

The background features two large, overlapping geometric shapes: a teal triangle on the left and an orange triangle on the right, both pointing towards the center. The text is centered on the white background.

City of Fitchburg Neighborhood Plans Update

**Committee of the Whole
October 23, 2024**

PROJECT TIMELINE

To Date

Community Engagement To Date

South Stoner Prairie

- Two open houses
 - December 2023
 - March 2024
- 50 online mapping comments
- 290 online survey responses
- Five steering committee Meetings
- Six key stakeholder interviews
- Development focus group

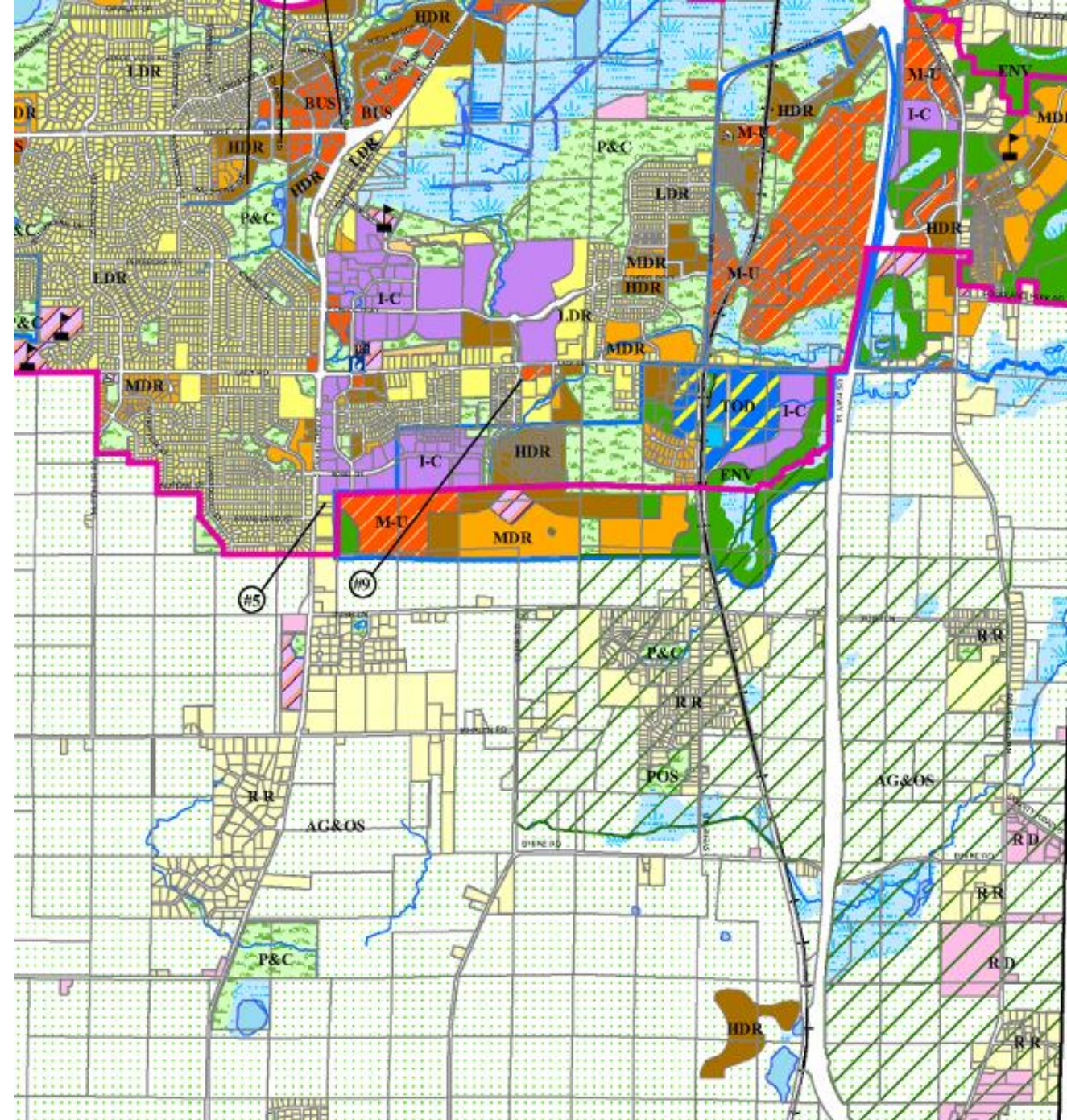
Greenfield

- Two open houses
 - December 2023
 - July 2024
- Two neighborhood meetings
- Visioning meeting – January 2024
- Feedback meeting – April 2024
- 79 online mapping comments
- 209 online survey responses
- Five steering committee meetings
- Nine key stakeholder interviews
- Development focus group

COMP PLAN: Future Land Use Map

What's the purpose? It is intended to reflect community desires, control land use conflicts, and serve as a guide for local officials to review future development requests.

When is it used? May occur if and upon requests for rezoning, land divisions, conditional use permits, or other development approvals.








