

N I N E S P R I N G S  
Fitchburg, Wisconsin

SMARTCODE - ARTICLE 3 APPLICATION  
MARCH 16, 2011

**AMENDMENT 11 - September 17, 2024**

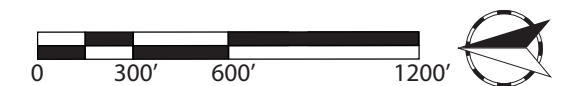
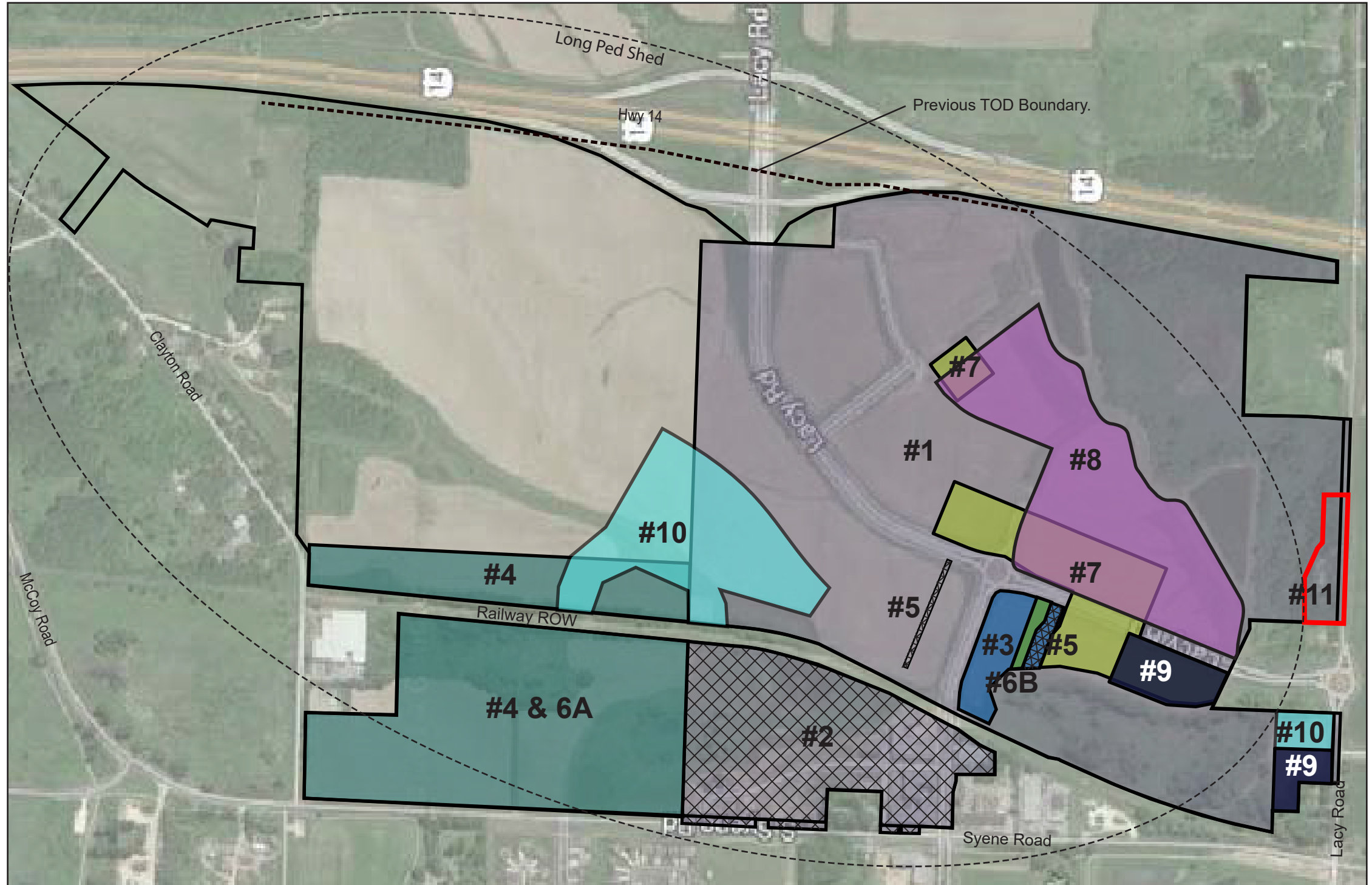


