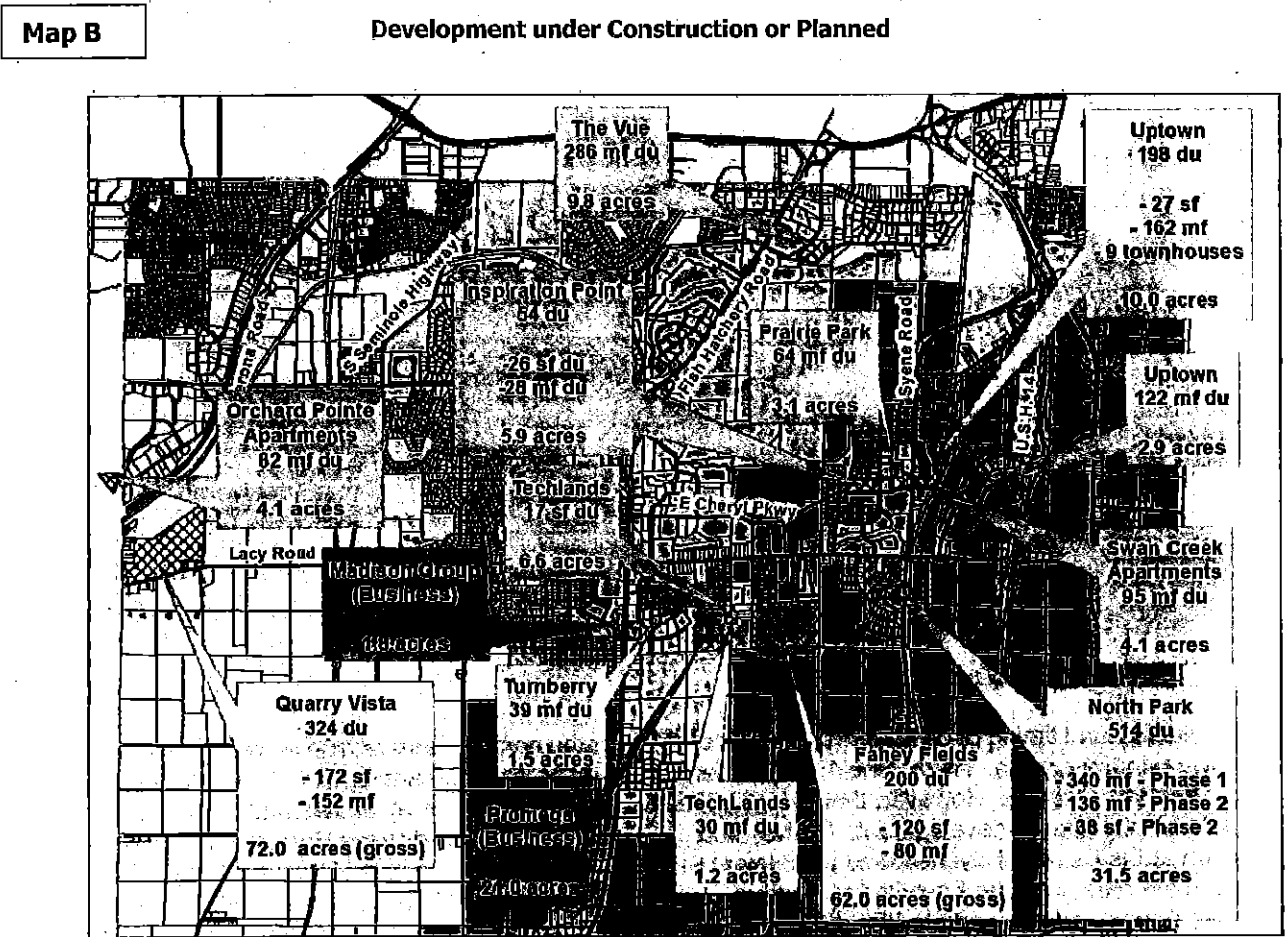
The availability and timing of development is the reason why the comprehensive plan allows a 20 year + f year flexibility factor for growth. As of June 1, 2014, there are 1098 acres of vacant land in Fitchburg's urban service area. See Map A above. However, that amount of acreage does not mean all of that land throughout Fitchburg is available at this time for development. Of the 1098 acres, 102 are allocated to the Hartung Company seed corn development reserve along East Cheryl Road and Haight Farm Road; 91 acres are part of the Fitchburg Center Bowman Farms and not marketed for development, 28 acres in the Fish Hatchery Road corridor are owned by Payne & Dolan, and 10 acres will be preserved as parks/open space by Thermo Fisher on the east side of the Badger State Trail, leaving 811 acres of vacant land currently available. There are 608 net buildable acres for development when you factor in 25% allocated for roads and infrastructure.

The 811 acres of vacant land includes areas identified as unplatted on the June 1, 2014 vacant land map that have since been platted. For example, Promega Corporation has purchased 21 acres (includes 5 acres of ROW) on the south side of the Nobel Drive extension for a \$30 million facility that is already under construction that launched the fifty seven acre second phase of the Fitchburg Technology Campus (FTC II). We have two other technology companies looking at purchasing 5 acres each in that same development. FTC II includes 17 single family lots.

