

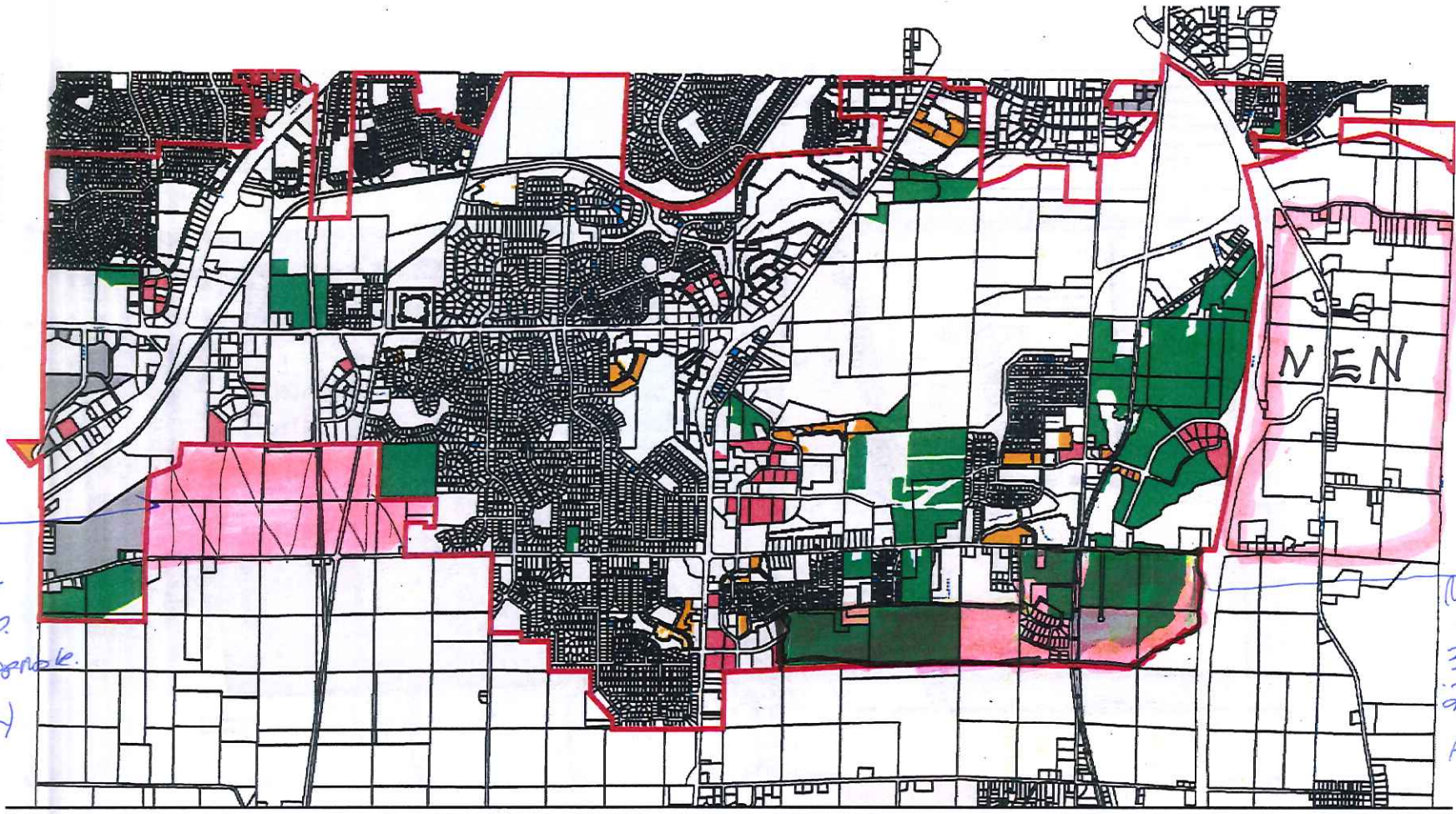
August 12, 2014

North
Stoner
Prairie
331 acres
224-developable
Dec 2014

NEN
NEN
NEN

McGaw
Park
397 acres
207-developable
Aug 2010

Map 13 - Existing Developable
Lands



Legend

- Urban Service Area
- SF Residential Ownership
- Developer/Builder
- Own adjacent Lot
- Privately Owned

- Unplatted
- Multi / Condo Residential
- Redevelopment / Infill
- Commercial / Industrial
- Smart Code T5

CENTRAL URBAN SERVICE AREA (CUSA): EXISTING DEVELOPABLE LAND



0.5 0.25 0 0.5 Miles

CREATED BY: FITCHBURG PLANNING & ZONING DEPARTMENT 08/2013
SOURCE: DANE COUNTY LIO AND FITCHBURG PLANNING & ZONING DEPARTMENT



