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# APPENDIX D

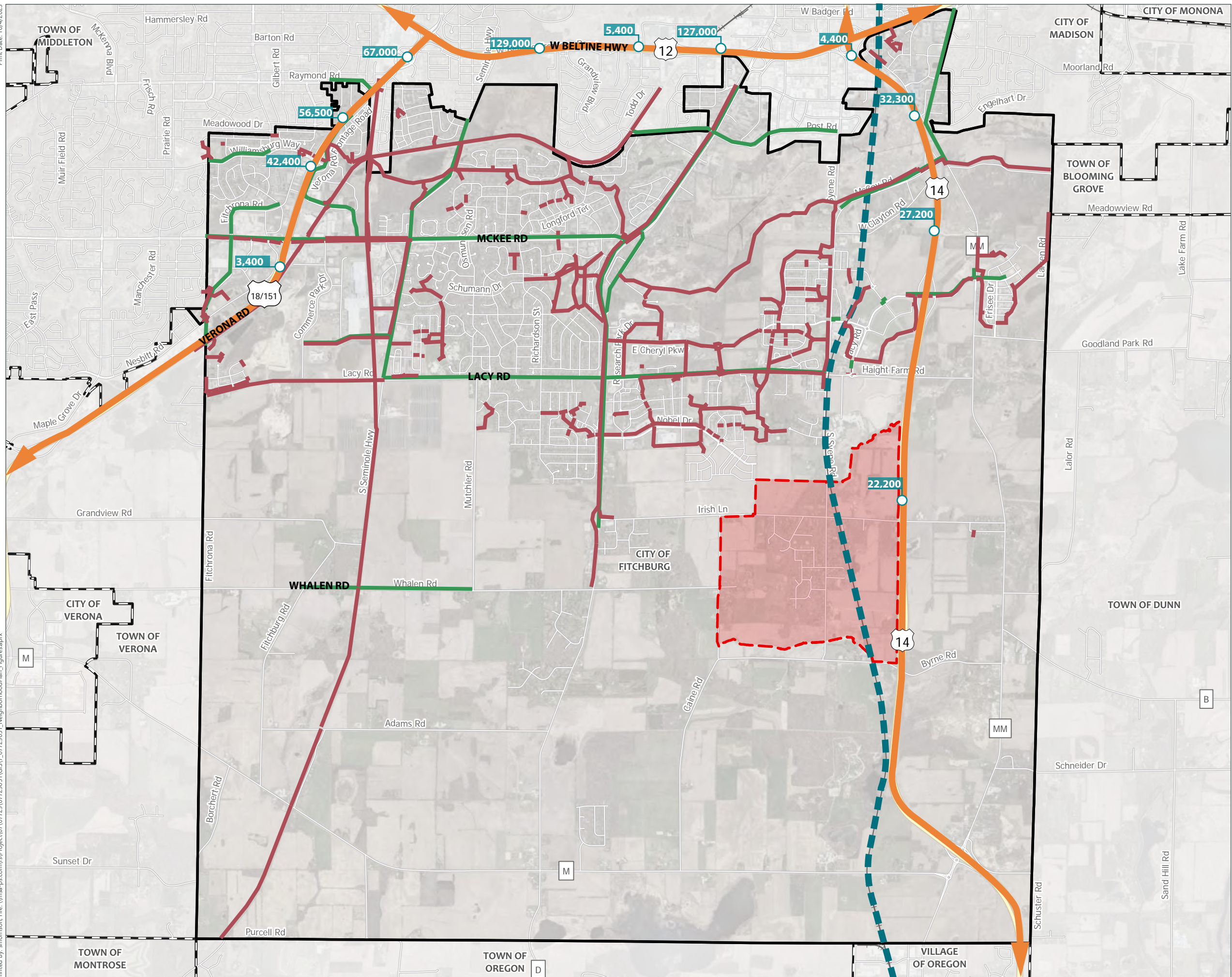
## MAPS

Existing Conditions Maps

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Land Use Concept Development

