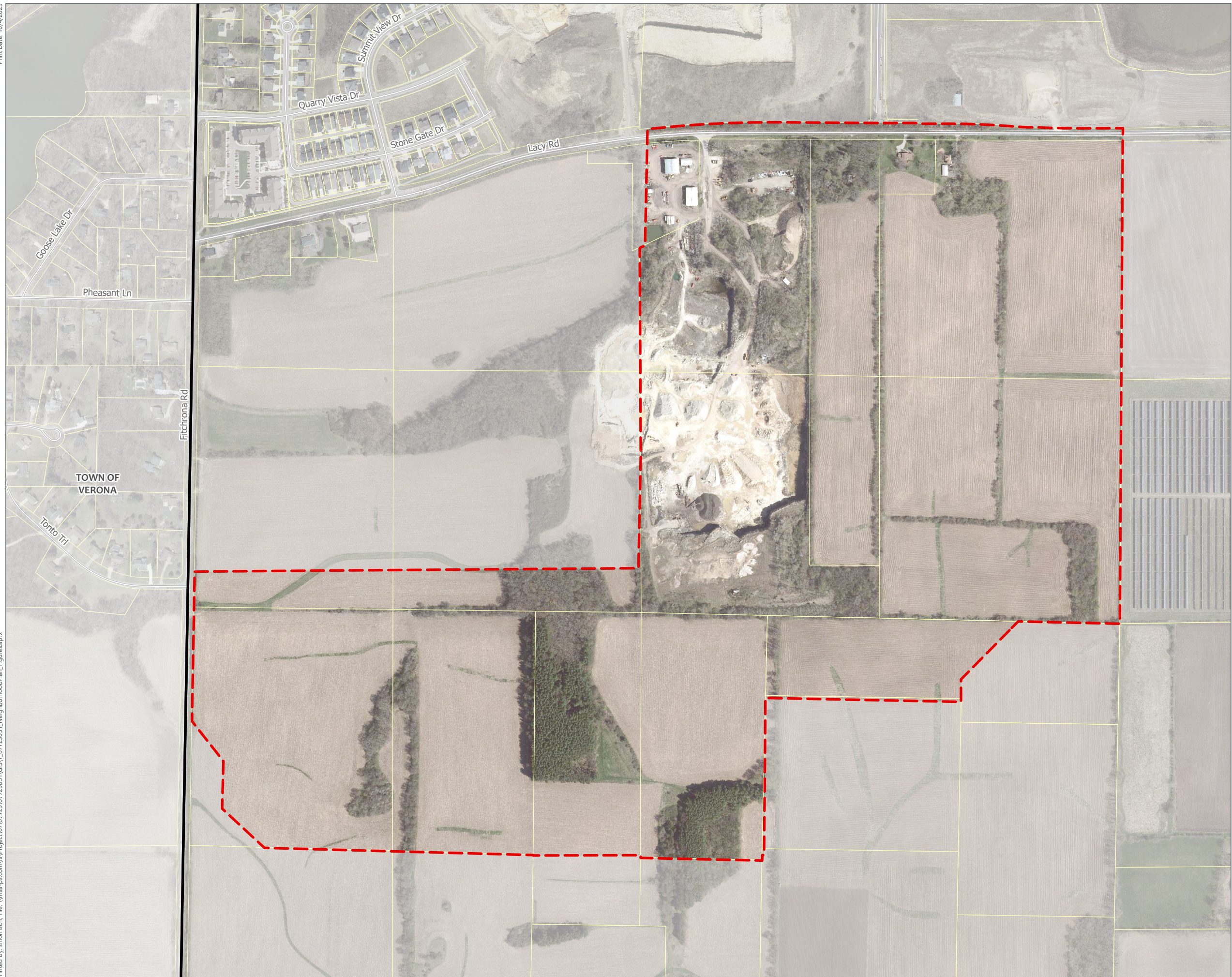

APPENDIX D

MAPS

Existing Conditions Maps





Land Use Concept Development



Study Area

South Stoner Prairie
Neighborhood Plan

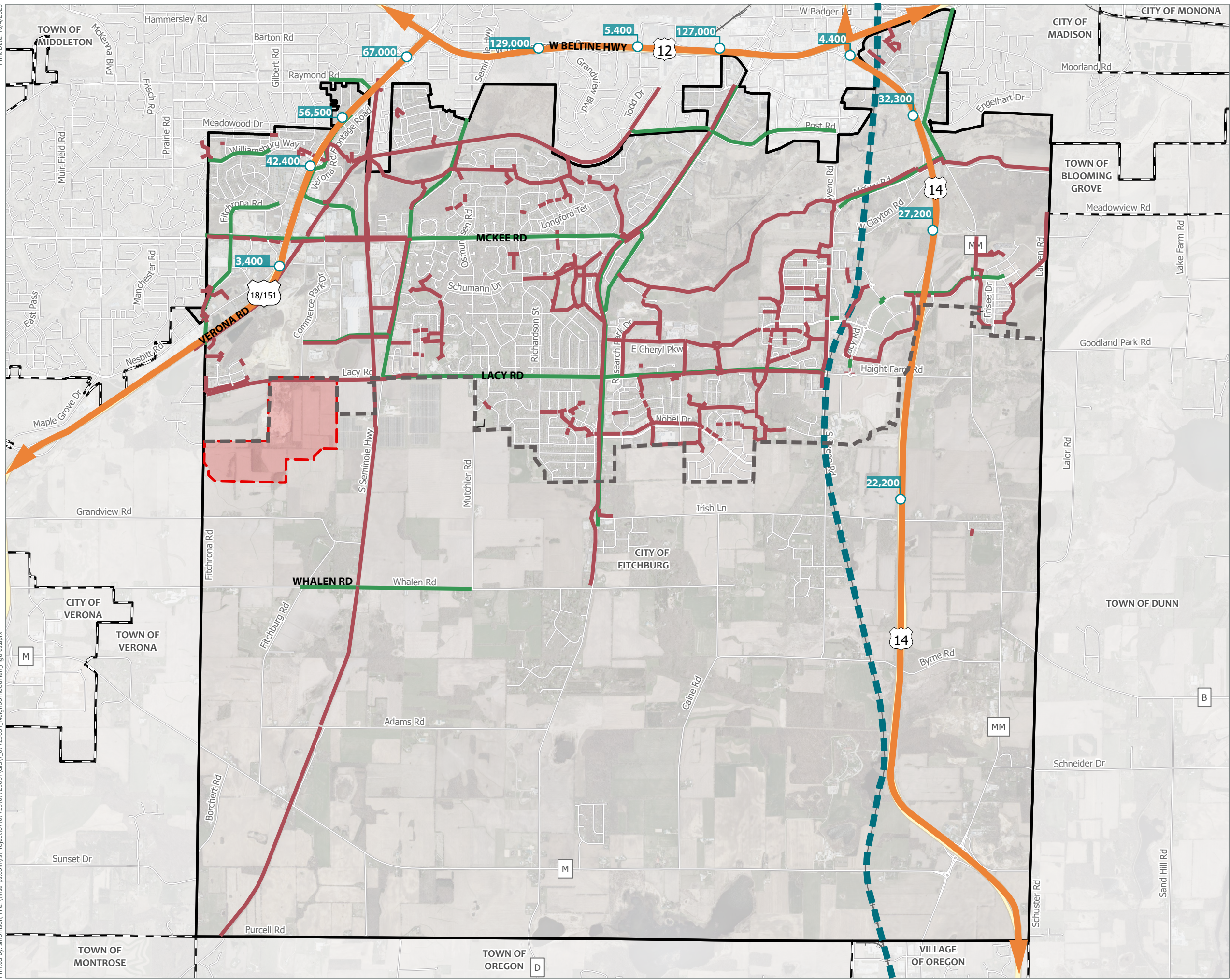
City of Fitchburg
Dane County, Wisconsin

