



CITY OF FITCHBURG

Planning Department

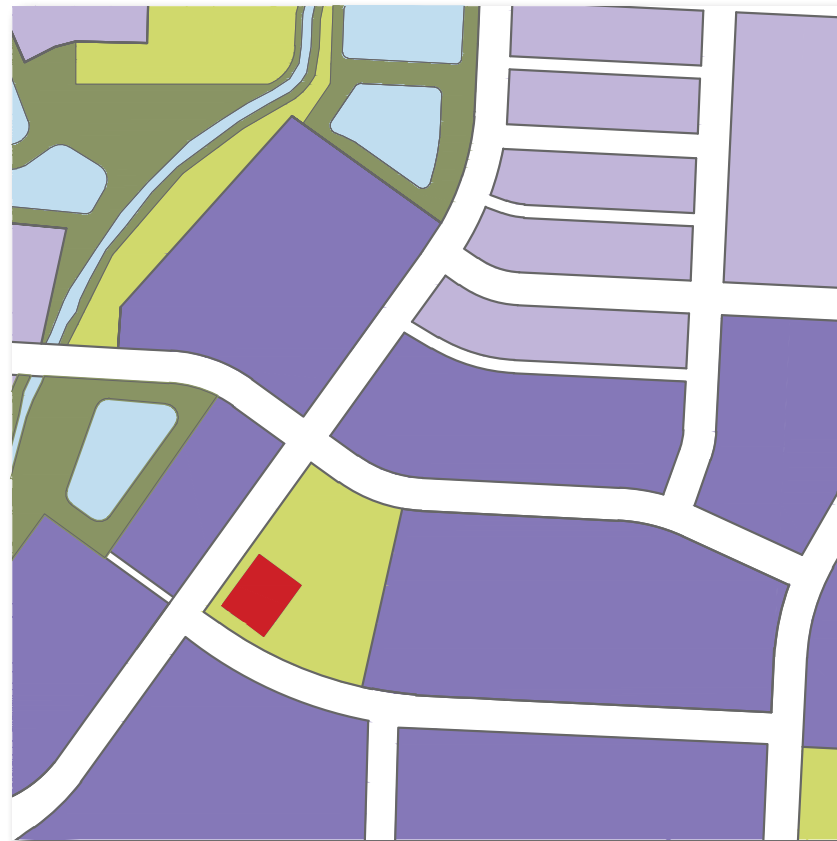
5520 Lacy Road
Fitchburg, WI 53711-5318

Phone: (608) 270-4256 ■ Fax: (608) 270-4275

www.fitchburgwi.gov

Nine Springs, Article 3 Amendment #13 – Conditions of Approval October 5, 2025

1. No other permit or approval is waived or deemed satisfied except for the approval herein provided.
2. Approval is for specific amendments represented in this Article 3 Plan. Prior approvals and conditions remain in effect for areas and items not modified by this amendment. Those conditions include but are not limited to:
 - a. City approval of this Article 3 Civic Spaces does not indicate approval of any lands as publicly dedicated. Acceptance of lands will be determined at final plat review by the Parks Commission and Council.
 - b. City approval of this Article 3 Off-Street Bike Paths does not indicate these paths will be accepted as public. Acceptance of lands will be determined at final plat review by the Parks Commission and Council.
 - c. In TOD, T5 requires 20-60% other-than-residential-uses retail ready. Because this Article 3 did not locate other-than-residential-uses/retail ready, staff will coordinate with land owners and developers adequate other-than-residential-uses as Article 5 applications are submitted.
 - d. Administrative Approval #17, widening ST-60-34 by 5-feet to allow a 10-foot multiuse path subject to Council approval of the proposed SmartCode amending ordinance.
 - e. Administrative Approval #18, replacing individual tree wells with a continuous planter subject to Council approval of the proposed SmartCode amending ordinance.
 - f. Per 3.9.1.e., staff will expect terminated vistas as Article 5 applications are brought forward because this was not considered as part of this Article 3.
3. Approval is based on Article 3 plan set dated October 1, 2025, with minor amendments, and with associated Administrative Approvals from previous Article 3 approvals.



NINE SPRINGS
FITCHBURG, WISCONSIN

SMARTCODE - ARTICLE 3 APPLICATION
MARCH 16, 2011

AMENDMENT 13 - OCTOBER 1, 2025

Original & revision
prepared by:



Amendments 1-11, 13 prepared by:

vierbicher
planners | engineers | advisors



Amendment 12 prepared by:

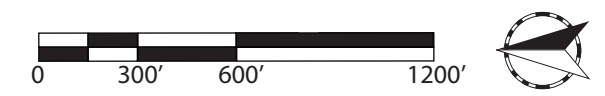
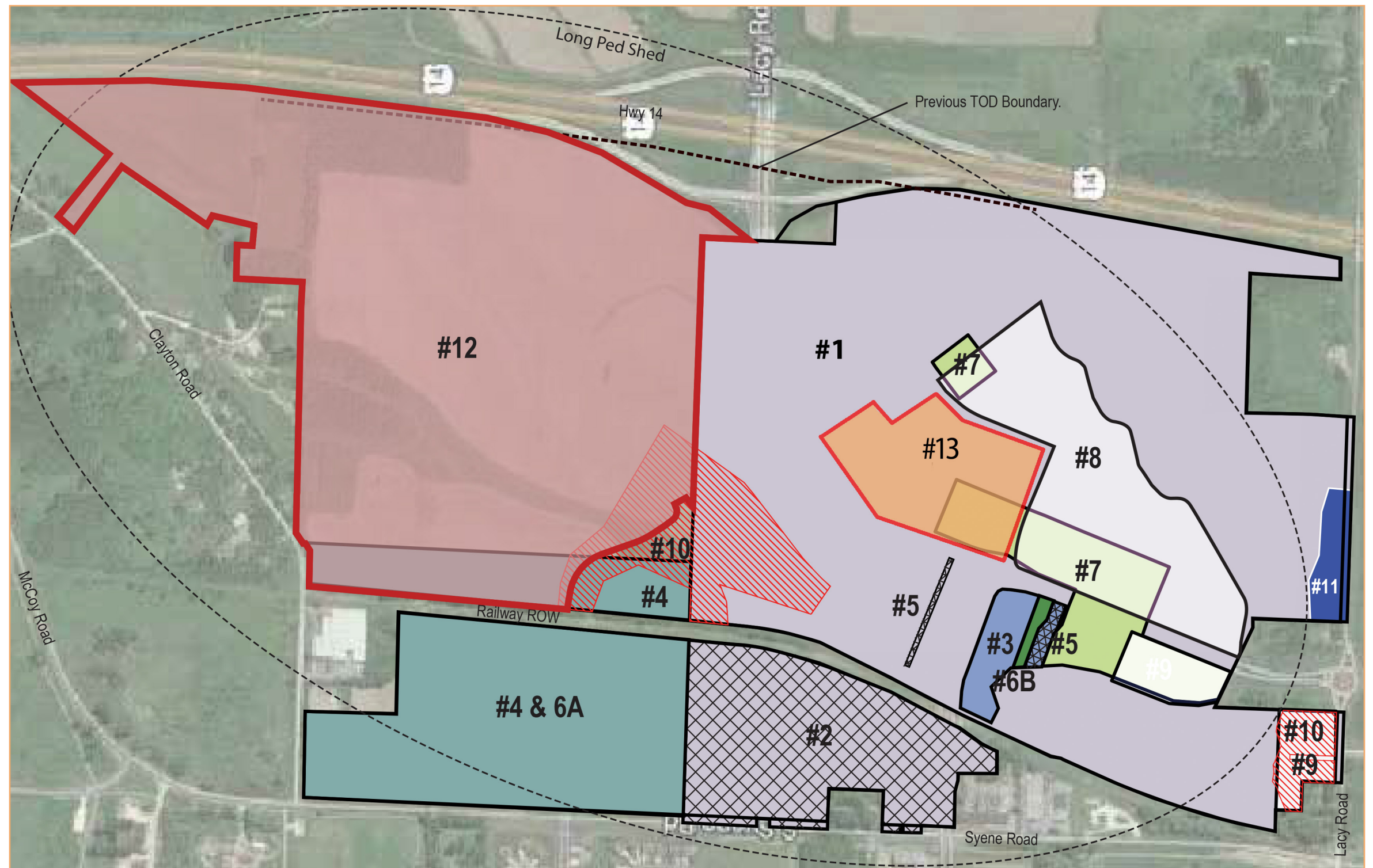


3.3.3 TRANSIT ORIENTED DEVELOPMENT (TOD)

- 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

- #0 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
- Amendment Area #11
- Amendment Area #12
- Amendment Area #13
- 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 TOD:

T-zone	T3	T4	T5	SD1	SD2	Total*
Acres	4.2	41.7	101.0	37.38	10.4	194.7
Required	20% max.	20-50%	40-60%	30% max.		
Provided	2.1%	21.4%	51.9%	24.5%		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.

