

4. NINE SPRINGS NEIGHBORHOOD PLANNING GOALS AND POLICIES

The Nine Springs Neighborhood Plan incorporates the following general citywide planning goals and more specific neighborhood planning policies:

4A. CITYWIDE GENERAL GOALS *(from the Fitchburg General Land Use Plan)*

- To attain a pattern of community development that includes environments suited to a variety of needs including privacy, productivity, convenience, beauty, and diversity.
- To develop a compact urban community that is both visually and functionally distinct from the agricultural community.
- To provide for balanced residential growth in the City with a variety of housing types; to promote decent housing and suitable living environments for all residents, regardless of age, income, or family size; and to encourage an adequate supply of affordable housing in each new urban neighborhood.
- To locate new commercial uses in planned business and highway commercial districts in a convenient, safe, and attractive manner.
- To create industrial parks that are reasonably attractive and contribute to the economic stability of the Fitchburg area without degrading the natural environment or residential neighborhoods.
- To maintain agriculture as a significant economic activity within the City.
- To preserve prime agricultural land as a resource for the use and benefit of current and future generations, unless its use for higher density contiguous development can be justified.
- To preserve and integrate existing rural development as urban growth expands.
- To provide permanent open space throughout the City for outdoor recreation and environmental protection.
- To recognize that the natural environment is an integral unit composed of interacting land, water, and air resources and living organisms, and to ensure that the health and stability of the ecosystem are maintained.
- To regard all land as an irreplaceable resource, and to ensure that its use does not impair its value for future generations.
- To provide community facilities for the use and service of the residents of the City of Fitchburg. These facilities are the taxpayers' capital investment. They can take the form of sites, buildings, or other improvements that are considered essential for either municipal operation or the public interest and fall into the following groups: public, governmental, or administrative building and grounds; schools and grounds for education; recreational building and grounds; and publicly-owned utilities, including sanitary sewer and water.
- To provide the total community, which includes existing and future developments, with adequate and efficient public services.
- To provide a safe, convenient, and efficient transportation system compatible with desired patterns of area wide development.

4B. NINE SPRINGS NEIGHBORHOOD POLICES

1. To develop the Nine Springs Neighborhood as a cohesive and compact neighborhood that incorporates a combination of residential and commercial developments.
2. To require private property owners to "master plan" developments as integrated developments rather than approach development as a lot-by-lot approval process.
3. To require private property owners to take into consideration the rational and efficient extension of streets and public utilities to serve both their properties and adjoining future development parcels.
4. To develop a neighborhood core area with sufficiently high residential development and commercial densities to support transit bus service and retain the potential for future commuter rail service along the existing rail corridor.
5. To maintain areas of lower density residential development around clusters of existing low density residences in order to preserve existing neighborhood character and property values.
6. To develop an employment center east of Syene Road that is readily accessible from U.S. Highway 14 and potentially accessible via commuter rail service.
7. To develop East Cheryl Parkway as the primary east-west arterial serving the Nine Springs Neighborhood.
8. To construct an interchange at East Cheryl Parkway and U.S. Highway 14.
9. To reserve sites for a future neighborhood elementary school, and possibly middle school, to serve the Nine Springs Neighborhood.
10. To reserve continuous open space corridors linking various parts of the Nine Springs Neighborhood with the Nine Springs Creek E-Way Corridor.
11. To preserve wetlands and floodplain as part of the permanent open space system.
12. To reserve sufficient upland buffers along the Nine Springs Creek E-Way Corridor to preserve the quality of the groundwater, springs, and surface waters.
13. To reserve sufficient parkland, at the time land is subdivided, to provide the neighborhood with neighborhood parks within a one-quarter to one-half mile radius of each subdivision.
14. To preserve existing historic structures, particularly the McCoy House on Syene Road.
15. Encourage well designed neighborhoods that utilize innovative planning and design techniques.
16. Encourage, where feasible and appropriate, measures that promote storm water infiltration to preserve existing springs and to be consistent with the storm water master plan which encourages infiltration. Use of conservation design techniques is to be encouraged and promoted.
17. Use the Dane County groundwater model and other available studies when siting a municipal well so as to minimize impacts to the springs.

