

Proposed 2015 Planning Staff Amendments to the City of Fitchburg Comprehensive Plan:

1.) Map update on Page 4-23, Figure 4-10 Future Land Use Map

Amend future land use map designation for parcels on the south side of Lacy Road, to the east of Fitchrona Road, that are currently used for office/business use. This amendment would also update the future land use designations on the north side of Lacy Road to reflect the approved Quarry Vista development.

6295 and 6291 Lacy Road

Parcel Identification Numbers: 060918287400, 060918287259

These parcels were designated in the Comp Plan as LDR, as that was carried over from the original plan, but staff is proposing to reclassify to the business designation. This will better reflect current zoning and land use for both sites. There has been some interest in a commercial kitchen locating on one of these sites.

Quarry Vista development area –

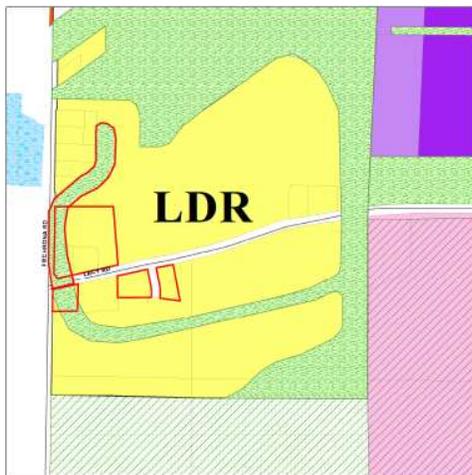
Parcel Identification Numbers: 060918285602, 060918285802 and part of 060918286002

These parcels were designated in the Comp Plan as LDR; these amendments are proposed to reflect the more detailed planning through the Quarry Vista CDP and the approvals that have been granted for the development.

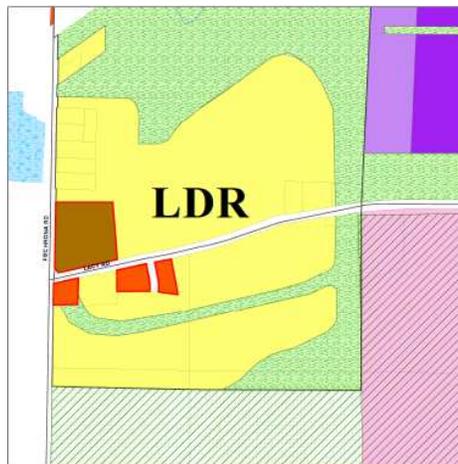
Also remove the park & conservancy strip that is shown in this area as there is no park or conservancy corridor in the area.

The area outlined in red in the maps below is the area to be re-designated.

Current Designation



Proposed Designation



2.) Map update on Page 4-23, Figure 4-10 Future Land Use Map

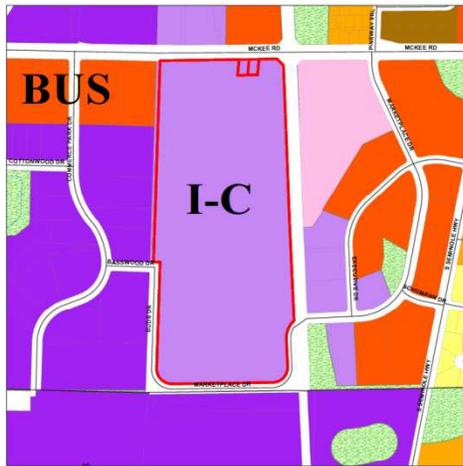
Amend future land use map designation for Subzero parcels on south side of McKee Road, that is currently used for General Industrial type uses.

2866 Buds Drive and 6041 McKee Road

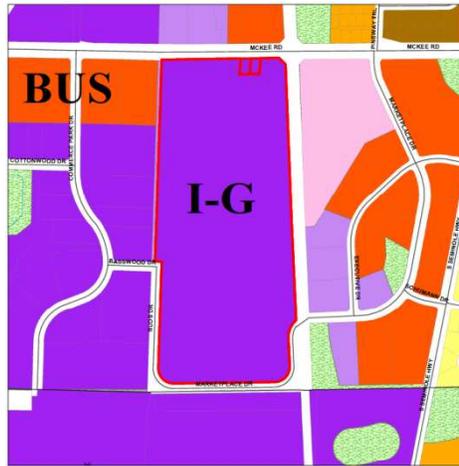
Parcel Identification Numbers: 060908285752, 060908285609, 060908285501

The large parcel is currently zoned I-G (General Industrial) with the two smaller parcels zoned B-P (Professional Office). Staff is recommending this amendment to make the future land use consistent with the current zoning of this larger parcel.

