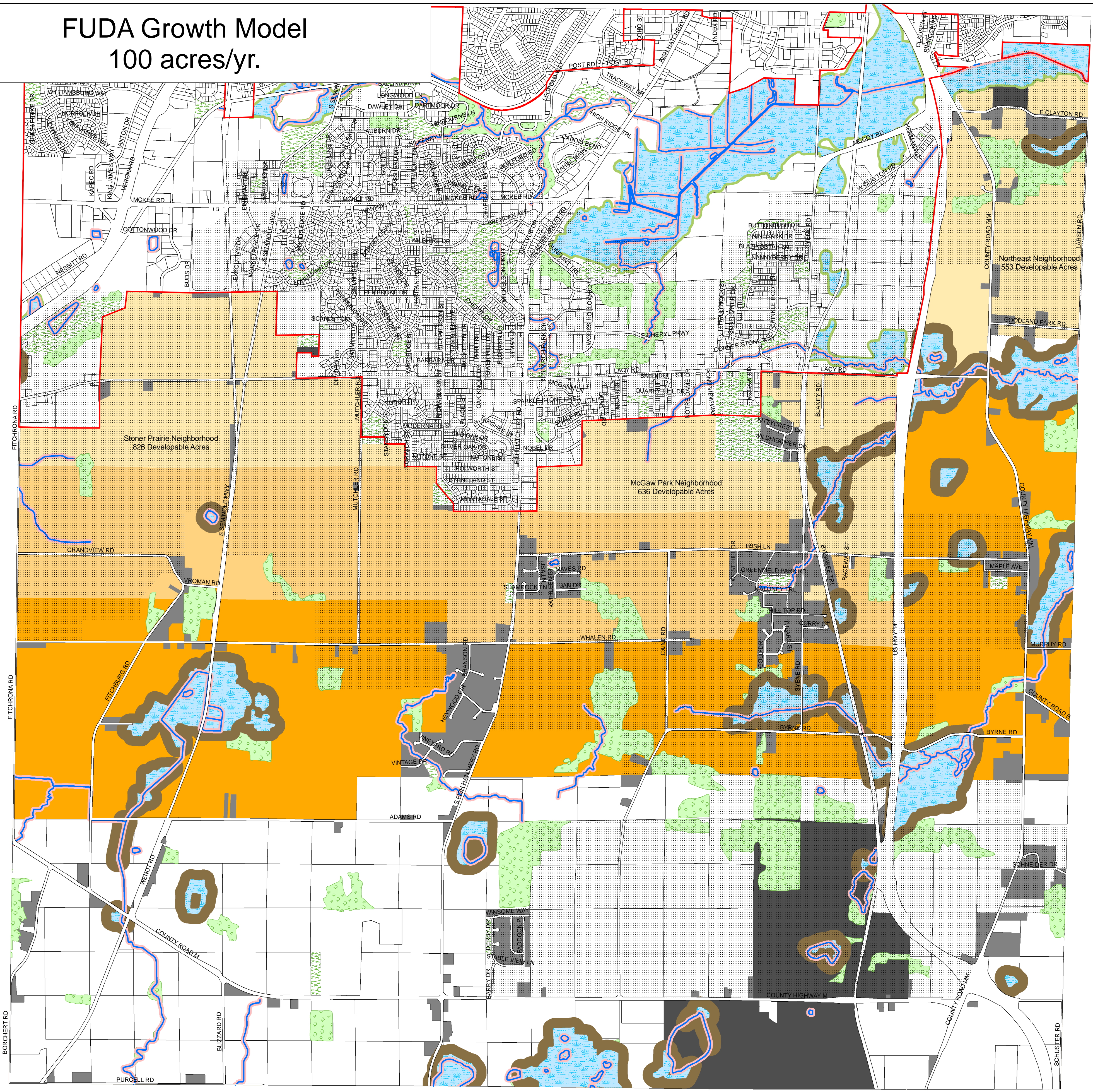


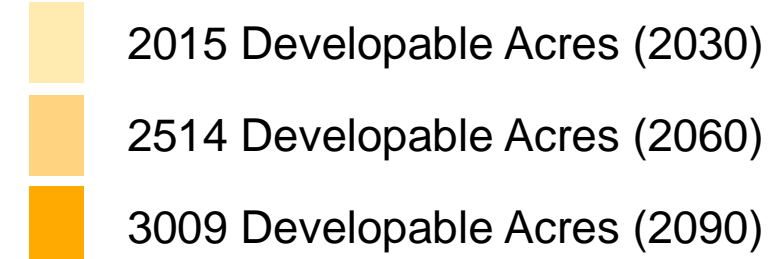
FUDA Growth Model

100 acres/yr.



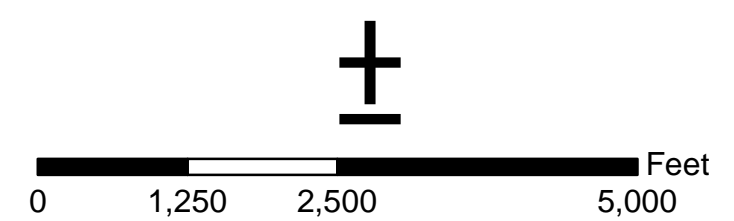
Analysis of FUDA

- * Laterally Extension from Existing FUDA
- * 100 acres/year development



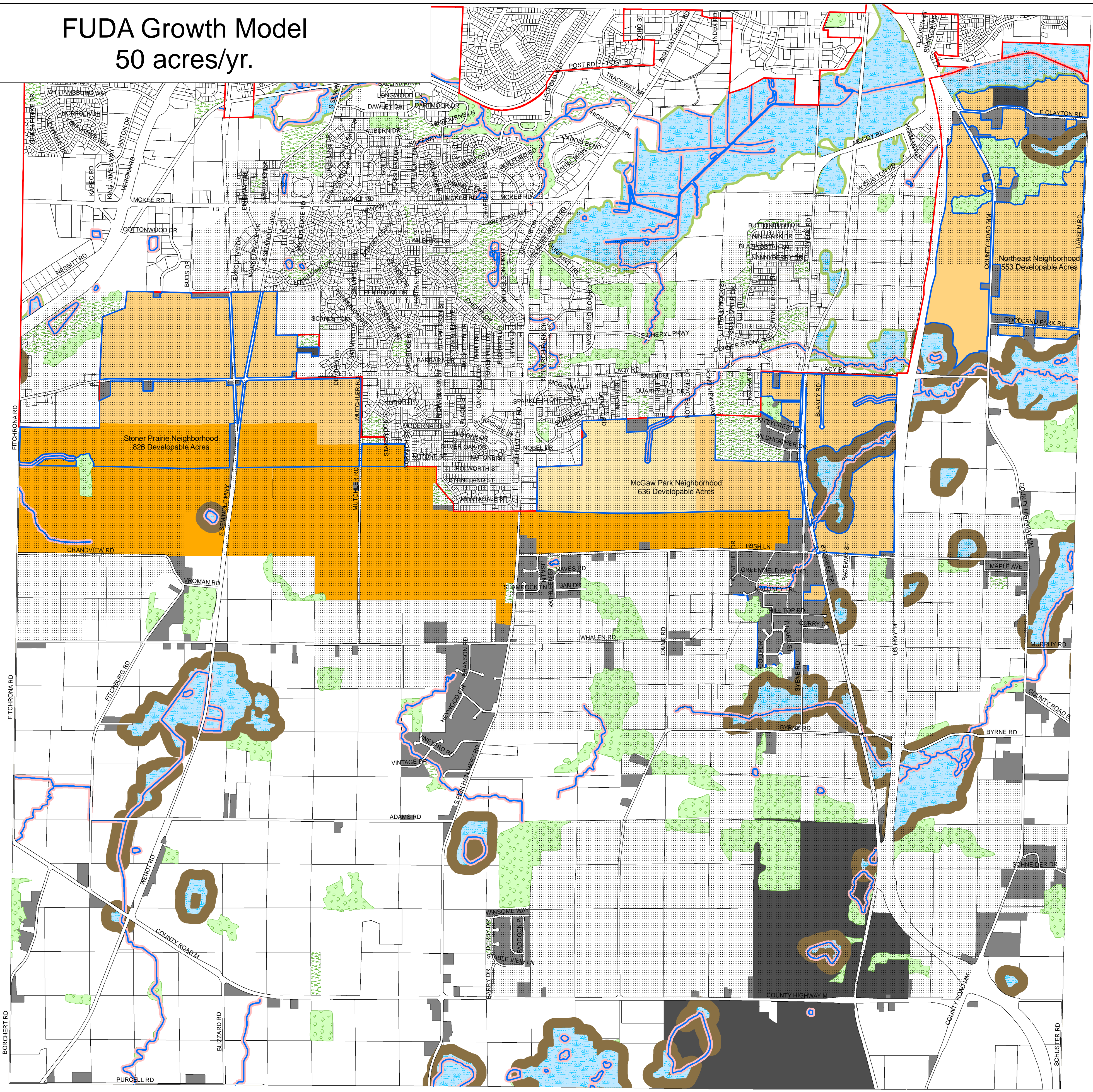
Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg



FUDA Growth Model

50 acres/yr.



- | | | | | | | | | | | | |
|--|----------------------------|--|--------------------|--|-------|--|----------------------|--|----------------------------|--|------------------------|
| | Urban Service Area | | Streams | | Parks | | Wetland | | Wetland Buffer - 300' | | Institutions |
| | Possible Sewer Interceptor | | Water Buffer - 75' | | Woods | | Wetland Buffer - 75' | | Existing Development Areas | | Potential Growth Areas |

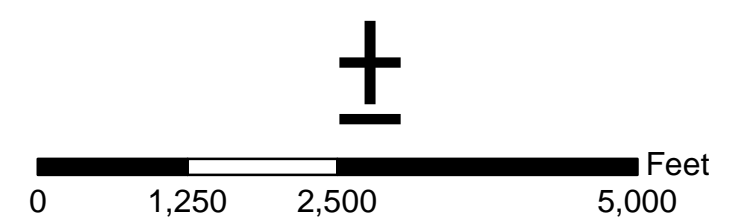
Analysis of FUDA

- * Laterally Extension from Existing FUDA
- * 50 acres/year development

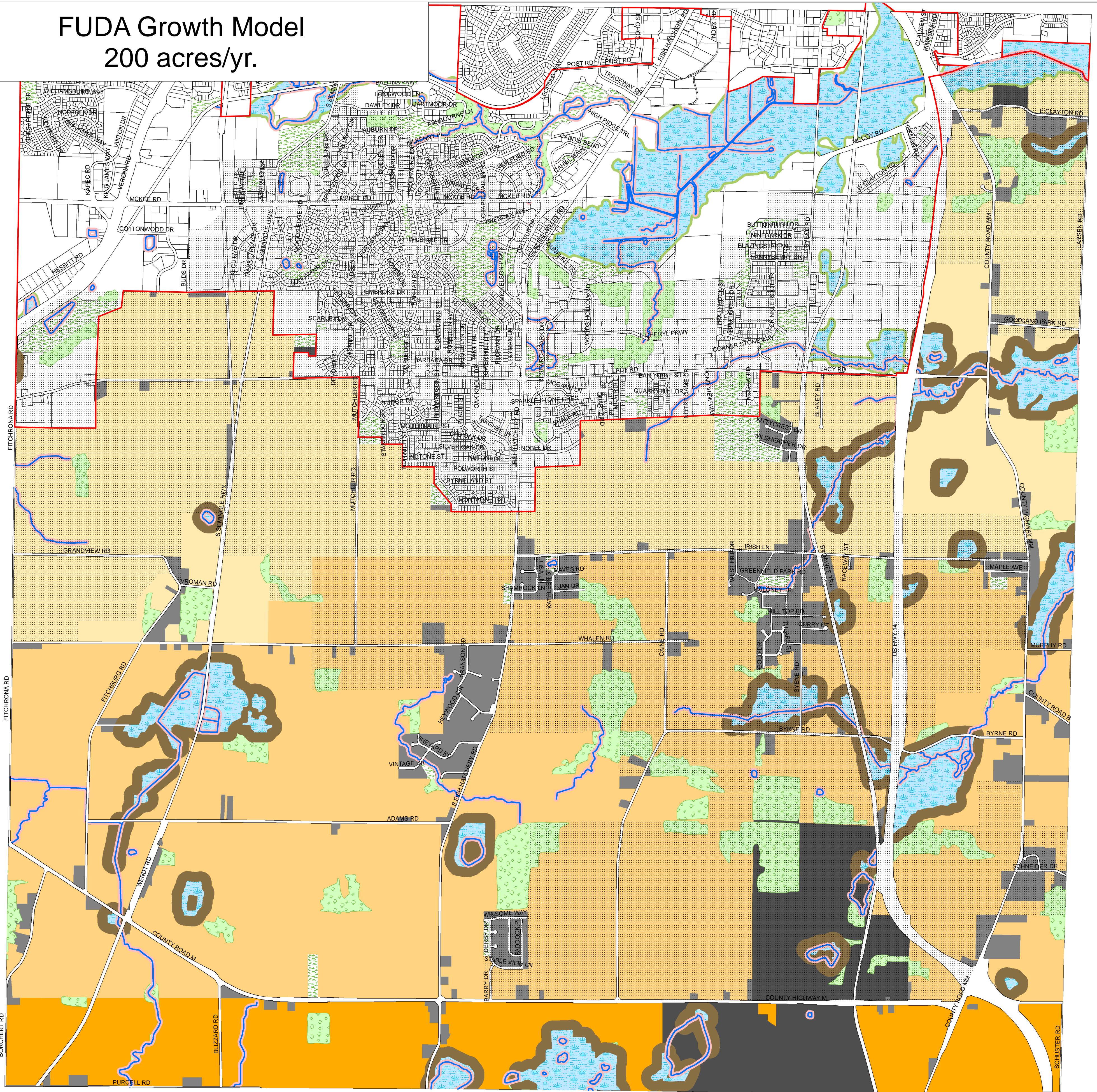
- 254 Developable Acres (2030)
- 1487 Developable Acres (2060)
- 1500 Developable Acres (2090)

Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg






FUDA Growth Model 200 acres/yr.



