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# APPENDIX D

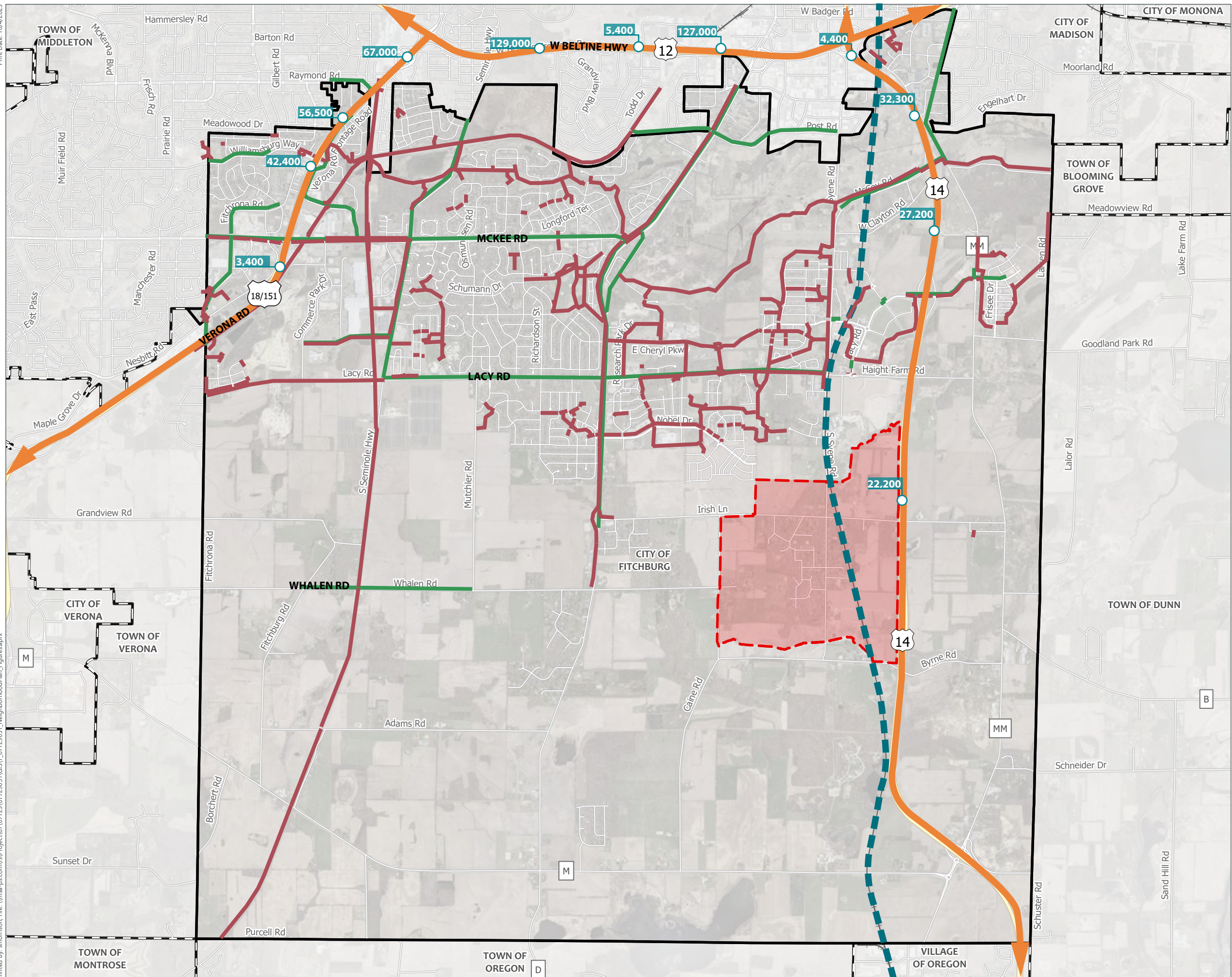
## MAPS

Existing Conditions Maps

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Land Use Concept Development

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# Study Area

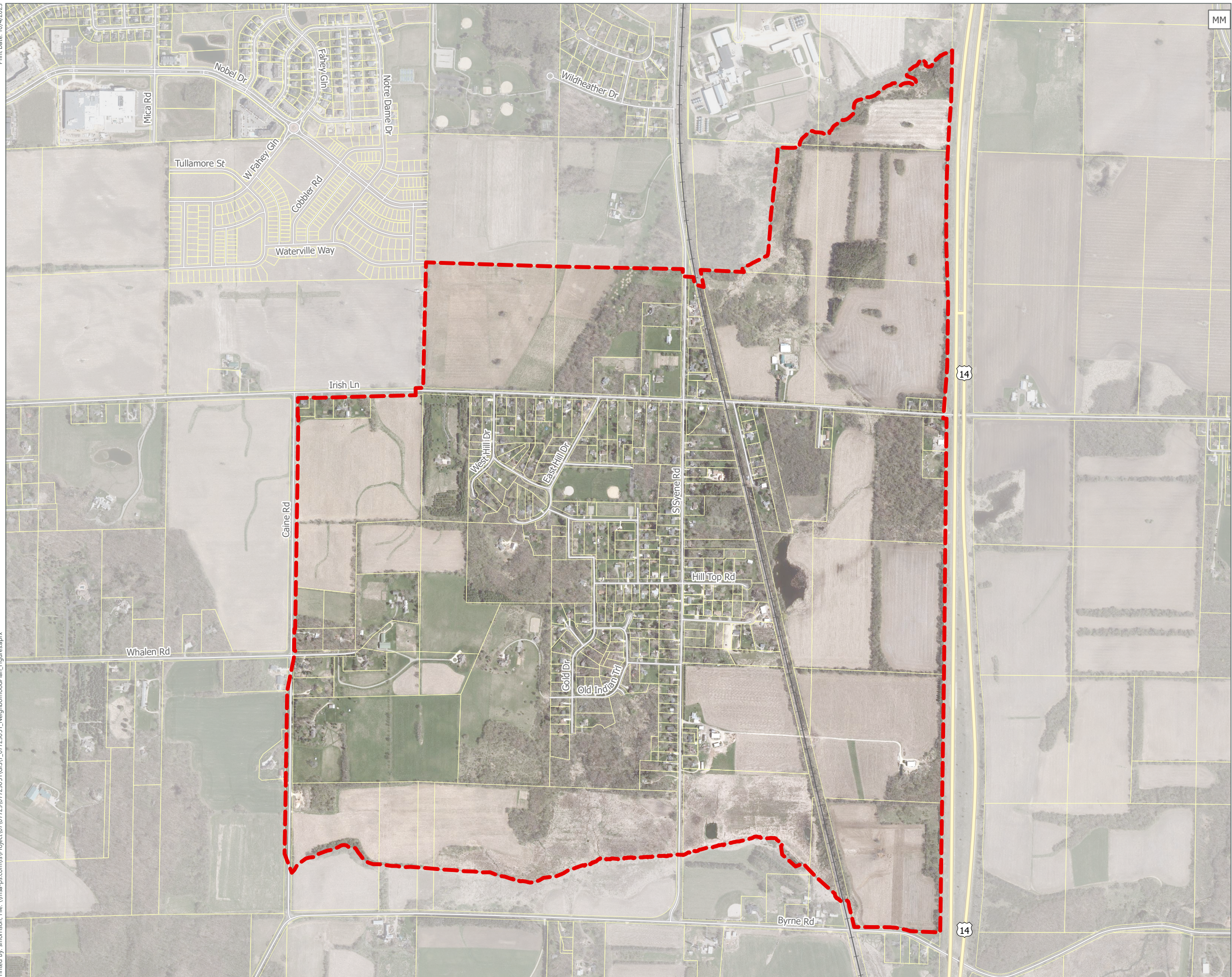
## Greenfield & South Stoner Prairie Neighborhood Plan

### City of Fitchburg Dane County, Wisconsin

- ▭ Project Location
- City of Fitchburg
- Surrounding Municipality
- Bike Path
- Bike Lanes
- Primary Road
- Railroad
- Traffic Count