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# Study Area

## Greenfield & South Stoner Prairie Neighborhood Plan

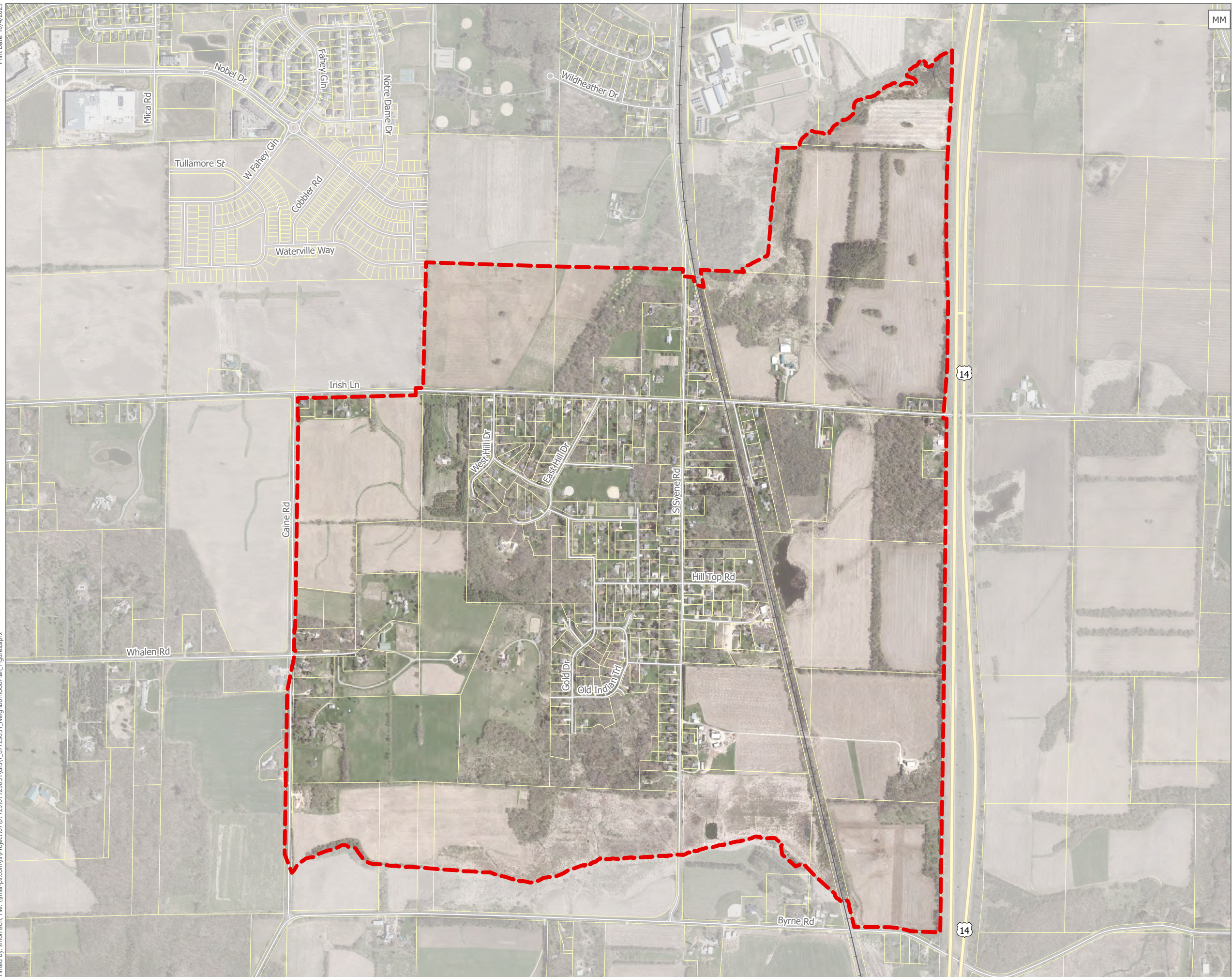
### City of Fitchburg Dane County, Wisconsin