The newly platted land also includes the North Park development at the southwest corner of Syene Road and Lacy Road that will have a total of 514 dwelling units with 476 multi-family (mf) units (340 mf Phase I & 136 mf Phase II) and 38 single family dwelling units. In addition, with the Nobel Drive extension, the City of Fitchburg is expecting to see a comprehensive development plan this Fall for the sixty-two acres Fahey Fields that will include 200 dwelling units with 120 single family and an estimated 80 multi-family.

The unplatted area on the June 1, 2014 Vacant Land Map in the Oregon School District includes a good portion of the 376 acre Uptown Fitchburg neighborhood between U.S. Highway 14 and Syene Road north of Lacy Road. Uptown is envisioned to be a high density urban development that is the first Smart Code Zoned community within the State of Wisconsin. Smart Code is based on a grid like street system and regulates zoning within transect zones (T-Zones) based on form and site conformity of development rather than its actual use that transitions from a higher to less intense density across the T-Zones. After the storm water and natural areas are accounted for the actual net developable acreage within Uptown is 254 acres of the total 376 acres. Allocating for roads and infrastructure results in 196 net buildable acres of the 608 total referenced above.

The map below shows the development activity already under construction or proposed throughout Fitchburg's urban service area at this time.



2014 development parcels **School District**
 City of Fitchburg Madison Metropolitan
 Urban Service Area Oregon
 Streets Verona Area

du = residential dwelling units
 mf = multi-family residential dwelling units
 sf = single-family residential dwelling units

0 0.2 0.4 0.8 1.2 1.6 Miles

** All dwelling units and acres identified herein are approximate

Development under Construction or Planned

These current or proposed developments identified on Map B, including some of the projects mentioned above, encompass 237.5 acres. This accounts for 3.17 years of Fitchburg's comprehensive plan policy of seventy-five acres of development absorption per year and is within the five year rolling average of 375 acres.

This development activity includes a total of 2025 dwelling units under construction or planned within the next five to seven years with 1625 multi-family units (80%) and 400 single family lots (20%). The City of Fitchburg along with the City of Madison is providing much of the higher density multi-family housing stock to meet the needs of the region's population growth. With the significant number of multi-family units already under construction or planned it is important that Fitchburg maintain a balanced multi-family to single family housing ratio. Fitchburg currently has a housing ratio of 52% single family to 48% multi family. The land for single family homes envisioned as components of both the North Stoner Prairie and Northeast Neighborhood Plans would help to provide that housing ratio balance. This land would also maintain an ample supply of lots for new single family home construction, as Fitchburg has averaged eighty-four single family permits annually for the past fifteen years including the housing boom and bust, to meet market demand. The proposed single family lots in these developments on Map B and existing lots provide approximately a five year supply of inventory in Fitchburg. With the time it takes for platting and utility extensions it is important to get other subdivisions like North Stoner and Northeast in the pipeline for additional single family home lot inventory as absorption occurs.

Need for Land for Business and Industrial Development

When I started with Fitchburg, nineteen years ago, we positioned our community with three business and industrial parks; Fitchburg Center, Fitchburg Business Park, and Fitchburg Commerce Park. Each of these business and industrial parks had their own niche that provided an inventory and continuum of space and land to meet the needs of various end users and companies that reflected different industry clusters, size and architectural/building material requirements. Some company end users like Bruker AXS were compatible with the Fitchburg Center development model while others like Sub-Zero/Wolf had site and building needs more suited for the Fitchburg Commerce Park type product. It is important that we have that variety and inventory of land available to meet the site and space needs across a spectrum of industries. Today, Uptown Fitchburg under Smart Code offers a completely different development model compared to the Fitchburg Technology Campus II, while the future extension of the Fitchburg Commerce Park and Sub-Zero/Wolf Campus offers a third option.

West Fitchburg is already home to numerous major employers who are leaders within their industries with significant employment and family supporting jobs. Many of them have expansion and facility upgrade needs but are becoming land locked on their existing sites. From an economic development perspective, it is essential that we stay ahead of the needs of our existing major employers by making additional land available for larger foot-print clean manufacturing and light industrial facilities. We are currently in discussions with multiple major employer existing businesses regarding their need for expansion.

Land in the north Stoner Prairie will also enable Fitchburg to respond to leads generated by MadREP and WEDC that are usually looking for larger sites, 10+ acres, than we currently have available for new business locations. It will also provide the opportunity for another WEDC certified site for manufacturing here in Dane County.

Fitchburg Location – Choice of School District

Residents and families decide to live in Fitchburg because of our central location that offers easy access and proximity within the greater Madison urbanized area. Once they decide on Fitchburg as a location, they also make another location decision about what school district to either purchase a home or find multi-family housing. Due to Fitchburg being part of three school districts, it is important that we offer an available supply of multi-family and single family housing stock within each of these districts as families make decisions about where to live based on the school district that meets their family's individual needs. These respective neighborhood plans, one in the Verona School District and the other the Oregon School District helps us accomplish that goal. See Map B for developments by School District.