**3.3.3 Transit Oriented Development (TOD)**

- a. A Transit Oriented Development (TOD) shall be permitted within the G-3 Intended Growth Sector and the G-4 Infill Growth Sector.
- b. A TOD within the G-3 Intended Growth Sector shall be structured by one Long Pedestrian Shed or Linear Pedestrian Shed and shall consist of no fewer than 80 acres and no more than 640 acres.
- c. A TOD shall include Transect Zones as allocated on Table 2a and Table 3.
- d. For larger sites, a TOD may be adjoined without buffer by one or more TNDs, each subject to the individual Transect Zone requirements for TND as allocated on Table 2a and Table 3. The simultaneous planning of adjacent parcels is encouraged.
- e. Any TOD on an existing or projected Transit network is permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d.

Neighborhood Area = 376.0 acres

- #11 Amendment Number
- Current Amendment Area
- Amendment Area #1
- Amendment Area #2
- Amendment Area #3
- Amendment Area #4
- Amendment Area #5
- Amendment Area #6A
- Amendment Area #6B
- Amendment Area #7
- Amendment Area #8
- Amendment Area #9
- Amendment Area #10
- TOD Boundary



**3.4 TRANSECT ZONES**

3.4.1 Transect Zones shall be assigned and mapped on each New Community Regulating Plan according to the percentages allocated on Tables 2a and 3.

Tables 2 & 9 Requirements for a TOD:

T-zone	T3	T4	T5	SD1	SD2	Total
Acres	4.1	43.1	99.7	40.7	10.4	198.1*
Required	20% max.	20 – 50%	40 – 60%	30% max.		
Provided	2.1%	21.8%	50.3%	25.8%		100%

\* net site area

3.4.3 Transect zones shall, to the extent practical, be designed so that the same Transect zone designation is on opposite sides of a primary thoroughfare. Where this is not practicable, such arrangement shall be limited to no more than 15% of the respective Transect zone block perimeter, unless a greater level is allowed by Administrative Waiver.

\* Administrative Waiver #1 (prior approval) for SD1 across from T5 along Lacy Road. More of this area is now matching.

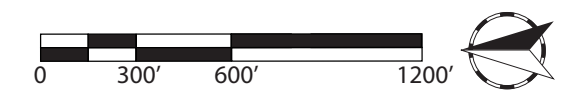
\* Administrative Waiver #3 (prior approval) for SD1 across from T5 along Greenmarket Place and Cheryl Parkway.

\* Administrative Waiver #11 (prior approval) for SD2 across from T5 along Lacy Road.

T-zone	Frontage	Unmatched	%
SD2	4,488	899	20%
SD1	12,858	1533	11.9%
T5	46,616	3,130	6.7%
T4	24,622	669	3.2%
T3	5,042	218	4.3%

**3.4.5**

Block#	Total Area	SD2	%	SD	%	T5	%	T4	%	T3	%
2	10.7			6.5	60.7%	4.2	39.3%				
8	4.2			2.6	61.9%	1.6	38.1%				
18	20.2	10.4	51.5%	9.8	48.5%						
22	3					1.6	53.3%	1.4	46.7%		
23	3.3					1.4	42.4%	1.9	57.6%		
27	4.2					2.9	69.0%	1.3	31%		



**3.5 CIVIC ZONES**

**3.5.1 General**

d. A Civic Zone(s) shall not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District.

No single Civic Space exceeds 2.94% of the Pedestrian Shed.

**3.5.3 Civic Space (CS) Specific to T3–T5 Zones**

a. Each Community Unit shall assign at least 5% of its Urbanized area to Civic Space.

see 3.5.3f on page 5 for calculation.

b. Civic Spaces shall be designed as generally described in Table 8, approved by Administrative Approval, and distributed throughout Transect Zones as described in Table 2e.

See page 5 for details.