- | | | | | | | | | | | | |
|--|----------------------------|---|--------------------|---|-------|---|----------------------|---|----------------------------|---|------------------------|
|  | Urban Service Area |  | Streams |  | Parks |  | Wetland |  | Wetland Buffer - 300' |  | Institutions |
|  | Possible Sewer Interceptor |  | Water Buffer - 75' |  | Woods |  | Wetland Buffer - 75' |  | Existing Development Areas |  | Potential Growth Areas |

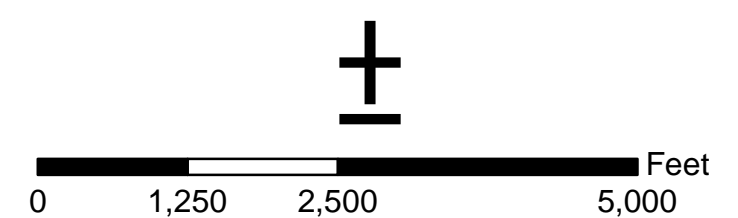
Analysis of FUDA

- * Laterally Extension from Existing FUDA
- * 200 acres/year development

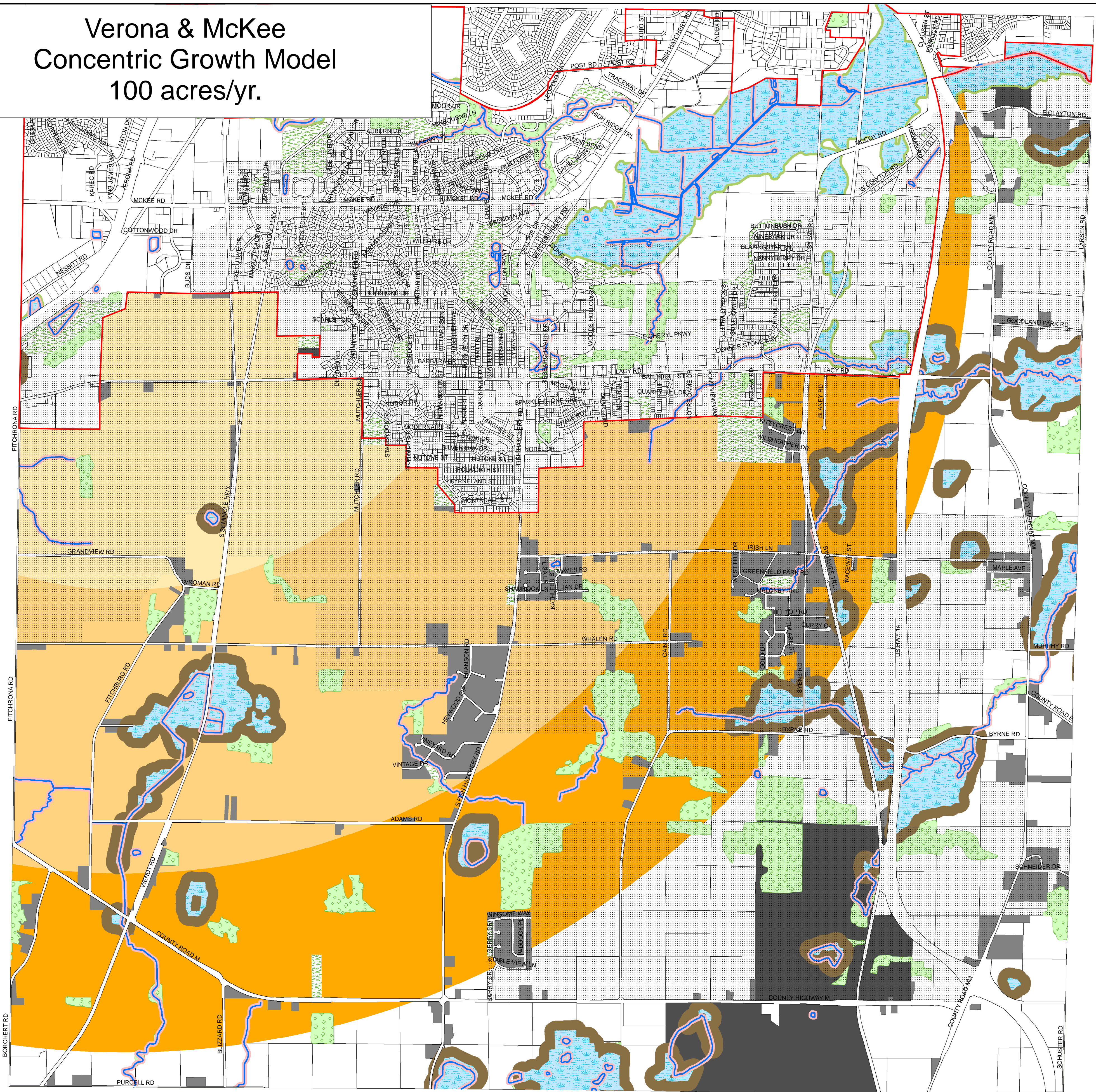
-  4002 Developable Acres (2030)
-  6018 Developable Acres (2060)
-  1210 Developable Acres (2090)

Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg



Verona & McKee Concentric Growth Model 100 acres/yr.



- | | | | | | | | | | | | |
|--|----------------------------|--|--------------------|--|-------|--|----------------------|--|----------------------------|--|------------------------|
| | Urban Service Area | | Streams | | Parks | | Wetland | | Wetland Buffer - 300' | | Institutions |
| | Possible Sewer Interceptor | | Water Buffer - 75' | | Woods | | Wetland Buffer - 75' | | Existing Development Areas | | Potential Growth Areas |

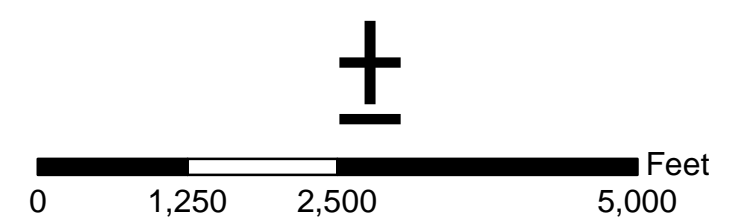
Analysis of Verona & McKee

- * Expands Concentrically from the Verona/McKee Intersection
- * 100 acres/year development

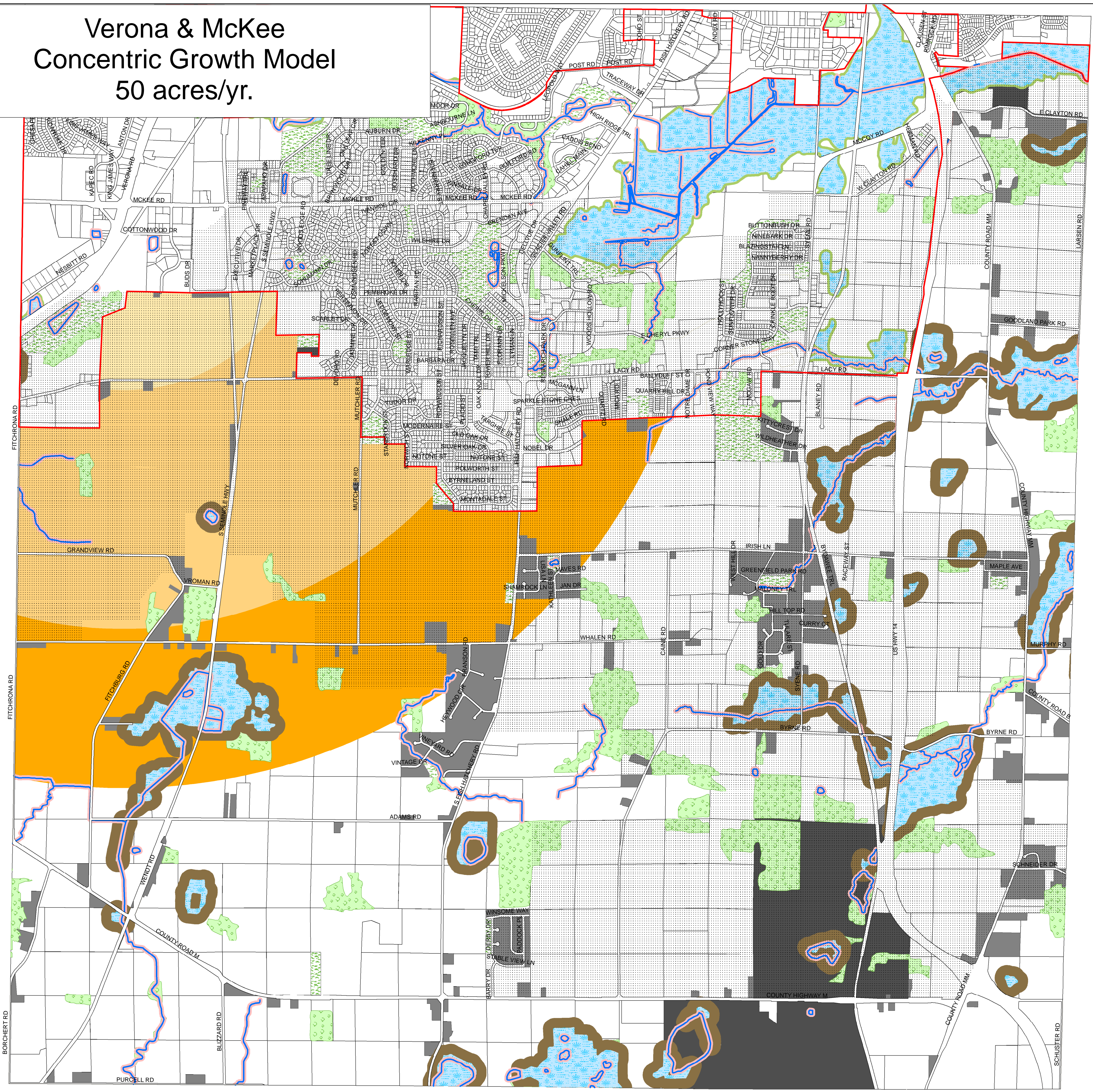
- 1495 Developable Acres (2030)
- 3005 Developable Acres (2060)
- 3027 Developable Acres (2090)

Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg



Verona & McKee Concentric Growth Model 50 acres/yr.



	Urban Service Area		Streams		Parks		Wetland		Wetland Buffer - 300'		Institutions
	Possible Sewer Interceptor		Water Buffer - 75'		Woods		Wetland Buffer - 75'		Existing Development Areas		Potential Growth Areas

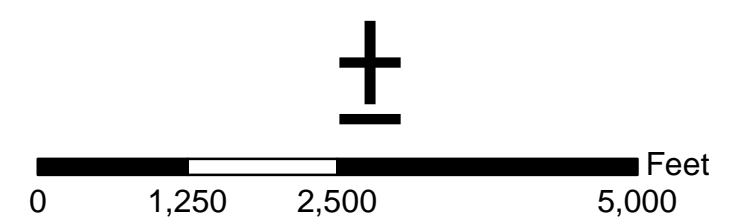
Analysis of Verona & McKee

- * Expands Concentrically from the Verona/McKee Intersection
- * 50 acres/year development

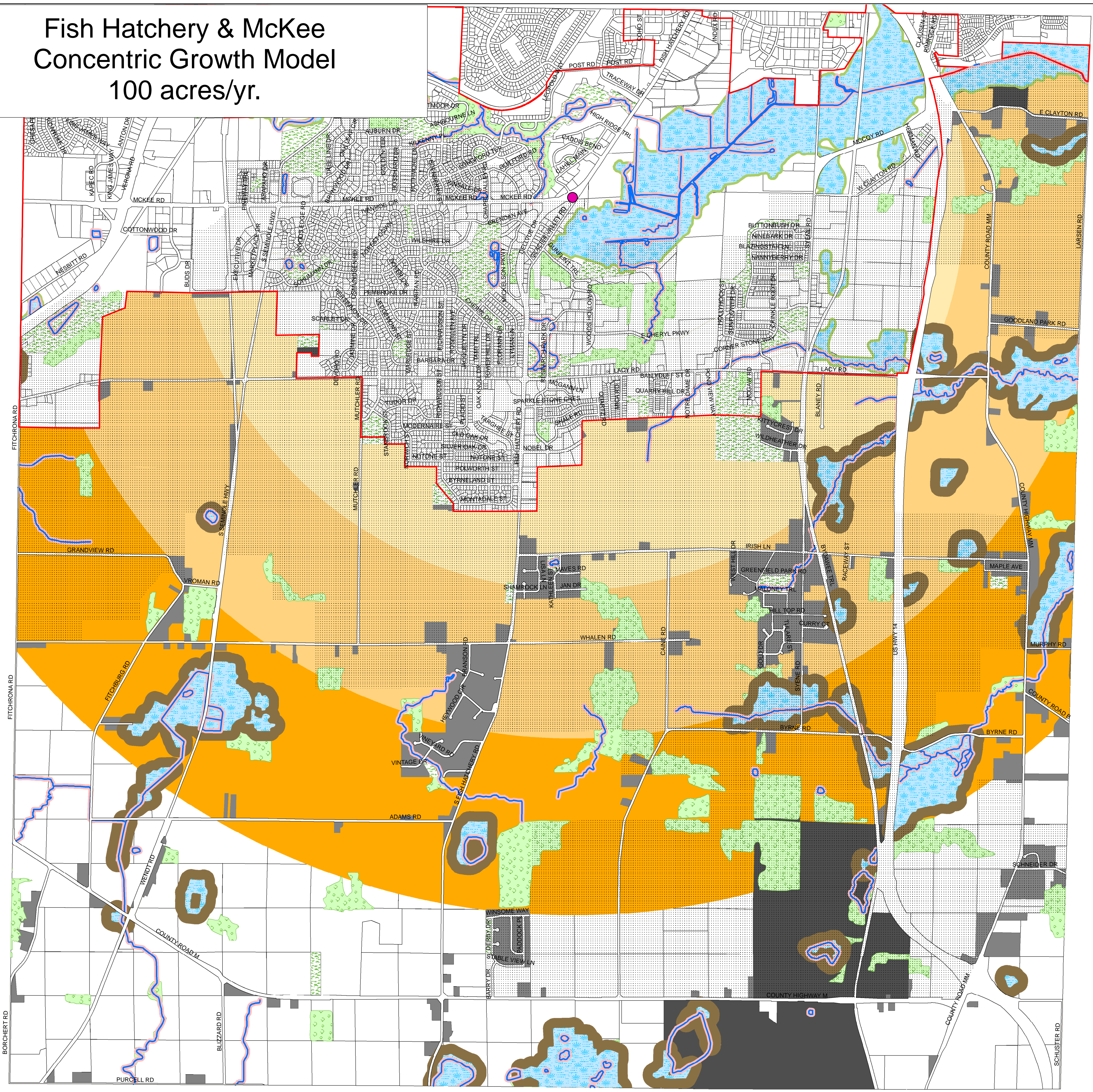
	252 Developable Acres (2030)
	1563 Developable Acres (2060)
	1545 Developable Acres (2090)

Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg



Fish Hatchery & McKee Concentric Growth Model 100 acres/yr.



- | | | | | | | | | | | | |
|--|----------------------------|--|--------------------|--|-------|--|----------------------|--|----------------------------|--|------------------------|
| | Urban Service Area | | Streams | | Parks | | Wetland | | Wetland Buffer - 300' | | Institutions |
| | Possible Sewer Interceptor | | Water Buffer - 75' | | Woods | | Wetland Buffer - 75' | | Existing Development Areas | | Potential Growth Areas |

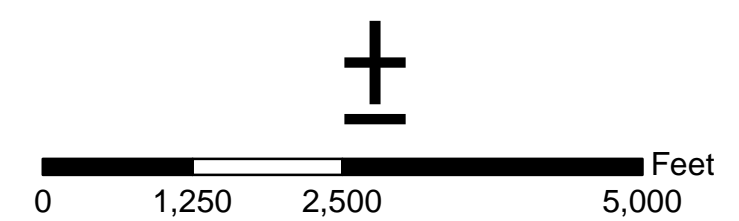
Analysis of Fish Hatchery & McKee

- * Expands Concentrically from the Fish Hatchery & McKee Intersection
- * 100 acres/year development

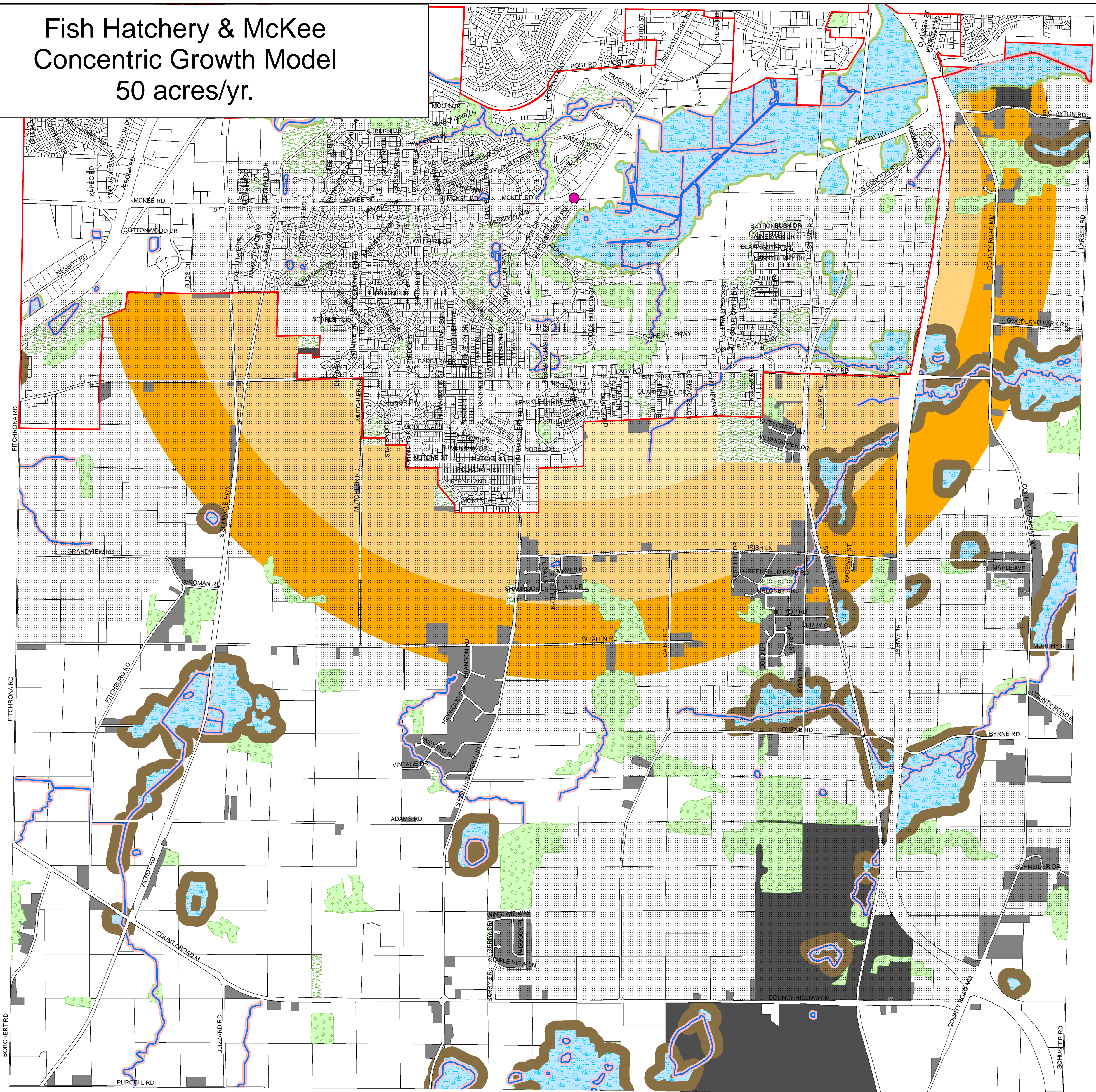
- 1489 Developable Acres (2030)
- 3033 Developable Acres (2060)
- 2985 Developable Acres (2090)

Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg

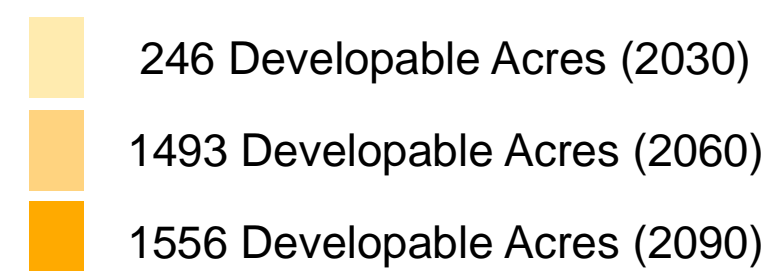


Fish Hatchery & McKee Concentric Growth Model 50 acres/yr.



