



Northeast Neighborhood Plan

Our Professional Team

Developer:

Sveum Enterprises, Ltd.
2927 South Fish Hatchery Road
Fitchburg, Wisconsin 53711
Phil Sveum or Randy Christianson
608-276-3177

Land Planning:

Tim Anderson
Schreiber/Anderson Associates, Inc.
717 John Nolen Drive
Madison, WI 53713
608-255-0800

Residential Designer:

Ed Linville
Linville Architects
408 E. Wilson Street
Madison, WI 53703
608-251-6696

Water Quality:

Rob Montgomery
Montgomery Associates
2820 Walton Commons West
Madison, Wisconsin 53718
608-223-9585

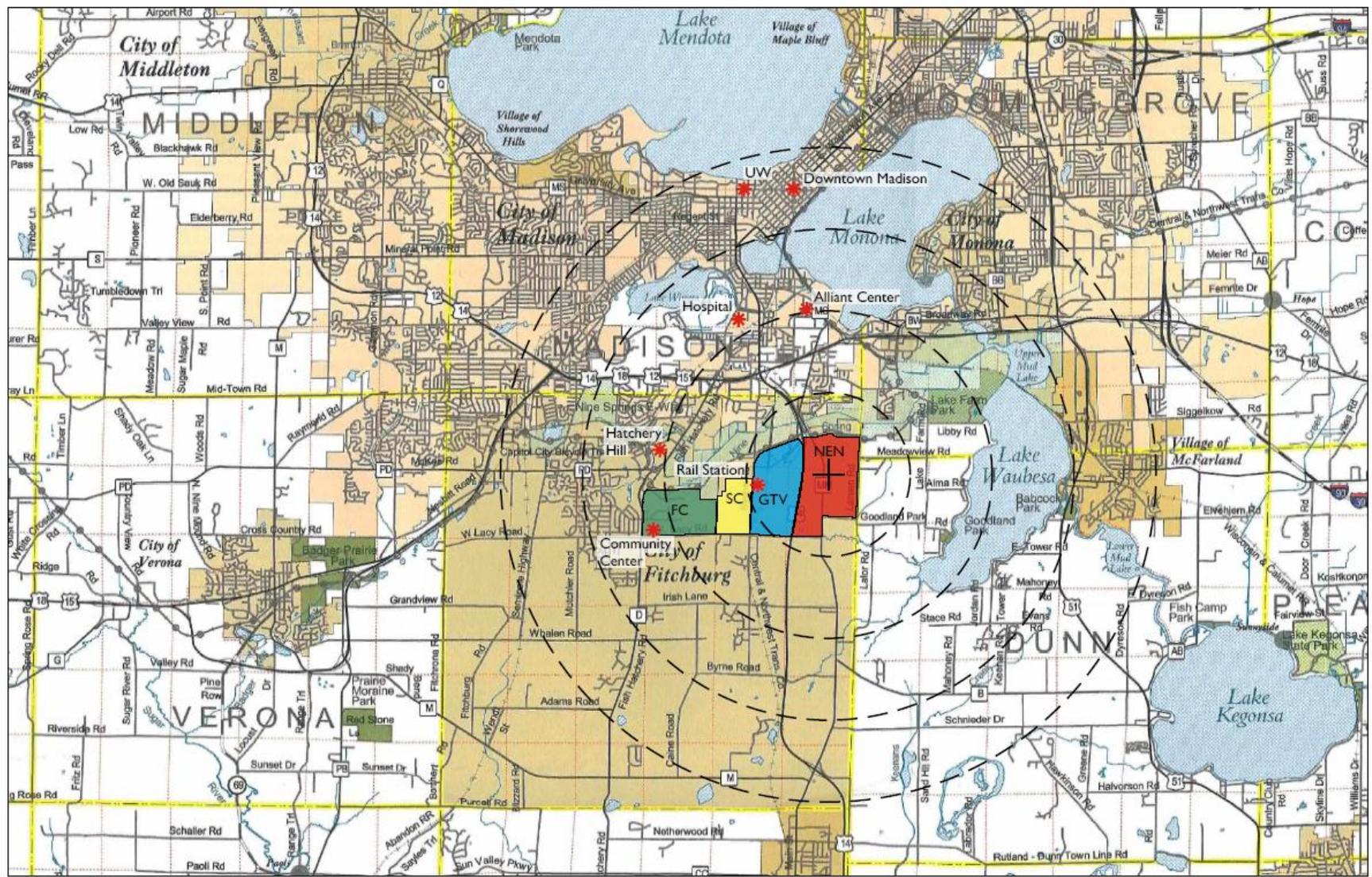
Environmental Resource Testing:

Jeff Kraemer
Natural Resource Consulting
119 South Main Street
Cottage Grove, WI 53527
608-839-1998

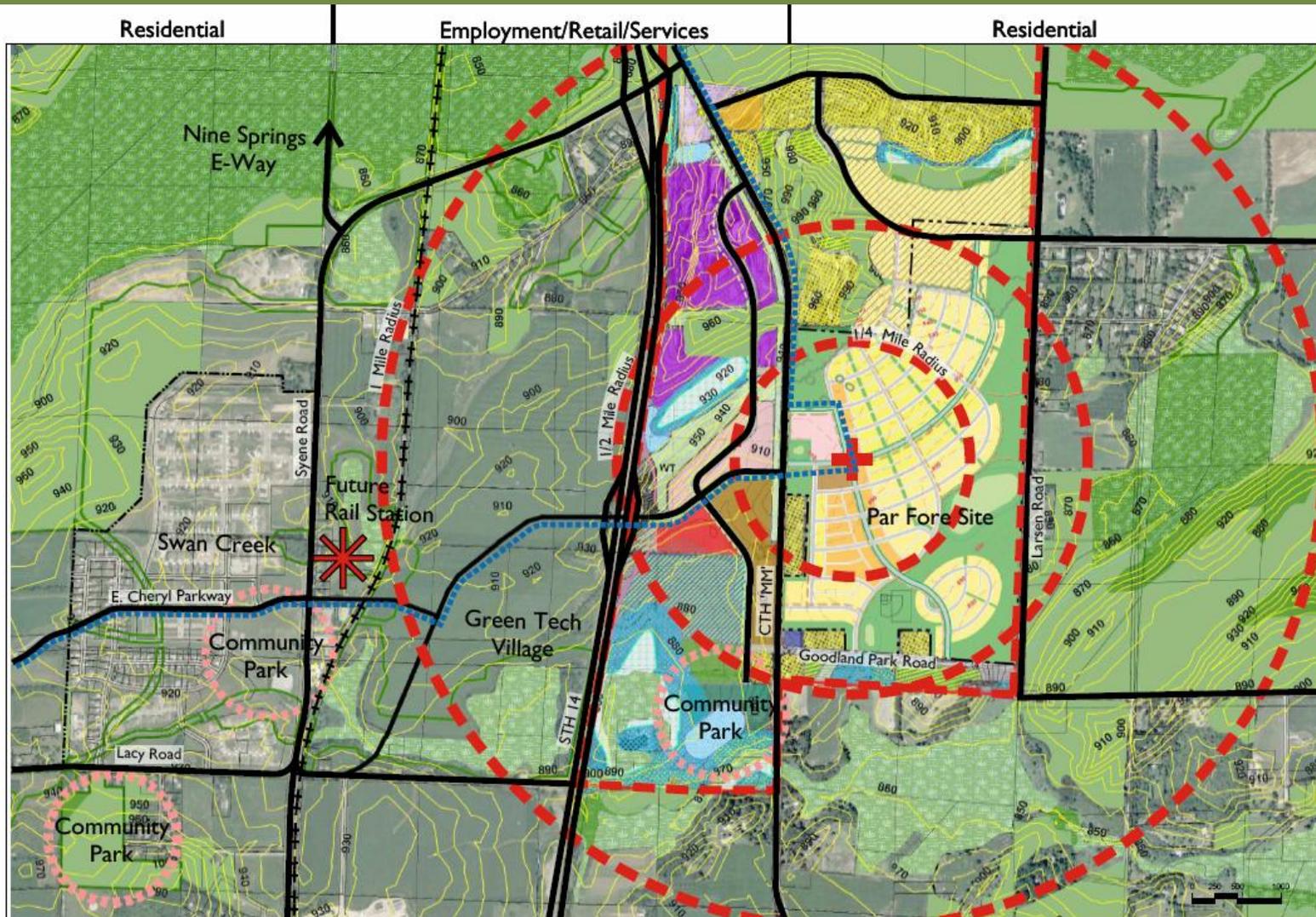
Our Vision & Goals

- **Address / Comment on 5 Planning & 5 Storm Water Considerations**
- **Transit & Connectivity / Linkage**
- **Neighborhood Design / Plan**
- **Housing Option / Illustrations**
- **Natural Resource Management Practices/Preservation**