WDNR Sewerage System Plan Review Records

Report of Sewer and Lift Station Projects

Records for Projects Submitted From: 01/01/2010 to 04/07/ for: FITCHBURG, CITY

S-2012-0119	Date Rec'd 03/19/2012	Owner: FITCHBURG, CITY	DNR Region: SCR
Project Type: PLANS & SPECS for SEWER	Status: COMPLETED	DNR Reviewer KEALLY, F.	
Action: APPROVED	Action Date: 03/21/2012	Consultant: VIERBICHER ASSOCIATES	
Description: Sanitary sewer extensions in Green Mkt PI (601 LF of 8-inch), East Cheryl Pky (808 LF of 8-inch and 815 LF of 12-inch), Central Park PI (730 LF of 8-inch), Lacy Rd (2349 LF of 8-inch) and Outlots 13 and 14 (972 LF of 36-inch Holas pipe), to serve the Nine Springs Development, Phase 1.			
S-2012-0250	Date Rec'd 05/25/2012	Owner: FITCHBURG, CITY	DNR Region: SCR
Project Type: PLANS & SPECS for SEWER	Status: COMPLETED	DNR Reviewer KEALLY, F.	
Action: APPROVED	Action Date: 05/29/2012	Consultant: CITY OF FITCHBURG	
Description: Sanitary sewer extensions of 8-inch sewer in Post Road (977 LF) and in Index Road (1,068 LF), to serve Projects 09-SR-102-0 and 12-SR-102-0.			
S-2012-0353	Date Rec'd 07/31/2012	Owner: FITCHBURG, CITY	DNR Region: SCR
Project Type: PLANS & SPECS for SEWER	Status: COMPLETED	DNR Reviewer KEALLY, F.	
Action: APPROVED	Action Date: 08/01/2012	Consultant: VIERBICHER ASSOCIATES	
Description: Sanitary sewer extension in North Oaks Ridge, consisting of 353 LF of 8-inch sewer, to serve the First Addition to Nine Springs, in the City of Fitchburg.			
S-2013-0295	Date Rec'd 06/17/2013	Owner: FITCHBURG, CITY	DNR Region: SCR
Project Type: PLANS for SEWER	Status: COMPLETED	DNR Reviewer KEALLY, F.	
Action: APPROVED	Action Date: 06/17/2013	Consultant: VIERBICHER ASSOCIATES	
Description: Sanitary sewer extensions of 8-inch sewer in North Oaks Ridge (902 LF) and Outlet 24 (132 LF), to serve UpTown Village in the City of Fitchburg.			
S-2014-0181	Date Rec'd 04/14/2014	Owner: FITCHBURG, CITY	DNR Region: SCR
Project Type: PLANS for SEWER	Status: COMPLETED	DNR Reviewer JANDREY, S	
Action: APPROVED	Action Date: 04/16/2014	Consultant: MSA PROFESSIONAL SERVICES, INC.	
Description: Sanitary sewer extension consisting of 8-inch pipe in Spoke Dr (670 lf) and Sprocket Dr (911 lf).			
S-2014-0266	Date Rec'd 05/20/2014	Owner: FITCHBURG, CITY	DNR Region: SCR
Project Type: PLANS & SPECS for SEWER	Status: COMPLETED	DNR Reviewer JANDREY, S	
Action: APPROVED	Action Date: 05/21/2014	Consultant: STRAND ASSOCIATES, INC.	
Description: Sanitary sewer extension consisting of 8-inch pipe in S Syene Rd (621 lf), and Lacy Rd (182 lf), to serve the E. Cheryl Parkway and Lacy Rd Railroad Improvements. The City of Fitchburg standard specifications for Public Works construction are approved for four years.			

S-2014-0281	<i>Date Rec'd</i> 06/02/2014	<i>Owner:</i> FITCHBURG, CITY	<i>DNR Region:</i> SCR
<i>Project Type:</i> PLANS for SEWER		<i>Status:</i> COMPLETED	<i>DNR Reviewer</i> JANDREY, S
<i>Action:</i> APPROVED	<i>Action Date:</i> 06/02/2014	<i>Consultant:</i> VIERBICHER ASSOCIATES	
<i>Description:</i> Sanitary sewer extension consisting of 8-inch pipe in Nobel Dr (1231 lf), Mica Rd (1353 lf), and Quiet Stone Dr (649 lf), to serve the Techlands Subdivision.			