-  Project Location
-  City of Fitchburg
-  Surrounding Municipality
-  Parcel Boundary



Data Sources:
Dane County GIS (2023)
Dane County Aerial (2022)

Print Date: 10/4/2023
Printed By: smorison, File: \\msa-ps.com\ps\Project\0729\0729051\GIS\7_07729051_NeighborhoodPlan_Figures.aprx



Study Area

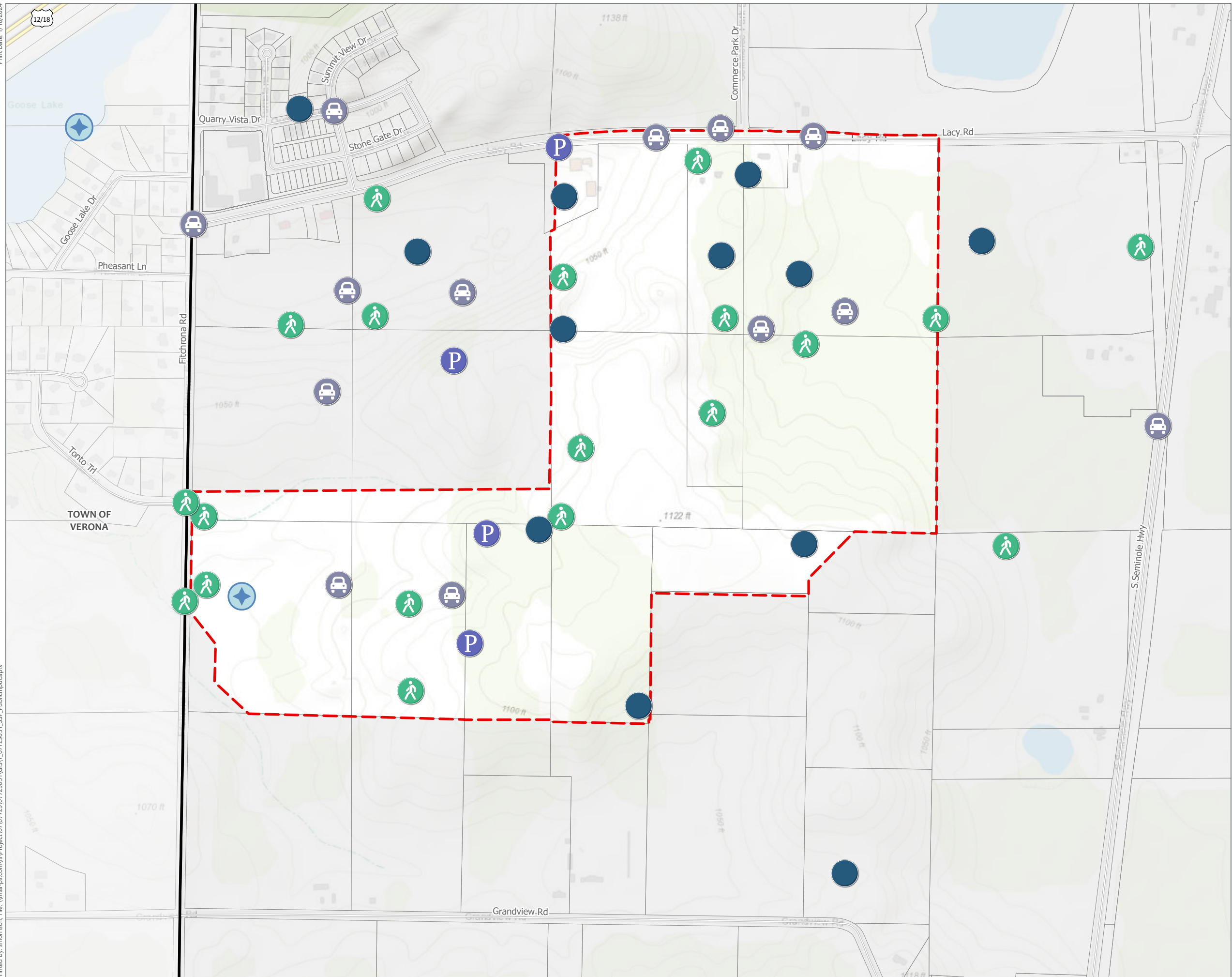
Greenfield & South Stoner Prairie
Neighborhood Plan

City of Fitchburg
Dane County, Wisconsin

- Project Location
- City of Fitchburg
- Surrounding Municipality
- Bike Path
- Bike Lanes
- Primary Road
- Railroad
- Traffic Count
- Urban Service Area Boundary











Data Sources:
Dane County GIS (2023)
Dane County Aerial (2022)
Wisconsin DOT (2018)



Public Input Map

South Stoner Prairie
Neighborhood Plan

City of Fitchburg
Dane County, Wisconsin

-  Pedestrian/Bicycle Opportunity/
Concern
-  Traffic Concern
-  Something to Preserve
-  Other; Other
-  Stormwater Concern
-  Project Location
-  City of Fitchburg
-  Parcel Boundary

Data Sources:
 Dane County GIS (2023)
 Dane County Aerial (2022)
 Public Input Collected 2023
 County of Dane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap,
 USGS, METI/NASA, EPA, USDA








