

3. EXISTING CONDITIONS

3A. EXISTING LAND USES

The Nine Springs Neighborhood currently consists of predominantly open farmland with several clusters of residences along Lacy Road, Syene Road, and West Clayton Road. There are approximately 57 residences within the Nine Springs Neighborhood Planning Area, of which 19 are located along Lacy Road, 12 along Syene Road and 26 in the West Clayton Road area. All of the residential development has been on free-standing parcels or lots created by Certified Survey Maps. There are no platted subdivisions in the planning area. All of the residences are on private wells and septic systems.

There are two sites of historic significance in or adjacent to the planning area. The historic McCoy House is located on the west side of Syene Road. The historic Haight Farm is located adjacent to the southeast corner of the planning area on Lacy Road.

There are several warehouse and light industrial businesses along or near Syene Road, the largest of which is H & M Distributing, a beverage distribution warehouse located on East Clayton Road and the Perkins Oil warehouse and distribution center on Syene Road. The Q106 Radio broadcast station is located on Lacy Road west of the Highway 14 bridge overpass.

The Nine Springs Neighborhood is bounded on the west by Fitchburg Center, which is an approximately 382-acre planned mixed-use development anchored by several prominent biotechnology-oriented businesses. The General Development Plan for Fitchburg Center calls for the ultimate development of 2,085,000 square feet of structures consisting of 800,000 square feet of biology research and production, 280,000 square feet of "town center" commercial, 280,000 square feet of general offices, 225,000 square feet of educational and conference facilities, and 500,000 square feet of residential clusters. The General Development Plan does not specify a number of dwelling units, but limits the overall development to 750 "bedrooms," which is equivalent to 250 three-bedroom residences.

Approximately 590 acres adjoining Nine Springs Creek are owned by Dane County, the City of Madison, and the City of Fitchburg as part of the Nine Springs Creek E-Way Corridor. The majority of these lands are floodplain and/or wetlands and are managed as permanent conservancy lands. The Wisconsin Department of Natural Resources owns approximately 200 acres east of Fish Hatchery Road, which are managed as the Southern District Headquarters and Nevin Fish Hatchery. An additional 76 acres of WIDNR land, which are managed as an unwooded natural area and hunting grounds, are located south of the Nevin Fish Hatchery and east of Fitchburg Center.

3B. OWNERSHIP

The largest properties in the Nine Springs Neighborhood and approximate acreage are as follows:

Table 1 Ownership

Wisconsin Alumni Research Foundation	158.5 acres
Eugene C. and Duane Osborne	40.0 acres
Thomas F. Holmes	140.3 acres
James F. Holmes, et al	52.9 acres
James Holmes & Anna Boberschmidt	75.0 acres
Marc Jones	70.3 acres

R. Haight	52.0 acres
Richard W. McKeown	33.8 acres
Wisconsin Department of Natural Resources	76.0 acres
Richard E. and Marjorie M. Blaney	40.0 acres
Dane County/City of Madison (Nine Springs Creek Corridor E-Way)	266.0 acres
Small Tracts, Public Street & RR Right-of-Way	<u>265.2 acres</u>
Total Acres	1,270 acres

3C. PUBLIC UTILITIES AND SERVICES

Sanitary Sewer

Public sanitary sewer service is available in the Fitchburg Center project area and the developed portion of the Central Urban Service Area west of Fish Hatchery Road. The existing development in the Fitchburg Center property is served by two gravity flow sanitary sewers. The central and westerly portions of the Fitchburg Center property flow into the McKee Sanitary Interceptor which connects to the MMSD Interceptor north of McKee Road, while the north and easterly portions of the property flow into the existing Nine Springs interceptor by way of the Woods Hollow sewer extension.

Most of the Nine Springs Neighborhood is potentially serviceable from the proposed Syene Sanitary Sewer interceptor, which would flow northward to the MMSD Nine Springs Valley Interceptor that parallels Nine Springs Creek.

Public Water Utility

Public water utility service is presently available to the Fitchburg Center. The Rimrock Road Neighborhood north of McCoy Road receives water under a contractual agreement with the City of Madison Water Utility, however, under terms of that agreement if Fitchburg does not provide water service to the site by September 2004, the Rimrock area will be detached to the City of Madison.

The Fitchburg Urban Service Plan indicates a future well site near Syene Road mid-way between McCoy Road and Lacy Road and a potential future elevated water storage facility on the east side of U.S. Highway 14. The well and storage facility sites will be connected to the existing water utility lines via a looped system of water mains following East Cheryl Parkway extended eastward and by Lacy Road. The well location is being further analyzed by City utility officials, and its location is subject to change.

Parks

The Nine Springs Neighborhood is served by McGaw Park, which is a 65-acre community park serving the eastern portion of the City of Fitchburg. The park contains five ball diamonds, two soccer fields, a basketball court, two tennis courts, four volleyball courts, five horseshoe pits, play equipment, three large parking areas, a shelter and restrooms, and landscaping. McGaw Park is used for major community events and softball tournaments. The shelter can be reserved for picnics and gatherings. The park is well-suited for organized league activities such as youth ball, adult softball, and soccer.

