



# Article 4 Checklist

**Prepared for: City of Fitchburg, WI**

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**Checklist is for guidance in preparing and reviewing applications**



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# Checklist

## Infill Community Regulating Plan

### Application Package:

1. **Boundaries of the Community Unit(s)**
2. **Transect, Special Districts and Civic Zones Map**
3. **Thoroughfare Assignment Map, including Bicycle Network**
4. **Special Requirement Plan, if appropriate**
5. **All requests for Administrative Waivers and Approvals**

### Compliance List

#### Transect Zone Compliance

Section	Description
4.1.1	Compliance with G-4 or G-5 Sector designation
4.1.2	Compliance with Pedestrian Shed size relative to Community type
4.1.4	Compliance with acreage required to initiate an Infill Regulating Plan.
4.2.2	Consider an area the size of Pedestrian Shed per Community Unit Type and Sector location:  <b>TND: 40 - 200 acres</b> <b>TOD: 80 - 640 acres, may be as small as 35 acres if complies with section 1.4.3</b>

Section	Description
4.2.2.a, 4.2.3.a	<p><b>Compliance with criterial for CU type.</b></p> <p><b>TND: Predominately residential with one or more Mixed Use Corridors or centers.</b></p> <p><b>TOD: On an existing or projected transit network.</b></p>
4.2.2.b	<p><b>Infill TND and TOD edges should blend into adjacent neighborhoods without buffers.</b></p>
4.3.1	<p><b>Transect Zones shall include characteristics described in Article 3, Article 5 and Article 6.</b></p>
4.1.3.b	<p><b>Transect Zones shall be assigned for lands within the Community Unit. If the area is smaller than the commensurate Pedestrian Shed, the submittal shall detail the context and relationship to the Pedestrian Shed.</b></p>

### Thoroughfare Network Compliance

Section	Description
<b>4.1.3.c, Tables 4, 5, 12 and 13</b>	<b>Thoroughfare Network, existing and planned, shall comply with Tables 4, 5, 12 and 13 as well as block sizes</b>
<b>Table 4 and 5</b>	<p><b>Compliance with vehicular lane standards.</b></p> <ul style="list-style-type: none"> <li><b>i. Travel Lane Width</b></li> <li><b>ii. Parking Lane Width</b></li> <li><b>iii. Effective Turning Radius</b></li> <li><b>iv. Sidewalk size and location</b></li> <li><b>v. Landscape size and location</b></li> <li><b>vi. Curb type</b></li> <li><b>vii. Bike facilities</b></li> <li><b>viii. Transit facilities</b></li> </ul>

### Civic Zone Compliance

Section	Description
<b>4.4.2, Table 2e, Table 8</b>	<p><b>Civic Zones types shall be located in appropriate Transect Zones</b></p> <ul style="list-style-type: none"> <li><b>Conservancy: T1 - T3</b></li> <li><b>Neighborhood Park Special District: SD</b></li> <li><b>Neighborhood Park: T1 - T4</b></li> <li><b>Green: T3 - T4</b></li> <li><b>Square: T4 - T5</b></li> <li><b>Plaza: T5</b></li> <li><b>Playground: T1 - T5</b></li> <li><b>Community Garden: T1 - T5</b></li> </ul> <p><b>Existing parkland and Civic Spaces within the Pedestrian Shed shall be considered when identifying areas and types of Civic Spaces within the Community Unit.</b></p>

Section	Description
4.4.1.b	<b>Civic Zones shall not exceed 20% of the Pedestrian Shed unless a Special District</b>

### Special Districts Compliance

Section	Description
<b>4.6.1</b>	<b>Special Districts shall comply with Table 9.</b>
<b>Table 9a</b>	<b>Compliance with maximum site area:</b>  <b>TND: 20% max.</b> <b>TOD: 30% max.</b>
<b>Table 9b</b>	<b>Use allocation:</b>  <b>Residential Density: 12 DUA max. by right</b> <b>Uses other than Office and Industrial: 20% max. This includes Residential, Retail, Lodging and Civic</b>
<b>Table 9c</b>	<b>Max. Block Perimeter: 3,000 ft.</b>
<b>Table 9d</b>	<b>Thoroughfares permitted: BV, AV, CS, DR, RA, PA, PS, BT, BL, BR</b>
<b>Table 9e</b>	<b>Civic Spaces permitted: Park, Green, Square, Plaza, Playground permitted but not required</b>

### Pre-Existing Conditions

Section	Description
<b>4.7.1</b>	<b>Restoration or rehabilitation of existing structures shall not require:</b>  <b>i. parking in addition to that existing</b> <b>ii. on-site stormwater retention/detention in addition to that existing unless required by County or State Code.</b>

**Special Requirement Compliance**

Section	Description
<b>4.8.1.a</b>	<b>Determine if A/B-Grid is used. B-Grid shall not exceed 30% of the total frontage length within a CU</b>
<b>4.8.1.b</b>	<b>Determine if Mandatory/Recommended Retail Frontage is used. If so, Article 5 applications require 50% clear glass.</b>
<b>4.8.1.c</b>	<b>Determine if Mandatory/Recommended Gallery Frontage is used. If so, confirm the setback is adequate to provide a private sidewalk.</b>
<b>4.8.1.d</b>	<b>Determine if a Coordinated Frontage is used. If so, Article 5 applications require coordinated landscape and paving design. Must be coordinated with PW.</b>
<b>4.8.1.e</b>	<b>Determine if Terminated Vistas are used. If so, Article 5 applications shall address this requirement under architecture.</b>
<b>4.8.1.f</b>	<b>Determine if Cross-Block Passage designations are used. If so, 8 ft. wide min. pedestrian access shall be reserved between parcels.</b>