Economic/Cultural Connections



Neighborhood Connections



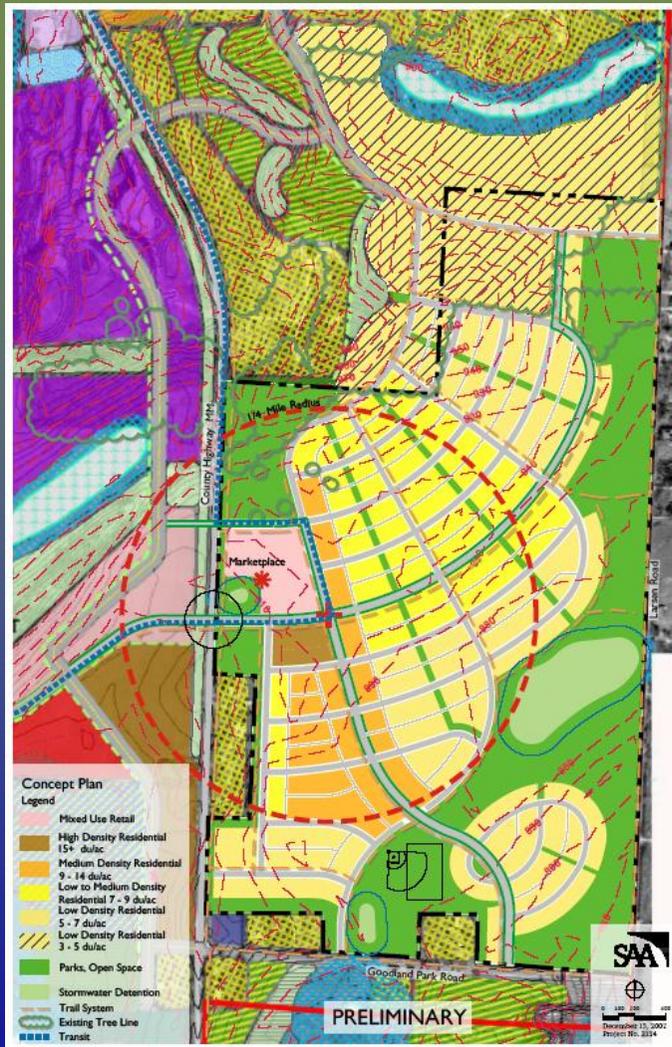
“Our Vision”



Key Features

- Traditional Neighborhood Design
- Natural Resource Preservation
- Grid Street Pattern
- Pedestrian and Bicycle Friendly
- Housing Choices
- Neighborhood Commercial
- Parks and Open Space
- Community Gardens
- PED Sheds
- Storm Water Management

Development Statistics



Total Site: 250 Acres +/-

Total Units: 1,000 Units
65% Single Family
35% Multi-Family

Public Open Space: 80 Acres

Public Street/Trails: 45 Acres

Private Development: 125 Acres

Public/Private Ratio: 50/50

Net Density/Acre: 8 DU/Acre

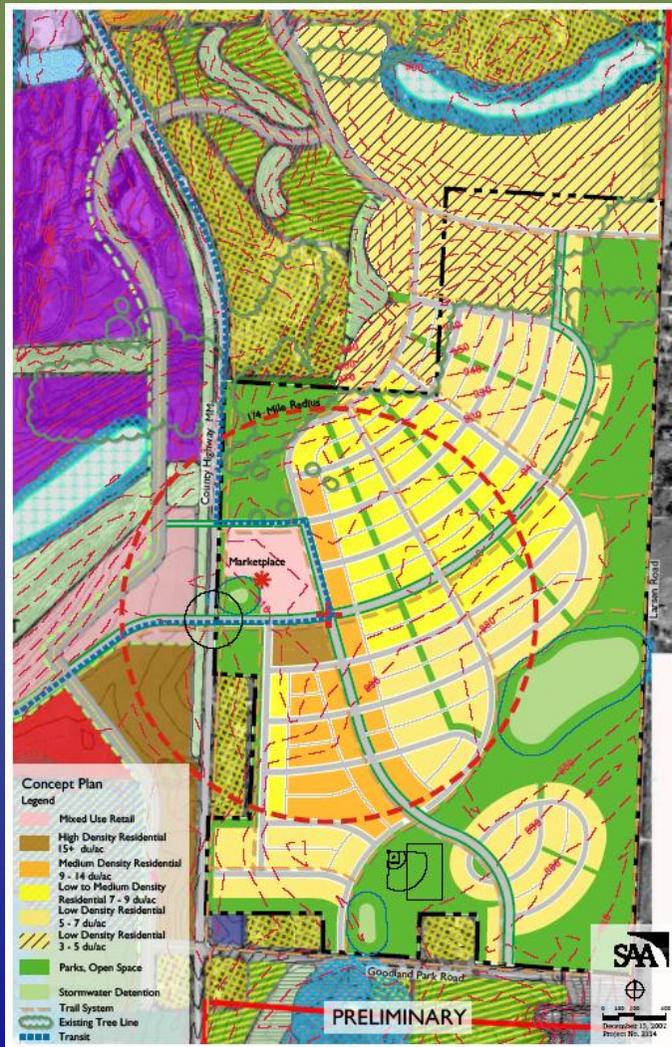
SR – 60% Pervious Surface

Parks And Open Space



- Community Park
- Neighborhood Parks
- Active and passive recreation
- Community Gardens
- Greenways/Buffers
- Trails
- Storm Water Management

