

# Plan Commission Informational Update



**City of Fitchburg  
September 4, 2007**

**Goal:**  
**Create a Comprehensive  
Development Plan for the  
Southdale Neighborhood**



COPY

FINAL

CITY OF MADISON, CITY OF FITCHBURG, AND TOWN OF  
MADISON COOPERATIVE PLAN

7.

In collaboration with City staff, the Town shall create a Comprehensive Development Plan as expeditiously as possible. The Comprehensive Development Plan shall satisfy the requirements set forth in Section 15.07 (Comprehensive Development Plans) of the City's ordinances. The Comprehensive Development Plan shall allow flexibility for changes to adapt to market conditions as specific projects within the District are proposed.

4. The Town shall commit to a closing of the District on or before the date of the attachment of the Town's territory under the Cooperative Agreement.
5. The City shall not attach any of the land within the District prior to the date of the attachment of the Town's territory under the Cooperative Agreement without the Town's written authorization.
6. The Town shall allow City staff to review any and all financial documents related to the District, including developer agreements and developer bonds. City staff shall complete its review and provide any comments to the Town within ten (10) days of receipt.
7. In collaboration with City staff, the Town shall create a Comprehensive Development Plan as expeditiously as possible. The Comprehensive Development Plan shall satisfy the requirements set forth in Section 15.07 (Comprehensive Development Plans) of the City's ordinances. The Comprehensive Development Plan shall allow flexibility for changes to adapt to market conditions as specific projects within the District are proposed.

TOWN OF MADISON

By: \_\_\_\_\_  
James Campbell, Town Chair

ATTEST:

By: \_\_\_\_\_  
Donna L. Meier, Town Clerk

CITY OF FITCHBURG

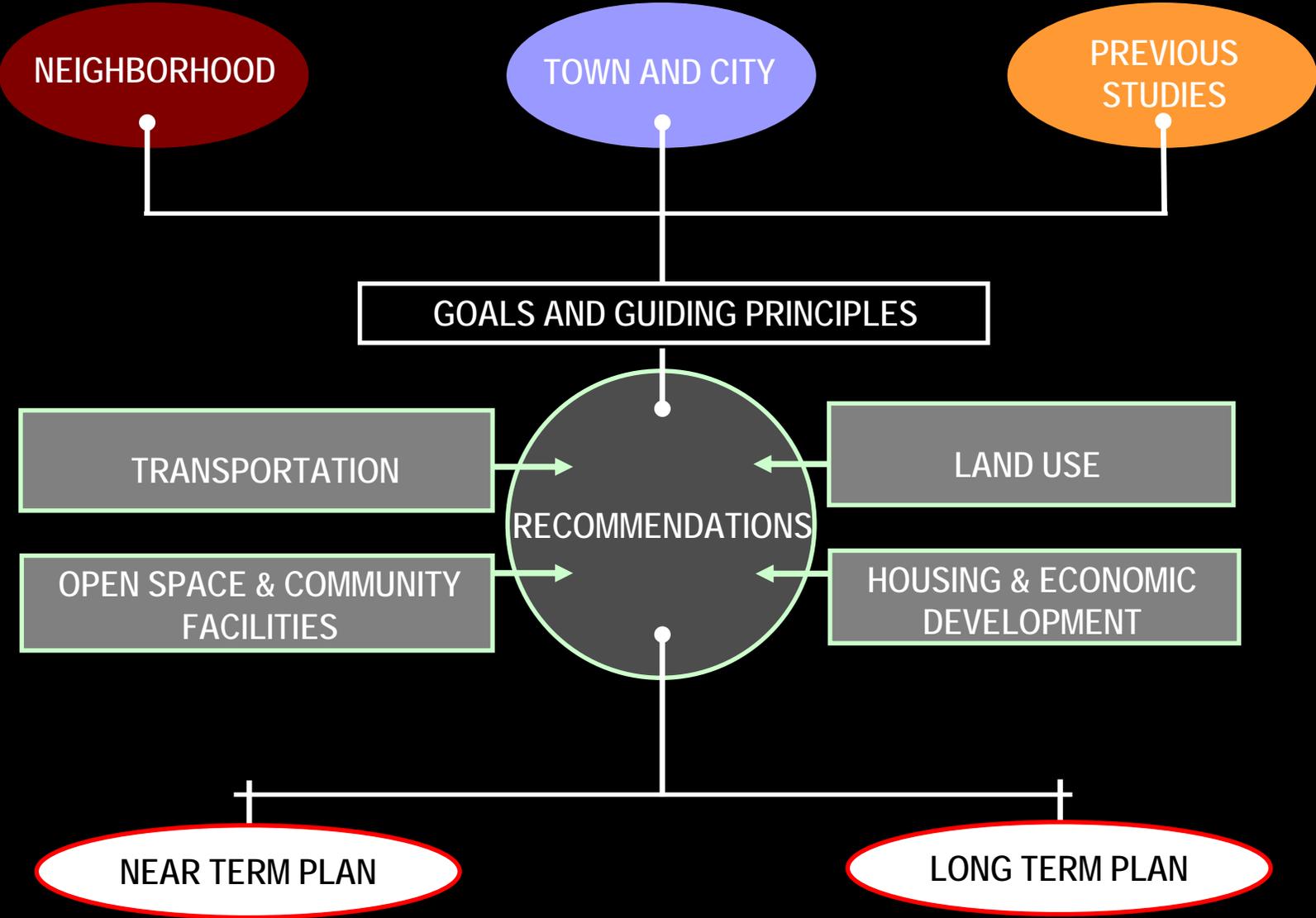
By: \_\_\_\_\_  
Thomas Clauder, Mayor

ATTEST:

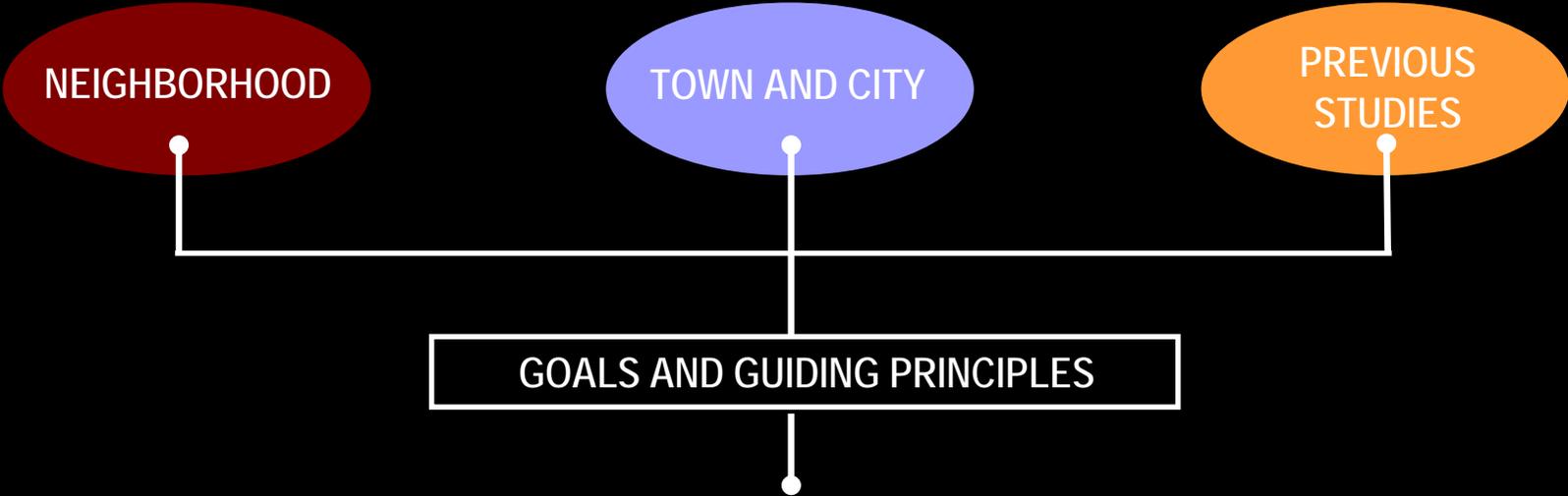
By: \_\_\_\_\_  
Ruth M. Becker, City Clerk



# Planning Process – Summary



# Planning Process – Issues & Opportunities



# Neighborhood Meetings

**Meeting**

**1**

(January 29)

