

Nine Springs

Neighborhood Plan

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Approved By:
Fitchburg City Council
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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.

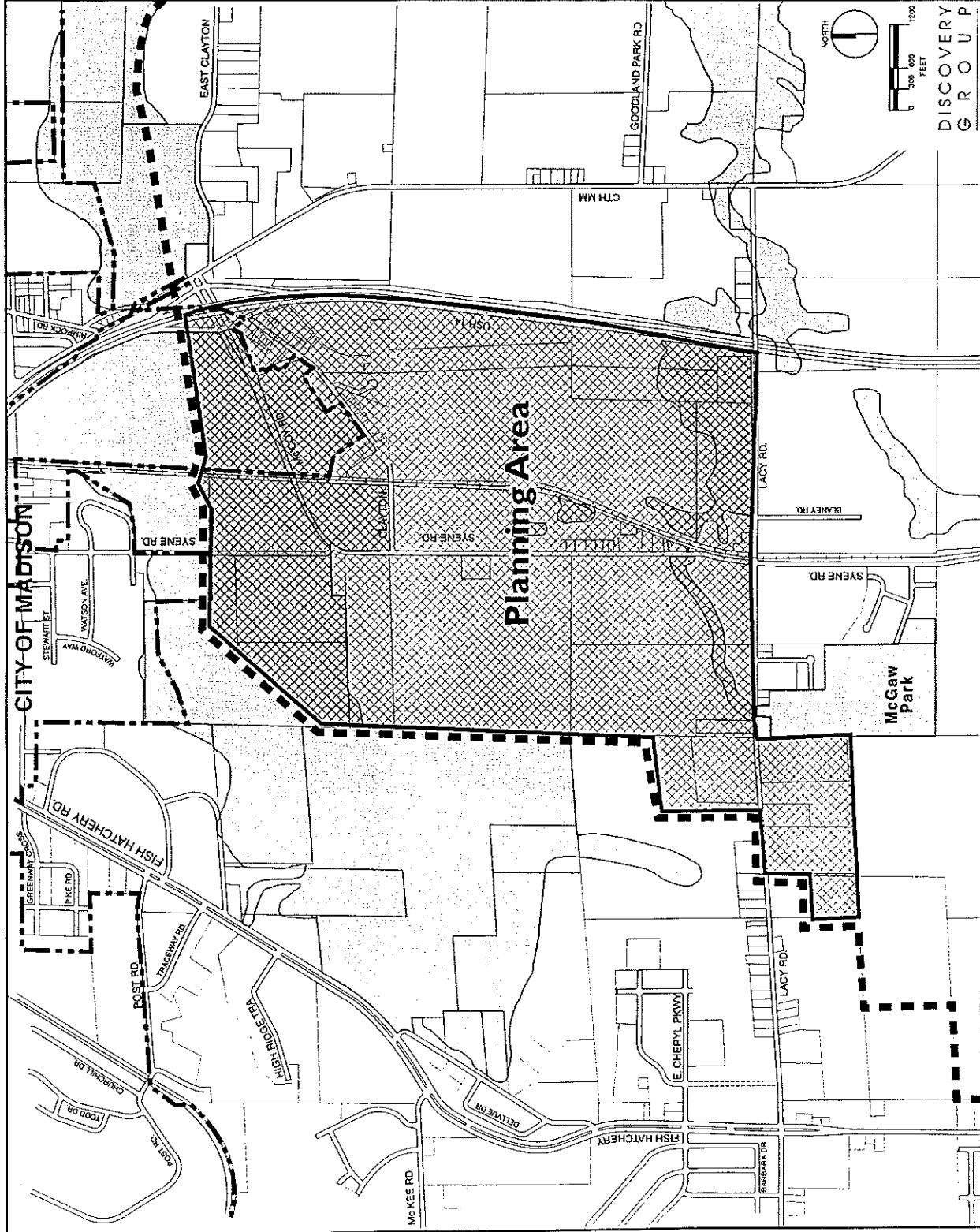
The plan will serve as a guide for both the City and private landowners and developers in fostering development of a well-designed and efficient neighborhood that serves the needs of residents and businesses and preserves the high quality of the natural environment. A guiding principal in developing 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

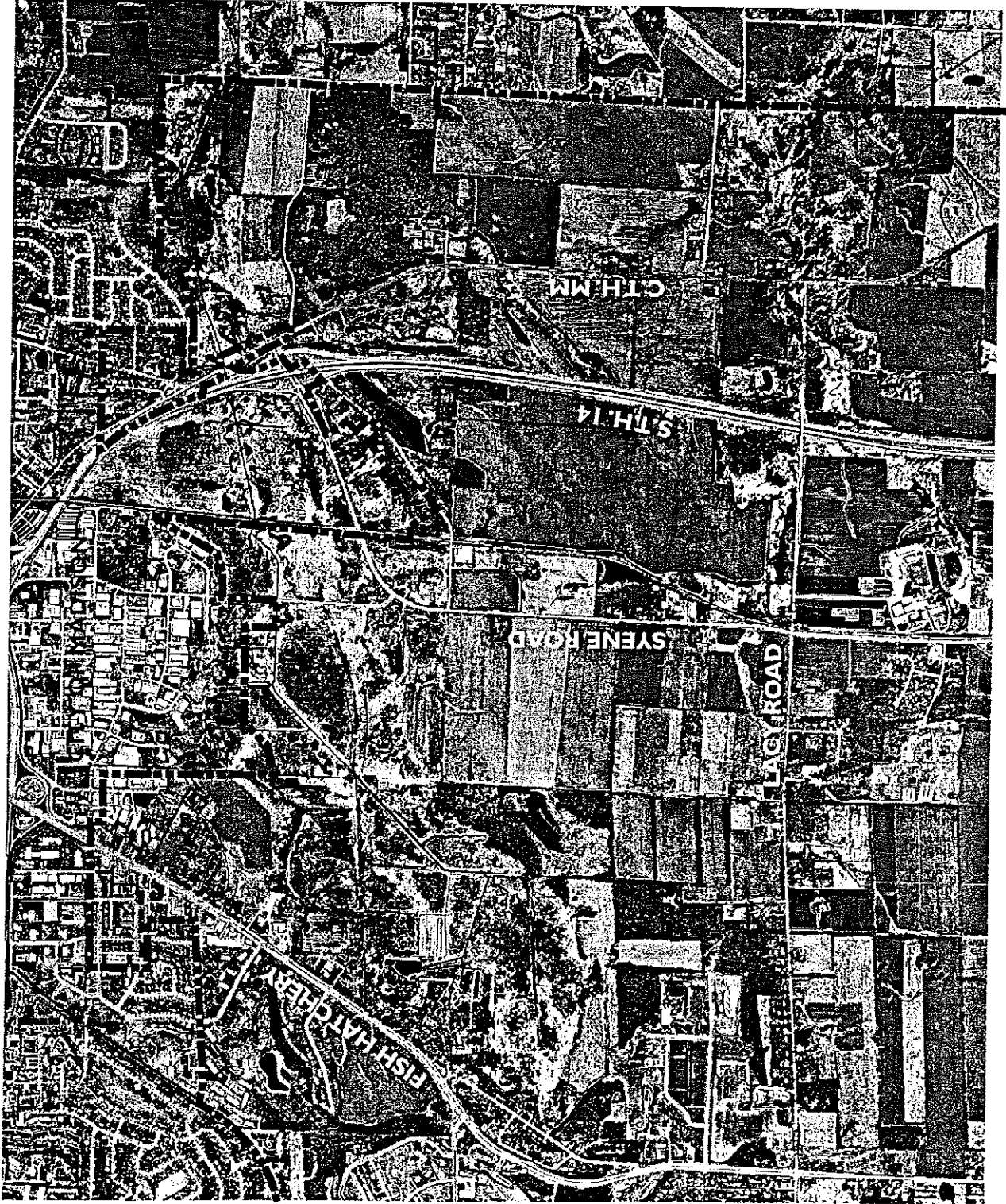
-  PLANNING AREA
-  ENVIRONMENTAL CORRIDORS
-  CENTRAL URBAN SERVICE AREA

FITCHBURG,
WISCONSIN

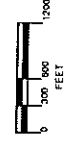


**NINE SPRINGS
NEIGHBORHOOD
PLAN**

AERIAL PHOTOGRAPH



**FITCHBURG,
WISCONSIN**



**DISCOVERY
GROUP**

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.

