

City of Fitchburg Amendment Request:

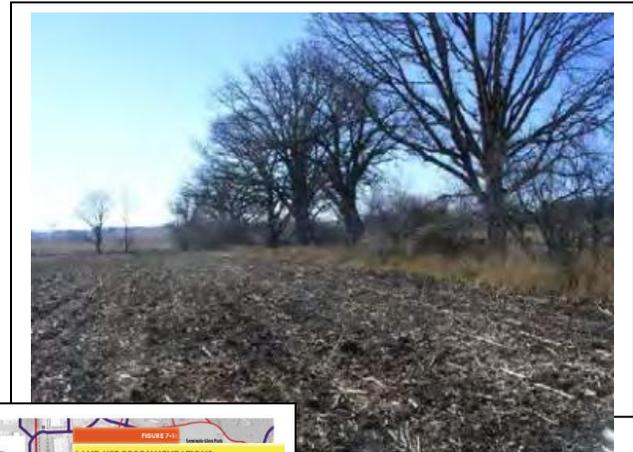
City of Fitchburg Central Urban Service Area

Dane County Land Use and Transportation Plan

Dane County Water Quality Plan

Dane County Farmland Preservation Plan

North Stoner Prairie Neighborhood



Prepared by:

City of Fitchburg
Planning and Zoning
Department



March 21, 2014

For Consideration by the:

Capital Area Regional Planning Commission

Wisconsin Department of Natural Resources

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ABBREVIATION LIST

- ASI – Wisconsin Historical Society’s Archaeological Sites Inventory
- AHI – Wisconsin Historical Society’s Architectural Heritage Inventory
- Amendment Area – North Stoner Prairie Neighborhood (not to include 39 acres currently in CUSA)
- BMP – Best Management Practices
- CARPC – Capital Area Regional Planning Commission
- Comprehensive Plan – City of Fitchburg Comprehensive Plan (Adopted: March 24, 2009)
- Council – City of Fitchburg Common Council
- CUSA – City of Fitchburg Central Urban Service Area

ABBREVIATION LIST CONTINUED

DNR – Wisconsin Department of Natural Resources

EMS – Emergency Medical Service

FAR – Floor Area Ratio

LOS – Level of Service (Transportation)

MMSD – Madison Metropolitan Sewerage District

NHI – Wisconsin Department of Natural Resources Natural Heritage Inventory

R1 – Low-Density Residential

R2 – Medium-Density Residential

Wetland – Potential wetland/closed depression

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 approximately 331 acres of the North Stoner Prairie 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 North Stoner Prairie Neighborhood. The Existing Conditions Element provides an inventory of existing conditions in both the City and the North Stone Prairie Neighborhood, identifying existing City land use policy and inter-governmental cooperation efforts, inventorying available developable lands within the CUSA, and inventorying the North Stoner Prairie 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 planned future conditions in the North Stoner Prairie 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 North Stoner Prairie Neighborhood encompasses approximately 370 acres (**approximately 39 acres are already in the CUSA, in the northeast portion of the Neighborhood**) or approximately 0.5 square miles in the southeast corner of the City, north of Lacy Road and both east and west of Seminole Highway. 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 North Stoner Prairie Neighborhood Plan (see Appendix II herein) was adopted by the Council as an amendment (Appendix A5) to the City’s Comprehensive Plan (hereafter “Comprehensive Plan”) on November 26, 2013. The Neighborhood Plan analyzed the Neighborhood and adjacent and proximate lands, comprehensively and holistically, and proposed a planned 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 approximately 331 acres of

the North Stoner Prairie Neighborhood on February 25, 2014 after finding this amendment consistent with the Comprehensive Plan.

The North Stoner Prairie Neighborhood Vision Statement, as contained in the North Stoner Prairie Neighborhood Plan, is as follows:

North Stoner Prairie will be a vibrant, stable, and economically, environmentally, and socially sustainable neighborhood that is home to a diverse range of uses, from an employment center to housing to neighborhood schools. Through protecting natural resources, bikeways and open spaces, North Stoner Prairie will set an example for respecting water resources and the environment while promoting jobs and economic development. The North Stoner Prairie Neighborhood offers a transition between the urbanized area of the City of Fitchburg and agricultural resources to the south. It will offer a connection to nature, community gardens and agriculture, while creating a safe, walkable neighborhood to enjoy access to schools, parks, neighborhood services and employment.

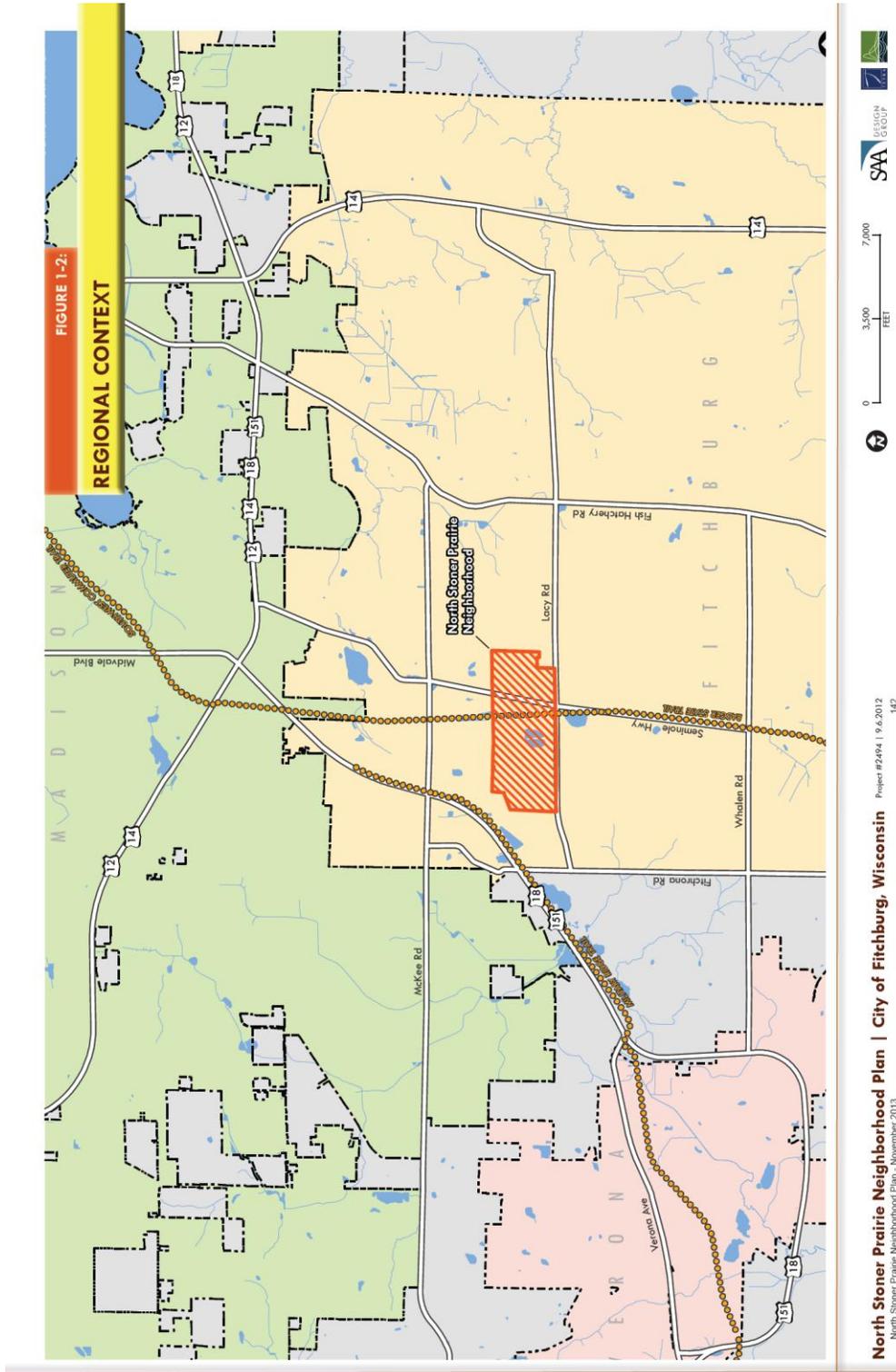
The North Stoner Prairie Neighborhood Design Principles, as contained in the North Stoner Prairie Neighborhood Plan, are as follows:

- Employ an Integrated and Holistic Planning Process;
- Know and Work With Site Capacity and Context;
- Respect and Preserve Open Space, Cultural, Historic and Natural Resources;
- Provide a Diversity of Land Uses;
- Support the Development of Jobs;
- Accommodate Housing of Varying Types and Price Ranges;
- Create an Integrated, Multi-Modal Transportation Network Including Bikeways, Complete Streets, Support for Walkability and Access to Transit;
- Conserve Energy and Water Resources;
- Build on Unique Neighborhood Attributes to Create Authentic, Dynamic Character that Provides a Transition Between Uses and Preserves Neighborhood Amenities;

Development within the North Stoner Prairie Neighborhood will be consistent with the Vision Statement, Neighborhood Design Principles, and other goals identified in the North Stoner Prairie 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 North Stoner Prairie Neighborhood and throughout the region.

Map 1 identifies the location and vicinity of the North Stoner Prairie Neighborhood.

Map 1: North Stoner Prairie Neighborhood: Location and Vicinity



II. EXISTING CONDITIONS

This Element provides an inventory of existing conditions in both the City of Fitchburg generally and the North Stoner Prairie Neighborhood specifically. This Element identifies existing City land use policy and inter-governmental cooperation efforts and provides an inventory of both available developable lands within the CUSA and approximately 331 acres of the North Stoner Prairie Neighborhood that is proposed for inclusion in the CUSA (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;

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.**

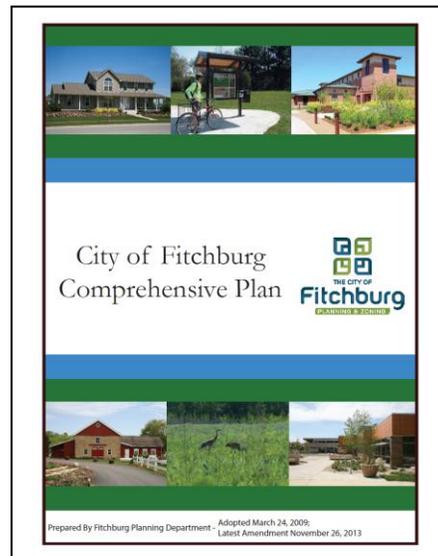
The North Stoner Prairie Neighborhood Plan, adopted as Appendix A5 to the Comprehensive Plan by the Common Council on November 26, 2013, undertook a comprehensive, holistic Analysis of Integral Systems of the Amendment Area, formulating a vision for the neighborhood, including desired future land uses, to guide neighborhood growth and development. The Analysis of Integral Systems 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 North

Stoner Prairie Neighborhood Plan’s goals, objectives, and polices were an outgrowth of the Analysis of Integral Systems 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 Town of Verona during the North Stoner Prairie Neighborhood Plan development process. The Town did not provide any comment during the Plan development process.



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: Central Urban Service Area (CUSA):
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

Currently, there is 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 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 193 potentially developable unplatted acres,

* The City is concurrently applying to bring the Northeast Neighborhood into the CUSA, with this Neighborhood consisting of approximately 498 developable acres. If the application to bring the Northeast Neighborhood into the CUSA is approved, an additional 498 acres would be available for development in the City.

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 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, 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 areas 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. 39 acres (part of the North Stoner Prairie Neighborhood) 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, with 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, 1. – 2.:

1. 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.
2. 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.

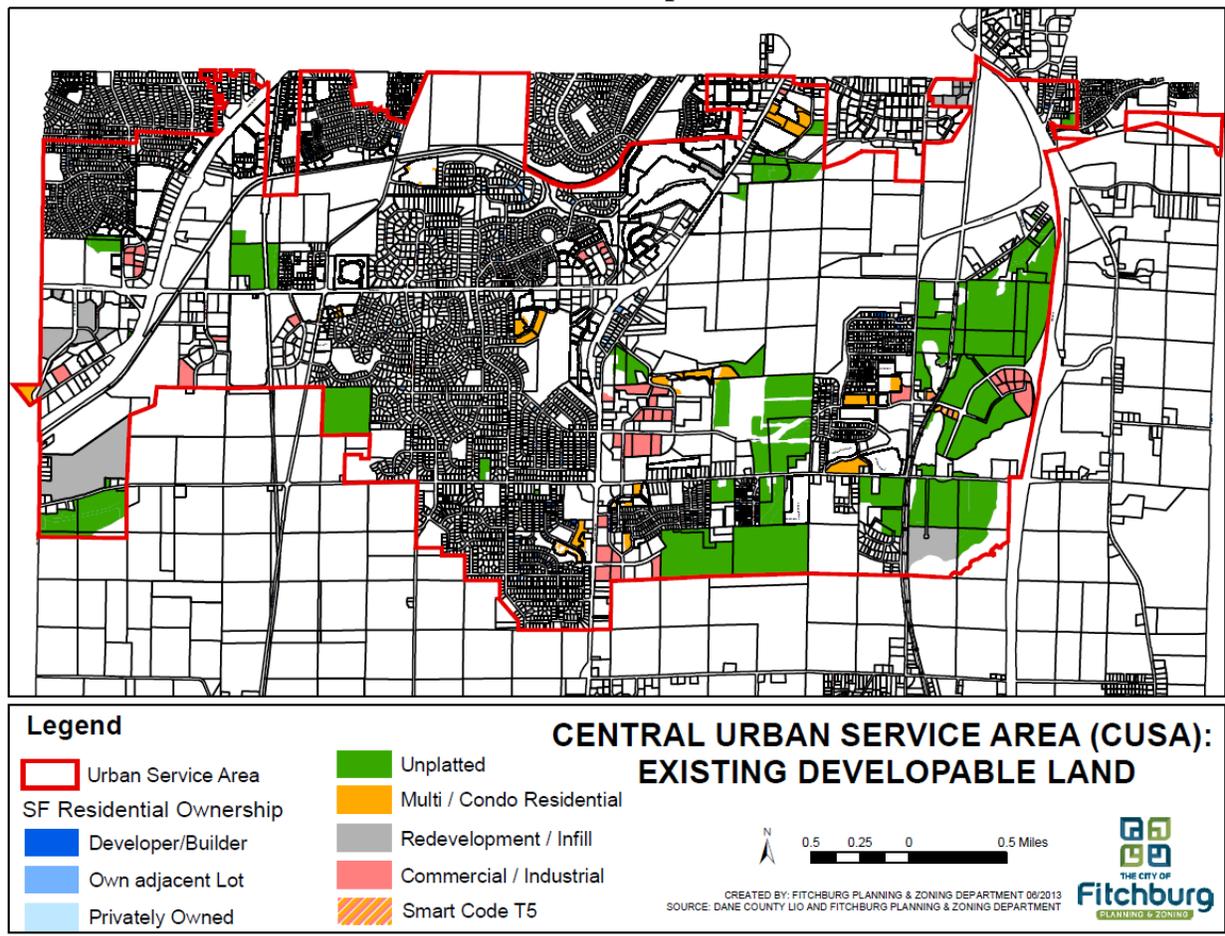
Redevelopment/Infill

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 the Verona Road frontage road to provide redevelopment/infill opportunities in the area.