0 150 300 Feet

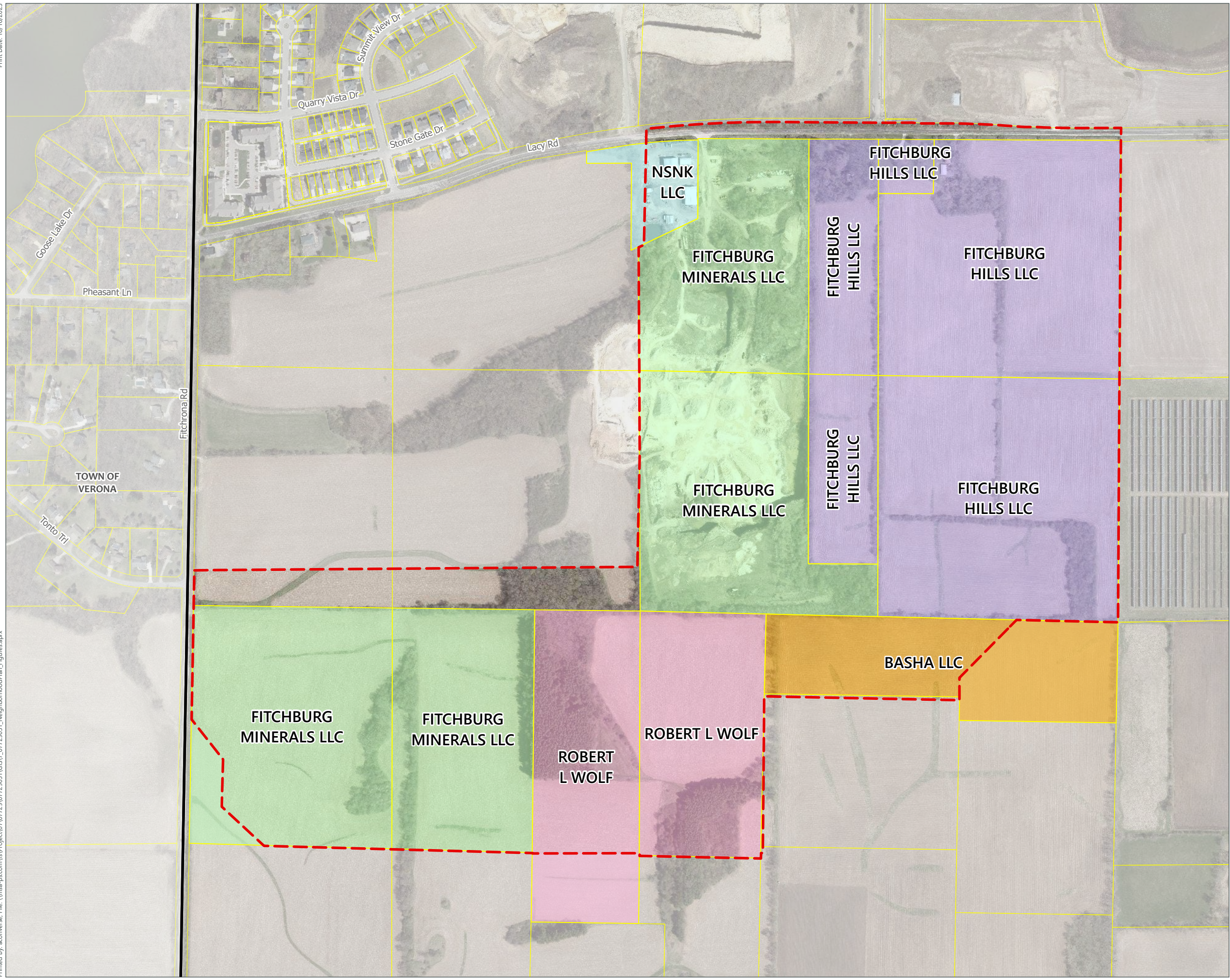


Property Ownership Map

South Stoner Prairie
Neighborhood Plan

City of Fitchburg
Dane County, Wisconsin

-  Study Area
-  City of Fitchburg
-  Surrounding Municipality
- Property Ownership
-  BASHA LLC
-  FITCHBURG HILLS LLC
-  FITCHBURG MINERALS LLC
-  NSNK LLC
-  ROBERT L WOLF






Data Sources:
Dane County GIS (2023) Dane County ELU (2020)
Dane County Aerial (2022)



Existing Land Use

South Stoner Prairie
Neighborhood Plan

City of Fitchburg
Dane County, Wisconsin

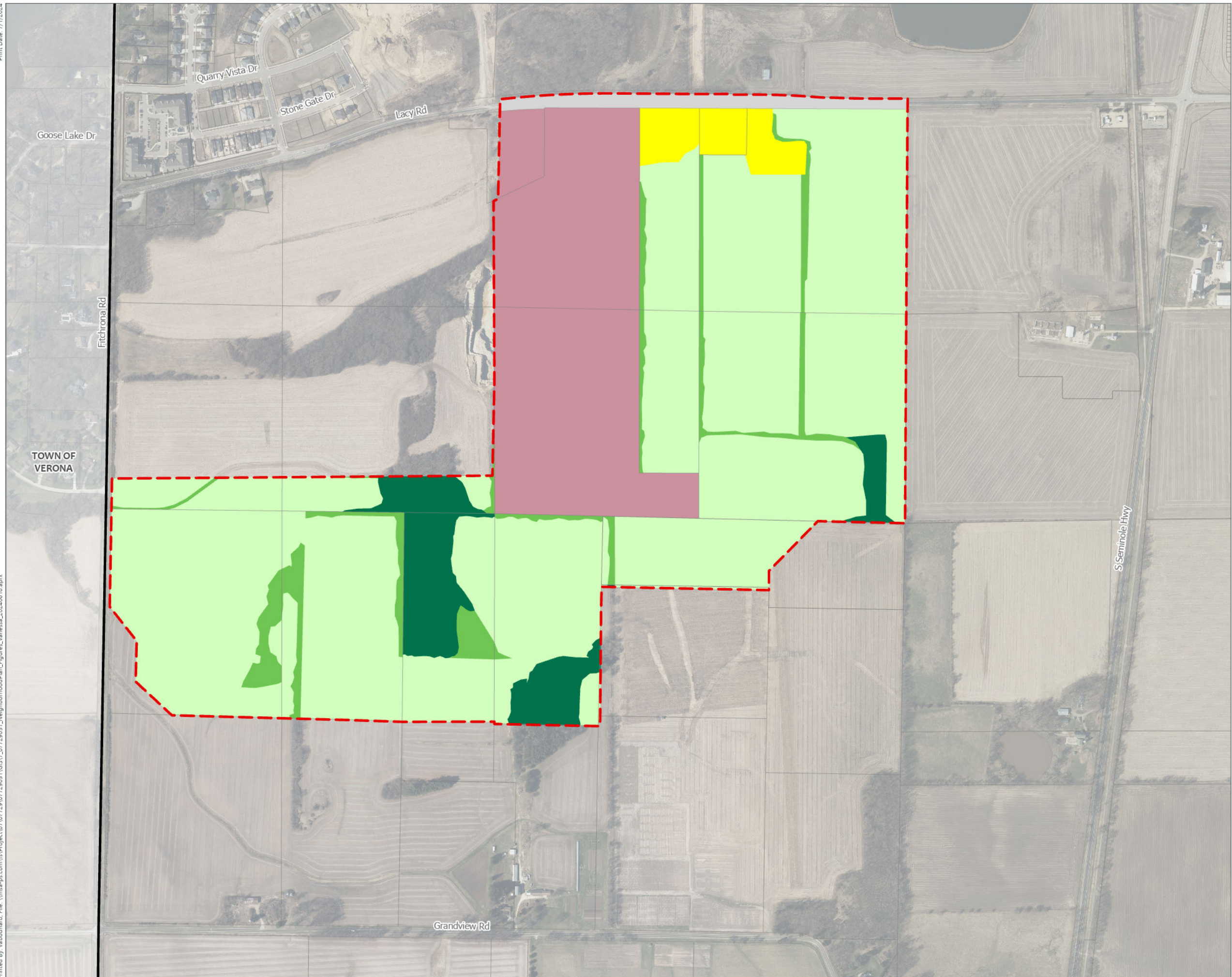
-  Study Area
-  City of Fitchburg
-  Surrounding Municipality

- Existing Land Use
-  Agriculture
 -  Single Family
 -  Two Family
 -  Multi-Family
 -  Vacant
 -  Communications or Utilities
 -  Industrial/Future Employment
 -  Extractive
 -  Open Land
 -  Outdoor Recreation
 -  Woodland
 -  Water
 -  Right of Way
 -  Transportation

Data Sources:
Dane County GIS (2023) Dane County ELU (2020)
Dane County Aerial (2022)