CITY OF FITCHBURG - SOUTH STONER PRAIRIE NEIGHBORHOOD PLAN

October 23, 2024
Committee of the Whole



PREFERRED LAND USE

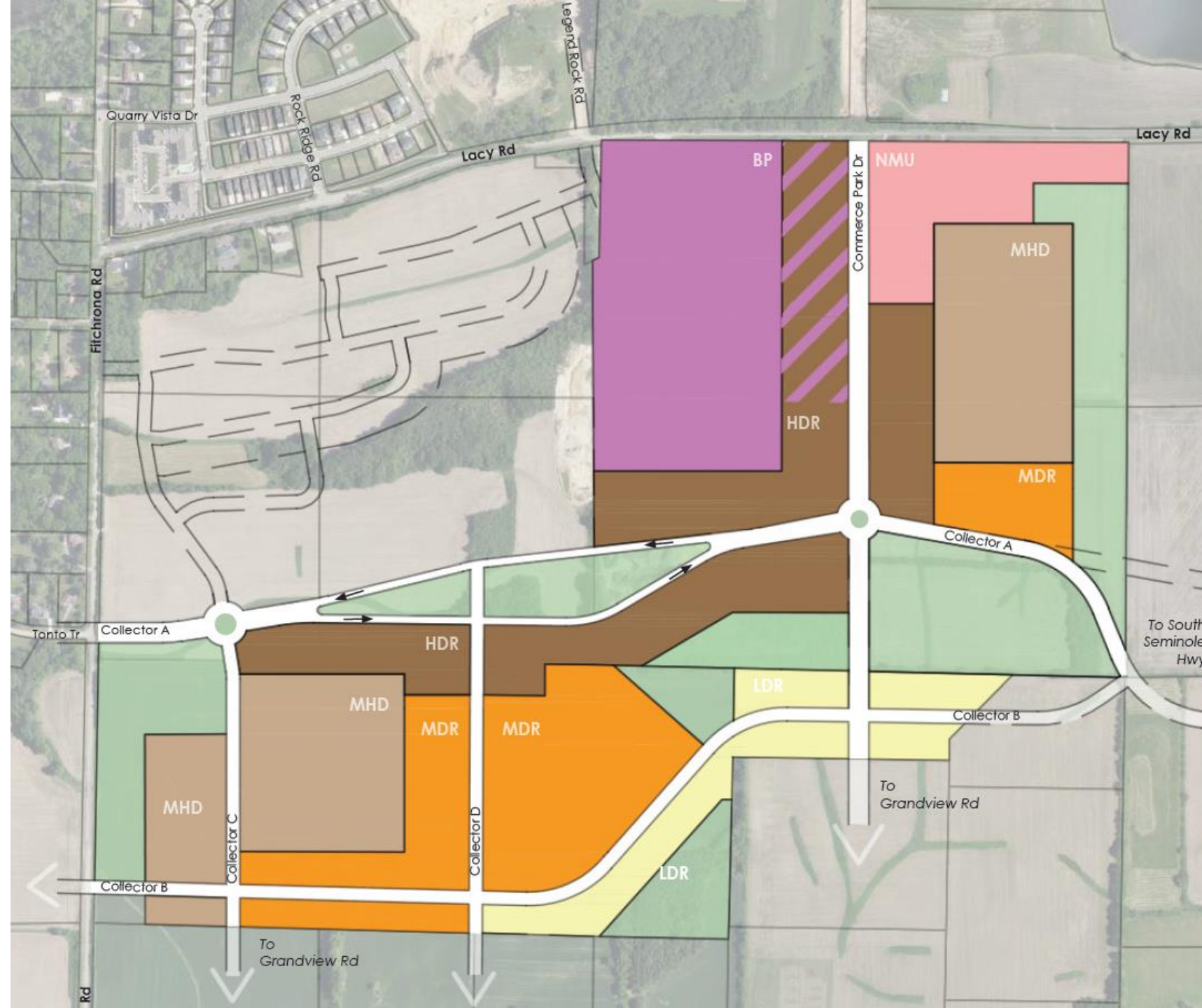
- 25 - 34 A.** Business Park (BP)
(Range to include hatched areas)
- 36 - 44 A.** High Density Residential (HDR)
(Range to include hatched areas)
- 29 ACRES** Medium-High Density Residential (MHD)
- 29 ACRES** Medium Density Residential (MDR)
- 14 ACRES** Low Density Residential (LDR)
- 12 ACRES** Neighborhood Mixed Use (NMU)
- 68 ACRES** Parks, Open Space, & Stormwater Management
-  Roundabout
-  Existing Trails
-  Proposed Trails



PROPOSED FUTURE LAND USE MAP:

KEY ELEMENTS

- “Collector” roads are the connections that will be required as part of land division (i.e., dedicated for right-of-way).
- Layout and design for “local” streets are not required of landowners looking to develop their land.



ENGINEERING REVIEW

GRADING/FILL

- Planned quarry areas will greatly impact the “Current Conditions”
- Overburden (earth above rock) and potential off-site material will fill in to allow development

Fitchburg Minerals, LLC

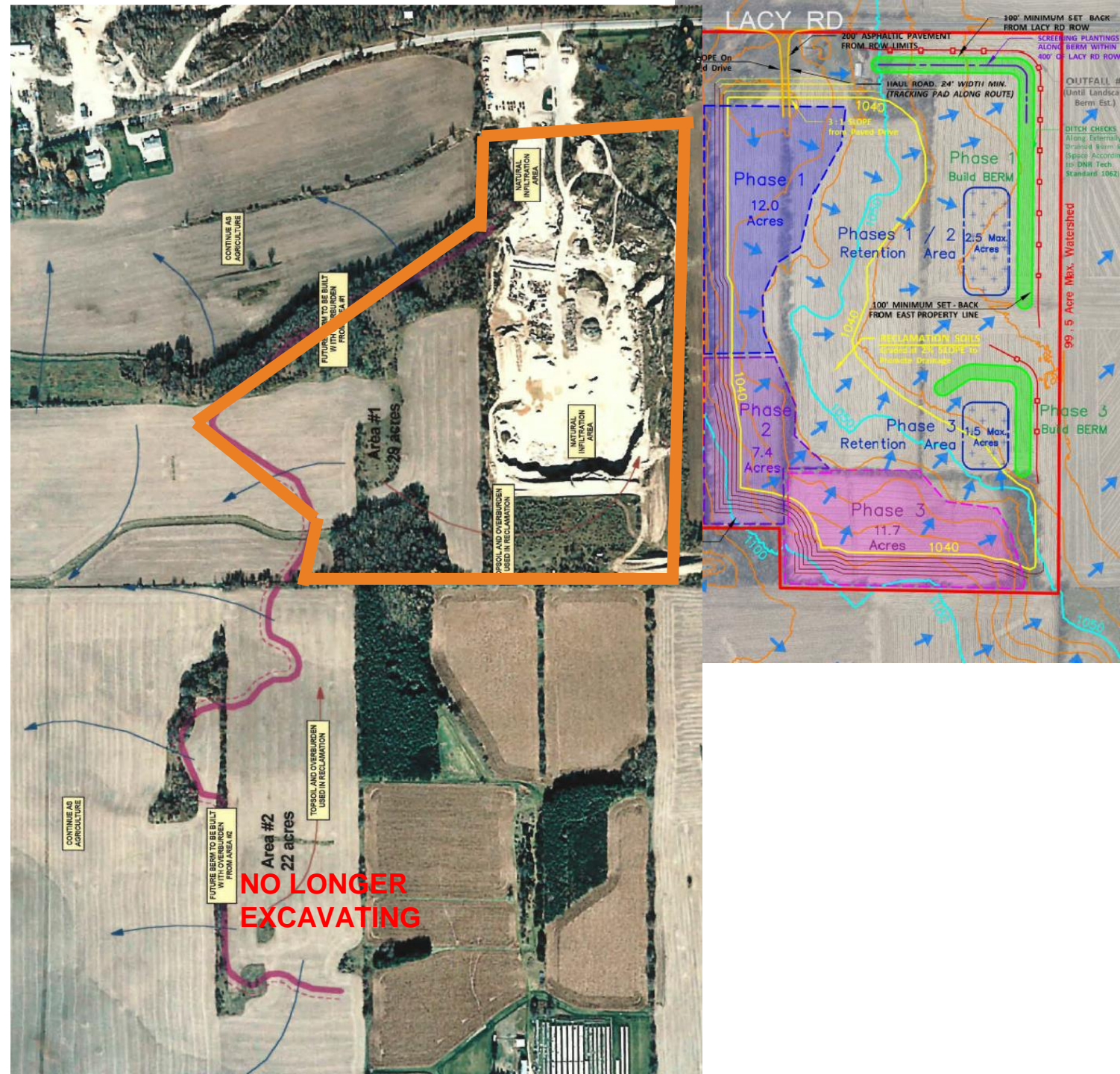
(Payne & Dolan – orange area)

