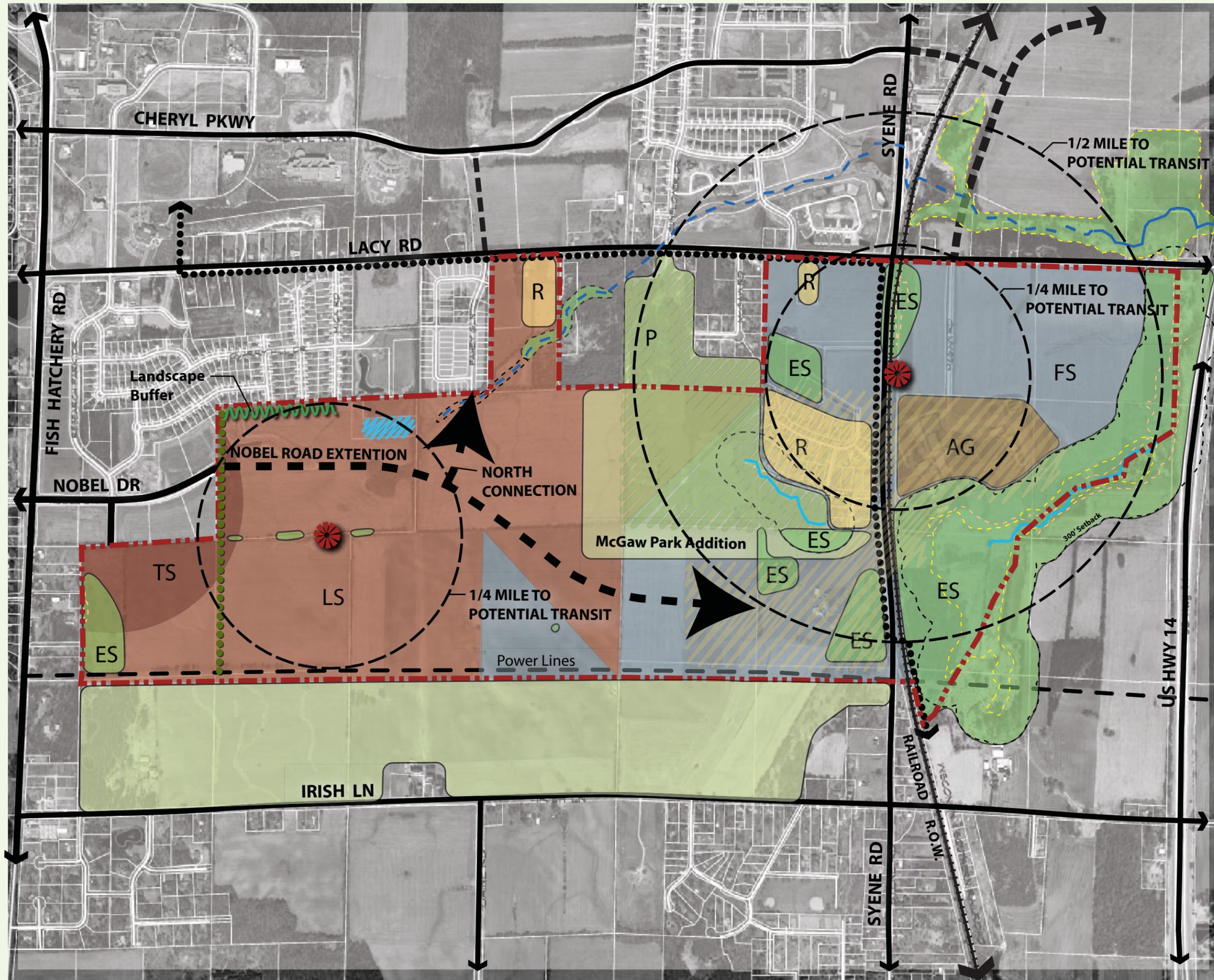


*North McGaw Park
Neighborhood Plan
Steering Committee*

*with Park Commission invited
October 16, 2008*

North McGaw Park Neighborhood Plan

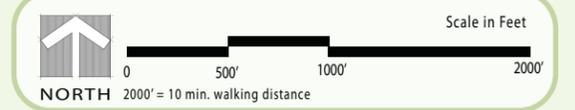


LEGEND

- LS - Limited sewer service
 - FS - Full sewer service available
 - R - Existing residential
 - AG - Agriculture
 - P - Park and open space
 - ES - Environmentally sensitive areas
 - City Owned Retention
 - Navigable waterway
 - Perennial Stream
 - Intermittent Stream
 - Increase infiltration area
 - Field Delineated Wetland
 - Wisconsin Wetlands Inventory
- TRANSPORTATION & ACCESS
- Potential Roadways
 - Existing Roadways
 - Potential Bike Path / Lane
 - TS - Existing Transit Service Area,