0 150 300 Feet

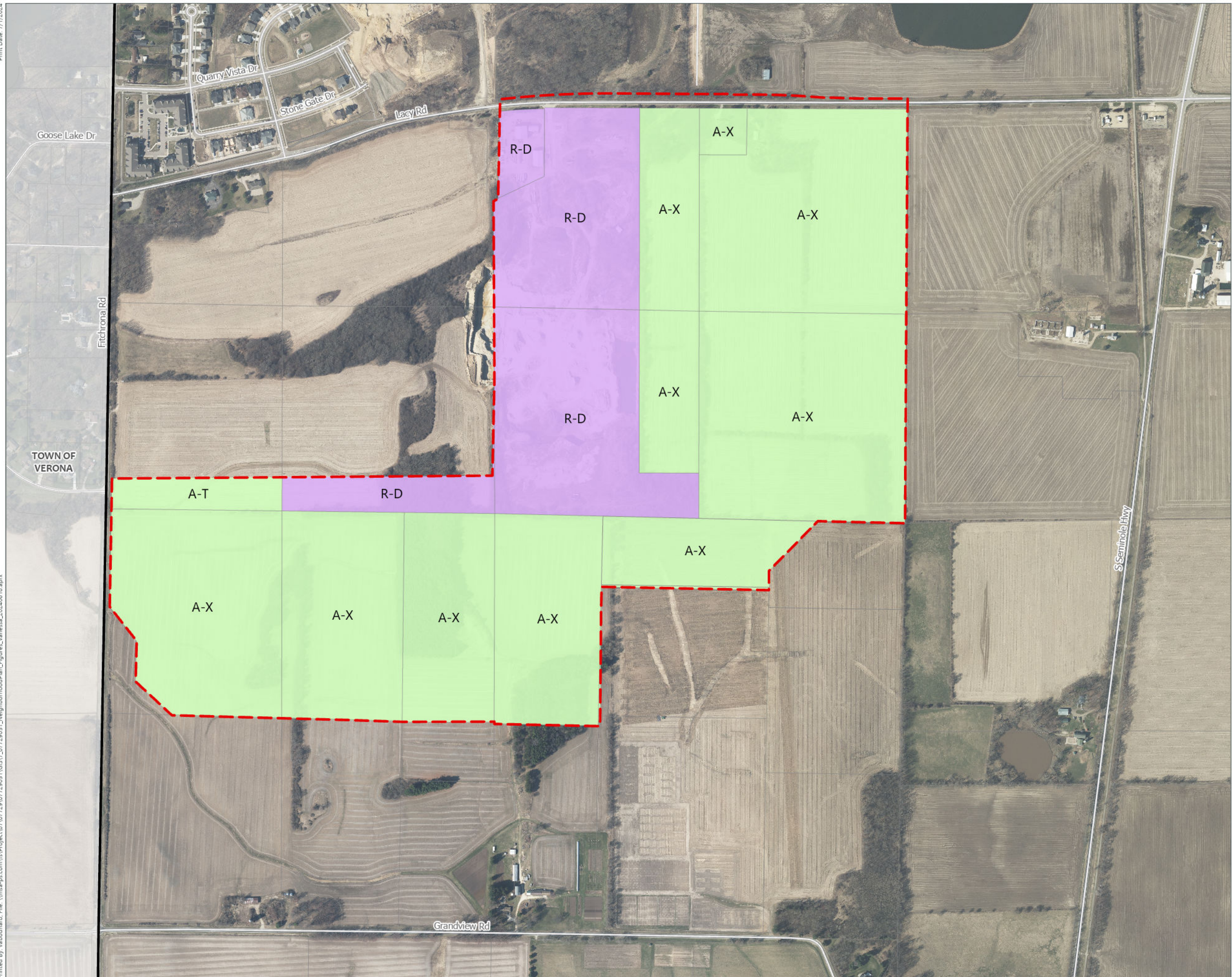


TOWN OF
VERONA

Existing Zoning

South Stoner Prairie
Neighborhood Plan

City of Fitchburg
Dane County, Wisconsin



- Study Area
- City of Fitchburg
- Zoning District & Description
- A-S; A-T; AX: Agriculture
- P-R, Park and Recreation; P-R, Park and Recreation
- R-D, Rural Development

Data Sources:
 Dane County GIS (2023)
 Dane County Aerial (2022)
 City of Fitchburg Zoning: 2023