**Introduce Neighborhood Plan Initiative & Review Opportunities**

**Meeting**

**2**

(February 26)

**Review Options & Alternatives for Future Neighborhood Vision**

**Meeting**

**3**

(April 16)

**Present Draft Plan Recommendations**

**Meeting**

**4**

(Sept 10)

**Present Final Plan Recommendations**

# Issues & Opportunities

- Utilization of Existing Rail Corridor
- Reuse and Revitalization of Brownfields
- Improve Local Street Connections
- Provide for All Modes of Transportation



# Issues & Opportunities

Existing Conditions



Scenario B



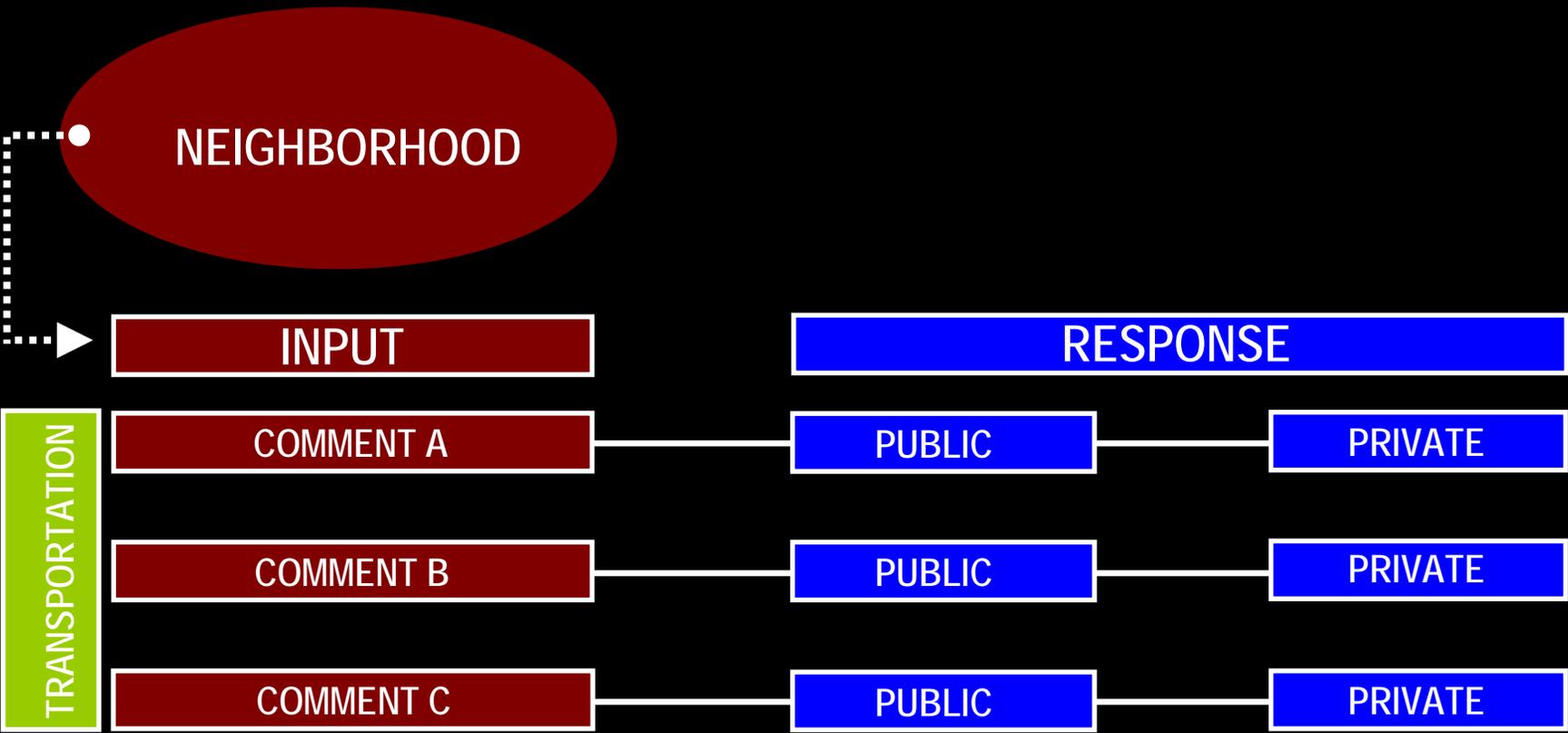
Scenario A



Scenario C



# Issues & Opportunities – Summary Matrix



# Goals & Guiding Principles

## Land Use

- Incorporate sustainable practices.
- Incorporate a diverse mix of activities (residences, shops, schools, workplaces, and parks).
- Integrate rather than buffer uses.
- Provide opportunities and flexibility for a wide range of uses to respond to the marketplace.