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



# Study Area

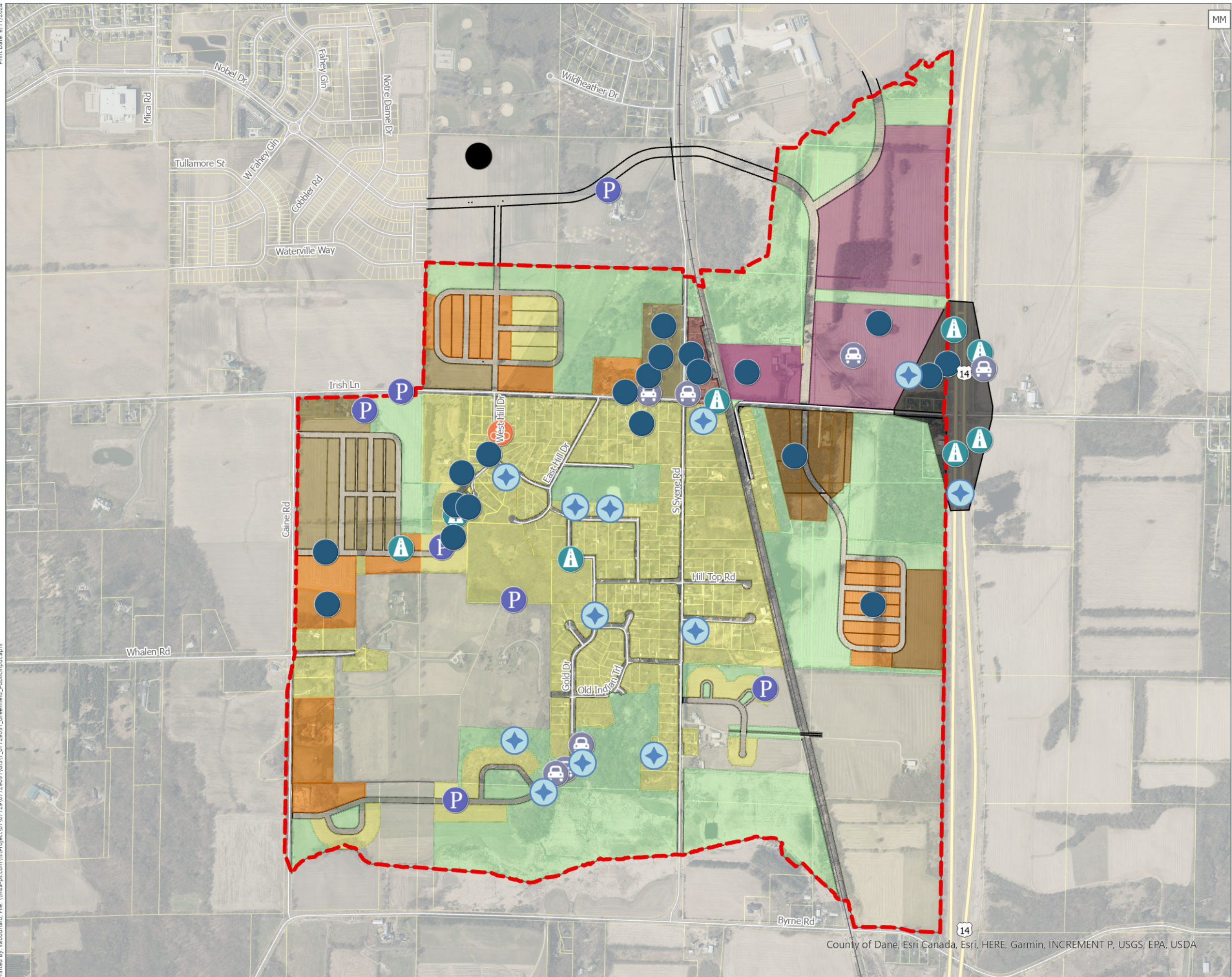
Greenfield Neighborhood Plan

**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)



# Public Input Scenario 1

Greenfield Neighborhood Plan

City of Fitchburg  
Dane County, Wisconsin

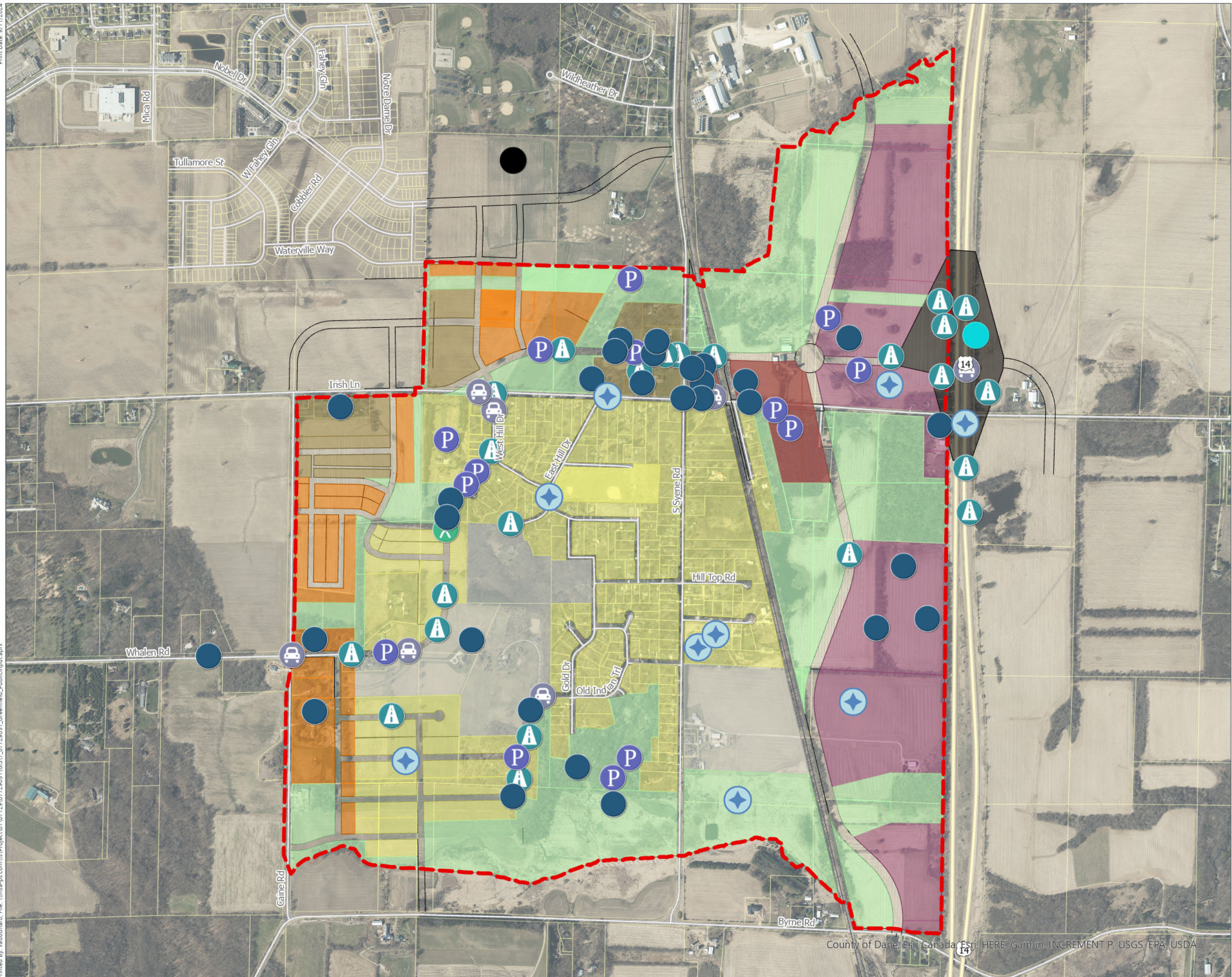
-  Project Location
- Public Input**
-  Bicycle Improvement
-  Road Improvement
-  Traffic Concern
-  Something to Preserve
-  Other; Other
-  Stormwater Concern
-  Comments With No Identifying Number

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

# Public Input Scenario 2

## Greenfield Neighborhood Plan

City of Fitchburg  
Dane County, Wisconsin



- Project Location
- Land Use**
- Farm/Rural Residential
- Business Park
- Commercial
- Potential Interchange
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- Open Space
- Public Input**
- Pedestrian/Bicycle Opportunity/Concern
- Road Improvement
- Traffic Concern
- Something to Preserve
- Other; Other
- Stormwater Concern
- Comments With No Identifying Number

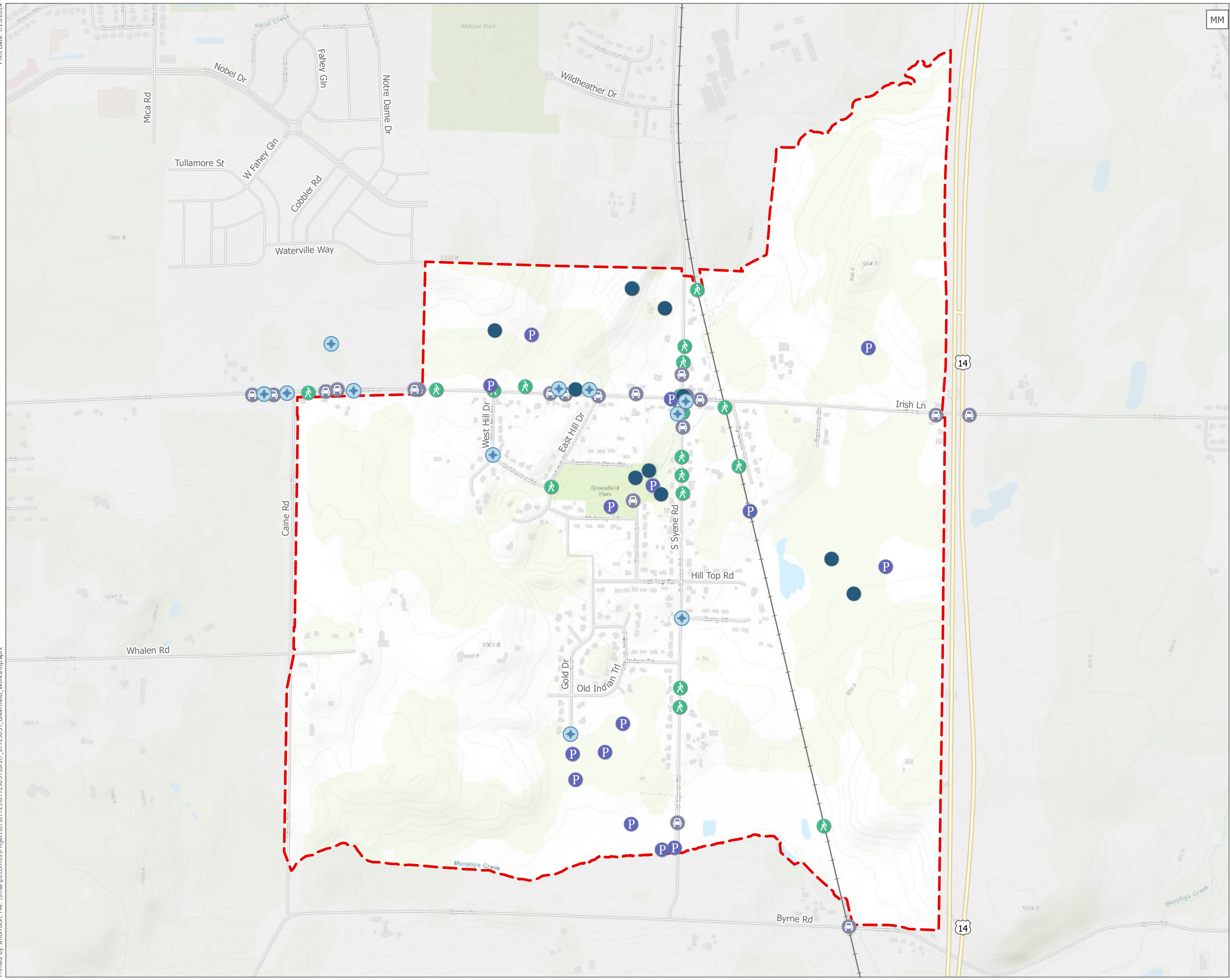
Data Sources:  
Dane County GIS (2023)  
Dane County Aerial (2022)