Current Designation



Proposed Designation



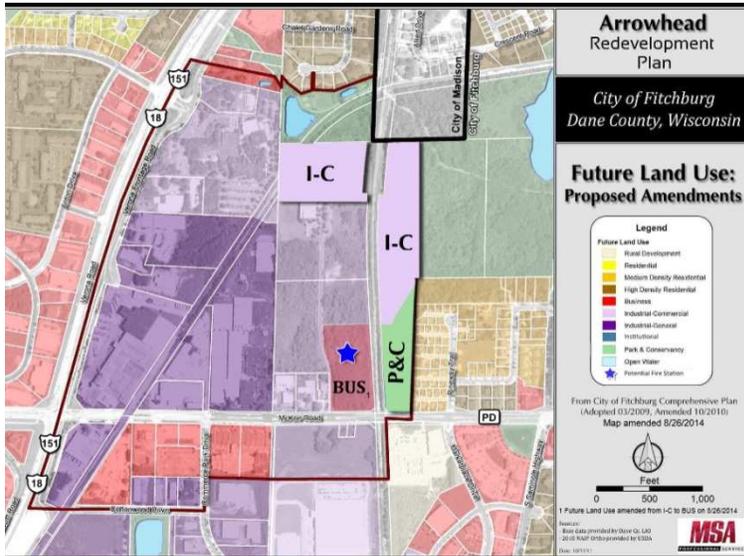
3.) Text update on page 2-3, Land Use Goal 2, Objective 3, Policy 5

Non-residential development outside the urban service area is to be limited to those in areas already appropriately zoned for the intended use. Structures existing as of August 2015 may have a permitted or conditional land use under zoning, provided the intended use is consistent with other aspects of the plan.

This amendment is intended to allow some flexibility in the use of properties. Staff has had some inquiries on properties that are currently zoned Rural Development or in a business classification, but designated as something other than Business or Rural Development on the Future Land Use Plan Map. These sites are developed as business sites and may be reasonably situated for a business user, depending on the proposed use.

4.) Text update on page 4-16, alternate land uses.

The sixth area is the I-C land use classification in the Arrowhead Plan. Due to its relationship to the I-G land use classification, some I-C land use designation areas may, by approval of the Plan Commission, change to the I-G designation provided that no negative effects are anticipated to nearby land uses.



The map above from the Arrowhead Neighborhood Plan shows the areas that are currently designated as I-C (Industrial – Commercial) which are shown in light purple. There has been some interest in this site for more I-G type of uses. This amendment would allow city consideration of users on this site who may fall under the I-C or I-G district.

5.) Page 4-1, first paragraph under Existing Land Use Map

The Existing Land Use Map (Figure 4-1) divides existing land uses in the community into several categories. These categories are representative of land uses as it existed in May 2015~~2011~~ and do not necessarily reflect the current zoning district designation or the desired future land use pattern. Planning staff may update this map to reflect changes in land use.

6.) Page 4-2, Figure 4-1 Existing Land Use Map

Update Figure 4-1, Existing Land Use Map, to recognize various development approvals/construction that have taken place in the last few years, as well as recognize the Urban Service Area boundary adjustment that took place for the NSPN and portion of the NEN.

Specific changes include:

- Updating Urban Service Area to show NSPN and portion of NEN that were added into Urban Service Area
- Making the following updates to reflect the current land use on the following parcels:

Location	Name	Current Designation	Proposed Designation
Lot 14 Orchard Pointe	Orchard Pointe Apartments	Ag & OS	HDR
Lot 5 Orchard Pointe	HyVee	Ag & OS	BUS
Lot 1 CSM 11159	Hamm Fam	LDR	Ag & OS
Lot 2 CSM 11159	Hamm Fam	LDR	Ag & OS
Lot 1 CSM 13691	Madison Group	Ag & OS	I-C
Lot 24 TechLands	Promega	Ag & OS	I-C
Lot 1 CSM 13647	Turnberry Apartments	Ag & OS	HDR
Outlot 1 CSM 13647	Park	Ag & OS	P & C
Lot 3 North Park	Goldleaf Apartments	Ag & OS	HDR
Lot 4 North Park	Goldleaf Apartments	Ag & OS	HDR
Lot 117 Swan Creek	Swan Creek Apartments	Ag & OS	HDR
Lot 13 Nine Springs	RIVA	Ag & OS	HDR
Lot 12 Nine Springs	RIVA	Ag & OS	HDR
Lot 54 Nine Springs	RIVA	Ag & OS	HDR
Lots 18-21	RIVA	Ag & OS	HDR
Lots 49-53	RIVA	Ag & OS	HDR
Lots 36-38, 31, 26-27, 40, 42-43	Tim O'Brien Homes	Ag & OS	LDR
Outlot 1 CSM 13418	Pinnacle Park	Ag & OS	P & C
Outlot 2 CSM 13418	Pinnacle Park	Ag & OS	P & C
Lot 3 CSM 13677	The Vue	Ag & OS	HDR
Lot 1 CSM 13677	The Vue	Ag & OS	HDR
Lot 2 CSM 13677	The Vue	Ag & OS	HDR
Lot 1 CSM 12135	Homeville	HDR	Ag & OS

See attached Existing Land Use Map for proposed changes.

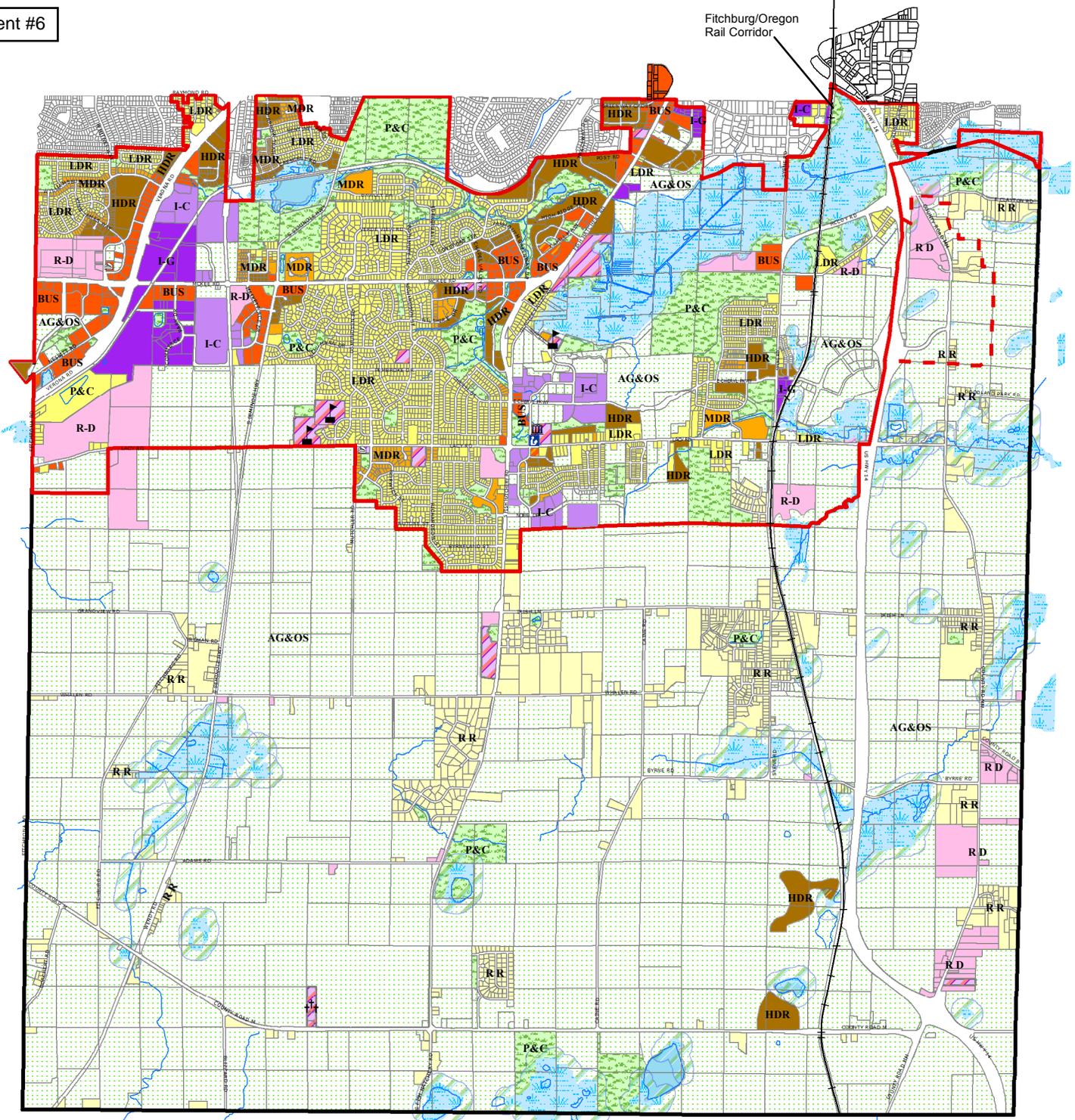
7.) (a) Update Figures 4-10 (Future Land Use Plan) and (b) 4-11 (Sector Plan) to show new Urban Service Area boundary with the addition of the NSPN and portion of the NEN.

