

Mayor Arnold
Introduced by

Planning
Prepared by

Plan Commission, Board of Public Works
Referred to

January 24, 2017
Date

RESOLUTION PCR-02-17

**A RESOLUTION ADOPTING AND RECOMMENDING AN AMENDMENT TO THE
NORTHEAST NEIGHBORHOOD PLAN, PART OF APPENDIX A TO THE COMPREHENSIVE
PLAN FOR THE CITY OF FITCHBURG IN DANE COUNTY, WISCONSIN**

WHEREAS, pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the City of Fitchburg, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, and

WHEREAS, the State Comprehensive Planning Law requires that the City follow the same administrative procedures for adoption defined under Wisconsin Statutes, Section 66.1001(4), to amend the Comprehensive Plan, and

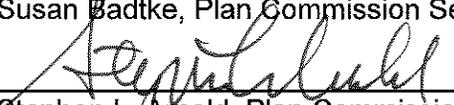
WHEREAS, the City of Fitchburg has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of Wisconsin Statutes, and provided numerous other opportunities for public involvement per the adopted public participation strategy and procedures, and

WHEREAS, the City of Fitchburg Plan Commission has ensured the amendments are in full compliance with the Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED that the City of Fitchburg Plan Commission hereby adopts, and recommends to the Fitchburg Common Council that the following Exhibit A be adopted by the Common Council pursuant to Wisconsin Statutes Sections 62.23(3) and 66.1001(4).

BE IT FURTHER RESOLVED that the City of Fitchburg Plan Commission hereby recommends that the Common Council approve Ordinance 2017-O-04, an amendment to the Northeast neighborhood Plan, part of Appendix A to the Comprehensive Plan for the City of Fitchburg, Dane County, Wisconsin.

Adopted this 21 day of February, 2017.


Susan Badtke, Plan Commission Secretary

Stephen L. Arnold, Plan Commission Chair

Approved: 2/21/2017

EXHIBIT A

Northeast Neighborhood Plan

Systems Analysis Chapter

Sanitary Sewer System

Replace wording on pages 4-21 to 4-22 in this subsection with the following:

The urban service area of Fitchburg is part of the Central Urban Service Area in Dane County. Sanitary wastewater from this urban service area is treated at the Madison Metropolitan Sewerage District (MMSD) Nine Springs Treatment Plant. This area is served by MMSD's Nine Springs Valley Interceptor. All sanitary wastewater treatment services shall be accomplished by MMSD.

In 2017 a final plat for part of the Terravessa development was approved by the Common Council. This plat meets a number of overall goals identified in the Comprehensive Plan, including, but not limited to: its close relationship to the Fitchburg-Oregon rail corridor (a principle used in determining the Urban Growth Boundary), the close relationship to downtown Madison, and its compact urban-level density (intended to be greater than a net of 15 dwelling units per acre at build out).

If only gravity sanitary sewer were provided, 1,500 feet of sewer would exist at a depth of 30 feet or more. Construction and maintenance of sanitary sewer at these depths is very difficult, requiring easements of at least 40 feet and technically difficult, multistage trenching. Analysis shows that such depths are not avoidable. Therefore, to achieve the other benefits of compact urban development near the Fitchburg-Oregon rail corridor, an exception to the Comprehensive Plan prohibition of permanent lift stations is granted for the Terravessa plat.

Using only gravity flow sanitary sewer remains an overarching principle in development of the Comprehensive Plan. The proposed force main and additional gravity lines shall be engineered at depths no greater than necessary to service lands intended for development in the Northeast Neighborhood in the settlement of the lawsuit Fitchburg Lands LLC vs DNR.

Current language in plan (striking is shown to indicate that this text will be removed from the plan and replaced with text shown above:

~~The Madison Metropolitan Sewerage District (MMSD) services a portion of the City of Fitchburg within the Central Urban Service Area (USA). If future development occurs in the Northeast Neighborhood, all sanitary sewerage flow would be collected and then treated by MMSD at the Nine Springs Valley Wastewater Treatment Plant. Therefore, new gravity sanitary sewer collection mains and trunk sewers must coincide with any future development to convey the waste from the Northeast Neighborhood into the existing MMSD interceptor collection system.~~

~~The preliminary system analysis was based on system and capacity information provided by MMSD regarding the interceptors and topographic information provided by City Staff. Other criteria considered for the sanitary sewer system analysis included construction methods, depth of sewer main versus adding additional serviceable lands, and the wetland/environmental buffers. The areas depicted as non-serviceable areas are primarily because of elevation or wetland/environmental buffer areas.~~