OPPORTUNITIES AND CONSTRAINTS PLAN

Fitchburg, WI August 27, 2008





Wetland Open Space Standard

New Fitchburg standard to change from 75 feet to 300 feet

Impact on South Branch of Swan Creek:

75 foot buffer + Wetland DNR standard: 33.4 Acres

300 foot buffer + Wetland Fitchburg standard: 65.3 Acres

Additional Open Space required by new Fitchburg standard: 31.9 Acres

NORTH MCGAW PARK

Neighborhood Plan

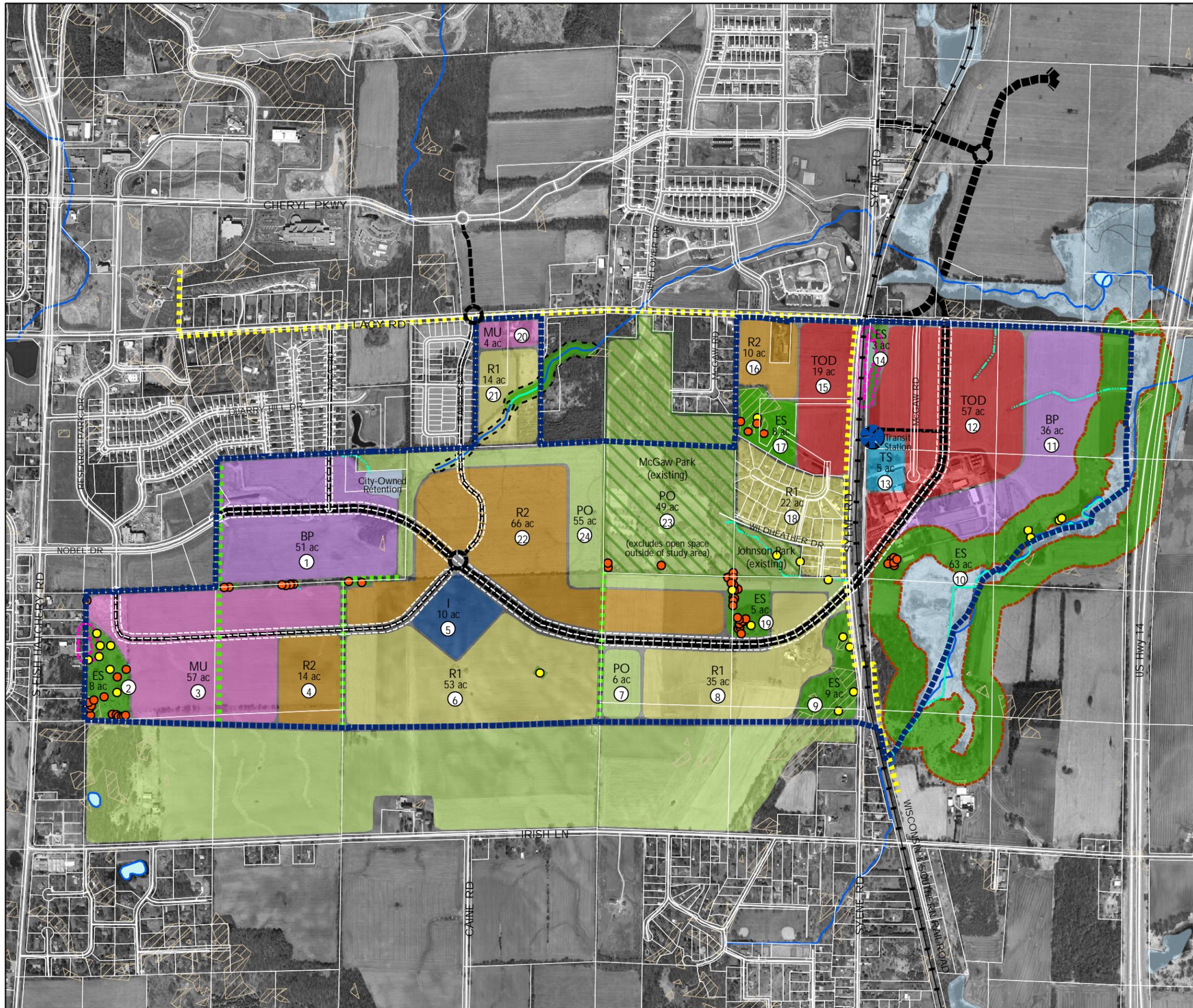
City of Fitchburg, WI

Growth Model

DRAFT

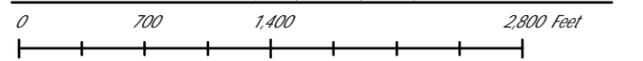
LEGEND

-  Study Area Boundary
-  Transit Station
-  Residential (5 to 10 du/ac)
-  Residential (below 5 du/ac)
-  Mixed Use (Office/Residential)
-  Transit Oriented Development
-  Parks & Open Space
-  Existing Parks
-  Environmentally Sensitive Areas
-  Business Park
-  Institutional
-  Proposed Roads
-  Potential Bike Path/Lane
-  Greenway/Pedestrian Trail
-  Heritage Trees
-  Potential Specimen *
-  Slopes >12%
-  Wetlands
-  Wetland Buffer (75 ft)
-  Wetland Buffer (300 ft)
-  Creek/Waterway
-  Drainageway
-  Non-Navigable Drainageway



Last Revised: October 14, 2008

GIS map files provided by City of Fitchburg & Capital Area RPC
 Maps prepared by TAI / MARS / NRC / TAD





North McGaw Park Neighborhood Plan

City of Fitchburg, WI

2015 Growth Model Build-Out Analysis

	Total Acreage	ROW (acres) (25%)	Stormwater (acres) (4%)	Net Area (acres)	Residential Units	Park and Open Space (on-site and regional)*	Commercial and Institutional Floor Area (sq. ft.)
R1 (5 du/acre)	22.0	5.5	0.9	15.6	78	5.2	
R2 (10 du/acre)	15.9	4.0	0.6	11.3	113	7.5	