- Excavating to 1030'-1040' Elevation
- No longer excavating Area #2

Fitchburg Hills, LLC

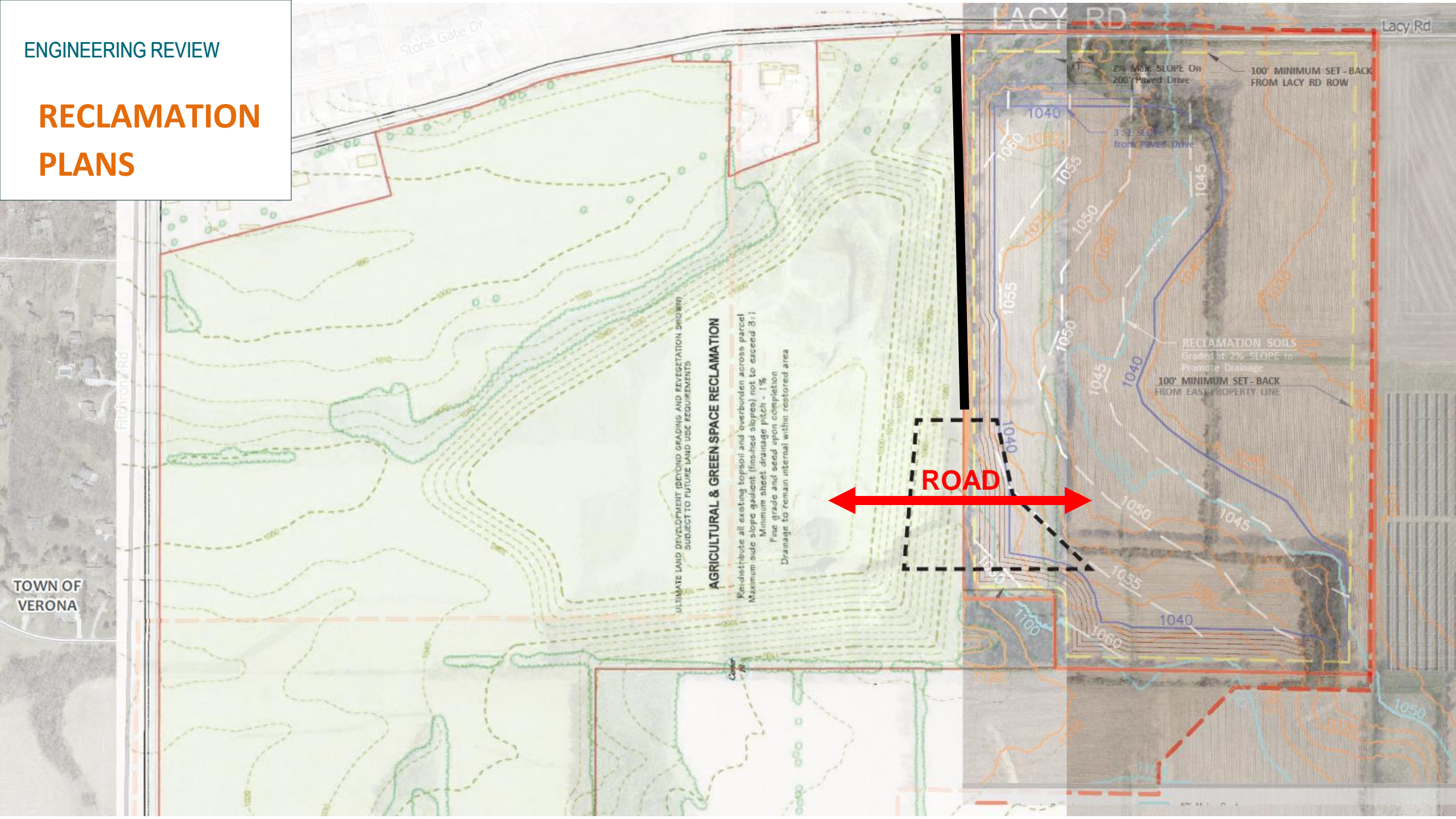
(Yahara Materials, Inc.)

