

Fitchburg is committed to a diverse housing stock to provide a range of housing opportunities in the community as an effort to maintain and further promote neighborhood and community vitality. The Rimrock Road Neighborhood contains predominantly single-family residences, and yet provides some of the more affordable and older housing stock in Fitchburg (2000 Census data indicate the median home value in the Rimrock Road Neighborhood is \$103,611, compared to a value of \$220,355 for all of Fitchburg). The addition of the Southdale neighborhood is intended to strengthen the sense of community for both the Rimrock Road and Southdale neighborhoods and create one unified neighborhood.

SECTION 19 COMPREHENSIVE/MASTER PLANNING

The territory subject to this Plan is covered by adopted plans of the Town, the Cities, and the Dane County Regional Planning Commission, as described in Section 9 above. With a few minor exceptions, the territory is already developed. The Town is essentially an urban town which is completely surrounded by urban development of the Cities. The existing adopted plans and the future Comprehensive Plans of the Town and Cities shall govern any new infill development or redevelopment within the Plan territory.

The Plan recognizes a permanent boundary between the Cities. The Plan will allow the Town and the Cities to move forward with confidence over the next two decades in planning for the delivery of municipal services to this territory knowing that there will not be a competition between units of government, property owners and developers. The Plan identifies prospective cooperation in the areas of extraterritorial zoning and plat approvals, the provision of sanitary sewer and municipal water service, and public transit service funding. It provides a foundation for further cooperation among the Town and Cities in other areas of mutual public interest.

Areas of probable infill development or redevelopment that would receive greater planning scrutiny from the Parties within the next several years include, but are not limited to: a) the Badger Road, Ann Street and South Park Street area of Madison and the Town; b) the Todd Drive, West Beltline frontage road area of Madison and the Town; c) the East Badger and Rimrock Road (including Southdale) area of Fitchburg and the Town; and d) Madison's 31 acre parcel to be deeded to Fitchburg. As to the latter, Fitchburg and Madison have agreed that the parcel is to be deed restricted during the term of the Plan for conservancy uses, for governmental uses such as a fire station, or for use by a non-profit agency for the benefit of the community as a whole during the Protected Period.

This Plan is consistent and compatible with existing local, County, State and Federal plans, ordinances, codes and statutes. The Plan was developed in recognition of the multiple jurisdictions with an interest in the planning area. The Plan recognizes the presence of local districts, including the Madison Metropolitan Sewerage District, the Town's Oakridge Sanitary District, the public utilities of the Cities, the Madison Metropolitan School District, as well as the location of major employment centers, and shopping, recreational and cultural centers serving the area.