Typical Residential Blocks



- Mix of Lot Sizes
- Block Densities
- Alleys
- Greenways
- Infiltration

Typical Residential Blocks



Design Character



Residential Designs



- Mix of Housing Choices
- Diversity of Lot Sizes
- Design Character
- Green/Energy Efficiency

Green Matrix-Conservation Concepts



Water Conservation Concepts

- Plumbing Fixtures
- Rain Gardens
- Restrict Watering Periods

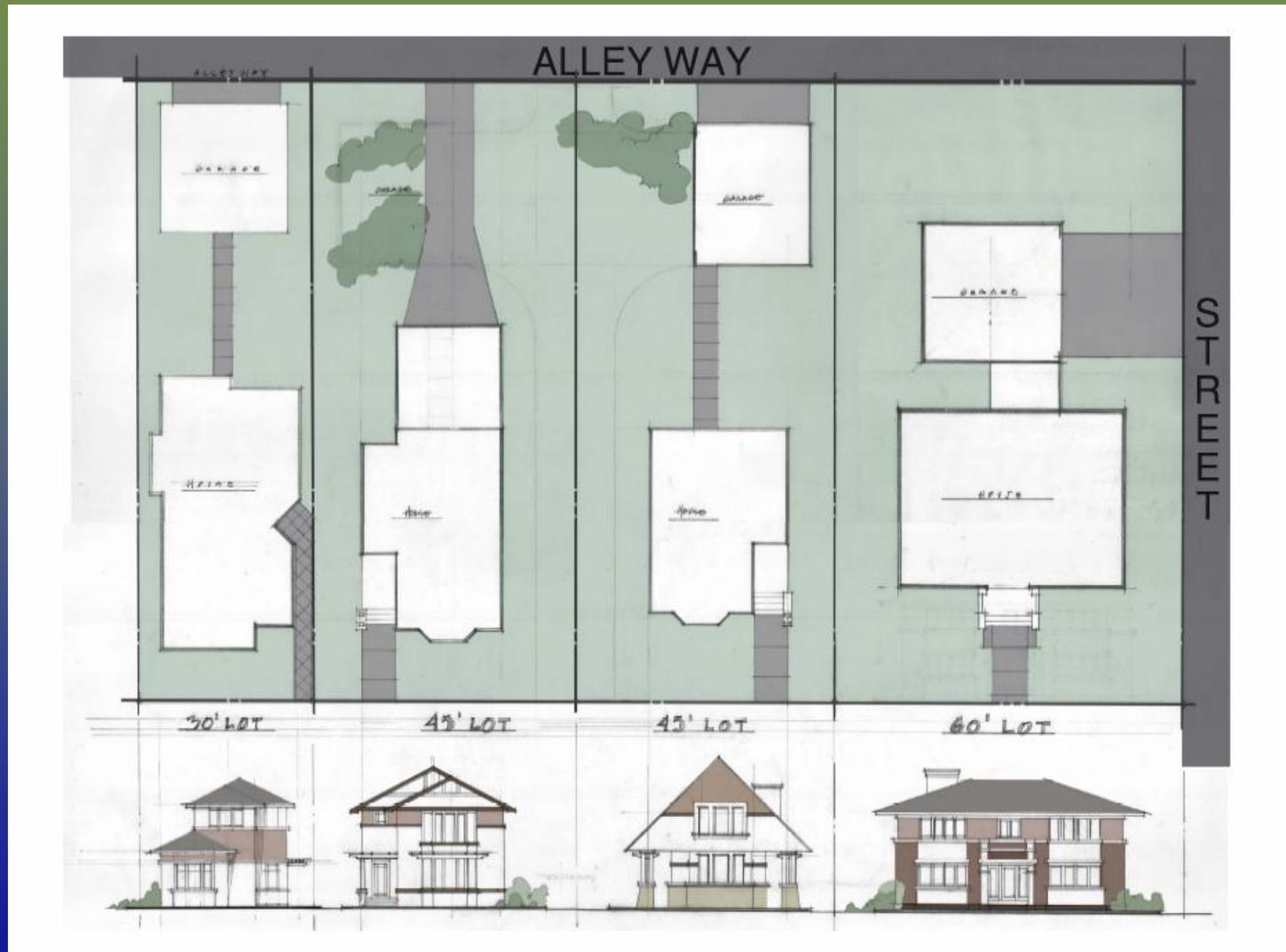
Energy Conservation Concepts

- Building Techniques
- Energy Star Appliances
- Highly Developed Energy Standards