County of Dane, Esri, Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



0 250 500 Feet





MM

# Public Input Map

## Greenfield Neighborhood Plan

### City of Fitchburg Dane County, Wisconsin

Project Location

Parcel Boundary

Comment Type

Pedestrian/Bicycle Opportunity/  
Concern

Traffic Concern

Something to Preserve

Other; Other

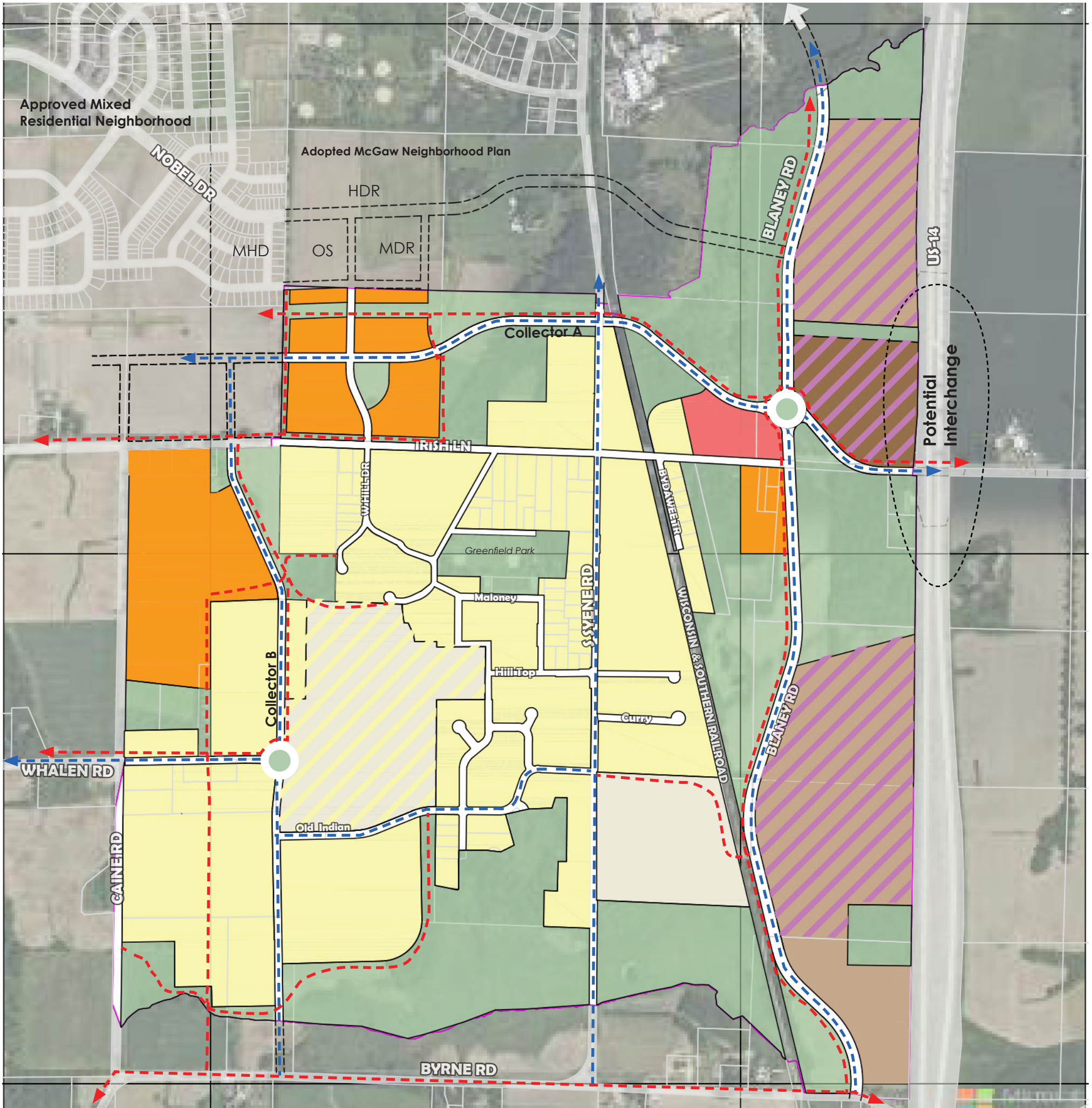
Stormwater Concern

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



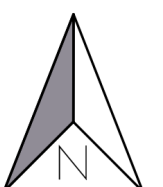
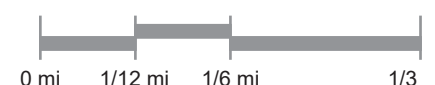
0 0.1 0.2 Miles

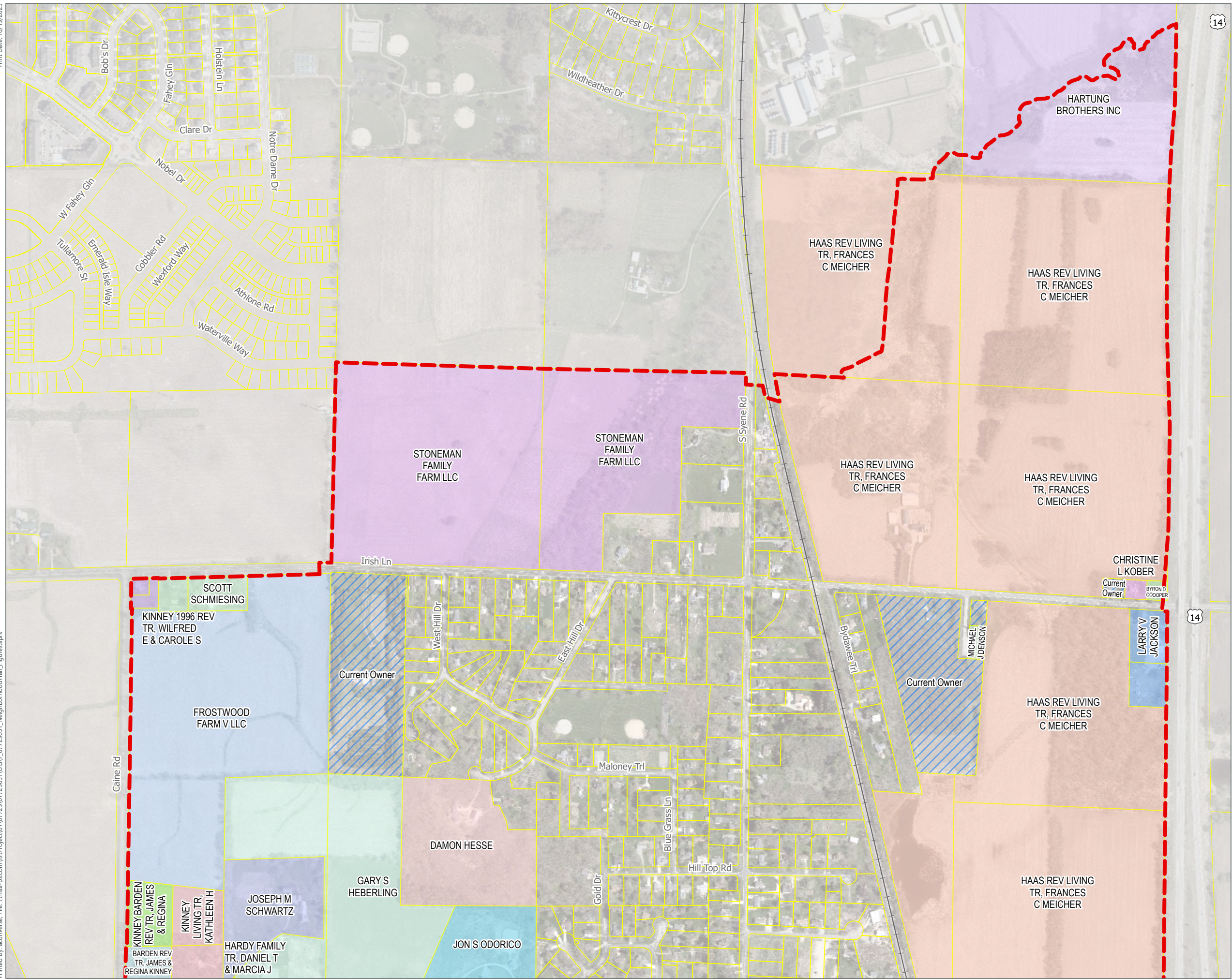




#### LEGEND

- |   |   |
|---|---|
| <span style="background-color: #e67e22; border-radius: 10px; padding: 2px 5px;">0-123 A.</span> Business Park<br><i>(Range to include hatched areas)</i>                    | <span style="background-color: #f1c40f; border-radius: 10px; padding: 2px 5px;">270-325 A.</span> Low Density Residential<br><i>(Range to include hatched areas)</i>        |
| <span style="background-color: #8e44ad; border-radius: 10px; padding: 2px 5px;">0-22 A.</span> High Density Residential<br><i>(Range to include hatched areas)</i>          | <span style="background-color: #95a5a6; border-radius: 10px; padding: 2px 5px;">29-84 A.</span> Farming/Agrihood<br><i>(Range to include hatched areas)</i>                 |
| <span style="background-color: #2ecc71; border-radius: 10px; padding: 2px 5px;">17-118 A.</span> Medium-High Density Residential<br><i>(Range to include hatched areas)</i> | <span style="background-color: #27ae60; border-radius: 10px; padding: 2px 5px;">308 Acres</span> Parks, Stormwater Management, & Open Space                                 |
| <span style="background-color: #f39c12; border-radius: 10px; padding: 2px 5px;">59 Acres</span> Medium Density Residential  | <span style="border: 1px solid green; border-radius: 50%; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></span> Potential Roundabout                |
| <span style="background-color: #e91e63; border-radius: 10px; padding: 2px 5px;">7 Acres</span> Neighborhood Mixed Use   | <span style="border-bottom: 1px dashed red; width: 20px; display: inline-block; margin-right: 5px;"></span> Proposed Off-Street Bike Trails                                 |
|   | <span style="border-bottom: 1px dashed blue; width: 20px; display: inline-block; margin-right: 5px;"></span> Proposed On-Street Bike Facilities (Shared Road or Bike Lanes) |