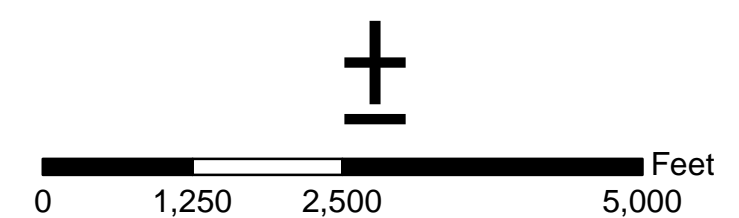
Analysis of Fish Hatchery & McKee

- * Expands Concentrically from the Fish Hatchery & McKee Intersection
- * 50 acres/year development

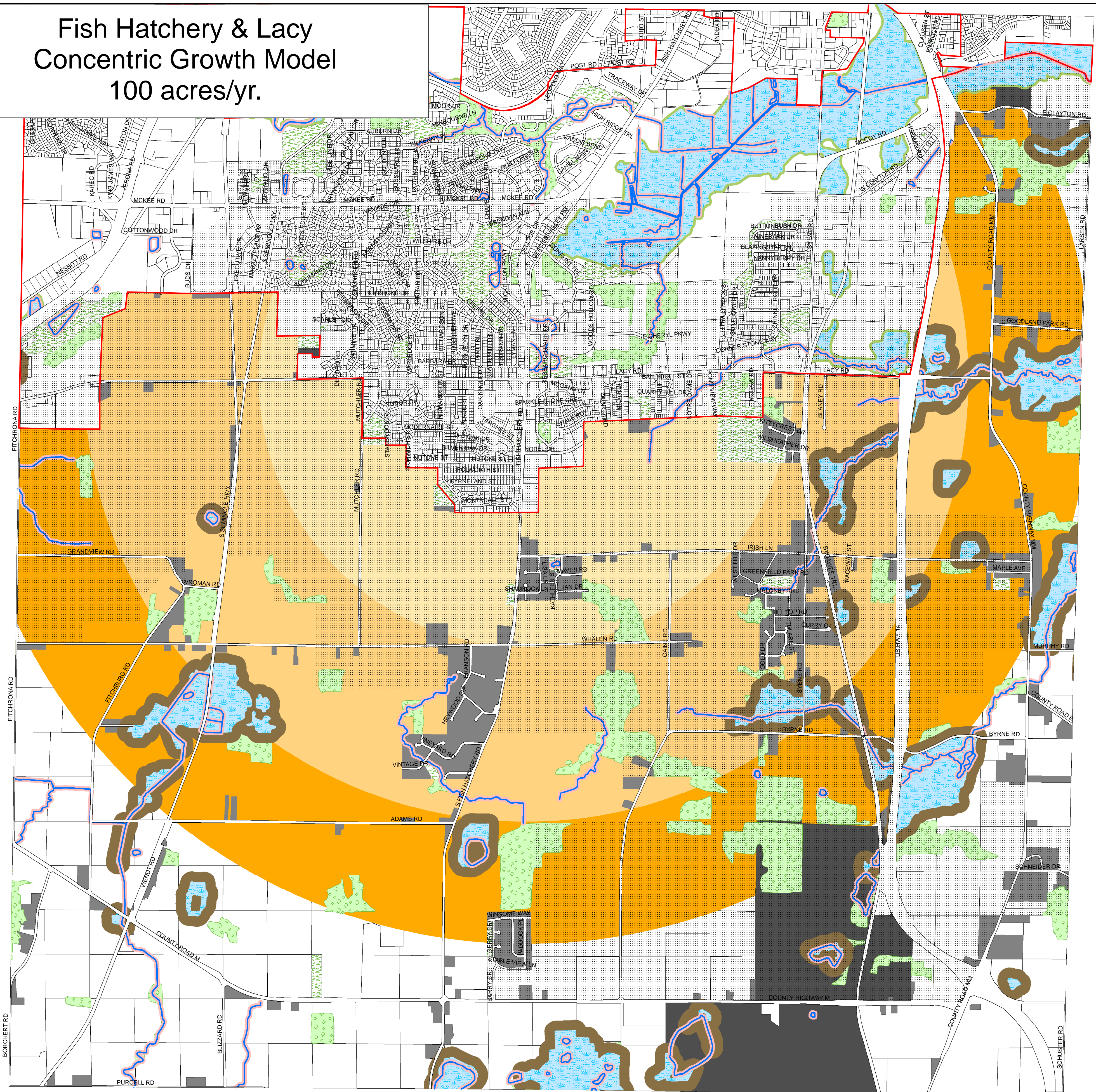


Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg

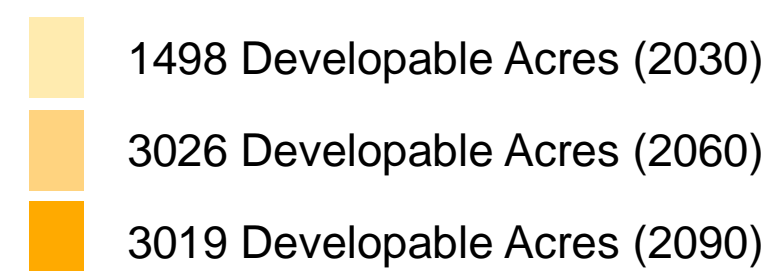


Fish Hatchery & Lacy Concentric Growth Model 100 acres/yr.



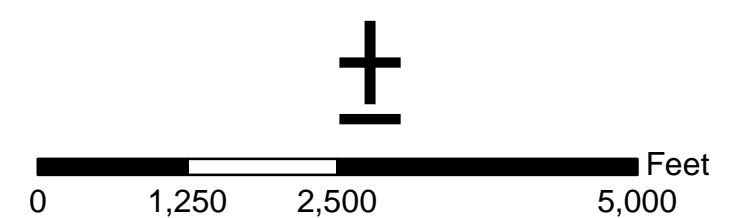
Analysis of Fish Hatchery & Lacy

- * Expands Concentrically from the Fish Hatchery & Lacy Intersection
- * 100 acres/year development

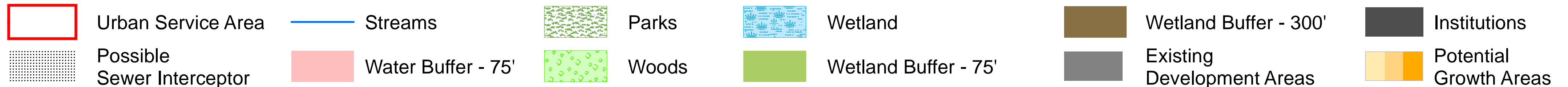
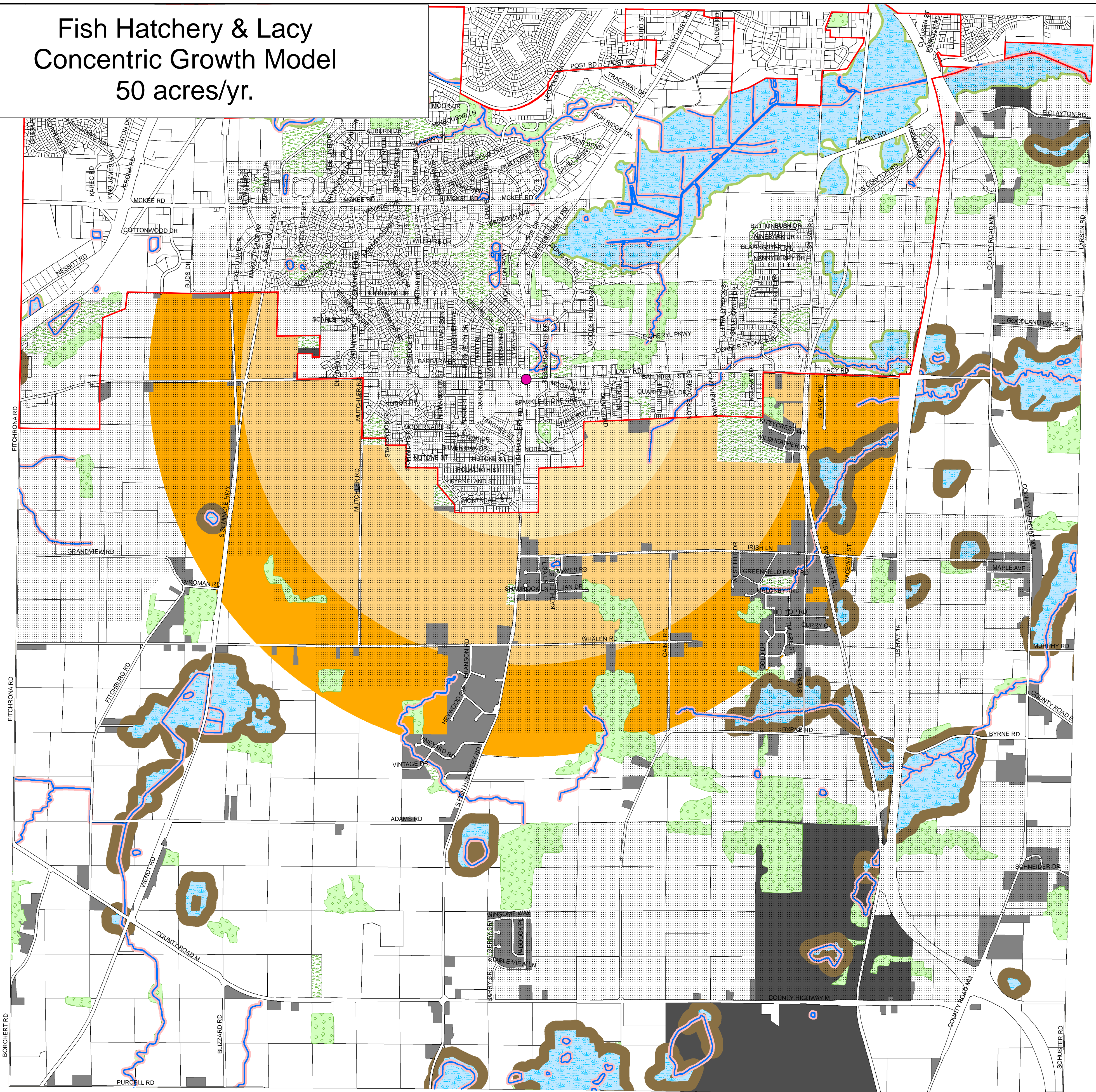


Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg



Fish Hatchery & Lacy Concentric Growth Model 50 acres/yr.



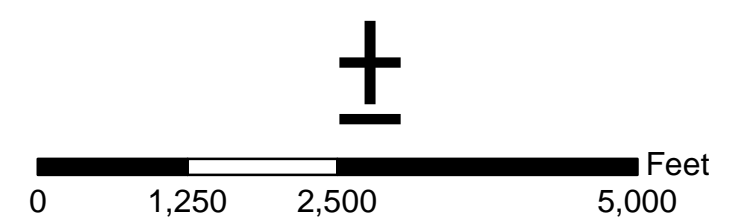
Analysis of Fish Hatchery & Lacy

- * Expands Concentrically from the Fish Hatchery & Lacy Intersection
- * 50 acres/year development

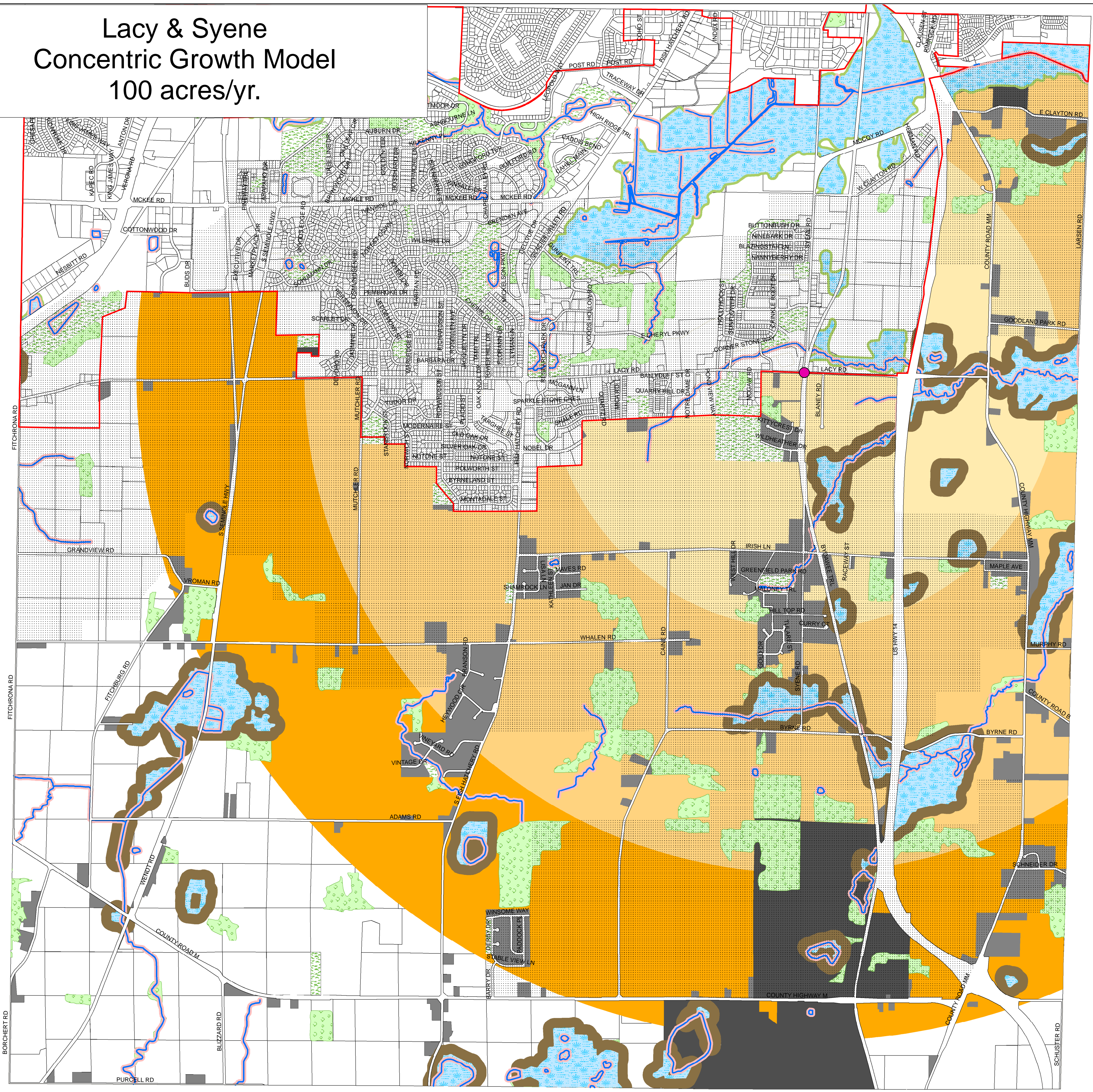
- 259 Developable Acres (2030)
- 1514 Developable Acres (2060)
- 1536 Developable Acres (2090)

Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg



Lacy & Syene Concentric Growth Model 100 acres/yr.