5. PROPOSED LAND USES

5A. GROSS AND NET LAND USE ACREAGE

The Nine Springs Neighborhood consists of a total of 1,166 acres, (1270 less Madison area of 104 acres) of which approximately 430 acres are proposed for environmental corridor, purchase reserve or other specifically identified open space. The remaining 746 acres are proposed for a combination of residential, institutional, and business development. The 746 acres also includes land area covered by existing development, roads, railroads, etc.

Using an "industry standard" of 0.67 net developable land ratio, the amount of potentially developable land in the Nine Springs Neighborhood is approximately 426 acres. The net acreage calculation assumes that 33 percent of the gross land area, exclusive of environmental corridors, will be used for streets, public utilities, storm water management, schools, parks, and other public purposes.

Table 2 indicates the gross and net acreage for each land use classification as shown on the Land Use Plan on page 16.

Table 2 Land Use Acre Calculations

Use Classification	Gross Acres	Net Acres
Low Density Residential (Average 3.25 Dwelling Units/Net Acre)	272	182.24
Medium Density Residential (Average 7.0 Dwelling Units/Net Acre)	107	71.49
High Density Residential (Average 15 Dwelling Units/Net Acre)	<u>93</u>	<u>62.31</u>
Total Residential Acres	472	316.04
Institutional--Education	26	17.42
Commercial	27	18.09
Business Park	<u>111</u>	<u>74.37</u>
Total Economic Development	164	109.88
Total Developable Acres	636	425.92
Area Park	12	12
Wetlands	193	193
Storm Basins	42	42
Storm water conveyance, buffers, and other open space	100	100
Acquisition reserve	<u>73.3</u>	<u>73.3</u>
Total Environmental Acres	420	420
Proposed major roads, existing roads and railroad	110	110
Local Streets, storm water, parks and other public purposes	N/A	199.78
Total Acres	1166	1166

Three land use categories are identified for the residential component: LDR, low density residential; MDR, Medium Density Residential; and HDR, High Density Residential. The LDR areas are expected to consist of a combination of the more standard subdivision with some areas being used for cluster housing or condominium development not unlike Seminole Village. Cluster housing is especially encouraged in LDR areas that are smaller in size and adjacent to natural areas.

The MDR areas are expected to consist of a combination of generally smaller lot single-family, clustered housing, and multifamily although the overall average density is expected to be near seven dwelling units per acre. This type of arrangement will allow for flexibility in design to meet the particulars of a site, but to also provide flexibility in providing for various housing types to meet varied market segments.

The HDR areas are located east of Syene Road and are buffered by the railroad track and natural features. Multi-family areas could be either condominium ownership or rental units. The HDR areas should look to utilize the City's Planned Development District Zoning process to provide for additional open space by providing at least one parking stall per unit underground, but yet using the regular density standards of the typical R-H zoning. By the provision of one stall underground the impervious surface ratios can usually be reduced by 15 to 20%. The City will use its design and architectural review authority to promote well designed projects that can meet the variety of housing needs that are desired and required.

The City encourages the use of state of the art planning and design techniques and concepts, including but not limited to neo-traditional development, cluster housing, pedestrian pocket development and village form activities. The intent is to provide for a community diverse in its form, scale and function.

The plan envisions a land exchange and/or sale of the 76 acre WIDNR property at Lacy Road with the potential acquisition of about 63 acres of WARF land including a twelve acre park to be obtained by dedication and/or fee-in-lieu of dedication. The hashed area of the WARF property is the area identified for acquisition. The County, as they have expressed interest in acquiring the property, is expected to be the lead agency for acquisition, although if a land swap is determined to be a possibility, then WI DNR would likely be the lead agency. However, acquisition depends upon a willing buyer and a willing seller. Like the WARF property, the McKeown and Gervasi properties are also proposed for acquisition by Dane County or WI DNR. The McKeown property may hold some regional storm water management ponds, although the pond locations are subject to change depending upon the status of acquisition of the lands in question.

An institutional area of 26 acres is set aside at the southeastern portion of the WARF property. The intent of the area is for educational institution(s) that may be public or private, elementary to university. It may also include religious uses--such as churches or a combination of noted activities. The establishment of an educational component at this location provides a tie to the E-Way and to the transit station. A pedestrian promenade would exist to the east WIDNR line with a walk path to the top of the peak on the WIDNR lands just west of the WARF property. The pedestrian promenade, where it goes through residential lands, should be located in a 75 foot wide linear park. A boardwalk would be anticipated to be constructed through the wetlands to connect to the Fish Hatchery. This pedestrian way would link the cultural and historic fish hatchery with the education area, that would be a new cultural feature, through the WIDNR lands which will facilitate learning in an open laboratory.