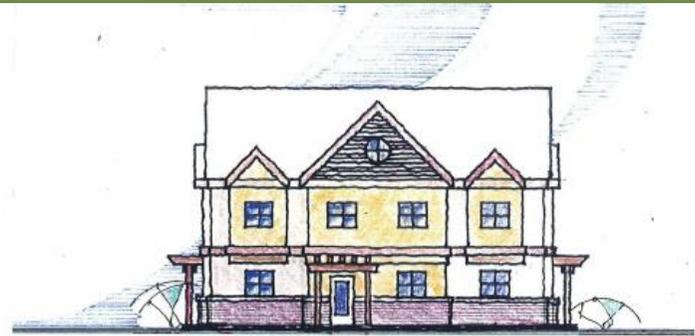
Create Community Pride By Doing The Right Thing & Controlling Those Choices

Create A Point Matrix

Single Family Designs/Lot Sizes



Multi-Family Designs



Developing the Water and Natural Resource Management Plan

Resources Criteria

- Onsite resources
- Offsite drainageways and wetlands
- Swan Creek & Waubesa Wetlands
- Opportunities for enhancement

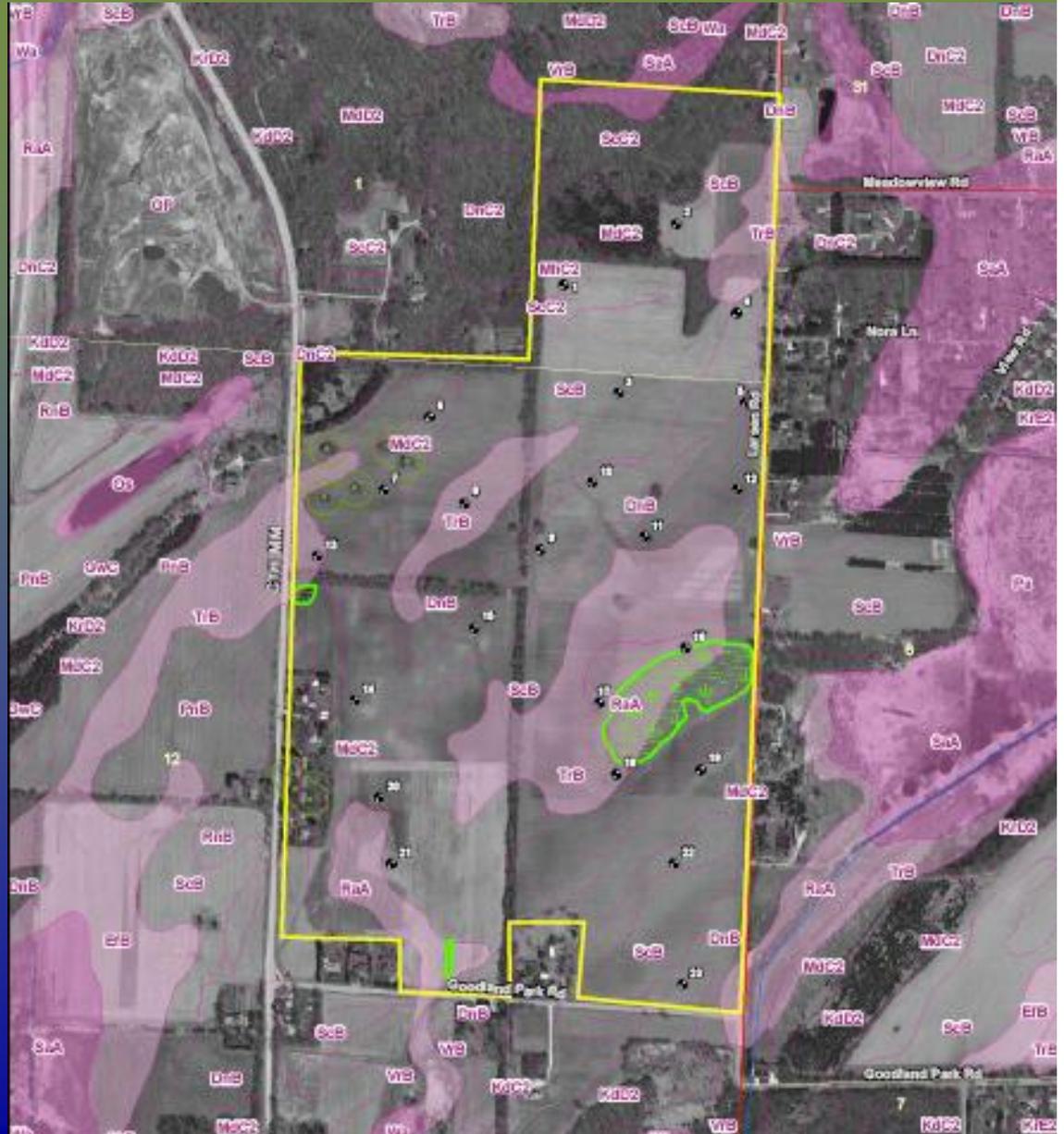
Regulatory Criteria

- Regulatory Wetlands
- Municipal & State standards
- NEN Stormwater Plan



Par Fore Site Description

- Occupies ~32% of NEN
- Similar natural and water resource features
- Soils Investigation: generally permeable subsoils
- Wetlands: regulatory boundaries confirmed