- 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

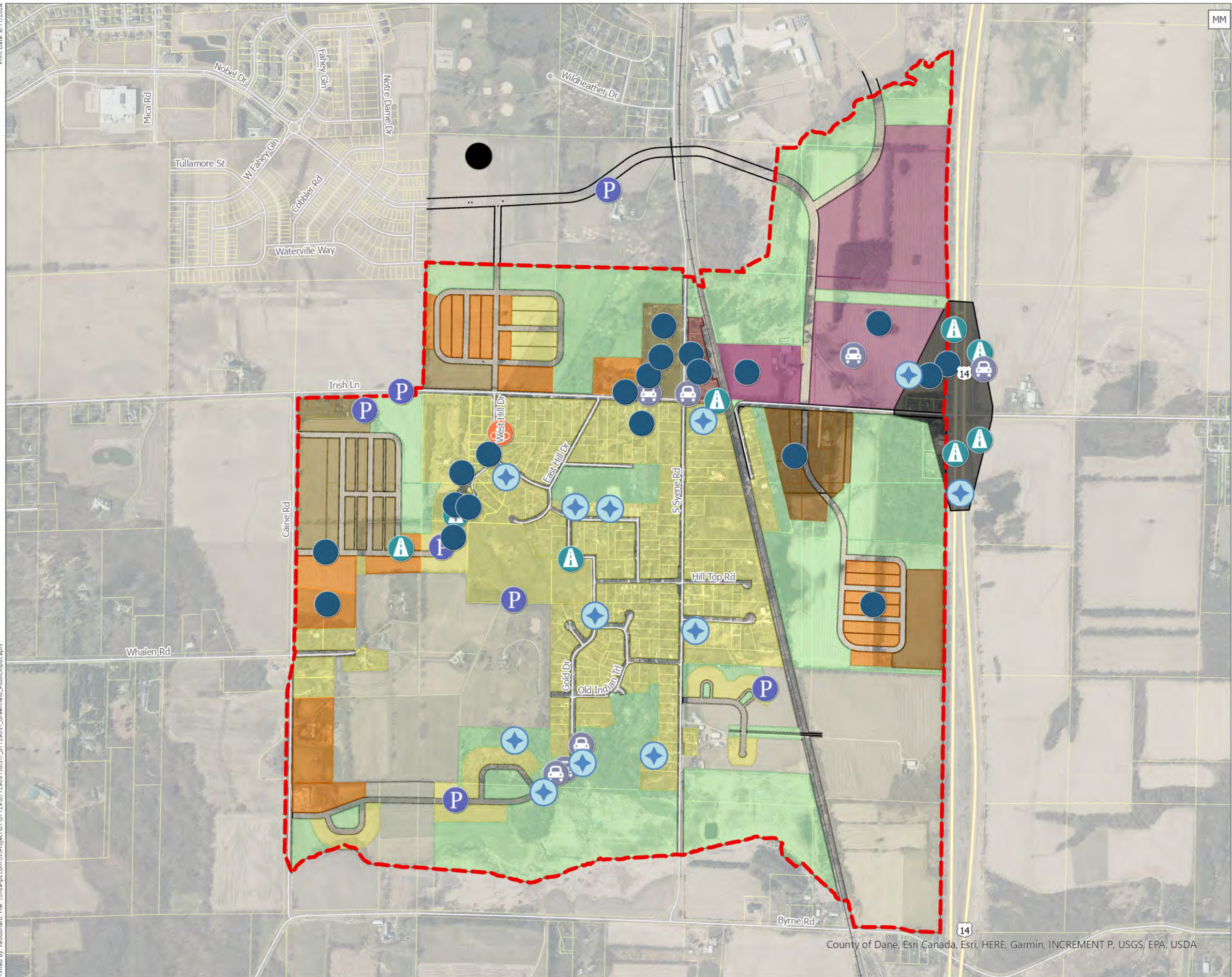
Greenfield Neighborhood Plan

**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)

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