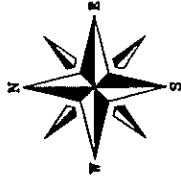
In addition to its natural resource characteristics, the E-Way Corridor is a major regional open space recreational resource with an extensive system of hiking, biking, and cross-country ski trails. The proposed Capital City Recreational Trail, which is the key link between the Glacial Drumlin State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

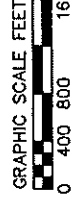
There are several small pockets of upland woodland and several wooded fence rows, but the majority of the upland is cultivated field.

NINE SPRINGS NEIGHBORHOOD PLAN

Major Property
Owners



SCALE: 1"=1600'



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LEGEND

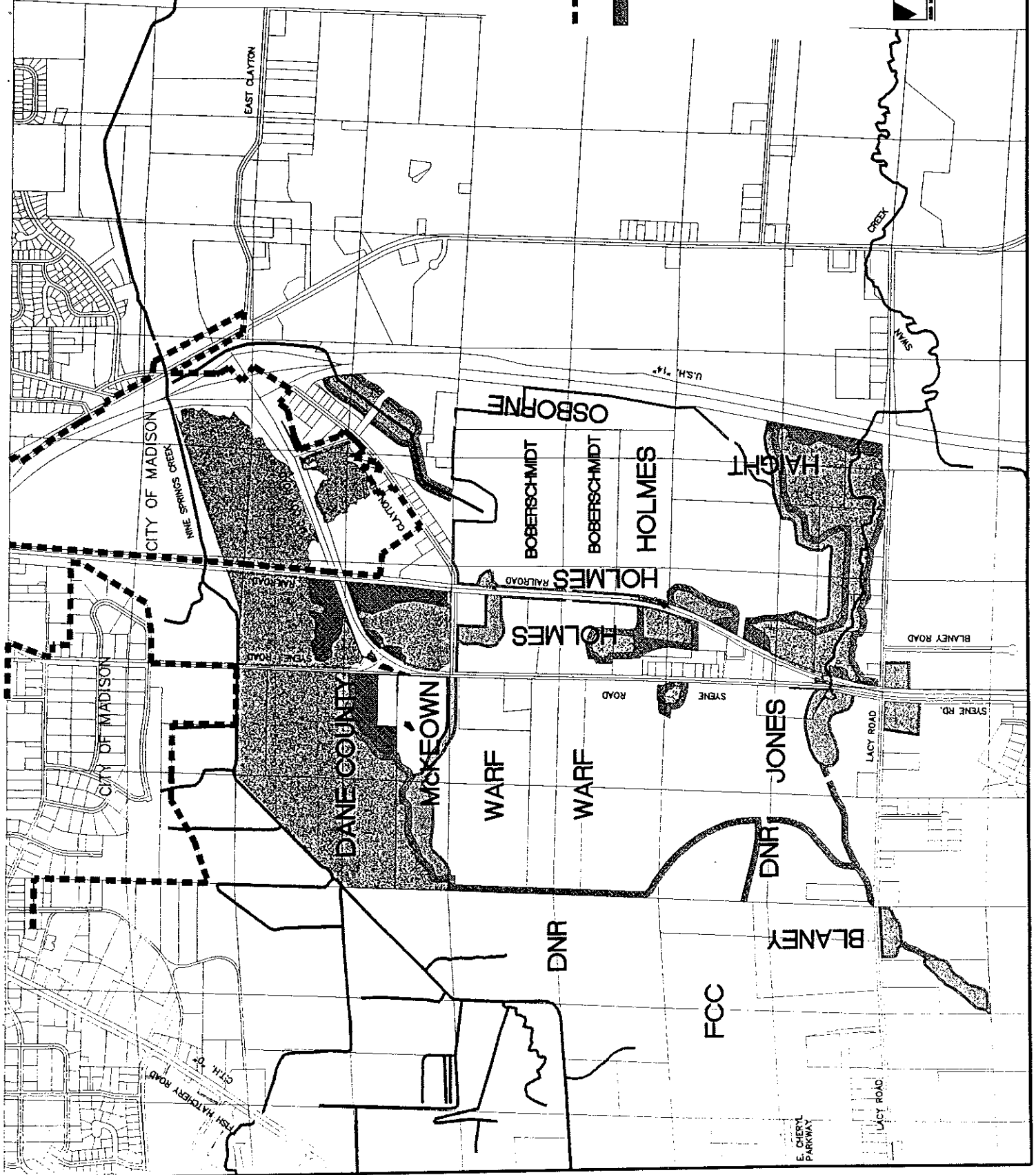
CITY OF MADISON-
FITCHBURG CORPORATE
BOUNDARY

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



FITCHBURG,
WISCONSIN

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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 XX.

Table 2 Land Use Acre Calculations

<u>Use Classification</u>	<u>Gross Acres</u>	<u>Net Acres</u>
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	73.3	73.3
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. Multifamily 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 WIDNR 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 WIDNR. 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 ($2027 \text{ dwelling units} / 316.04 \text{ net acres} = 6.41$).

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		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.

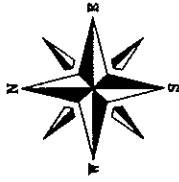
The Staging Plan on page 17 shows a general staging concept that anticipates that the initial phase of development will be the north part of the neighborhood, although the southwest part of the area may be developed as services as services from the west and north become available.