- Excavating to 1040' Elevation



ENGINEERING REVIEW

RECLAMATION PLANS



TOWN OF VERONA

ROAD



CITY OF FITCHBURG - GREENFIELD NEIGHBORHOOD PLAN

October 23, 2024

Committee of the Whole



What we learned from this process:

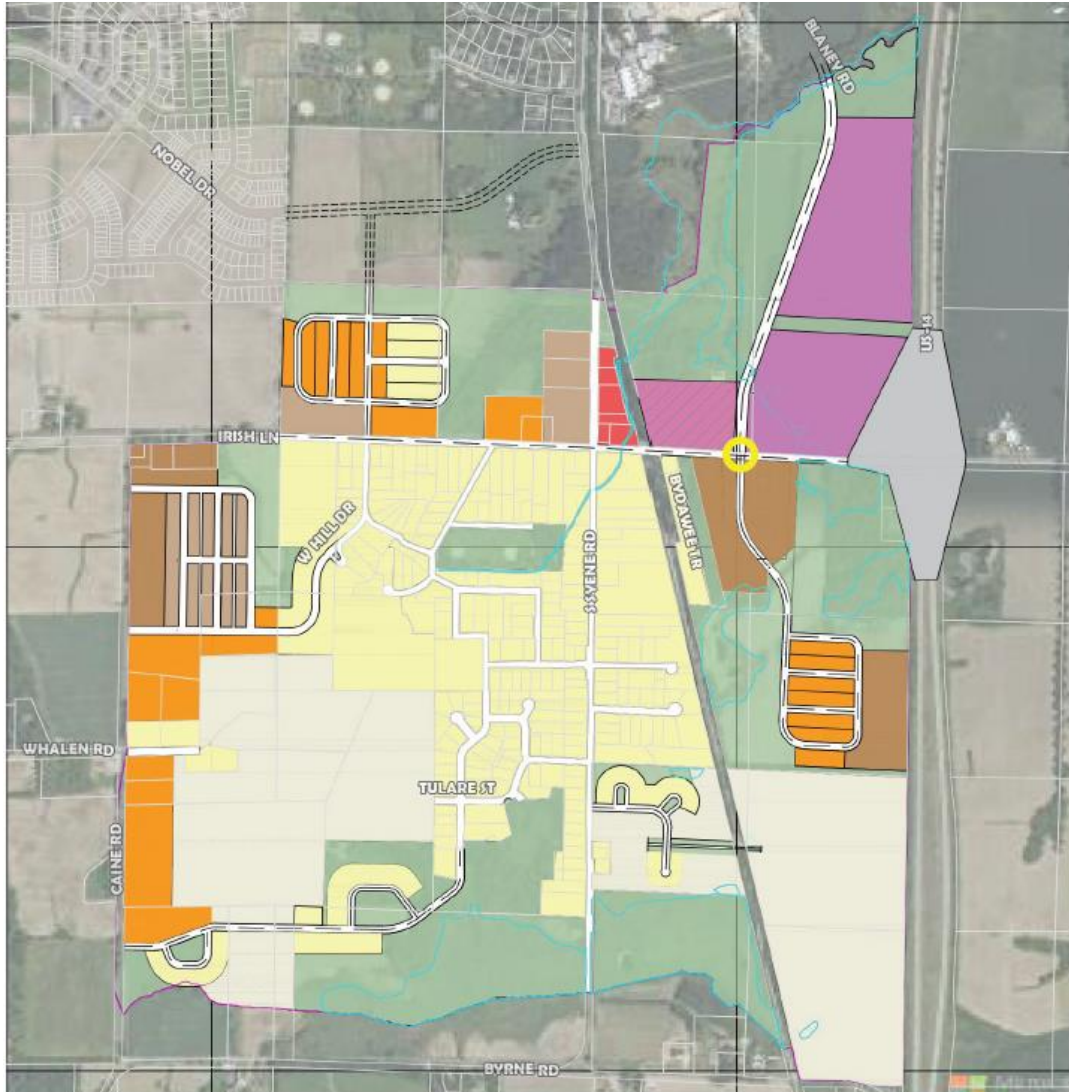
- **Keep Greenfield Green!**
- Strong preference for no development. If development occurs preference for low-density residential and farming areas.
- Preference for maintaining the current character of the neighborhood and history of Fitchburg as farming community.
- Concerns with current traffic and stormwater management issues. Concern that more development will increase these issues.

What we changed based on the feedback:

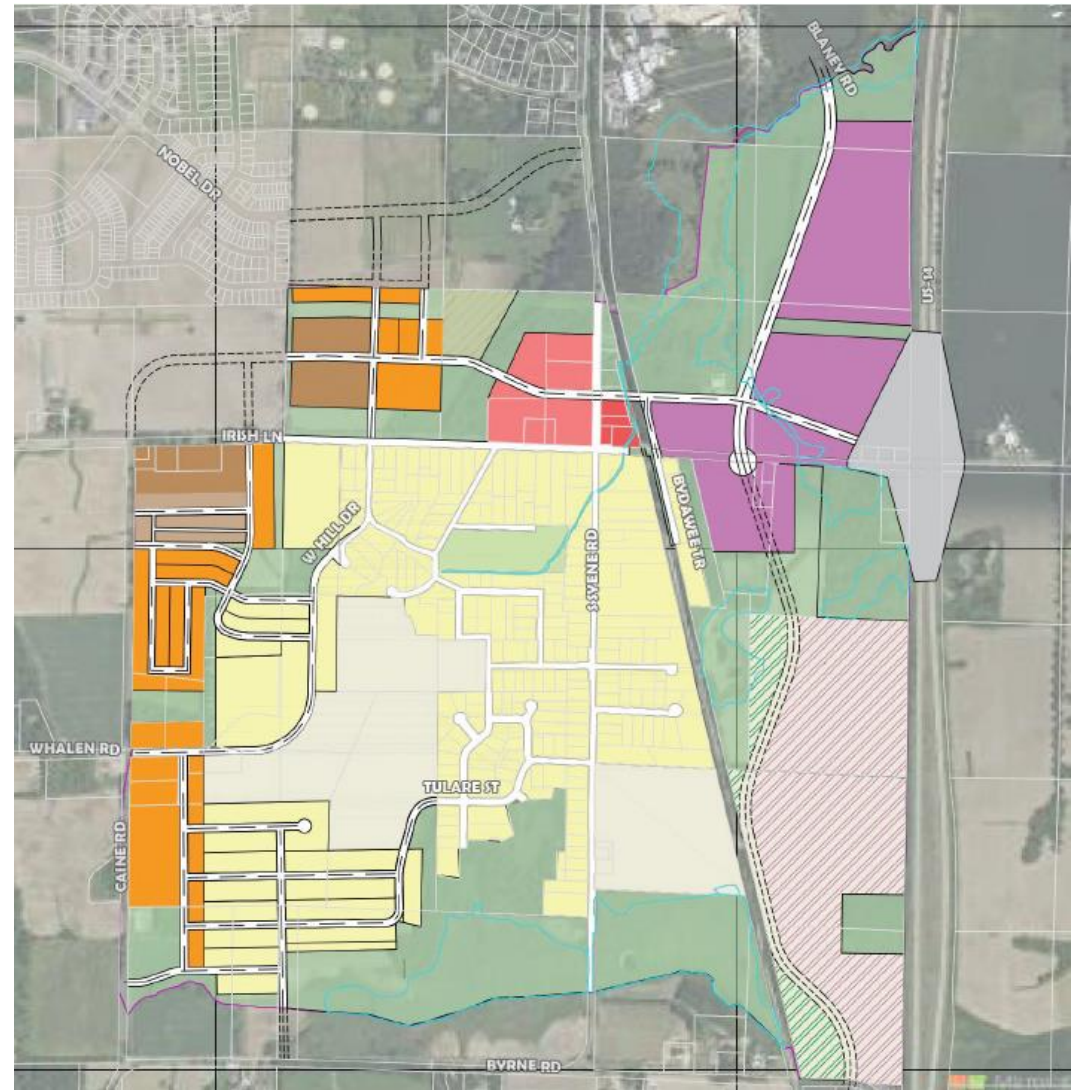
- Reduced residential density
- Added additional “open space” buffering between existing and new development areas
- Preservation of significant open space
- Included “Agrihood” land use category
- New collector roads to limit non-residential traffic on Irish and Syene
- Reducing commercial and business areas and limiting them east of the tracks
- Limited interventions within the existing neighborhood

REFINED LAND USE (Neighborhood Meeting April 2, 2024)