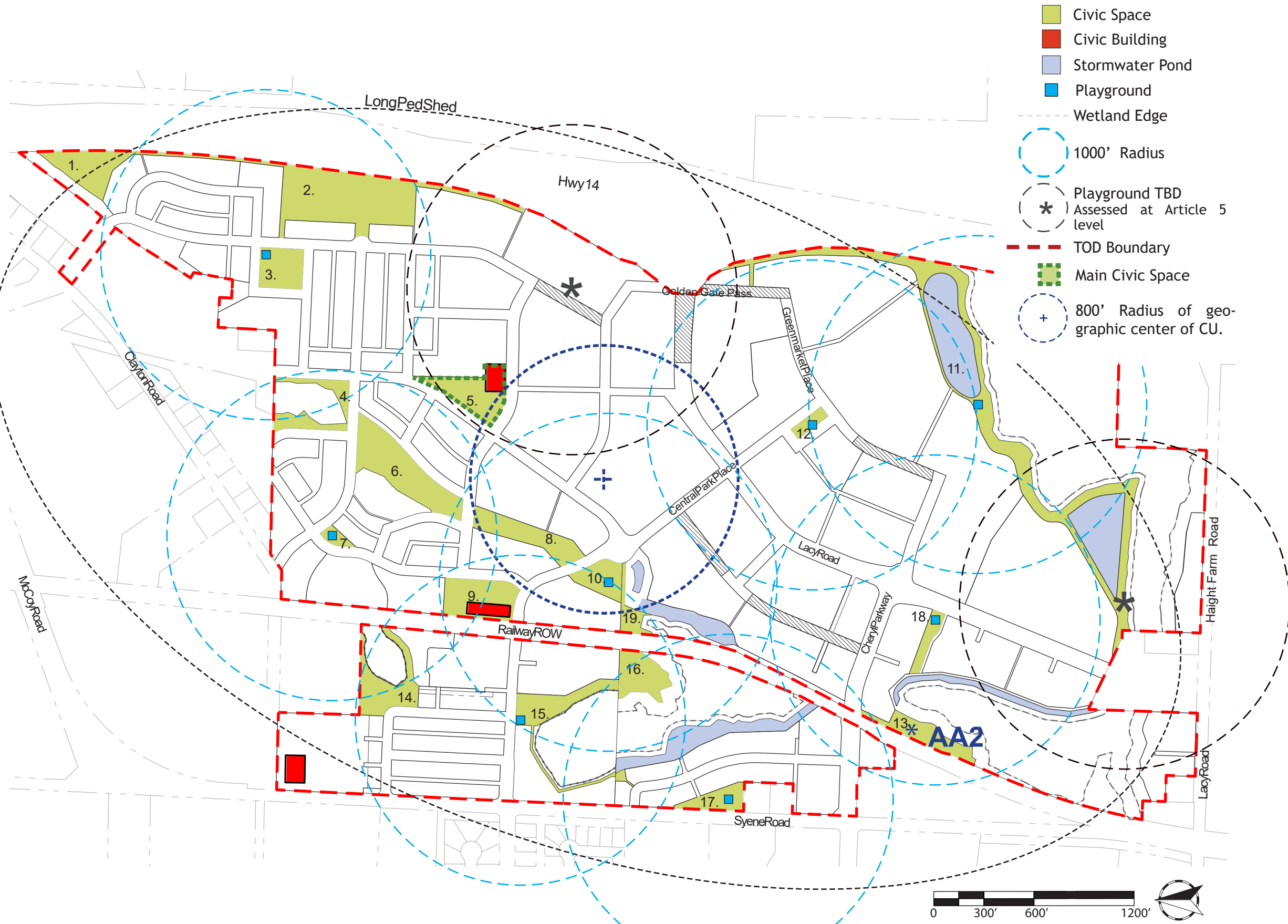
#13: Conservancy – 1.33 acres – Table 8 specifies that Conservancy should be a minimum of 8 acres. \*Admin Approval #2 (prior approval) as per 3.5.3.b.

d. Each Community Unit shall contain at least one Main Civic Space located within 800 feet of the geographic center of each Community Unit, unless a greater distance is approved by Administrative Waiver. A Main Civic Space shall conform to one of the types specified in Table 8d – 8f.