Redevelopment options exist for two critical areas of the plan: the homes in the west Clayton Road area, and the homes and businesses located on east of Syene Road and west of the railroad tracks. Redevelopment of these areas would be required to achieve build-out density levels identified in the plan. The City, and the Community Development Authority should work with the property owners to recognize when the timing may be appropriate for the re-use options to take place. General city practice, however, is that the City will allow the market and property owners to decide the course of action as it best suits their timing. However, certain public investments, such as road reconstruction, may be a trigger mechanism to redevelopment of an area. Both areas would probably involve significant assemblage of small tracts to make the redevelopment option feasible.

5B. BUILD-OUT POPULATION

At complete build-out, the Nine Springs Neighborhood could potentially accommodate 2027 dwelling units with a population of 4847 as shown in Table 3.

It should be noted that the build-out dwelling unit count and population projections represent a theoretical situation where all of the potentially developable land is fully developed at the densities specified in the Nine Springs Neighborhood Plan. The more probable reality is that many of the existing smaller tracts will remain developed at rural residential densities. It is also possible that much of the newly developed land will be developed at less than the potential build-out densities.

The current calculations do not net out existing dwelling unit, population or school children impact from the existing 57 residential dwelling units within the neighborhood area. If you net out the existing 57 dwellings and utilize the same population and school children factors as in the above tables, the net population increase is reduced by 171 persons to 4676. Likewise the school children impact is reduced by 29 students placing the school impact for grades K--12 at 733 , rather than the noted 762 range.

Further, if redevelopment of the areas that contain smaller parcels or committed parcels, such as the area on West Clayton Road, along Syene Road , and parts of Lacy Road do not redevelop the resident population would decrease to below 4500 added residents, and school children would decrease by an additional 50 to 80 students.

Table 3 Build-Out Dwelling Unit Count and Population

Land Use Classification	Net Acres	D.U's Per Acre	Build-Out No. of D.U's.	Persons Per D.U.	Build-Out Population
Low Density Residential	182.24 acres	3.25	592	3.0	1,776
Medium Density Residential	71.49 acres	7.0	500	2.4	1,201
High Density Residential	<u>62.31 acres</u>	<u>15.0</u>	<u>935</u>	2.0	<u>1,870</u>
Totals	316.04 acres		2027		4847

Based on build-out densities as calculated above, the average development densities of the residential areas in the Nine Springs Neighborhood would be 4.3 dwelling units per gross acre of residentially-planned areas ($2,027 \text{ dwelling units} / 472 \text{ gross acres} = 4.3$) or 6.41 dwelling units per net acre of residentially-planned areas ($2,027 \text{ dwelling units} / 316.04 \text{ net acres} = 6.41$).

5C. PROJECTED SCHOOL-AGE POPULATION

The projected school-age population of the Nine Springs Neighborhood Planning Area at complete build-out ranges from 706 to 783 as shown in Table 4. This would provide an average of about 59 children per grade, or 351 students for a K--5 elementary school, 176 for a 6--8 middle school, and 234 for a highschool of grades 9--12.

Table 4 Student Age (5 to 18) Population

Land Use	Number of Dwelling Units	School-Age Population Per Dwelling Unit	Population Between Ages 5 and 18
Low Density Residential	592	.50	296
Medium Density Residential	500	.39	195
High Density Residential	935	0.29	<u>271</u>
Total Student Age Population			762

The figures in Table 4 are based on school-age population ratios reflected in the 1990 Census for the City of Fitchburg. These ratios have been provided by the Dane County Regional Planning Commission.

It is important to note that these projections represent the full build-out population at maximum allowable development densities. Actual school-age population is likely to be considerably less than these figures indicate.

It is also important to note that there is a continuing national and regional trends toward fewer children per household and an increase in the percent of the population of the age groups that are past child-bearing years. It is anticipated that the 2000 Census results will yield somewhat lower school-age population ratios than are indicated in Table 4. After the 2000 Census, the City will revise the ratios and school-age population projections reflecting more recent trends.