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



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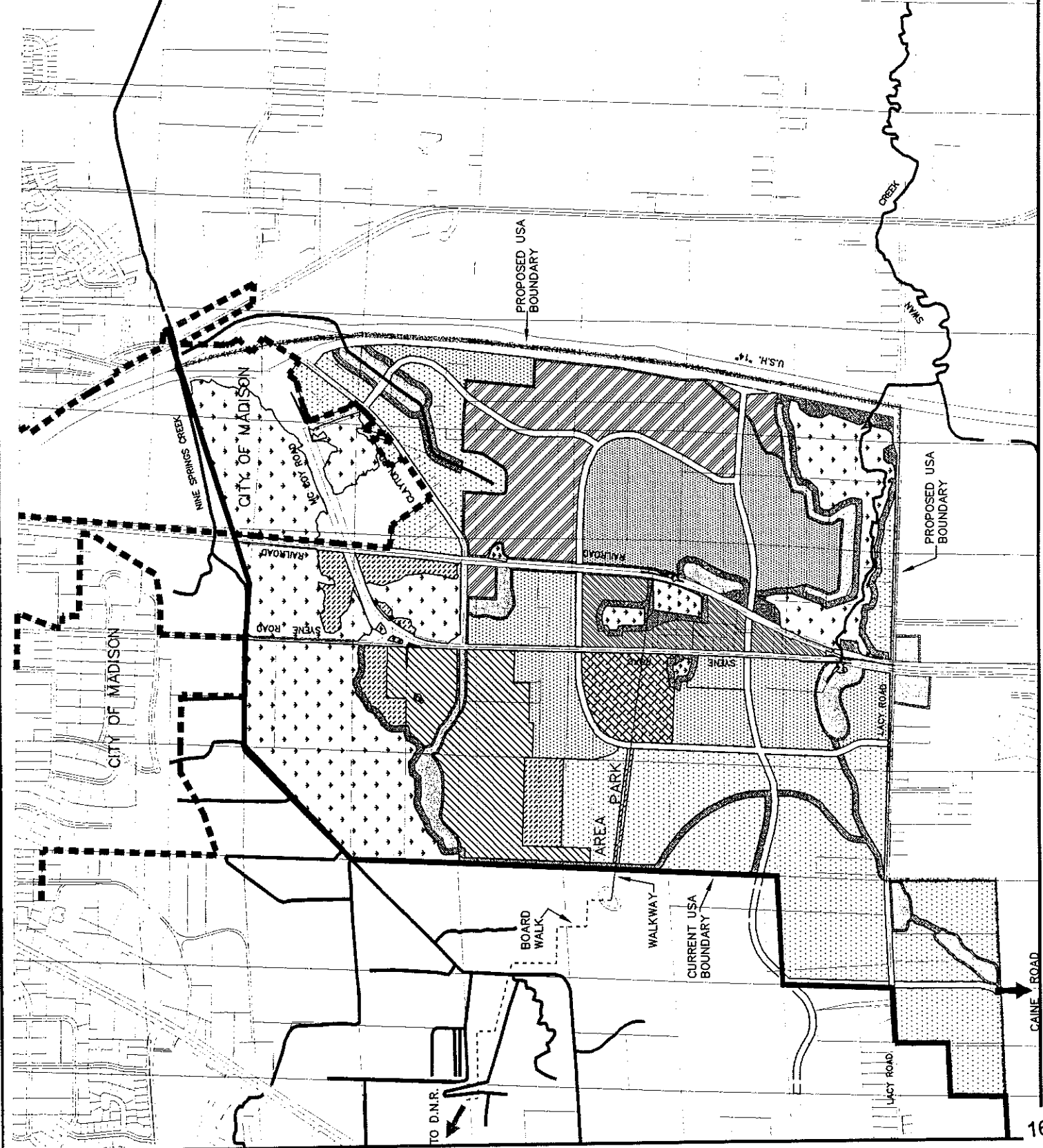
LEGEND

- 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.

VITRUM
ASSOCIATES
C100 MARKET PLACE ROAD
MADISON, WI 53703
608.277.5624

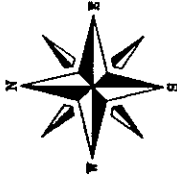
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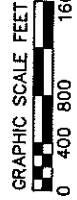


NINE SPRINGS NEIGHBORHOOD PLAN

Staging Plan



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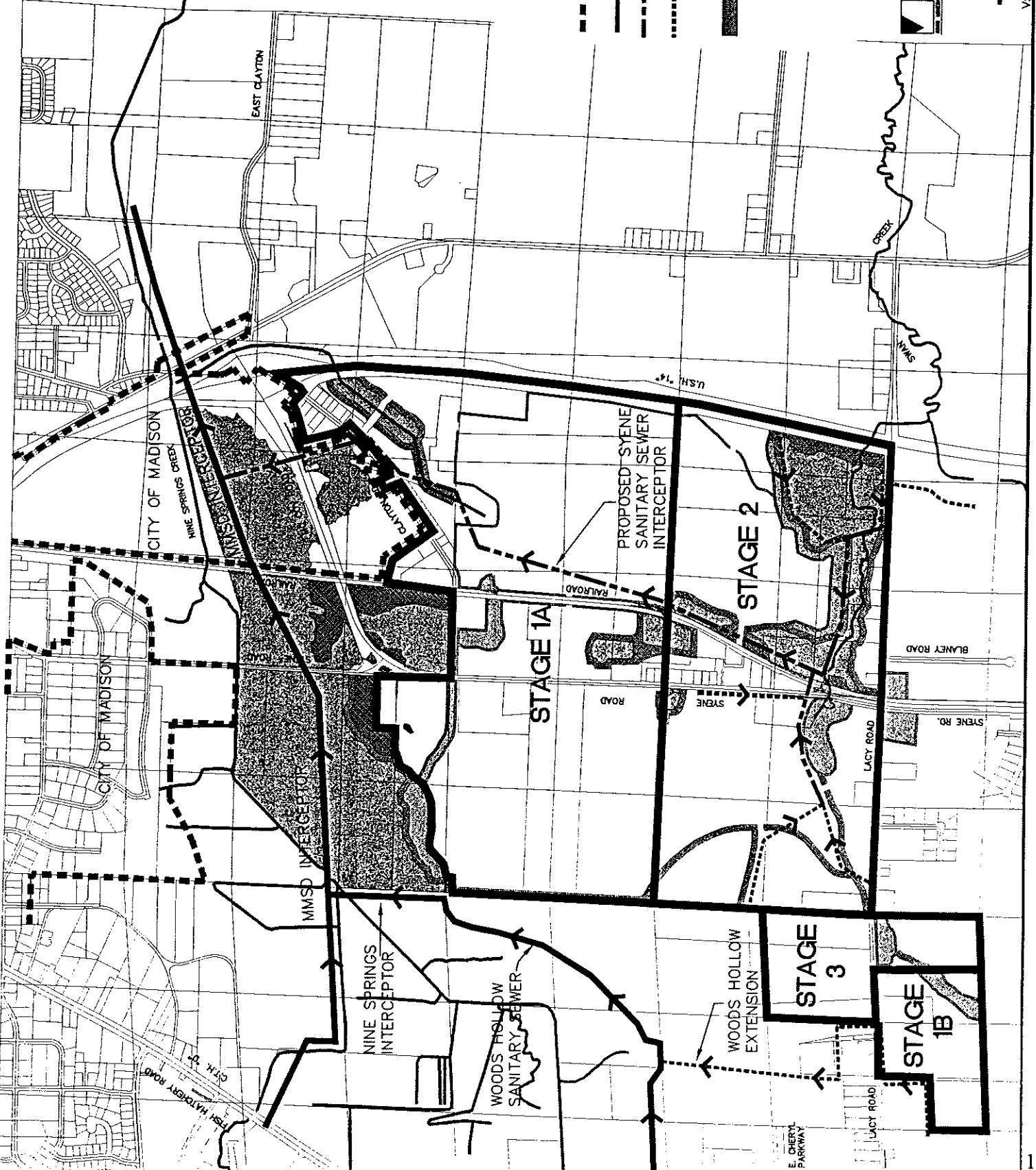
- CITY OF MADISON--
FITCHBURG CORPORATE
BOUNDARY
- EXISTING SANITARY
SEWER INTERCEPTOR
- PROPOSED SANITARY
SEWER INTERCEPTORS
- PROPOSED SANITARY
SEWER SERVICE LINES

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



FITCHBURG,
WISCONSIN

JOB NO. 7982420.00
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6. TRANSPORTATION PLAN

6A. ARTERIAL AND COLLECTOR STREETS

The key component of the Transportation Plan for the Nine Springs Neighborhood, as shown on page XX, is the extension of East Cheryl Parkway east of Fitchburg Center as the primary arterial corridor serving the neighborhood. Ultimately, a new interchange should be constructed at U.S. Highway 14 and East Cheryl Parkway to provide for more efficient highway access to the eastern and central portions of Fitchburg. The interchange could be constructed in two phases, with the first phase being the north "half-diamond" interchange ramps; however, land for a future "full-diamond" interchange should be reserved.