# Property Ownership Map

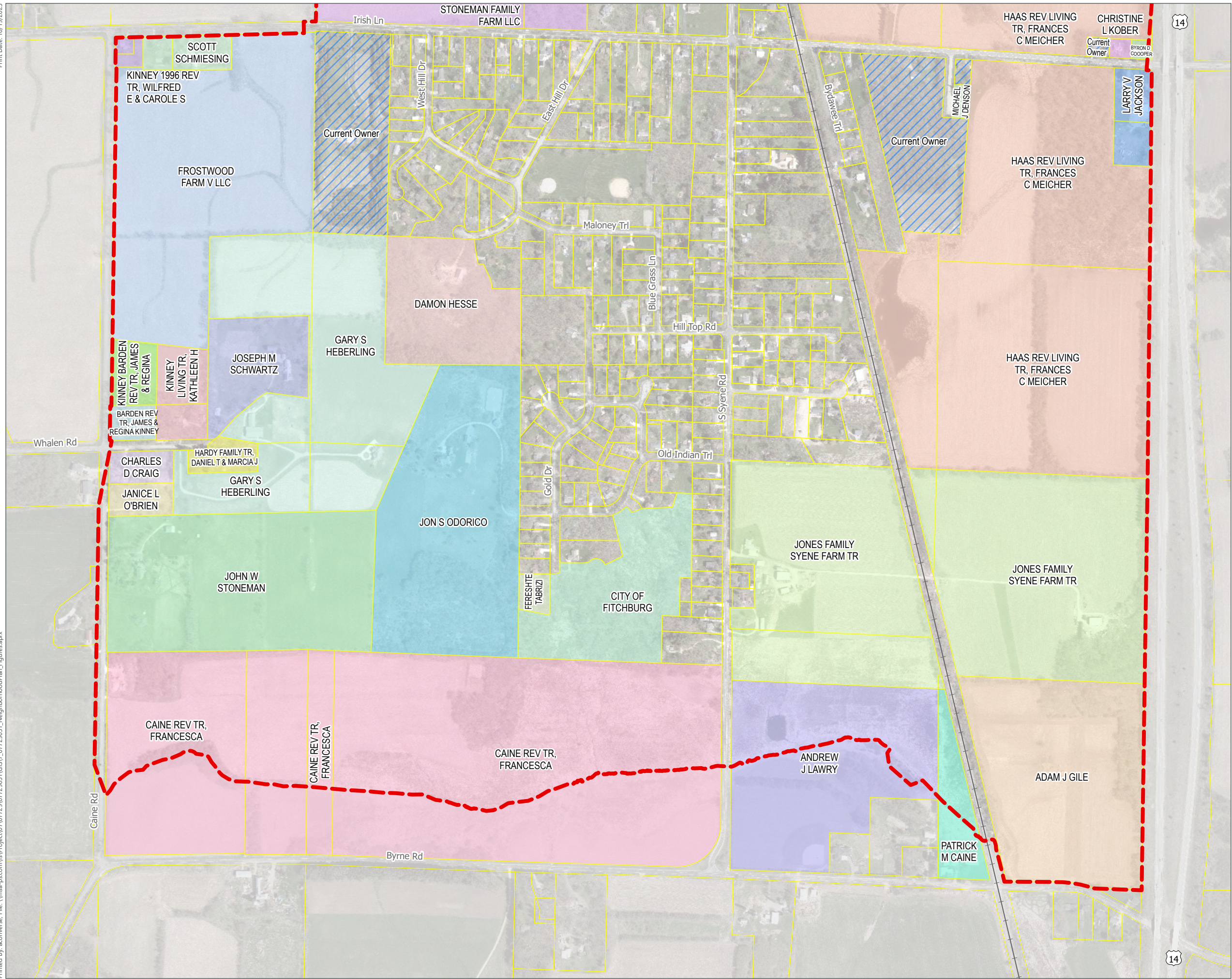
North

Greenfield Neighborhood Plan

**City of Fitchburg**  
Dane County, Wisconsin

- Study Area
- City of Fitchburg
- Surrounding Municipality
- Parcels

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



# Property Ownership Map

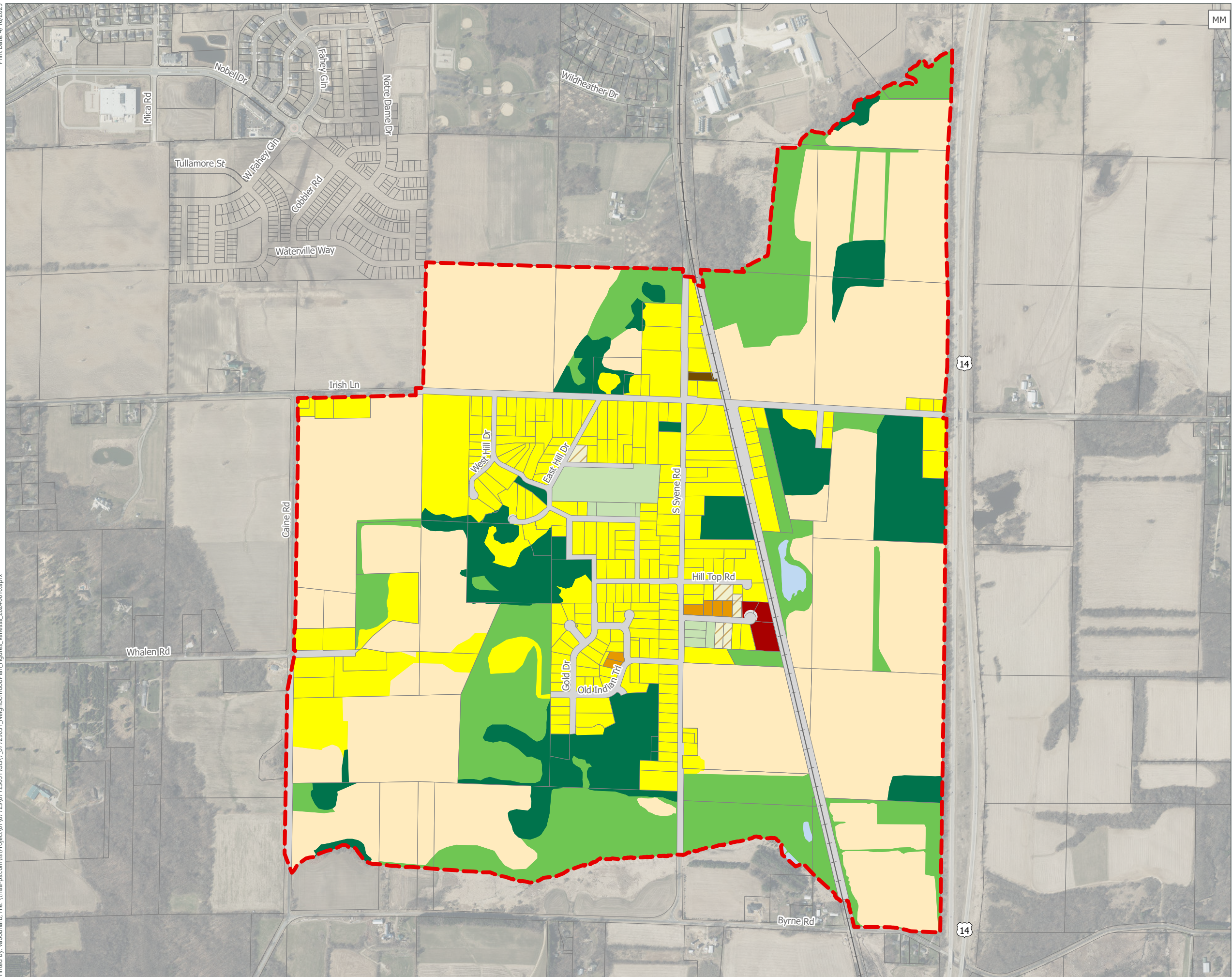
South

Greenfield Neighborhood Plan

**City of Fitchburg**  
Dane County, Wisconsin

- Study Area
- City of Fitchburg
- Surrounding Municipality
- Parcels

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



# Existing Land Use

## Greenfield Neighborhood Plan

**City of Fitchburg**  
Dane County, Wisconsin

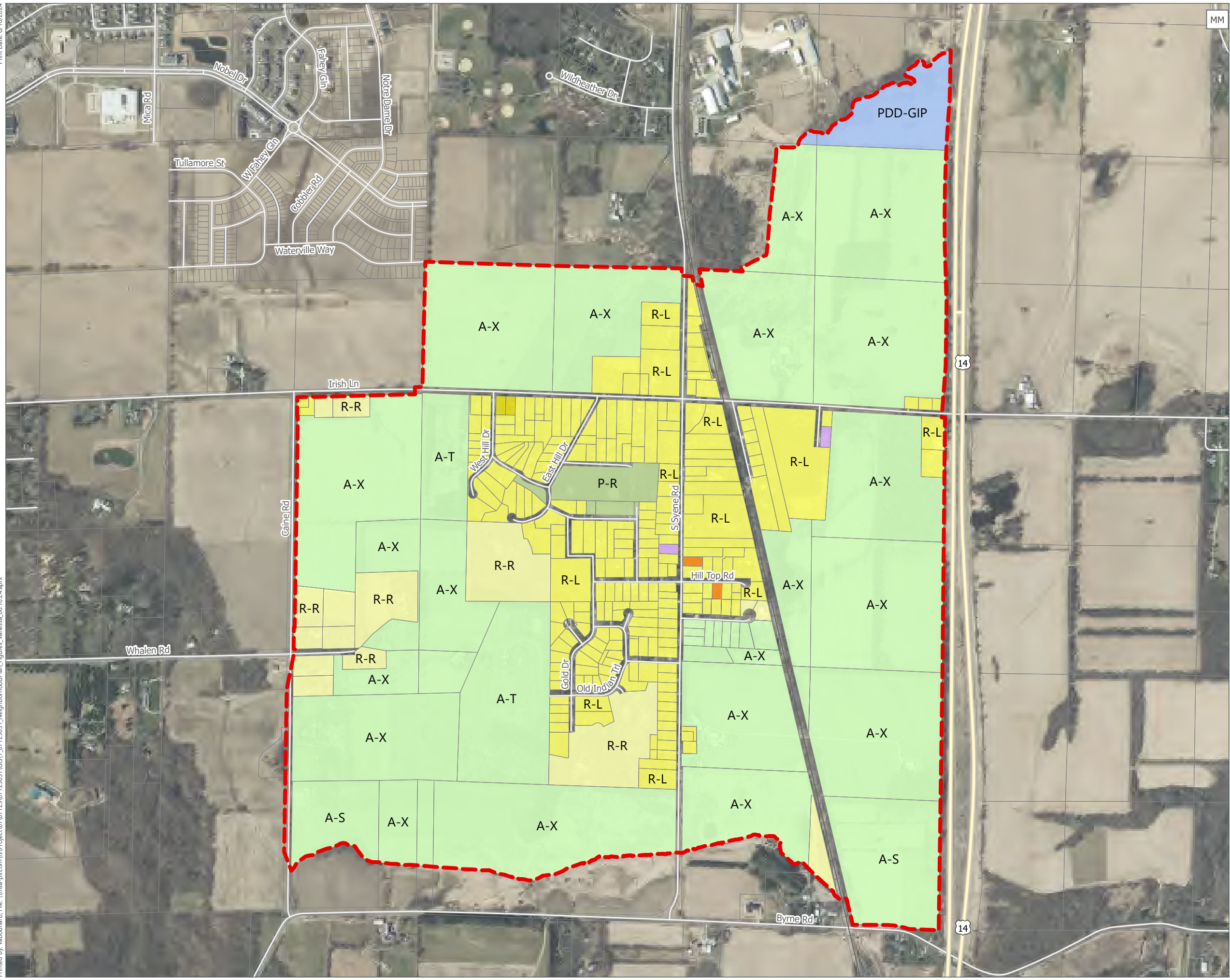
- Study Area
  - City of Fitchburg
  - Surrounding Municipality
- Existing Land Use
- Agriculture
  - Single Family
  - Two Family
  - Multi-Family
  - Vacant
  - Commercial
  - Open Land
  - Outdoor Recreation
  - Woodland
  - Water
  - Right of Way
  - Transportation