Potential Wetlands

South Stoner Prairie
Neighborhood Plan

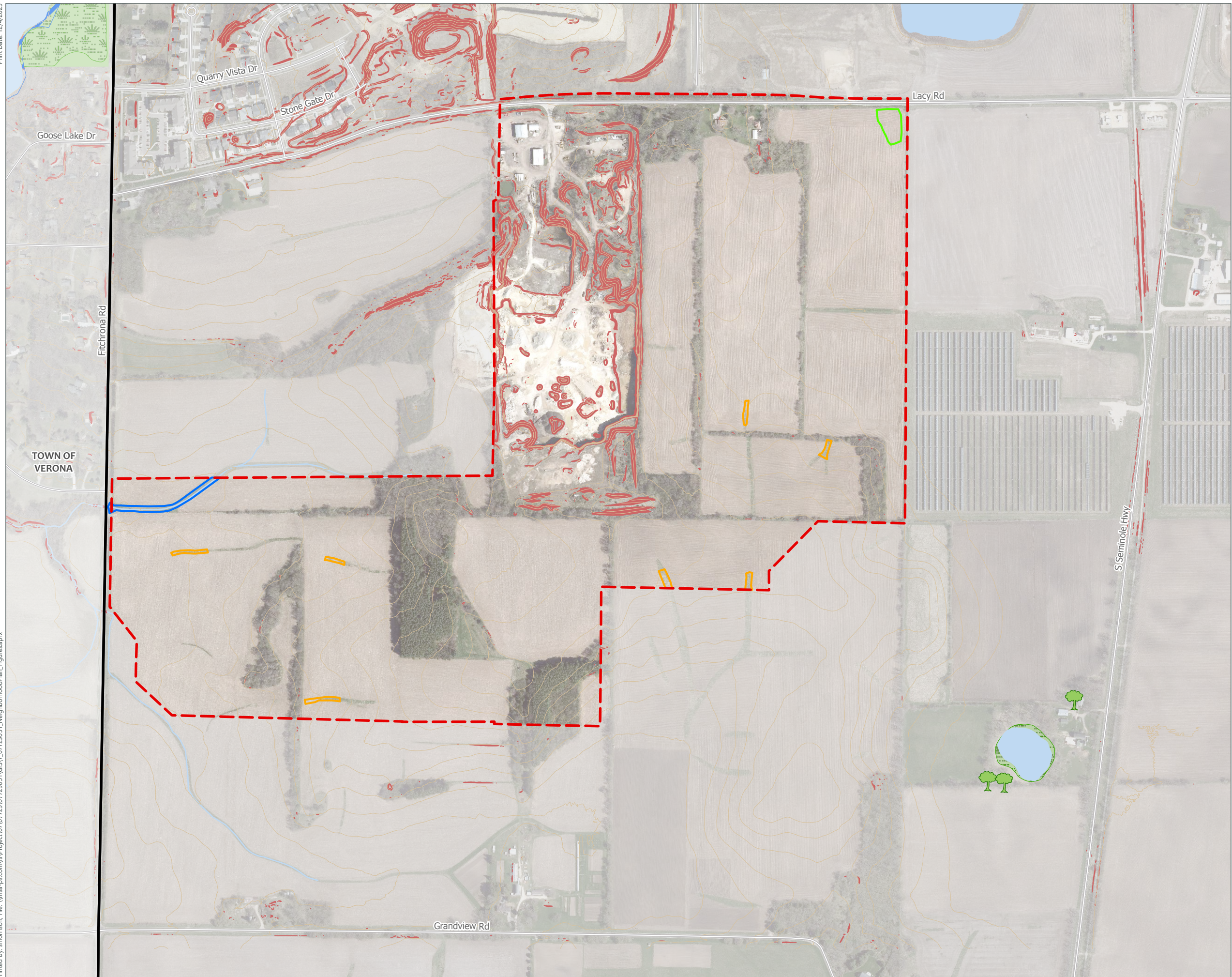
City of Fitchburg
Dane County, WI

- High
- Medium
- Low
- Project Area
- Parcels
- 5-10ft Contours

Data Sources:
Dane County GIS (2023)
WDNR

Calvin Lawrence, Dennis Weise, Nina Rihn



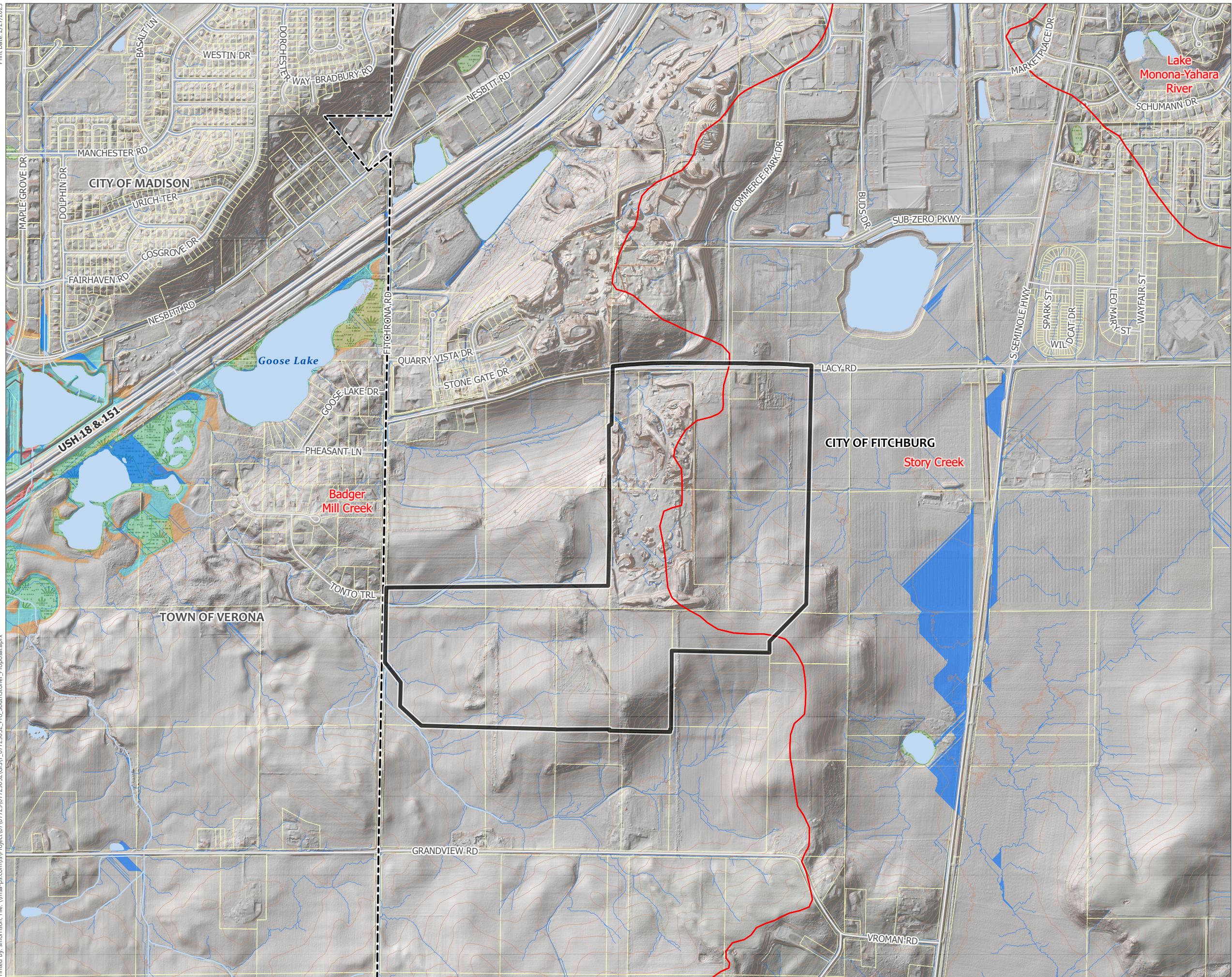


Natural Resources

South Stoner Prairie
Neighborhood Plan
City of Fitchburg
Dane County, Wisconsin

- Study Area
- City of Fitchburg
- Surrounding Municipality
- 10-ft Contour
- Steep Slopes (>20%)
- Rivers and Streams
- Lakes and Ponds
- Wetlands (WDNR)
- Park
- Wetland Potential (MSA Evaluation)**
 - High
 - Medium
 - Low
- Flood Zone Designation**
 - Flood Plain: 1% Annual Chance Flood Hazard

Data Sources:
Dane County GIS (2023)
Dane County Aerial (2022)
Dane County LiDAR (2017)
FEMA Flood Data (2023)
WDNR SWDV (2023)



Stormwater Analysis

South Stoner Prairie
Neighborhood Plan

City of Fitchburg
Dane County, WI

- Project Area
 - Parcels
 - City of Fitchburg
 - Surrounding Municipality
 - 10-ft Contour
 - Water Accumulation Flow Line
 - Wetlands (WDNR)
 - 12-digic HUCs (Subwatershed)
- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard

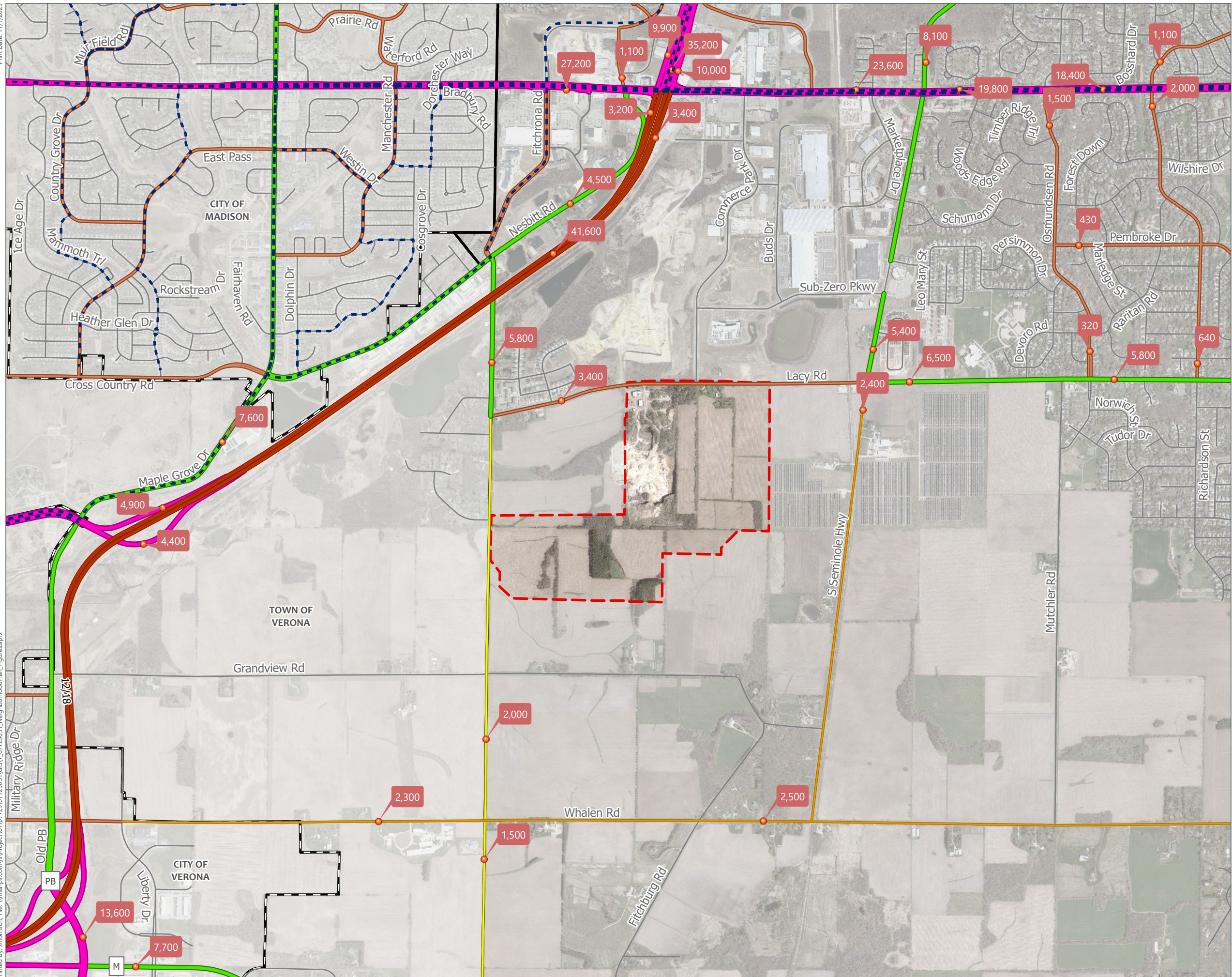
Data Sources:
Dane County GIS (2023)
FEMA Floodplain
WDNR