## Housing & Economic Development

- Offer a wide spectrum of housing options.
- Enhance opportunities for employment within the neighborhood.
- Stimulate reinvestment and economic development.

# Goals & Guiding Principles

## Transportation

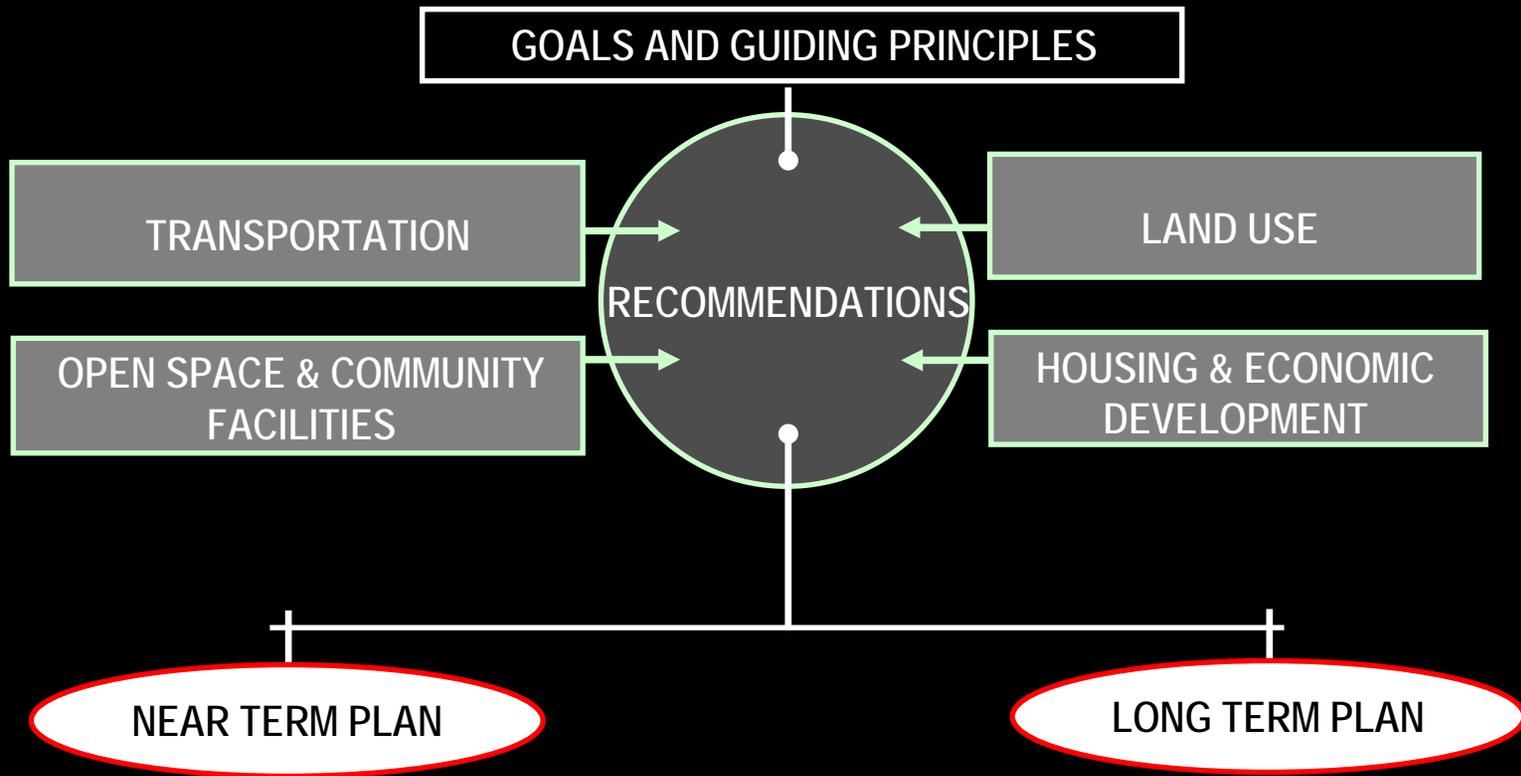
- Improve access to goods and services.
- Improve pedestrian safety through construction of sidewalks.
- Create new intersections to improve access and service to underutilized parcels and promote economic development.
- Create a compact neighborhood that encourages pedestrian activities without automobiles.
- Promote a range of transportation options.
- Incorporate a network of streets of various sizes and functions and look for alternative links within and outside the neighborhood.
- Utilize the existing railroad infrastructure for transit.
- Reduce block lengths and increase public access to remote areas of the neighborhood.