#5 meets the requirement for the Main Civic Space for the Community Unit.

e. Within 1,000 feet of every Lot in Residential use, a Civic Space designed and equipped as a playground shall be provided. A playground shall conform to Table 8g.

**Playground Locations shall be more closely assessed at the Article 5 level.**



3.5.3 f. Each Civic Space shall provide frontage of its perimeter on a thoroughfare in accord with the following:

i. Types 8c – 8f used to meet the minimum 5% required Civic Space under 3.5.3(a) shall provide a minimum of 50%;

CS	Area	Permitted Area	Thoroughfare Perimeter %
3. Square	1.32	.5 - 5	100%
4. Green	1.21	.5 - 8	50%
5. Plaza	1.97	.25 - 2	60%
6. Green	3.18	.5 - 8	73%
7. Playground	0.29	n/a	63%
9. Square	2.1	.5 - 5	51%
12. Plaza	0.4	.25-2	100%
<b>Total</b>	<b>10.5</b>		
<b>Urbanized Area</b>	<b>198</b>		
<b>Civic Area</b>	<b>5.3%</b>		

ii. Types 8c – 8f shall provide a minimum of 20% when in addition to the minimum Civic Space;

CS	Area	Permitted Area	Thoroughfare Perimeter %
1. Green	2.18	.5 - 8	41%
2. Green	5.78	.5 - 8	40%
8. Playground	1.75	n/a	18%
10. Square	1.04	.5 - 5	37%
11. Green *AW4	7.43	.5 - 8	17%
13. Conservancy *AA2	1.33	8 min.	2%
14. Green *AA8	1.91	.5 - 8	10%
15. Neighborhood Park	1.73	4 - 5	6%
16. Conservancy *AA5	1.40	8 min.	0%
17. Playground	0.94	n/a	35%
18. Playground	0.55	n/a	9%
19. Conservancy	0.57	8 min.	2%

NOTE: Hwy. 14 is counted as a Thoroughfare perimeter for Civic Space 1, 2, and 11. The rationale is the visibility of the space is greatly enhanced by the frontage, and thus increases the use by the entire community. This was previously approved in the March 16 application.

g. Neighborhood Parks, as identified in Tables 8b & 8c, may be permitted in Transect Zone T5 by Administrative Approval.

CS	Acres	Permitted Area	Thoroughfare Perimeter %
15. Neighborhood Park	1.73	4 - 5	6%

No.	Type	T zone	Table 8 T-zones	Area
1.	Green	T3	T3, T4	2.18 acres
2.	Green	T4	T3, T4	5.78 acres
3.	Square	T4	T4, T5	1.32 acres
4.	Green	T4	T3, T4	1.21 acres
5.	Plaza	T5	T5	1.97 acres
6.	Green	T4	T3, T4	3.18 acres
7.	Playground	T4	all	0.29 acres
8.	Playground	T5	all	1.75 acres
9.	Square	T5	T4, T5	2.1 acres
10.	Square	T5	T4, T5	1.04 acres
11.	Green	SD	T3, T4	7.43 acres

* Administrative Waiver #4 (prior approval), thoroughfare perimeter.				
12.	Plaza	SD	T5, SD1	0.4 acres
13.	Conservancy	T1	T1, T2, T3	1.33 acres
* Administrative Approval #2 (prior approval)				
14.	Green	T4	T3, T4, SD	1.91 acres
15.	Neighborhood Park	T5	T1, T2, T3, T4	1.73 acres
* Administrative Approval #8 (prior approval) for Neighborhood Park in T5				
16.	Conservancy	T1	T1, T2, T3	1.4 acres
* Administrative Approval #5 (prior approval) per 3.5.3.b.				
17.	Playground	T4	all	0.94 acres
18.	Playground	T5	all	0.55 acres
*perimeter is 1,375 ft.. – 61% of which is T1				
19.	Conservancy	T1	T1, T2, T3	0.57 ac

<b>Total Civic / Park Space</b>	37.1 acres
<b>Urbanized acres</b>	199.0
<b>Urbanized area % Civic/Park</b>	18.6%
<b>Urbanized area % Civic</b>	5.3%



**3.5.4 Civic Buildings (CB) Specific to T3–T5 Zones**

a. The applicant shall covenant to construct a Meeting Hall or a Third Place within one block of the Main Civic Space of each Community Unit. Its corresponding Public Frontage should be equipped with a shelter and bench for a transit stop.