5D. BUILD-OUT BUSINESS and INSTITUTIONAL DEVELOPMENT

If developed at average Floor Area Ratio's (F.A.R.'s) of 0.20 to 0.40, which are typical suburban commercial development ratios, the Nine Springs Neighborhood could accommodate between 957,274 and 1,599,664 square feet of commercial and business park and institutional development, as shown in Table 5.

Table 5 Build-Out Business and Institutional Development

Land Use Classification	Gross Acreage (Acres)	Net Acreage (Acres)	Build-Out Development (Square Feet)	
			Low Range	High Range
Commercial	27	18.09	157,600 SF	315,200 SF
Business Park	111	74.37	647,911 SF	1,295,823 SF
Institutional	26	17.42	151,763 SF	303,526 SF
Totals	164	109.88	957,274 SF	1,599,664 SF

Where feasible business uses will be encouraged, through design and architectural review, to use grass swales and other measures that encourage storm water infiltration. Nothing in this plan should be construed so as to prevent or prohibit dwelling units being constructed in concert with commercial development as part of a commercial project. If one half of the average commercial square footage was developed with an upper story of residential it is estimated that an additional 90 to 100 dwelling units could result.

5E. STAGING PLAN

Development of the Nine Springs Neighborhood will be phased in a few major stages, based on the extension of services. The phasing, and ultimate expansion locations are based on a variety of land use, service and development factors.

As previously noted, sanitary sewer service for the neighborhood comes from two major locations: a local connection to the existing Woods Hollow extension that will service the Blaney lands and some of the small tracts of land located in parts of sections 10 and 15. The bulk of the neighborhood will be serviced by the proposed Syene interceptor connection to the MMSD line. Because municipal water service will come from the west, stage one services would involve the extension of municipal water from the west to be able to serve the north portion of the planning area. Stage one would also require the first leg of the Syene interceptor to be constructed.

Development in the southwest part of the neighborhood, as it will be served by an extension of the Woods Hollow sewer line can be phased as services become available. Water to this south west area of the neighborhood will be relatively simple as existing water mains exist just to the west. The proposed Oak Meadows plat in the existing urban service area would place water service directly adjacent to the south west part of the neighborhood. To sewer the southern part of section 11 and some of the areas in sections 10 and 15 the Syene interceptor has to be extended further south, therefore this area, particularly the area south of the wetlands and east of Syene Road will be the last to be served. Both utilities will require the construction of a significant amount of unused service lines through open space lands to connect to developable areas.

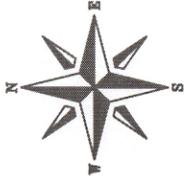
The Staging Plan on page 17 shows a general staging concept that anticipates that the initial phase of development will be the north part of the neighborhood, although the southwest part of the area may be developed as services as services from the west and north become available.

It important to note that the proposed land uses east of Syene Road are more intense representing mainly business park development and high density residential, whereas the land area west of Syene Road is proposed for primarily low and medium residential.

The key "triggering mechanism" for utility improvements will be the timing of private-sector development planning and specific development proposals. The City is working with several of the key landowners who have indicated long-range development intentions. The timing of utility extensions will coincide with the general commitments to move forward on specific development proposals. The City anticipates addressing utility extensions and other infrastructure improvements through Development Agreements with individual landowners/developers as development projects are brought forward.