See attached maps for changes. Note that this attachment does not include the other proposed Future Land Use amendments noted in this amendment proposal.

EXISTING LAND USE MAP

Amendment #6

Fitchburg/Oregon Rail Corridor



P&C - PARK & CONSERVANCY	I-G - INDUSTRIAL-GENERAL	PARCELS	FIRE STATION
R-R - RURAL RESIDENTIAL	I-C - INDUSTRIAL-COMMERCIAL	URBAN SERVICE AREA (USA)	LIBRARY
LDR - LOW DENSITY RESIDENTIAL	BUS - BUSINESS	NEN USA - DNR CONDITIONAL APPROVAL	CEMETERY
MDR - MEDIUM DENSITY RESIDENTIAL	R-D - RURAL DEVELOPMENT	CITY LIMITS	SCHOOL
HDR - HIGH DENSITY RESIDENTIAL	AG&OS - AGRICULTURE & OPEN SPACE	OPEN WATER	CITY HALL
M-U - MIXED-USE	WETLANDS W/ 300 FT BUFFER	STREAMS	
G / I - GOVERNMENT / INSTITUTIONAL			

PREPARED BY: PLANNING/ZONING
SOURCE: PLANNING/ZONING
REVISED: 6/2015

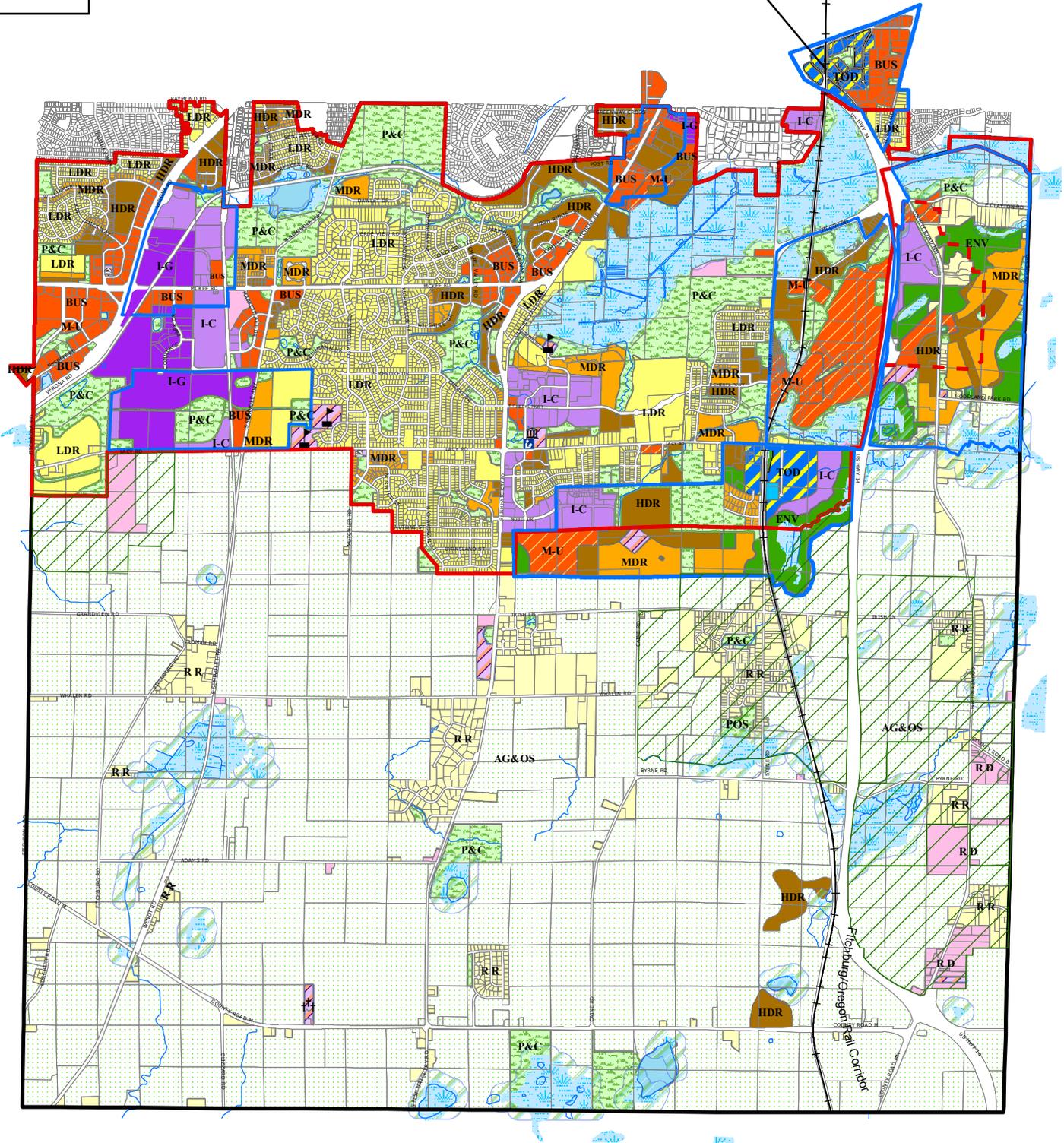
N

THE CITY OF
Fitchburg
PLANNING & ZONING

FUTURE LAND USE PLAN MAP

Amendment #7a

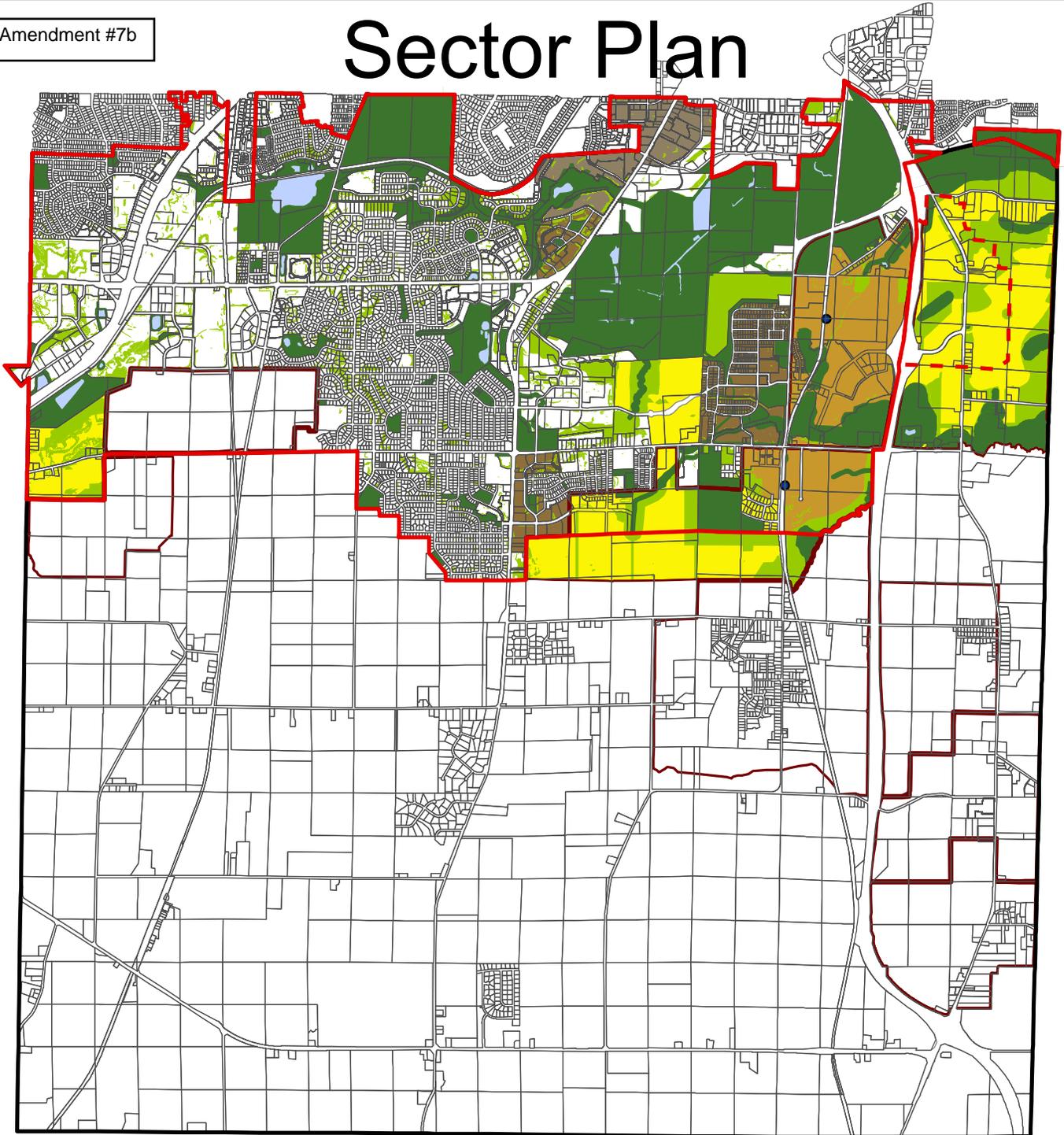