# Goals & Guiding Principles

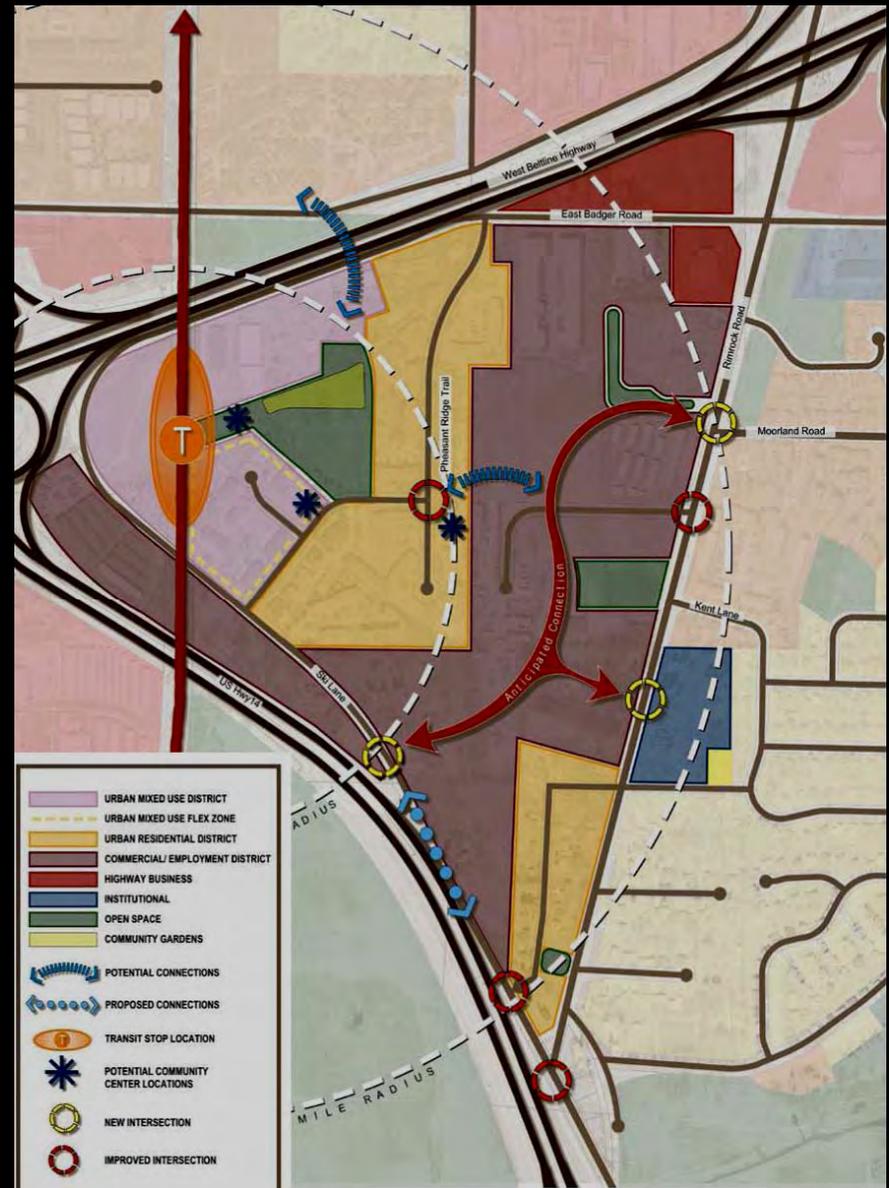
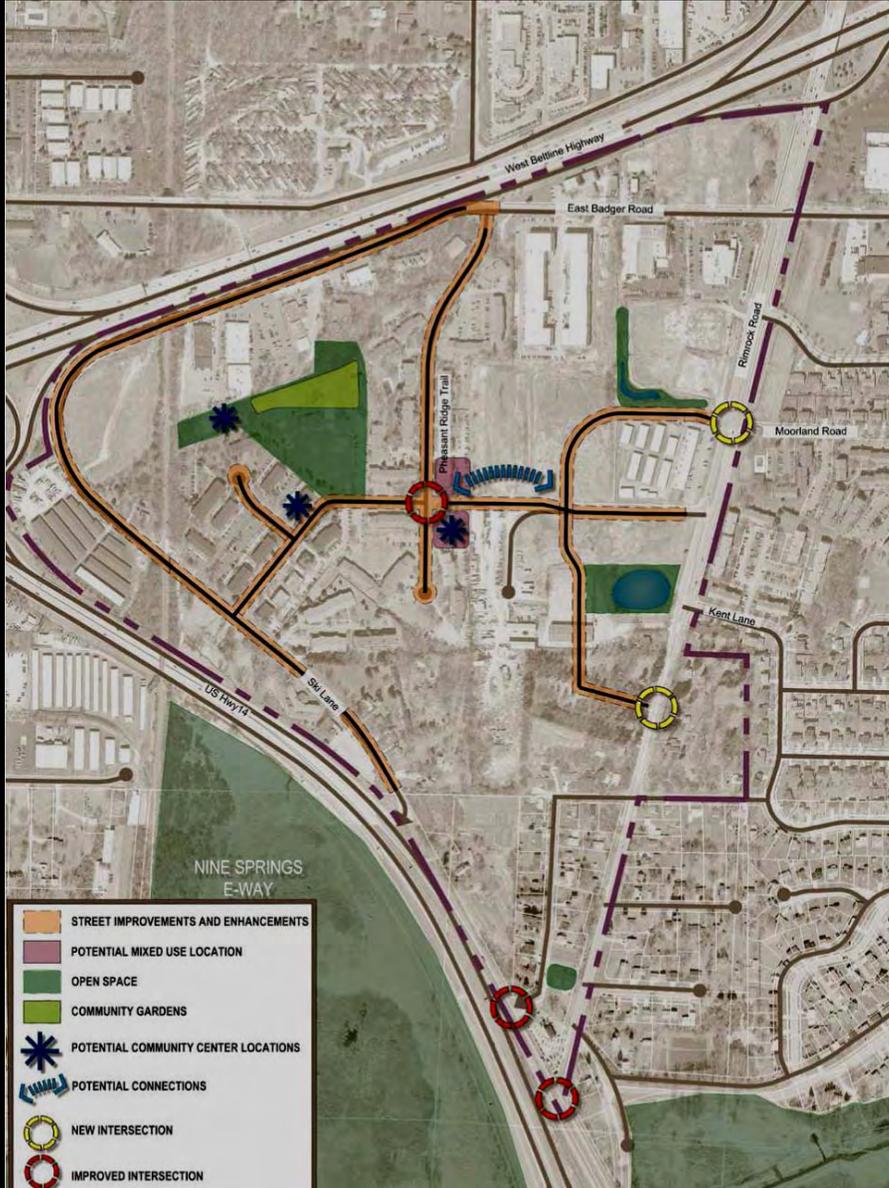
## Open Space & Community Facilities

- Preserve and create open spaces, greens and parks that are accessible and convenient to all.
- Create opportunities for community gardens in a centralized location available to all residents.
- Create a central location for community activities and services through the identification and development of a potential Community Center.

# Planning Process – Recommendations



# Recommendations – Near Term Plan & Long Term Plan



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THANK YOU !!!

City of Fitchburg  
September 4, 2007