

Tonight

1

- Data and Analysis
 - Population – Historical trends
 - Population and Housing – Desired future projections
 - Housing and Land Use – Recent development
 - Developable Land Supply – Urban service area
 - Developable Land Supply – Adjacent to urban service area

Population – Historical Trends

	Population	Number Growth		Percent Growth	Population	Number Growth	Percent of County Population Growth
	Dane County				Fitchburg		
1980	323,545				11,973		
1990	367,085	43,540		13.5%	15,648	3,675	8.4%
2000	426,526	59,441		16.2%	20,501	4,853	8.2%
2010	488,073	61,547		14.4%	25,260	4,759	7.7%
2018	542,364	54,291		11.1%	30,170	4,910	9.0%

ANALYSIS:

- RECENT DANE COUNTY GROWTH IS TRENDING SIMILAR TO ITS GROWTH OVER THE PAST THIRTY YEARS.
- THE CITY HAS MAINTAINED A RELATIVELY CONSISTENT PERCENT OF COUNTY GROWTH OVER THE PAST THIRTY YEARS.

Population and Housing – Desired Future Projections

3

- Housing Plan (2019) states desired goals of 2,700 new housing units from 2019 to 2030, requiring the following:
 - 1,300 owner-occupied units (108/year)
 - 1,400 rental units (117/year)
- Assuming a projected household size and desired vacancy rate, buildout of these units **would lead to a City population increase of approximately 6,176.**

ANALYSIS:

- ❑ **THE CITY'S HOUSING PLAN HOUSING UNIT GOALS OVER APPROXIMATELY THE NEXT DECADE IMPLY A POPULATION GROWTH RATE SLIGHTLY HIGHER THAN THE CITY HAS HISTORICALLY SEEN.**

Housing and Land Use – Recent Development

4

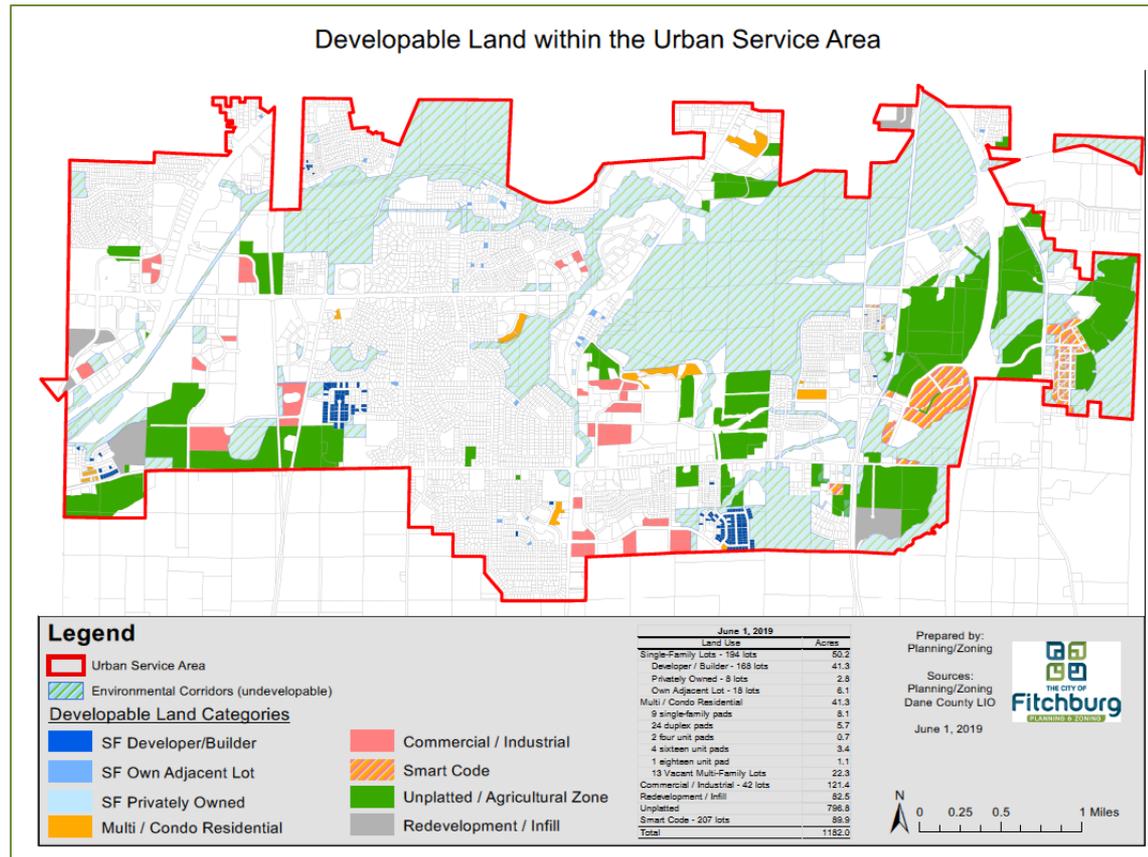
- North Stoner Prairie and Uptown Village – 108 new owner-occupied units totaling **29 acres** (including roads)
- North Park and The Pointe – 113 rental units totaling **9 acres** (including roads)
- 38 residential acres +15 acres parkland required = **53 acres**
- 53 acres residential/parkland would require an additional **18 acres** of all other land uses (commercial, industrial, stormwater, etc.)