Vacant Developable Land Summary

Vacant Developable Land Gross Acreage - 6/1/14	1098 acres	
Not Available - Hartung Company <i>Corner of South Syene & Haight Farm Road</i>	(102) acres	Existing Seed Corn Business
Not Available – Fitchburg Center Development Reserve <i>East Cheryl Parkway</i>	(91) acres	Reserved for future long term development plans for Fitchburg Center & Promega Corporation
Not Available – Bowman Farms, Fish Hatchery Road <i>Along North Fish Hatchery Road – East Side</i>	(28) acres	Not being marketed for sale, evaluating long term future use of former milking parlor and adjacent property
Not Available – Payne & Dolan, <i>South of Lacy Road at Fitchrona Road</i>	(46) acres	Mineral Extraction
Not Available – Thermo Fisher, <i>East of Badger State Trail North of McKee Road</i>	(20) acres	Being dedicated as open space
Vacant Developable Land Available Acreage =	811 acres	
Vacant Developable Land Buildable Acreage = <i>Factoring 25% for roads and infrastructure</i>	608 acres	

Development Activity – Map B

Residential Dwelling Units – Under Construction or Planned	Total Units	Multi Family	Single Family	Acres
	2025	1625 (80%)	400 (20%)	214.7
Commercial Projects – Under Construction Promega Corporation The Madison Group				22.8
				237.50

Current & projected development activity 5 to 7 years as of October 2014

Total Acres

237.50 total acres = 3.17 years of Fitchburg's comprehensive plan policy of 75 acres per year absorption and within the five year 375 acres

Thomas Hovel

From: Thomas Hovel
Sent: Friday, June 13, 2014 8:11 AM
To: Shawn Pfaff
Cc: Wade Thompson; Deborah Hatfield (debbie@ma-rs.org); Tony Roach; Michael Zimmerman; Rick Eilertson (Rick.Eilertson@fitchburgwi.gov); Ahnaray Bizjak
Subject: CARPC.

Last night CARPC staff presented the two proposed Fitchburg CUSA amendments to the commission.

Perhaps the tone was well set by Peter McKeever, Ed Minihan, the full moon, or UW Real Estate Professor Morris Davis who made Fitchburg the foil through much of his presentation which preceded the presentation of the Fitchburg amendments.

Ed Minihan is back on the commission. Debbie Hatfield was present, representing Phil Sveum, for the NEN, but left during the NSNP presentation, and I have copied her on this email as a matter of courtesy so she has my notes.

The point of the meeting was for CARPC staff to give their presentation and the commission to ask questions of what additional information they would like to see addressed. I only spoke once, which was to correct two points made by CARPC staff, which will be noted in the appropriate place below. I will recount below the questions/comments that I heard raised by members of the Commission (chronologically) or a few points noted by CARPC staff, however, I likely did not catch everything that was questioned:

NEN

1. CARPC staff will ask the corridor be adjusted around the forested wetland just south of homes on E Clayton to accommodate a spring.
2. They will ask the corridors be adjusted to accommodate some areas of steep slopes.
3. MPO desires connect trail to Haight Farm Rd and Trail plan in place prior to time of platting.
4. CARPC Staff ran some new model called ELOHA for well draw down, and it was here I corrected them to say well 11 is existing. The ELOHA model had a well in the NEN, they said it was recently run, but where they got the information for the well in NEN I do not know. I corrected them that no well was planned for the NEN.
5. Minihan: Full analysis of Waubesa watershed and its wetlands, and what will happen to the fens. The effect of any wells on groundwater. Town of Dunn Meadowview flooding study was based on agricultural land use in Fitchburg, not development so the findings of this study are not relevant and it needs to be reanalyzed to assure that the extra storm water can be properly handled in the downstream channels.
6. McKeever: Does not understand CARPC saying only conflicts moderately with ag preservation when 44% of the soils are prime ag soils. There model does not make sense as on one hand said there was more recharge but on the other there is a loss of base flow to Swan Creek. Never know this is upstream from prime wetlands as little reference to the downstream wetlands. Why only a 75' buffer in some parts around what he called Lake Larsen? How can a 69 acre farm (Uphoff farm at north edge) be within an USA, and could the land use change? Questions the acres Fitchburg thinks it needs and what it has—he commented that a past USA amendment was approved that has not yet seen any development. What is effect on downstream lands?
7. Hampton: Better understanding of what is classified as existing development. Questioned Uphoff farm. What is Oregon school opinion on number of school children to be served? The city will use the low end of the density range not the upper level provided.
8. Golden: The scale does not make sense from a transit stand point. It conflicts with proposed BRT along Fish Hatchery and other city plans. Discuss how this relates to transit plans.
9. Terrell: Fitchburg should compare runoff to pre-settlement runoff conditions. The balance between infiltration-stay-on and runoff needs more description and needs to be more clear about what is meant by balance. Maps should include CARPC environmental corridors compared to city corridors.

10. Bell: Should show the effect on areas south of Swan Creek.
11. McKeever: Function that water serves is more than hydrologic, it also serves water fowl and he ephemeral wetland that is L Larsen (his term again) is a stop-over for migratory birds—he wants facts and data on the effect on water fowl and birds. Address Professor Zelder's concerns raised in her communication. L Waubesa is a state natural area.
12. Minihan: Analysis of flooding in Meadowview.

If one thought it could not get any worse, it did, with NSPN.