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

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



NORTH STONER PRAIRIE NEIGHBORHOOD

Location

The Amendment Area encompasses approximately 331 acres or approximately 0.5 square miles. The northern boundary of the Amendment Area abuts the CUSA and quarry, developed industrial, and single-family residential lands within the City, extending for approximately 0.9 miles, just south of Marketplace Drive and Schumann Drive. The southern boundary of the Amendment Area abuts quarry and agricultural lands within the City, extending for approximately 1.2 miles, paralleling Lacy Road. The western boundary of the Amendment Area abuts the CUSA and quarry lands. The eastern boundary of the Amendment Area also abuts the CUSA, agricultural lands, and Verona Area School District elementary and middle schools, extending for approximately 0.5 miles.

Land Use

Existing land use in the Amendment Area is primarily agricultural with smaller areas containing single-family residences and industrial (quarry) lands. Table 2 identifies existing land use in the Amendment Area.

Table 2: North Stoner Prairie Neighborhood: Existing Land Use

Land Use Type	Acres / Percent	Acres to be in Environmental Corridor
Residential (Rural)	5.8 / 1.8%	None
Industrial (Quarry)	22.8 / 6.9%	None
Agriculture	264.8 / 79.8%	52.4
Woodland	11.2 / 3.4%	6.8
Parks and Open Space	12.6 / 3.8%	5.6
Right of Way (Roadways and Trails) and Utilities	14.2 / 4.3%	None
Total	331.4 / 100.0%	64.8

Source: City of Fitchburg Planning and Zoning Department – 2013

Agriculture accounts for the largest existing land use in the Amendment Area at approximately 265 acres (79.8%), with Industrial (Quarry) accounting for the next largest land use at approximately 23 acres (6.9%). Residential land uses, including a few single-family residences, encompass approximately 6 acres (1.8%) of the Amendment Area. Parks and Open Space, including City parkland on the eastern edge of the Amendment Area, encompass approximately 13 acres (3.8%), while approximately 11 acres (3.4%) of Woodland lies at the southwestern corner of the Amendment Area. Right of Way (roadways and trails) and Utilities, including a City water tower site, encompass approximately 14 acres (4.3%) of the Amendment Area. A total of approximately 65 acres (19.6%) of the Amendment Area are proposed to be in environmental corridor (potential wetlands, potential wetlands buffers, and park/conservancy lands).

Land Ownership

Approximately 16 tax parcels comprise the Amendment Area, owned by approximately 9 landowners. Payne and Dolan is the largest landowner in the Amendment Area, owning approximately 135 acres in the southern half of the Area. Other large landowners in the Amendment Area include Sub-Zero Wolf, Inc. owning approximately 72 acres in the southwest portion of the Area, Bill Dunn owning approximately 38 acres and Don Dunn owning approximately 33 acres in the northern half of the Area, and the O'Brien Family Partnership owning 18 acres in the southeast portion of the Area.

Environment

Ecological Habitat, Potential Wetlands, and Environmental Corridors

A reconnaissance level evaluation of woodlands and other upland habitats was conducted by Eco-Resource Consulting, LLC during development of the North Stoner Prairie Neighborhood Plan. This evaluation included observations on the presence and type of mature trees, and the diversity and quality of tree and understory species. The most extensive woodland in the Amendment Area is located in the far southwestern corner of the Area on the Payne and Dolan property. Half or more of this woodland is planned for removal by a current mining operation, with the southern portion along Lacy Road to remain. This area consists of a dry-mesic woodland with large bur, white, and black oaks, plus mature shag bark and bitternut hickory trees. Numerous bur oaks have a diameter of greater than 36 inches. The shrub and herbaceous layers are dominated by invasive species. Other woodland areas in the Amendment Area are smaller and are primarily along property lines. Interspersed large bur oaks occur in these areas, however many of them are in declining health.

A reconnaissance level evaluation of wetlands in the Amendment Area was also conducted by Eco-Resource Consulting, LLC during development of the North Stoner Prairie Neighborhood Plan. This evaluation included a site walkover to identify areas that are likely to meet regulatory wetland criteria and determine the approximate extent of the wetlands. **Three potential wetlands (hereafter “wetlands”)** were observed in the Amendment Area. Each wetland appears to be a small area in a closed depression, where seasonal ponding of surface drainage occurs. A full wetland determination and delineation will be necessary on all three wetlands before site development occurs.

One of these wetlands occurs in the closed depression west of the Badger State Trail, in the southern half of the Amendment Area. This depression collects surface drainage from surrounding areas and has frequently been wet enough to interfere with cropping. Farmers constructed a ditch many years ago to use as a sump for pumping water from this area south over Lacy Road. Cultivation occurs up to the spoil banks adjacent to the ditch. Vegetation in the ditch includes invasive reed canary grass, as well as smartweed and Canada goldenrod typical of disturbed environments. Seven test pits were excavated in and near the ditch. Mottling, indicative of hydric soils, was observed in the clay soil in the bottom of the ditch, while soil pits in the cropped field to the east and west of the ditch encountered loamy soils to a depth of at least 20 inches, with no hydric indicators. As such, the reconnaissance level evaluation indicates that regulatory wetland occurs only within the excavated ditch and not in the rest of this closed depression.

The other two wetlands lie on either side of Seminole Highway in the northern half of the Amendment Area, in small closed depressions that are entirely cultivated. At the time of observation in November 2012, conditions were dry and the fields in these areas had recently been plowed. Some hydric soil indicators were observed in these locations, however large soil clods created by the plow prevented accurate measurement of the depth of hydric soil indicators.

Seasonal ponding is likely to occur at all three wetland areas. This likely ponding was taken into consideration when identifying planned future land uses in the Amendment Area. All three areas present an opportunity to restore native vegetation, with the largest depression, located west of the Badger State Trail in the middle portion of the Amendment Area, especially suited for a large environmental corridor due to its capacity for stormwater management, habitat restoration, and passive outdoor recreation.

Land within 75 feet of wetlands/closed depressions in the Amendment Area, and specified park/conservancy land, is designated as environmental corridors and identified as follows, 1. – 5.:

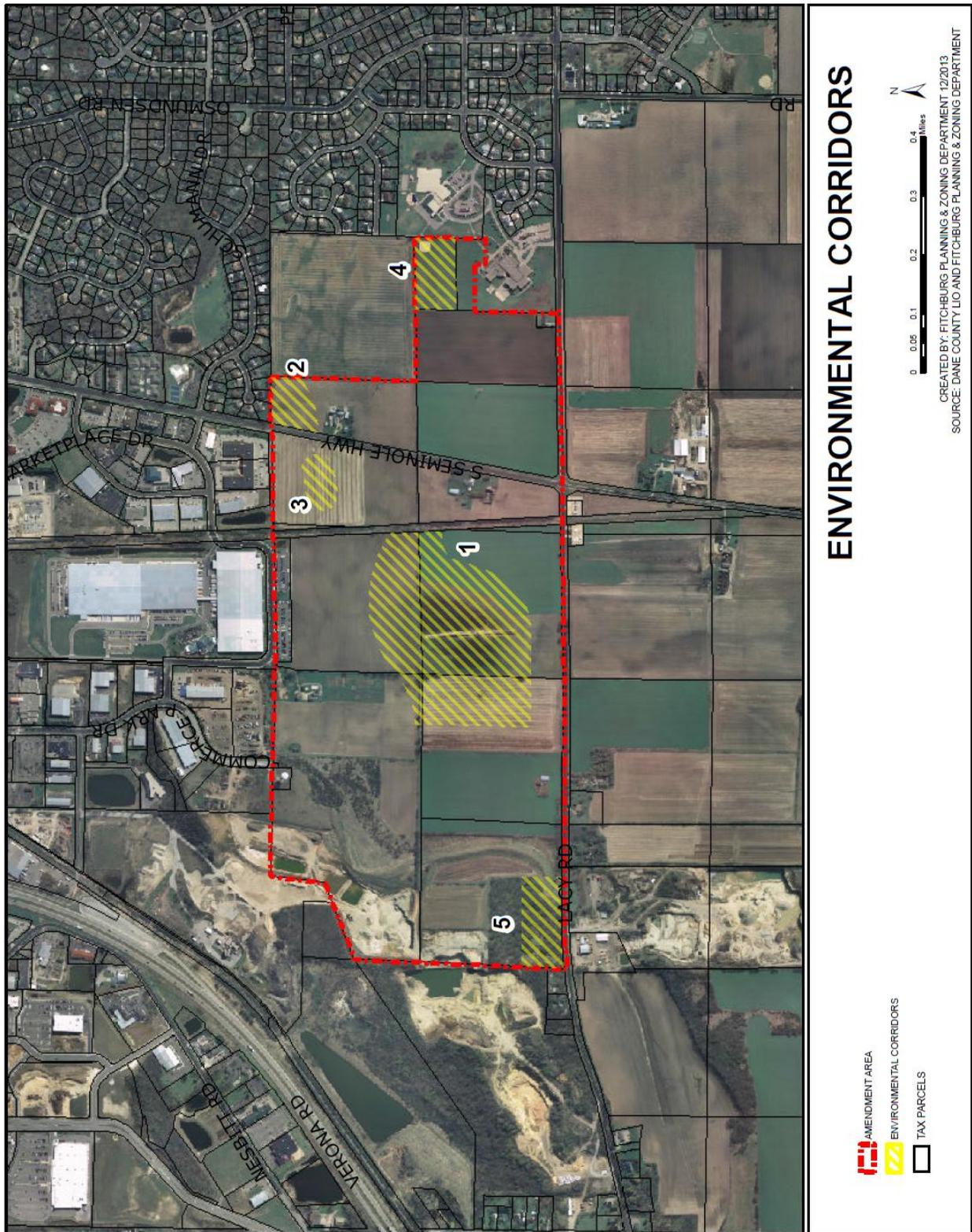
1. The proposed park/conservancy land located westerly adjacent to the Badger State Trail and a minimum 75-foot buffer around and including the wetland located westerly adjacent to said land, in the middle portion of the Amendment Area (The large closed depression area used for stormwater management, as identified above, has been included in the environmental corridor);
2. A minimum 75-foot buffer around and including the wetland/closed depression located just east of Seminole Highway, in the northern half of the Amendment Area;
3. A 75-foot buffer around and including the wetland/closed depression located just west of Seminole Highway, in the northern half of the Amendment Area;
4. The proposed park//conservancy land located on the eastern middle boundary of the Amendment Area;
5. The proposed park/conservancy land located in the southwestern corner of the Amendment Area;

The location of wetlands/closed depressions, stormwater management areas, and related environmental corridors 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 environmental corridors* in the Amendment Area, with the numbers on the map corresponding to the numbers as identified for the environmental corridors above.

* 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 respective environmental corridors in Map 3 potentially modified to reflect application to the formal wetland delineation.

Map 3: North Stoner Prairie Neighborhood: Environmental Corridors



Endangered, Threatened, and Special Concern Species

The North Stoner Prairie Neighborhood Plan indicated no known endangered, threatened, and special concern species are located in the Amendment Area.

Cultural Resources

A Wisconsin Historical Society's Archaeological Site Index (ASI) and Architecture History Inventory (AHI) database review was conducted during development of the North Stoner Prairie Neighborhood Plan to determine if any archaeological/burial sites or historic properties are listed in these databases in the Amendment Area.

The ASI database review found no archaeological or burial sites in the Amendment Area but the AHI database review did find two properties in the Area, the Dunn farm located just east of Seminole Highway in the middle portion of the Amendment Area and an old farmstead approximately 0.6 miles west of Seminole Highway. The Dunn property includes a unique stone barn believed to have been constructed in the 1860's. The old farmstead property includes the ruins of a stone house and stone barn. When the original AHI survey was conducted in 1977, much of the walls of these buildings were standing. Today the walls are collapsed but the original stones remain on site. These AHI sites do not have any special protected status.

III. FUTURE CONDITIONS

This Element provides an analysis of land use demand in the City and also intended future conditions in the North Stoner Prairie 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).

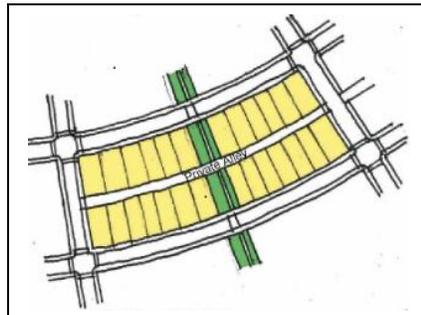


Table 3 identifies a projection of land use demand in the City from 2010 – 2029.

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
Stormwater	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 is projecting approximately 297 acres for business, industrial and commercial uses in the City 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.

In accordance with Table 4 on page 17 herein, If the Amendment Area is approved for inclusion in the CUSA, approximately 247 acres (excluding environmental corridor and existing Residential and Right of Way) 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 (75 acres per year). This acreage is also in accordance with the projected land use demand (1,500 acres total) in the City from 2010 – 2029 identified in Table 3 herein.

The City is concurrently applying to bring the Northeast Neighborhood into the CUSA. **If the Northeast Neighborhood is approved for inclusion in the CUSA, approximately 498 acres (excluding environmental corridor and existing Residential, Commercial, and Right of Way uses) would be added to the CUSA as developable land.** This acreage equates to approximately 6.5

years of development, in accordance with aforementioned City land use policy (75 acres per year). 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 herein.