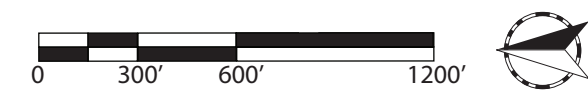
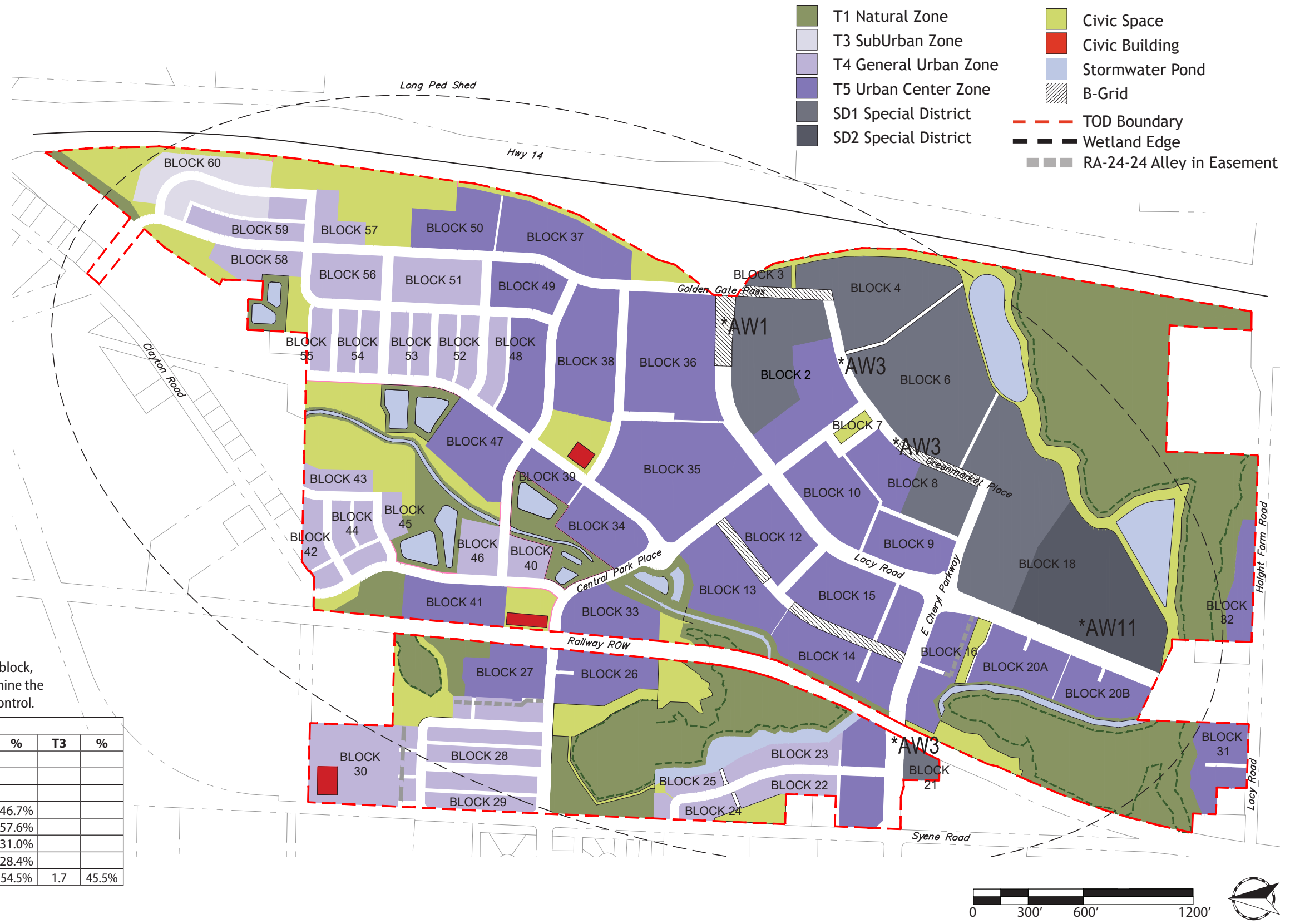
* Administrative Waiver #3 (prior approval) for SD1 across from T5 along Greenmarket Place and Cheryl Parkway.

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

T-zone	Frontage	Unmatched	%
SD2	2,807	899	32.0%
SD1	13,517	1,266	9.4%
T5	49,055	4,681	9.5%
T4	34,251	1,096	3.2%
T3	1,985	-	0.0%

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.

Block #	Total Area	SD2	%	SD	%	T5	%	T4	%	T3	%
2	10.7			6.5	60.9%	4.2	39.1%				
8	4.2			2.4	51.5%	2.3	48.5%				
18	20.2	10.4	51.5%	9.8	48.6%						
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	31.0%		
48	3.9					2.8	71.6%	1.1	28.4%		
59	3.8							2.1	54.5%	1.7	45.5%



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 1.16% of the Pedestrian Shed.

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

e. All Civic Spaces to be dedicated to the City shall be acceptable to the City through recommendation from the Parks Commission and approved by the Common Council, through the land division process of Chapter 24.

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.