NSPN

First a number of commission members challenged staff on how they ranked the 14 broad goals of the Dane County Land use and Transportation Plan—and it was not for a better ranking.

1. The low residential density, even though the purpose was explained by CARPC staff, is a big problem with a number of commission members, including but not limited to Hampton, Golden, Terrell. (I noted this to many of you last year after my presentation in Aug. 2013)
2. Terrell: Not a mix of development—no effective mix at all.
3. A number of commissioners said that 73% prime ag soils should be strongly conflicts with goals.
4. Bell: This is not a system of environmental corridors
5. CARPC Staff will be recommending an emergency pumping plan be put in place.
6. Golden—wants to see road system — w. of South Hwy p. 160
7. MPO wants a more direct route to schools
8. Terrell: How much water leaves the site to the south? The water ponding south of Lacy seems to always get bigger and expands, something is going on to account for that ponding if water is not leaving the site. Part of the site is in the Sugar River Basin, and wants a description of that area.
9. McKeever, will new well affect Nine Springs area? Need data on its affects.
10. Minihan, had some complaint about storm water that I did not comprehend.
11. Hampton—What will the effect on traffic flow of 18/151 be at full build-out? How will Fitchburg mitigate the loss of such prime farmland, they cannot make any more of it? Bad land use balance, all residential is in NEN and all the employment is over here, how will people travel between the two? Whrer is the traffic going to serve all the jobs?
12. Ball: size of buffer around wetland (ponding area) is a concern and how will they control runoff into the wetland—and that wetland will not last long. *p. 15? CARPC had DWR area*
13. Terrell: If a sump is being used to drain part what area does the sump drain?
14. Hampton: Questions number of acres of developable land in the Fitchburg portion of the USA.
15. Golden: what is the plan for transit?
16. Terrell: Bland demographic with low residential land use, bland plan, not a real asset. It is not a way to build a land use plan.
17. McKeever—Analysis of storm water compared to pre-settlement conditions. With proposed recharge, how do you know you are meeting recharge levels? How do you know what you are doing for recharge is actually effective?

*CARPC -
can't
MPO
w/ Fitchburg
no wetland
effectiveness*

A number of commission members said they may have more comments and will forward to staff.

This is likely not complete listing as at times points were being rattled off faster than I could record, or in a few instances I did not get what they were questioning.

The presentations did begin with a bold statement by Mr McKeever wondering why the agenda was planned the way it was, and what can be expected with the process. Given his dismay, I would not be surprised if CARPC will decide to split the items onto two different agendas. But we shall see.

Presentation and discussion on the Fitchburg items started not long after 8:35 pm, and went until about 10:25 pm.

CAPITAL AREA REGIONAL PLANNING COMMISSION (CARPC) PRESENTATION

NORTHEAST NEIGHBORHOOD

Thursday, September 11, 2014

Fitchburg Overview

Geographically

Unique

- Central location
 - Proximity - Adjacent to Madison, minutes to downtown
 - Accessibility - Strong north-south transportation corridor
- 3rd largest community
 - 25,465
 - 35 square miles
- Diversity
 - Ethnic - 30% white
 - Economic
 - Geographic
 - Housing - almost 50% multi-family
 - 3 School Districts - Madison, Oregon, Verona
- Commitment to Sustainable Land Use Planning
 - USA since 1979; Updated in 1998 & 1999
 - FUDA - New CARPC Model
 - Comp Plan - 2008
 - Farm and Preservation Zoning Correlation by WEDATOP
 - Wet Green Tax Legacy Community
 - WI Water Star Community - Gold Star

Comprehensive Plan & FUDA

Comprehensive Plan

FUDA

City Population, Housing, and Land Use Projections

Category	2010-2015	2016-2020	2021-2025
Additional Residents	5,171	4,955	10,780

Category	2010-2015	2016-2020	2021-2025
Additional Residential Units	1,133	1,118	2,391

Category	2010-2015	2016-2020	2021-2025	Total Units 2010-2025
Residential	110	165	337	596
Business/Industrial/Commercial	69	70	79	297
Communication/Utility/Institutional	11	12	12	47
SUB-TOTAL	190	247	428	865
Shoreline	31	51	59	141
Parks and Recreation	9	11	12	45
TOTAL	239	309	499	1,047

Heart of Dane County

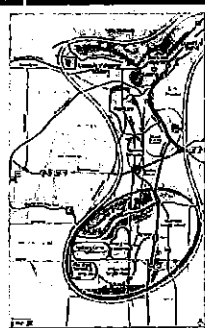
Figure 1-1: Municipalities within Dane County

Source: Dane County Comprehensive Plan, 2007.



Forward Fitchburg

Building Places & Spaces
Focus on Quality

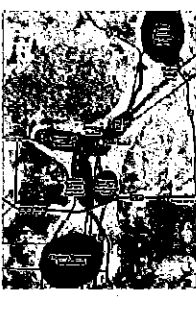
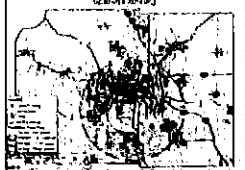
Why Northeast Fitchburg?