Scenario A

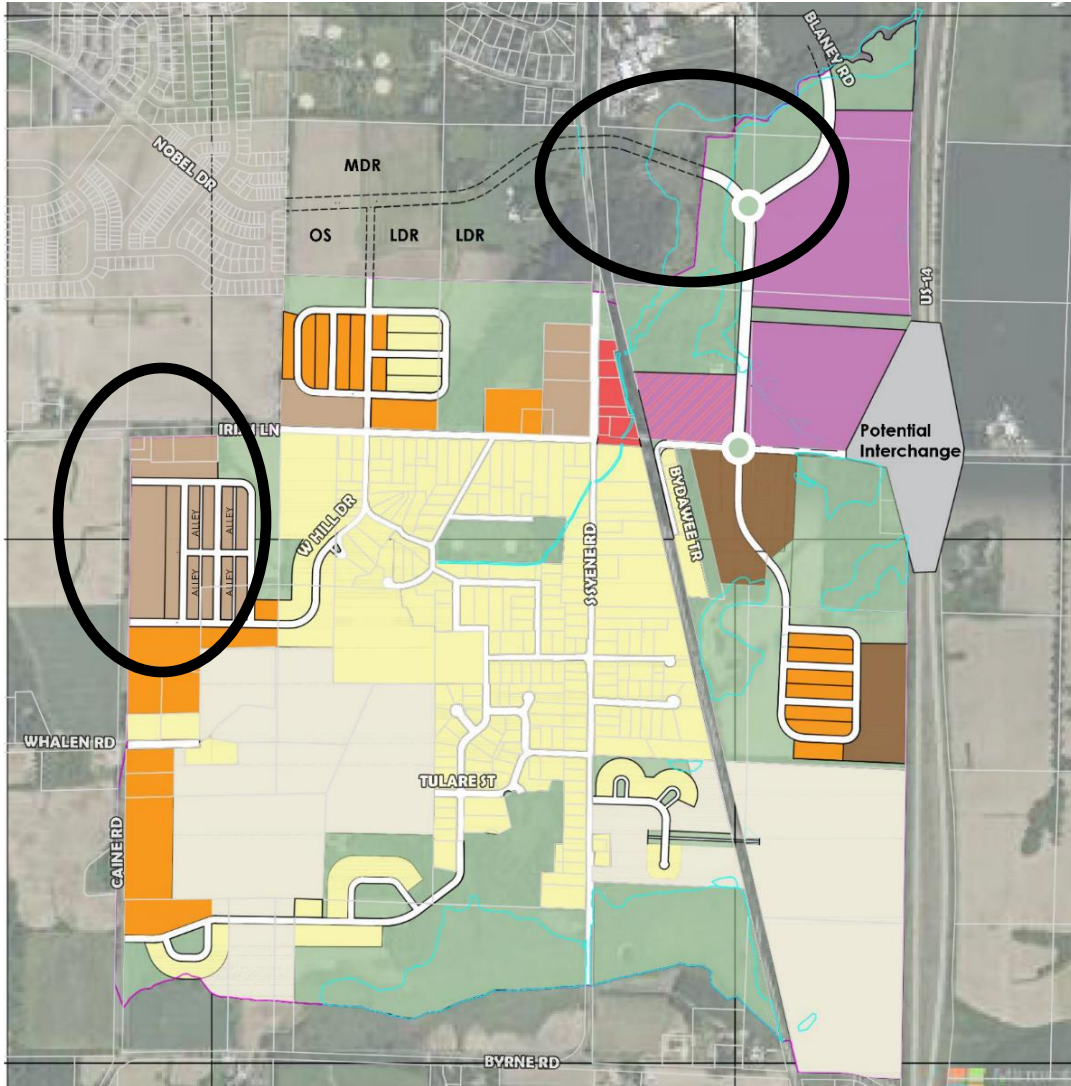


Scenario B

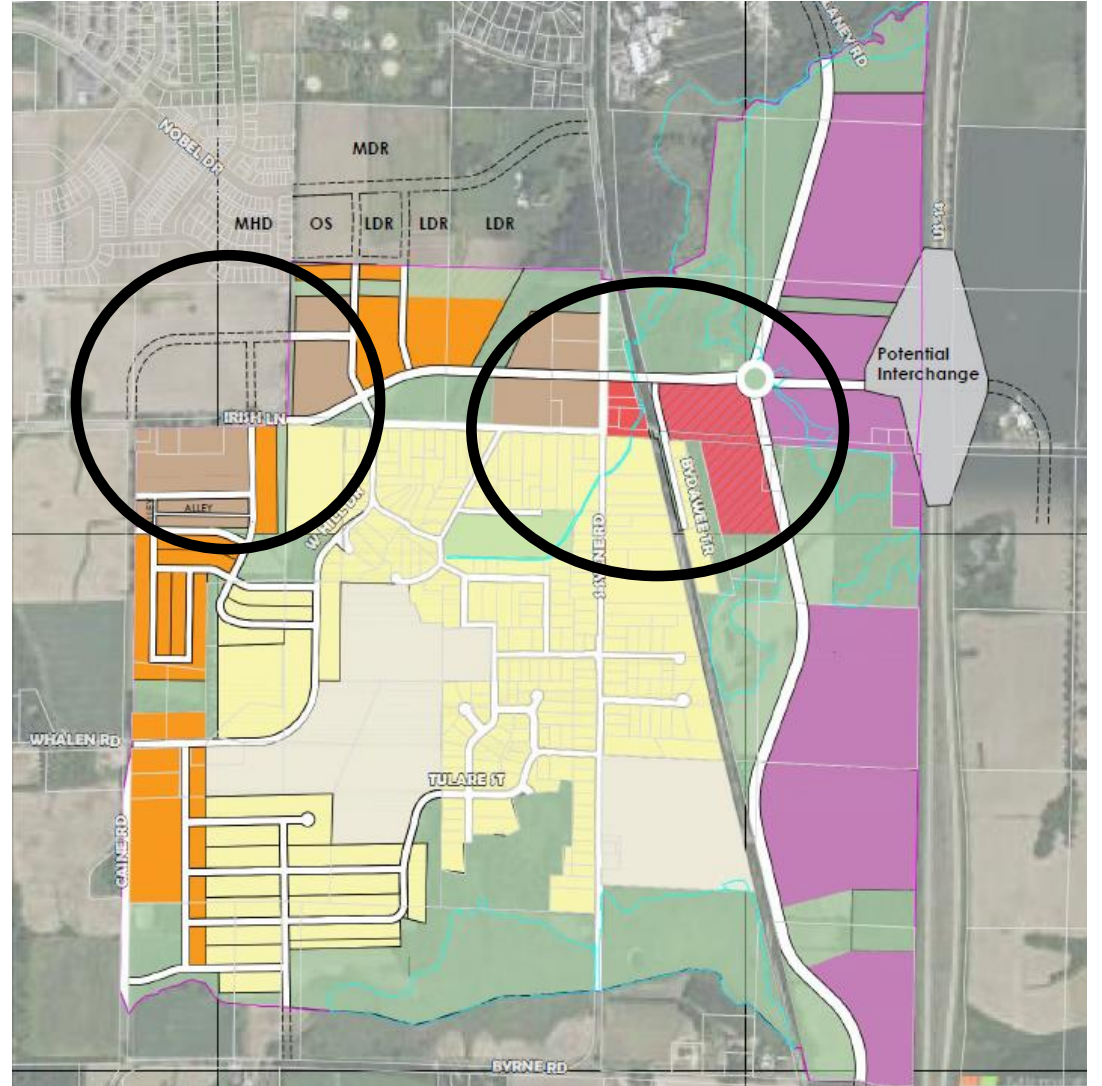


UPDATED LAND USE (Steering Committee Meeting June 24, 2024 & Open House Meeting July 31, 2024)

