

# ROYAL CAPITAL

A Venture & Holdings Company

September 21, 2021

City of Fitchburg – Plan Commission  
Fitchburg City Hall  
5520 Lacy Road  
Fitchburg, WI 53711

RE: Nine Springs Masterplan Development

To: City of Fitchburg Plan Commission,

It is with pleasure that we submit this package of information on the Nine Springs Masterplan Development for concept plan review at the scheduled Plan Commission meeting on October 19, 2021. Our team, which includes Engberg Anderson Architects, JSD Professional Services, and Vandewalle and Associates; reviewed the previously approved plans for this site (@Edge) and have held development planning sessions with key stakeholders including City of Fitchburg Staff. The initial feedback received is valuable and has helped to shape our concept plan submittal.

Enclosed, you'll find the following:

- Site Plan
- Character Imagery
  - Schematic renderings
  - Inspiration images – site amenities

We look forward to discussing and obtaining feedback on the following:

- Site plan (Masterplan)
- Ingress and Egress
- Mix of uses
- Site Amenities

Sincerely,  
Royal Capital Group



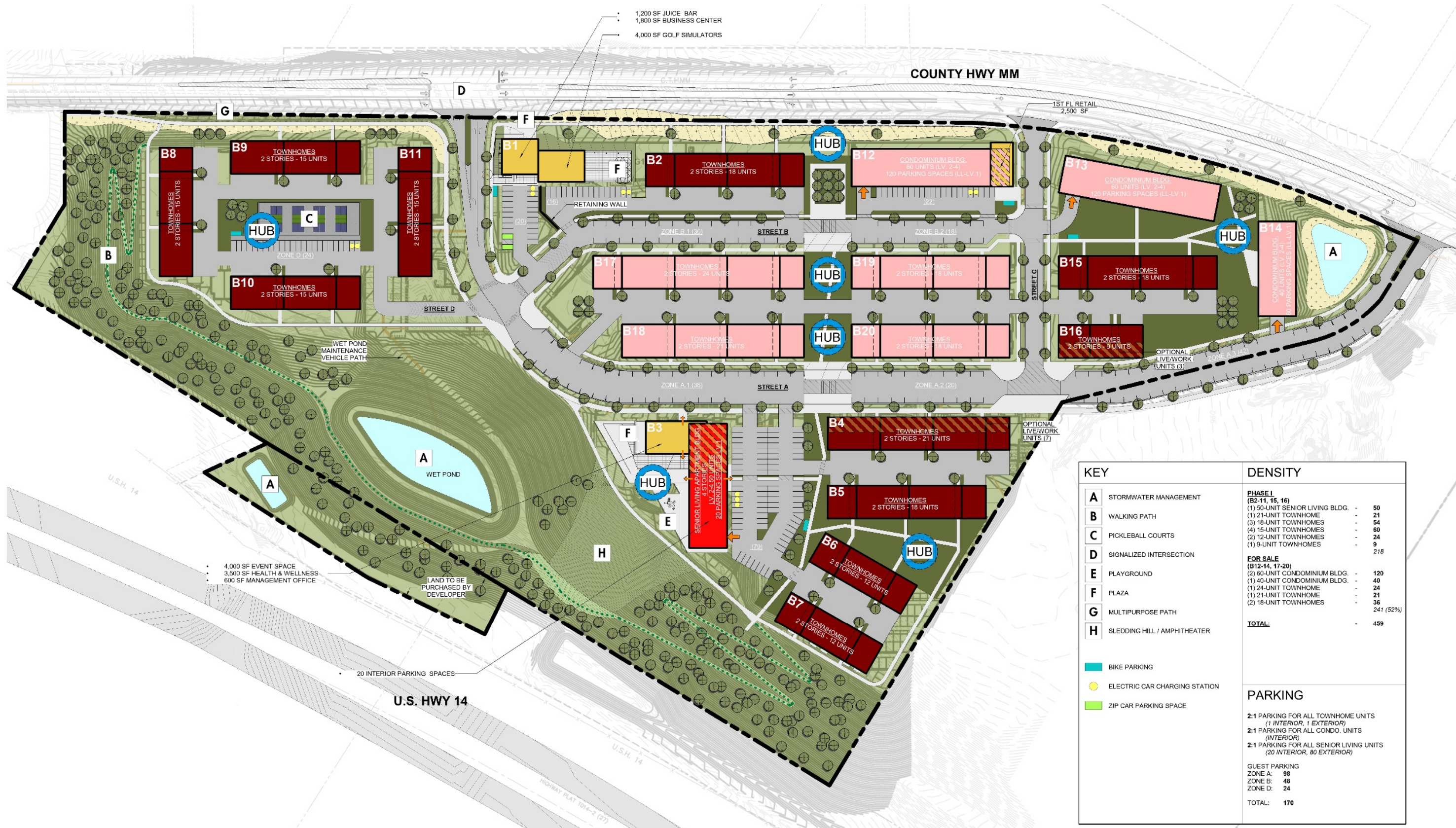
Kevin L. Newell, Founder and CEO

10-19-2021

FITCHBURG  
NINE SPRINGS  
DEVELOPMENT



CONCEPT PLAN SUBMITTAL



# ARCHITECTURAL SITE PLAN



PRELIMINARY RENDERINGS

**ROYAL CAPITAL**  
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**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners

**Engberg  
Anderson**  
ARCHITECTS



PRELIMINARY RENDERINGS

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PRELIMINARY RENDERINGS

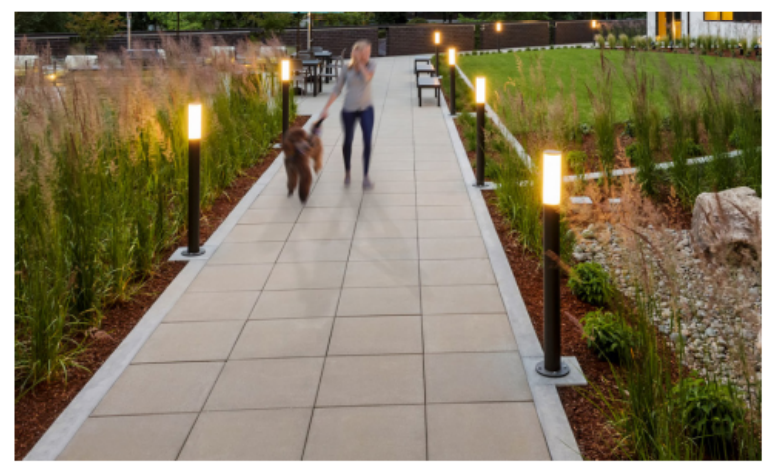
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# LANDSCAPE AMENITIES SITE PLAN



PEDESTRIAN TRAVEL -TRAIL SYSTEMS



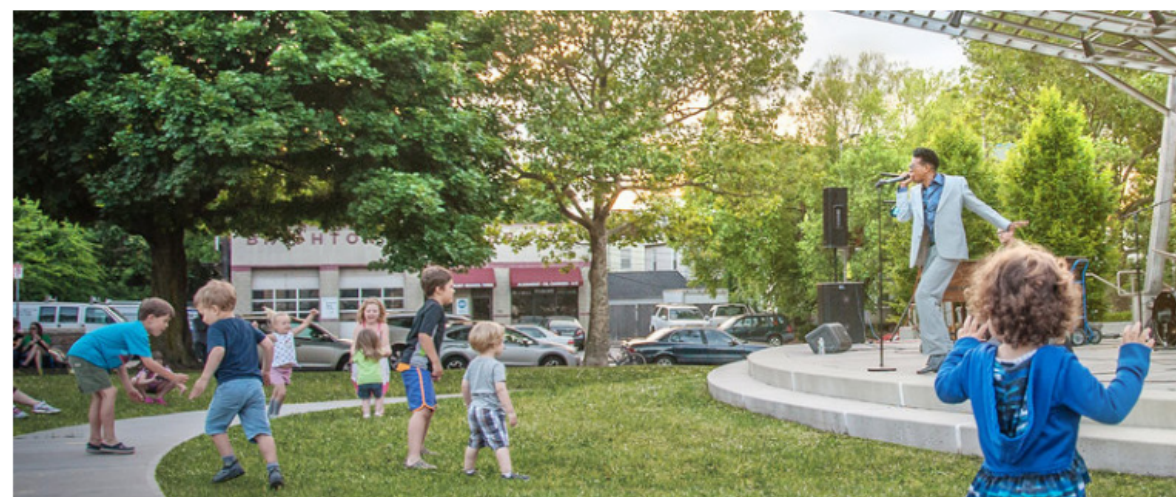
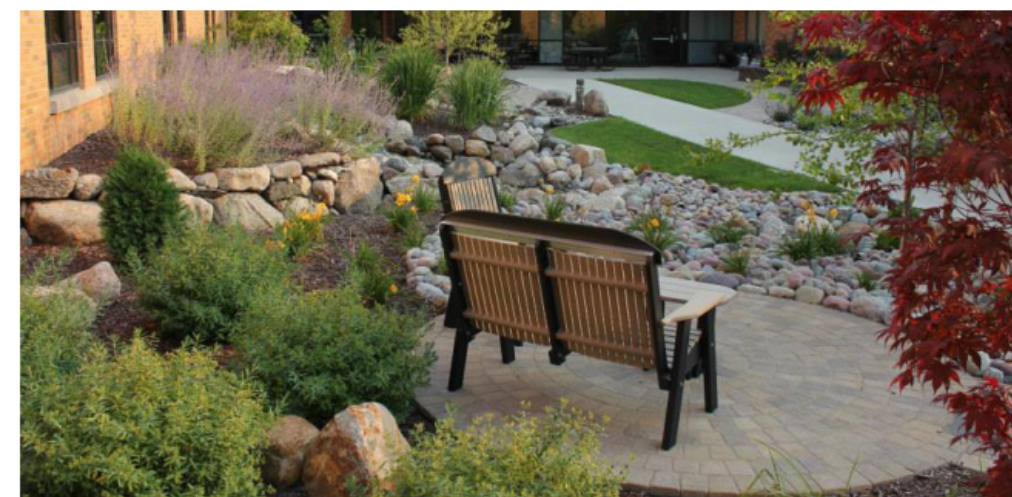
**1** SPORTS COURTYARD



