

Anton Drive Planning Study Pre-Submission Meeting Questions:

The following questions and corresponding responses were shared at the Anton Drive Planning Study Pre-Submission Meeting held on April 30, 2015.

- 1. Do you expect the proposed plan to conform to the comp plan or substantially change as a result of the Verona road work and the success of Orchard Pointe?**

The goals, objectives and policies of the adopted Comprehensive Plan shall guide the development of the Anton Drive Planning Study. The Plan may propose changes to individual land use classifications for properties inside the planning area, and during the planning process the consultants may identify areas where conflicts may occur with the goals, objectives and policies of the Comprehensive Plan.

- 2. Does the Wingra Quarry have a close out plan on file with the city and will it be provided to the consultant if that option is selected?**

The City has a 2004 Reclamation Plan for the property that could be shared with the selected consultant. Staff has emailed Wingra to see if this is the most recent plan but as of this writing there has been no response. If a more recent plan is provided staff will share that with the selected consultant if the alternate Wingra planning area is pursued.

- 3. Does the city intend to appoint a project steering committee to oversee the project?**

It is likely that a steering committee will be established to oversee the project.

- 4. Does the city have a conceptual plan for the reconstruction of Nesbitt Road, south of McKee Road following the WisDOT's Verona Road construction?**

There is no conceptual plan at this time. While the road alignment is changing, the City expects the cross-section to remain the same.

- 5. Page 12, 1B. Should there be a line item for the separate hydrologic and hydraulic analysis work identified on page 8?**

Yes, this work, including water quality analyses, should be a line item as directed in the fourth bullet point under Page 12, Section III Administrative Measures, 1.B.

- 6. Page 13, #3 Work Products, first paragraph. Are you telling the consultant that in describing our proposed work scope that you want the consultant to only describe what we are proposing that is different that the scope identified in Section II of the RFP?**

The proposal should provide a full scope of work for the project, but also specifically call out areas that go beyond the work called for in the RFP.

- 7. Will trip generation be a design constraint like it was in the Arrowhead Plan?**

The plan should recognize the limited capacity of the street network.

- 8. Did the WisDOT modeling for the Verona Road project include projections for any of the local road system? Will that be shared?**

No projections were made for the local road system.

9. The WisDOT traffic modeling information is available for review but can the model also be used by the consultant?

The available traffic models include a base 2020 model of the existing system (includes all intersections in the Anton Drive Planning Area) as well as a Construction Stage 7 model, which includes all of the proposed design except the single-point urban interchange at CTH PD and Verona Road; the selected consultant would need to code the SPUI into the model. These models can be made available to the selected consultant for use in this planning project.

10. What version of XPSWMM is the City's current stormwater information?

The City does not have XPSWMM software to view the files that were prepared by MSA; however, if any perspective consultants would like to view the files, they can contact rick.eilertson@fitchburgwi.gov or susan.badtke@fitchburgwi.gov to request an electronic version.

11. Will the information from the stormwater management study (completed with CARPC) be made available to the consultant?

The stormwater management study for the study area should be completed at part of the project's scope of work.

In 2012 the City of Fitchburg, in partnership with CARPC, worked with Emmons and Olivier Resources (EOR) to study different methods of meeting CARPC stormwater management requirements for new developments in the city. Background information, as well as the Modeling Report, is available on the City's website at <http://wi-fitchburg.civicplus.com/445/Stormwater-Management-Study>.

12. Will the existing XPSWMM (from the stormwater study) be updated with this information or is a new model setup for just this neighborhood required?

The City's intention would be that the consultant would refine the current model with more detailed information for pre-development, current, and post-development conditions; however, the consultant could set up a new model if approved by the City.

13. We are assuming the inclusion of the Wingra Stone alternative will be based on their willingness to participate and, potentially, to provide additional funding. Is that correct?

Yes, this is correct.

14. If Wingra opts not to directly participate, will the future land uses currently shown in the comprehensive plan for their property be taken as a given or could alternatives be considered anyway?

If Wingra opts not to directly participate, the future land use for their property will remain as shown in the adopted comprehensive plan.

15. If Wingra does decide to directly participate, how active should we assume that they will be in the planning process, e.g. should we plan for separate meetings exclusively with them to discuss issues and alternatives as they relate directly to their property?

