

Nine Springs

Neighborhood Plan

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Fitchburg, Wisconsin

Approved By:
Fitchburg City Council
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ACKNOWLEDGEMENTS

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Prof. Leo Jakobson for providing advice and
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NEIGHBORHOOD PLAN

NINE SPRINGS NEIGHBORHOOD
CITY OF FITCHBURG, WISCONSIN

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1. PREFACE

The Nine Springs Neighborhood has been in the planning process since 1993 when the City began the process of updating its 1984 General Land Use Plan. The revised General Land Use plan, accomplished with assistance of the Dane County RPC, was adopted in 1995 and identified the next phase of growth for the urban service area to be in the Nine Springs area. In the late spring of 1996 the Discovery Group was retained by the City to review the land use recommendations the RPC had made in 1995, and to further develop the neighborhood plan. A steering committee was created to work with the consultant on this project. A draft plan, as recommended by the steering committee, went before the Plan Commission and was adopted by the Commission after public hearing in February, 1997. The Council failed to adopt the plan, and later sent the plan back to the Plan Commission.

In May, 1997 Mayor Morrisette formed a E-Way advisory committee with multi-jurisdictional representation. The Committee was co-chaired by Phillip Lewis, MLA, FASLA; and Douglas Yanggen, J.D. The Committee filed a report with the Common Council in July, 1998. The report provided advice to the City on the Nine Springs E-Way and the Nine Springs Neighborhood Plan, including land use, storm water runoff, public education, and groundwater recharge and withdrawal. Following a similar time frame, Vierbicher and Associates completed an innovative and revolutionary storm water study for the proposed neighborhood. The study utilizes prairie grass buffers in drainage courses to increase storm water infiltration.

With the completion of these two reports, the City of Fitchburg Planning Department has undertaken revisions to the proposed Nine Springs Neighborhood Plan. The plan modifications have been undertaken to reflect the storm water management plan prepared by Vierbicher and other planning concepts. Special thanks goes to Professor Phillip Lewis and Professor Leo Jakobsen for providing consultation, recommendations and ideas for the modified plan.

2. INTRODUCTION

In March, 1995, the City of Fitchburg adopted the revised General Land Use Plan as the City's long-range land use policy document. The General Land Use Plan includes a statement of community goals and policies, generalized land use and circulation plans, and a staging plan for future expansions of the urban service area. The plan has a general time frame of 10 to 20 years.

One of the key recommendations of the revised General Land Use Plan is to concentrate the City's resources in the development of the Nine Springs Neighborhood. The Nine Springs Neighborhood is identified as the next logical addition to the Central Urban Service Area.

As described in the General Land Use Plan, the Nine Springs Neighborhood consists of most of the land north of Lacy Road, west of U.S. Highway 14 and east of the Fitchburg Center, with the exception of approximately 160 acres in the Swan Creek watershed near the intersection of Lacy Road and U.S. Highway 14. The Nine Springs Neighborhood Planning Area in this report has been expanded to include all of the land north of Lacy Road and west of U.S. Highway 14, as shown on the Planning Area Map on the following page.

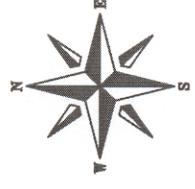
The Nine Springs Neighborhood plan total area is 1270 acres of which 104 acres are in the City of Madison, 420 are existing or proposed greenspace and environmental corridor, 265 acres are in existing roads and small tracts leaving 481 potentially developable acres. While the recommendations in the plan focus on the Nine Springs Neighborhood Planning Area, as described above, the study area has been expanded to include adjoining areas that are either currently under development or likely to be developed at some point in the future and are likely to influence development within the Nine Springs Neighborhood.

The Nine Springs Neighborhood Plan is intended to provide guidance regarding the type of development, development densities, the circulation system, and other public facilities and services. It is further intended that after adoption of the Nine Springs Neighborhood Plan, the City of Fitchburg will petition the Dane County Regional Planning Commission (or its successor) for expansion of the Central Urban Service Area to allow the extension of sanitary sewer service into the planning area.

The plan will serve as a guide for both the City and private landowners and developers in fostering development of a well-designed and efficient neighborhood that serves the needs of residents and businesses and preserves the high quality of the natural environment. A guiding principal in developing the plan has been to protect and preserve the unique environmental characteristics of the Nine Springs Creek E-Way Corridor and create a system of open spaces that will provide a continuous link between residential neighborhoods and the E-Way.