NORTH STONER PRAIRIE NEIGHBORHOOD

Land Use

The North Stoner Prairie Neighborhood Plan 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. – 7.:

1. Residential – Low to Medium Density;
2. Industrial – General;
3. Industrial – Commercial;
4. Business;
5. Park and Conservancy;
6. Wetlands and Stormwater Management/ Closed Depressions;
7. Existing Roadways and Trails;

Future land uses were designated within the Amendment Area after an analysis of a myriad of factors including transportation access, land owner and adjacent neighborhood interests, impact upon the Amendment Area’s and the region’s 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.



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

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

Table 4: North Stoner Prairie Neighborhood: Future Land Use

Land Use Type	Future Acres / Percent	Future Acres to be in Environmental Corridor	Existing Developed Acres	Developable Acres	Number of Residential Units	Existing Acres
Residential – Low to Medium Density	40.7 / 12.3%	0	5.8	34.9	134	5.8
Industrial – General	121.9 / 36.7%	0	0	121.9	NA	22.8
Industrial – Commercial	45.5 / 13.7%	0	0	45.5	NA	0
Business	11.2 / 3.4%	0	0	11.2	NA	0
Park and Conservancy	24.4 / 7.4%	16.9	0	7.5	NA	23.8
Wetlands and Stormwater Management/ Closed Depressions	47.9 / 14.5%	47.9	0	0	NA	0
Existing Right of Way (Roadways and Trails) and Utilities	14.2 / 4.3%	0	14.2	0	NA	14.2
Future Right of Way (Roadways)	25.6 / 7.7%	0	0	25.6	NA	0
Total	331.4 / 100.0%	64.8	20.0	246.6	134	66.6*

Source: City of Fitchburg Planning and Zoning Department – 2013

* Approximately 264.8 acres of the Amendment Area are currently in Agricultural land use, a land use type that will not be utilized in future use of the Area and are thus not accounted for in Table 4.

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

Residential

Approximately 40.7 acres (12.3%) 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) and Medium-Density Residential (R-2). R1 development is characterized by single-family residences on small lots at a minimum average density of three residential units per acre. R2 is characterized by single-family and multiple-family residences at a minimum average density of three to six residential units per acre. A maximum total of 134 residential units are proposed in the Amendment Area, with 42 units in R1 and 92 units in R2 (It is important to note that the North Stoner Prairie Neighborhood Plan allows for some residential unit flexibility with the potential for all residential units to be R-1.). Residential land uses are planned in the eastern portion of the Amendment Area, east of Seminole Highway.

The low-density residential use in the Amendment Area is a response to concerns of existing residents in the adjacent Lacy Heights and Seminole Forest Neighborhoods. The North Stoner Prairie Neighborhood Plan identifies the desire to allow the R-2 area to develop at densities as low as three dwelling units per acre. In addition to the aforementioned concerns, higher residential density in the Amendment Area was felt to be incompatible with the existing adjacent

neighborhoods and the expected long-term rural nature of land south of the Amendment Area. The City does accommodate much higher density, multi-family residential uses elsewhere, as there is currently over 1,000 multi-family units approved, or in the planning stages, anticipated for construction between 2013 and 2018.

Industrial – General*

Approximately 121.9 acres (36.7%) within the Amendment Area are designated for future Industrial – General uses. This area is envisioned primarily as a center for clean production, processing, packaging, offices, and warehouse/distribution and similar uses. This area will also serve as a complementary extension to the Fitchburg Commerce Park and Fitchburg Business Park to its north and the site and structural design, orientation, layout and character of this area will remain sensitive to its proximity to agricultural and residential land uses.

The area will be accessed from the north from an extended Commerce Parkway and Buds Drive, and will have just over ¼ mile of Lacy Road frontage to the south. In addition, a proposed east-west multi-use trail traverses the area to provide dedicated bicycle and pedestrian access between this major employment destination and Quarry Ridge Recreation Area, the Military Ridge State Trail, the Badger State Trail, and residential neighborhoods to the east.

Industrial – General uses are planned in the western portion of the Amendment Area, west of the Badger State Trail and west of the large wetland.

Industrial – Commercial*

Approximately 45.5 acres (13.7%) within the Amendment Area are designated for future Industrial – Commercial uses. These areas will provide opportunities for an aesthetically attractive working environment for offices, research and development, specialized manufacturing, biotechnology businesses, services, health and fitness, banks and financial institutions, and accessory uses (such as training centers, day care, etc.) tailored to those working in the neighborhood. These areas will function as land use “transitions” between the more intensive land uses in the Industrial-General area and the lower intensity residential uses found east of Seminole Highway.

The Industrial-Commercial land uses are identified as follows, 1. – 3.:

1. 12.7 acres of Industrial – Commercial uses are planned in the southwest portion of the Amendment Area. An open space buffer will be created along the western edge of this use area, providing a transition between Industrial – Commercial uses and the Quarry Ridge Recreation Area at the northern end and potential future residential development at the southern end.
2. Additionally, 18.9 acres of Industrial – Commercial are planned in the middle southern portion of the Amendment Area, just west of the Badger State Trail. This area will provide a transition to the business uses between the Badger State Trail and Lacy Road, as well as the agricultural uses south of Lacy Road. Uses in this area could include lighter intensity business, such as high tech users, lab space, office/warehouse, flex space, and other market niches.

* The City estimates employment opportunities in the Amendment Area at 1,100, at full build-out.

3. Finally, 17.9 acres of Industrial – Commercial are planned west of Seminole Highway and east of the Badger State Trail, in the northern half of the Amendment Area. Uses in this area should be similar in form, quality, and scale of existing Industrial – Commercial development found along Seminole Highway between McKee Road and the east-west power lines crossing Seminole Highway and bordering the Amendment Area to the north. Industrial – Commercial use areas will be connected to the Amendment Area’s bicycle and pedestrian network, including the proposed east-west off road path linking the City’s Quarry Ridge Recreation Area to the existing school path and the proposed Lacy Road off-street path.

Business*

Business use is designated for approximately 11.2 acres (3.4%) of the Amendment Area. This area could provide a visual welcoming to the neighborhood from the west, east, and south. A business such as a food co-op, coffee shop, bike store, or other type that serves a communal function, can offer a place to mark the transition of usage from agriculture to urban, serving residents whether coming by bike, foot, or car. Business uses are planned east of the Badger State Trail and west of Seminole Highway, in the southern half of the Amendment Area.

Park and Conservancy**

Park and Conservancy use is designated for approximately 24.4 acres (7.4%) in the Amendment Area. These areas are intended to be used for conservation of specific natural resources as well as for passive and active recreation in appropriate areas. Park and Conservancy use areas are located both west of Stoner Prairie Elementary School and north of Savannah Oaks Middle School in the eastern portion of the Area, and in the southwestern corner of the Area.

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 8.9 acres of new parkland dedicated to the City will be required. Parkland dedication may also be met through off-site dedication or payment of a fee-in-lieu of dedication.

Wetlands and Stormwater Management/Closed Depressions**

Wetlands and stormwater management/closed depression areas account for approximately 47.9 acres (14.5%), within the Amendment Area

Existing Right of Way (Roadways and Trails) and Utilities and Future Roadways

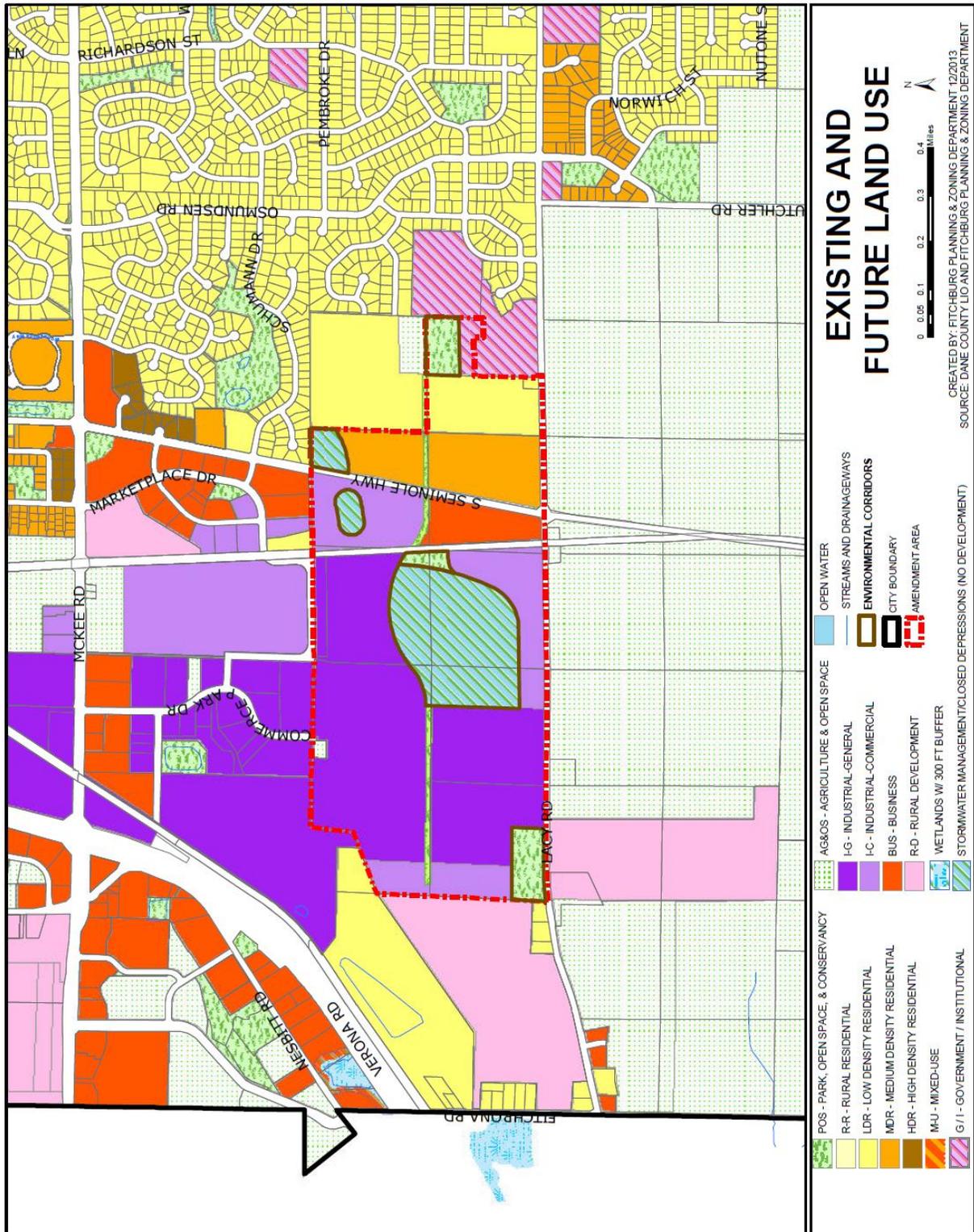
Existing Right of Way (Roadways and Trails) and Utilities account for approximately 14.2 acres (4.3%) and future roadways account for approximately 25.6 acres (7.7%) of land in the Amendment Area. These uses will service the various other land uses in the Amendment Area and are or will be located accordingly.

Map 4 identifies future land use in the Amendment Area and existing land use surrounding the Area. Map 5 identifies future land use in the Amendment Area and future land use surrounding the Area.

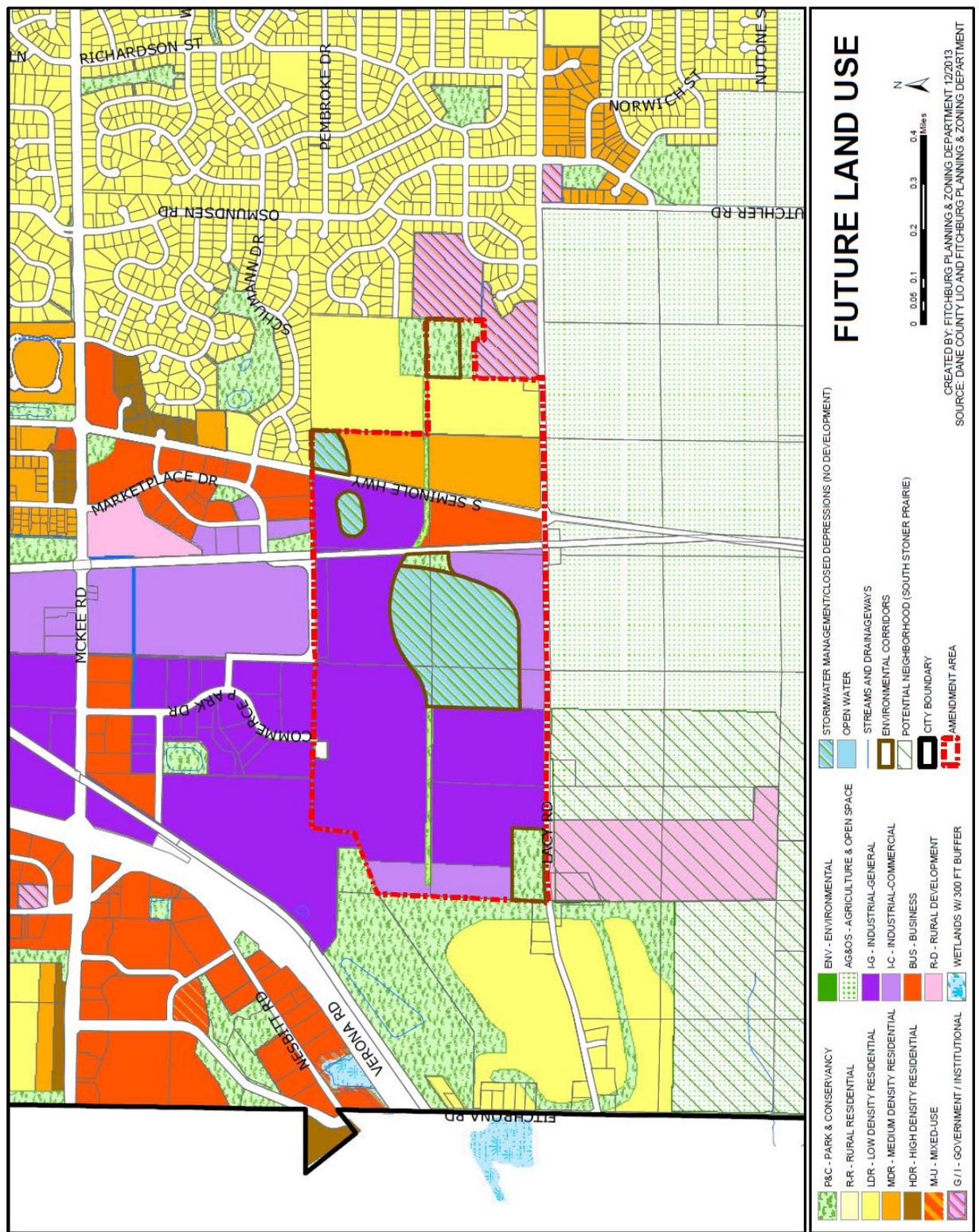
* The City estimates employment opportunities in the Amendment Area at 1,100, at full build-out.