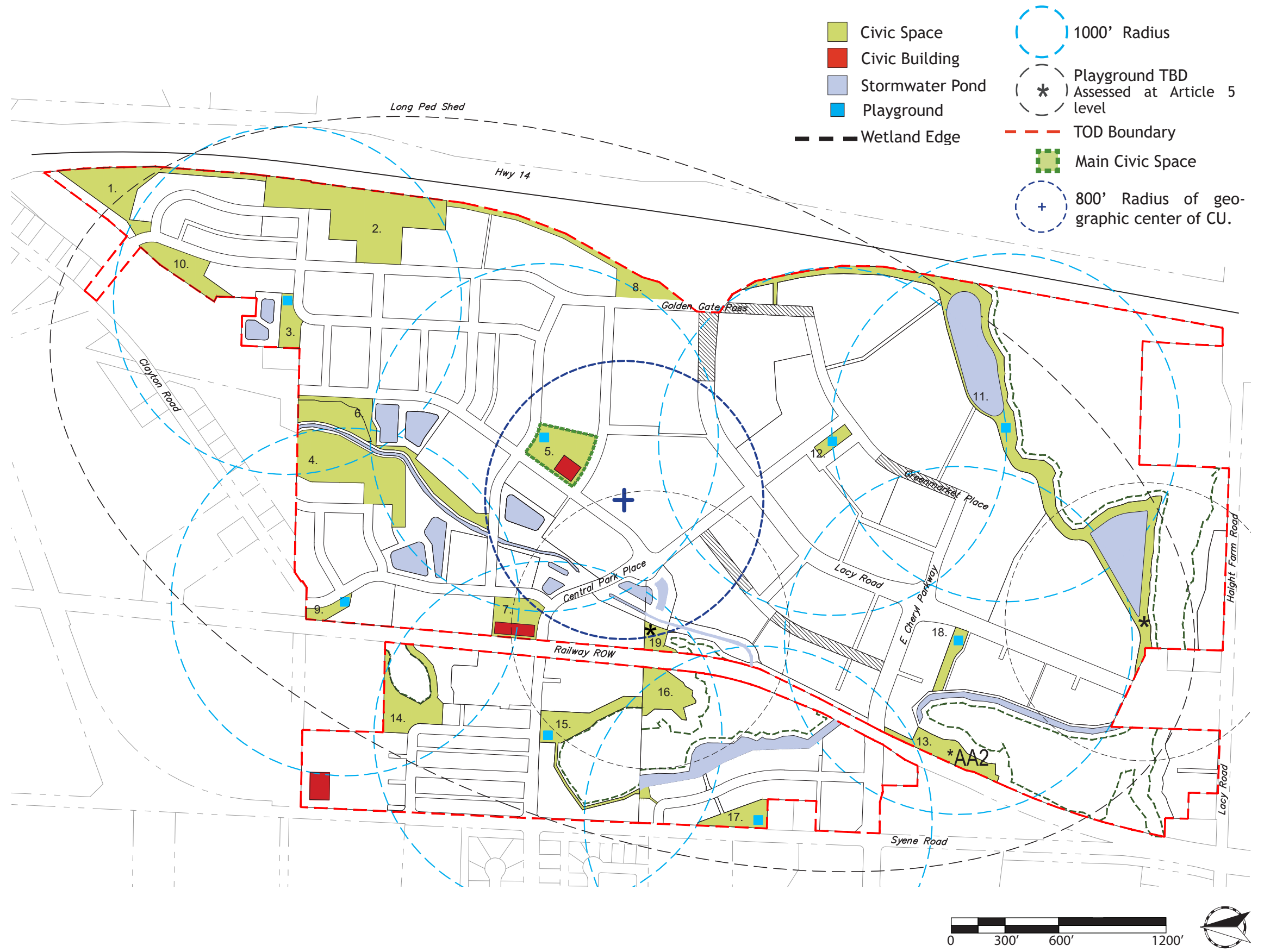
* Admin Approval #2 (prior approval) as per 3.5.3.b.

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%;

TABLE 5-A PRIMARY CIVIC SPACE PERIMETER			
CS	Area (acres)	Permitted Area (Acres)	Thoroughfare Perimeter %
2. Conservancy *AA12	6.0	8min.	57%
5. Square + Playground	2.0	.25 - 2	72%
7. Plaza*	1.4	.5 - 5	51%
<i>*Space #7 is designated for interim use as a community garden.</i>			
9. Playground	0.4	n/a	50%
12. Plaza	0.4	.25 - 2	100%
Total	10.1		
Urbanized Area	194.5		
Civic Area	5.2%		

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

TABLE 5-B SECONDARY CIVIC SPACE PERIMETER			
CS	Acres	Permitted Area	Thoroughfare Perimeter %
1. Green	2.7	.5-8	44%
3. Playground	0.7	n/a	21%
4. Conservancy *AA13	4.1	8 min.	3%
6. Conservancy *AA14	2.8	8 min.	17%
8. Conservancy *AA15	1.7	8min.	60%
10. Conservancy *AA16	1.4	8min.	31%
11. Green *AW4	7.4	.5-8	17%
13. Conservancy *AA2	1.3	8 min.	2%
14. Green	1.9	.5-8	10%
15. Neighborhood Park *AA8	1.7	4-5	6%
16. Conservancy *AA5	1.4	8 min.	0%
17. Playground	0.9	n/a	35%
18. Playground	0.6	n/a	9%
19. Conservancy	0.6	8 min.	2%

NOTE 1: 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.