SOCIAL HUBS – SPORTS COURTYARD



**2** COMMUNITY PLAZA & GARDEN

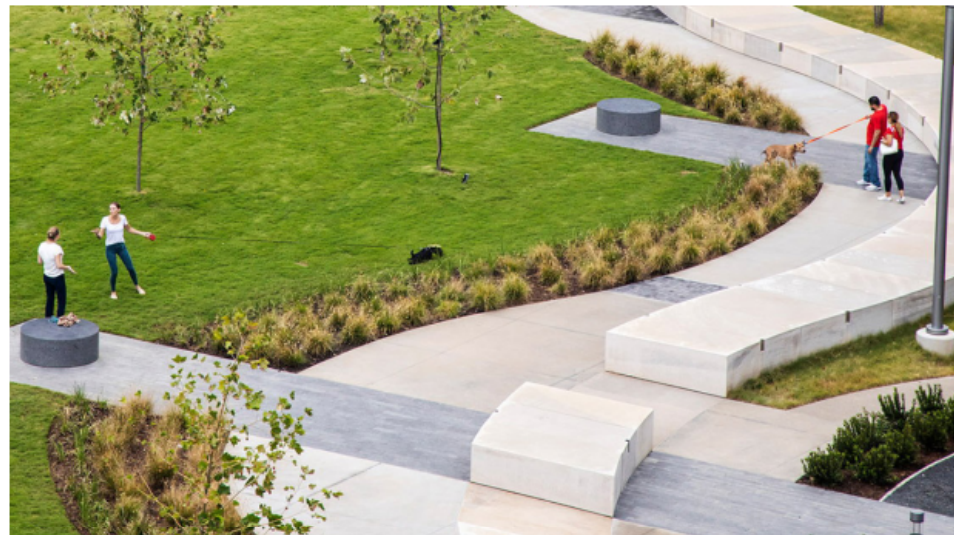


SOCIAL HUBS – COMMUNITY PLAZA & HEALING GARDEN

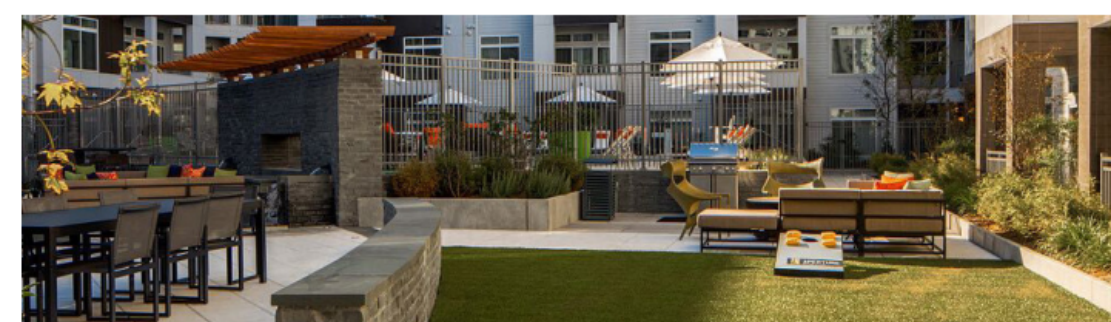