**Environmental corridors, including wetlands, wetland buffers, stormwater management areas, and specified park and conservancy lands, account for approximately 64.8 acres (19.9%) within the Amendment Area..

**Map 4: North Stoner Prairie Neighborhood:
Future Land Use and Surrounding Area Existing Land Use**



**Map 5: North Stoner Prairie Neighborhood:
Future Land Use and Surrounding Area Future Land Use**



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. – 7:

1. Phase 1.1:

- *Seminole Sewer Interceptor*: Lands west of the Badger State Trail, in the northern half of the Amendment Area;
- *Water Main*: Extend from Commerce Park Drive and Buds Drive;

2. Phase 1.2:

- *Seminole Sewer Interceptor*: Lands west of Seminole Highway and east of the Badger State Trail, in the northern half of the Amendment Area;
- *Water Main*: Extend from Phase 1.1;

3. Phase 1.3

- *Seminole Sewer Interceptor*: Lands east of Seminole Highway, in the northeast corner of the Amendment Area;
- *Water Main*: Extend from Phase 1.2 and connect to existing mains to the east;

4. Phase 1.4:

- *Seminole Sewer Interceptor*: Lands west of Seminole Highway and east of the Badger State Trail, in the southern half of the Amendment Area;
- *Water Main*: Extend from Phase 1.2;

5. Phase 1.5:

- *Seminole Sewer Interceptor*: Lands west of the Badger State Trail, in the southern half of the Amendment Area;
- *Water Main*: Extend from Phase 1.4;

6. Phase 2.1:

- *Seminole Sewer Interceptor*: Lands west of the Badger State Trail, in the southwest corner of the Amendment Area;
- *Water Main*: Extend from Phase 1.1, Commerce Park Drive and connect to Hamersley and Phase 1.5;

7. Phase 2.2:

- *Seminole Sewer Interceptor*: Lands east of Seminole Highway, in the southern half of the Amendment Area;
- *Water Main*: Extend from existing mains to the east, and Phases 1.3 and 1.5;

The Council reserves the right to amend the development phasing as identified previously. Map 6 depicts the boundaries for each development phase in the Amendment Area.

Urban Services

A full range of urban services, including those related to public works, police, fire and emergency medical, parks/open space, and public school systems, 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. This 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 located north of the Amendment Area. This interceptor will convey all wastewater to MMSD's wastewater treatment plant located approximately 5.5 miles northeast of the Amendment Area. Average daily flow to MMSD is projected to be 202,428 g.p.d. from this Area. 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 provided in Table 5 herein.

The extension of the Seminole Highway interceptor will convey wastewater from the Amendment Area to the existing CUSA. The City will obtain all necessary permits from the DNR, Dane County, and MMSD for all municipal sewer extensions and MMSD sewer interceptor connections.

Map 7 identifies existing and proposed sanitary sewer infrastructure and facilities in and within close proximity to the Amendment Area.

Map 6: North Stoner Prairie Neighborhood: Development Phasing

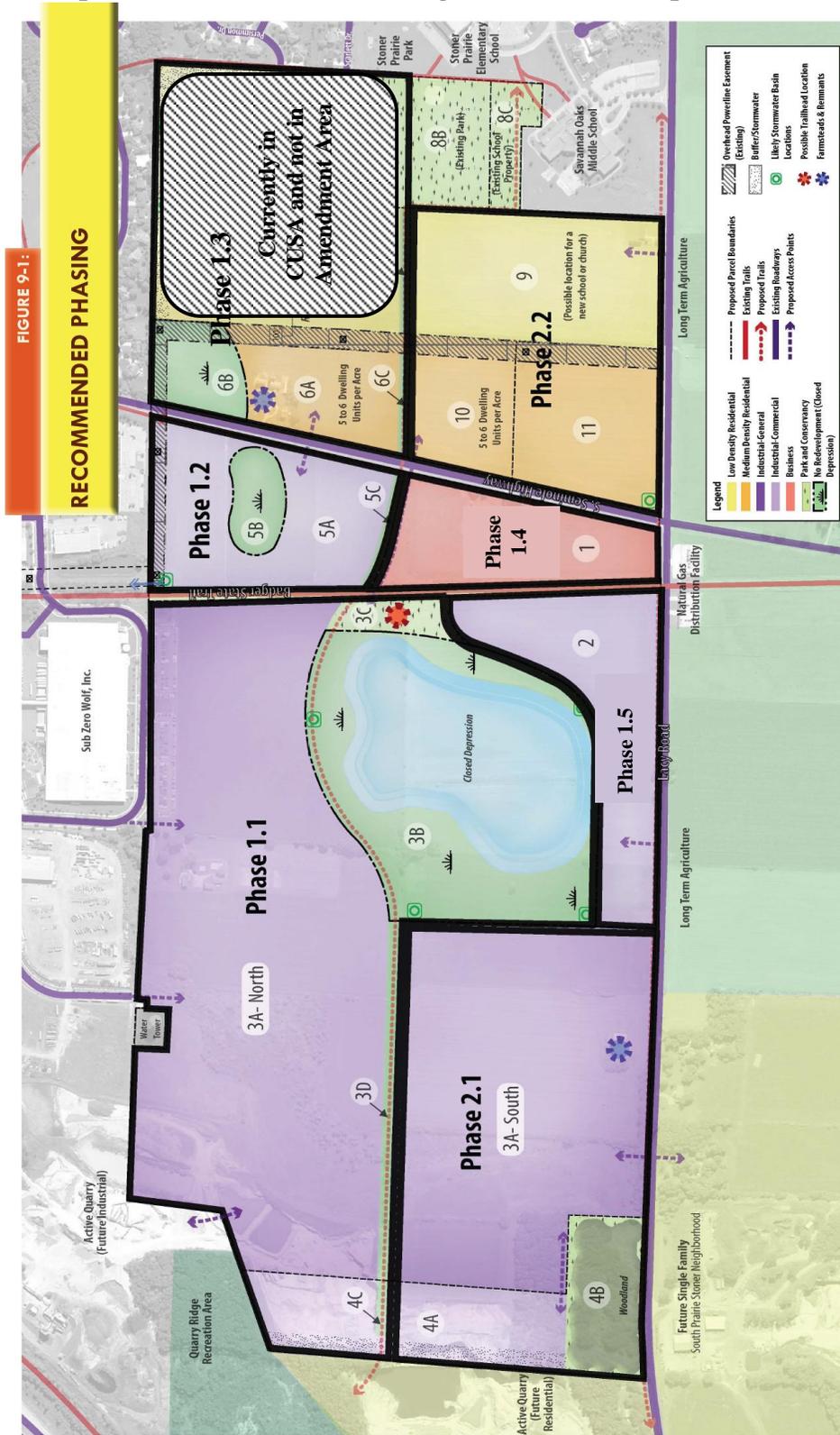
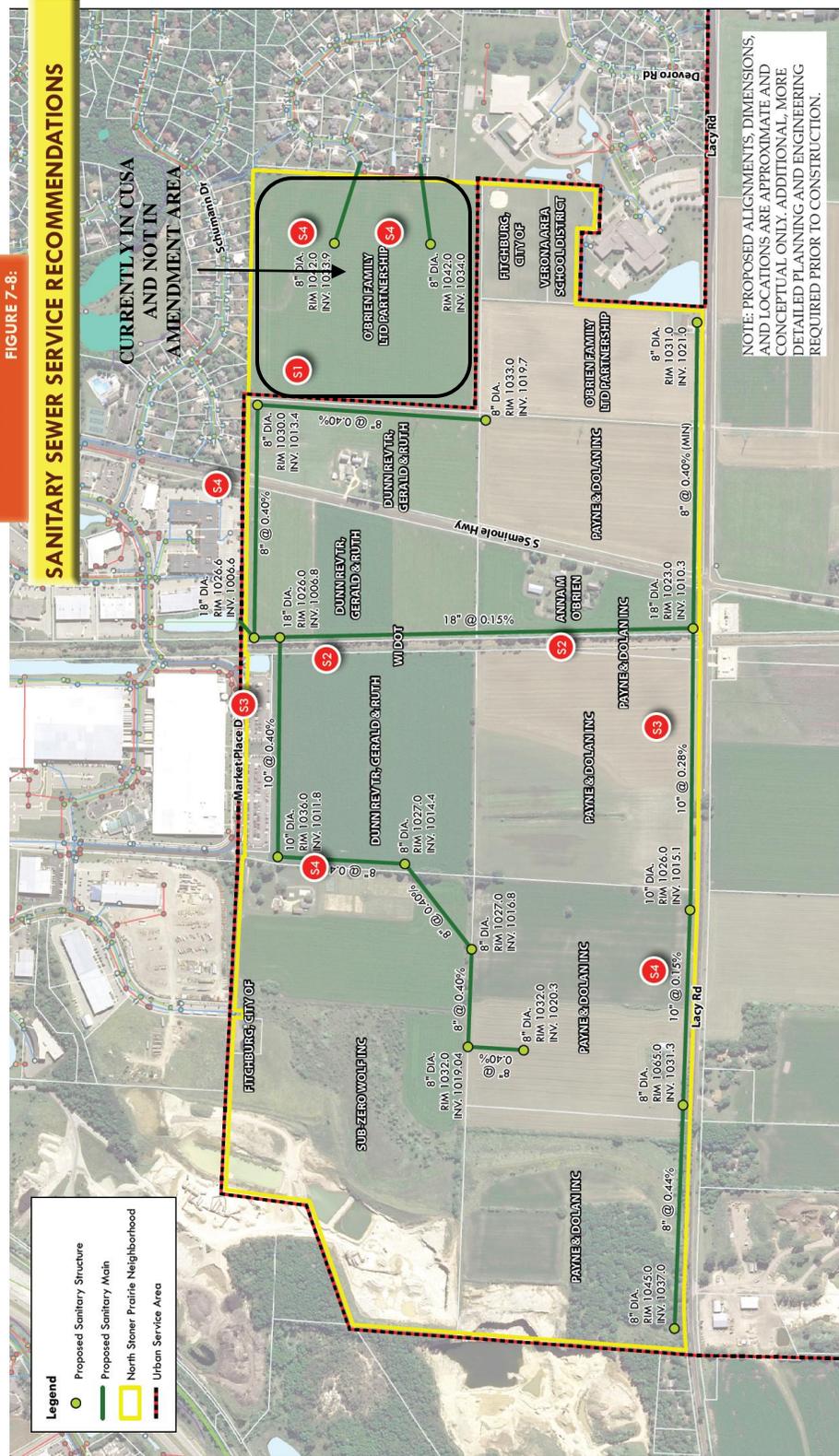


FIGURE 9-1:



Project #2494 | 9.6.2012
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Map 7: North Stoner Prairie Neighborhood: Urban Services Sanitary Sewer



Project #2494 | 9.6.2012
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North Stoner Prairie Neighborhood Plan | City of Fitchburg, Wisconsin
North Stoner Prairie Neighborhood Plan - November, 2013

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 West Zone. The West Zone's water supply system is located adjacent to the Amendment Area on its north and east boundaries. No water main extensions will be required through other lands to service this Area.

Future water usage for the Amendment Area is projected to be 213,082 g.p.d. at full build-out. This estimate 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. Table 5 provides average daily water usage projections for each development phase identified in Map 6 herein.

**Table 5: North Stoner Prairie 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.
1.1	0	92,023	92,023	13,219
1.2	0	18,417	18,417	15,865
1.3	23,850	0	23,850	19,291
1.4	0	12,356	12,356	21,066
1.5	0	19,469	19,469	23,862
2.1	0	24,017	24,017	27,312
2.2	22,950	0	22,950	30,609
TOTAL	46,800	166,282	213,082	30,609

Source: City of Fitchburg Public Works Department – 2013

With current water facilities, modeled fire flows range between 3,500 g.p.m. and 5,000+ g.p.m. in the Amendment Area. This Area will meet the minimum fire flow requirement of 500 g.p.m., set by the DNR for municipal systems as well as meet or exceed typical industry standard design fire flow requirements. These standards are as follows:

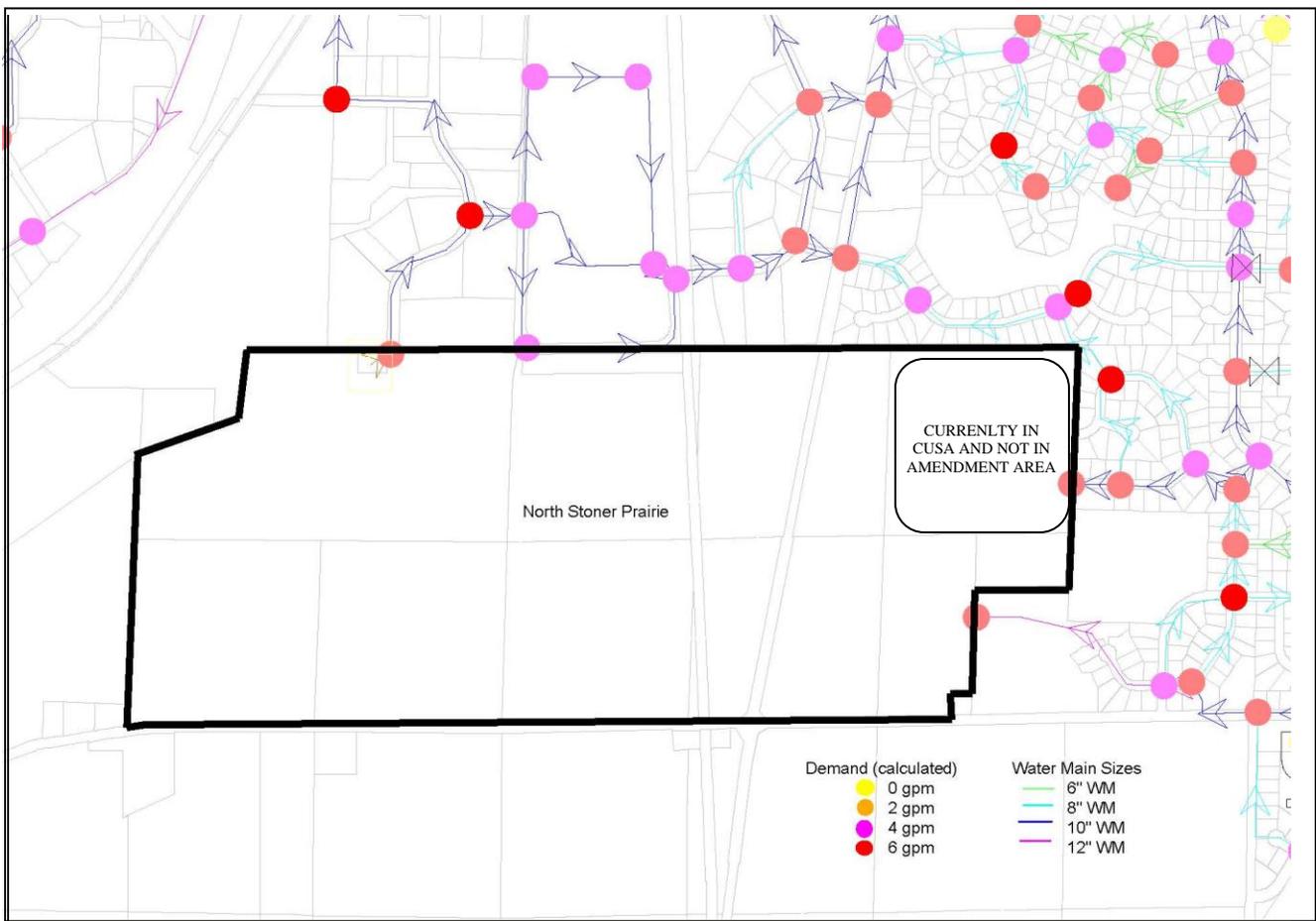
- Single-family Housing: 1,000 g.p.m.
- Multi-family Housing: 2,000 g.p.m.
- Commercial; 2,500 g.p.m.
- Industrial: 3,500 g.p.m.

As the Amendment Area develops it is recommended that mains are looped for water quality and reliability purposes.

The City is currently near supply capacity. As development occurs throughout the City, total demand has been monitored closely to ensure additional capacity is provided when needed. A 1,500 g.p.m. high capacity well is planned to go into service in 2015 near the southeast border of the Amendment Area to meet future capacity needs.

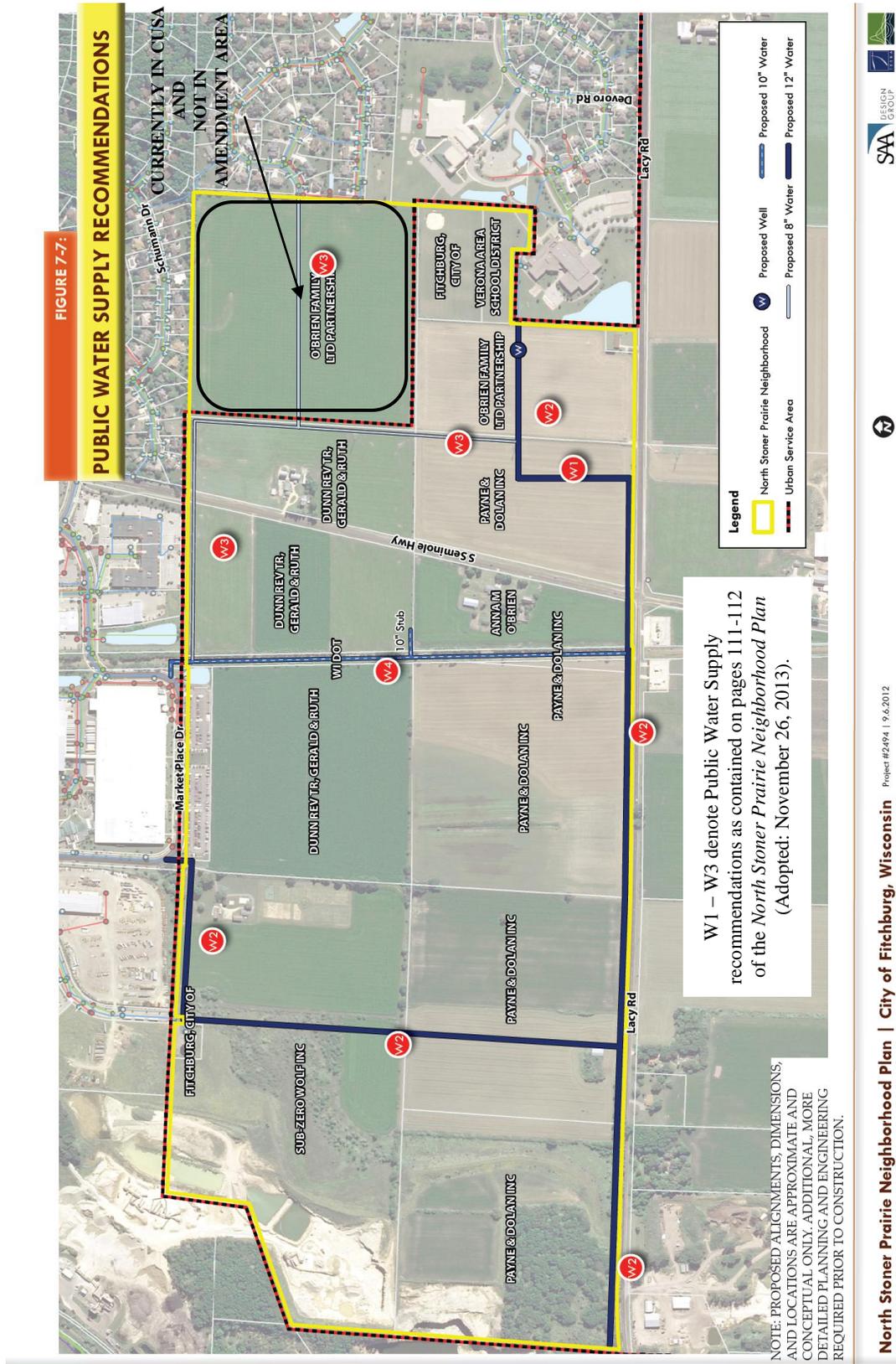
Map 8 identifies current calculated water demands adjacent to the Amendment Area. These demands are based on the City’s water model.

**Map 8: North Stoner Prairie Neighborhood: Urban Services
Adjacent Water System Demands (Calculated)**



Map 9 identifies existing water infrastructure and facilities in and within close proximity to the Amendment Area (The entirety of the area identified in Map 9 is within the City’s West Zone.)

Map 9: North Stoner Prairie Neighborhood: Urban Services: Water



Storm Water Management and Erosion Control

The landscape in and around the Amendment Area includes numerous glacial kettle holes (closed topographic depressions) and lacks a defined drainage ways or streams. These landscape elements provide a challenge in developing a storm water management system that avoids unintended impacts on properties within and adjacent to the Amendment Area. The majority of the Amendment Area, specifically west of Seminole Highway, drains to the large closed depression west of the Badger State Trail (hereafter “western closed depression”). East of the Badger State Trail, runoff drains south to culverts under Lacy Road. An exception to this is the north and northeastern portions of the Amendment Area, east of Seminole Highway, where closed depressions have historically overflowed to the north and east in very heavy rain and/or snowmelt events, thus impacting the Lacy Heights and Seminole Forest neighborhoods.

The aforementioned runoff east of the Badger State Trail drains south to a closed depression southwest of the intersection of Lacy Road and Seminole Highway. Overflow from this closed depression would drain overland to the south parallel to Seminole Highway into a ditched wetland south of Lacy Road. Outflow from this wetland follows an intermittent channel approximately 5 miles south to Lake Harriett in the Town of Oregon. The channel is poorly defined in several locations between Whalen Road and Lake Harriett, and runoff in these areas is likely to spread out across farm fields en route to Lake Harriett.

Lake Harriett is a small closed depression lake with several houses located around its shore. Under normal conditions, it has no surface water outlet. The overflow route from the lake is south to Story Creek which flows into the Sugar River downstream of Belleville. The watersheds of Lake Harriett and Story Creek are dominated by agricultural land use. Story Creek supports reproducing brown and brook trout and is considered an Exceptional Resource Water by the DNR. DNR considers the primary water quality and ecosystem threats to Story Creek to be sediment and nutrients in runoff from agricultural fields. It would be possible for runoff from the Amendment Area to increase the frequency of overflow from Lake Harriett to Story Creek, but this appears to be unlikely given the complex drainage system and numerous locations where runoff could be detained and given time to infiltrate the soil or evaporate.

Map 10 identifies existing surface drainage conditions in the Amendment Area.

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

1. Storm Water Stay-on Infiltration Volume

- A. Avoid exacerbating closed depression flooding by maintaining existing runoff volumes, meaning requiring runoff volume control practices that achieve 100% of the predevelopment infiltration (stay on) volume for all development areas, including roads, based on the average annual rainfall series. This could be accomplished through regional storm water controls and integrating storm water controls into site landscaping. Because natural soil infiltration rates for portions of the Amendment Area are very low, controlling runoff to 100% of the pre-development volume will require significant area. Extensive storm water infiltration in clay-rich soils is not

Map 10: North Stoner Prairie Neighborhood: Existing Surface Drainage Conditions



common practice and includes some risk. One measure that can be taken to enhance the performance of infiltration features in clay soils is to oversize them to reduce hydraulic loading rates. The open space around the western closed depression offers an opportunity to spread storm water over a large vegetated area where soil moisture storage and evapotranspiration can reduce the effects of runoff volume. Another precaution would be to supplement infiltration practices with other types of volume controls that harvest and reuse runoff, or reduce volume through evapotranspiration (e.g. green roofs).

Table 6 provides further data on groundwater as measured from a monitoring well located at the northern edge of the western closed depression (See Map 10 herein for well location. See Appendix D – *North Stoner Prairie Neighborhood Plan* for further detail on soil borings taken in the Amendment Area.).

**Table 6: North Stoner Prairie Neighborhood:
Groundwater Monitoring Well Data**

Date	Depth below casing (ft)	Total depth (ft)	Measured By	Groundwater elev. (ft)	Depth below ground (ft)	Precipitation Since Last Reading (not including the date of measurement) (in)	Distance of water from well (ft)	Depth of Surface Water 5 ft from well into pool (ft)
11/28/12	16.43	13.2	MARS	1005.8	13.20	0.00		
12/12/12	16.74	13.51	MARS	1005.5	13.51			
4/10/13	6.92	3.69	MARS	1015.3	3.69	2.07		
5/6/13	6.08	2.85	City Staff	1016.2	2.85	0.98		0.5
5/13/13	5.95	2.72	City Staff	1016.3	2.72	1.58		0.5
5/20/13	5.92	2.69	City Staff	1016.3	2.69	0.61		0.5
5/27/13	5.65	2.42	City Staff	1016.6	2.42	0.83		0.25
6/3/13	5.72	2.49	City Staff	1016.5	2.49	1.81		0.25
6/10/13				1022.2		0.25		
6/17/13	6.22	2.99	City Staff	1016.0	2.99	0.94		0.16
6/24/13	5.92	2.69	City Staff	1016.3	2.69	2.96	5.00	0
6/26/13	4.5	1.27	City Staff	1017.7	1.27	4.80	0.00	1
7/1/13	4.38	1.15	City Staff	1017.9	1.15	0.92	0.00	0.66
7/9/13	4.65	1.42	City Staff	1017.6	1.42	0.92	0.00	0.66
8/2/13	6.01	2.78	City Staff	1016.2	2.78	Rained .47 on 8/2/13	50.00	0
8/5/13	6.61	3.38	City Staff	1015.6	3.38	Rained .02 on 8/5/13	50.00	0
8/12/13	7.8	4.57	City Staff	1014.4	4.57	Rained .04 on 8/12/13	60.00	0
8/21/13	8.75	5.52	City Staff	1013.5	5.52	Rained .04 on 8/12/13	No ponded water	0

Source: City of Fitchburg Public Works Department – 2013

- B. Require additional soil borings (and monitoring wells if appropriate) during the development of detailed storm water system designs following DNR Conservation Practice Standard 1002. This investigation should determine if shallow groundwater is present near the eastern edge of the Amendment Area. Available data indicates that groundwater is more than 20 feet deep in this area but it should be confirmed that storm water infiltration practices will not pose a groundwater flooding risk to the

Seminole Forest and Lacy Heights Neighborhoods, or new development within the Amendment Area.

- C. Encourage volume controls in which storm water is evaporated or transpired (e.g. green roofs, harvest and irrigation). Relying solely on infiltration into the ground will be challenging given the fine grained soils and shallow groundwater west of the Badger State Trail. A balanced approach to volume control will also help prevent an unintended rise in the water table that could create flooding impacts.

2. *Water Quality*

- A. Avoid infiltration or detention of storm water within 400 feet of the proposed City water supply well, as required by NR151 and NR811. It may be possible to obtain a variance from this requirement from the DNR because water would be infiltrated to the shallow aquifer and the new well will presumably be open only to the deep aquifer, which is protected from the shallow aquifer by the Eau Claire shale formation. In addition, infiltration of relatively clean roof runoff is less likely to pose a drinking water risk than infiltration of street and parking lot runoff.
- B. Volume control practices are likely to also provide the water quality treatment required by ordinances (at least 80% reduction in Total Suspended Solids relative to no controls).

3. *Peak Discharge and Rate of Runoff*

- A. Control peak discharge to pre-development levels for the 1, 2, 10, and 100-year events.
- B. If the western closed depression (hereafter “CD1” in accordance with Map 10 herein) is proposed to have one regional stormwater detention facility centered on the existing potential wetland, a wetland delineation will be needed and pre-treatment of the 1 and 2-year design storms will be required prior to entering the wetland boundary. Furthermore, due to the closed depression, detention facilities will need to be sized to meet detention volumes for two back to back 100-year design storms.