East Cheryl Parkway is anticipated to be an 80 foot right of way, although 100 feet should be obtained if any boulevard sections are ultimately decided. The intent of the street design west of Syene Road is to provide a minor arterial that will be compatible with a primarily residential neighborhood. Between Syene Road and the proposed U.S. Highway 14 interchange, East Cheryl Parkway will carry a higher volume of traffic, mainly from the business park uses and the high density residential.

The extension of East Cheryl Parkway and the construction of the proposed interchange at U.S. Highway 14 will relieve much of the traffic pressure on Lacy Road. Lacy Road will continue to function as a major collector street, but will not serve as the primary east-west corridor. The construction of the proposed interchange at East Cheryl Parkway and U.S. Highway 14 will also provide relief from traffic that would otherwise be concentrated at the McCoy Road/Rimrock Road interchange.

The other major collectors shown on the Transportation Plan will provide efficient access through newly developed subdivisions. The alignments shown on the Transportation Plan are generalized, and the final platting of these areas may reflect modifications of the alignment, but the through-connections should be made as shown on the Transportation Plan.

Additional traffic modeling will be needed to identify the full extent of traffic impacts that would result from the relocation of the proposed Highway 14 interchange from Lacy Road to East Cheryl Parkway. These potential impacts include impacts on the traffic movement at the existing McCoy Road interchange, impacts on Goodland Road and other streets east of Highway 14, and the impact of traffic on existing portions of East Cheryl Parkway and West Cheryl Parkways west of Fish Hatchery Road.

6B. TRANSIT ROUTES

The transit routes should use the proposed collector streets as identified in the Transportation Plan. However, some local streets that would have density levels of more than 5--6 dwelling units per acre should be considered as possible bus transit routes. Collector streets should be designed to accommodate transit bus service. The curve radii should be sufficient to meet prevailing transit equipment turning specifications. Transit pull-outs for major streets should be incorporated into the street design at the time of street construction.

The Transportation Plan map indicates the long-range potential for commuter rail service on the existing railroad corridor. The land use for the Nine Springs area has concentrated higher density development near the rail line and Syene Road for ease of access to transit options. Although recent regional studies do not show the rail corridor through the Nine Springs Neighborhood as a high priority transit corridor, the options for potential transit service should be reserved. The City of Fitchburg, with cooperation from WIDOT and the Village of Oregon, is looking have the state purchase the Union Pacific rail line to preserve transit and freight options for this corridor.

A potential transit station site is designated at the rail line (between East Cheryl and McCoy Roads) to primarily serve

rail users. Bus and rail users could also be served by a transit stop located along East Cheryl Parkway between the railroad tracks and Syene Road. While a bus system may be more immediately available to serve the neighborhood, rail access to downtown Madison and other points should also be pursued.

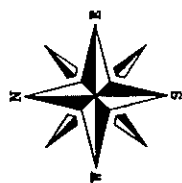
6C. PEDESTRIAN-BICYCLE

The plan is not only transit friendly in terms of its overall density, but it is also pedestrian and bicycle friendly. The City policy of requiring sidewalks is to continue, as well as the use of recreational paths through some of the linear park areas. The seventy-five foot linear parkway that extends from Lacy Road north to the WARF land should have a recreational path constructed within it to connect McGaw Park with the Capital City State Trail. Recreational trail opportunities will exist in other areas as well, particularly the HDR and business park areas. Connections to the major trail networks should be considered as the land is platted and developed.

A major pedestrian promenade is proposed to link the WARF property to the transit station and the commercial area. This same pedestrian corridor should be extended to the highpoint of the WIDNR lands just west of the WARF property, with an access, by boardwalk northeasterly through the WIDNR wetland areas to connect to the fish hatchery. In any residential area through which the pedestrian promenade runs, a linear park of 75 feet in width should be obtained in which to locate the promenade. The promenade can be utilized as an organizing feature for the surrounding residential development, and in that sense innovative planned development techniques should be utilized for the housing that surrounds the pedestrian promenade.

NINE SPRINGS NEIGHBORHOOD PLAN

Transportation Plan



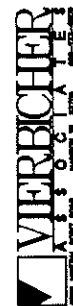
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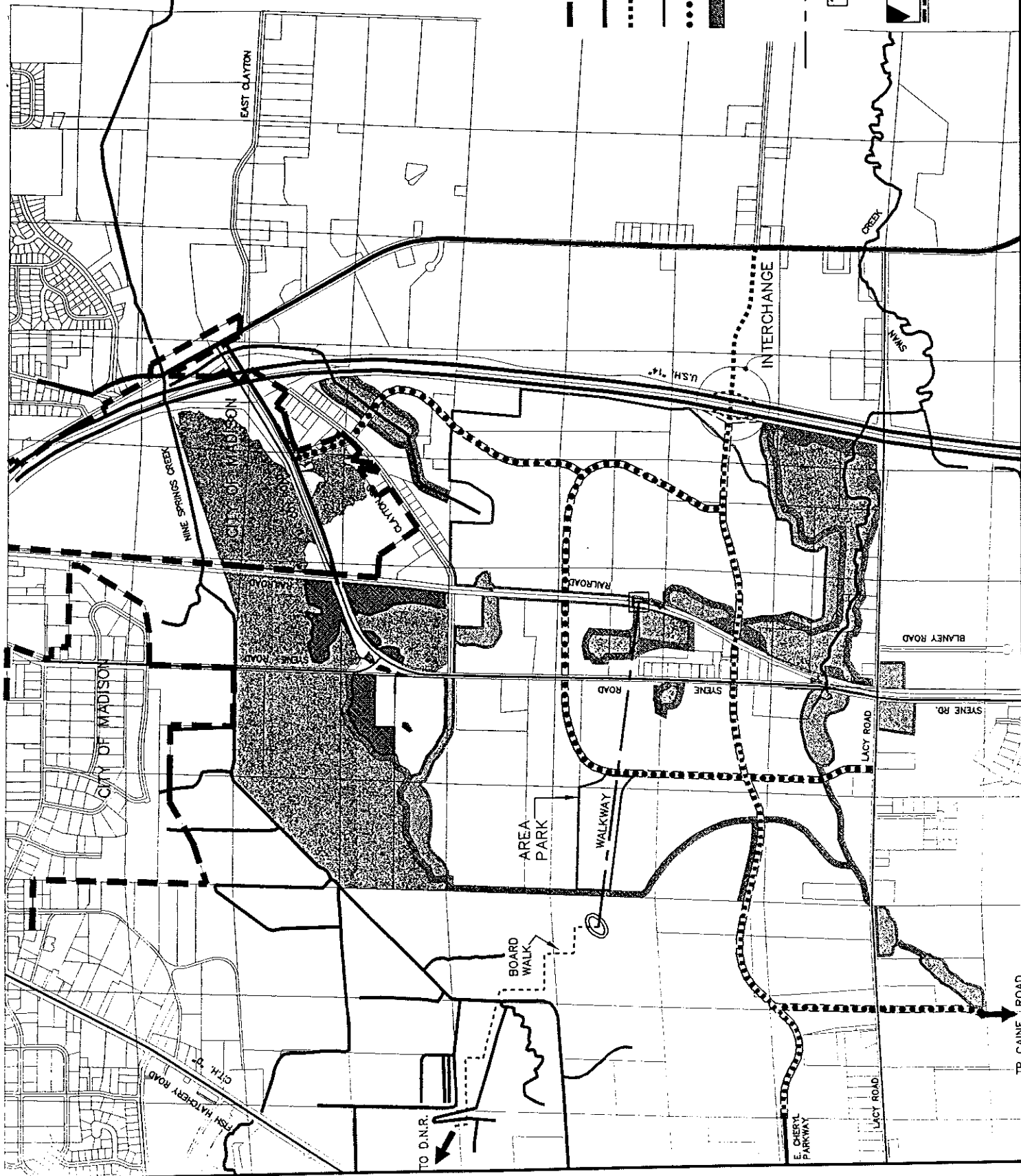
LEGEND