- Central location**
 - Old Hwy 14 & Park St. Corridor
 - Great Highway interchange
- \$20 million U.S. Hwy. 141 Lacey Road Interchange**
 - Proximity to city center, access to State Capital
 - First-class connectivity
- Fitchburg Technology Neighborhood - Mixed Use**
 - Fitchburg Center - High Tech, commercial & residential
 - Fitchburg Technology Campus - High Tech, commercial & residential
 - Uplown Highway - Smart Code, Urban District, High Tech, commercial & residential
 - Hiway 141 Campus - High Tech, commercial & residential
 - Dana Clark and Moore Park - Recreational Corridor in Employment Center
- Contiguous to City of Fitchburg & Town of Madison Neighborhoods**
 - Uplown, Miraval, Miravalis I, Centerdale
- Oregon School District**
 - Top rated with mixed use - residential, business, commercial
 - Visitors of varying types and ability - business, all single family homes & small family
 - Residential - 15 month sales volume - July 2014, average sale price up 3.5%

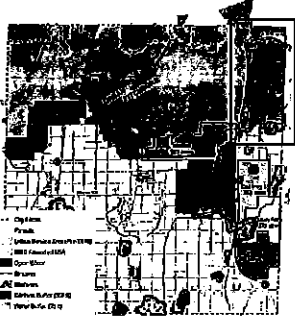



Why Northeast Fitchburg?

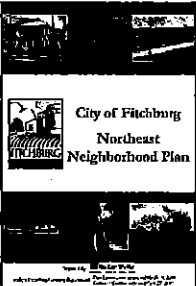
- The NE Neighborhood is positioned to benefit from increased connectivity to Downtown Madison and continued development of the Fitchburg Technology Neighborhood (FTN)
- City in Motion expresses a desire to develop Uplown as a high density urban business district through Smart Code zoning
- Continued residential development in both FTN and De NE Neighborhood will assist in populating the area and Uplown as an urban mixed-use center by strengthening the one & three mile trading demographics

City FUDA Planning



Northeast Neighborhood is a FUDA neighborhood identified in the City's Comprehensive Plan.

Northeast Neighborhood Plan



To attain a pattern of community development that includes environments suited to a variety of needs, including privacy, productivity, convenience, beauty, sustainability and diversity. To develop a compact urban community that is both vibrant and functionally distinct from its suburban surroundings.

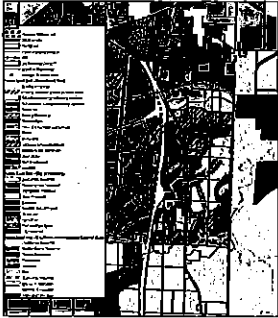
- Encourage development that is compatible with adjacent land uses;
- Ensure that, when the Northeast Neighborhood is completely built-out, it is an interconnected neighborhood, mindful that future development proposals consider implications of their development on neighboring properties;
- Ensure that future development uses appropriate measures to properly manage storm water runoff such as site or regional detention/bioswale areas, while incorporating an emphasis on storm water quantity and quality;
- Site for a balanced neighborhood by providing for a variety of land uses;
- Ensure any phasing programs is consistent with the Comprehensive Plan;