S. Johnson Park is a 7.1-acre neighborhood park located adjacent to McGaw Park. The park contains play equipment and picnic facilities. S. Johnson Park also contains a hiking trail and five acres of virgin oak woods.

Clayton Park is a 0.5-acre neighborhood playground located on West Clayton Road serving the West Clayton Road neighborhood. The park contains play equipment, a basketball court, picnic tables, and landscaping.

When fully developed, the Nine Springs Neighborhood will require two or more neighborhood parks and an area park to serve the area north of Lacy Road.

Schools

Most of the Nine Springs Neighborhood is served by the Oregon School District. The nearest elementary, middle and high schools are located in the Village of Oregon. A small area along the western boundary of the neighborhood is within the Madison Metropolitan School District.

Approximately 11.15% of the Oregon School District student population and 16.16 % of the total equalized valuation is in the City of Fitchburg. The Oregon School District has anticipated the future need for an elementary school and, possibly, a middle school in the City of Fitchburg to serve the growing student population in the area.

Fire Protection

The Nine Springs Neighborhood Planning Area will be served by the existing Fire Station No. 1 on Lacy Road, which will be able to serve most of the area within a three to six minute response time.

As the east side of the City develops, a future fire station will be required east of Fish Hatchery Road. The most probable location for a third fire station is near Syene Road and Irish Lane, south of the Nine Springs Neighborhood Planning Area.

3D. NATURAL FEATURES

The physiography and topography of the Nine Springs Neighborhood are characteristic of the rolling morainal terrain in the central portion of Dane County. The area is part of the Yahara River Basin, a ground moraine area consisting of relatively flat or undulating glacial material deposited 10,000 to 20,000 years ago. The high elevation in the Nine Springs Neighborhood area is approximately 1,000 feet above sea level located in McGaw Park (McGaw Park is just outside the planning area boundary). The low elevation is approximately 850 feet at Nine Springs Creek.

The surface geology of the Nine Springs Neighborhood consists primarily of morainal and glacial outwash deposits. Several ridges are formed by drumlins, or elongated hills, formed by glacial deposits. The soils of the Nine Springs Neighborhood are predominantly Dodge-St. Charles-McHenry Association and Plano-Ringwood-Griswold Association, underlain by sandy loam glacial till. With the exception of the lowlands, most of the soils are moderately to well-drained silt loams and loams that are generally suitable for urban development.

The majority of the Nine Springs Neighborhood drains northward into Nine Springs Creek. The southern one-quarter of the planning area drains eastward into Swan Creek. Both of the creeks flow into Lake Waubesa.

The dominant environmental feature of the Nine Springs Neighborhood is the Nine Springs Creek and the adjoining wetlands, which are managed as the "E-Way Corridor." Nine Springs Creek flows eastward from Dunn's Marsh, near Seminole Highway, to Lake Farm Park at Lake Waubesa. Numerous springs, from which the creek takes its name, are located east of Fish Hatchery Road. Many of the springs in the vicinity of the Nevin Fish Hatchery have been modified and the creek and its tributaries north of the fish hatchery are channelized.

While much of the natural drainage of the Nine Springs Creek E-Way Corridor has been severely altered by past agricultural and land management practices, the corridor is managed today as a natural conservancy area. A total of approximately 590 acres are owned and managed cooperatively by Dane County, the City of Madison, and the City of Fitchburg. An additional 276 acres of adjoining land are owned and managed by the WIDNR. Preserving the remaining natural springs is considered essential to maintaining the fish hatchery as a productive fish rearing area. The E-Way Corridor serves as an important wildlife habitat area.

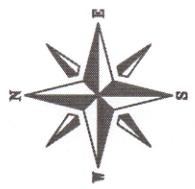
In addition to its natural resource characteristics, the E-Way Corridor is a major regional open space recreational resource with an extensive system of hiking, biking, and cross-country ski trails. The proposed Capital City Recreational Trail, which is the key link between the Glacial Drumlin State Trail and the Military Ridge State Trail, is planned to follow the south side of the Nine Springs Creek E-Way Corridor.

There are several other significant wetlands within the Nine Springs Neighborhood including approximately 80 acres of wetland along the north fork of Swan Creek on the north side of Lacy Road on the Holmes and Haight properties and several smaller pockets of wetland on the Holmes properties east of Syene Road.

There are several small pockets of upland woodland and several wooded fence rows, but the majority of the upland is cultivated field.

NINE SPRINGS
NEIGHBORHOOD
PLAN

Major Property
Owners



SCALE: 1"=1600'
GRAPHIC SCALE FEET
0 400 800 1600
11/6/98

LEGEND

- CITY OF MADISON-FITCHBURG CORPORATE BOUNDARY
- WATER QUALITY BUFFER AREAS, PROPOSED DETENTION BASINS, DELINEATED WETLANDS AND ENVIRONMENTAL CORRIDORS



FITCHBURG,
WISCONSIN

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