S-2014-0342	<i>Date Rec'd</i> 06/30/2014	<i>Owner:</i> FITCHBURG, CITY	<i>DNR Region:</i> SCR
<i>Project Type:</i> PLANS for SEWER		<i>Status:</i> COMPLETED	<i>DNR Reviewer</i> JANDREY, S
<i>Action:</i> APPROVED	<i>Action Date:</i> 07/02/2014	<i>Consultant:</i> VIERBICHER ASSOCIATES	
<i>Description:</i> Sanitary sewer extension consisting of 8-inch pipe in Lacy Rd, Syene Rd, and Aurora Ave (1973 lf) to serve North Park-Phase 1.			

S-2014-0389	<i>Date Rec'd</i> 07/21/2014	<i>Owner:</i> FITCHBURG, CITY	<i>DNR Region:</i> SCR
<i>Project Type:</i> PLANS for SEWER		<i>Status:</i> COMPLETED	<i>DNR Reviewer</i> MUGAN, T.
<i>Action:</i> APPROVED	<i>Action Date:</i> 07/23/2014	<i>Consultant:</i> MONTGOMERY ASSOCIATES: RESOURCE SOLUTIONS	
<i>Description:</i> Sanitary sewer extension consisting of 8-inch pipe in Quarry Vista Dr, Stone Gate Dr, Turnstone Ln, Easement, and Summit View Dr (4561 lf) to serve Quarry Vista Plat, Phase 1.			

Total Number of Projects: 9

Need. CARPC staff is in the process of updating the method of projecting population and land demand for urban service areas. Staff recently presented the 2013 preliminary population update to the Commission. The 2013 projections indicate slower population growth in Dane County than what was projected in 2008. The new projections also adjust total county-wide population for 2035 downward to 539,440 residents from the 654,000 residents projected back in 2008. The county-wide 2040 population projection (the new planning horizon population) is 606,620, which is 47,380 less than the previous (2035) planning horizon population. However, urban service area allocation updates and new methods have not been finalized, and the current analysis is based on the currently approved and adopted population and land demand projections. The currently adopted CARPC land demand calculations use a projected population of 379,411 in the Central Urban Service Area in 2035 and estimate that 3,685 additional developed acres are needed to accommodate the land demand of the 2035 population. The proposed amendment adds 224.5 developable acres, within the anticipated land demand for the CUSA. (The City of Fitchburg has simultaneously requested an amendment in the Northeast Neighborhood that proposes adding 542.3 developable acres to the CUSA.) The last amendment to the CUSA was a request by the City of Madison to add 10.6 developable acres south of Old Sauk Road, approved by the Wisconsin Department of Natural Resources on December 13, 2013. The CARPC also recently approved an addition of 0.2 developable acres in the Town of Westport, which has not yet been approved by the DNR.

The City of Fitchburg used housing and employment projections formulated by the Dane County Regional Plan Commission in 2003 to forecast land demand for the city. The 2003 Department of Administration (DOA) population projections that would have been the basis for the DCRPC projections were more conservative than the 2008 version, and were consistent with the more conservative growth projected in the 2013 DOA projections. Based on housing and employment projections and City goals and policies for community development as stated in the Comprehensive Plan, the City of Fitchburg has projected its land demand for the 20-year planning horizon from 2010-2029. The projection calls for an average of 75 acres per year over the 20 year timeframe, or a total of 1,500 acres over 20 years. The City of Fitchburg Comprehensive Plan policy states, and the North Stoner Prairie Neighborhood amendment application reiterates that, while additions to the CUSA may exceed the 375 acres per 5 year average, in no case shall there be more than 1,875 acres of available developable land in the CUSA: the 1,500 acre 20-year need plus a 5-year flexibility factor at a rate of 75 acres per year. The City of Fitchburg has provided in its application an inventory of available developable CUSA lands as of January, 2013, totaling approximately 1,126 acres within the City. This area includes 23 acres designated for Residential - Single Family use, approximately 66 acres designated for Residential - Multi-Family or Condominium use, approximately 98 acres designated for Commercial/Industrial use, approximately 140 acres designated for Redevelopment/Infill use, approximately 5 acres in the City's Smart Code zoning district, and approximately 794 acres that are not platted. The City describes each of the vacant or redevelopment areas in the amendment application. [See: Map 13] The City also identifies four areas within the CUSA that are targeted for redevelopment and infill. The City calculates 246.6 available developable acres in the North Stoner Prairie amendment area and 498.4 available developable acres in the Northeast Neighborhood, bringing the total to approximately 1,871 developable acres - essentially fulfilling the 1,875 acre need identified in the Comprehensive Plan.

may be info
to be when
reviewing
NE
Neighborhood

→ 168 dev. acres
111.0 - " " "

= Elderberry Neighborhood - Nov 12014.