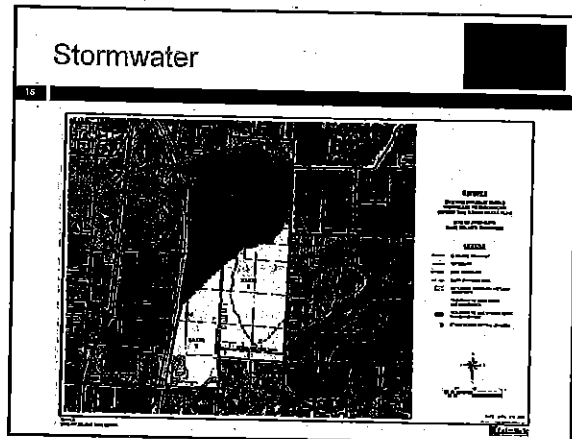
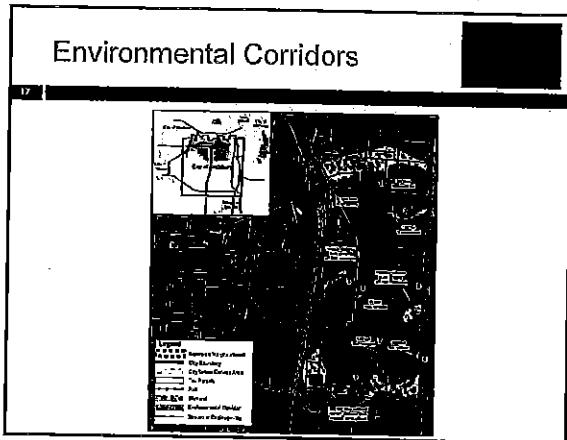
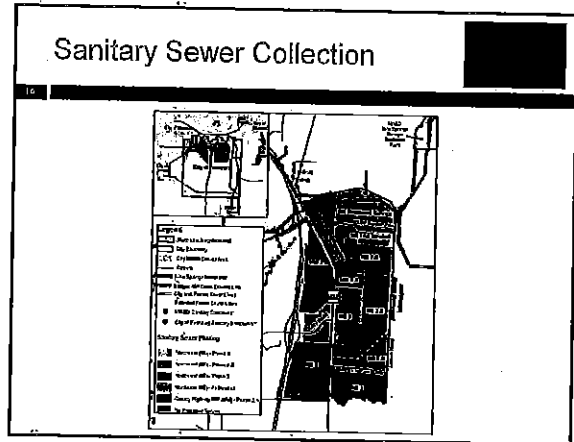
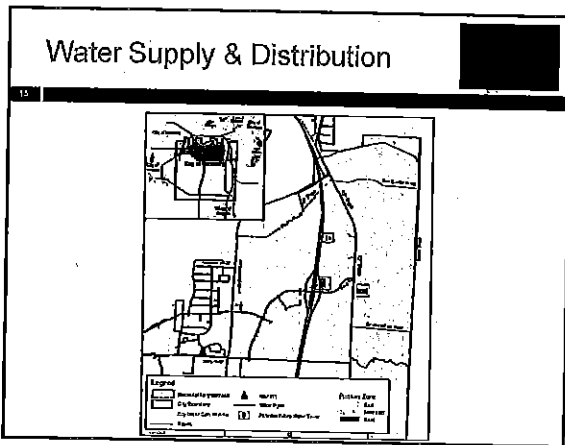
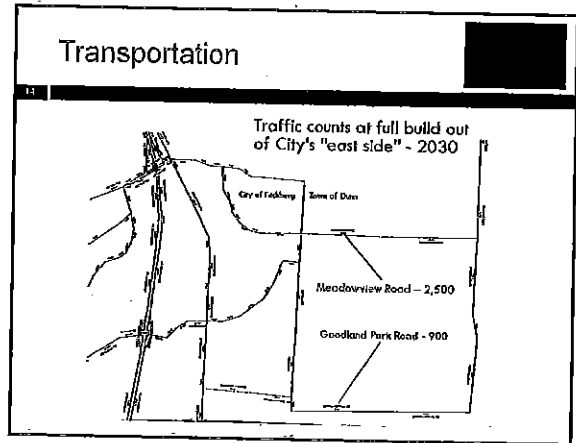
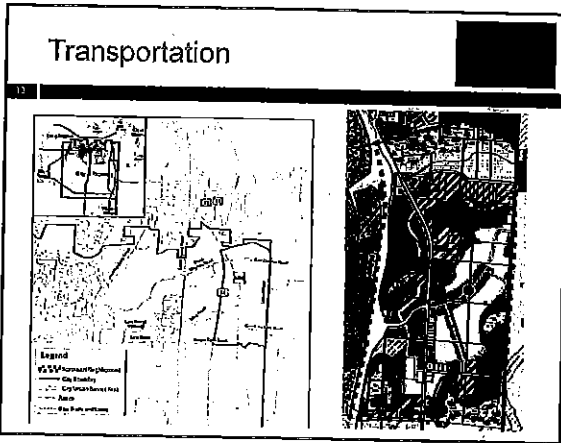
Future Land Uses and Residential Units

Future Land Use	Future Area (Acres)	Future Density (Units/Acre)	Future Units	Number of Future Residential Units
Residential	1,022,188,250	5.7	190,3	944,150
Residential	98.8 / 10.0%	5.7	0	0
R-1: Minimum Average 5 dwelling units/acre	134.1 / 13.9%	0	134.1	477,763
R-2: Minimum Average 10 dwelling units/acre	56.2 / 5.7%	0	56.2	401,411
Commercial (Downtown Park, Office, Limited Retail, and Services, Retail, and Existing Commercial)	1,443,850	1.2	56.3	NA
Commercial	12,771.3%	0	12.7	NA
Mixed Use	1,431,078.7%	0	23.4	66,166
Apartment	69,777.0%	70.4	38.9	NA
Right of Way	131,578.3%	1.0	27.8	NA
Workshop	1,150,291.7%	135.3	0	NA
Open Space	32,312.3%	1.2	29.9	NA
Green Space	1,112,881.0%	98.7	118.9	NA
Underutilized	102,710%	0	0	NA
Unutilized Total	1,112,881,000	2,854	218.4	1,112,881

CADPC will use various methods to calculate developable acres of 500.

Future Land Use





Stormwater Performance Standards


Issue	Performance Standard
Peak Discharge	Maintain pre-development peak discharge for the 1, 2, 10, and 100-year, 24-hour design storms.
Soak-in Infiltration Volume	Maintain at least 90% of the pre-development infiltration volume.
Groundwater Recharge	Maintain an average recharge rate of at least 7.6 inches per year or the recharge rate identified in the Wisconsin Geological and Natural History Survey (2009).
Water quality: Oil and grease	Treat the first 0.5 inches of runoff for oil and grease.
*Phosphorus	Demonstrate a reduction of existing agricultural loading by 50% at fully developed, stabilized conditions.
*Thermal Mitigation	Reduce temperature of storm water to all discharge points to a creek or similar water bodies (accomplished through storm water infiltration and vegetated buffer) and avoid in-line wet ponds in areas of perennial flow.
Total Suspended Solids	Reduce TSS based on 1-year 24 hour storm event.

*In accordance with State Statute 281.33, the City is not able to directly enforce these performance standards. However, it is anticipated that the performance standards will be met indirectly through quality and quantity control measures.