- | | | | | | | | | | | | |
|--|----------------------------|--|--------------------|--|-------|--|----------------------|--|----------------------------|--|------------------------|
| | Urban Service Area | | Streams | | Parks | | Wetland | | Wetland Buffer - 300' | | Institutions |
| | Possible Sewer Interceptor | | Water Buffer - 75' | | Woods | | Wetland Buffer - 75' | | Existing Development Areas | | Potential Growth Areas |

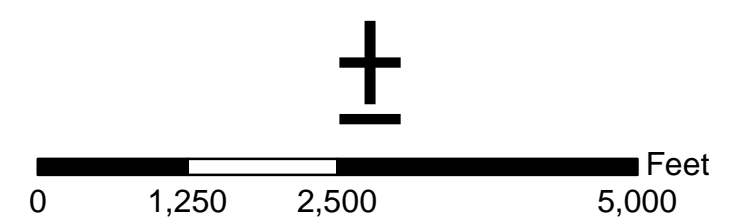
Analysis of Lacy & Syene

- * Expands Concentrically from the Lacy & Syene Intersection
- * 100 acres/year development

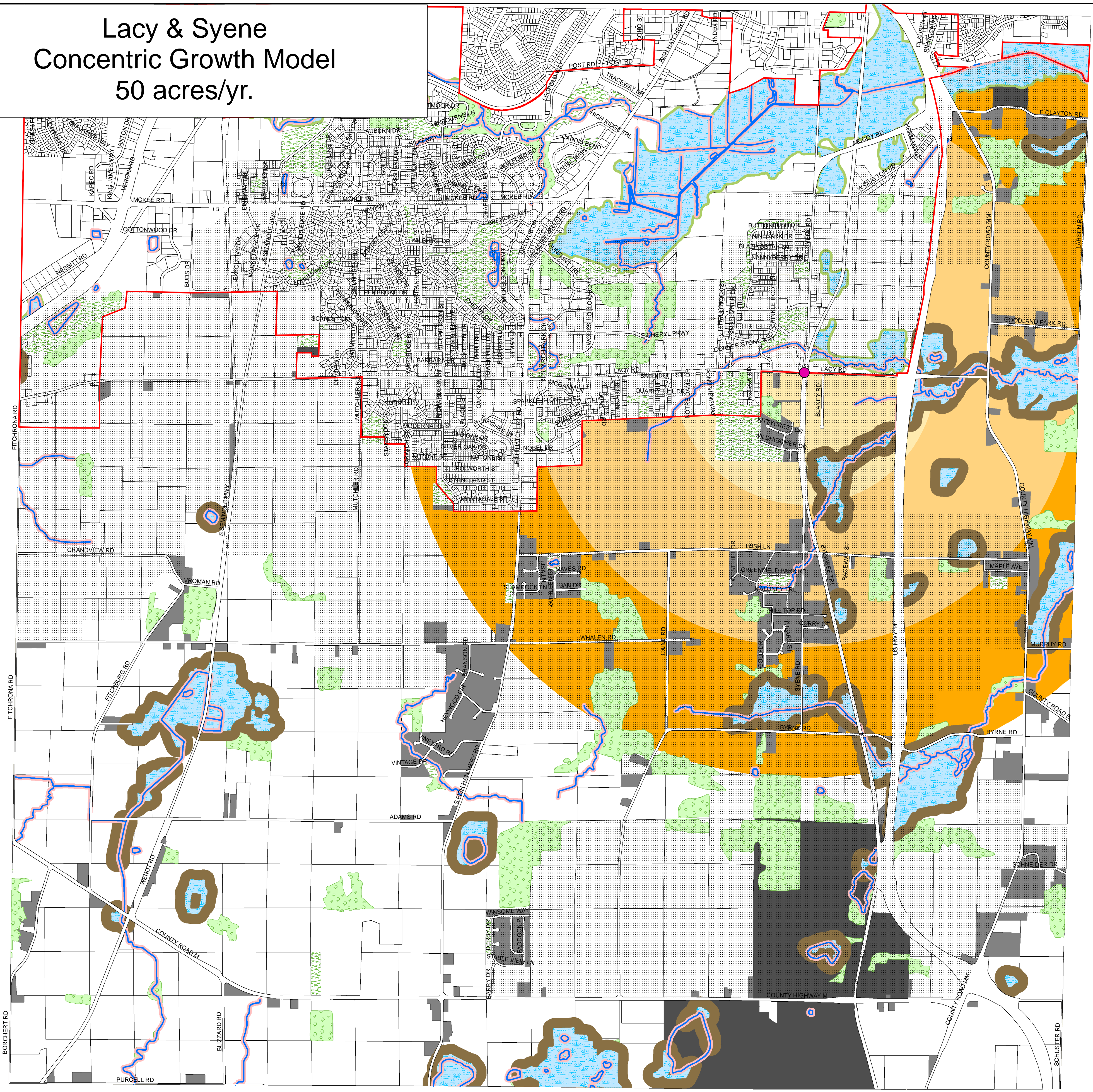
- 1489 Developable Acres (2030)
- 3036 Developable Acres (2060)
- 3035 Developable Acres (2090)

Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg



Lacy & Syene Concentric Growth Model 50 acres/yr.



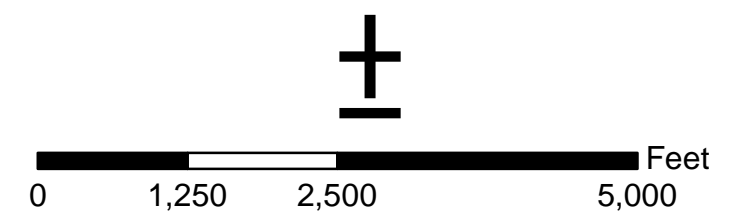
Analysis of Lacy & Syene

- * Expands Concentrically from the Lacy & Syene Intersection
- * 50 acres/year development

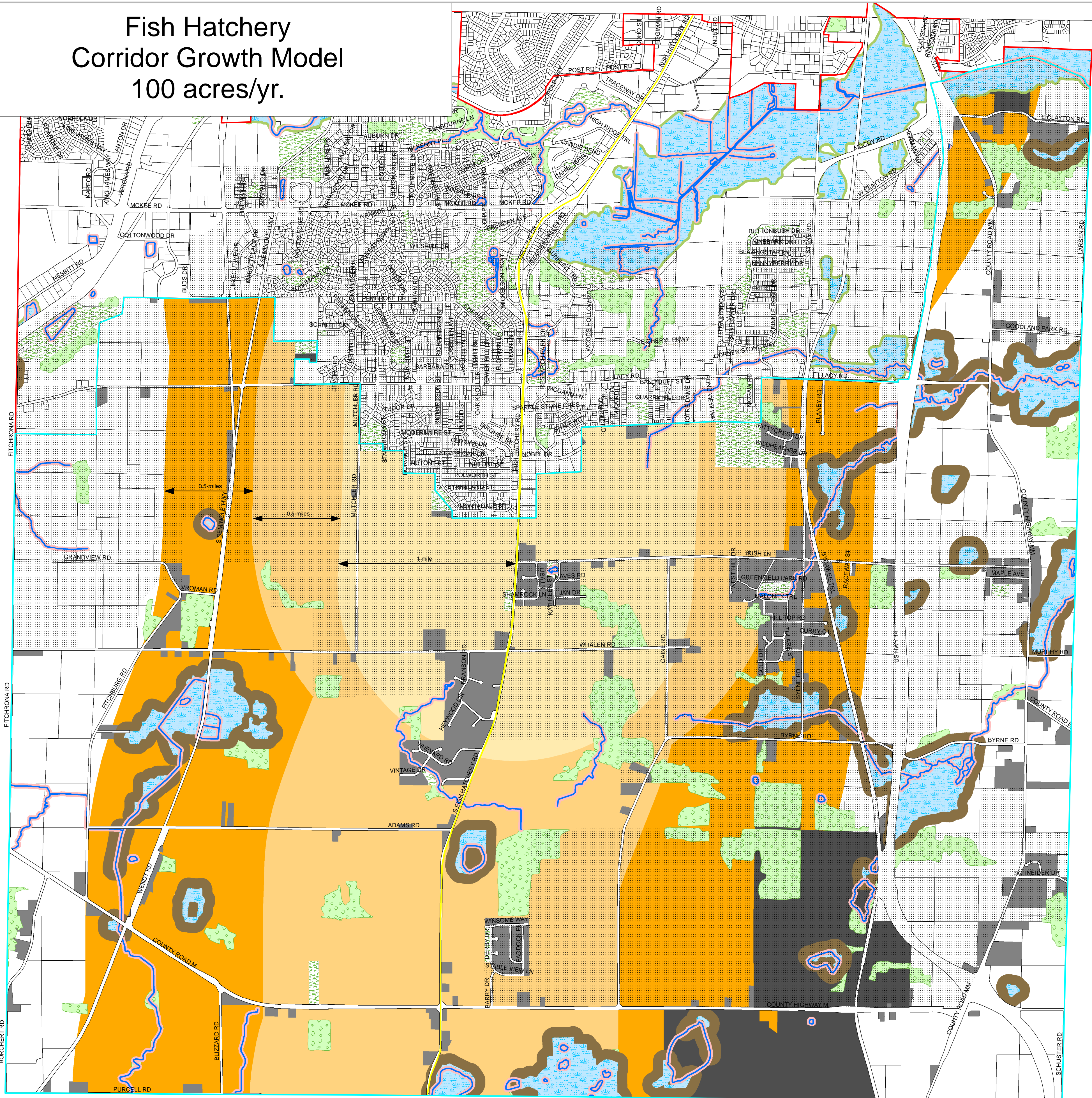
- 258 Developable Acres (2030)
- 1495 Developable Acres (2060)
- 1488 Developable Acres (2090)

Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg

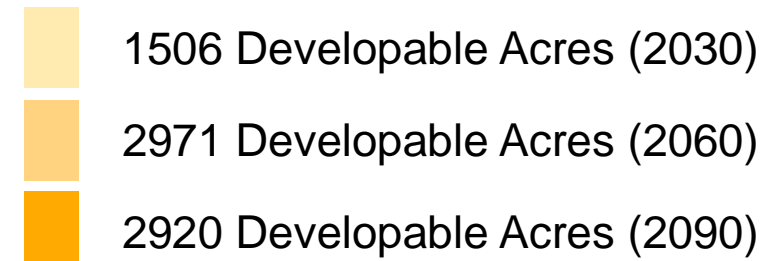


Fish Hatchery Corridor Growth Model 100 acres/yr.



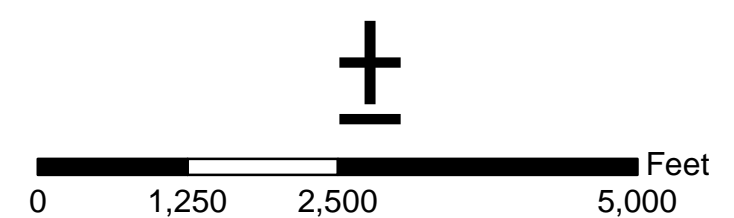
Analysis of Fish Hatchery Corridor

* Expands development consecutively out one mile, one-half mile, and another one-half mile on each side of Fish Hatchery.
* 100 acres/year development

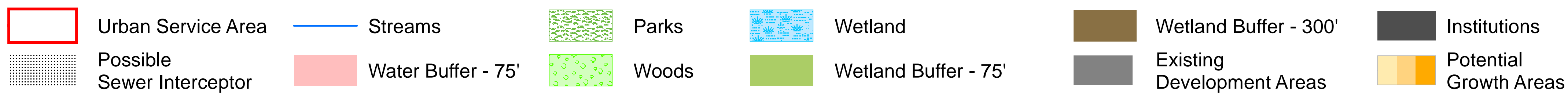
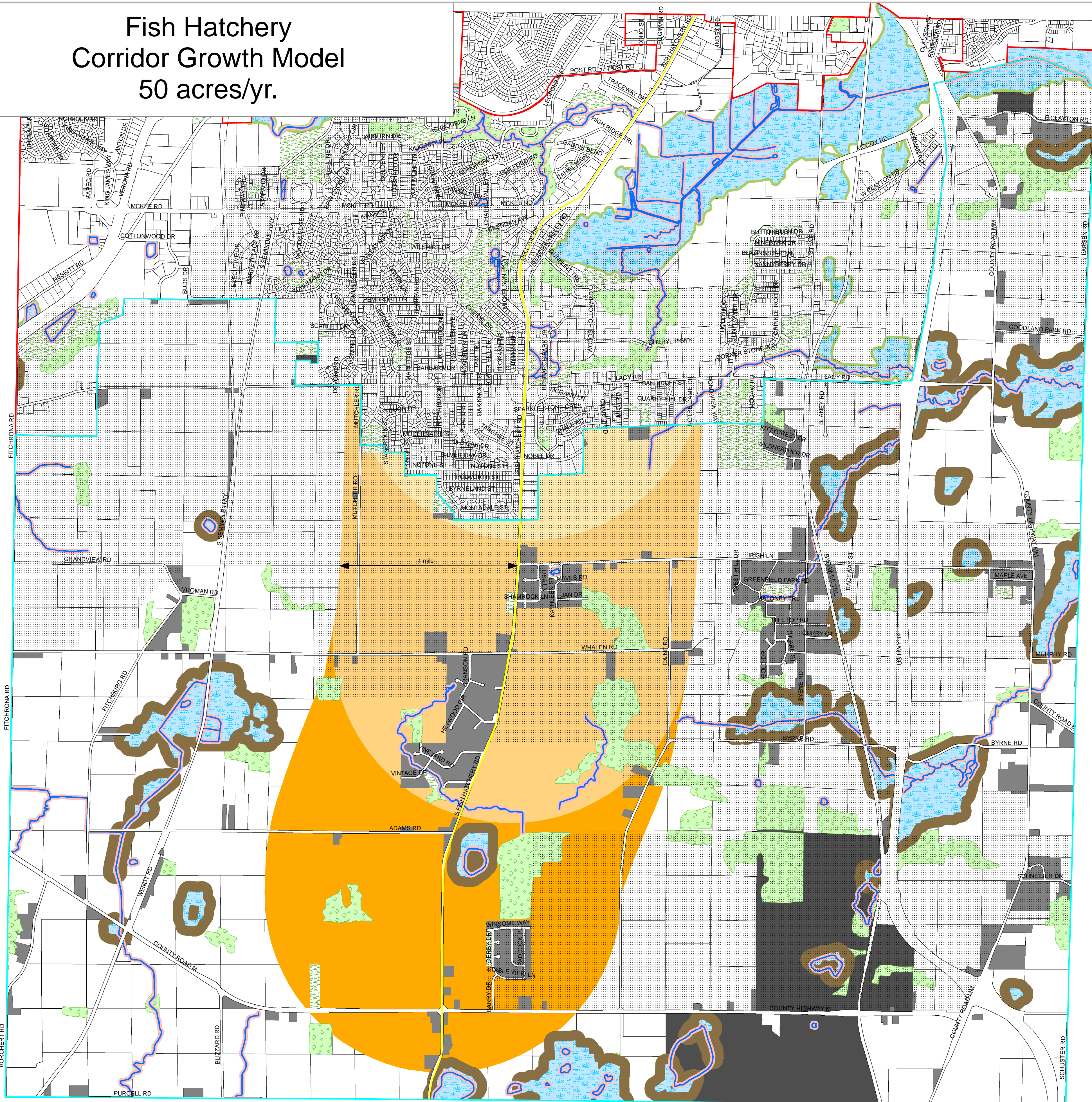


Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg



Fish Hatchery Corridor Growth Model 50 acres/yr.