Scenario A



Scenario B

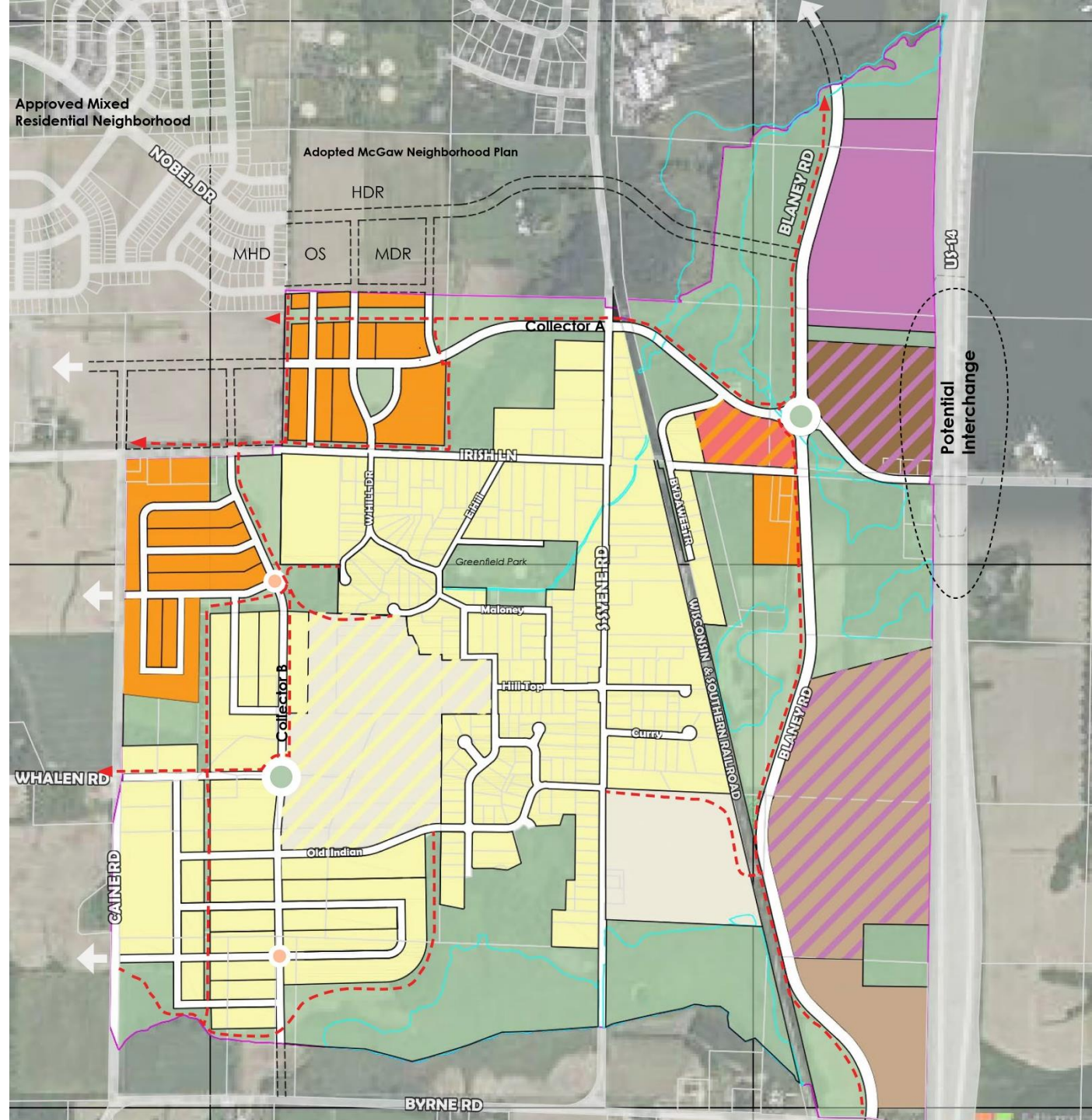


POTENTIAL LAND USE SCENARIO: KEY ELEMENTS

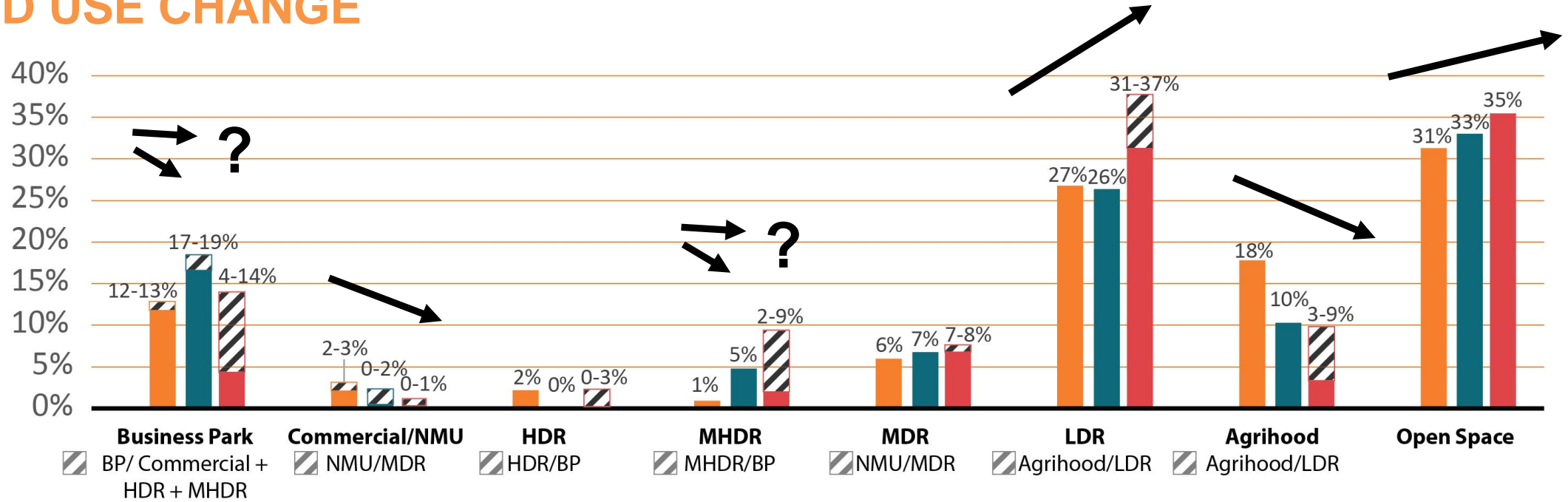
- Collector A moved north to minimize impacts to existing landowners
- Removed connections into neighborhood and introduced Collector B to move traffic through neighborhood
- Reduced densities north of Irish and east of Collector B
- Reduced business parks, and locating higher densities only east of railroad

LEGEND

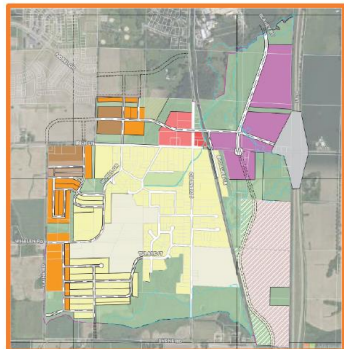
37 ACRES Business Park	270 ACRES Low Density Residential
22 ACRES High Density Residential / Business Park	55 ACRES Farming/Agrihood / Low Density Residential
64 ACRES Medium-High Density Residential / Business Park	29 ACRES Farming/Agrihood
17 ACRES Medium-High Density Residential	308 ACRES Parks, Stormwater Management, & Open Space
59 ACRES Medium Density Residential	 Potential Roundabout
7 ACRES Neighborhood Mixed Use / Medium Density Residential	 Potential Traffic Circle
	 Proposed Trails