Transportation Network

South Stoner Prairie Neighborhood Plan

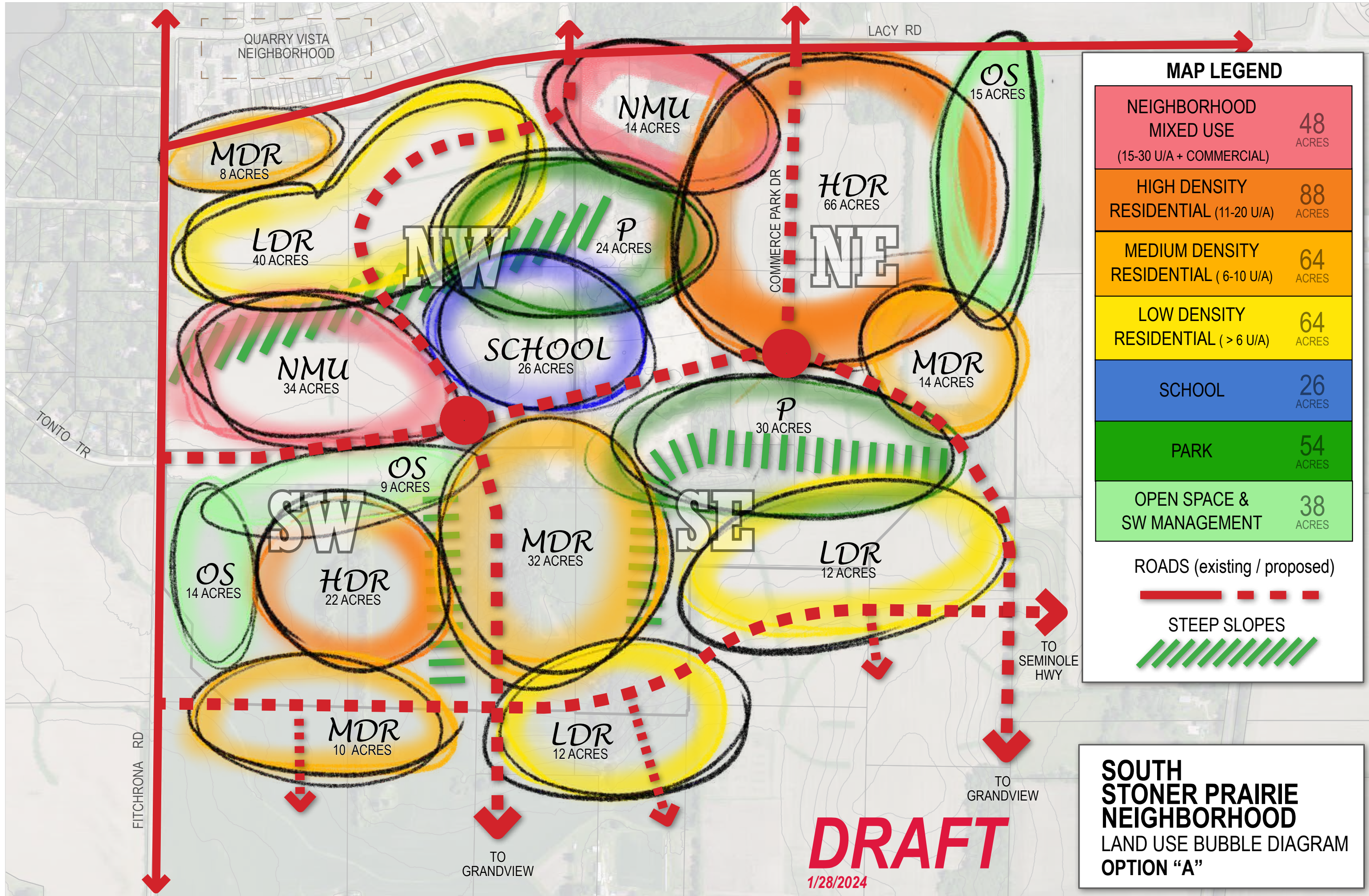
City of Fitchburg Dane County, Wisconsin



- Study Area
- City of Fitchburg
- Surrounding Municipality
- ⋯ Madison MPO Bus Route
- 2022 Traffic Count Site (AADT)

- Current Roadway Functional Class
- Principal Arterials - Other
 - Freeways
 - Principal Arterials - Other
 - Minor Arterials
 - Collectors - Urban
 - Collectors - Major, Rural
 - Collectors - Minor, Rural
 - Local/Private Road

Data Sources:
 Dane County GIS (2023)
 Transportation Planning Centerlines: MPO (2020)
 Dane County Aerial (2022)
 WisDOT (2022)



QUARRY VISTA NEIGHBORHOOD

LACY RD

MDR
8 ACRES

NMU
14 ACRES

OS
15 ACRES

LDR
40 ACRES

HDR
66 ACRES

P
24 ACRES

COMMERCE PARK DR

NW

NE

NMU
34 ACRES

SCHOOL
26 ACRES

MDR
14 ACRES

TONTO TR

P
30 ACRES

OS
9 ACRES

SW

SE

MDR
32 ACRES

LDR
12 ACRES

OS
14 ACRES

HDR
22 ACRES

FITCHRONA RD

MDR
10 ACRES

LDR
12 ACRES

TO SEMINOLE HWY

TO GRANDVIEW

TO GRANDVIEW

DRAFT

1/28/2024

MAP LEGEND

| | |
|--|----------|
| NEIGHBORHOOD MIXED USE (15-30 U/A + COMMERCIAL) | 48 ACRES |
| HIGH DENSITY RESIDENTIAL (11-20 U/A) | 88 ACRES |
| MEDIUM DENSITY RESIDENTIAL (6-10 U/A) | 64 ACRES |
| LOW DENSITY RESIDENTIAL (> 6 U/A) | 64 ACRES |
| SCHOOL | 26 ACRES |
| PARK | 54 ACRES |
| OPEN SPACE & SW MANAGEMENT | 38 ACRES |