You should assume that Wingra, if decides to directly participate, will be active and should include separate meetings.

- 16. How involved was Wingra in selecting the future land uses shown in the comp plan and how long ago were those decisions made?**

Wingra was not involved in selecting the future land uses shown in the Comprehensive Plan. For areas that the City did not have updated studies for, the future land uses from the 1994 Land Use Plan were carried over into the Comprehensive Plan.

- 17. On page 11, the second paragraph of element 8 states "...provide analysis of how significantly a change in land use on Wingra will affect the traffic modeling already completed by WIDOT...". Is the cost proposal to include actual *traffic modeling* of an alternate Wingra land use scenario, or only an *opinion* of how much a change in land use would alter conditions?**

If a different land use is proposed for the Wingra property, the consultant shall model the traffic at the streets and intersections (identified in the RFP), using the land use option proposed in the study. The proposal should include the cost to model this alternate land use scenario for the Wingra property, should an alternate scenario be proposed.

- 18. On page 8 of the RFP, Item 2. i. is "Delineate watershed and sub-watershed boundaries...". Is this intended to include a field delineation, or would this be completed with available GIS/other data only?**

The intent would be to start with the current watershed boundary that the City has, correlate with 1' contour information from most current data provided by City or Dane County, and field verify to address any inconsistencies.

- 19. Does the city have a preference with regard to who hosts and maintains the project's primary online presence – a page on the City site or an independent page maintained by the consultant?**

The City prefers to host and maintain the project website on the City's website, with content to be provided by the consultant.

- 20. About traffic modeling and projections – does the City have a preference as to whether the consultant: (a) acquires the WisDOT model and runs it again with revised inputs, or (b) works from the existing outputs from the WisDOT model and makes adjustments based on the proposed changes in land use.**

Either option would likely work; however, option (a) is likely the lower cost option.

- 21. Regarding underground utility infrastructure, are there any known gaps in the City's database that the consultant may need to help complete, or will we be provided an accurate and complete database of water, sanitary sewer, or (especially) stormwater lines?**

All of the public utilities and ~90% of the private utilities are mapped as well. The data is native in GIS but can be exported to CAD.

- 22. Can you provide a sample Public Participation Matrix that has been used for a previous project?**

Yes, see attached for a copy of a Public Participation Matrix used for a previous planning project.

SCHEDULE

REVISED 10/31/12

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10/28-11/3	11/4-11/10	11/11-11/17	11/18-11/24	11/25-12/1	12/2-12/8	12/9-12/15	12/16-12/22	12/23-12/29	12/30-1/5	1/6-1/12	1/13-1/19	1/20-1/26	1/27-2/2	2/3-2/9	2/10-2/16	2/17-2/23	2/24-3/2	3/3-3/9	3/10-3/16	3/17-3/23	3/24-3/30	3/31-4/6	4/7-4/13	4/14-4/20	4/21-4/27	4/28-5/4	5/5-5/11	5/12-5/18	5/19-5/25	5/26-6/1	6/2-6/8	6/9-6/15	6/16-6/22	6/23-6/29	6/30-7/6	7/7-7/13	7/14-7/20	7/21-7/27	7/28-8/3	8/4-8/10	8/11-8/17	8/18-8/24	8/25-8/31	9/1-9/7	9/8-9/14	9/15-9/21	9/22-9/28	9/29-10/5	10/6-10/12	10/13-10/19	10/20-10/26	10/27-11/2