TABLE 5-C NEIGHBORHOOD PARK			
CS	Acres	Permitted Area	Thoroughfare Perimeter %
15. Neighborhood Park	1.7	4-5	6%

TABLE 5-D ALL CIVIC SPACES				
Number	Type	T-zone	Table 8 T-zones	Area (acres)
1	Green	T4	T3, T4, SD	2.7
2*	Conservancy	T5	T1, T2, T3	6.0

*Administrative Approval #12 (prior approval), for conservancy in T4, and area below 8 acres.

3	Playground	T5	all	0.7
4*	Conservancy	T4	T1, T2, T3	4.1

*Administrative Approval #13 (prior approval), for conservancy in T4, and area below 8 acres.

5	Square + Playground	T5	T5	2.0
6*	Conservancy	T5	T1, T2, T3	2.8

*Administrative Approval #14 (prior approval), for conservancy in T5, and area below 8 acres.

7	Plaza	T5	T5, SD1	1.4
8*	Conservancy	T5	T1, T2, T3	1.7

*Administrative Approval #15 (prior approval), for conservancy in T5, and area below 8 acres.

9	Playground	T1	all	0.4
10*	Conservancy	T4	T1, T2, T3	1.4

*Administrative Approval #16 (prior approval), for conservancy in T4, and area below 8 acres.

11*	Green	SD	T3, T4	7.4
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* Administrative Waiver #4 (prior approval), thoroughfare perimeter.

12	Plaza	SD	T5, SD1	0.4
13*	Conservancy	T1	T1, T2, T3	1.3

* Administrative Approval #2 (prior approval)

14	Green	T4	T3, T4, SD	1.9
15*	Neighborhood Park	T5	T1, T2, T3, T4	1.7

* Administrative Approval #8 (prior approval) for Neighborhood Park in T5

16*	Conservancy	T1	T1, T2, T3	1.4
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* Administrative Approval #5 (prior approval) per 3.5.3.b.

17	Playground	T4	all	0.9
18	Playground	T5	all	0.6

perimeter is 1,375 ft.. – 61% of which is T1				
19	Conservancy	T1	T1, T2, T3	0.6

- T1 Natural Zone
- T3 SubUrban Zone
- T4 General Urban Zone
- T5 Urban Center Zone
- SD1 - Special District
- SD2 - Special District
- Civic Space
- Civic Building
- TOD Boundary
- * Civic Spaces c. - f. that do not have 50% of perimeter fronting a thoroughfare
- Wetland Edge



Total Civic / Park Space 39.3 acres
Urbanized acres 194.7
Urbanized area % Civic/Park 20.2%
Urbanized area % Civic 5.2%



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.