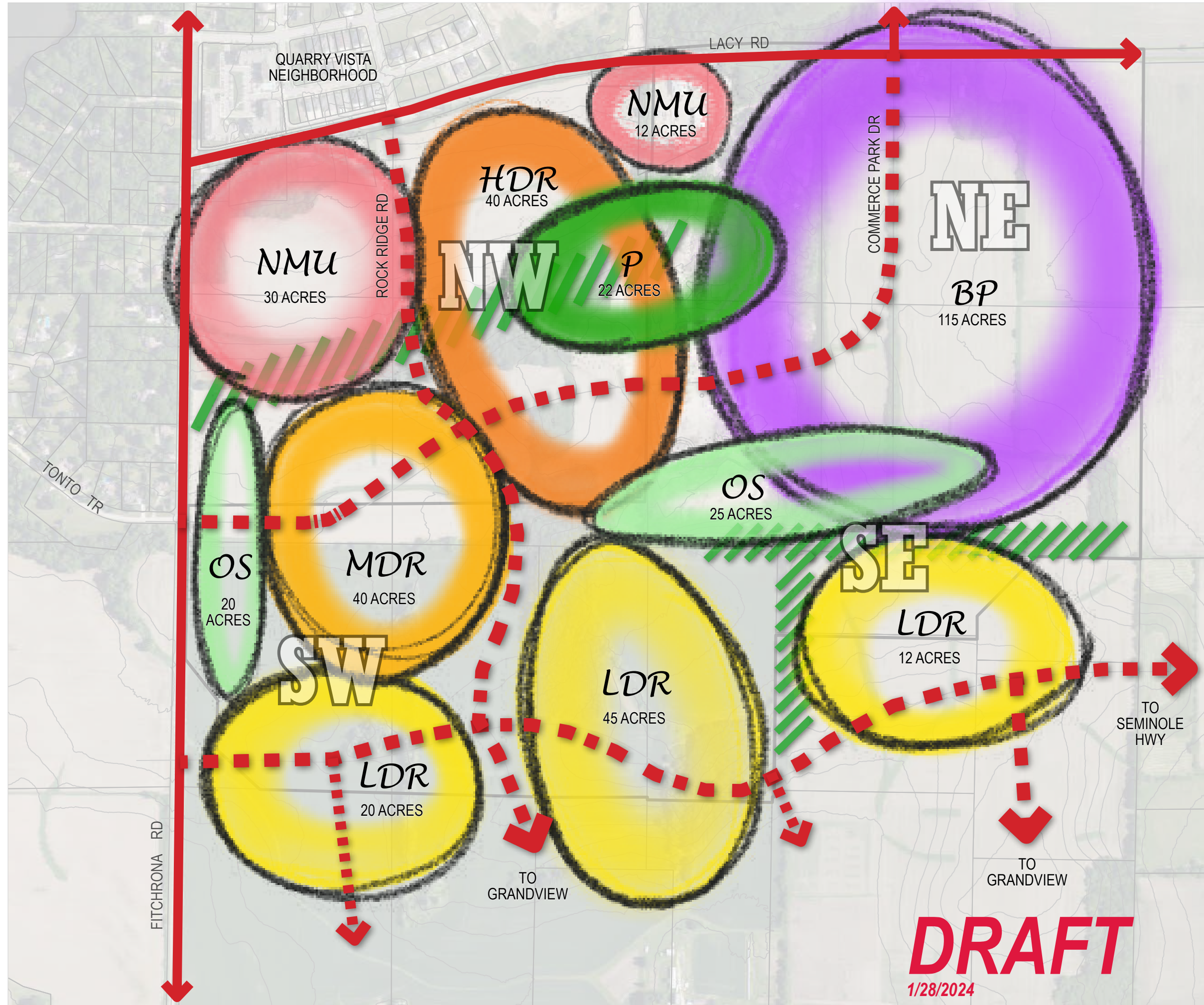
ROADS (existing / proposed)



STEEP SLOPES



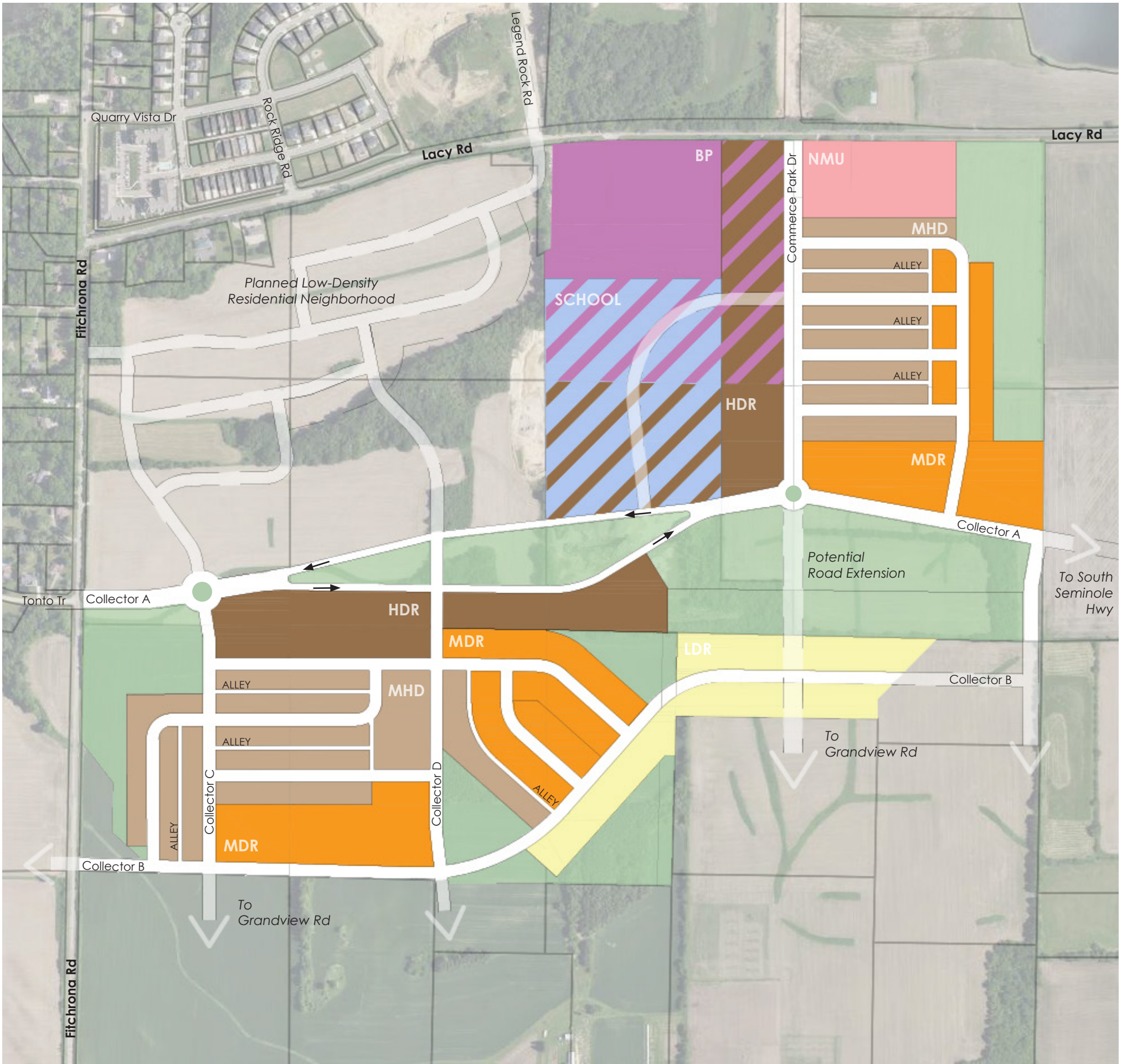
SOUTH STONER PRAIRIE NEIGHBORHOOD
LAND USE BUBBLE DIAGRAM
OPTION "A"