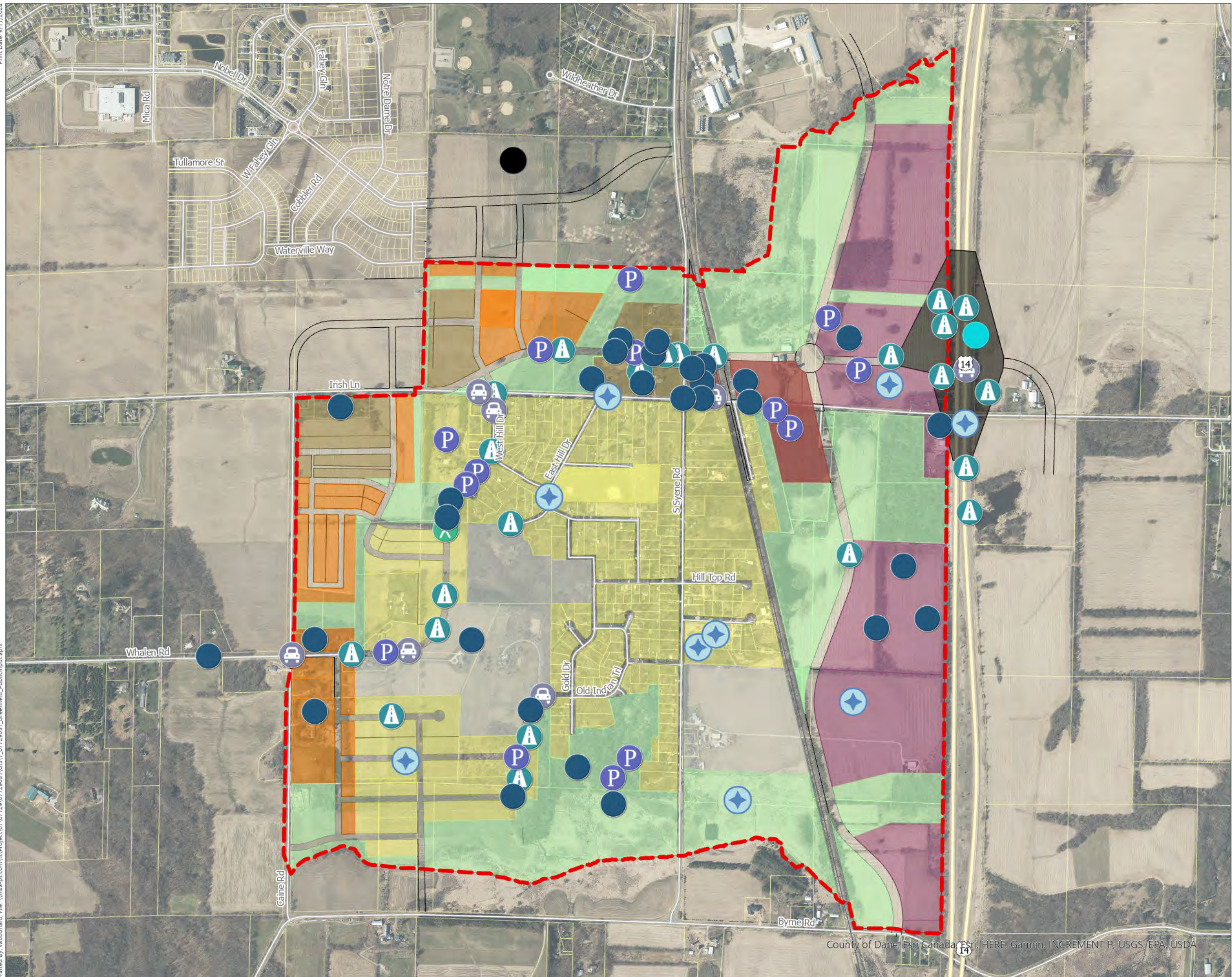
0 250 500 Feet



# Public Input Scenario 2

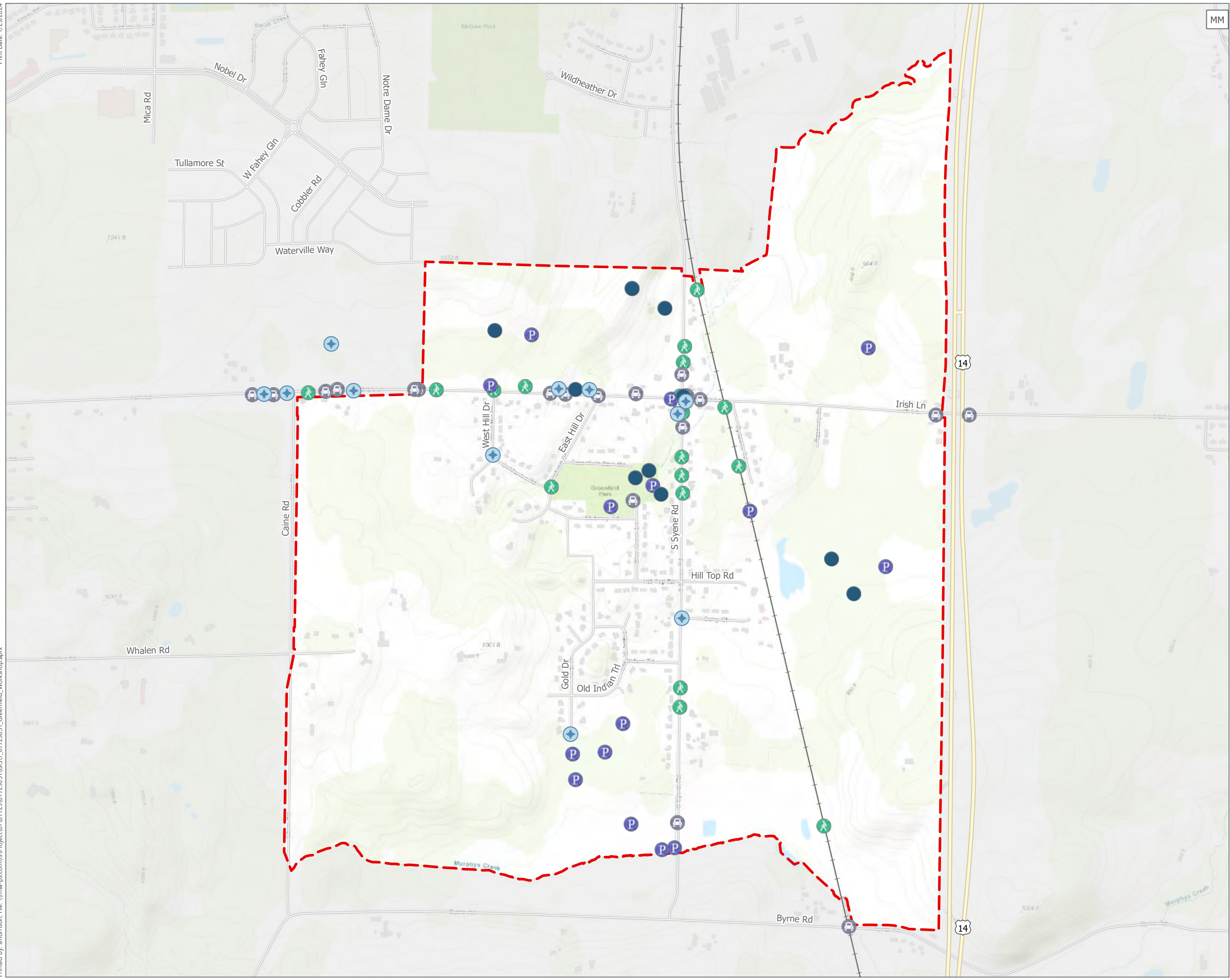
## Greenfield Neighborhood Plan

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)