- CITY OF MADISON—
FITCHBURG CORPORATE
BOUNDARY
- EXISTING
ARTERIALS
- PROPOSED
ARTERIALS
- EXISTING
COLLECTOR
- PROPOSED
COLLECTOR
- WATER QUALITY BUFFER
AREAS, PROPOSED
DETENTION BASINS,
DELINEATED WETLANDS
AND ENVIRONMENTAL
CORRIDORS
- MAJOR WALKWAY
- T TRANSIT STATION



FITCHBURG,
WISCONSIN

JOB NO. 7982420.00
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7. URBAN SERVICES

7A. SANITARY SEWER SERVICE AND PUBLIC FACILITIES

The majority of the Nine Springs Neighborhood can be served by the proposed Syene gravity flow interceptor sewer. This sewer will access through City of Madison roughly along the Herman Road line to connect to the Madison Metropolitan Sewerage Districts Nine Springs Valley Interceptor. North of McCoy Road, the sewer line is intended to follow an old access road so as to minimize any disruption to the adjoining lands and vegetation. The far southwestern part of the proposed neighborhood, being some of the lands in sections 10 and 15, can be served by a connection to the Woods Hollow sanitary sewer extension. The plan area is already within the MMSD boundaries.

The generalized interceptor routes and connecting service lines are shown on the Sanitary Sewer Plan map.

7B. PUBLIC WATER UTILITY

The Nine Springs Neighborhood will be served with public water supply as part of the City's looped water utility system. The water service will enter the Nine Springs Neighborhood from the west via existing lines in Fitchburg Center and along Lacy Road. A possible new well site is located east of Syene Road and a proposed elevated storage facility site is located east of U.S. Highway 14, as shown on the Public Facilities Plan. However, other well sites, such as near the Eby property are being examined. In late October, 1998 the WIDNR informed the City that it needs to pursue additional well capacity. The Utility has been pursuing conservation measures, but such measures may not be sufficient to provide the water savings required to offset a new well.

Siting of the new well should be done in a manner that minimizes the hydrologic impact on the Nine Springs E-Way and Swan Creek.

7C. STORM WATER MANAGEMENT FACILITIES

The City of Fitchburg engaged Vierbicher and Associates in 1997 to undertake a storm water management plan for the Nine Springs neighborhood. The report, finalized in June of 1998, has as its purpose to minimize storm water runoff, maximize infiltration, prevent property damage and hazardous conditions, prevent erosion, reduce Storm water sediment and nutrient deposition in the Storm water conveyance system and waterways. The guiding principle is to enhance, protect and preserve the unique environmental character of the Nine Springs Creek E-Way corridor. To meet the principles and goals established, the report recommends unique measures. The plan proposes a combination of prairie grass channels and Storm water basins. Prairie grass channels of varying width are proposed as a main conveyance element. Stormsewers will still be required to collect Storm water, mainly from streets and deliver the Storm water to the swales. However, swales should be used wherever possible.

An analysis of vegetation types, accomplished by Vierbicher and Assoc., indicated that prairie grass infiltrates the greatest amount of Storm water. Vegetated filter strips planted with native ground cover and vegetation slow down runoff and allow the water to infiltrate. The infiltration is enhanced by the root depth of the prairie grasses and other macropores that result from earthworm activity. Not only does the native grass channel infiltrate Storm water runoff but it also can help trap water to reduce pollutants. In the land use plan of the Fitchburg Center project, Prof. Leo Jakobson noted that native grass channels can, depending upon the roughness coefficient, trap water borne pollutants up to a 95% efficiency level.

The next major aspect of the Storm water management system is the use of Storm water basins. The proposed basins, as outlined in the Vierbicher plan, will utilize wet detention ponds which improve the water quality, stabilize or recharge the groundwater table, and increase the water amenities in development for aesthetic, recreational, and wildlife habitat. The prairie grass channels will also provide linear connections, and habitat for the wildlife. To

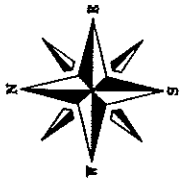
provide added Storm water quality protection in areas where there may be land uses prone to spillage (e.g. gas station), such establishments should provide pre-treatment and on-site containment. The basin which is noted in the westerly portion of the McKeown property (northwest corner of the acquisition reserve area) may need to be located further east to avoid potential conflicts with the Capital City State Trail. Further study will be undertaken at the time of formalization of storm water studies to determine the basins optimum location. All pond locations should be considered conceptual and are subject to change as storm water plans are finalized.

Pond types, as recommended by Vierbicher, should be reevaluated during final development engineering when all factors effecting runoff, water quality, and seepage of the ponds have been determined.

With the proposed prairie grass collection and infiltration system there is expected to be an increase in Storm water infiltration from the current land use situation. Prof. Erhard Joeres has noted that runoff from an impervious surface routed to a area of highly permeable surface (e.g. prairie grass swales) can actually have a net increase in the overall infiltration. The increase of infiltration from the proposed Storm water plan will occur over a geographically diverse area so that infiltration occurs at many locations--the prairie grass swales and the Storm water ponds. On-site development methods, such as downspouts to grass areas, and sheet flow from parking areas can be simple measures to increase infiltration, and such activities should be strongly encouraged.