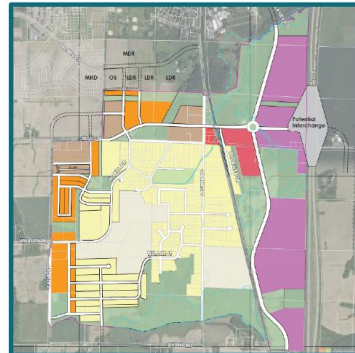
LAND USE CHANGE



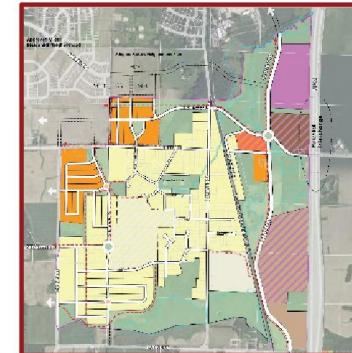
Refined Land Use



Updated Land Use



Potential Scenario






LAND USE SCENARIO

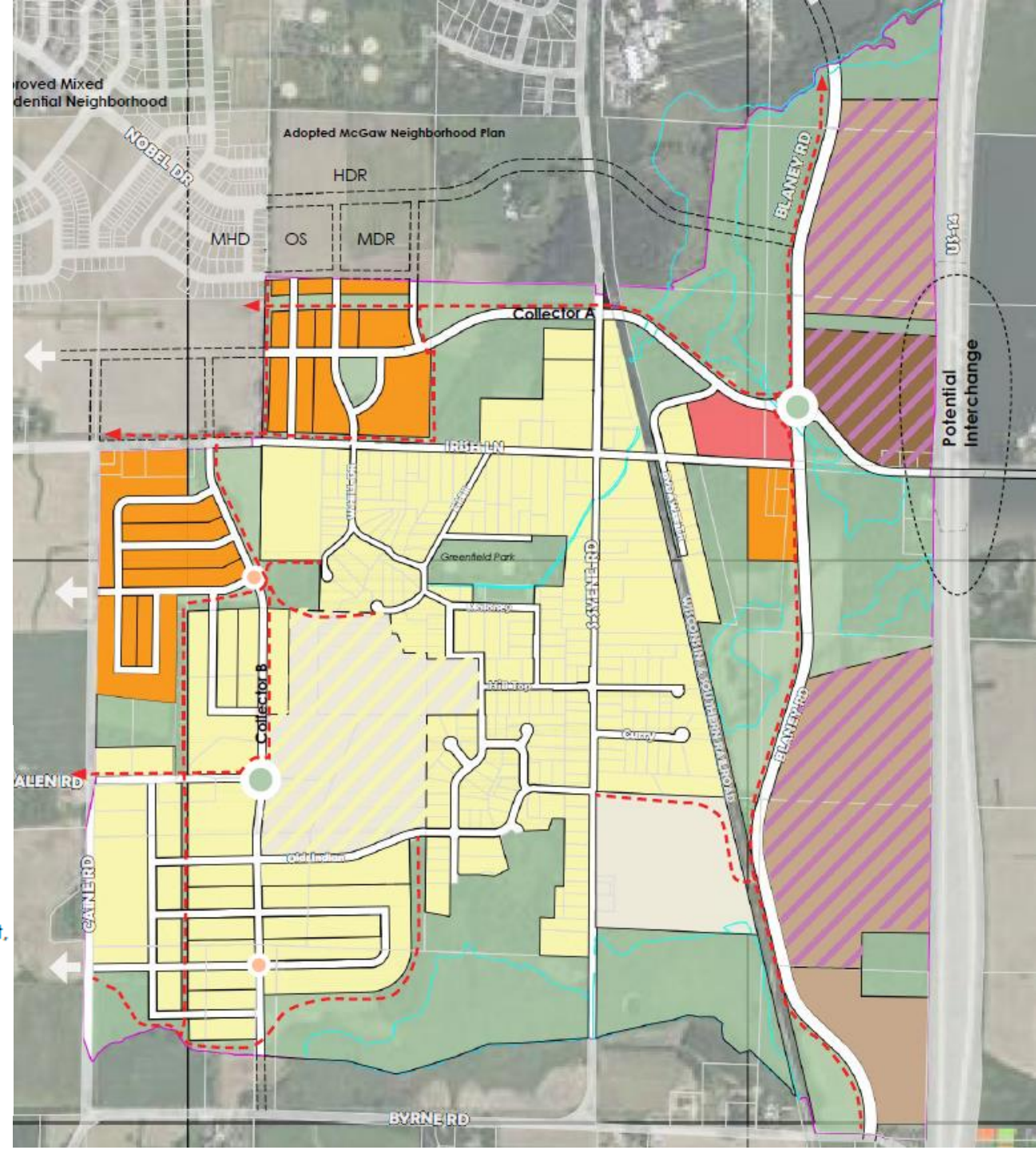
PREFERRED LAND USE

w/ updates from Steering Committee

- Added flexibility for residential OR business park in the northeast area
- Maintained mixed use node east of the railroad and north of Irish Lane
- Replaced Irish Lane connection across the railroad per feedback from the neighborhood

LEGEND

0-123 A.	Business Park (Range to include hatched areas)	270-325 A.	Low Density Residential (Range to include hatched areas)
0-22 A.	High Density Residential (Range to include hatched areas)	29-84 A.	Farming/Agrihood (Range to include hatched areas)
17-118 A.	Medium-High Density Residential (Range to include hatched areas)	308 Acres	Parks, Stormwater Management, & Open Space
59 Acres	Medium Density Residential		Potential Roundabout
7 Acres	Neighborhood Mixed Use		Potential Traffic Circle
			Proposed Trails



PROJECT TIMELINE

Next Steps

Planning Process – Next Steps

South Stoner Prairie

- Steering committee meeting (November 2024)
- Public open house
- Draft plan
- Steering committee meeting
- Referral and adoption process, including two public hearings at Plan Commission and Council

Greenfield

- Steering committee meeting (December 2024)
- Public open house
- Draft plan
- Steering committee meeting
- Referral and adoption process, including two public hearings at Plan Commission and Council

QUESTIONS