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

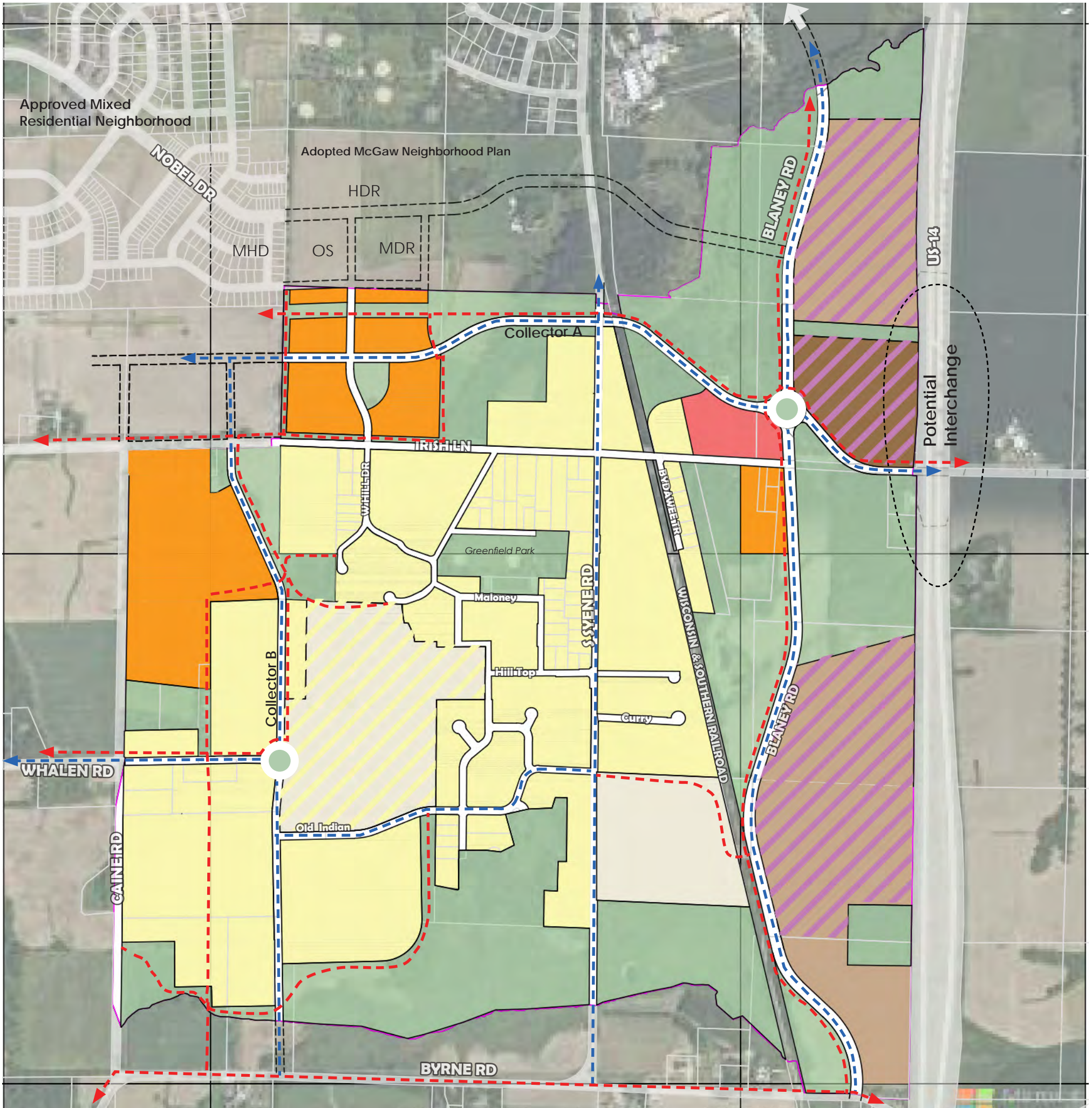
Stormwater Concern

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

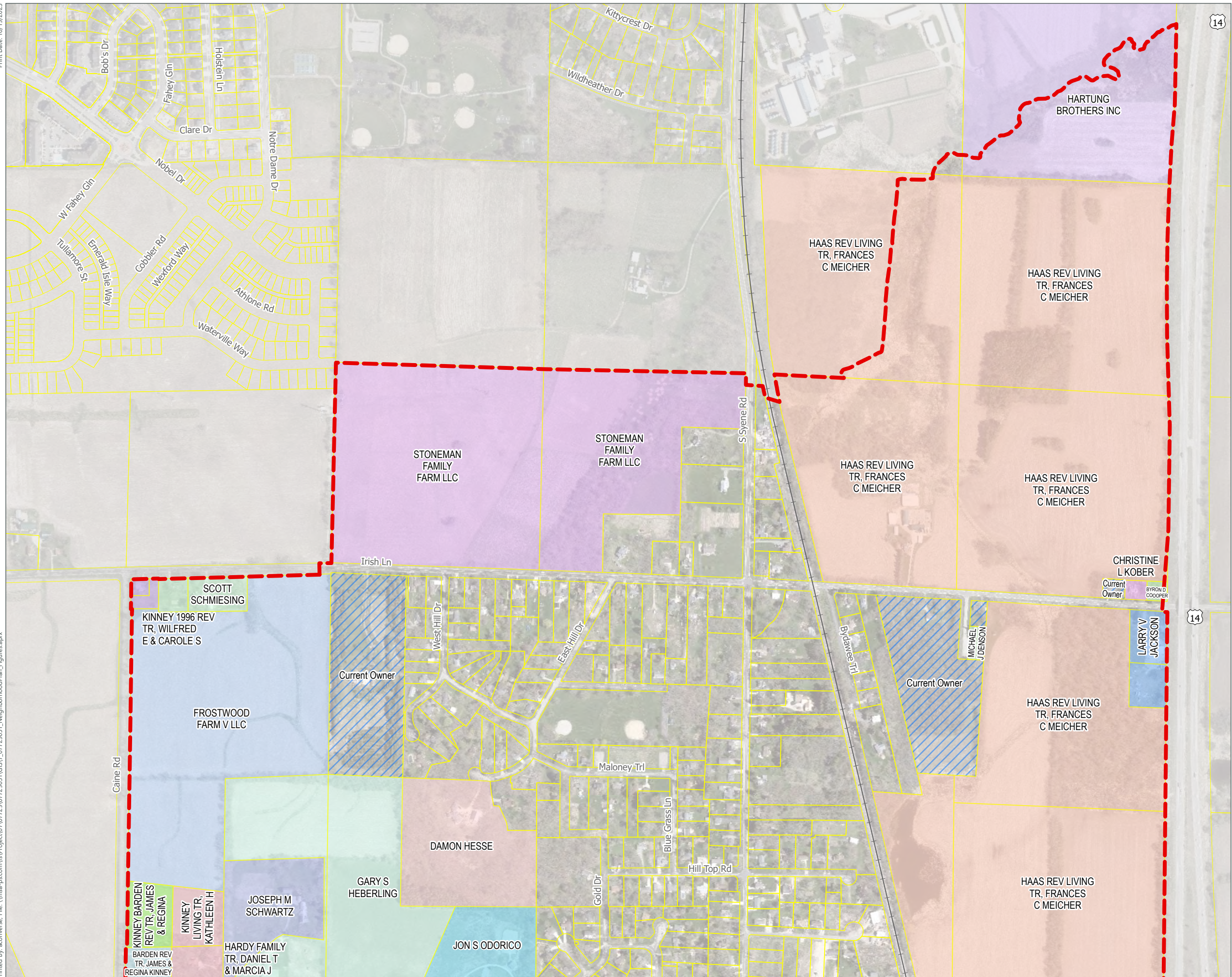




## LEGEND

- |  |  |
|--|--|
| <b>0-123 A.</b> Business Park<br>(Range to include hatched areas)                    | <b>270-325 A.</b> Low Density Residential<br>(Range to include hatched areas)  |
| <b>0-22 A.</b> High Density Residential<br>(Range to include hatched areas)          | <b>29-84 A.</b> Farming/Agrihood<br>(Range to include hatched areas)   |
| <b>17-118 A.</b> Medium-High Density Residential<br>(Range to include hatched areas) | <b>308 Acres</b> Parks, Stormwater Management,<br>& Open Space   |
| <b>59 Acres</b> Medium Density Residential   |  Potential Roundabout   |
| <b>7 Acres</b> Neighborhood Mixed Use  |  Proposed Off-Street Bike Trails                                |
|  |  Proposed On-Street Bike Facilities (Shared Road or Bike Lanes) |