NINE SPRINGS NEIGHBORHOOD PLAN

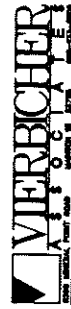
Sanitary Sewer Plan



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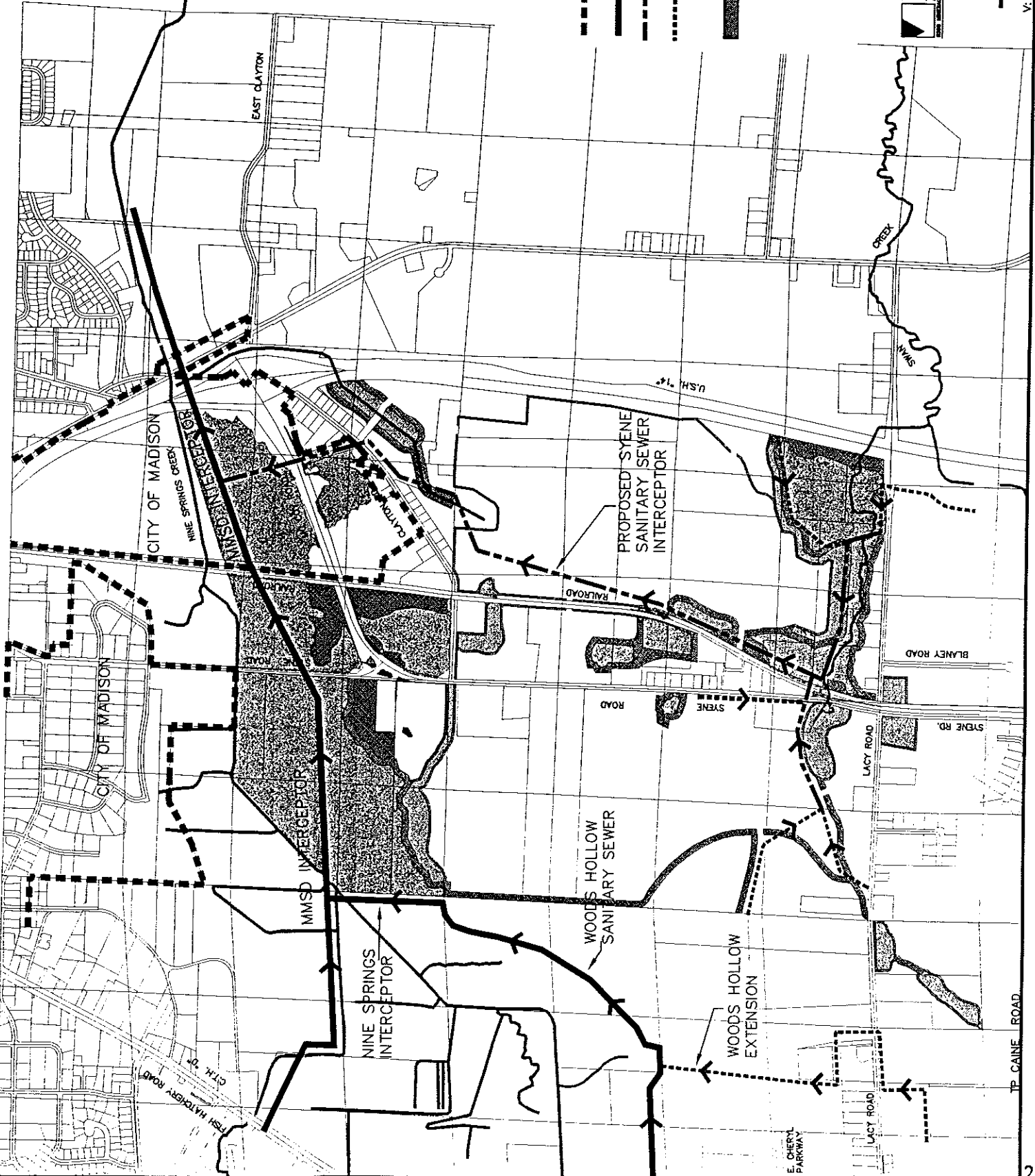
LEGEND

- 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



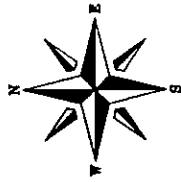
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NINE SPRINGS NEIGHBORHOOD PLAN

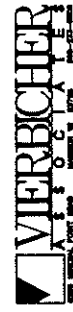
PUBLIC FACILITIES



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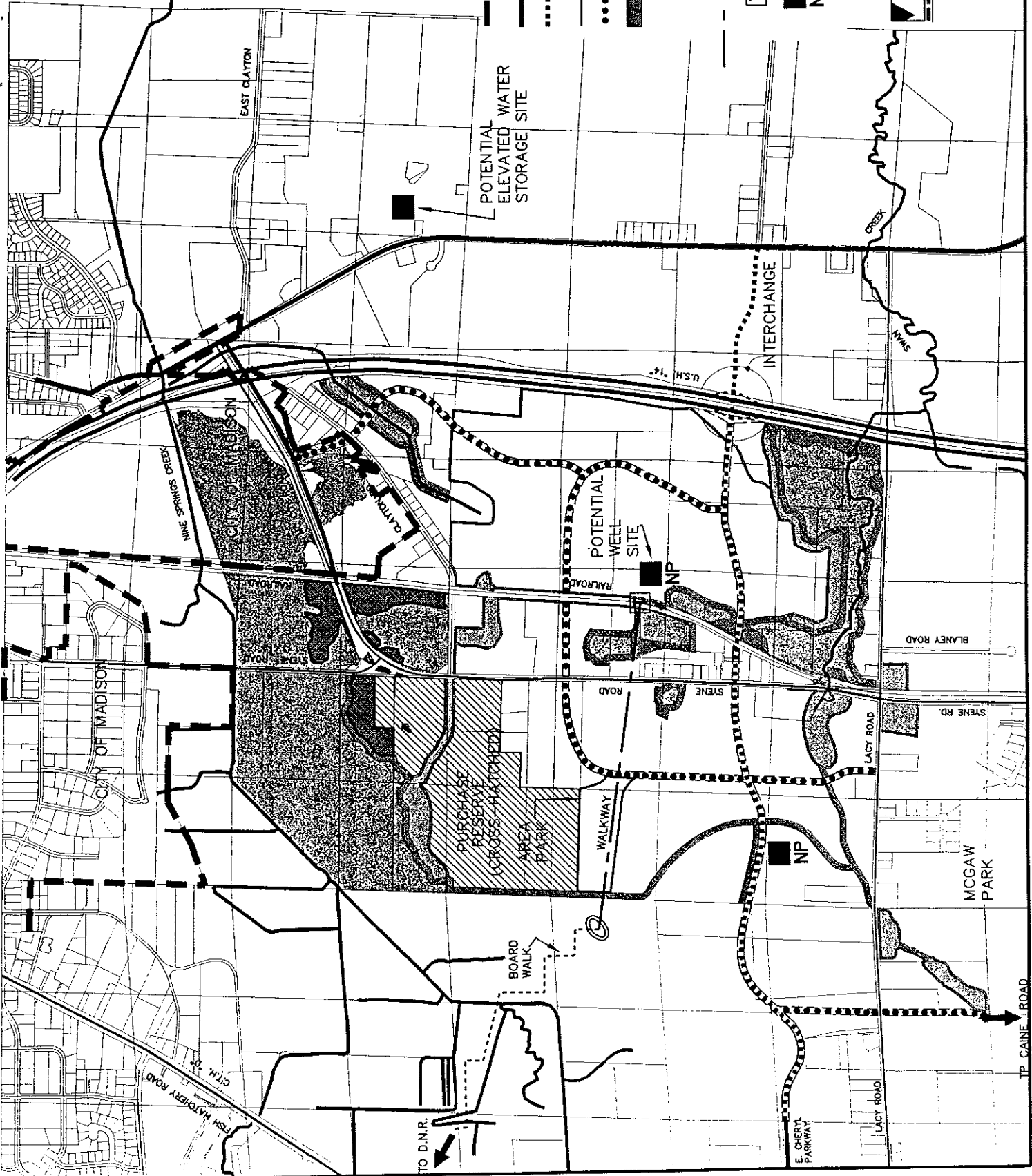
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- CITY OF MADISON-FITCHBURG CORPORATE BOUNDARY
- EXISTING ARTERIALS
- PROPOSED ARTERIALS
- EXISTING COLLECTOR
- PROPOSED COLLECTOR
- WATER QUALITY BUFFER AREAS, PROPOSED DETENTION BASINS, DELINEATED WETLANDS AND ENVIRONMENTAL CORRIDORS
- MAJOR WALKWAY
- TRANSIT STATION
- NEIGHBORHOOD PARK