4. *Wetlands*

- A. Conduct a full wetland determination and delineation at the time of conceptual development plan submittal in all closed depressions where field investigation has observed wetland indicators.
- B. Maintain a buffer of at least 75 feet around these wetlands, as required by the Comprehensive Plan and CARPC policy for farmed wetlands.
- C. Restore native vegetation in these wetlands to improve habitat, provide recreational and educational opportunities, maintain storm water infiltration rates, and encourage evapotranspiration.

5. Flood Protection

- A. Establish a flood protection elevation of approximately 1022.6 feet for CD1, based on the predicted water surface for back-to back 100-year runoff events. This corresponds to an inundation area of approximately 44 acres for the existing topography. This extreme weather scenario is recommended for flood protection because there is no surface outlet for this watershed.
- B. Ensure structures are either above 1,022.6 feet or have flood-proofed openings or bottom floor elevations below 1,022.6.
- C. Consider development of an emergency pumping plan and install infrastructure needed to mitigate unanticipated flooding of CD1 due to climate change, storm water system failure, or other factors. This is especially recommended due to the challenges in maintaining 100% of the pre-development runoff volume. Pumped water would be discharged to the existing storm sewer system north of the Amendment Area, where it would eventually discharge to Dunn’s Marsh. Infrastructure improvements would include an intake pipe and manhole in the closed depression, electric submersible pumps in an enclosure, and a buried HDPE pipeline to the storm sewer.

The sizing of a pump station would be determined at the time of submittal of development proposals identifying specific land uses. Pumped water could be routed north along the Badger State Trail to a pond in the Fitchburg Business Park, north of the Amendment Area, or could remain in the Badger State Trail area until moved north by gravity.

The stormwater plan will similarly be dependent upon specific future land uses in the Amendment Area. The City intends to achieve the highest levels of on-site infiltration as possible, given future land uses.

- D. Monitor water levels in the closed depressions to provide early warning of unanticipated conditions, with installation of a staff gage and monthly stage readings recommended.

Development review procedures utilized by the City in the Amendment Area should allow for variance from the aforementioned requirements, 1. – 5., if unique site-specific issues exist, and should also allow for the evolution of design practices and future regulatory standards.

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

Table 7: North Stoner Prairie 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 100% 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);
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 (The City has samples of these deed restrictions.). The Fitchburg Stormwater Utility administers and enforces private property owner maintenance of private stormwater facility maintenance required by new development.

The Amendment Area contains no special flood hazard areas subject to inundation by the 1% annual chance flood (floodplain), per National Flood Insurance Program Rate Maps 55025C0413G and 55025C0415G dated January 2, 2009.

Transportation

The North Stoner Prairie Neighborhood Plan describes multi-modal transportation opportunities and identifies policies for safe and efficient transportation of people and products in, adjacent, and proximate to the Amendment Area. The plan 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 plan 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. As the Amendment Area develops, an efficient road network is essential. Key road network recommendations as included in the North Stoner Prairie Neighborhood Plan include the following, 1. – 11.

1. When warranted by level of service (LOS) deterioration to LOS E or worse, construct a roundabout at the intersection of Lacy Road and Seminole Highway to transition from a rural to urban roadway section.

2. When warranted by LOS E or worse, construct up to two northbound left turn lanes to the Commerce Parkway/McKee Road intersection to accommodate the projected traffic from development in the Amendment Area.
3. As development occurs in the Amendment Area, construct the section of Seminole Highway from the Lacy Road intersection to Schumann Drive as a modified three lane urban TWLTL section with intermittent sections of boulevard and turn lane.
4. As development occurs in the Amendment Area, Lacy Road should be constructed as a two lane section with paved shoulders/bike lanes for bicycle traffic (an urban section on the north side with curb and a rural section on the south).
5. As development occurs in the Amendment Area and lands to the west, consider realignment of the western section of Lacy Road northward to address grade issues and minimize sight and safety concerns.
6. As development occurs in the Amendment Area, provide the Area with one Lacy Road access point east of Seminole Highway.
7. Work with the Verona Area School District to provide an internal circulation system for both Stoner Prairie Elementary School and Savanna Oaks Middle School that connects to both schools and reduces the amount of school hour traffic use the local street system.
8. Where feasible, establish a grid street pattern within the Amendment Area, to accommodate residential block lengths between 400 to 600 feet in length which promote walkability, connectivity, and accessibility.
9. Concurrent with future business park development, extend Commerce Park Drive from current terminus to Lacy Road in logical phases as a minor collector.
10. Concurrent with future business park development, extend Buds Drive from current terminus to Lacy Road.
11. Provide for highly indirect connection of Persimmon Drive and Scarlett Drive to Seminole Highway and Lacy Road, and incorporate best practices to calm traffic, regulate speed, and enhance safety at and near path crossings.

An accessible bike and pedestrian network will be incorporated throughout the Amendment Area for both recreation and transportation uses. Key bike/pedestrian network recommendations as included in the North Stoner Prairie Neighborhood Plan include the following, 1. – 5.

1. Concurrent and in logical coordinated phases with future business park development in the Amendment Area, develop an east-west connector path from existing school path east of the Amendment Area to the City's Quarry Ridge Recreation area to the west of the Amendment Area.
2. As the Amendment Area develops south along Seminole Highway, extend existing Seminole Highway Path to intersect the proposed east-west connector path.

3. Concurrent with future improvements to Lacy Road cross-section, develop east-west side path on north side of Lacy Road to provide off-road connection from the Amendment Area residential areas to Savannah Oaks/Stoner Prairie campus.
4. As development occurs in the Amendment Area, Lacy Road should be constructed as a two lane section with paved shoulders/bike lanes for bicycle traffic (an urban section on the north side with curb and a rural section on the south).
5. Consider the addition of bike sharrow pavement markings on Nesbitt Road.

The City currently contracts with Madison Metro to operate a public transportation service within the City. Currently, there are 10 routes that provide service within the City. These routes vary based on their frequency and duration of service. The closest routes to the Amendment Area are routes 52 and 59 which provide weekday-only and weekend-only service in the Jamestown neighborhood and Orchard Pointe, respectively.

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 North Stoner Prairie Neighborhood Plan was developed with attentiveness to transit opportunities. Key transit recommendations as included in the plan include the following, 1. – 2.

1. When ridership warrants, consider expansion of Madison Metro Route 59 to a weekday service, and explore realignment of route to accommodate existing and new business development terminus to Lacy Road.
2. Upon establishment of Bus Rapid Transit service on Fish Hatchery Road, consider weekday “feeder route” transit service on McKee Road linking the Amendment Area to future Fish Hatchery Road Bus Rapid Transit line.

Additionally, 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. Bus stop locations should be anticipated along with shelter locations;
6. Bus layover locations should be planned and anticipated in residential areas;

7. If the North Stoner Prairie Neighborhood Plan is amended to include high-density dwellings, these dwellings should front on streets that are planned for bus routes;

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.

Providing transit services in the Amendment Area may prove challenging. The low residential density uses planned in the Amendment Area work counter to the provision of cost-effective bus service. Additionally, the large industrial land uses planned in the Area will have variable employment levels and as such it is difficult to predict transit needs for that land use type.

Map 11 identifies the Amendment Area's transportation network. Additional information on transportation in the Amendment Area can be found in Appendix III herein.

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.

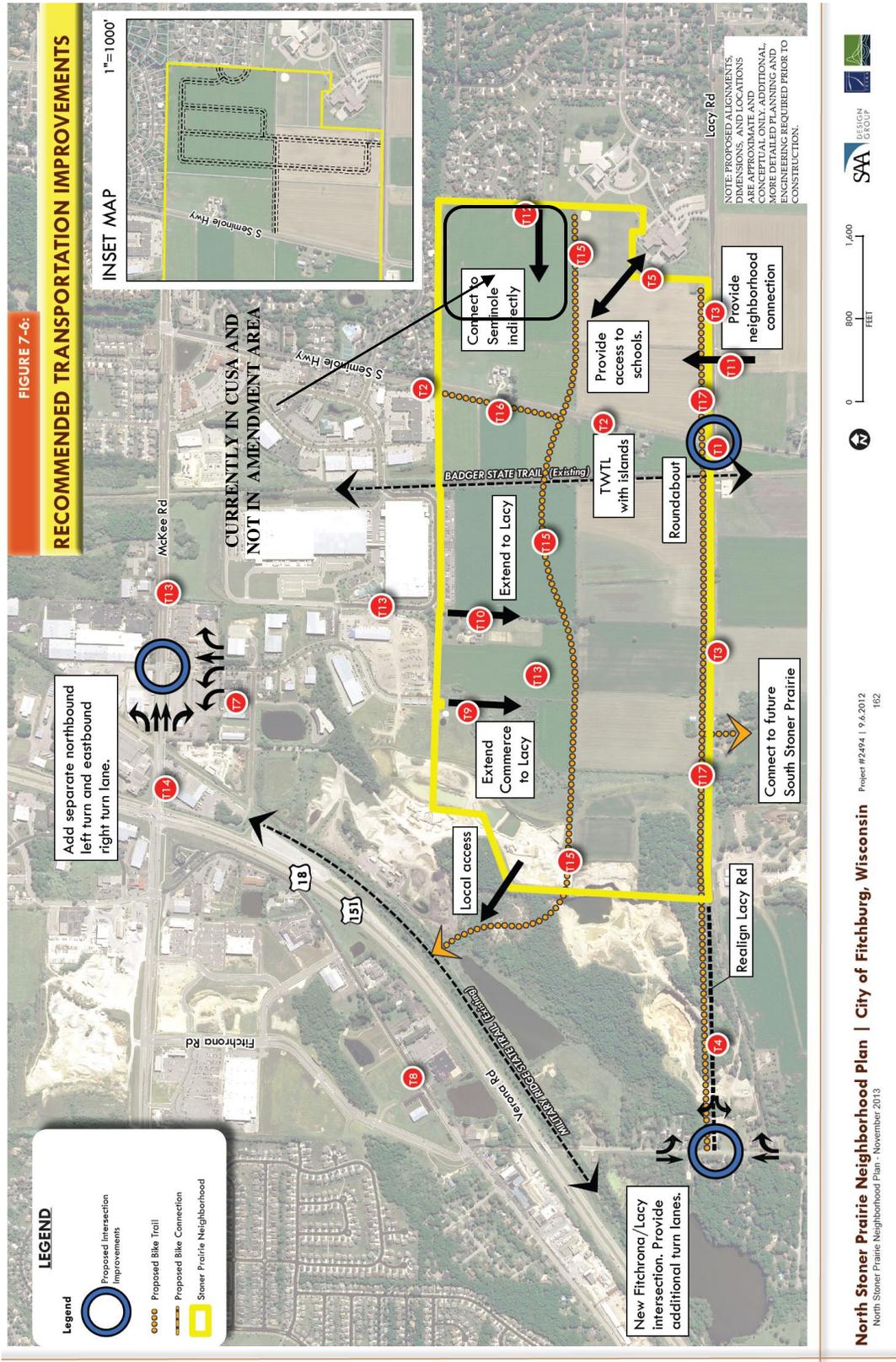
The Fire Department provides services out of two 24-hour staffed fire stations, Fire Station One also housing the Department's administrative headquarters and located at 5791 Lacy Road, and Fire Station Two located at 5415 King James Way.

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 close proximity to the Amendment Area. A Fire Station Oversight Committee was created in the fall of 2013 and confirmed station relocations in January 2014. 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 area near South Syene Road, between McCoy Road and Lacy Road, and will be known as the Northeast Fire Station. Station relocation timing is subject to change. The entire Amendment Area is within the City's goal of a 5-minute fire service response time and 8-minute EMS response time, given existing and potentially relocated fire station/EMS locations. 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 identifies City Fire Department and Emergency Medical Service (EMS) areas and stations.

Map 11: North Stoner Prairie Neighborhood: Urban Services Transportation Network



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 the districts develop and service calls are inventoried and analyzed, the police districts and department resources may shift. The Department currently 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 8 identifies a projection of new City Police Department members servicing the Amendment Area, given the projected population of the Area.

**Table 8: North Stoner Prairie Neighborhood:
Projection of New City Police Department Members**

Population	Sworn Police Department Members*	Civilian Police Department Members*	Total Police Department Members*
483*	1	0	1

*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 12 identifies City Police Department districts and station.

Parks and Open Space

There is a vast array of parks and open space in and within close proximity to the Amendment Area. Additionally, several City community parks, larger parks that service the entire City, include the Amendment Area within their service radius. Parks and open space in and in close proximity to the Amendment Area are identified as follows, 1. – 10.:

1. *Badger State Trail*

The Badger State Trail is a 40-mile long trail beginning at Market Place Drive at the northern edge of the Amendment Area and extending through the center of the Area, continuing south to the Illinois border. The Trail provides connection to the Southwest Path, Capital City State Trail, the future Cannonball Path, and the Sugar River State Trail.

2. *Military Ridge State Trail*

The Military Ridge Trail is a 40-mile long trail extending from the City of Madison to the City of Dodgeville. The Trail passes just ¼ miles west of the Amendment Area, connecting to the Capital City State Trail at County Highway PD and to the future

Cannonball Path north of the Amendment Area. The Trail provides access to the west to Blue Mound State Park and Governor Dodge State Park, as well as a number of local parks, county parks, and state natural areas.

3. *School Path*

This ½ mile long path extends from the Stoner Prairie Elementary and Savannah Oaks Middle Schools, easterly adjacent to the Amendment Area, northward to Schumann Road. This path is used by Lacy Heights and Seminole Forest Neighborhood residents, including school children, for exercise and as a “safe route” to school.

4. *Seminole Road Path*

This ¾ mile long path parallels Seminole Highway and connects to the Badger State Trail at the northern edge of the Amendment Area, just east of the Wolf/Sub-Zero facility on Marketplace Drive.

5. *Quarry Ridge Recreation Area*

Quarry Ridge Recreation Area is a 53-acre former quarry site owned by the City and designated as a Natural Area in the *City of Fitchburg Comprehensive Park, Open Space and Recreation Plan – 2010-2015*. The area is just to the northwest of the Amendment Area and provides access to the Military Ridge Trail and off-road biking and hiking trails, and also contains a shelter, restrooms, picnic tables, information kiosk, and parking lot.

6. *Seminole Glen Park*

Seminole Glen Park is a 16-acre City Neighborhood Park lying just northeast of the Amendment Area. The park provides play equipment, shelter, ball field, basketball court, and volleyball court. The park is connected to the Amendment Area by the aforementioned school path.

