

Fitchburg

City of Fitchburg

January 2006

Northeast Neighborhood Plan

City of Fitchburg Commences Planning Process

The City of Fitchburg has commenced a process to prepare a neighborhood plan for the Northeast Neighborhood, as part of the on-going efforts of the City to maintain up-to-date policies to guide land use decisions. This is also in keeping with the 1984 and 1995 Land Use Plans, which identified the Northeast Neighborhood as a possible area of future urban service area expansion and potential development. A series of four Public Information Meetings will be scheduled to gain your input and the input of all groups and organizations with an interest in the neighborhood. All are

encouraged to become active participants in the process.

The timeline of the plan anticipates the final plan document will be forwarded to the City Council for consideration in fall of 2006, after a public hearing to be held by the City Plan Commission. To assist with the research, mapping, site analysis, public involvement and plan preparation, the City has engaged the services of Ruckert/Mielke, Inc., a full service municipal consulting firm based in Waukesha, Wisconsin. Ruckert/Mielke representatives will be the main point of contact

throughout the process and will conduct all public meetings.

The neighborhood is generally bounded by Nine Springs Creek on the north, Larsen Road on the east, Goodland Park and Lacy Roads to the south and Highway 14 on the west. Please note that the neighborhood boundary extends slightly beyond the stated south roads. Please see the map of the Northeast Neighborhood.

Although the neighborhood has a defined area, factors that will be considered during plan preparation will not be limited to the

neighborhood. Considerations will include the input of property owners, neighboring municipal governments, public and private utilities, schools, and the State of Wisconsin and Dane County pertaining to the coordination of the neighborhood plan with Capital Springs State Recreational area.

The City and Ruckert/Mielke encourages you to read the information in this newsletter. Plan updates will be posted on the City website at www.city.fitchburg.wi.us.



**FIRST PUBLIC
INFORMATIONAL MEETING**
THURSDAY, FEBRUARY 23, 2006
7:00 P.M. AT CITY HALL.
Details on Page 2.

*The plan will determine
which, if any, areas are
suitable for urban
development.*

Purpose of the Northeast Neighborhood Plan

The City of Fitchburg adopted the Future Urban Development Area (FUDA) study as Appendix H to the General Land Use Plan (1995) of the City in June 2004. The FUDA study created the framework to further study large neighborhoods prior to the completion of the required State of Wisconsin Comprehensive Growth Plan (often called the Smart Growth Law). Completion of the new City Comprehensive Growth Plan is anticipated in 2007.

The Northeast Neighborhood Plan will reflect the goal of the FUDA study to provide reasonable and cost effective areas for urban development. Four FUDA study policies further define this planning process. They are:

1. To reference the FUDA map during the evaluation of proposed Urban Service Area (USA) expansions.
2. To create a sense of place through the development of a neighborhood plan, prior to USA expansion, to address issues of land use, urban services, open space, transportation, and the urban form.
3. To protect farmland by directing urban growth to areas that are cost effective to develop and away from areas with productive farmland.

4. To protect and preserve open space and natural areas by determining the open space land use designation of the neighborhood plans, to include providing connections with open spaces in adjacent neighborhoods to create greenways, before the USA expansion.

Important factors such as the availability of public and private utilities, soil capacity, natural site features, existing and neighboring land uses and transportation routes, improvements and linkages will be used to determine which areas within the neighborhood are suitable for urban expansion, or not suitable for expansion. Ruekert/Mielke has identified four significant factors that will be studied in great detail during the initial stage of the planning process. Those factors are: 1) protecting the natural resources of waterways, wetlands, woodlands and steep topography; 2) integration of the neighborhood with surrounding land uses, both existing and planned; 3) analyzing existing and planned traffic patterns; and 4) incorporating the future interchange with Highway 14.

These and many other factors will be researched and analyzed. Findings of the research will be presented in maps and charts at the Public Informational Meetings.

Plan Process Organization

The City, together with Ruekert/Mielke, has prepared specific steps to guide preparation of the neighborhood plan, with the steps following the general outline of the State's requirement for a Comprehensive Growth Plan.

With the first step, called Initial Plan Preparation, the consultant will gather all data and information regarding the neighborhood. The current City General Land Use Plan and the work to date in preparing the new city-wide comprehensive plan will provide a base of information for this plan. Base maps, natural resource maps, and other maps of special interest will be prepared. Initial contacts with other municipal governments and agencies will occur.

During the second step, the first of four Public Information Meetings will allow the public to react to the consultant-prepared draft of Opportunities and Issues Identification. Included in the identification of opportunities and issues, each key development factor or constraint can be listed for each major property in the neighborhood.

The third step, Systems Analysis, involves a detailed review of all internal and external systems having an impact upon land development within the neighborhood. Those impacts to be studied include local, state and federal policies and regulations regarding natural resource protection standards, an analysis of the capacity of the existing public utility systems for public water and sanitary sewer, and school capacity. Many other impacts will be considered.

Follow plan progress at www.city.fitchburg.wi.us or by attending the Public Informational Meetings.

With the base of information complete, a draft of Goals and Policies for the Neighborhood Plan will be presented at the second Public Informational Meeting.

The Goals and Policies will lead to the fourth step, preparation of the Land Use Plan. This is the step that typically gains the most public interest as the neighborhood plan begins to take shape. The Public Informational Meeting of this step will encourage debate as a draft plan map is presented to spark discussion.

With everyone's input regarding the land use plan for the neighborhood, the fifth step involves preparing Implementation Recommendations, with a detailed list of actions to be taken to set the plan in motion. The last of the four Public Informational Meetings will include a review of the recommended implementation recommendations, along with fitting all the steps together into a full plan document. Each step in the process provides the building blocks toward the full plan document.

There will still be an opportunity for input following the last of the Public Informational Meetings. A sixth and final step of the process involves final consideration of the plan by the City Plan Commission and Common Council. The Plan Commission will hold a final public hearing.

The process provides many opportunities for input. The City encourages interested individuals and groups to become -- and stay -- involved.



*Comments and input are welcomed at anytime.
They can be forwarded to:
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