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



0 250 500 Feet





# Existing Zoning

Greenfield Neighborhood Plan

**City of Fitchburg  
Dane County, Wisconsin**

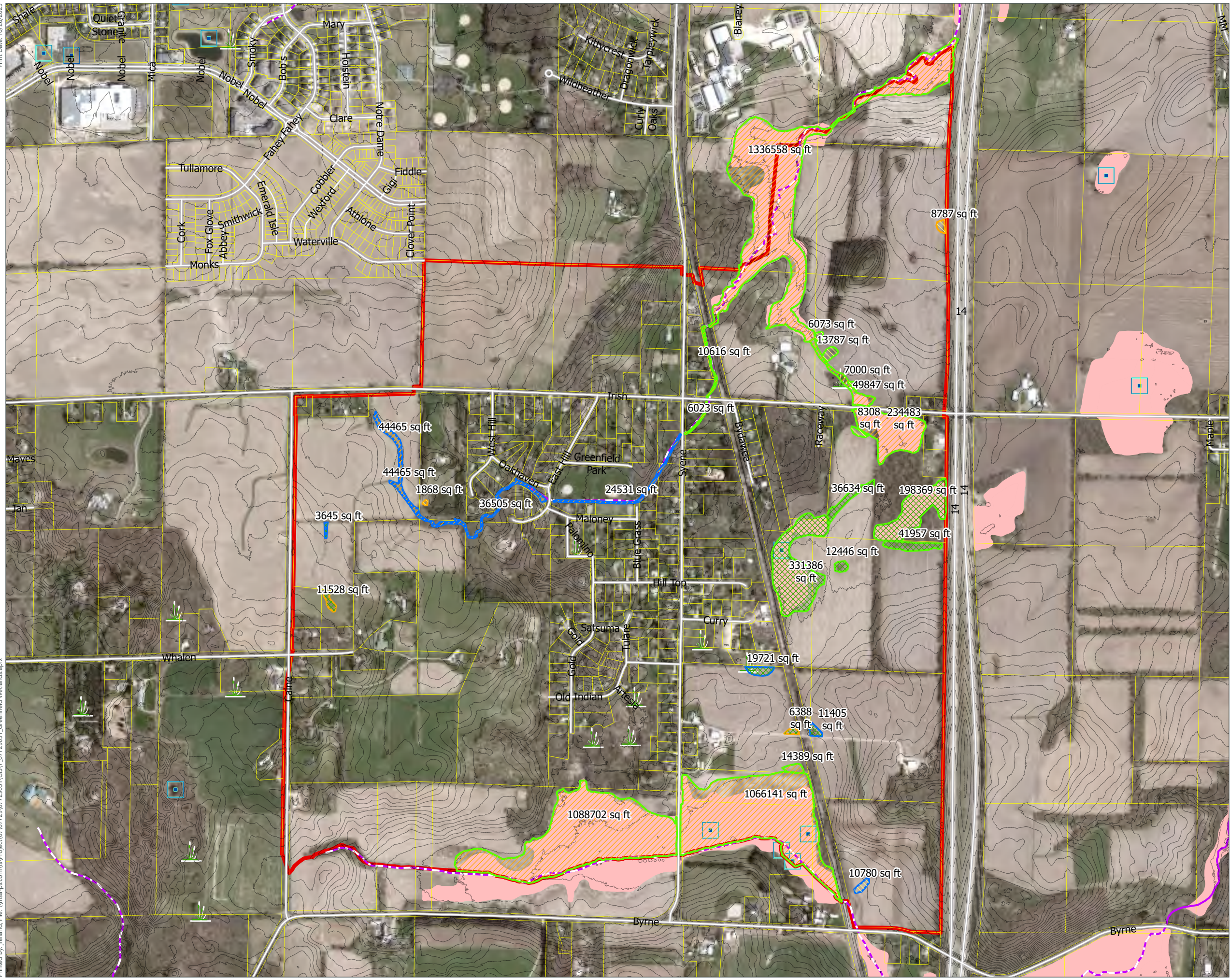
-  Study Area
-  City of Fitchburg
- Zoning District & Description**
-  A-S; A-T; AX: Agriculture
-  P-R, Park and Recreation; P-R, Park and Recreation
-  PDD-GIP, Planned Development District - General Implementation Plan
-  PDD-SIP, Planned Development District - Specific Implementation Plan
-  R-D, Rural Development
-  R-R, Rural Residential
-  R-L, Low Density Residential
-  R-LM, Low to Medium Density Residential
-  R-M, Medium Density Residential

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

# Potential Wetlands

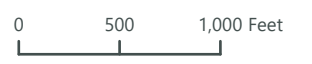
## Greenfield Neighborhood Plan

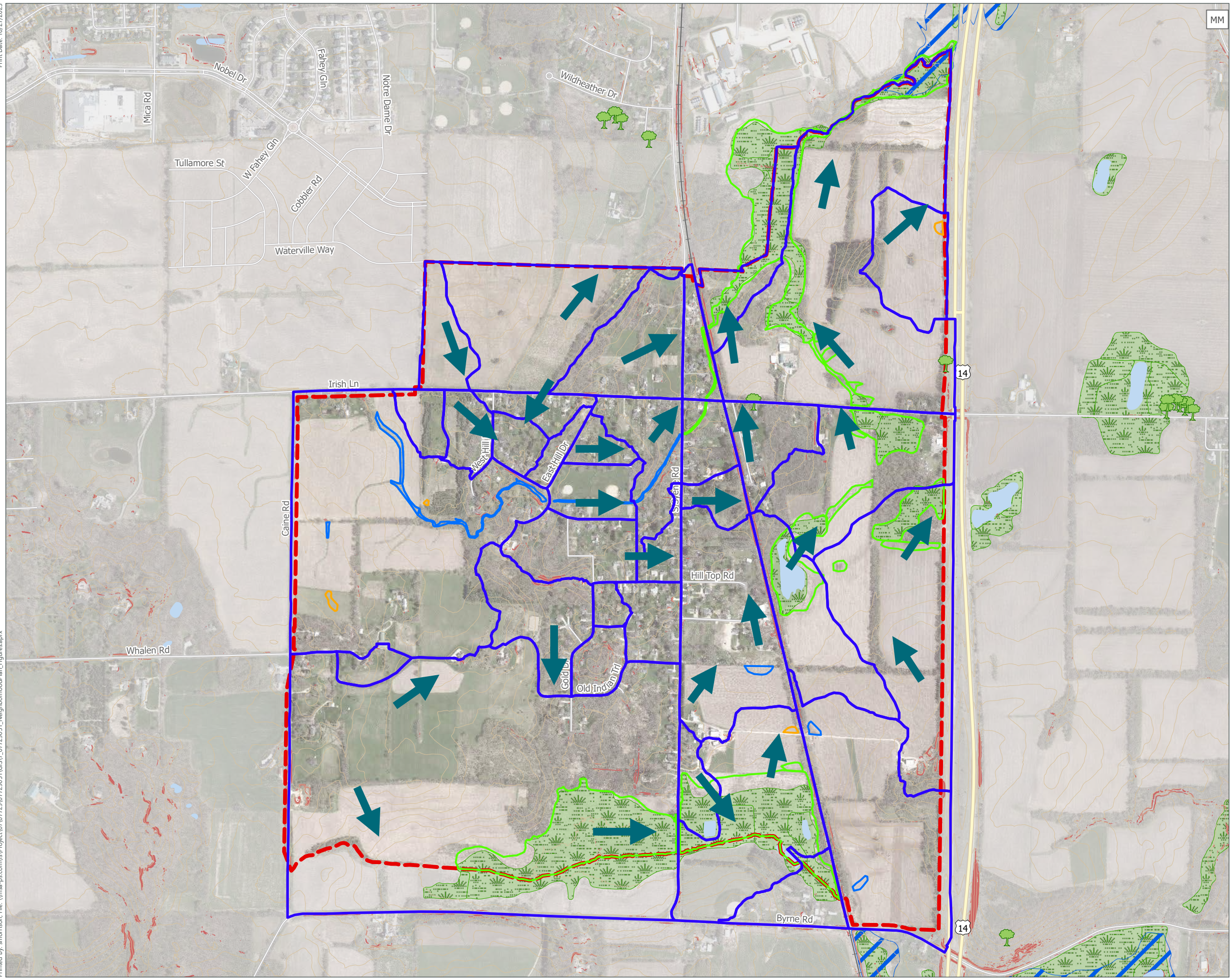
### City of Fitchburg Dane County, WI



- Wetland Potential**
- High
  - Medium
  - Low
- Federal Jurisdiction**
- No
  - Maybe
  - Yes
- Other Features**
- Project Area
  - DNR Mapped Wetlands
  - Excavated pond
  - Wetland too small to delineate
  - Parcels
  - Intermittent Streams
  - Strahler Stream Order  
1st Order

Data Sources:  
Dane County GIS (2023)  
WDNR





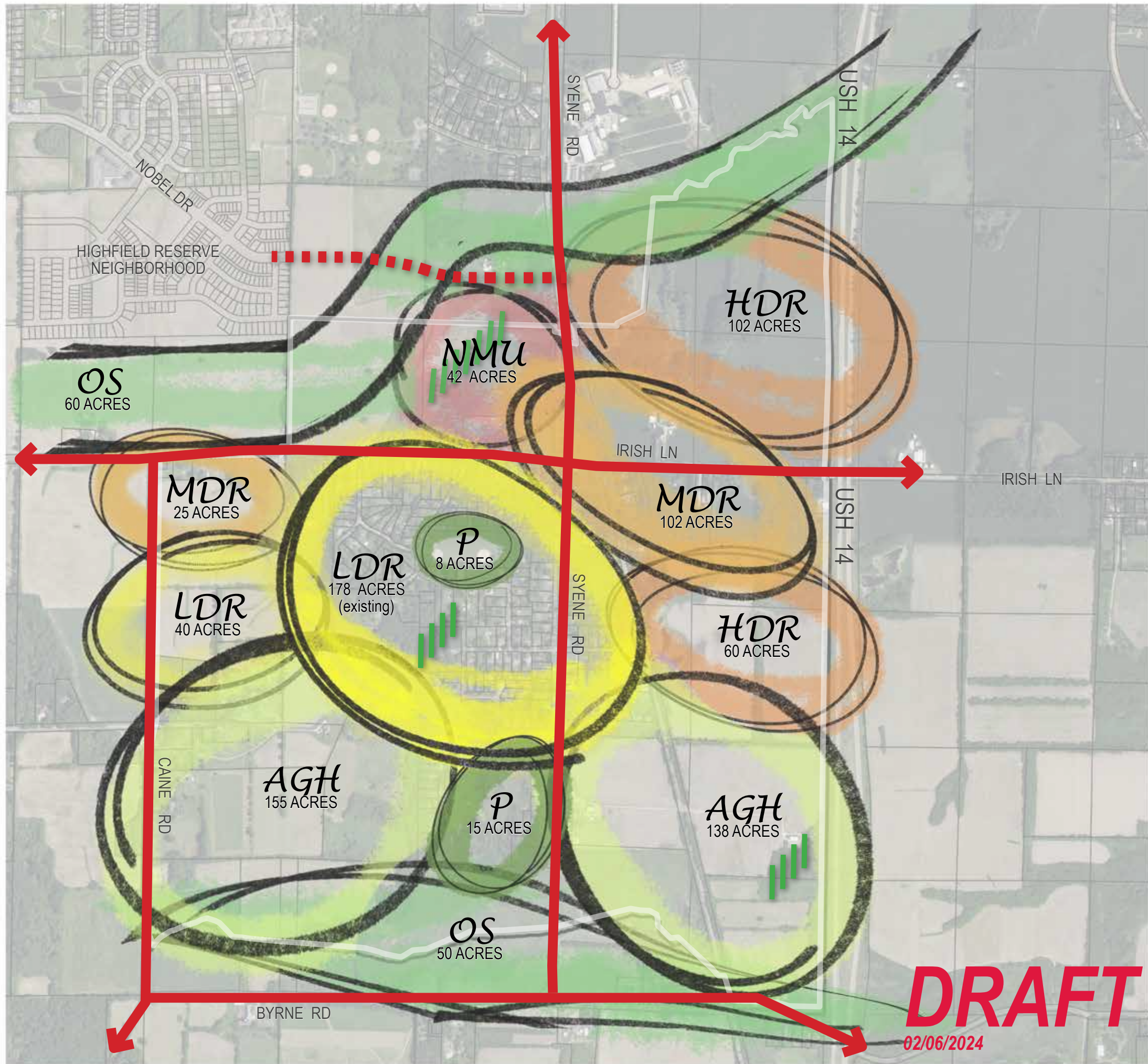
# Natural Resources

Greenfield 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
- Heritage Tree
- Wetlands (WDNR)
- Wetland Potential (MSA Evaluation)**
- High
- Medium
- Low
- Flood Zone Designation**
- Flood Plain: 1% Annual Chance Flood Hazard
- Existing Watershed