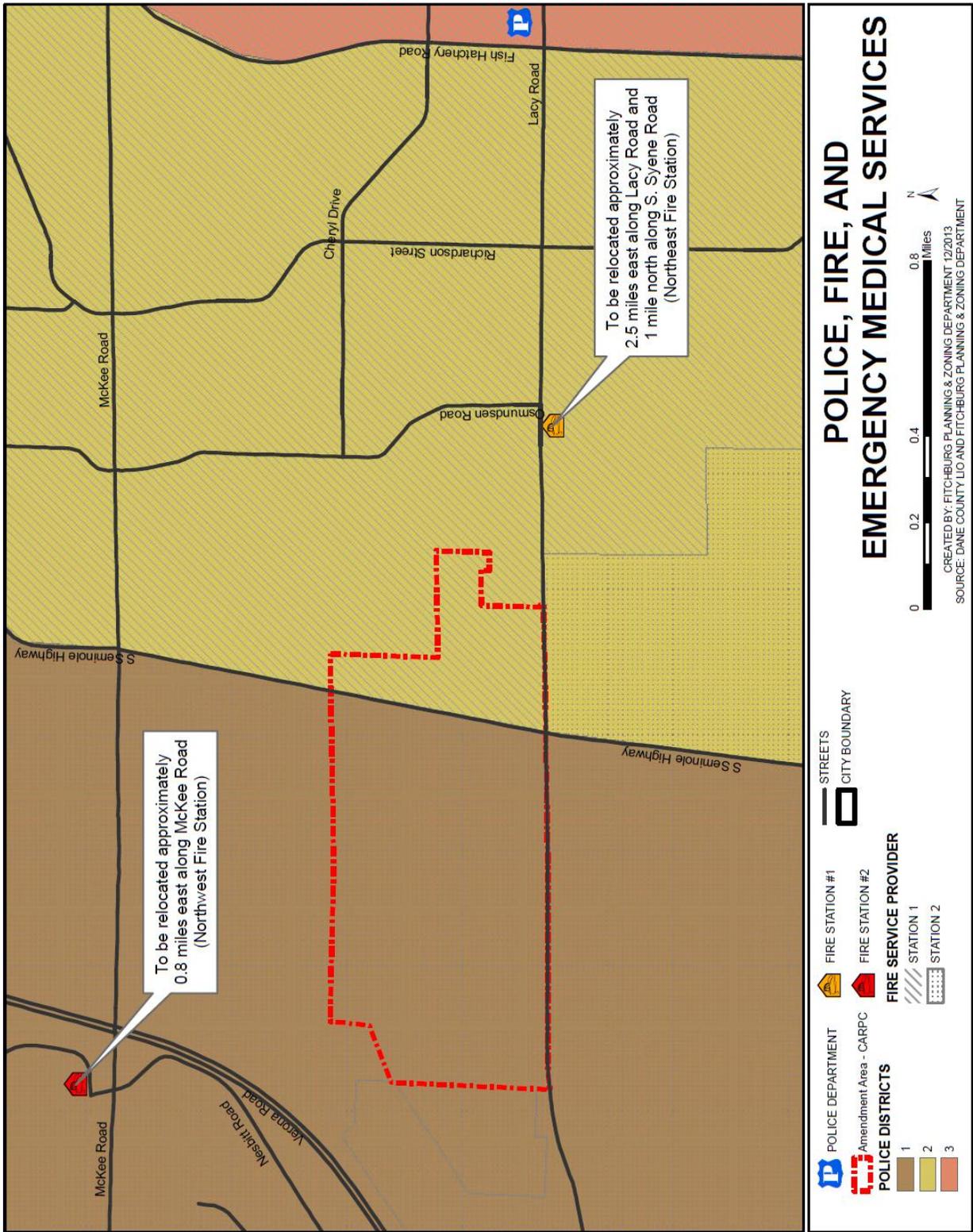
7. *Stoner Prairie Park*

Stoner Prairie Park is a 7-acre City Neighborhood Park. The park is partially located within the Amendment Area on the far eastern middle portion of the Area, just north of Stoner Prairie Elementary and Savannah Oaks Middle Schools. The park provides play equipment and a large ball fields.

8. *Stoner Prairie Elementary and Savannah Oaks Middle School*

Stoner Prairie Elementary and Savannah Oaks Middle School, both within the Verona Area School District, are located easterly adjacent to the Amendment Area. The school sites adjoin Stoner Prairie Park and provide additional play equipment, basketball courts, and playfield space.

Map 12: North Stoner Prairie Neighborhood: Urban Services
City Police and Fire Departments and Emergency Medical Service



9. Southwest Woodlot

An approximately 11-acre privately owned oak and hickory woodlot is located in the far southwest corner of the Amendment Area. The woodlot is one of the highest points in the Amendment Area and the northeast corner of the woodlot overlooks the proposed business and residential land uses to the east. Approximately two thirds of the woodlot is scheduled for removal under an existing non-metallic mining permit. The remaining southern one-third of the woodlot, in close proximity to Lacy Road, offers an opportunity for restoration and park use.

10. Wetlands/Closed Depressions

Three wetlands/closed depressions within the Amendment Area offer potential park/recreation uses. These areas are located on either side of Lacy Road, in the northern half of the Amendment Area, and west of the Badger State Trail in the middle portion of the Amendment Area. This wetland/closed depression, in excess of 40 acres, could be designed and managed to provide trails, wildlife viewing, and other recreation benefits.

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 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 8.9 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, environmental corridors, parks and open space areas, and drainage ways.

Map 13 identifies City public parks/open space in and in close proximity to the Amendment Area.

Map 13: North Stoner Prairie Neighborhood: Urban Services Parks and Open Space

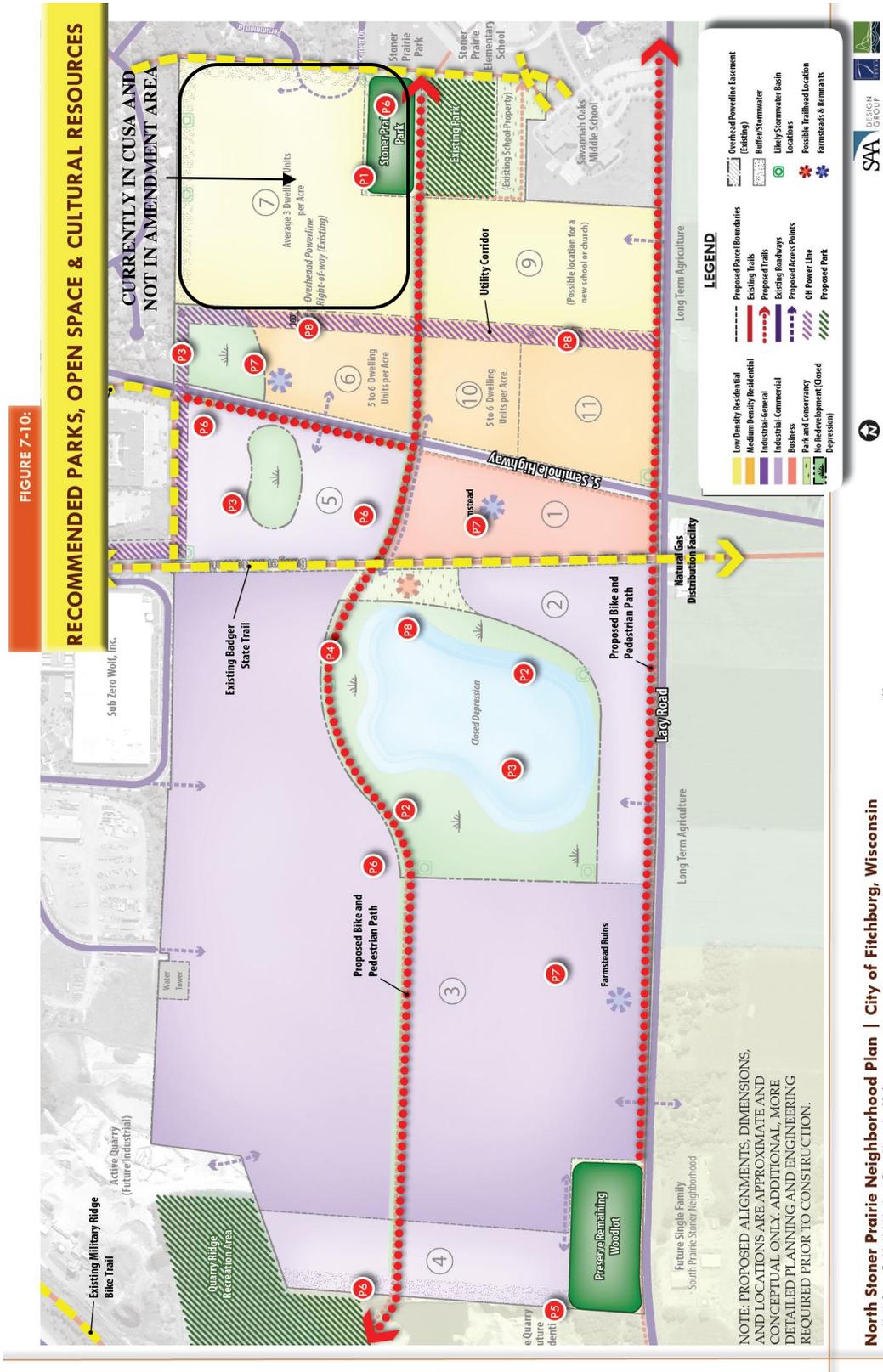


FIGURE 7-10:

Public School Systems

The Amendment Area is located within the Verona Area School District. A maximum total of 134 residential units are planned within the Amendment Area. As such, an estimate of approximately 38 new students is projected in the Verona Area School District, in accordance with proposed future land uses identified in the Amendment Area.

Verona Area School District schools that serve the Amendment Area include Stoner Prairie Elementary School located at 5830 Devoro Road, City of Fitchburg, easterly adjacent to the Amendment Area, Savannah Oaks Middle School located at 5890 Lacy Road, City of Fitchburg, easterly adjacent to the Amendment Area, and Verona Area High School located at 300 Richard Street, City of Verona, approximately 3.1 miles southwest of the Amendment Area.

IV. CONCLUSION

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

The North Stoner Prairie Neighborhood Vision Statement, as contained in the North Stoner Prairie Neighborhood Plan, is as follows:

North Stoner Prairie will be a vibrant, stable, and economically, environmentally, and socially sustainable neighborhood that is home to a diverse range of uses, from an employment center to housing to neighborhood schools. Through protecting natural resources, bikeways and open spaces, North Stoner Prairie will set an example for respecting water resources and the environment while promoting jobs and economic development. The North Stoner Prairie Neighborhood offers a transition between the urbanized area of the City of Fitchburg and agricultural resources to the south. It will offer a connection to nature, community gardens and agriculture, while creating a safe, walkable neighborhood to enjoy access to schools, parks, neighborhood services and employment.

The North Stoner Prairie Neighborhood Design Principles, as contained in the North Stoner Prairie Neighborhood Plan, are as follows:

- Employ an Integrated and Holistic Planning Process;
- Know and Work With Site Capacity and Context;
- Respect and Preserve Open Space, Cultural, Historic and Natural Resources;
- Provide a Diversity of Land Uses;
- Support the Development of Jobs;
- Accommodate Housing of Varying Types and Price Ranges;

- Create an Integrated, Multi-Modal Transportation Network Including Bikeways, Complete Streets, Support for Walkability and Access to Transit;
- Conserve Energy and Water Resources;
- Build on Unique Neighborhood Attributes to Create Authentic, Dynamic Character that Provides a Transition Between Uses and Preserves Neighborhood Amenities;

If this document is approved, development within the Amendment Area will be consistent with that Vision Statement and Neighborhood Design Principles, other goals identified in the North Stoner Prairie Neighborhood Plan, the Comprehensive Plan, 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. Similarly, it is important to note that the City currently has a limited amount of land in which to accommodate new industrial development, as well as a limited amount of residential land within the Verona Area School District. Inclusion of the Amendment Area in the CUSA would address both of these issues.

As the Area develops, a full range of urban services including sanitary sewer, water supply, 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 grows and develops 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 North Stoner Prairie Neighborhood Urban Service Area Amendment Application – Authorization Resolution

Mayor Pfaff
Introduced by

Planning Dept
Prepared by

Plan Commission
Referred to

February 11, 2014
Date

RESOLUTION R-18-14

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:

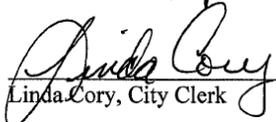
1. Finds the applications for the NEN and NSPN to be consistent with the City's Comprehensive Plan, and
2. Approves and directs City staff to make applications to the Capital Area Regional Planning Commission (CARPC) to amend the Central Urban Service Area (CUSA) to include the Northeast Neighborhood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

Adopted this 25th day of February, 2014.