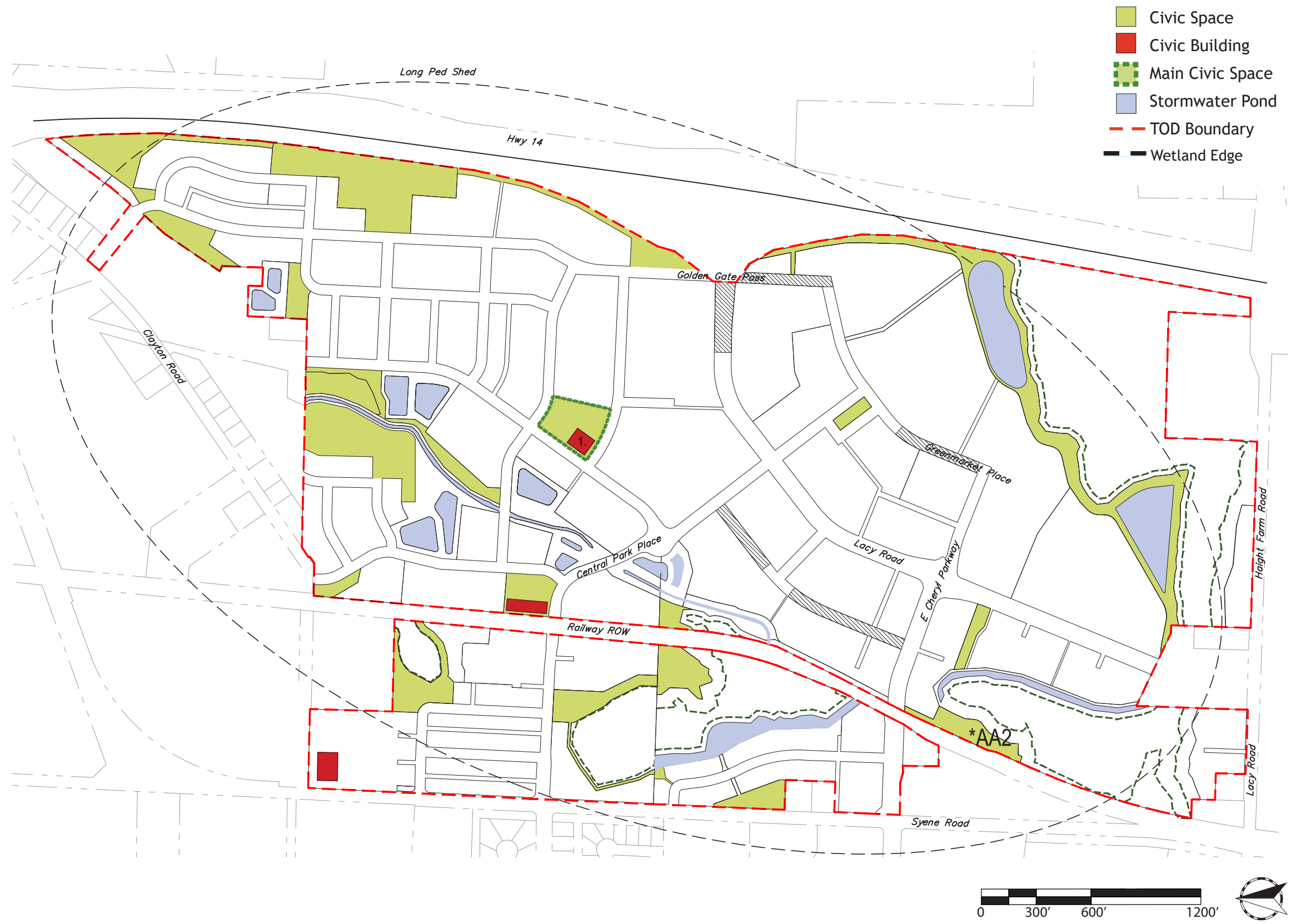
**Administrative Waiver (rezoning) for 3.5.4.b. (prior approval)*

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

Civic Building sites total 8.1 acres or 4.1% 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. 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.

T-Zone	Perimeter Max.
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

Block #	T3	T4	T5	SD1	SD2	Perimeter Max.
2			4.2	6.5		3000
8			2.3	2.4		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
48		1.1	2.8			2050
59	1.7	2.1				2300

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.

T-Zone	Area	Area of Lots not facing Thoroughfare	Percentage
T5	101.0	1.2	1.2%

T-Zone	Block Perimeter	Perimeter Reduced by Passage	Percentage
T4	34,251	400	1.2%
T5	49,055	4,913	10.0%
SD1	13,517	3,104	23.0%

*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%.