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



### MAP LEGEND

NEIGHBORHOOD MIXED USE (15-30 U/A + COMMERCIAL)	<b>42</b> ACRES
HIGH DENSITY RESIDENTIAL (11-20 U/A)	<b>162</b> ACRES
MEDIUM DENSITY RESIDENTIAL (6-10 U/A)	<b>127</b> ACRES
LOW DENSITY RESIDENTIAL (> 6 U/A)	<b>218</b> ACRES
AGRIHOOD & FARMING	<b>293</b> ACRES
PARK, OPEN SPACE & SW MANAGEMENT	<b>133</b> ACRES
BUSINESS PARK	<b>0</b> ACRES

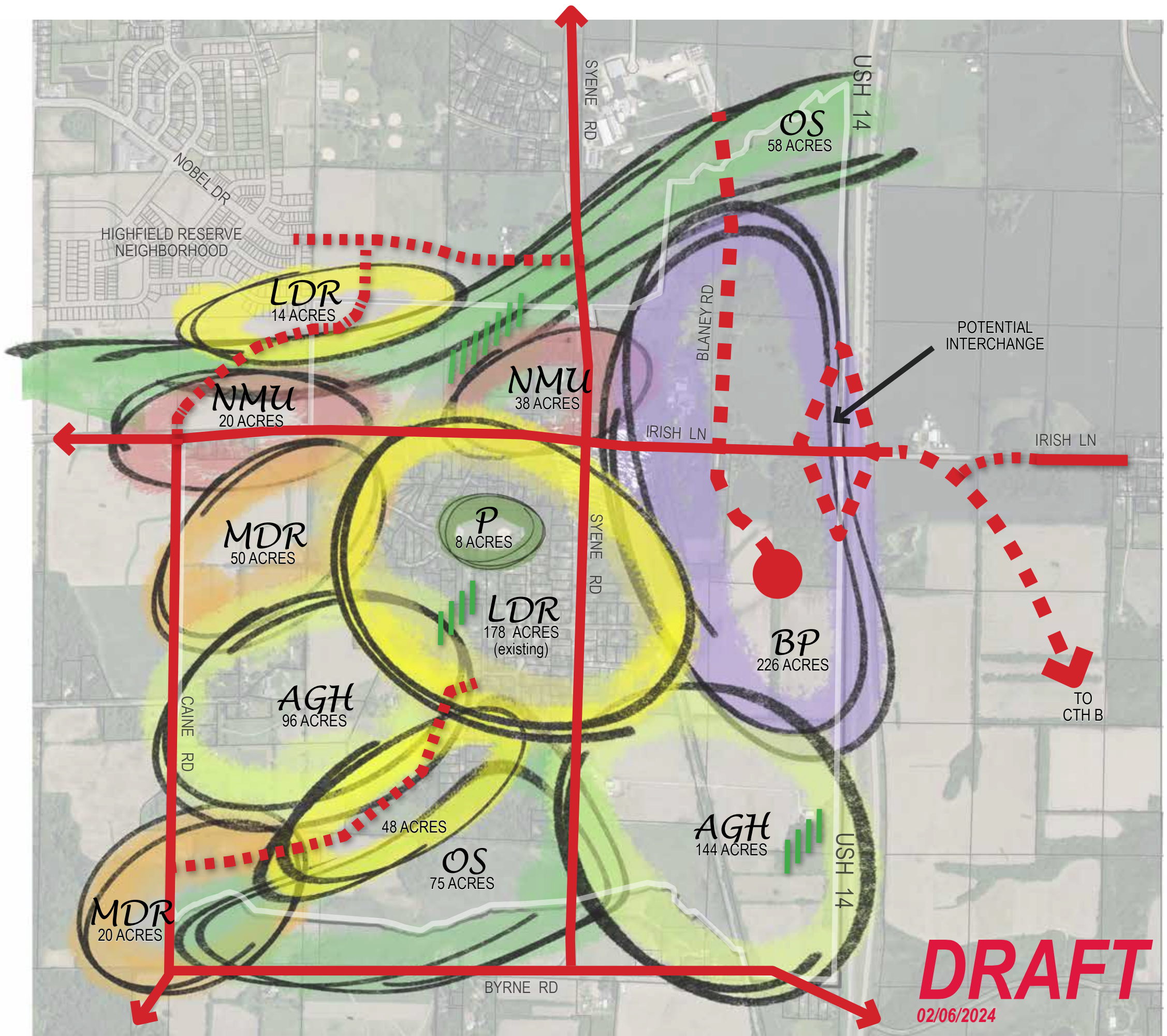
ROADS (existing / proposed)  
——— - - -

STEEP SLOPES  
////

**GREENFIELD NEIGHBORHOOD**  
 LAND USE BUBBLE DIAGRAM  
 OPTION "A"

DRAFT

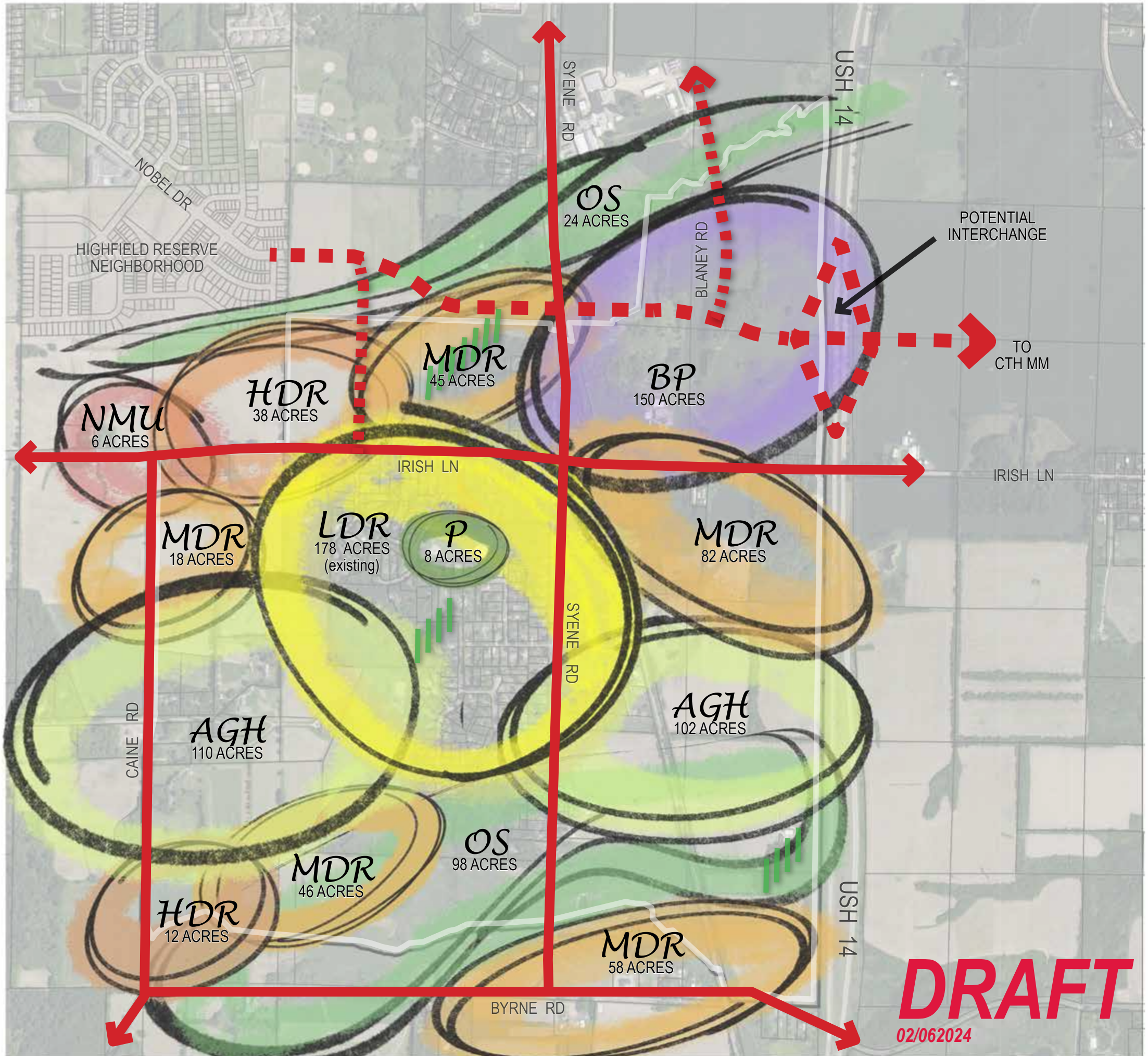
02/06/2024



**DRAFT**  
02/06/2024

MAP LEGEND	
NEIGHBORHOOD MIXED USE (15-30 U/A + COMMERCIAL)	58 ACRES
HIGH DENSITY RESIDENTIAL (11-20 U/A)	0 ACRES
MEDIUM DENSITY RESIDENTIAL (6-10 U/A)	70 ACRES
LOW DENSITY RESIDENTIAL (> 6 U/A)	240 ACRES
AGRIHOOD & FARMING	240 ACRES
PARK, OPEN SPACE & SW MANAGEMENT	141 ACRES
BUSINESS PARK	226 ACRES
ROADS (existing / proposed)	
STEEP SLOPES	