Fitchburg/Oregon
Rail Corridor



P&C - PARK & CONSERVANCY	ENV - ENVIRONMENTAL	PARCELS	URBAN SERVICE AREA (USA)	CITY LIMITS
R-R - RURAL RESIDENTIAL	TS - TRANSIT STATION	OPEN WATER	NEN USA - DNR CONDITIONAL APPROVAL	CITY HALL
LDR - LOW DENSITY RESIDENTIAL	I-G - INDUSTRIAL-GENERAL	STREAMS	WETLANDS W/ 300 FT BUFFER	SCHOOL
MDR - MEDIUM DENSITY RESIDENTIAL	I-C - INDUSTRIAL-COMMERCIAL	AG&OS - AGRICULTURE & OPEN SPACE	TOD - TRANSIT ORIENTED DEVELOPMENT	FIRE STATION
HDR - HIGH DENSITY RESIDENTIAL	BUS - BUSINESS	POTENTIAL NEIGHBORHOODS	TOD - TRANSIT ORIENTED DEVELOPMENT	LIBRARY
M-U - MIXED-USE	R-D - RURAL DEVELOPMENT			CEMETERY
G / I - GOVERNMENT / INSTITUTIONAL	COMPLETED STUDY AREAS			

N
 Fitchburg
 PREPARED BY: PLANNING/ZONING
 SOURCE: PLANNING/ZONING
 REVISED: 06/2015

Sector Plan



Legend

-  Urban Service Area (USA)
-  NEN USA - DNR Conditional Approval
-  Fitchburg City Limits
-  Fitchburg Parcels
-  Proposed Transit Stations
-  Future Urban Development Boundary
-  Water Bodies

Open Space and Growth Sectors

-  01 - Preserved Open Sector
-  02 - Reserved Open Sector
-  G2 - Controlled Growth Sector
-  G3 - Intended Growth Sector
-  G4 - Infill Growth Sector
-  G5 - Repair Sector



Prepared by:
Planning/Zoning
Source:
Planning/Zoning
Dane County LIO
Revised: 6/2015



City of Fitchburg Comprehensive Plan Minor Amendment



Sponsored by: Mayor Arnold

A handwritten signature in blue ink, appearing to read 'Stephen Arnold'.

Proposed Minor Amendment

(Provide page numbers, table numbers or other specific references within the Adopted Comprehensive Plan)

Amend Figure 4-10 (page 4-23) Future Land Use Plan Map for:

PIN 060901288208: From LDR to HDR

PIN 060901288306: From LDR to HDR

PIN 060901288502: From LDR to HDR

PIN 060901290508: From LDR to P&C

Parcels whose future land use is to be amended are outlined in red on the maps below.