FITCHBURG,
WISCONSIN

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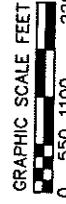


LEGEND

- NINE SPRINGS NEIGHBORHOOD WATERSHED BOUNDARY
- SUBWATERSHED BOUNDARY
- NINE SPRINGS CREEK/SWAN CREEK / DRAINAGEWAY
- DELINEATED WETLANDS
- SUBWATERSHED DESIGNATION
- 10' CONTOUR
- RECOMMENDED WET DETENTION WATER QUALITY / WATER QUANTITY PONDS
- RECOMMENDED PARK / CONSERVANCY / OPEN SPACE PRAIRIE GRASS VEGETATION WATER QUALITY BUFFER AREAS

SUBWATERSHED A - 465± ACRES
 SUBWATERSHED B - 215± ACRES
 SUBWATERSHED C - 70 ± ACRES
 SUBWATERSHED D - 245± ACRES
 SUBWATERSHED E - 270± ACRES
 SUBWATERSHED F - 190± ACRES
 SUBWATERSHED G - 35 ± ACRES
 SUBWATERSHED H - 215± ACRES

TOTAL WATERSHED = 1705± ACRES
 = 2.66 ± SQ. MI.

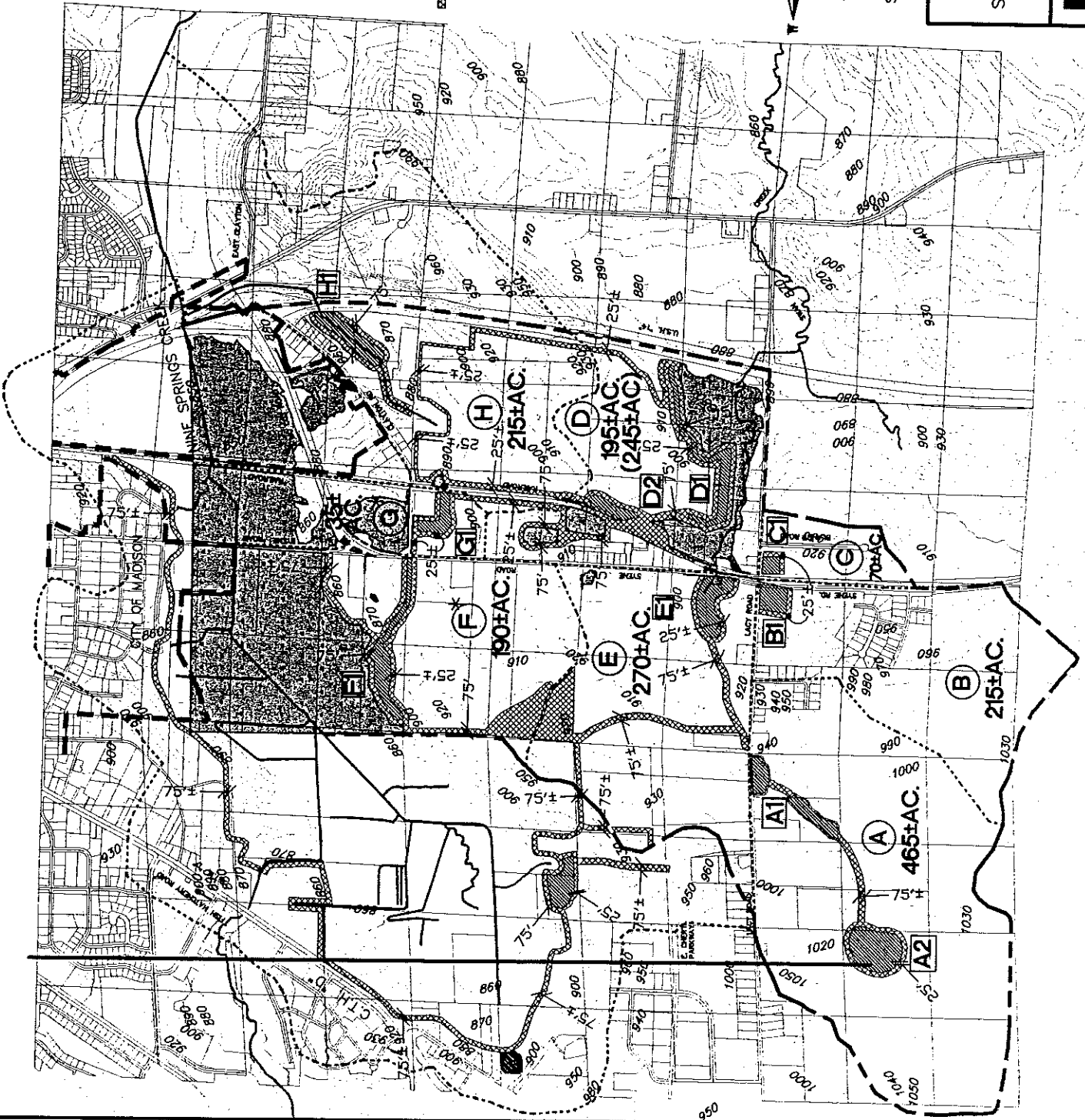


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 V. FITCH-LANDUSE (STRAFFORD)

RECOMMENDED STORMWATER
 MANAGEMENT FACILITIES
 NINE SPRINGS NEIGHBORHOOD
 STORM WATER MANAGEMENT PLAN
 CITY OF FITCHBURG
 MAP EXHIBIT NO. 4

VIERBICHER
 ASSOCIATES
 2330 ANNAPOLIS ROAD
 BALTIMORE, MD 21206
 410-525-1300



8. SCHOOL LOCATIONS

Sites for an Oregon School District elementary school and middle school should be reserved in the Nine Springs Neighborhood. The sites for an elementary school should be approximately 10 acres and a site suitable for the middle school should be approximately 20 acres. A combined site should be approximately 20 to 25 acres. The institutional area noted at 26 gross acres would provide suitable acreage. However, Department of Public Instruction guidelines would require about 15--16 acres for an elementary school. The institutional site would also be appropriate for other educational facilities--private or public. A campus type approach working around the pedestrian promenade would be especially desirable.

It may be desirable, however, to provide the elementary and/or middle school to the west or northwest of the institutional area so that the public school lands can take advantage of the area park and the E-Way. More efficient school land use could result from this arrangement as well as access to the open laboratory that is the E-Way.