**GREENFIELD NEIGHBORHOOD**  
LAND USE BUBBLE DIAGRAM  
OPTION "B"



**DRAFT**  
02/062024

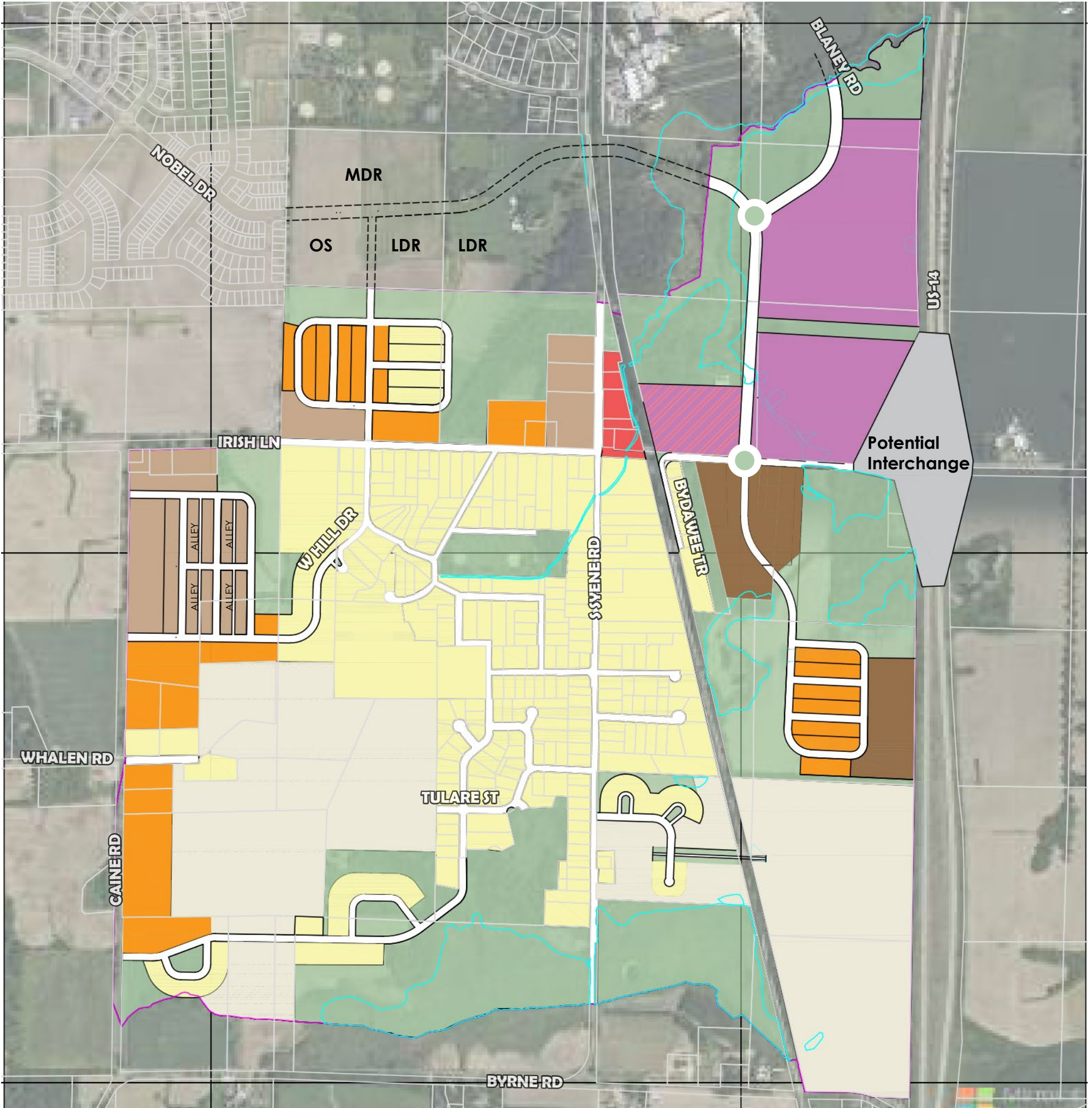
### MAP LEGEND

NEIGHBORHOOD MIXED USE (15-30 U/A + COMMERCIAL)	6 ACRES
HIGH DENSITY RESIDENTIAL (11-20 U/A)	50 ACRES
MEDIUM DENSITY RESIDENTIAL (6-10 U/A)	249 ACRES
LOW DENSITY RESIDENTIAL (> 6 U/A)	178 ACRES
AGRIHOOD & FARMING	212 ACRES
PARK, OPEN SPACE & SW MANAGEMENT	130 ACRES
BUSINESS PARK	150 ACRES

ROADS (existing / proposed)

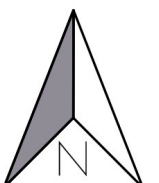
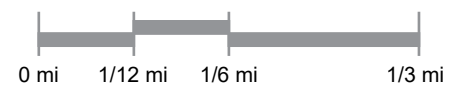
STEEP SLOPES

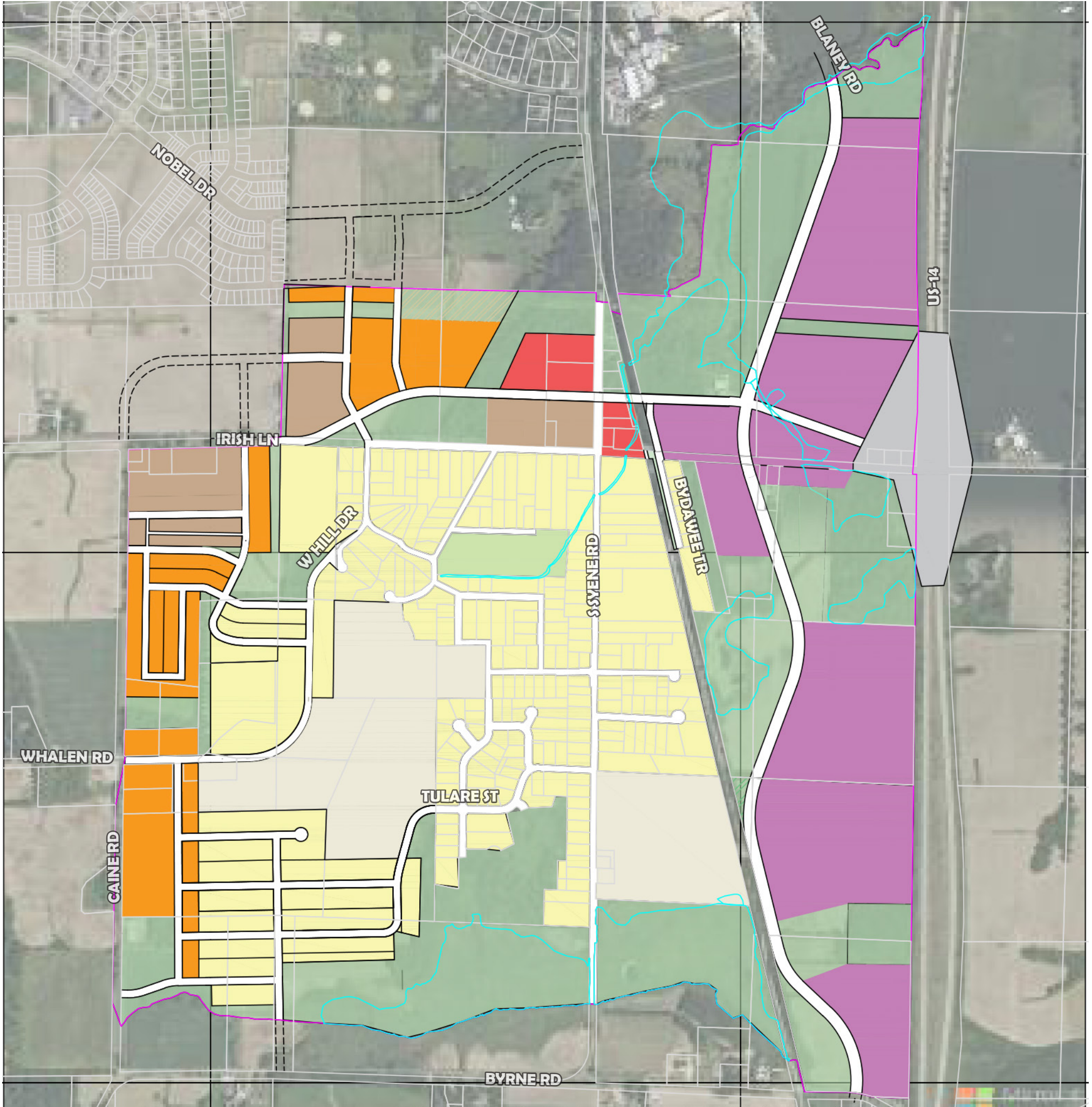
**GREENFIELD NEIGHBORHOOD**  
 LAND USE BUBBLE DIAGRAM  
 OPTION "C"



## LEGEND

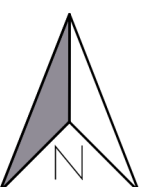
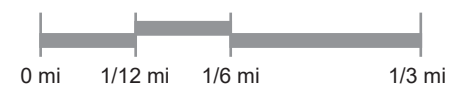
- 70 ACRES Business Park
- 5 ACRES Commercial
- 26 ACRES High Density Residential
- 41 ACRES Medium-High Density Residential
- 59 ACRES Medium Density Residential
- 215 ACRES Low Density Residential
- 189 ACRES Farm/Rural Residential
- 204 ACRES Parks, Recreation, & Open Space
- 11 ACRES Business Park or Neighborhood Mixed Use
- Potential Roundabout