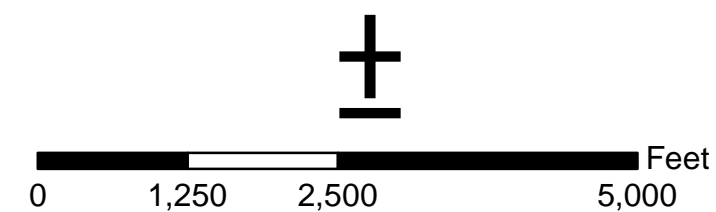
Analysis of Fish Hatchery Corridor

- * Expands development consecutively out one mile, on each side of Fish Hatchery.
- * 50 acres/year development

	260 Developable Acres (2030)
	1536 Developable Acres (2060)
	1546 Developable Acres (2090)

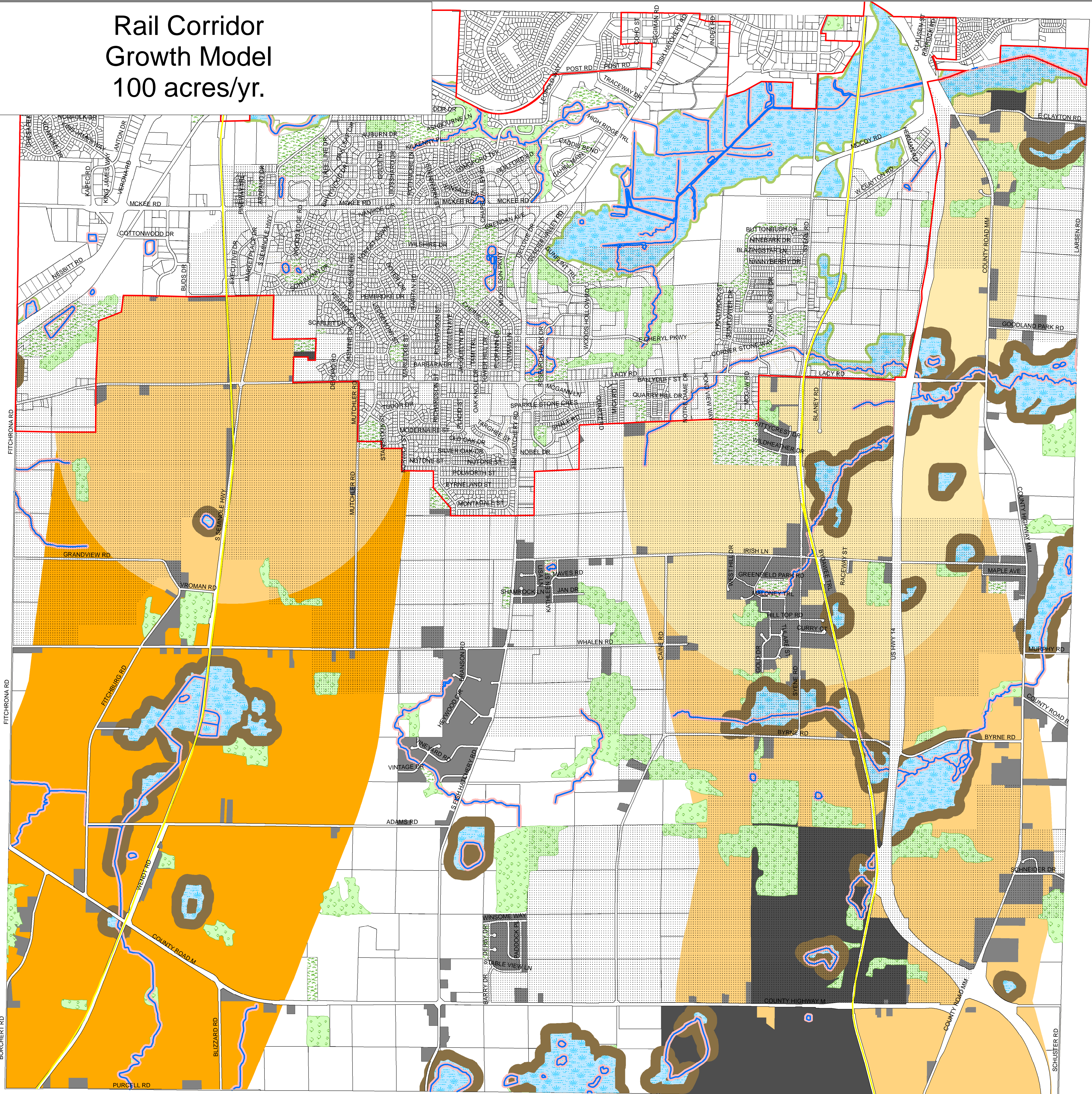
Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg



Rail Corridor Growth Model

100 acres/yr.



- | | | | | | | | | | | | |
|--|----------------------------|--|--------------------|--|-------|--|----------------------|--|----------------------------|--|------------------------|
| | Urban Service Area | | Streams | | Parks | | Wetland | | Wetland Buffer - 300' | | Institutions |
| | Possible Sewer Interceptor | | Water Buffer - 75' | | Woods | | Wetland Buffer - 75' | | Existing Development Areas | | Potential Growth Areas |

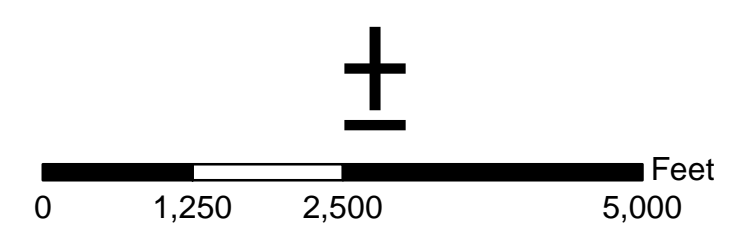
Analysis of Rail Corridor

- * Expands development out one mile on each side of the rail.
- * 100 acres/year development

- 1508 Developable Acres (2030)
- 3053 Developable Acres (2060)
- 2789 Developable Acres (2090)

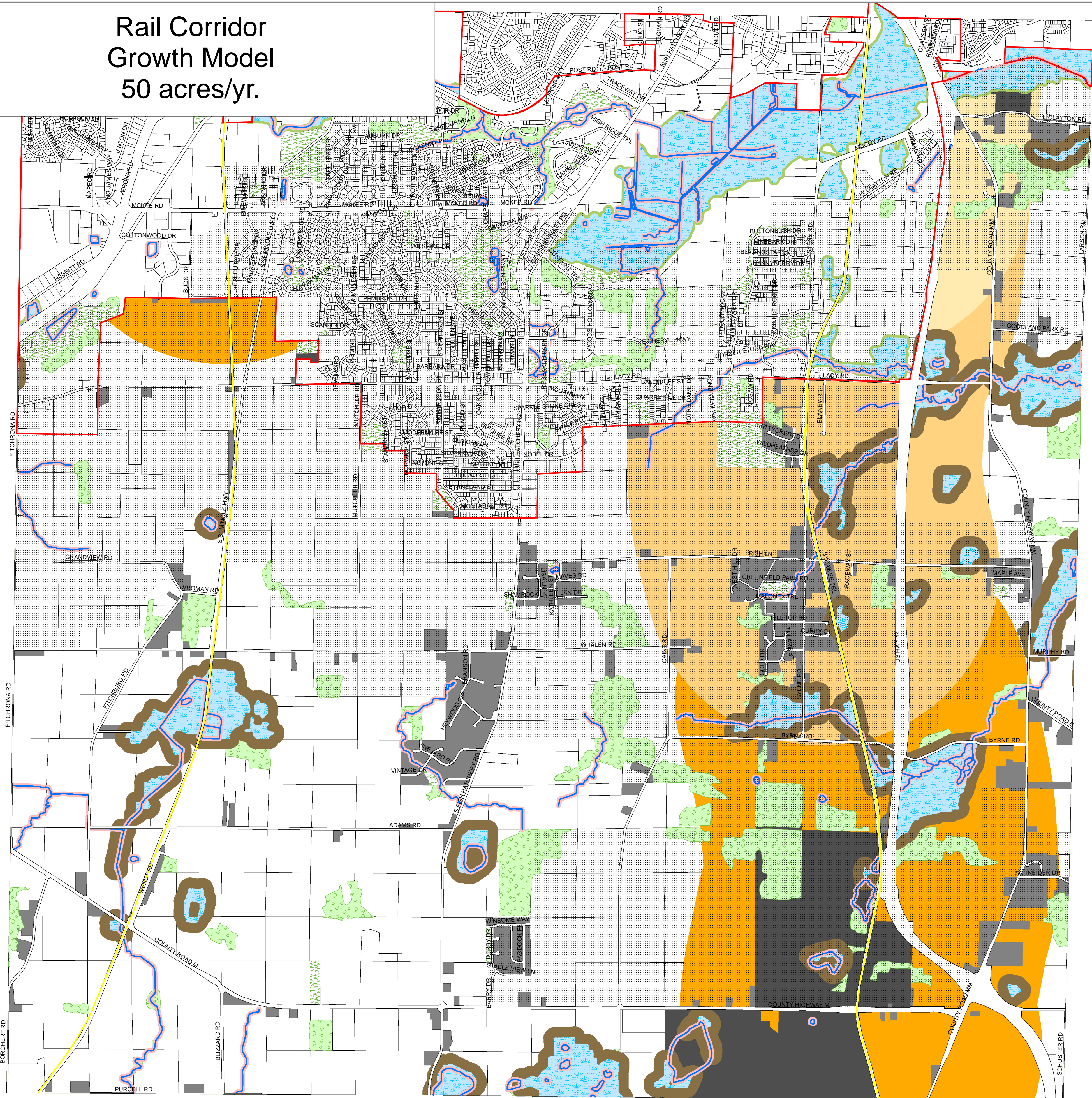
Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg



Rail Corridor Growth Model

50 acres/yr.



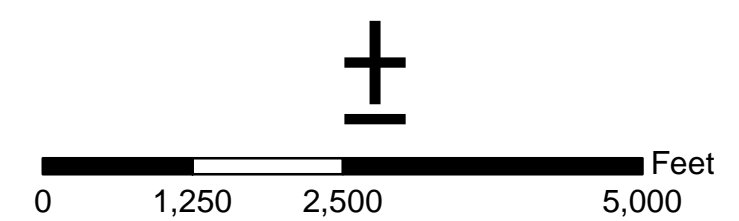
Analysis of Rail Corridor

- * Expands development out one mile on each side of the rail.
- * 50 acres/year development

- 258 Developable Acres (2030)
- 1501 Developable Acres (2060)
- 1538 Developable Acres (2090)

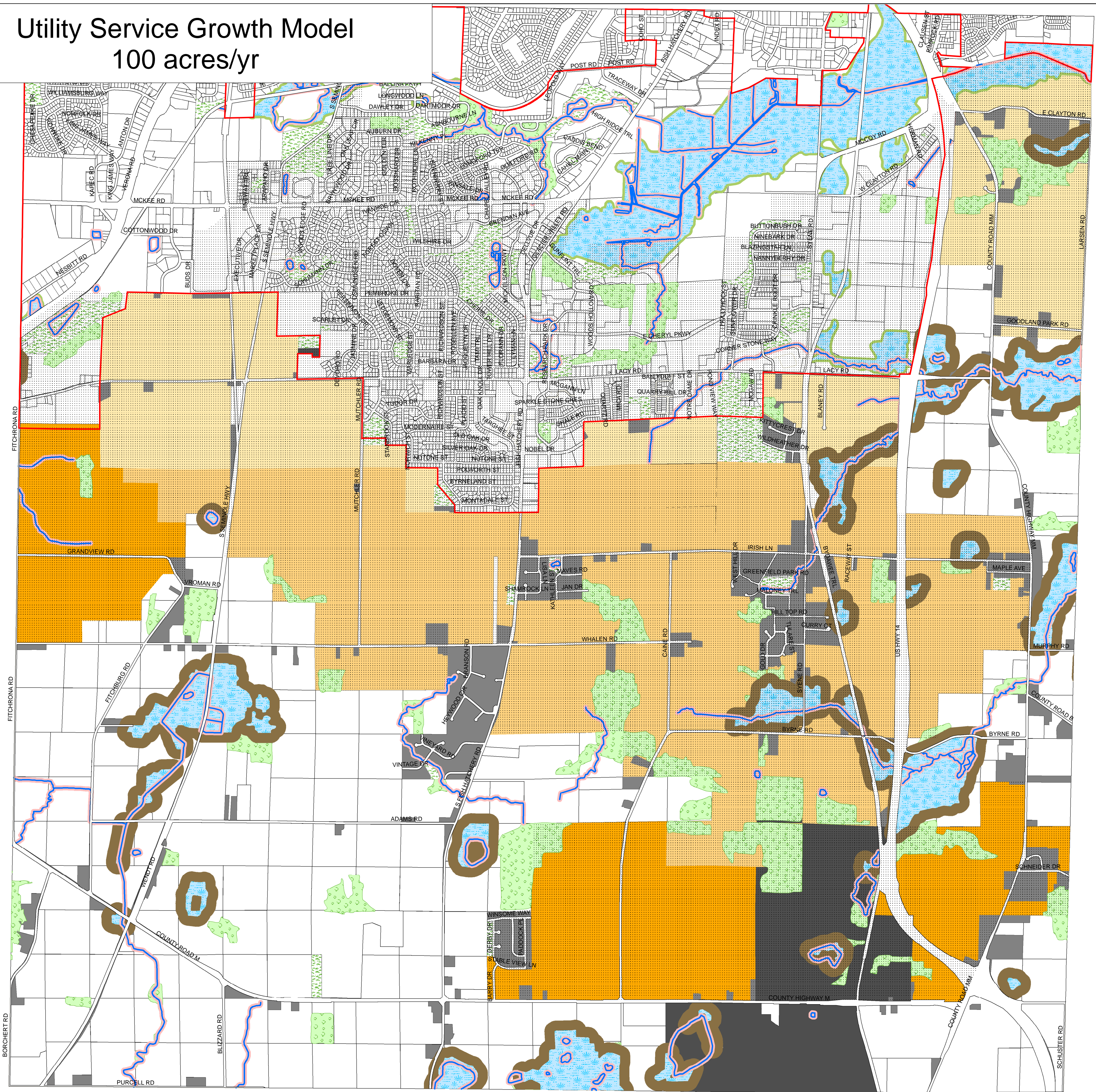
Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg



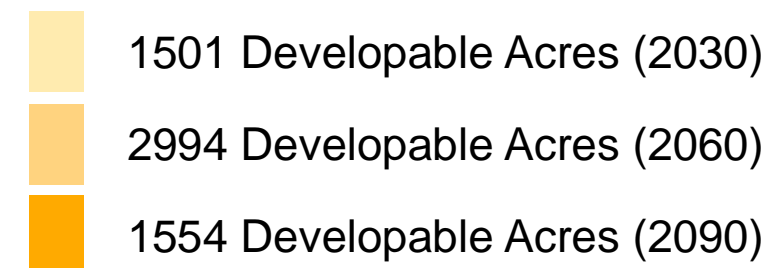
Utility Service Growth Model

100 acres/yr



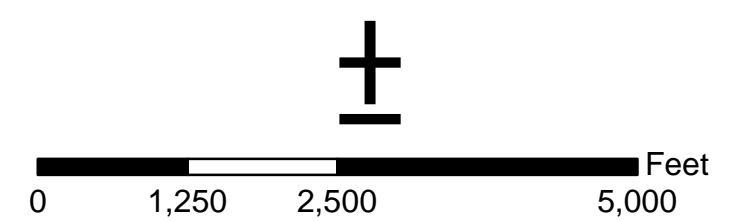
Analysis of Utility Service

- * Cost of Water and Sewer Extension
- * Gravity Flow Sewer



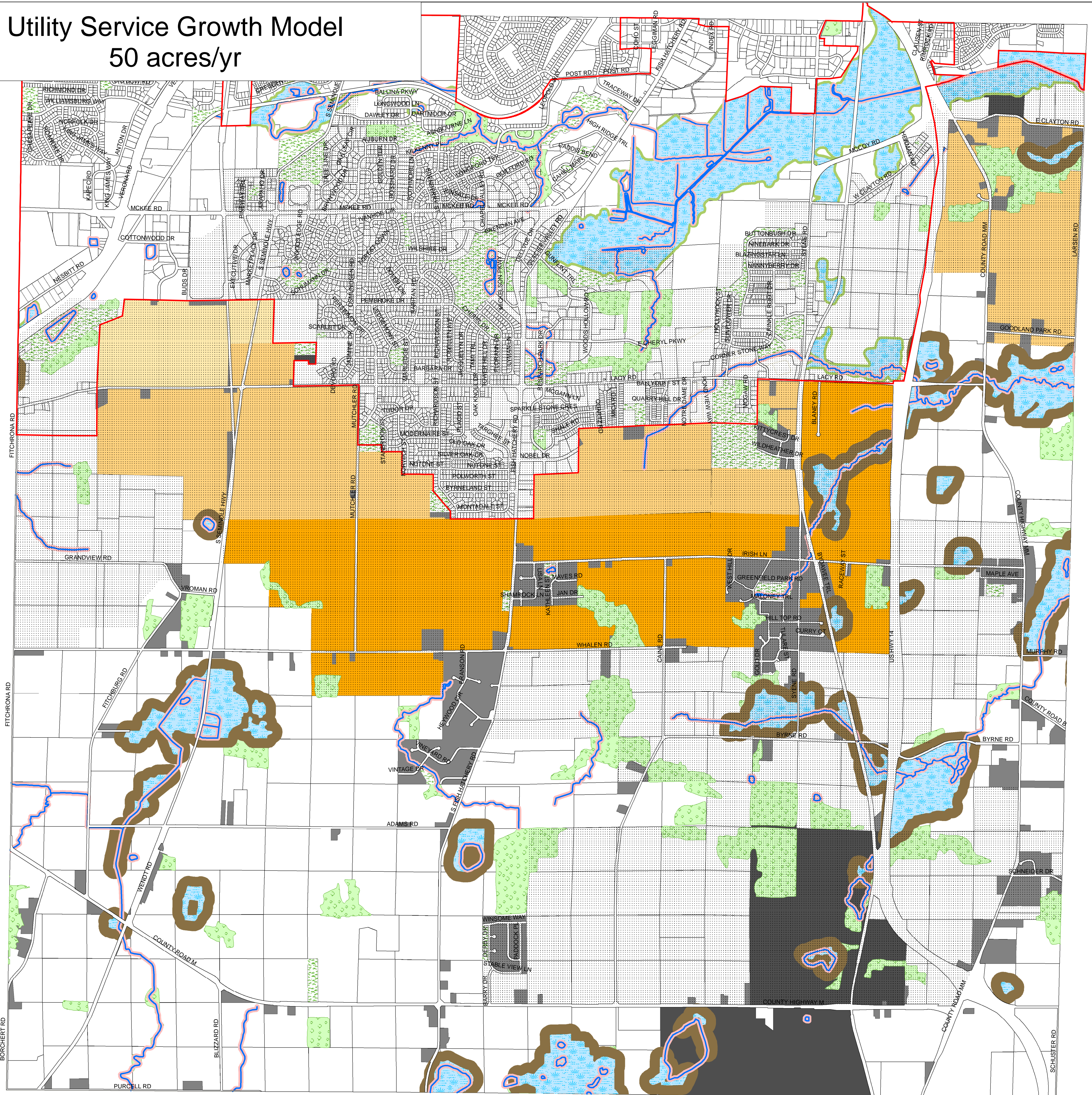
Prepared: January 2007

Source Data:
Dane County LIO & City of Fitchburg



Utility Service Growth Model

50 acres/yr



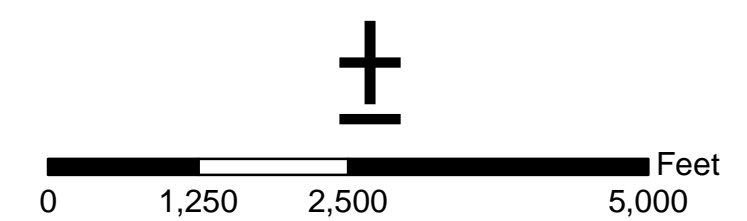
Analysis of Utility Service

- * Cost of Water and Sewer Extension
- * Gravity Flow Sewer

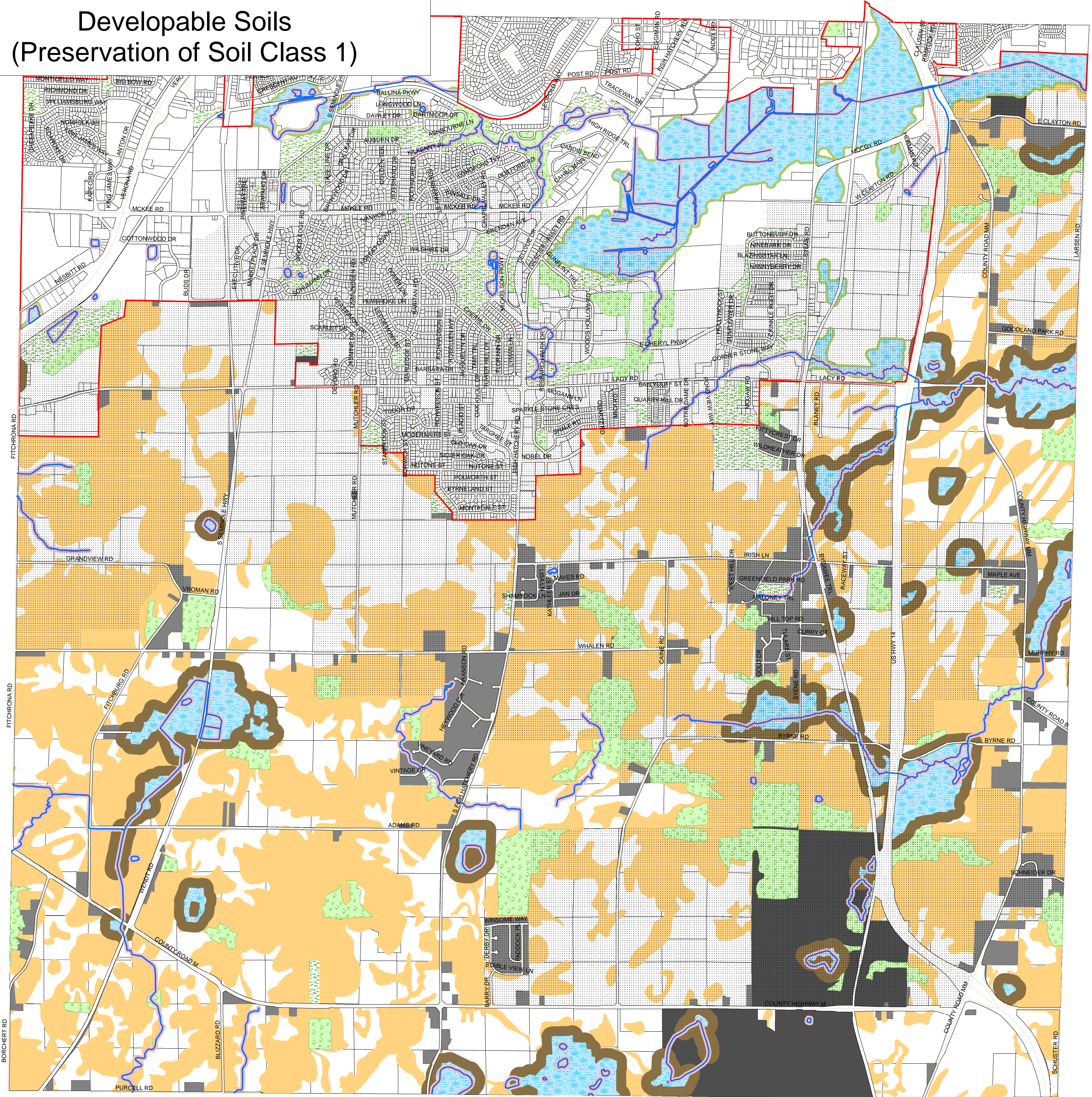
	253 Developable Acres (2030)
	1492 Developable Acres (2060)
	1536 Developable Acres (2090)

Prepared: January 2007

Source Data:
Dane County LIO & City of Fitchburg



Developable Soils (Preservation of Soil Class 1)



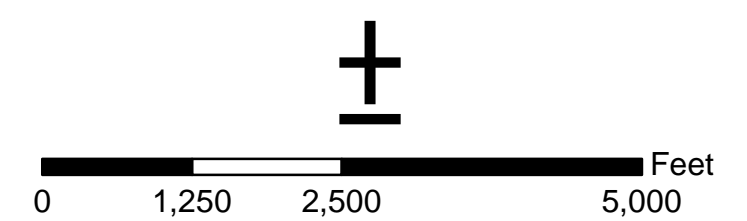
Analysis of Ag Preservation

- * < 50% of Parcel was Soil Class I
- * Continuous Development Pattern from Current Urban Service Area

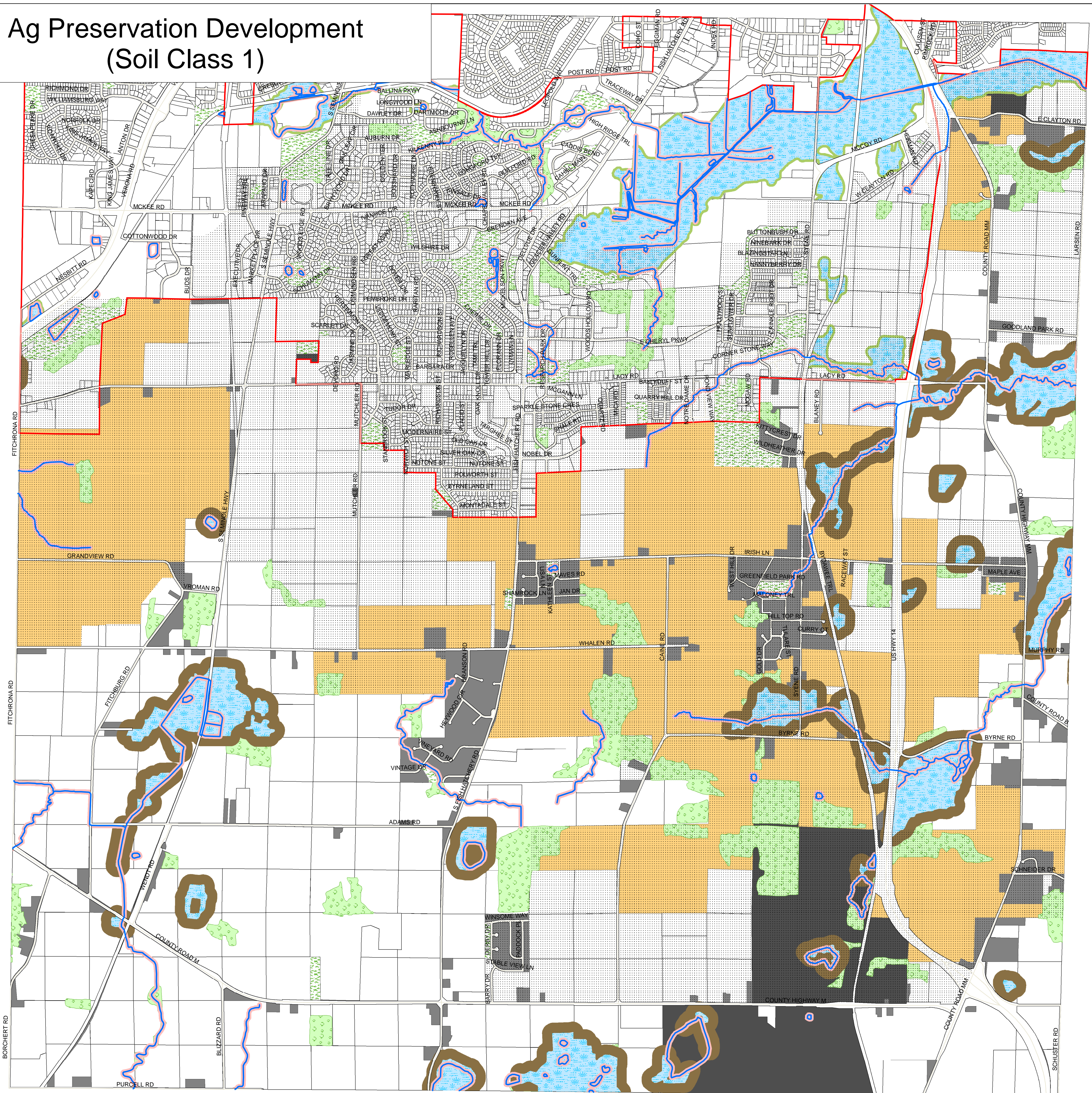
6544 Developable Soil Acres
(Preserving Soil Class I)

Prepared: January 2007

Source Data:
Dane County LIO & City of Fitchburg



Ag Preservation Development (Soil Class 1)



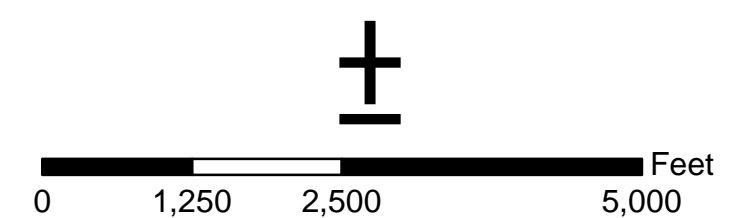
Analysis of Ag Preservation

- * < 50% of Parcel was Soil Class I
- * Continuous Development Pattern from Current Urban Service Area

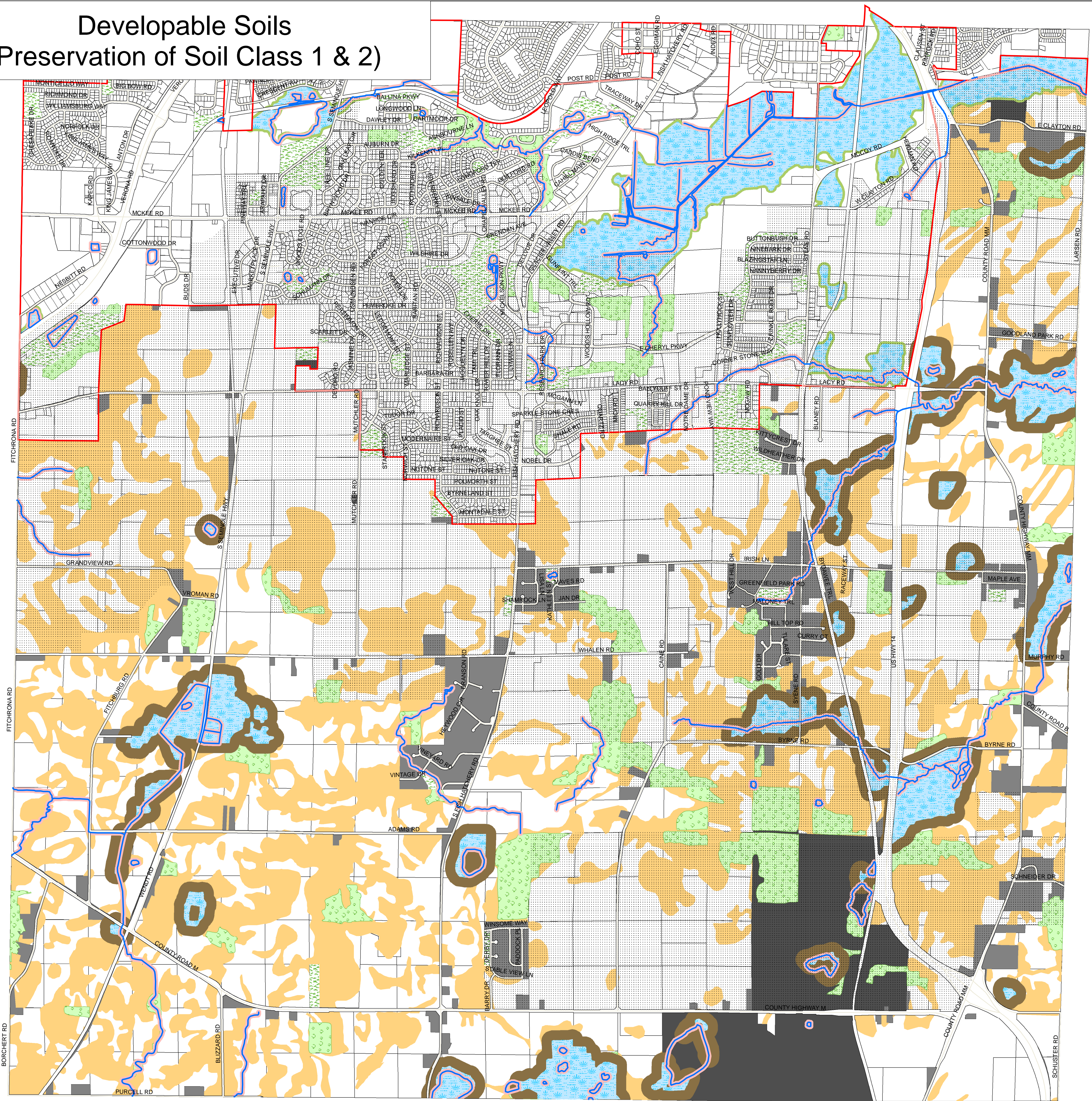
3713 Developable Acres
(Preserving Soil Class I)