ANALYSIS:

- ❑ **BASED ON THE METHODOLOGY UTILIZED HEREIN, APPROXIMATELY 71 ACRES OF LAND WOULD BE NEEDED ANNUALLY TO ACCOMODATE DESIRED FUTURE CITY GROWTH IN ALL LAND USE CATEGORIES, PER HOUSING PLAN GOALS.**

Developable Land Supply – Urban Service Area

- The City currently has approximately 1,182 acres of developable land, in various land use categories, in its urban service area (USA).
- Staff is exploring developing a methodology to identify additional redevelopment /infill areas....would likely increase the aforementioned number.



Developable Land Supply – “Peers” Urban Service Area

6

- Fitchburg’s regional “peers” have the following amount of developable land in their urban service areas (estimates):
 - City of Middleton – 400 acres
 - City of Sun Prairie – 1,140 acres
- Since 1980, the City of Middleton’s population has grown at a slower rate (8,005) than the City of Fitchburg (18,197), whereas the City of Sun Prairie has grown at a faster rate (21,043).

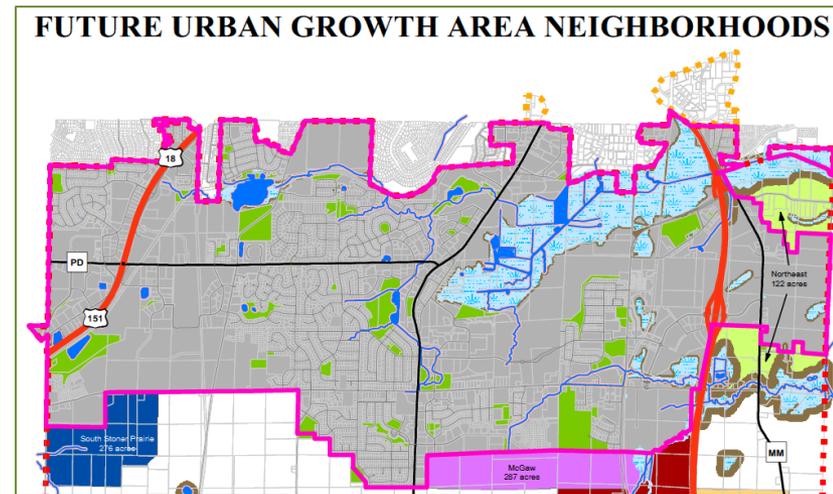
ANALYSIS:

THE CITY HAS A LARGER SUPPLY OF DEVELOPABLE LAND (1,182) IN ITS URBAN SERVICE AREA, RELATIVE TO ITS HISTORICAL POPULATION GROWTH RATE AND CURRENT POPULATION, THAN ITS REGIONAL PEERS, THE CITIES OF MIDDLETON AND SUN PRAIRIE.

Developable Land Supply – Adjacent to Urban Service Area

7

- Comp Plan has identified four future urban development areas, **totaling approximately 745 acres**, adjacent to City's USA, as follows:
 - South Stoner Prairie – 276 acres
 - McGaw – 287 acres
 - Greenfield – 60 acres
 - Northeast – 122 acres (portions of this acreage may not be developable)
- **These areas were identified via a rigorous land use suitability modeling methodology formulated by a diverse stakeholder group over multiple years.**



ANALYSIS:

THE CITY HAS SUBSTANTIAL ACREAGE (745) IN FUTURE URBAN DEVELOPMENT AREAS ADJACENT TO ITS CURRENT URBAN SERVICE AREA.

Discussion