# Property Ownership Map

North

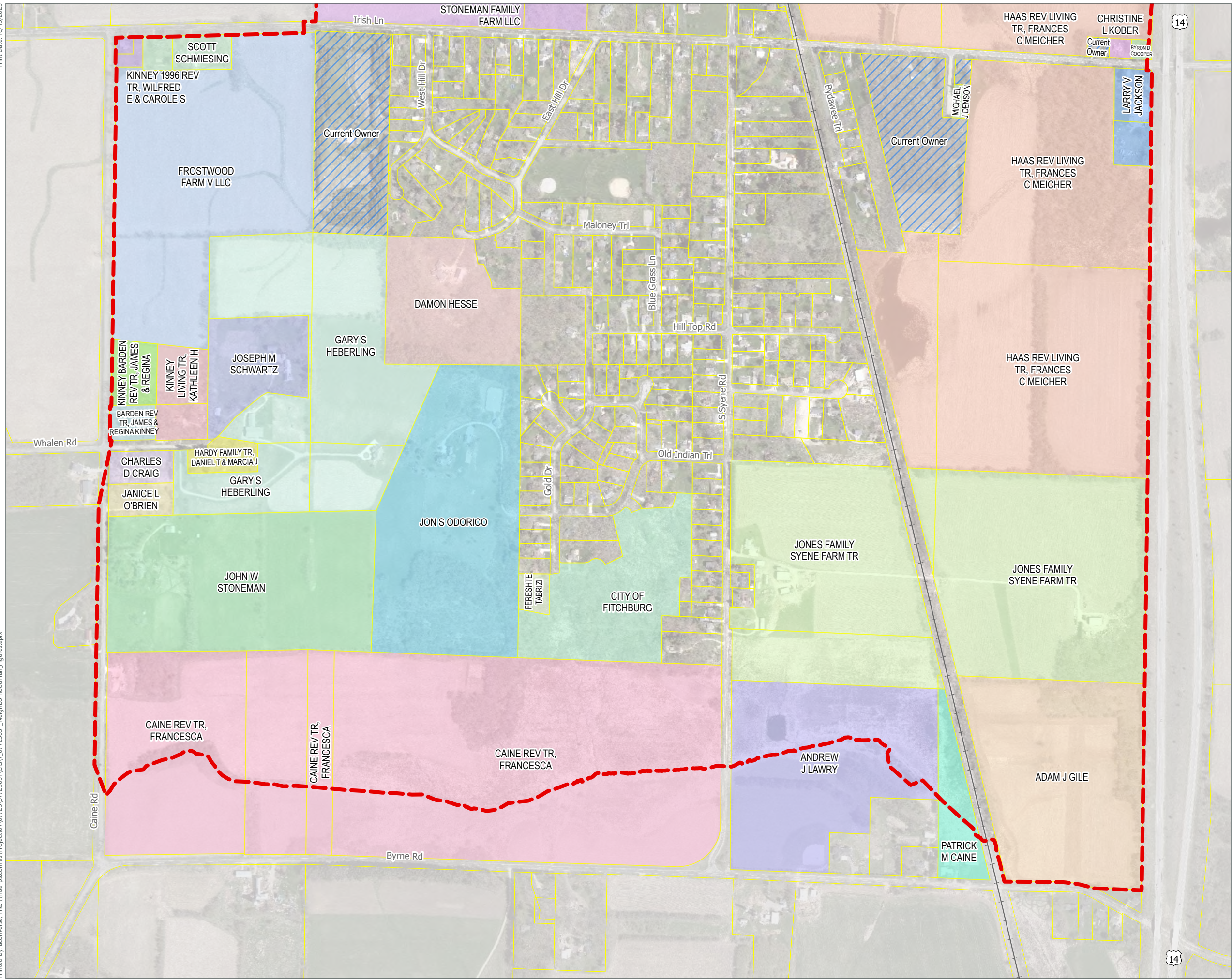
Greenfield Neighborhood Plan

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

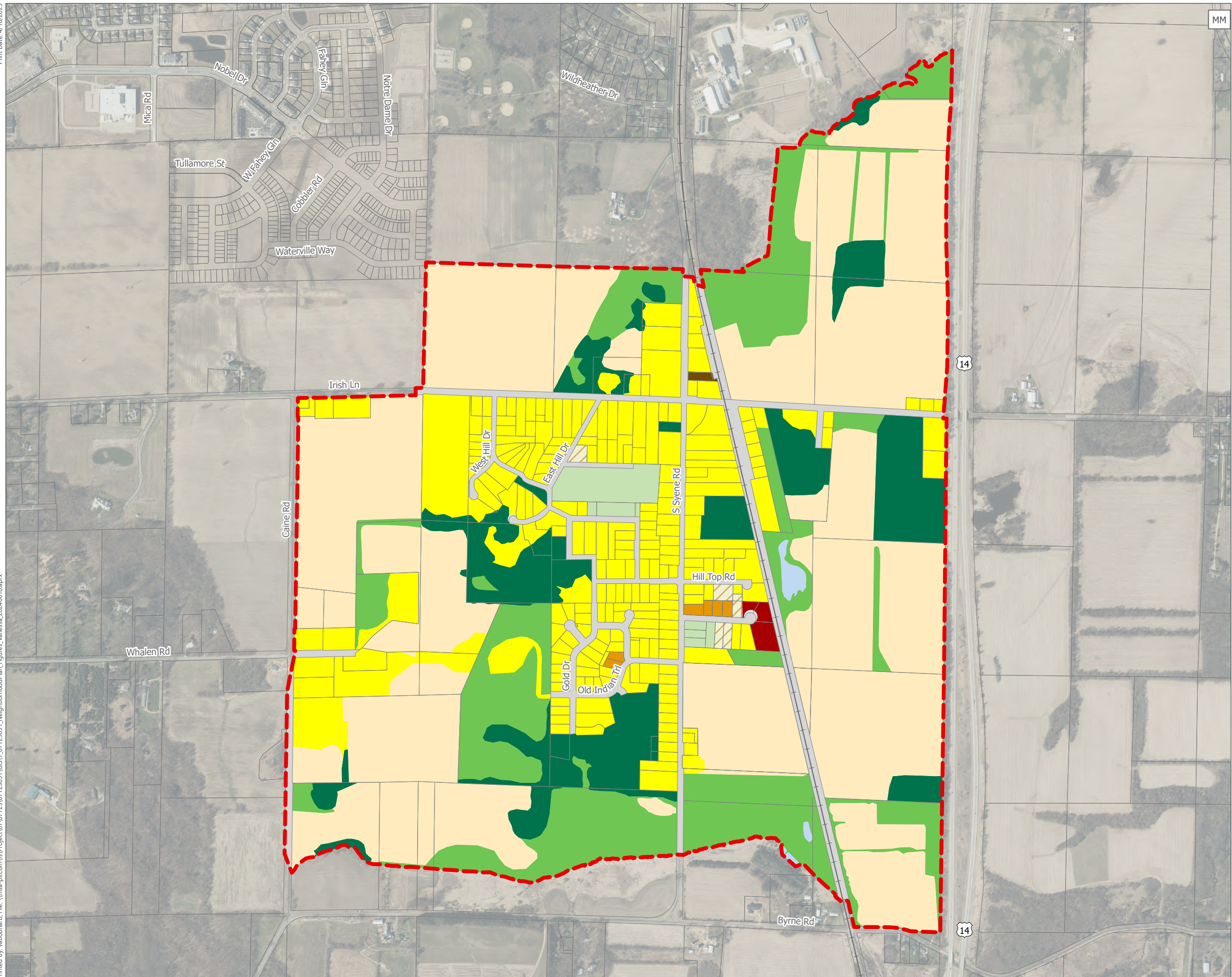
South

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

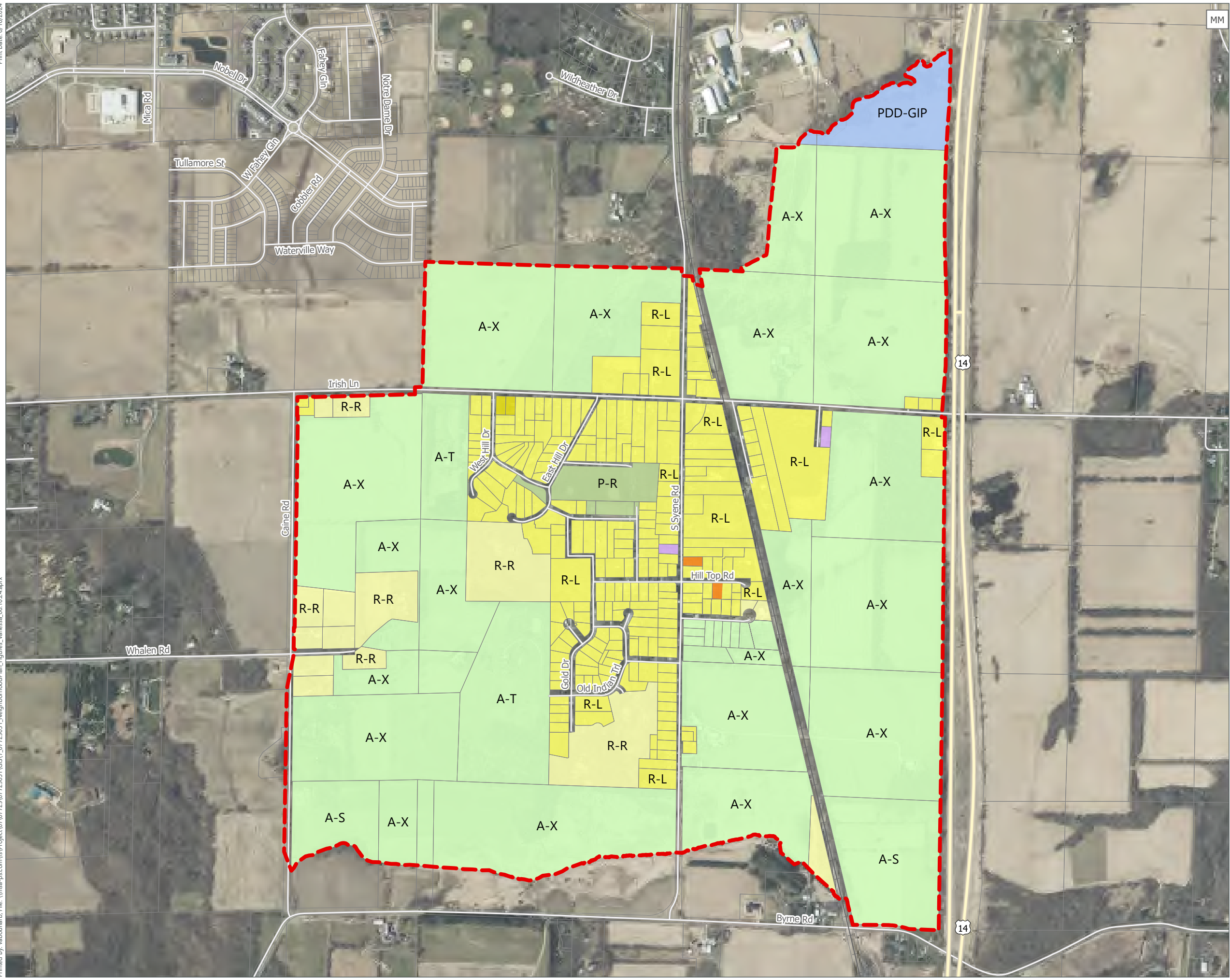
- Study Area
- City of Fitchburg
- Surrounding Municipality
- Existing Land Use
  - Agriculture
  - Single Family
  - Two Family
  - Multi-Family
  - Vacant
  - Commercial
  - Open Land
  - Outdoor Recreation
  - Woodland
  - Water
  - Right of Way
  - Transportation