Approved:


Shawn Pfaff, Mayor

Attested:


Linda Cory, City Clerk

Appendix II –

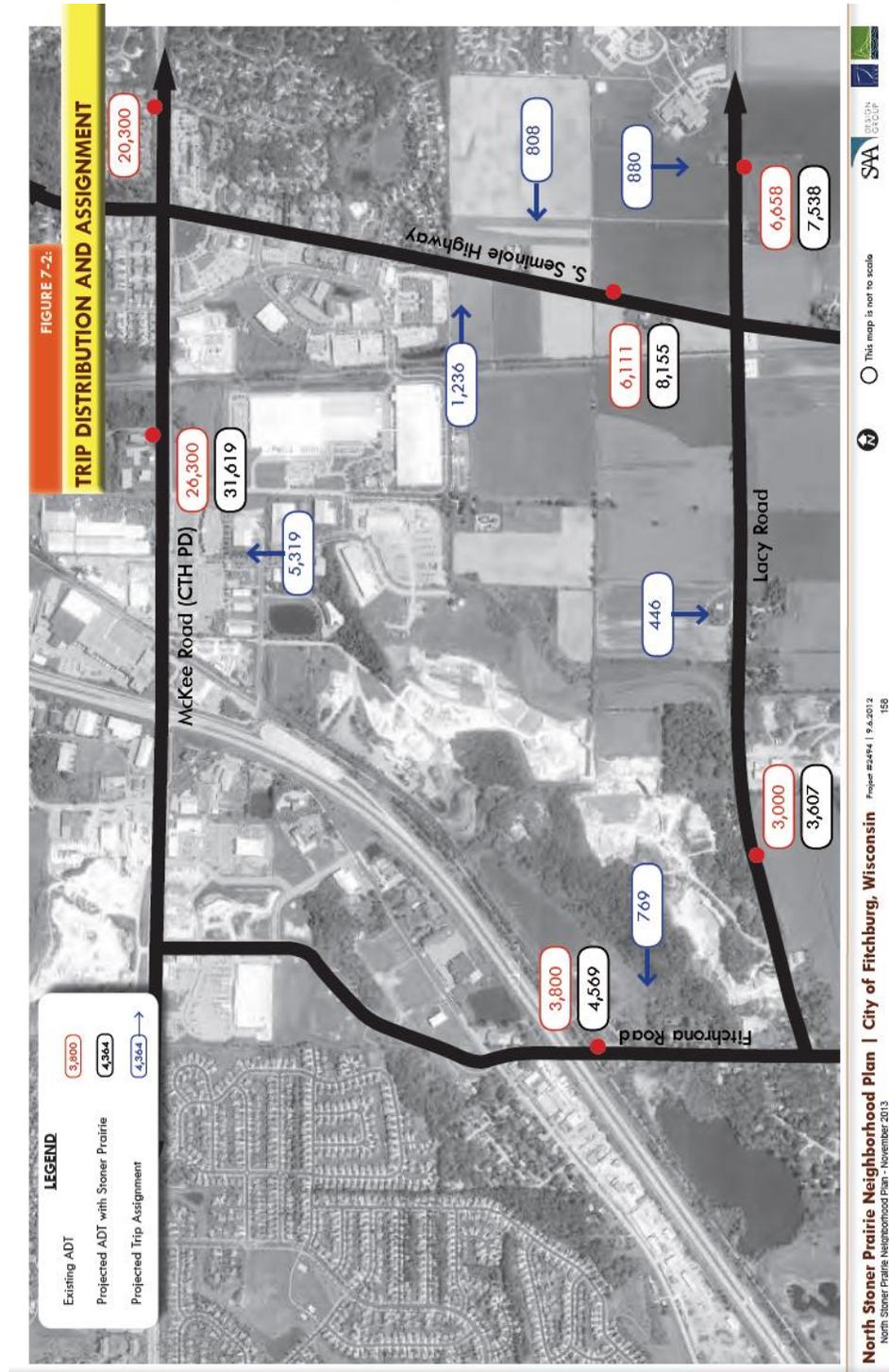
City of Fitchburg North Stoner Prairie Neighborhood Plan
(City of Fitchburg Comprehensive Plan – Appendix A5)

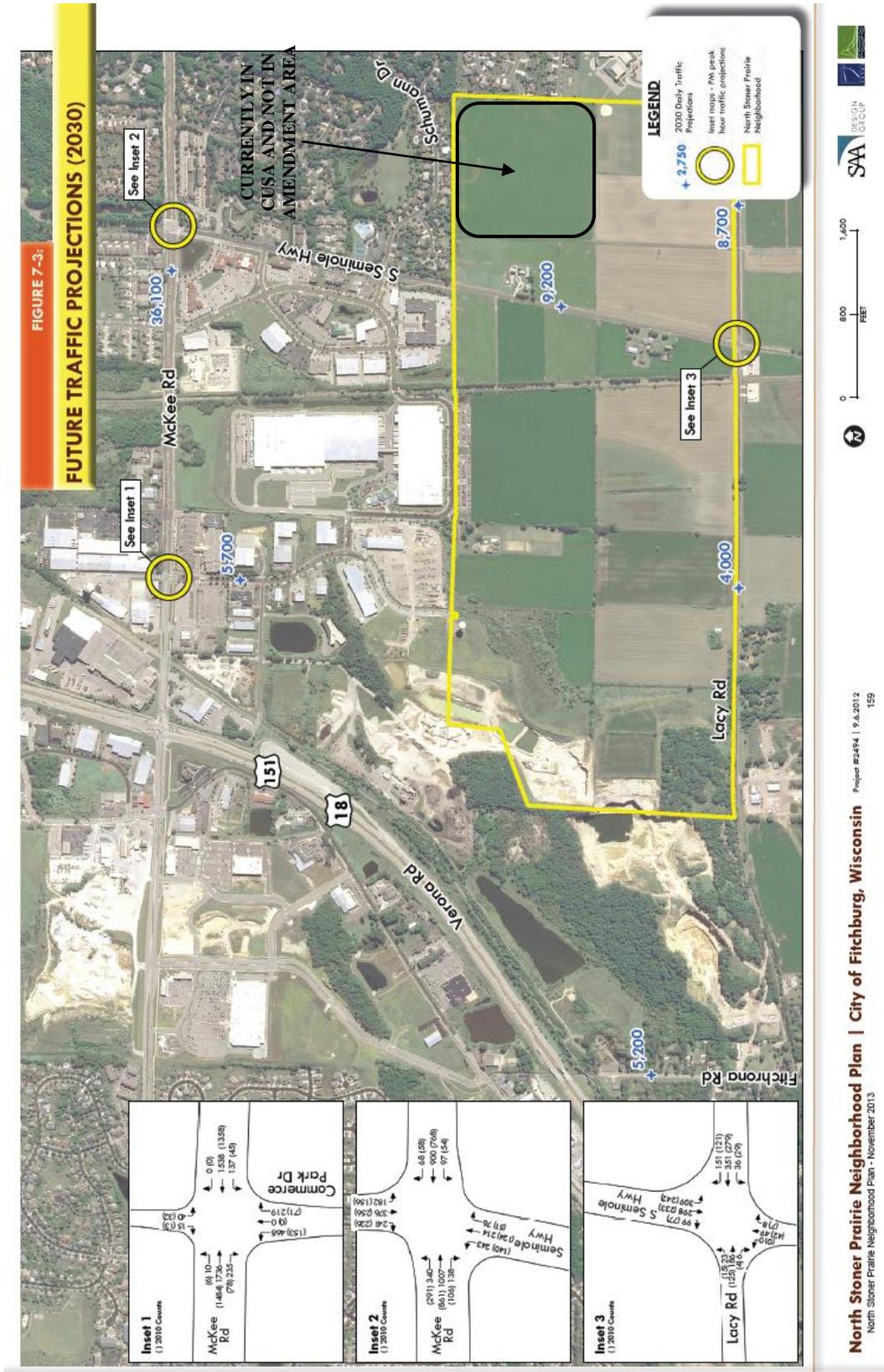
SEE ENCLOSURE

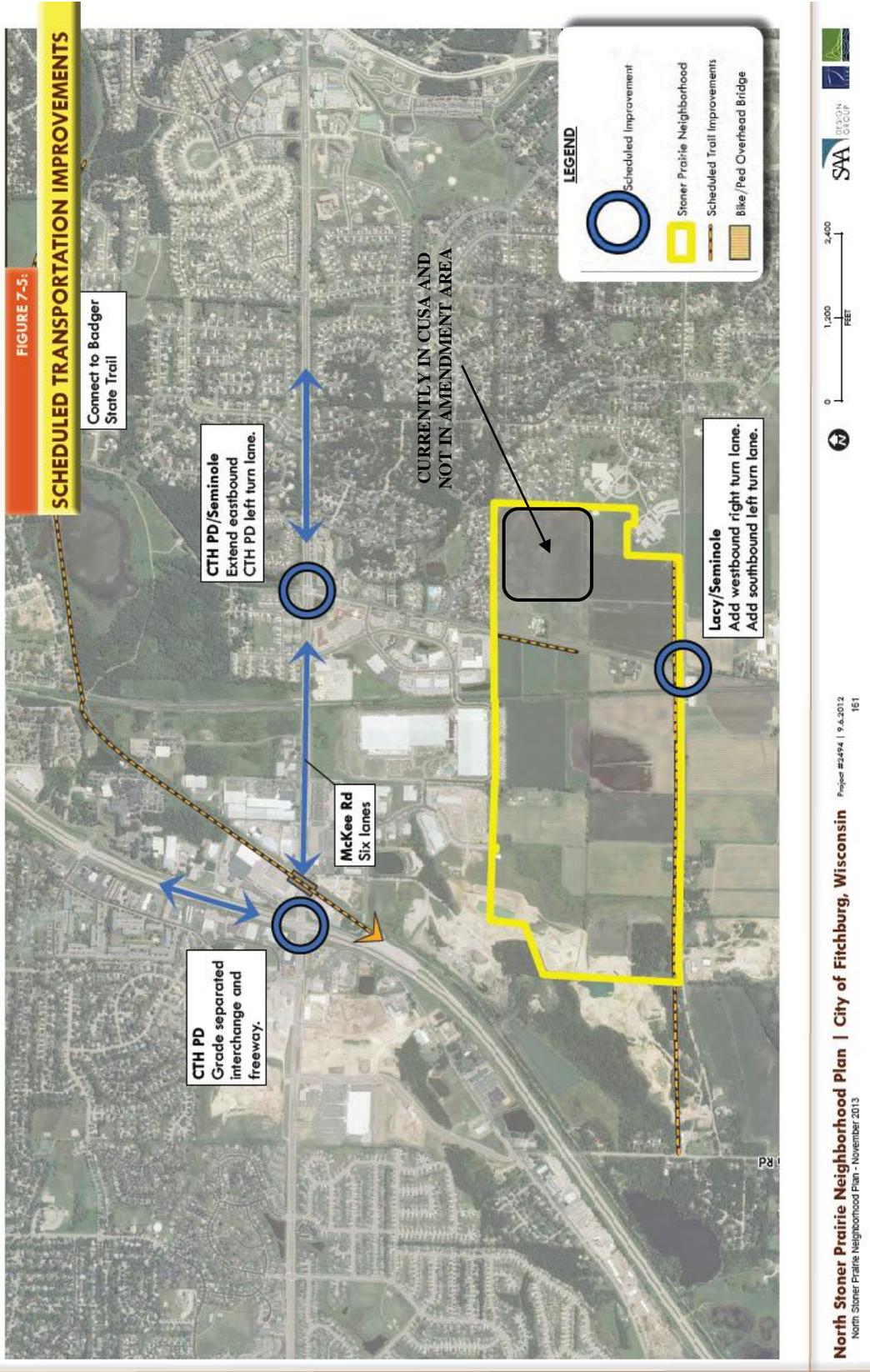
Appendix III –

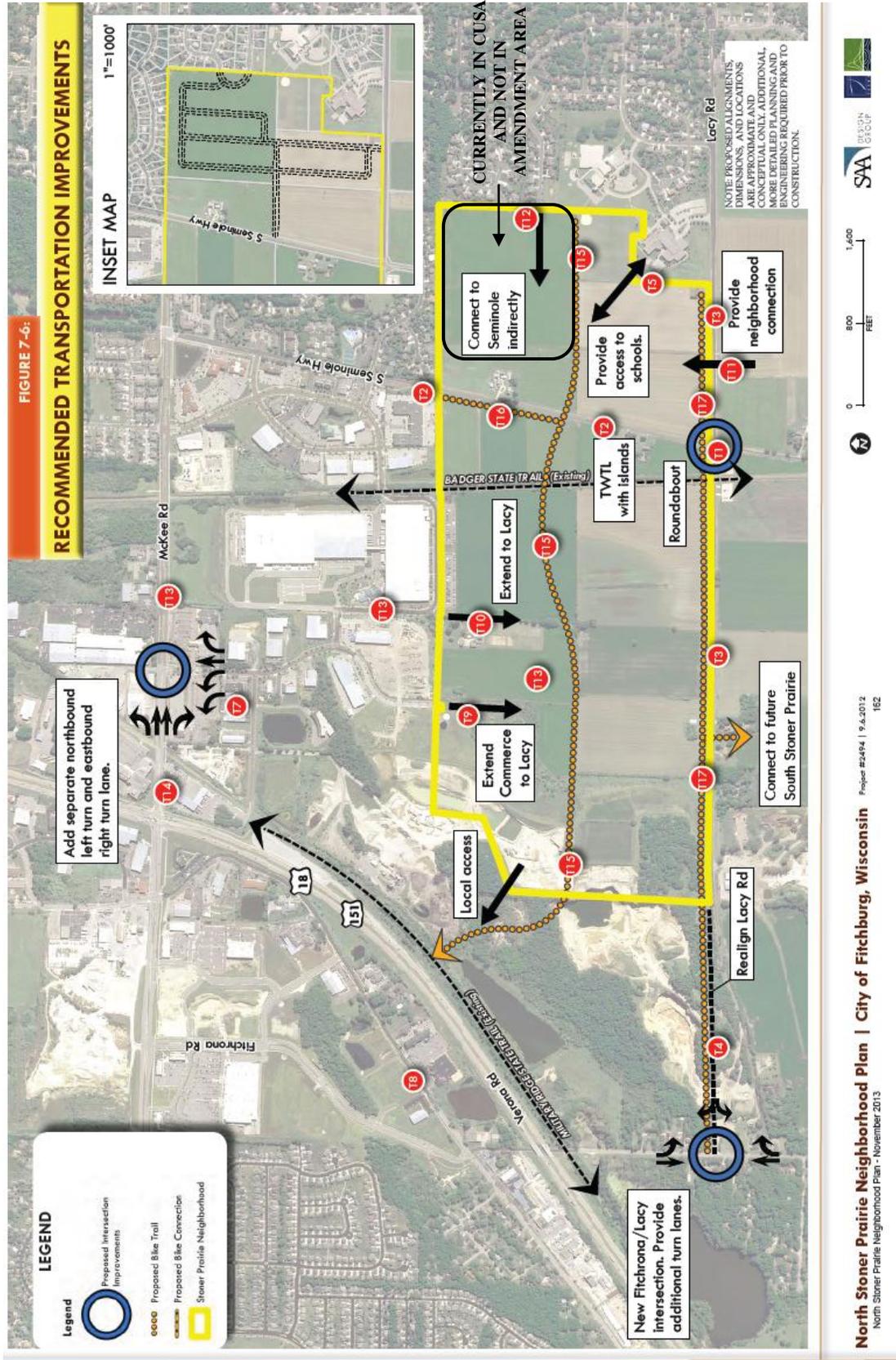
City of Fitchburg North Stoner Prairie Neighborhood Transportation Plan

See Section III. – Transportation herein for further detail.









Appendix IV –
City of Fitchburg Bicycle and Pedestrian Plan

SEE ENCLOSURE