NINE SPRINGS NEIGHBORHOOD PLAN

Land Use Plan



SCALE: 1"=1600'
 GRAPHIC SCALE FEET
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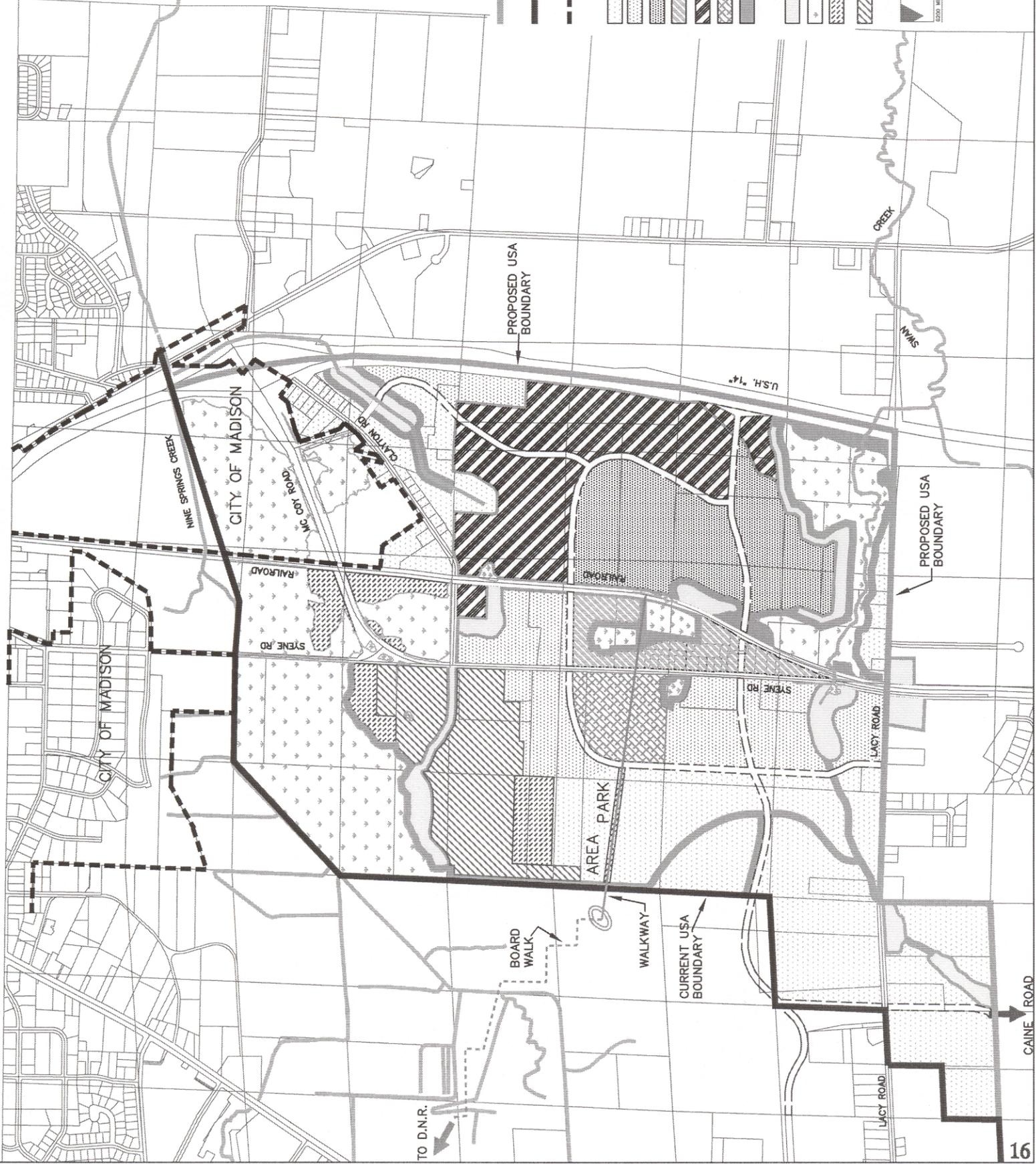
LEGEND

- PROPOSED USA BOUNDARY
- CURRENT USA BOUNDARY
- CITY OF MADISON-FITCHBURG CORPORATE BOUNDARY
- LOW DENSITY RES.
- MEDIUM DENSITY RES.
- HIGH DENSITY RES.
- COMMERCIAL
- BUSINESS PARK
- INSTITUTIONAL
- WATER QUALITY BUFFER AREAS
- PROPOSED DETENTION BASINS
- DELINEATED WETLANDS
- GREENSPACE
- POSSIBLE E-WAY/OPEN SPACE ACQUISITION. SEE SECTION 9 B OF PLAN.



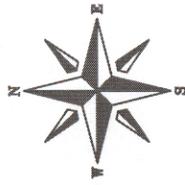
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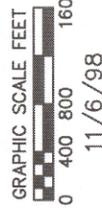


NINE SPRINGS NEIGHBORHOOD PLAN

Staging Plan



SCALE: 1"=1600'



LEGEND

- CITY OF MADISON-FITCHBURG CORPORATE BOUNDARY
- EXISTING SANITARY SEWER INTERCEPTOR
- PROPOSED SANITARY SEWER INTERCEPTORS
- PROPOSED SANITARY SEWER SERVICE LINES

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



FITCHBURG, WISCONSIN

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