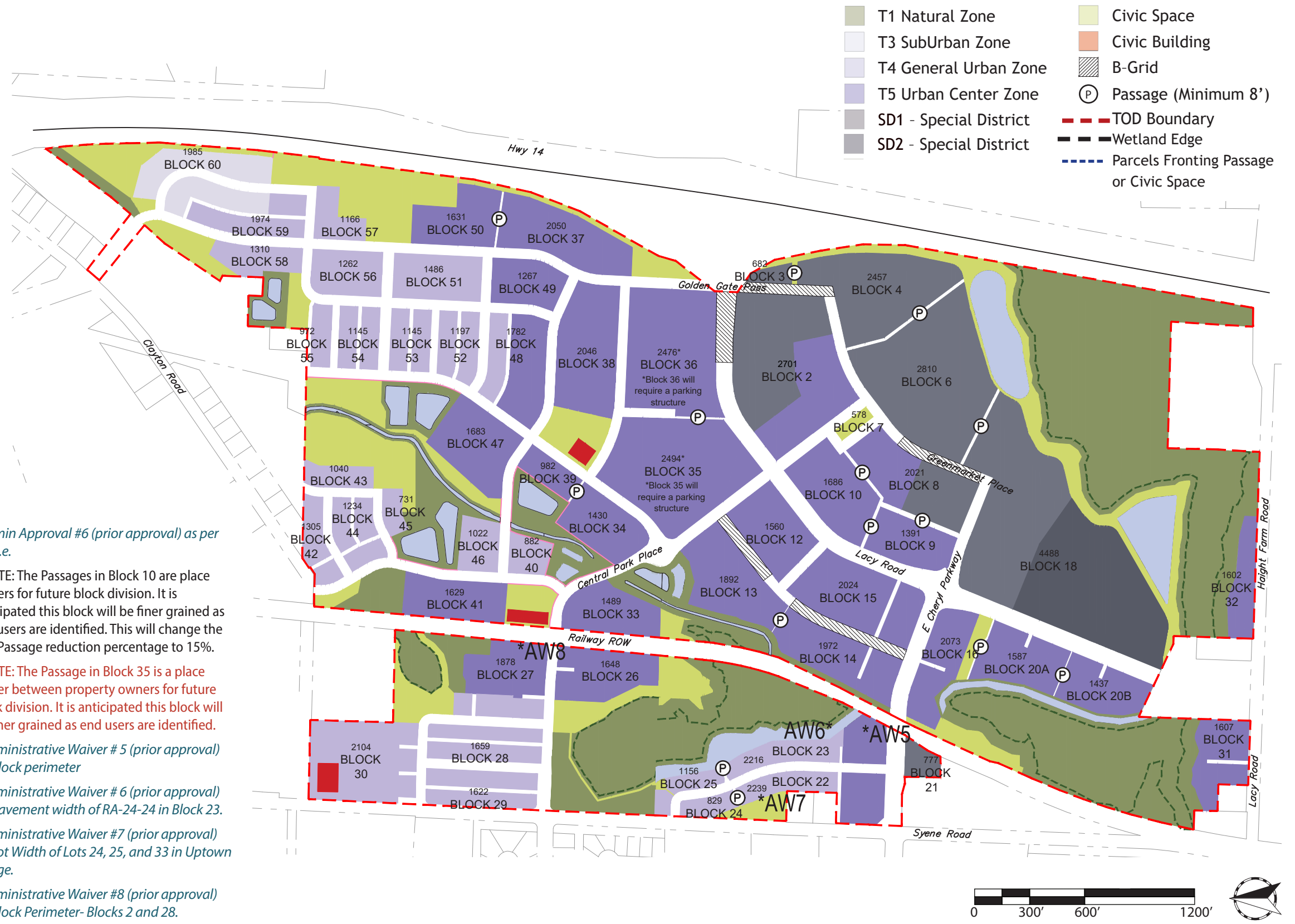
* NOTE: The Passage in Block 35 is a place holder between property owners for future block division. It is anticipated this block will be finer grained as end users are identified.

* 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

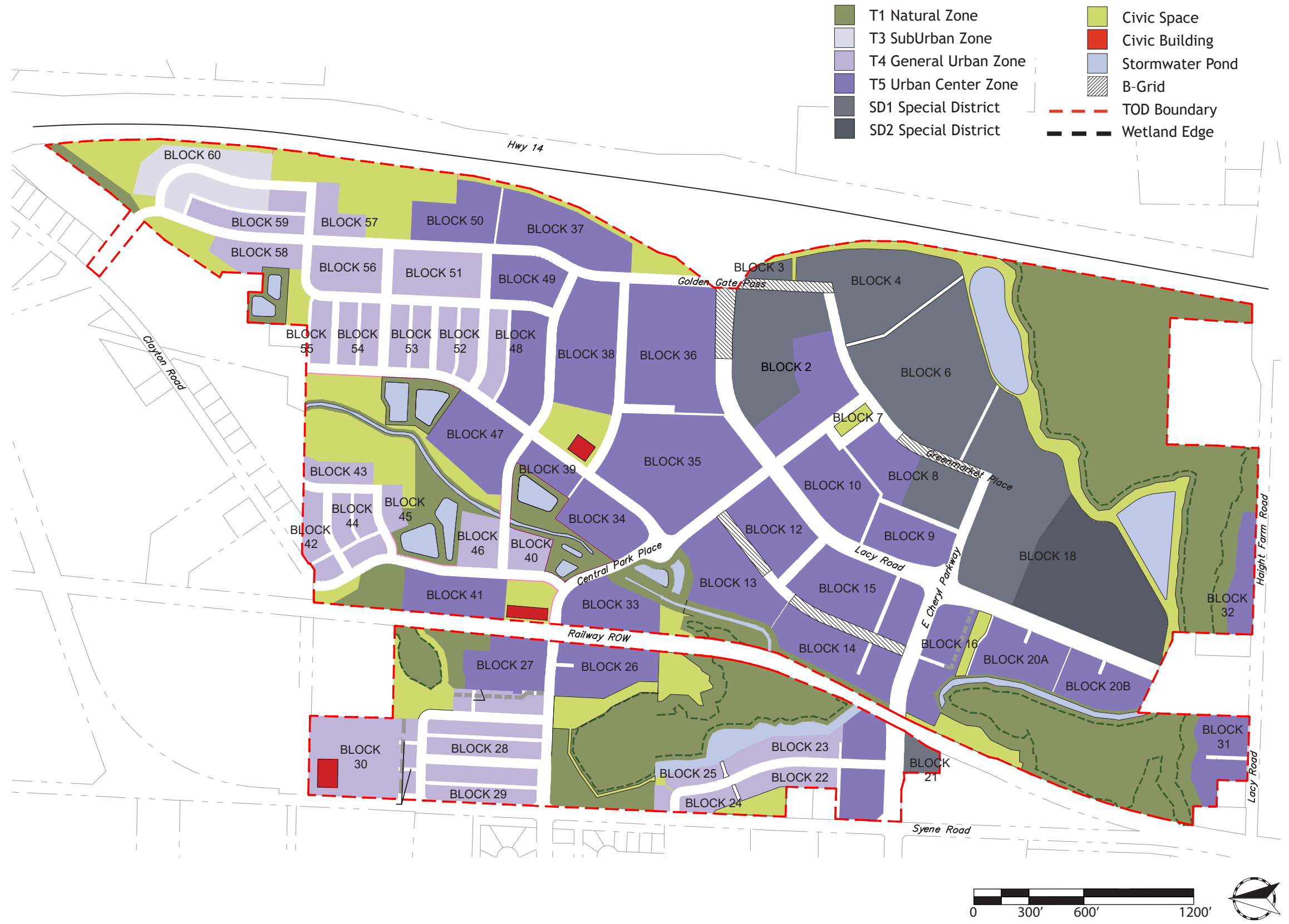
3.8.1 The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 2a.