9. PARK AND RECREATION FACILITIES

9A. NEIGHBORHOOD AND COMMUNITY PARKS

The Nine Springs Neighborhood will require at least two neighborhood parks and an area park, as shown on the Public Facilities Plan map. The neighborhood parks should be located so that all developed neighborhoods are within approximately one-quarter of a mile of a neighborhood park. When fully developed, the Nine Springs Neighborhood will require two additional neighborhood parks and a larger area park to serve the area north of Lacy Road. The area south of Lacy Road can be served by McGaw Park and the proposed park identified in the Oak Meadows preliminary plat (plat of Eby property). General neighborhood park locations are identified in the public facilities plan map, but their final sizes, and location, will be determined by the Park Commission at time of platting. The neighborhood parks should generally be in the 5 to 8 acre range. An area park is shown within what would be acquisition reserve (and should be considered acquisition reserve if the park does not reach its potential at this location) and is about 12 acres in size. Linear park connections are also proposed such as the linear connection that runs northerly from the proposed East Cheryl Parkway extension to the southern edge of the proposed area park and the land acquisition reserve area.

The parks should be acquired through land dedication at the time of platting. The City's current parkland dedication regulations require the dedication of 2,900 square feet of land per dwelling unit. The City's parkland dedication requirements specify that Storm water retention and detention basins, wetlands, floodplain, and the initial 75' of upland within environmental corridors cannot be used to meet the land dedication requirements. These nonpark open space areas are handled in the ordinances as separate dedications or preservation areas.

Where feasible, parks should be located adjacent to Storm water management areas, school sites, or other open space areas.

9B. OPEN SPACE CORRIDORS AND E-WAY BUFFERS

In addition to the neighborhood and community parks shown on the Parks and Open Space Plan, the City should reserve connecting open space corridors that will provide continuous recreational trail and open space linkages between subdivisions within the Nine Springs Neighborhood. Some of the Storm water conveyance areas could be widened to serve that purpose.

Where feasible natural drainageways should be used as open space corridors or "greenways." The greenways containing drainageways should be at the width recommended in the storm water study, or somewhat wider if recreational trails are included within them. Where the open space linkage corridors, as shown on the storm water plan are not specifically drainageways, parkland dedication should be used to acquire those areas for trail connections. One such upland corridor is located at the westerly portion of section 11 roughly from the proposed East Cheryl Parkway north to the proposed acquisition reserve on the WARF property.

The E-Way Committee Report recommended that certain lands (part of WARF, McKeown, and Gervasi lands) should be included in the E-Way and that the affected municipalities support these boundaries. The acquisition is the responsibility of Dane County, and/or the WIDNR. The reasons for the E-Way Committee recommendation include, but are not limited to: 1) the importance of the E-Way as a public resource involving the protection of the adjoining wetland, and one of the few remaining undisturbed sedge meadow wetlands; 2) the potential adverse impact that the development of the land could have (as this area slopes directly to the Nine Springs E-Way) relative to storm water erosion, infiltration, and to the nearby springs; 3) physical site limitations relative to slope and soil conditions which pose development constraints, and 4) that the land is intended to be acquired and that a land exchange or purchase is anticipated. If these lands are to be publicly acquired the acquisition would be the responsibility of Dane County and/or WIDNR through purchase or land exchange between WARF and the WIDNR; it is not anticipated that the City of Fitchburg would be purchase or participate in the purchase of these lands, except for the use of parkland dedication and/or fees -in-lieu of dedication to obtain a minimum 12 acre area park. Preferable, the area park should be about 15 acres. The intent is to insure protection of the springs, wetlands and creek from the effects of urbanization. It can be expected that any form of urbanization proposed for these lands will be highly scrutinized.

It should be noted that some of the designated buffers are shown as potential acquisition lands in the Nine Springs Creek E-Way Corridor Plan adopted by Dane County. The precise location and size of the buffer areas will be determined at the time that the plats and/or development proposals are submitted and final storm water conveyance requirements and other trail connections are known.

The precise location and size of the buffer areas will be determined at the time that plats and/or development proposals are submitted and final storm water conveyance requirements and any other trail connections are known.

10. ECONOMIC AND FISCAL IMPACT

10A. ESTIMATED NINE SPRINGS NEIGHBORHOOD DEVELOPMENT VALUE

The proposed land use plan for the Nine Springs Neighborhood calls for development of up to 1,990 dwelling units, 315,200 square feet of commercial space, and 1,295,823 square feet of business park. Also included is the value for the institutional development of an estimated 303,526 SF, although it is likely that the institutional development would be tax exempt. The commercial, business park and institutional values noted in the table below is the average of the high and low ranges noted for each use in table 5 Build-Out Business and Institutional Development. The potential tax base generated by this level of development, based on estimated 1996 construction costs, would be approximately excluding the institutional value.

Table 6 Estimated Development Value (1996 Construction Costs)

<u>Use Classification</u>	<u>Estimated Tax Base</u>
Low Density Residential (544 Dwelling Units @ \$200,000 per D.U.)	\$108,800,000
Medium Density Residential (511 Dwelling Units @ \$150,000 per D.U.)	\$76,650,000
High Density Residential (935 Dwelling Units @ \$115,000 per D.U.)	\$107,525,000
Commercial (236,400 SF @ \$70.00 per SF)	\$16,548,000
Business Park (971,867 @ \$40.00 per SF.)	\$38,874,680
Institutional (227,645 SF @ \$70.00 per SF)	<u>\$15,935,150</u>
Total Estimated Value	\$364,332,830

10B. FISCAL IMPACT ANALYSES

While it is apparent that new development in the Nine Springs Neighborhood will significantly increase the City's tax base, it is not feasible at this point to determine whether the tax revenues generated from individual developments will be sufficient to cover the cost of providing public services and facilities.

The City should develop a methodology that can be consistently applied to new developments to determine the fiscal impact of each development. At the present time, this type of analysis is typically provided by the developer/applicant and the assumptions used by each applicant may vary considerably.

The City should establish some base "level of service" guidelines for fiscal impact analyses that should be applied consistently to each individual development. Ideally, the "level of service" guidelines should be prepared within the context of a "Public Needs Analysis" as required by Wisconsin's Impact Fee Law (Wisconsin Statutes ss 66.55)

10C. MAJOR INFRASTRUCTURE FINANCING

The provision of urban services in the Nine Springs Neighborhood will require several major infrastructure system improvements, including the extension of sanitary sewers, some through undevelopable land in and adjacent to the E-Way, and the potential extension of looped water mains through undevelopable WIDNR, or WARF property. A new well and possible

future reservoir are required, although not necessarily only due to growth in the nine Springs area. The City typically finances these major infrastructure improvements, along with potential basin-wide storm water management facilities through either area assessments or impact fees paid at the time of development. A storm water utility district is being considered as another option for financing the installation of the area-wide aspects of the storm water management system. The City has used some impact fees to recover costs associated with some transportation improvements, and the use of dedications to obtain the necessary right-of-way. An opportunity exists for the City to look at further expansion of impact fee options for the financing of additional off-site highway improvements.

11. PLAN EVALUATION

Within five to eight years of plan adoption the City should re-evaluate the planning situation. Particularly important would be to examine further possible redevelopment options that may start to be present, and to examine overall density particularly in the rail corridor. School location decisions may also play an important role in plan evaluation.

The Nine Springs Plan should not be viewed as a static document, but rather it should be analyzed and re-evaluated based on the different and varying situations that may become present overtime. The main goals, however, of a balanced neighborhood that is transit friendly should be present and where possible built upon.