Stormwater Performance Standards


- The City is prepared to meet all stormwater management conditions and recommendations for the neighborhood as identified in the CARPC staff report.
- The City of Fitchburg and our private sector partners also agree to explore innovative techniques like evapotranspiration to exceed CARPC requirements.

Stormwater Utility Credit Program



Fitchburg Creek Supporter Pledge - at least 34 out of 57 actions in the following categories:

1. Lawn Care
2. Weeds & Pests
3. Sanitary Sewage Savvy
4. In the Home: Tips on Toxics
5. Pets and Animals
6. On the Road
7. Runoff & Stormwater
8. Fish & Aquatic Life
9. Urban Forestry



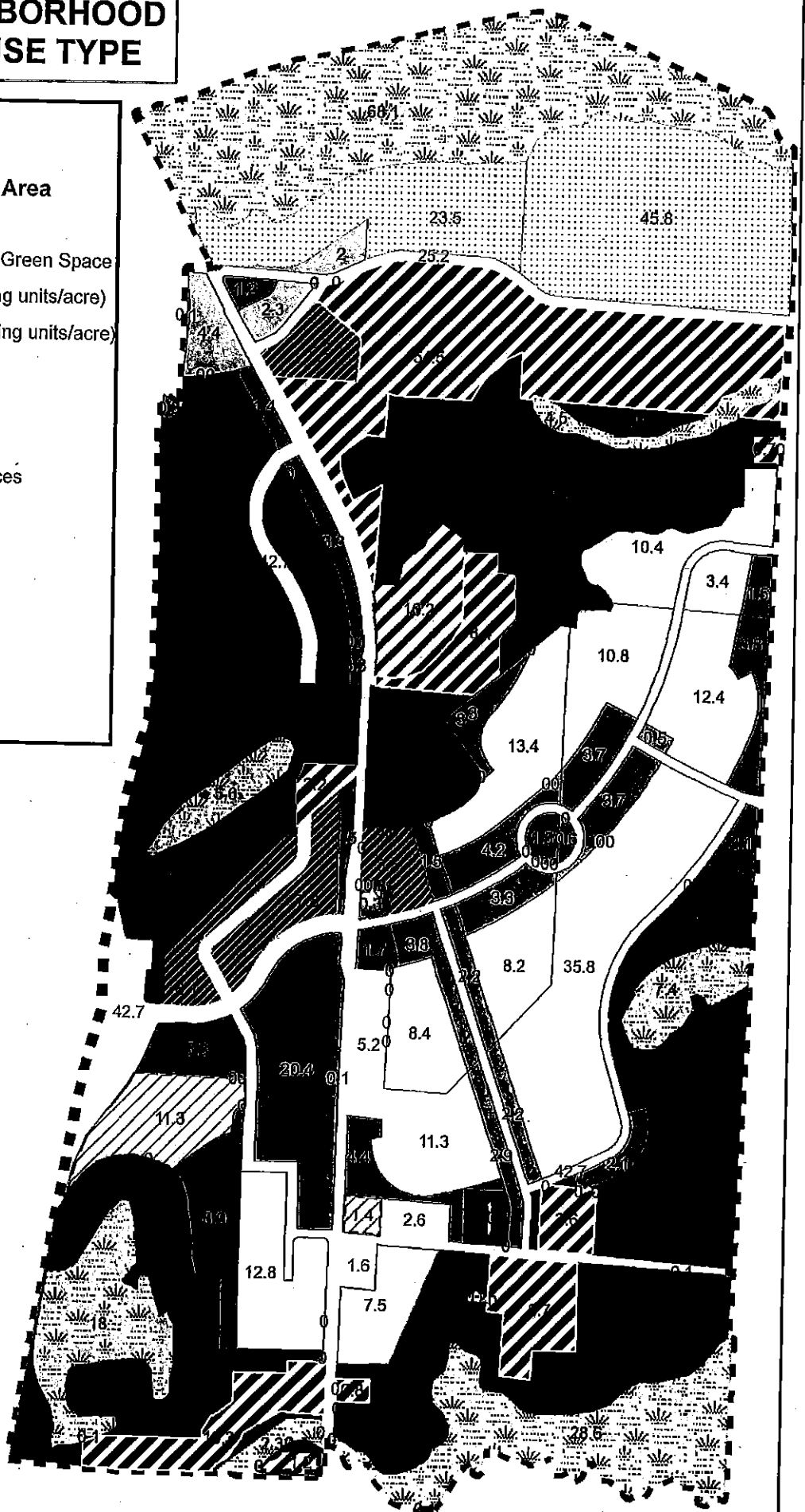
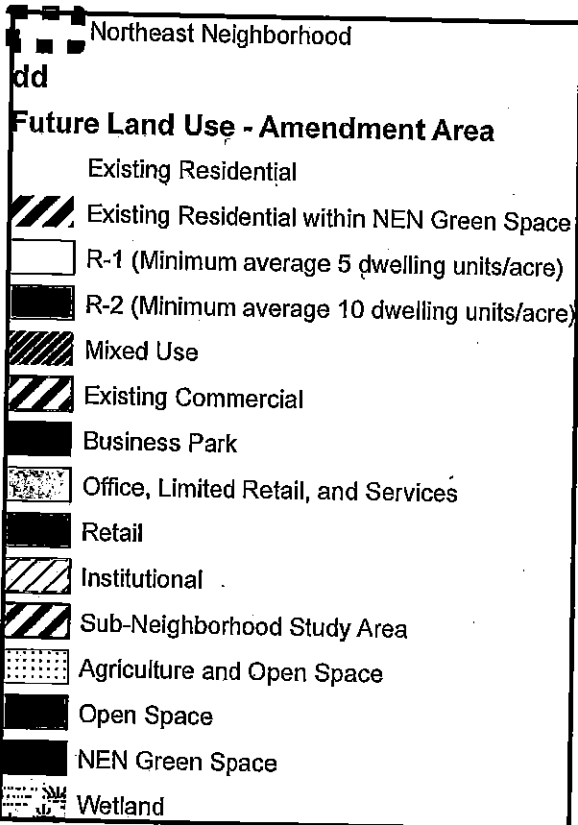
Process + Data = Quality Plan