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 2-B.

	Area		DUA net Table 2b		Dwelling Units	
	ac.	min	max	min	max	
T3	4.2	3	8	14	32	
T4	41.7	6	12	251	500	
T5	101.0	12	n/a	1213	n/a	
SD1	37.4	n/a	12	n/a	90	
SD2	10.4	0	0	0	0	
Total				1478	1835+	

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.



Re: Nine Springs Article 3 Amendment 13

From Justin Zampardi <jzam@vierbicher.com>

Date Wed 10/1/2025 1:18 PM

To Deanna Schmidt <Deanna.Schmidt@fitchburgwi.gov>

Cc Chris Armstrong <chris@avanteproperties.com>; Kelly Noll <kelly@avanteproperties.com>; Sarah Church <schu@vierbicher.com>

 2 attachments (4 MB)

Nine Springs Article 3 Amendment 13.pdf; Nine Springs Article 3 Base Amendment 13.dwg;

Deanna,

Here's the updated amendment addressing your comments.

I just have a short list of things to review:

1. There seems to be some missing line work on the first page of the Civic Zones - alley near #10 and street line near #9. **The maps on pages 4, 5 and 6 have been updated.**
2. Check the map scale of the second page of the Civic Zones. **The scale on this page is correct.**
3. On the Density Calculations page - Table 9-A. It would be clearer if your total max. Dwelling units read "1835+" **The table has been updated.**

Also, could you please share the CAD files with us? **CAD file is attached.**

Justin Zampardi, PE
Engineering Services Manager



Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Call / Text / Fax - (608) 821-3970





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On Wed, Oct 1, 2025 at 11:39 AM Deanna Schmidt <Deanna.Schmidt@fitchburgwi.gov> wrote:

Hi All,
I'm just following up on this request.

Thanks,
d

Deanna Schmidt, AICP
City Planner & Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711
deanna.schmidt@fitchburgwi.gov
608-270-4255



From: Deanna Schmidt <Deanna.Schmidt@fitchburgwi.gov>

Sent: Wednesday, September 24, 2025 11:31 AM

To: Justin Zampardi <jzam@vierbicher.com>

Cc: Chris Armstrong <chris@avanteproperties.com>; Kelly Noll <kelly@avanteproperties.com>; Sarah Church <schu@vierbicher.com>

Subject: Re: Nine Springs Article 3 Amendment 13

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1. There seems to be some missing line work on the first page of the Civic Zones - alley near #10 and street line near #9.
2. Check the map scale of the second page of the Civic Zones.
3. On the Density Calculations page - Table 9-A. It would be clearer if your total max. Dwelling units read "1835+"

Also, could you please share the CAD files with us?

Thanks,
d

Deanna Schmidt, AICP

City Planner & Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711
deanna.schmidt@fitchburgwi.gov
608-270-4255



From: Justin Zampardi <jzam@vierbicher.com>

Sent: Friday, September 19, 2025 2:54 PM

To: Deanna Schmidt <Deanna.Schmidt@fitchburgwi.gov>

Cc: Chris Armstrong <chris@avanteproperties.com>; Kelly Noll <kelly@avanteproperties.com>; Sarah Church <schu@vierbicher.com>

Subject: Nine Springs Article 3 Amendment 13

EXTERNAL EMAIL: BEWARE OF UNKNOWN ATTACHMENTS AND LINKS.

Deanna,

Attached is Amendment 13 for Nine Springs Article 3. The changes to the regulating plan are in association with the Lido Apartments and UW Lifepoint projects on Blocks 8 & 9. Let us know if you have any questions or need anything else.

Have a nice weekend,
Justin

Justin Zampardi, PE
Engineering Services Manager



Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Call / Text / Fax - (608) 821-3970





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