Prepared: January 2007

Source Data:
Dane County LIO & City of Fitchburg



Developable Soils (Preservation of Soil Class 1 & 2)



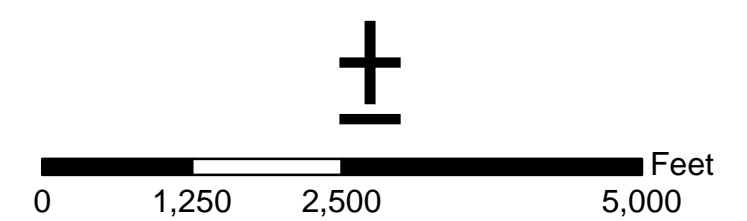
Analysis of Ag Preservation

- * < 50% of Parcel was Soil Class 1 & 2
- * Continuous Development Pattern from Current Urban Service Area

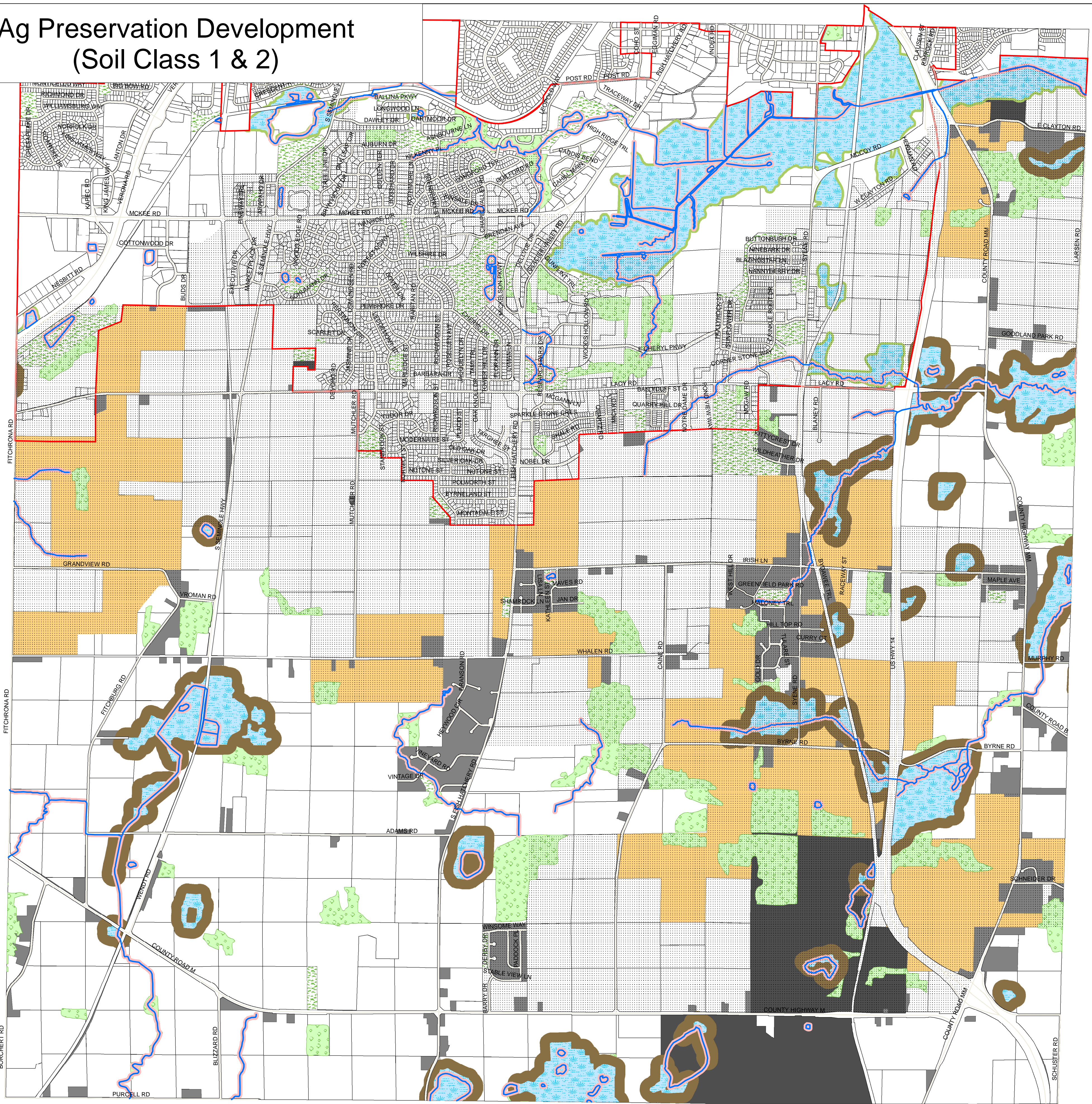
4494 Developable Soil Acres
(Preserving Soil Class 1 & 2)

Prepared: January 2007

Source Data:
Dane County LIO & City of Fitchburg



Ag Preservation Development (Soil Class 1 & 2)



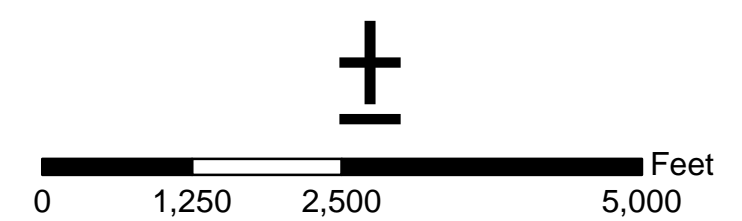
Analysis of Ag Preservation

- * < 50% of Parcel was Soil Class 1 & 2
- * Continuous Development Pattern from Current Urban Service Area

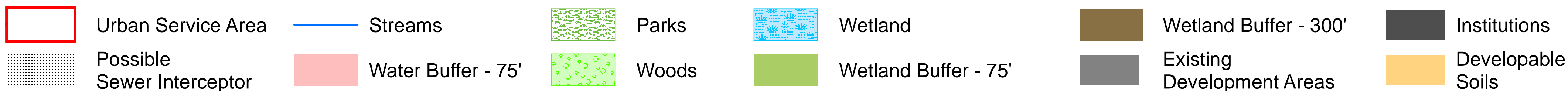
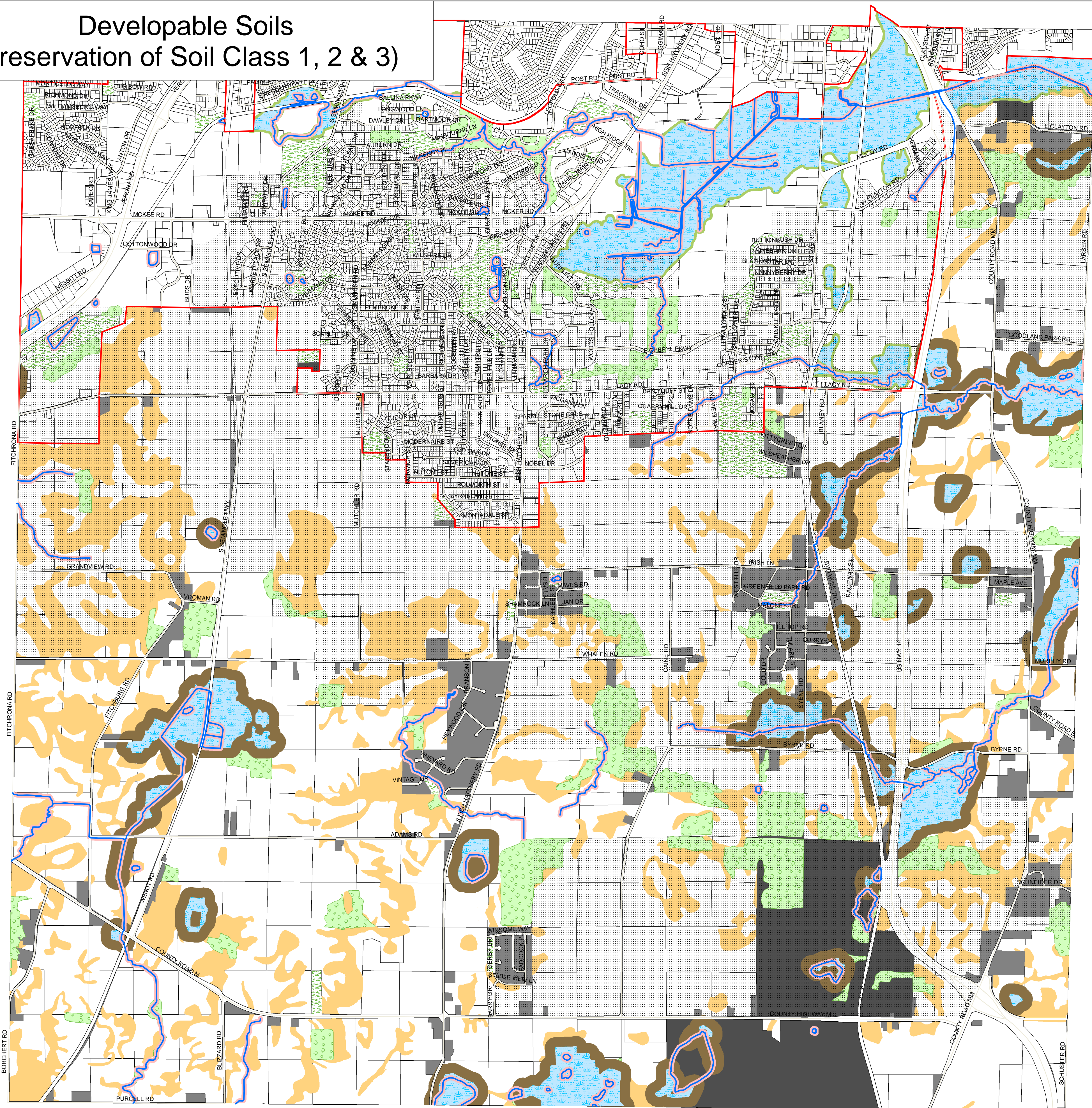
2201 Developable Acres
(Preserving Soil Class 1 & 2)

Prepared: January 2007

Source Data:
Dane County LIO & City of Fitchburg



Developable Soils (Preservation of Soil Class 1, 2 & 3)



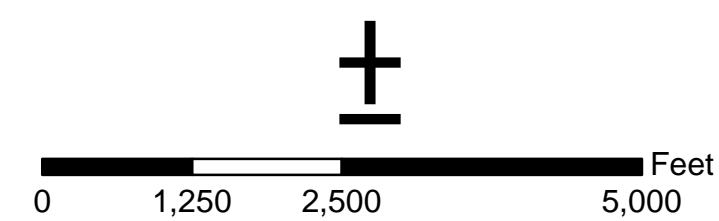
Analysis of Ag Preservation

- * < 50% of Parcel was Soil Class 1, 2 & 3
- * Continuous Development Pattern from Current Urban Service Area

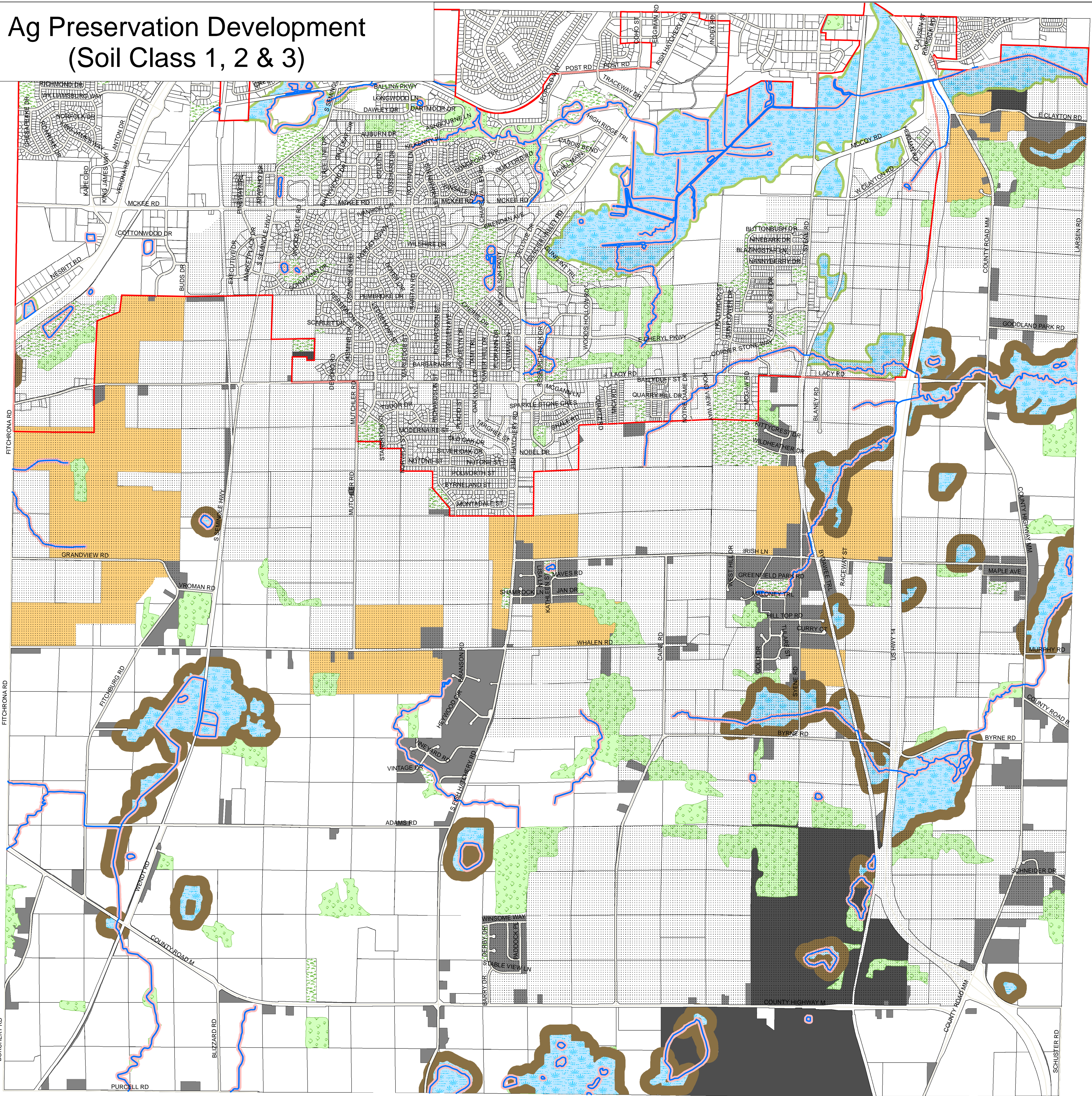
2791 Developable Soil Acres
(Preserving Soil Class 1, 2 & 3)

Prepared: January 2007

Source Data:
Dane County LIO & City of Fitchburg



Ag Preservation Development (Soil Class 1, 2 & 3)