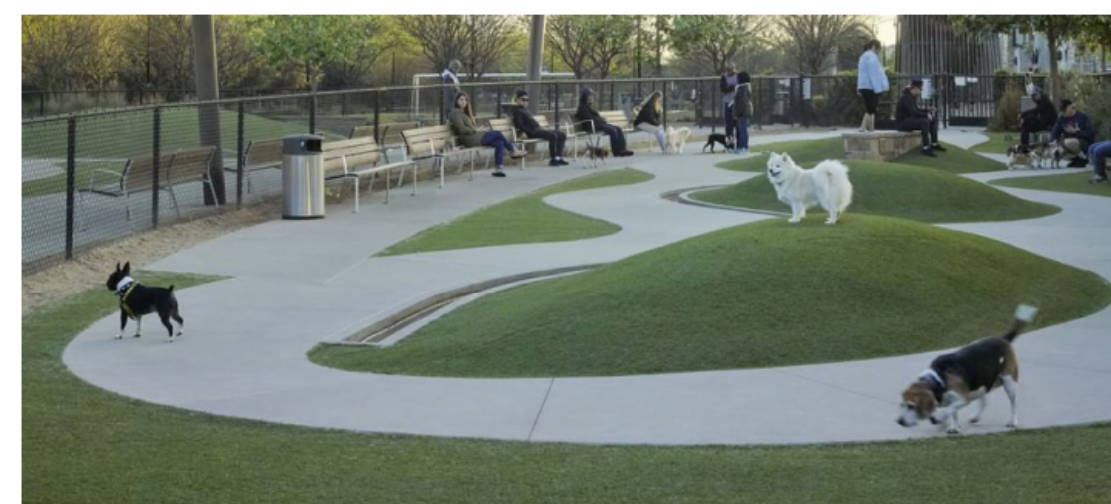
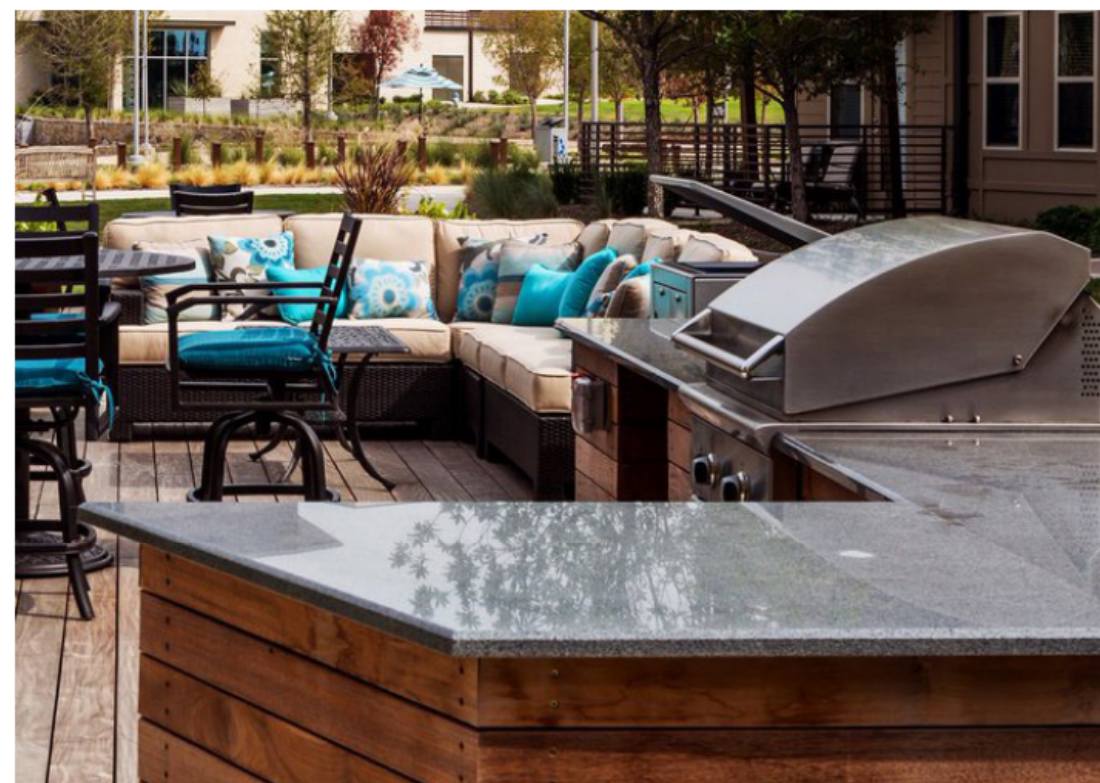
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# SOCIAL HUBS – LINEAR AXIS PARK



SOCIAL HUBS – SOCIAL AMENITIES