On-Site Natural Resource Features

- Regulatory Constraints
- Enhancement Opportunities

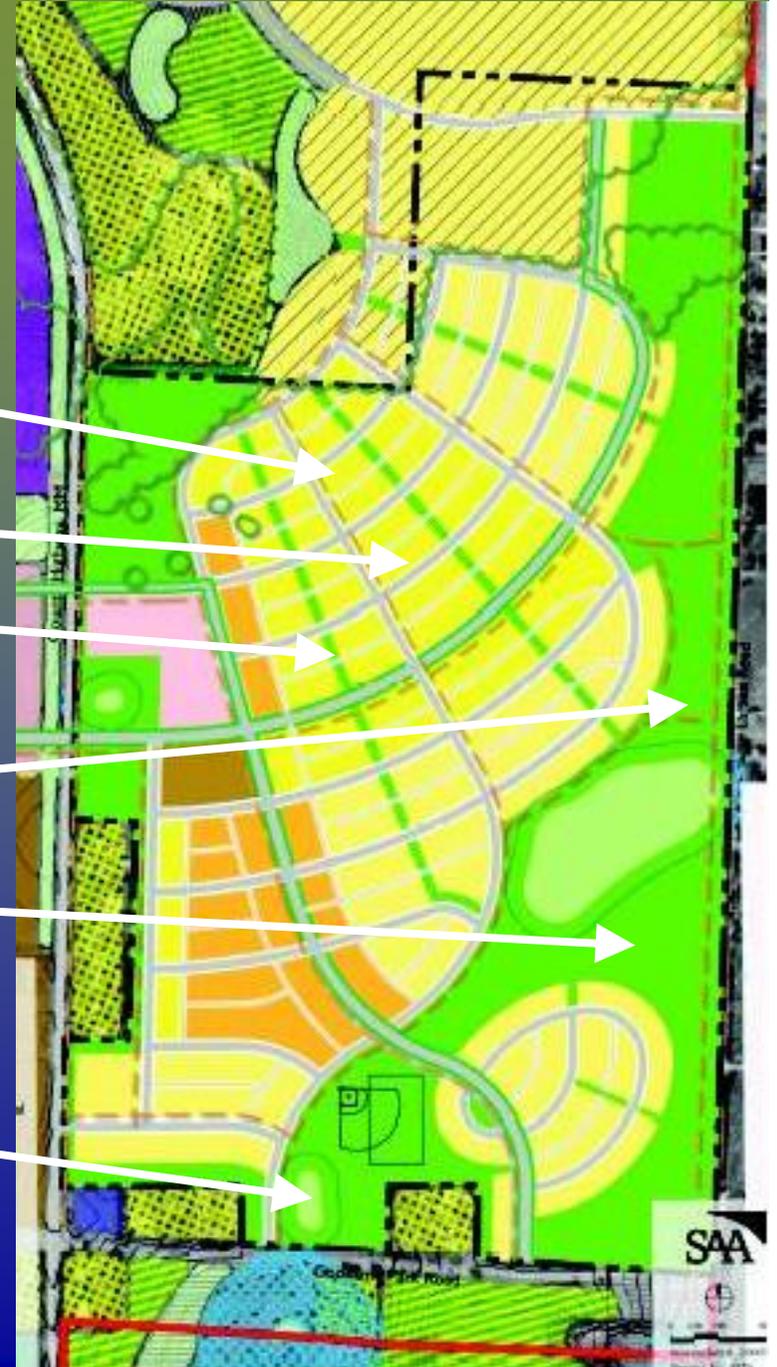


Natural Resource Goals

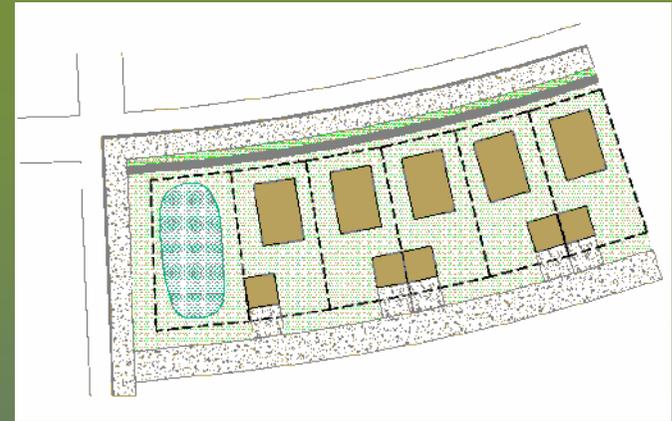
- Protective of on and off-site resources
- Manage both Groundwater and Surface Water
- Enhancement of open space
- Approach: Low Impact Development
 - Encourage water conservation
 - Minimize runoff generation
 - Provide water management throughout project
 - Integrate both physical and management approaches to pollutant control

Design Approach

- Lot design
- On-block water management
- Open drainage
- Open Space
 - Detention / Filtration
 - Infiltration
 - Wetland Enhancement
 - Integrate with natural approach to open space landscape and gardens