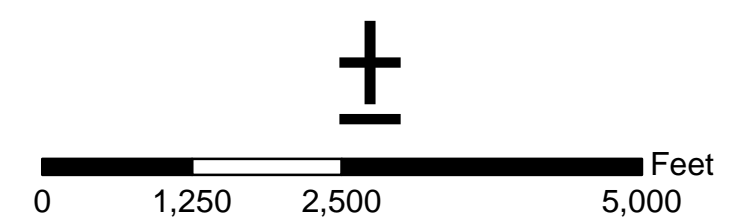
Analysis of Ag Preservation

- * < 50% of Parcel was Soil Class 1, 2 & 3
- * Continuous Development Pattern from Current Urban Service Area

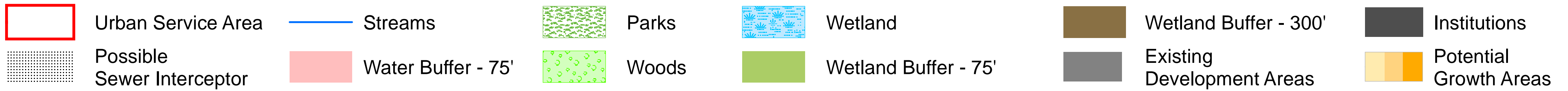
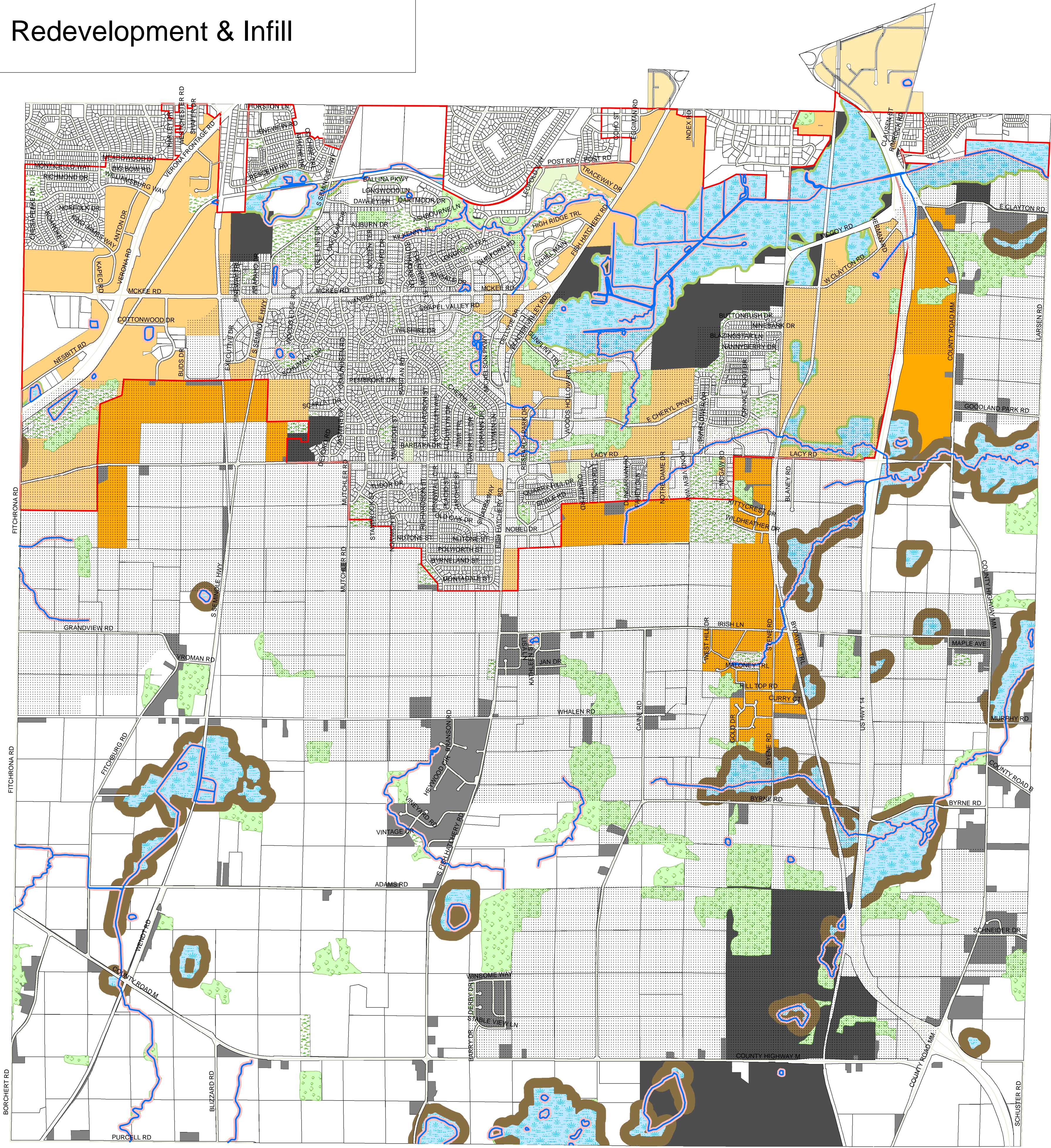
1183 Developable Acres
(Preserving Soil Class 1, 2 & 3)

Prepared: January 2007

Source Data:
Dane County LIO & City of Fitchburg



Redevelopment & Infill

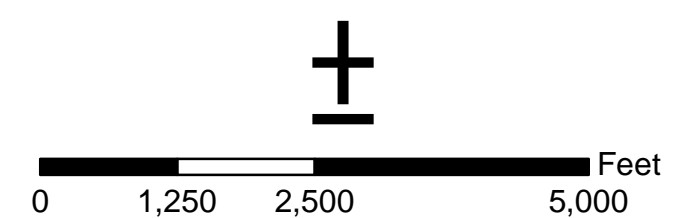


Analysis of Redevelopment & Infill

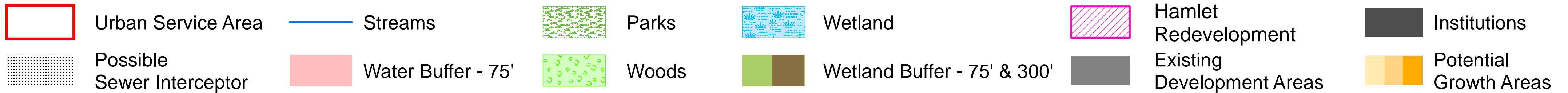
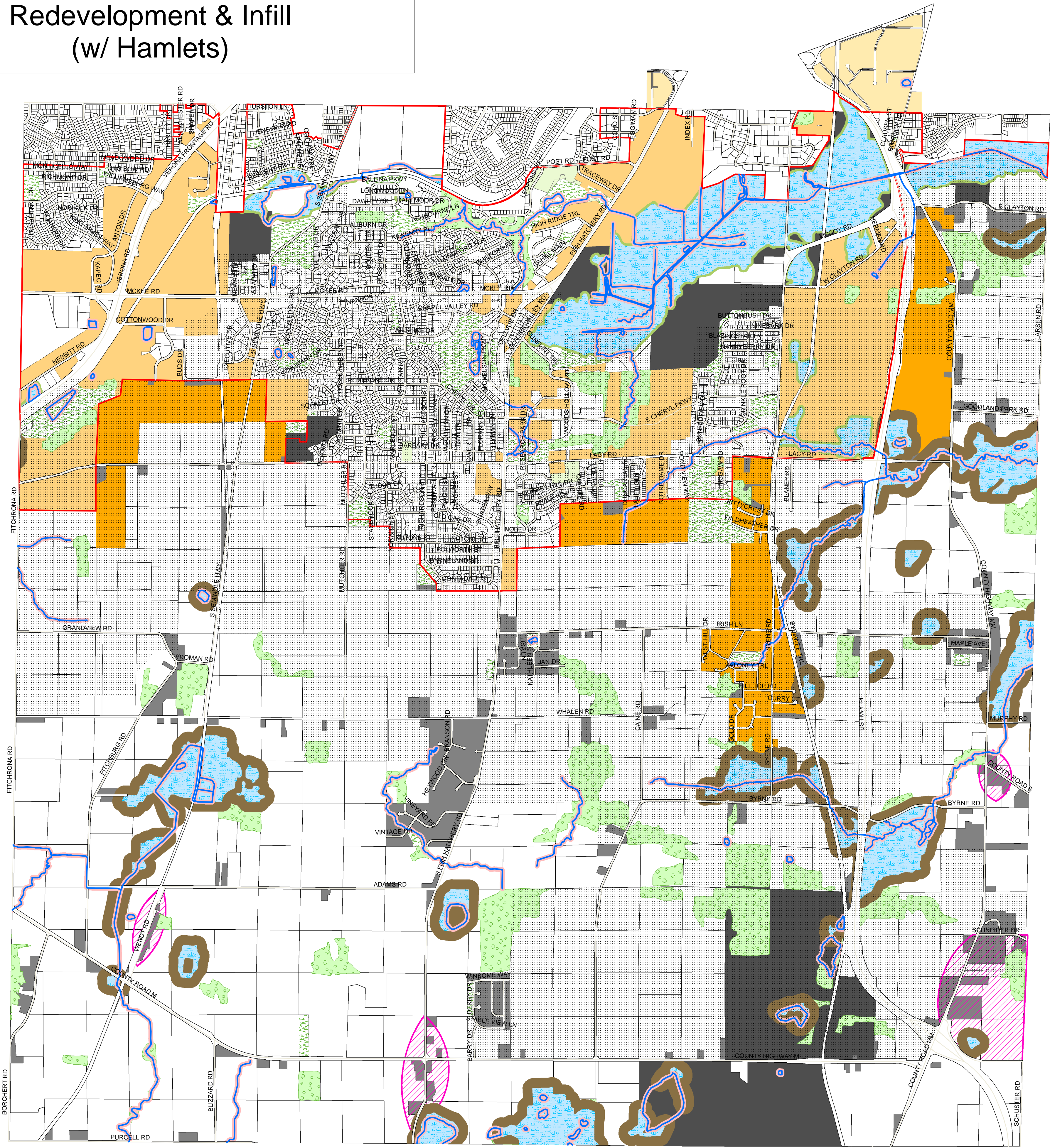
- * FAR's < 25%
- * 1-Story Office Buildings
- * Dated Development Patterns
- * Large Infill Lots
- * Major Landuse Corridors
- * Redevelopment Study

- Town of Madison Acquisition - 152 acres
- Potential Redevelopment & Infill - 1591 acres
- Expansion of Urban Service Area - 820 acres

Prepared: January 2007
 Source Data:
 Dane County LIO & City of Fitchburg



Redevelopment & Infill (w/ Hamlets)

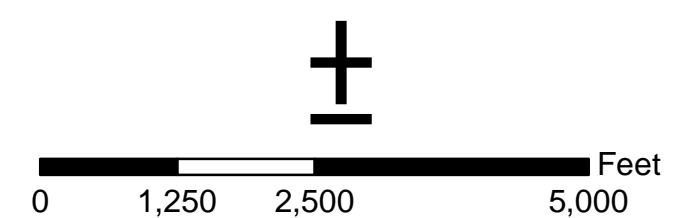


Analysis of Redevelopment & Infill

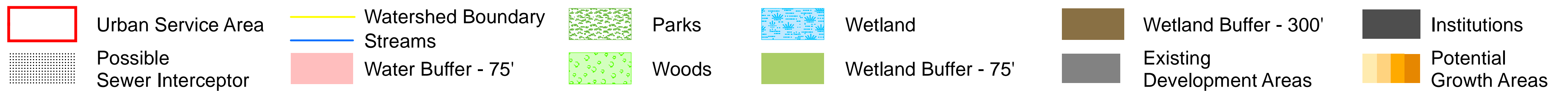
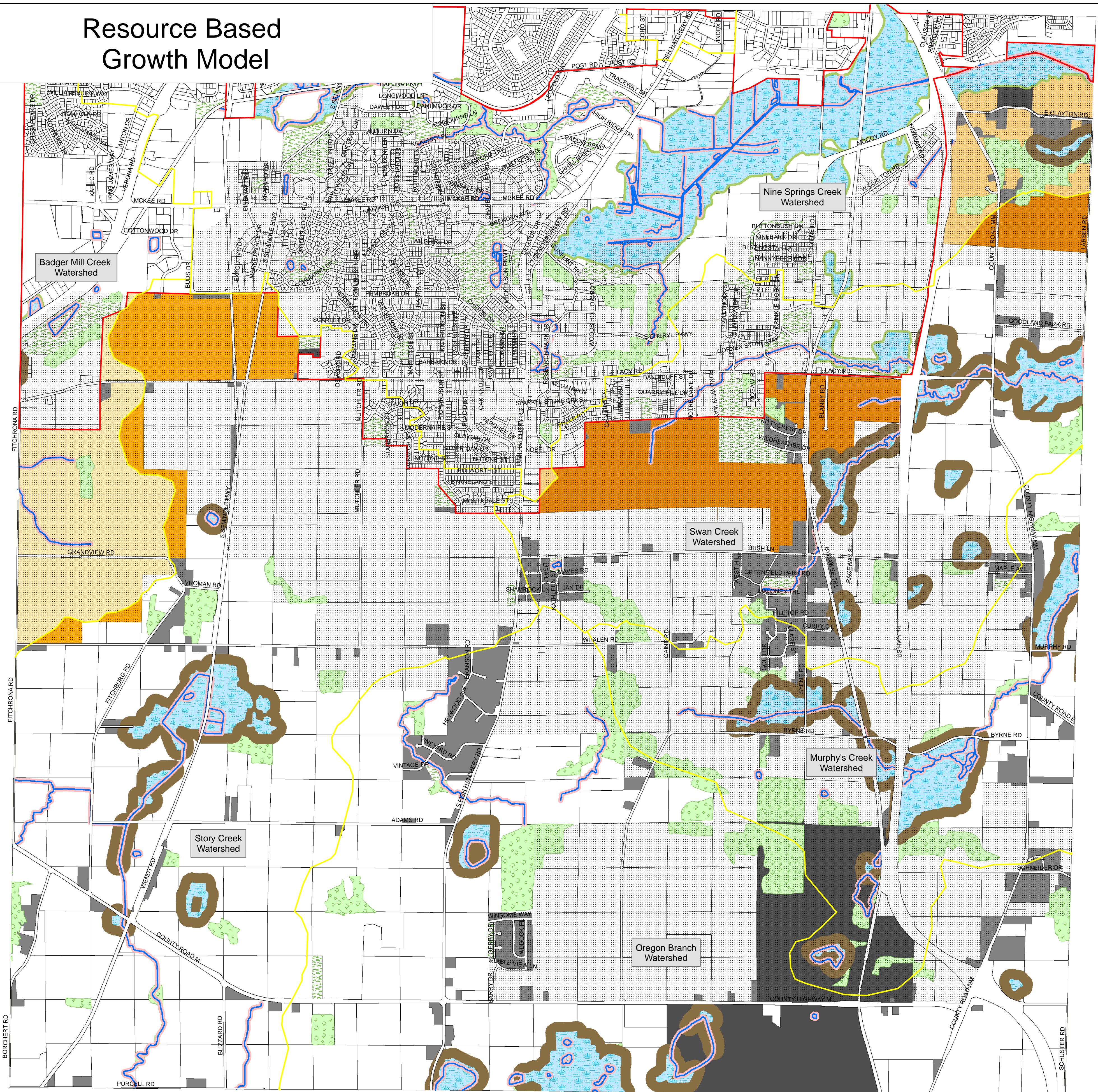
- * FAR's < 25%
- * 1-Story Office Buildings
- * Dated Development Patterns
- * Large Infill Lots
- * Major Landuse Corridors
- * Redevelopment Study

- Town of Madison Acquisition - 152 acres
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Prepared: January 2007
 Source Data:
 Dane County LIO & City of Fitchburg



Resource Based Growth Model



Analysis of Resource Based

- * Assume 65% ISR Growth
- * Develop Fitchburg's proportion of watershed ISR
- * Limit development to maintain watershed class rating

	Badger Mill Creek Watershed - 543 acres
	Nine Springs Creek Watershed - 201 acres
	Story Creek Watershed - 365 acres
	Swan Creek Watershed - 599 acres

Prepared: February 2007

Source Data:
Dane County LIO & City of Fitchburg