Current land use designation



Proposed land use designations



Intent of the Minor Amendment

The intent of this amendment is to allow for the possibility of higher density residential development on three parcels along Anderberg Drive and park and conservancy on the southern parcel. All four parcels are currently designated in the Comprehensive Plan as LDR (Low Density Residential), which only allows for one dwelling unit per lot.

A developer has expressed interest in pursuing a development on these parcels that would contain three four-unit buildings, a total of 12 units. The proposed amendment would allow the developer to pursue and request approvals consistent with high density development on the three parcels with parkland on the southern parcel.

Property Owner's Signature

Christa A. Schaefer
Joanna V. Jensen

City of Fitchburg Comprehensive Plan Minor Amendment



Sponsored by: Mayor Steve Arnold

Proposed Minor Amendment Thermo Fisher Land

(Provide page numbers, table numbers or other specific references within the Adopted Comprehensive Plan)



This map is from the current Future Land Use Map showing site 8 and surrounding land. Site 8 is currently in the I-C land use category. It is also zoned I-C. The amendment is to reclassify the Future Land Use Map for site 8 in the Arrowhead Plan from I-C to I-G.



This map is part of the Arrowhead Redevelopment Master plan which more specifically identifies site 8. The Arrowhead Redevelopment Master plan map is located an Appendix of the Fitchburg Comprehensive Plan.



Map 3 shows the 2014 Amended Arrowhead Redevelopment Master plan Map, which altered the land east of Spoke to a Bus (Business) classification. This proposal would take the current I-G classification west of Spoke and south of Sprocket to an I-G rather than an I-C land use classification.

Intent of the Minor Amendment

The purpose of this comprehensive plan amendment is to allow for a broader classification to accommodate a business highway, or light industrial use, more specifically an intended transportation repair facility. There is an offer to purchase site 8 that is subject to comprehensive plan amendment. There will be a land division to split this parcel from Thermo Fisher. Acreage to be determined.

5/29/15

Future Property Owner's Signature: Randall M. Smor President CEO Certco Inc.

Property Owner's Signature: _____

City of Fitchburg
Comprehensive Plan Minor Amendment



Requested by

Jacob Michael (Mike) Nauta, Principal, Nauta Properties LLC, operating as Fitchburg Farms, LLC

Sponsored by (Council member names/signatures):

Dan Carpenter, Council President, District 3, Seat 6

Jake Johnson, District 4, Seat 7

Tony Hartmann, District 4, Seat 8

Proposed Minor Amendment

(Provide page numbers, table numbers or other specific references within the Adopted Comprehensive Plan)

Amend Figure 4-10 Future Land Use Plan to redesignate from the AG&OS (Ag and Open Space) to the R-D (Rural Development) 4.0

acres associated with 1839 CTH MM, Lot 1 CSM 12929.