#1. Meeting Hall or Third Place

b. One Civic Building Lot shall be reserved for an elementary school. It shall be reserved up to five (5) years after the date of Common Council acceptance of public improvements for the phase in which it is located for the construction of a neighborhood school. After this period of time the developer, if unused may sell it. The school site may be within any Transect Zone except T1.

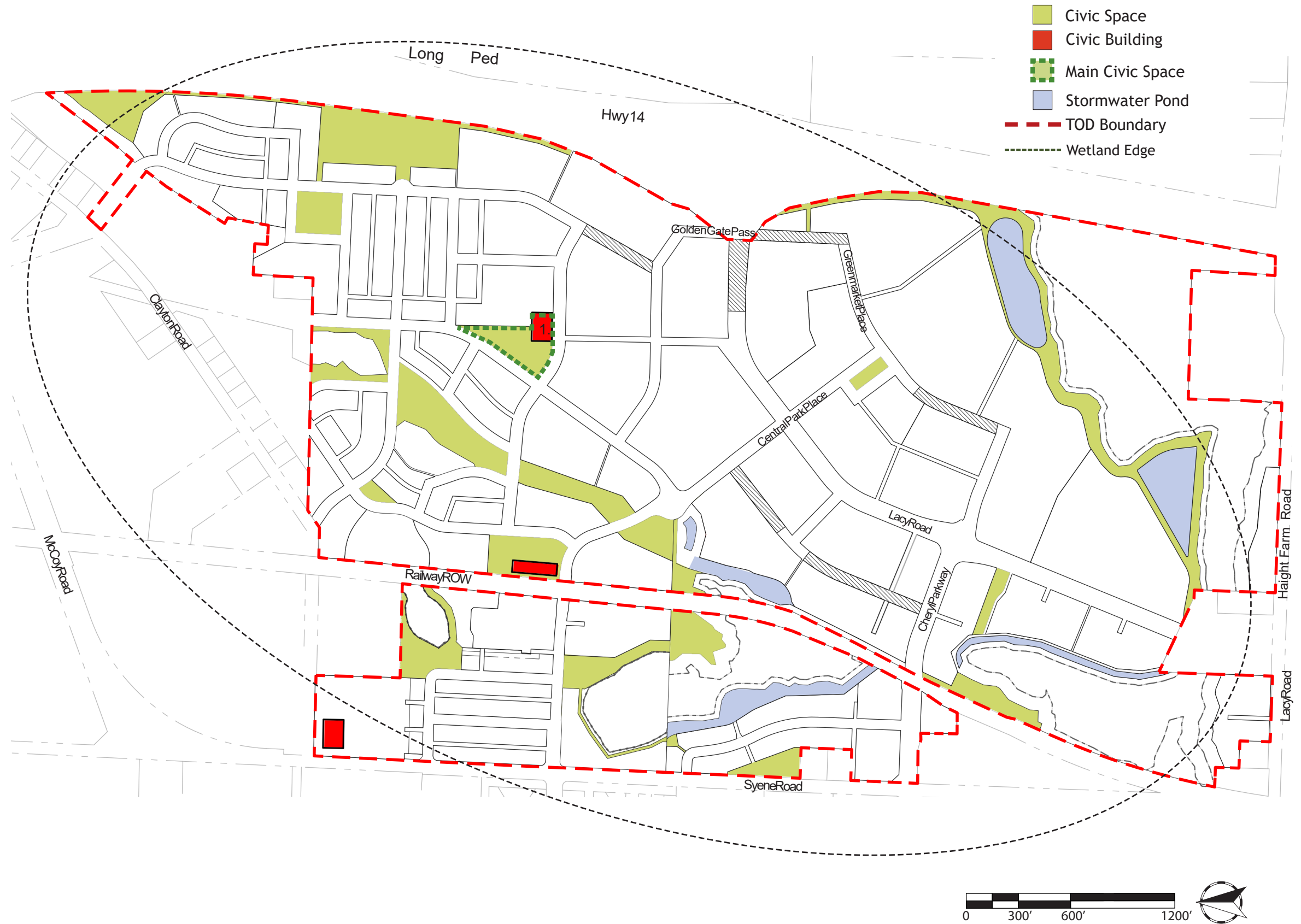
*\*Administrative Waiver (rezoning) for 3.5.4.b. (prior approval)*