| MAP LEGEND | | |
|--|-----------|--|
| NEIGHBORHOOD MIXED USE (15-30 U/A + COMMERCIAL) | 42 ACRES | |
| HIGH DENSITY RESIDENTIAL (11-20 U/A) | 40 ACRES | |
| MEDIUM DENSITY RESIDENTIAL (6-10 U/A) | 40 ACRES | |
| LOW DENSITY RESIDENTIAL (> 6 U/A) | 78 ACRES | |
| BUSINESS PARK | 115 ACRES | |
| PARK | 22 ACRES | |
| OPEN SPACE & SW MANAGEMENT | 45 ACRES | |
| ROADS (existing / proposed) | | |
| — — — — — | | |
| STEEP SLOPES | | |
| /// /// /// /// | | |

SOUTH STONER PRAIRIE NEIGHBORHOOD
 LAND USE BUBBLE DIAGRAM
 OPTION "B"

DRAFT
 1/28/2024



LEGEND

15 ACRES Business Park (BP)
(Up to 36 acres with hatched areas)

7 ACRES Neighborhood Mixed Use (NMU)

29 ACRES High Density Residential (HDR)
(Up to 43 acres with hatched areas)

32 ACRES Medium-High Density Residential (MHD)

34 ACRES Medium Density Residential (MDR)

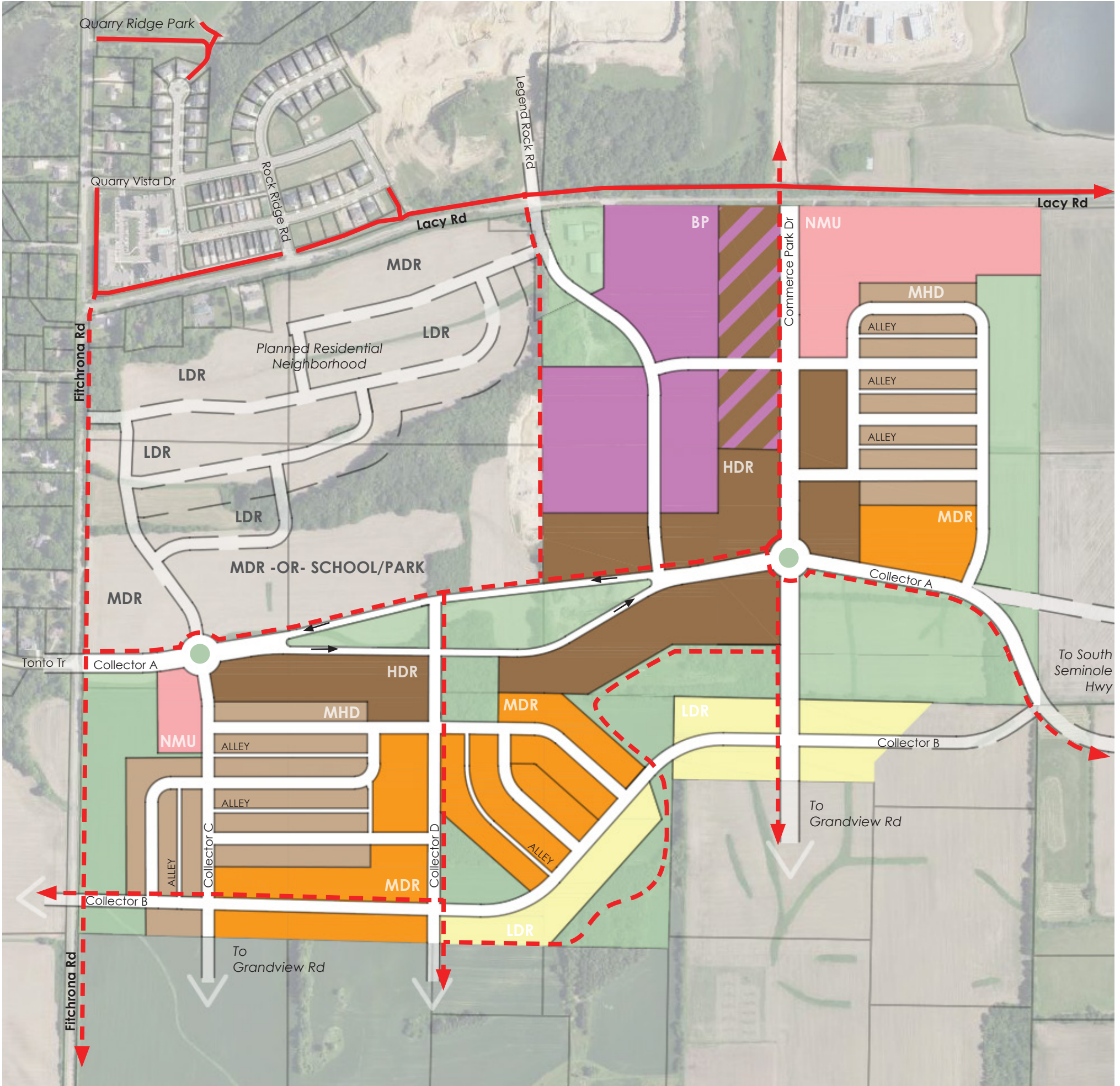
14 ACRES Low Density Residential (LDR)

25 ACRES School

69 ACRES Parks, Open Space, & Stormwater Management

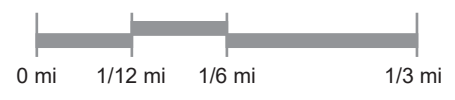
 Traffic Circle






LEGEND

- 25 - 34 A. Business Park (BP)
(Range to include hatched areas)
- 33 - 42 A. High Density Residential (HDR)
(Range to include hatched areas)
- 29 ACRES Medium-High Density Residential (MHD)
- 29 ACRES Medium Density Residential (MDR)
- 14 ACRES Low Density Residential (LDR)
- 16 ACRES Neighborhood Mixed Use (NMU)
- 68 ACRES Parks, Open Space, & Stormwater Management
-  Roundabout
-  Existing Trails
-  Proposed Trails





LEGEND

- 33 - 43 A. Business Park (BP)
(Range to include hatched areas)
- 40 - 50 A. High Density Residential (HDR)
(Range to include hatched areas)
- 41 ACRES Medium-High Density Residential (MHD)
- 41 ACRES Medium Density Residential (MDR)
- 17 ACRES Low Density Residential (LDR)
- 17 ACRES Neighborhood Mixed Use (NMU)
- 47 ACRES Parks, Open Space, & Stormwater Management
-  Roundabout