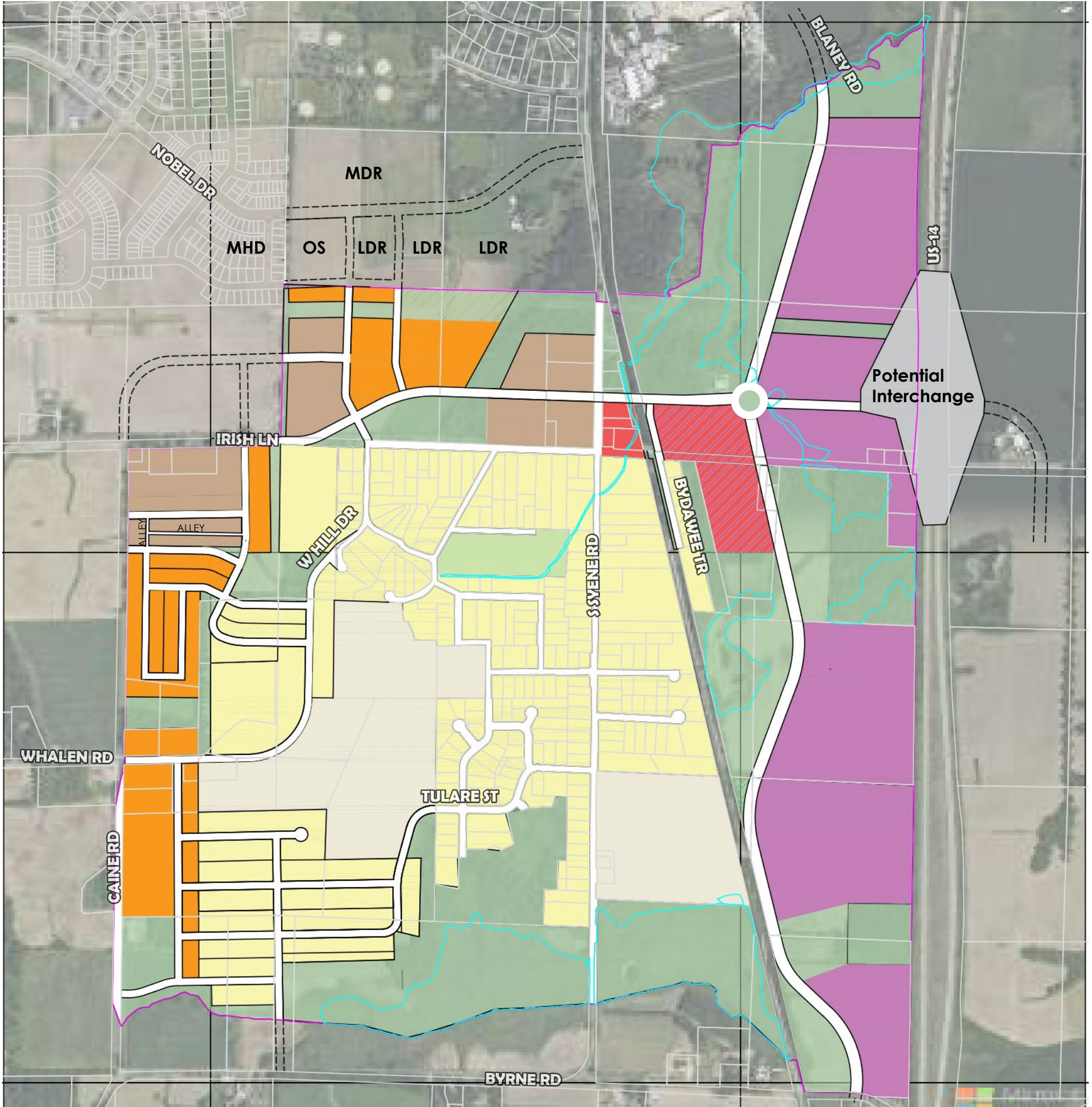




**LEGEND**

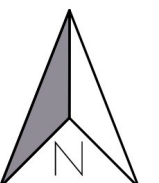
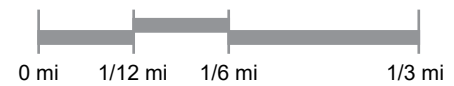
- 157 ACRES Business Park
- 11 ACRES Commercial/Neighborhood Mixed Use
- 58 ACRES Medium Density Residential
- 226 ACRES Low Density Residential
- 0 ACRES High Density Residential
- 283 ACRES Parks, Recreation, & Open Space
- 88 ACRES Farm/Rural Residential/Agrihood
- 34 ACRES Medium-High Density Residential

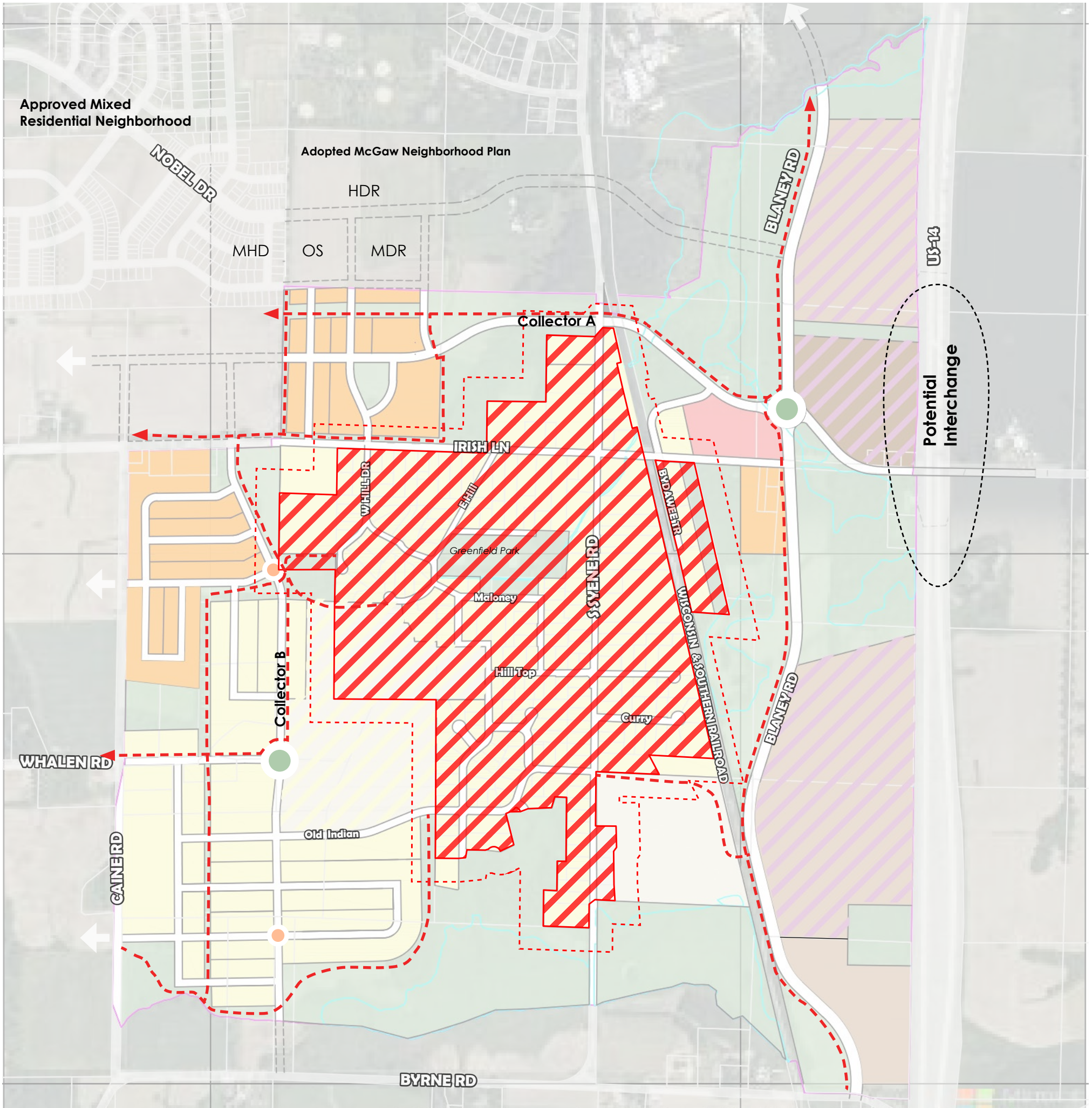




### LEGEND

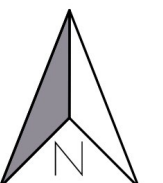
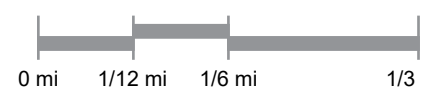
- 144 ACRES Business Park
- 3 ACRES Commercial/Neighborhood Mixed Use
- 61 ACRES Medium Density Residential
- 225 ACRES Low Density Residential
- 88 ACRES Farm/Rural Residential/Agrihood
- 289 ACRES Parks, Recreation, & Open Space
- 0 ACRES High Density Residential
- 17 ACRES Business Park/ Commercial
- Potential Roundabout

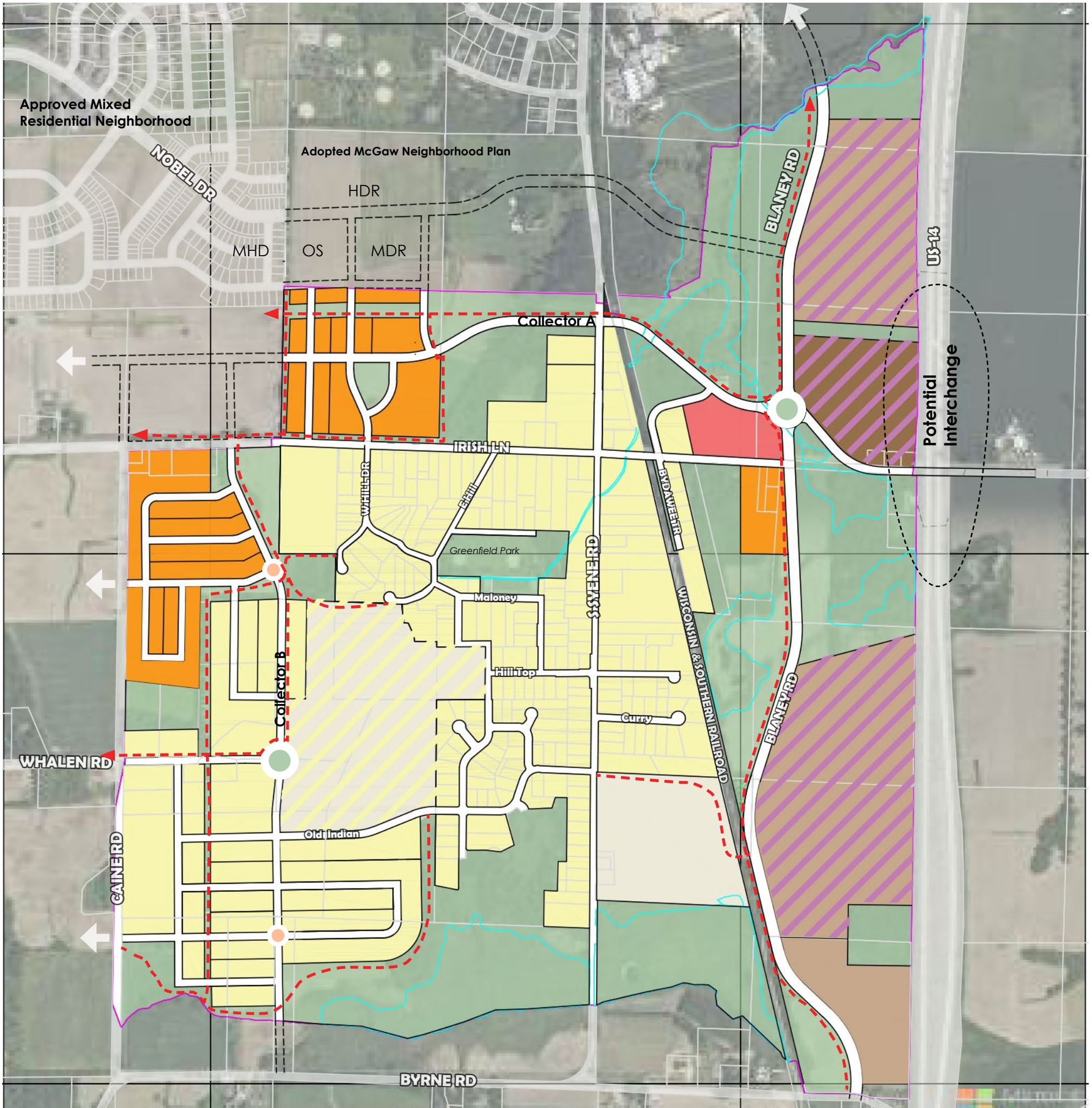




#### LEGEND

-  Core Neighborhood
-  200ft buffer





### LEGEND

- 0-123 A. Business Park  
*(Range to include hatched areas)*
- 0-22 A. High Density Residential  
*(Range to include hatched areas)*
- 17-118 A. Medium-High Density Residential  
*(Range to include hatched areas)*
- 59 Acres Medium Density Residential
- 7 Acres Neighborhood Mixed Use
- 270-325 A. Low Density Residential  
*(Range to include hatched areas)*
- 29-84 A. Farming/Agrihood  
*(Range to include hatched areas)*
- 308 Acres Parks, Stormwater Management, & Open Space
- Potential Roundabout
- Potential Traffic Circle
- Proposed Trails