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SECT. 1: ENVIRONMENTAL/ECOLOGICAL ANALYSIS																																																
A WATERSHED IDENTIFICATION	[Bar]																																															
B GROUNDWATER HYDROLOGY CONDITIONS	[Bar]																																															
C WATER BALANCE AND STREAM MORPHOLOGY	[Bar]																																															
D TREE INVENTORY AND NATURAL HABITAT	[Bar]																																															
SECT. 2: NEIGHBORHOOD PLAN																																																
A1/A2 BACKGROUND MATERIAL REVIEW/RESEARCH	[Bar]																																															
B OPPORTUNITIES/ISSUES IDENTIFICATION/ANALYSIS	[Bar with icons]																																															
C SYSTEMS ANALYSIS	[Bar with icons]																																															
D LAND USE PLAN	[Bar]																																															
1A/1B Alternative growth models	[Bar with icons]																																															
2 Land use plan	[Bar with icons]																																															
E INFRASTRUCTURE AND SERVICE	[Bar]																																															
1 Transportation plan	[Bar]																																															
2 Sanitary, water, stormwater & other infrastructure plans.	[Bar]																																															
3 Environmental, open space and recreation plan.	[Bar]																																															
F DEVELOPMENT STRATEGY/URBAN SERVICE ENTRY	[Bar]																																															
1 Staging and timing plan.	[Bar]																																															
2 Market, economic and fiscal impact analysis	[Bar]																																															
SECT. 3: TRAFFIC IMPACT ANALYSIS																																																
STUDY ASSUMPTIONS AND PROCESS	[Bar]																																															
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SECT. 4: CONCEPTUAL STORMWATER MGMT STUDY																																																
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SECT. 5: DRAFTS AND ADOPTION PROCESS																																																
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KEY

- - Agricultural and Rural Affairs Committee (AGR) - 3rd Tuesday @ 4pm, except March, May, August & October; or as needed
- - Board of Public Works (BPW) - 1st & 3rd Monday @ 5:30pm
- - Community Economic Development Authority (CEDA) - 4th Thursday @ 7am
- - Committee of the Whole - 4th Wednesday @ 7pm
- - Common Council - 2nd & 4th Tuesday @ 7pm
- - Parks Commission (Parks) - 1st Thursday @ 7pm
- - Plan Commission - 3rd Tuesday @ 7pm
- - Resource Conservation Commission (RCC) - 3rd Monday @ 6:30pm
- - Transportation and Transit Commission (TTC) - 2nd Thursday @ 6:30pm
- - Staff Meeting -
- ▲ - Steering Committee Meeting -
- * - Public Meeting -
- ◆ - Other Committee Workshops

Additional Questions & Responses from April 30, 2015 Pre-Submission Meeting

1. What level of participation do you anticipate from Wingra Stone?

If the Wingra property is included in the study the owner would be contributing financially and may be a member of the Steering Committee, if one is formed. If the Wingra property is not included in the study, the land use would be based on the current Comprehensive Plan and the landowner would participate like other area stakeholders.

2. Public participation is an important component of the study. How informed are property owners in the study area of the Verona Road project?

There is a Verona Road Business Coalition (VRBC) that has formed to help make businesses more aware of the project and help create strategies to help them survive and thrive before, during and after construction.

Additionally, the DOT has conducted open houses for the project to which some of the property owners have attended to identify specific impacts to their properties.

3. How informed are neighboring residents outside of the study area of the Verona Road project?

While staff can't speak for all neighboring residents, the Jamestown Neighborhood President, Jeff Rohlinger, is on the Executive Committee for the Verona Road Business Coalition (VRBC).

4. When does the City expect to start the planning study?

The planning process will start upon execution of a contract with the selected consultant, which will hopefully be in July.

5. Given that Fitchrona Road will be extended to the north through Wingra's property, should the study include properties to the south of McKee Road?

City staff discussed this when drafting the RFP and scope of work and due to the budget, and also that the Orchard Pointe development is rather new, the planning area remains north of McKee Road.

6. How many years should the plan look out to?

The plan should be a 20-25 year plan.

7. Should the Plan consider SmartCode as a development option?

Yes, while not directed by the current RFP, staff will be creating an addendum to the RFP to include the preparation of a Sector Plan for the neighborhood as part of the land use plan requirements. The RFP addendum will be available on the City's website at <http://www.fitchburgwi.gov/2031/Request-for-Proposals>.

Additional comments:

- The City is relocating Fire Station #2 from Anton Drive to Marketplace Drive. The study may suggest a potential reuse of the fire station site for either a public or private use, depending on the City's desires.

- The City, through the Verona Road Business Coalition, has an extensive database of contact information for businesses, property owners and other stakeholders in the planning study area and surrounding areas.
- While the Verona Road reconstruction project poses some challenges to access and visibility, there may be an opportunity for land use to intensify, while also recognizing traffic constraints, particularly at the McKee Road/Verona Road interchange.