c. Civic Building sites should not occupy more than 20% of the area of each Pedestrian Shed.

Civic Building sites total 9.2 acres or 4.6% of the Net Site Area.

d. Civic Building sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.

All Civic Building sites are located within or adjacent to a Civic Space, and the Meeting Hall or Third Place is also the axial termination of a thoroughfare with views from Lacy Road. The future train station is a deflected vista from westbound Ninebark.





**3.4 TRANSECT ZONES**

**3.4.5** Where more than one type of Transect Zone of T3, T4, or T5 exists in a block, the Transect Zone with the greatest area in the block shall be used to determine the maximum block perimeter. If equal, the lower Transect Zone number shall control.

**3.7 THOROUGHFARE STANDARDS**

**3.7.1 General**

**e.** The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 2c. Block perimeter at the edge of the development parcel shall be subject to approval by Administrative Approval. Block perimeters may be reduced by Passages not more than 20% of each Transect Zone.

**TABLE 8-A TABLE 2C BLOCK PERIMETERS**

T3	2400 feet max
T4	2300 feet max
T5	2050 feet max*
SD1	3000 feet max
SD2	4600 feet max

\*2500 feet max with parking structures

**TABLE 8-B SPLIT BLOCKS**

Block	T3	T4	T5	SD1	SD2	Perimeter max.
2			4.2	6.5		3000
8			1.6	2.6		3000
18				9.8	10.4	4600
22		1.4	1.6			2050
23		1.9	1.4			2300
27		1.3	2.9			2050

**g.** Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within each Transect Zone may Enfront a Passage or a Civic Space.

**TABLE 8-C PASSAGE LOTS**

T-Zone	Area	Area of Lots not facing Thoroughfare	Percentage
T4	43.1	1.4	3.1%
T5	99.7	3.1	3.1%
SD1	40.7	0	0.0%

**TABLE 8-D PASSAGE REDUCTION**

T-Zone	Block Perimeter	Perimeter Reduced by Passage	Percentage
T3	5,042 ft	241 ft	4.8%
T4	24,622 ft	670 ft	2.7%
T5	46,616 ft	2,252 ft	4.8%
SD1	12,858 ft	3,980 ft	31%

\*Admin Approval #6 (prior approval) as per 3.7.1.e.  
 \* NOTE: The Passages in Block 10 are

place holders for future block division. It is anticipated this block will be finer grained as end users are identified. This will change the SD1 Passage reduction percentage to 15%.

\* Administrative Waiver # 5 (prior approval) for block perimeter

\* Administrative Waiver # 6 (prior approval) for pavement width of RA-24-24 in Block 23.  
 \* Administrative Waiver #7 (prior approval) for Lot Width of Lots 24, 25, and 33 in Uptown Village.  
 \* Administrative Waiver #8 (prior approval) for Block Perimeter- Blocks 2 and 28.



**3.8 DENSITY CALCULATIONS**

**3.8.1** The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 2a.

See page 3.

**3.8.2** Base Residential Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 2b.

	Area		DUA net Table 2b		Dwelling Units	
	ac.	min	max	min	max	
T3	4.1	3	8	13	32	
T4	43.1	6	12	260	517	
T5	99.7	12	n/a	1210	n/a	
SD1	40.7	n/a	12	n/a	98	
SD2	10.4	0	0	0	0	
<b>Total</b>				<b>1,483</b>	<b>1,856 +</b>	

**3.8.3** The housing and other Uses for each Transect Zone shall be subject to further adjustment at the building scale as limited by Table 19, Table 20 and Section 5.9.