	2013		2014		2015		2016		2017		2018	
	Q1	Q2	Q1	Q2	Q1	Q2	Q1	Q2	Q1	Q2	Q1	Q2
Northeast Plan												
Proposed Amendment												
Public Hearing (PH)												
City Council Approval												
Approved by City Council												
Approved by City Council												
Adoption												

Consistency

- The Fitchburg City Council approved Resolution R-18-14 endorsing amendment of the City's urban service area to include the Northeast Neighborhood, on February 25, 2014 after finding this amendment consistent with the City's Comprehensive Plan.
- City staff submitted amendment application to CARPC in March, 2014.
- CARPC staff has found application consistent with majority of CARPC goals and recommends approval of application.

NORTHEAST NEIGHBORHOOD ACRES BY LAND USE TYPE



NORTHEAST NEIGHBORHOOD - FITCHBURG LANDS LLC

*From Wanda G.
2-28*

ACRES

	Phase 1	Phase 2B	TOTAL
R-1 (Minimum 5 du/acre)	26.9	82.3	109.2
R-2 (Minimum 10 du/acre)	17.23	15.1	32.33
Mixed Use	4.3	0	4.3
TOTAL	48.43	97.4	145.83

RESIDENTIAL UNITS*

	Phase 1	Phase 2B	TOTAL
R-1 (Minimum 5 du/acre)	101	310	411
R-2 (Minimum 10 du/acre)	130	150	280
Mixed Use (Minimum 8 du/acre)	26	0	26
TOTAL	257	460	717

* Residential Units calculated by multiplying minimum dwelling units per acre by acres, less 25% of acres for right of ways.

Estimated Population Levels at Full Build-Out

Provided to CARPC staff

Land Use	Acres	Development acres	Comprehensive Plan	Net Residential Area	DU Multiplier	Total DU	Pop multiplier	Est Population
Single-Family Lots - 111 lots	23.3							
Developer/Builder - 71 lots	9.9			9.9		71	2.8	199
Privately Owned - 20 lots	6.5			6.5		20	2.8	56
Own Adjacent Lot - 20 lots	7.0							0
Multi / Condo Residential	64.8							0
30 single-family pads	10.5			10.5		30	2.3	69
28 duplex pads	8.1			8.1		56	2.3	129
3 four unit pads	1.0			1		12	1.8	22
4 sixteen unit pads	3.4			3.4		64	1.8	115
1 eighteen unit pad	1.1			1.1		18	1.8	32
12 Vacant Multi-Family Lots	29.5			29.5		482	1.8	868
Unplatted								
Wingra		8.9	HDR	6.23	18	112.14	1.8	202
Fitchburg Minerals		46.7	LDR	32.69	3	98.07	2.8	275
O'Brien		38.9	LDR	27.23	3	81.69	2.8	229
Lacy Road		3.7	LDR	2.59	3	7.77	2.8	22
Gunflint		12.4	LDR	8.68	3	26.04	2.8	73
Motiff		8.7	LDR	6.09	3	18.27	2.8	51
Techlands		7.8	LDR/HDR	5.7	varies	47	2.3	108
Fahey		62.4	MDR	37	8	200	2.3	460
Cooke		18.6	MDR	13.02	8	104.16	2.3	240
Fitchburg Center		93.4	LDR	65.38	3	196.14	2.8	549
Post Road		25.5	12.5 HDR	8.75	18	157.5	1.8	284
Fedler		29.3		16		476	2.3	1095
Hartung		30	TOD/IC	21	18	378	1.8	680
Uptown				115		1953	varies	3772
Braeger		3	LDR	2.1	3	6.3	2.8	18
SUB-TOTAL	1,086.8			437.5		4615		9546
Residential - Northeast Neigh.	301.1			202.3		1570	2.3	3611
Residential - N Stoner Prairie	40.7			34.9		134	2.3	308
TOTAL Current and Proposed	1,428.6			674.7		6319		13465
Less 4% vacancy rate						253	2.3	581
Estimated Population								12883
Redevelopment areas		115.5		75.2		539	2.3	1240

Estimated population does not include redevelopment areas

Note: Calculations are estimates. SmartCode used maximum available T5 residential area 12883 persons, at 5000 persons/decade = 26 years of population growth