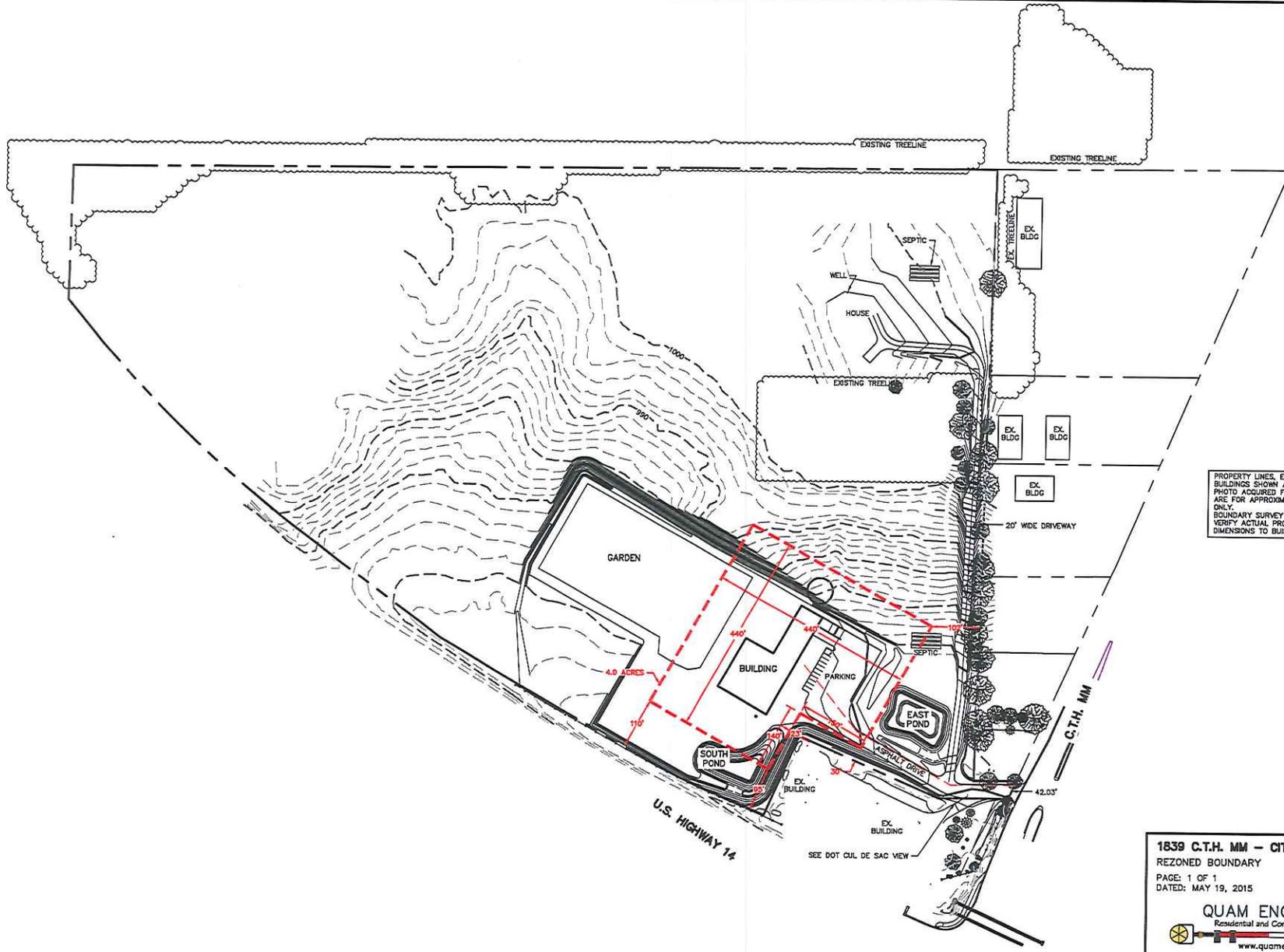
Intent of the Minor Amendment

Nauta Properties LLC, the property company at 1839 County Rd MM, is requesting that a portion of the property (see outlined map), have the future land use changed from Ag&OS (AG and open space) to Rural Development. (RD) A Zoning Ordinance amendment may be requested in the future by staff or the Council to include Landscape Sales and Services as a Conditional Use Permit (CUP) in the R-D District. This property is currently zoned R-D. Should this Comprehensive Plan Amendment be approved, and the zoning ordinance be amended, Fitchburg Farms could then request approval of a CUP for landscape sales and services.

The company is a primarily agriculturally focused company that will not need any additional city services in the years to come. Our focus is on water management and recovery via a water storage tank and pond to collect the water from the greenhouse roof. We have a small well, and new septic system.

Fitchburg Farms LLC has developed and will continue to develop strong community ties. The company currently provides land to Fitchburg Fields, a non-profit educational and food pantry grower. We would also like to work with City officials to offer our fields for higher-value agricultural enterprise such as aquaculture, orchards, vineyards, culinary herbs, hydroponic and organic vegetables, either on a share-cropping or cash rental basis.

Finally, Fitchburg Farms supports many local and civic organizations. The company plans to be an integral part of the local community for years to come.



PROPERTY LINES, EXISTING TREELINES, AND BUILDINGS SHOWN ARE BASED UPON AERIAL PHOTO ACQUIRED FROM ACCESSADNE WEBSITE AND ARE FOR APPROXIMATE REFERENCE PURPOSES ONLY. BOUNDARY SURVEY HAS NOT BEEN PERFORMED TO VERIFY ACTUAL PROPERTY LINE LOCATIONS AND DIMENSIONS TO BUILDINGS.

1839 C.T.H. MM - CITY OF FITCHBURG
REZONED BOUNDARY
PAGE: 1 OF 1
DATED: MAY 19, 2015

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