Lot and Block Approach: Single Family Residential

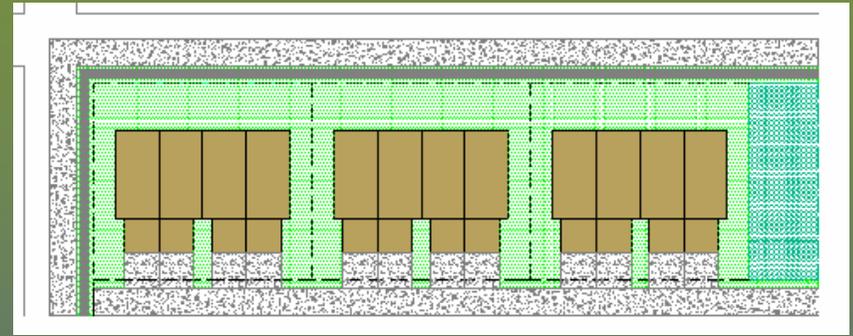


Lots:
Encourage water
management

Blocks:
Provide features
with defined
management
program



Lot and Block Approach: Multi-Family Residential



Integrate water management
with Landscape design

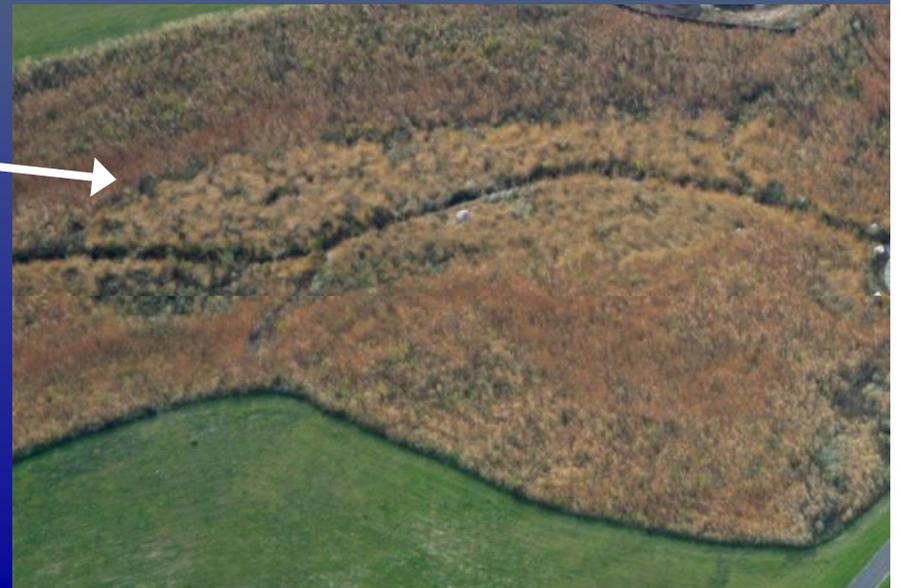


Drainageways and Open Space



Integrate drainageways with pedestrian pathways

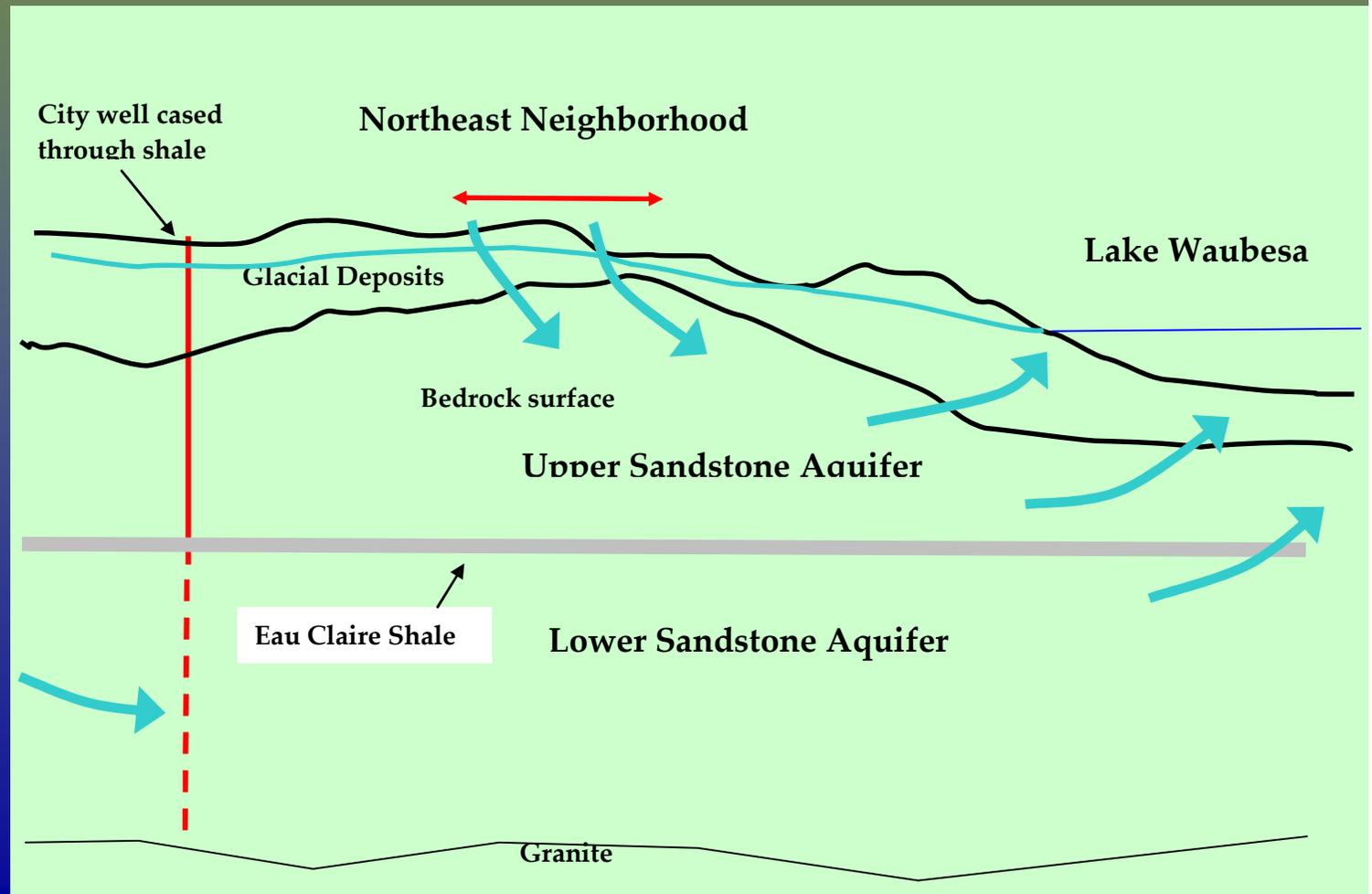
Combine detention, infiltration and wetlands enhancement in open space



Groundwater: think regionally, act locally

Maintain on-site recharge to support springs and wetlands

Support regional initiatives



Analysis of 5 stormwater issues

1. Effects of runoff changes?
2. Effects of recharge?
3. Pond sizing sensitivity?
4. Pollutant loading?
5. Stormwater easements?

Available to discuss these issues further

Summary

- The Northeast Neighborhood plan will utilize multiple strategies to control and reduce the hydrologic impact on water resources
 - Minimize runoff
 - Small- and large-scale infiltration / recharge features
 - Water supply demand reductions
- Collaboration between City, project team, and stakeholders will continue
- Next steps: CARPC and CDP analyses