NINE SPRINGS
NEIGHBORHOOD
PLAN

PLANNING AREA



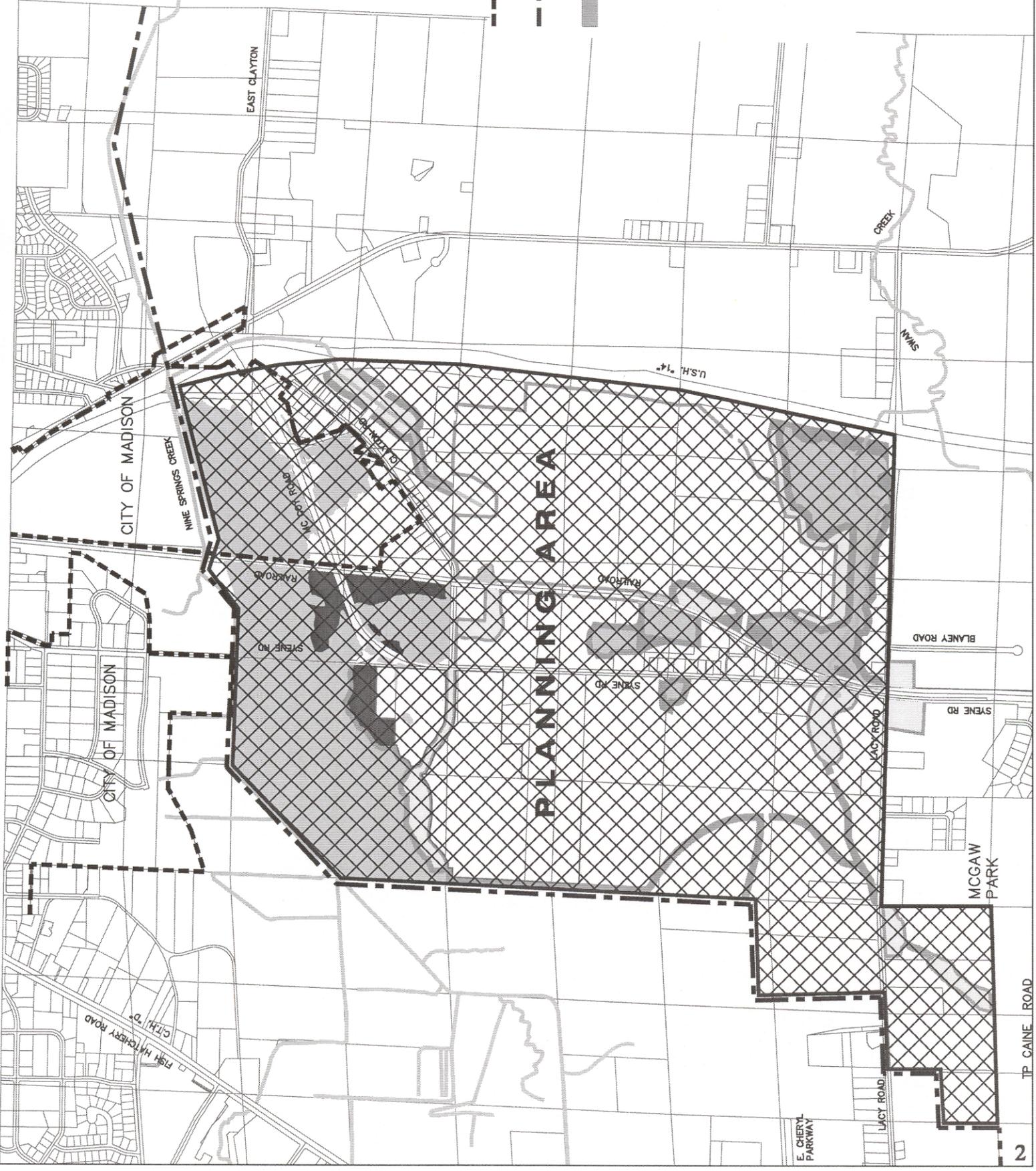
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LEGEND

- CITY OF MADISON-FITCHBURG CORPORATE BOUNDARY
- CENTRAL URBAN SERVICE AREA

- WATER QUALITY BUFFER AREAS, PROPOSED DETENTION BASINS, DELINEATED WETLANDS AND ENVIRONMENTAL CORRIDORS

FITCHBURG,
WISCONSIN

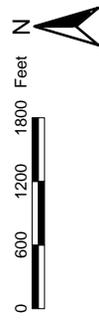


NINE SPRINGS NEIGHBORHOOD PLAN

AERIAL PHOTOGRAPH

Planning Area Boundary
Municipal Boundary

FITCHBURG, WISCONSIN



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