BP	31.2	7.8	1.2	22.2			482,470.6
TOD	24.7						
- Retail	0.0	0.0	0.0	0.0			-
- Office	8.2	2.1	0.3	5.8			127,318.6
- Residential (18 du/acre)	16.5	4.1	0.7	11.7	210	14.0	
MU	0.0						
- Office	0.0	0.0	0.0	0.0			-
- Residential (10 du/acre)	0.0	0.0	0.0	0.0	-	0.0	
Institutional	0.0	0.0	0.0	0.0			-
Environmentally Sensitive	8.0						
Parks and Open Space	60.0						
Transit Station	0.0		0.0				
ROW	3.3	3.3					
TOTAL	165.1	26.8	3.8	66.6	401		609,789.2

* Park and open space includes on-site neighborhood parks and off-site regional parks such as expansion of McGaw Park and Moraine Edge Park.

October 14, 2008



North McGaw Park Neighborhood Plan

City of Fitchburg, WI

2025 Growth Model Build-Out Analysis

	Total Acreage	ROW (acres) (25%)	Stormwater (acres) (4%)	Net Area (acres)	Residential Units	Park and Open Space (on-site and regional)*	Commercial and Institutional Floor Area (sq. ft.)
R1 (5 du/acre)	62.4	15.6	2.5	44.3	222	14.8	
R2 (10 du/acre)	49.6	12.4	2.0	35.2	352	23.5	
BP	72.6	18.2	2.9	51.5			1,122,671.9
TOD	47.5						
- Retail	6.0	1.5	0.2	4.3			92,782.8
- Office	27.7	6.9	1.1	19.6			427,831.8
- Residential (18 du/acre)	13.8	3.5	0.6	9.8	177	11.8	
MU	26.8						
- Office	13.4	3.4	0.5	9.5			207,214.9
- Residential (10 du/acre)	13.4	3.4	0.5	9.5	95	6.3	
Institutional	10.0	2.5	0.4	7.1			154,638.0
Environmentally Sensitive	96.0						
Parks and Open Space	99.0						
Transit Station	5.0		0.2				
ROW	22.0	22.0					
TOTAL	490.9	89.2	11.0	190.9	846		2,005,139.4

* Park and open space includes on-site neighborhood parks and off-site regional parks such as expansion of McGaw Park and Moraine Edge Park.

October 14, 2008



North McGaw Park Neighborhood Plan

City of Fitchburg, WI

2035 Growth Model Build-out Analysis

	Total Acreage	ROW (acres) (25%)	Stormwater (acres) (4%)	Net Area (acres)	Residential Units	Park and Open Space (on-site and regional)*	Commercial and Institutional Floor Area (sq. ft.)
R1 (5 du/acre)	124.0	31.0	5.0	88.0	440	29.3	
R2 (10 du/acre)	90.0	22.5	3.6	63.9	639	42.6	
BP	87.0	21.8	3.5	61.8			1,345,350.6
TOD	76.0						
- Retail	4.0	1.5	0.2	4.3			92,782.8
- Office	23.3	5.8	0.9	16.6			360,822.0
- Residential (18 du/acre)	46.7	11.7	1.9	33.1	596		
MU	61.0						
- Office	30.5	7.5	1.2	21.7			471,645.9
- Residential (10 du/acre)	30.5	7.6	1.2	21.7	217	14.4	
Institutional	10.0	2.5	0.4	7.1			154,638.0
Environmentally Sensitive	96.0						
Parks and Open Space	110.0						
Transit Station	5.0		0.2				
ROW	22.0	22.0					
TOTAL	681.0	134.0	18.1	318.1	1,892		2,425,239.3

* Park and open space includes on-site neighborhood parks and off-site regional parks such as expansion of McGaw Park and Moraine Edge Park.

October 14, 2008

61.8 Acres

Facilitated by:

Teska Associates, Inc | Montgomery Associates Resource Solutions, LLC | Natural Resources Consulting, Inc | Traffic Analysis & Design, Inc



North McGaw Park Neighborhood Plan

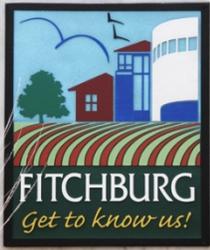
City of Fitchburg, WI

Phasing Build-out by Parcel

Parcels	2015		2025		2035	
	% Complete	# of Acres	% Complete	# of Acres	% Complete	# of Acres
1 - BP	40%	20.4	100%	51	100%	51
2 - ES	0%	0	100%	8	100%	8
3 - MU	0%	0	40%	22.8	100%	57
4 - R2	0%	0	0%	0	100%	14
5 - I	0%	0	100%	10	100%	10
6 - R1	0%	0	30%	15.9	100%	53
7 - PO	0%	0	100%	6	100%	6
8 - R1	0%	0	30%	10.5	100%	35
9 - ES	0%	0	100%	9	100%	9
10 - ES	0%	0	100%	63	100%	63
11 - BP	30%	10.8	60%	21.6	100%	36
12 - TOD	30%	17.1	50%	28.5	100%	57
13 - TS	0%	0	100%	5	100%	5
14 - ES	0%	0	100%	3	100%	3
15 - TOD	40%	7.6	100%	19	100%	19
16 - R2	60%	6	100%	10	100%	10
17 - ES	100%	8	100%	8	100%	8
18 - R1	100%	22	100%	22	100%	22
19 - ES	0%	0	100%	5	100%	5
20 - MU	0%	0	100%	4	100%	4
21 - R1	0%	0	100%	14	100%	14
22 - R2	15%	9.9	60%	39.6	100%	66
23 - PO	100%	49	100%	49	100%	49
24- PO	20%	11	80%	44	100%	55
ROW	15%	3.3	100%	22	100%	22
Total		165.1		490.9		681

Facilitated by:

Teska Associates, Inc | Montgomery Associates Resource Solutions, LLC | Natural Resources Consulting, Inc | Traffic Analysis & Design, Inc



Questions for Park Commission:

1. Should larger wetland open space be counted as parkland dedication?
 2. What uses might be permitted within that space?
3. Should the neighborhood park standards be customized to different types of neighborhoods?
 4. How should parkland dedication be calculated for mixed-use districts?
 5. Should the amount of parkland dedication be changed?
 6. Should the fee in lieu of dedication be changed in light of the above?