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

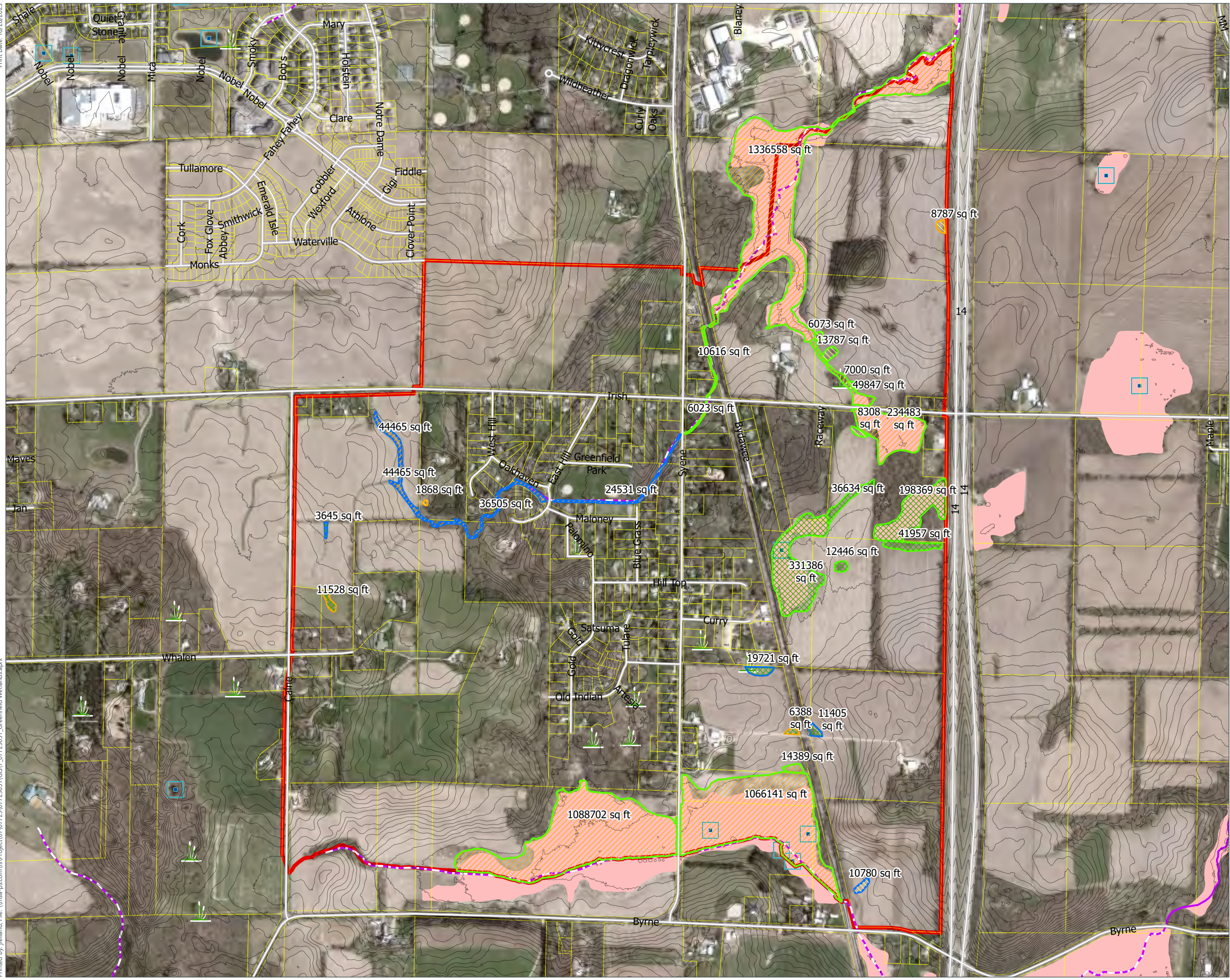
- Study Area
- City of Fitchburg
- Zoning District & Description**
- A-S; A-T; AX: Agriculture
- P-R, Park and Recreation; P-R, Park and Recreation
- PDD-GIP, Planned Development District - General Implementation Plan
- PDD-SIP, Planned Development District - Specific Implementation Plan
- R-D, Rural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

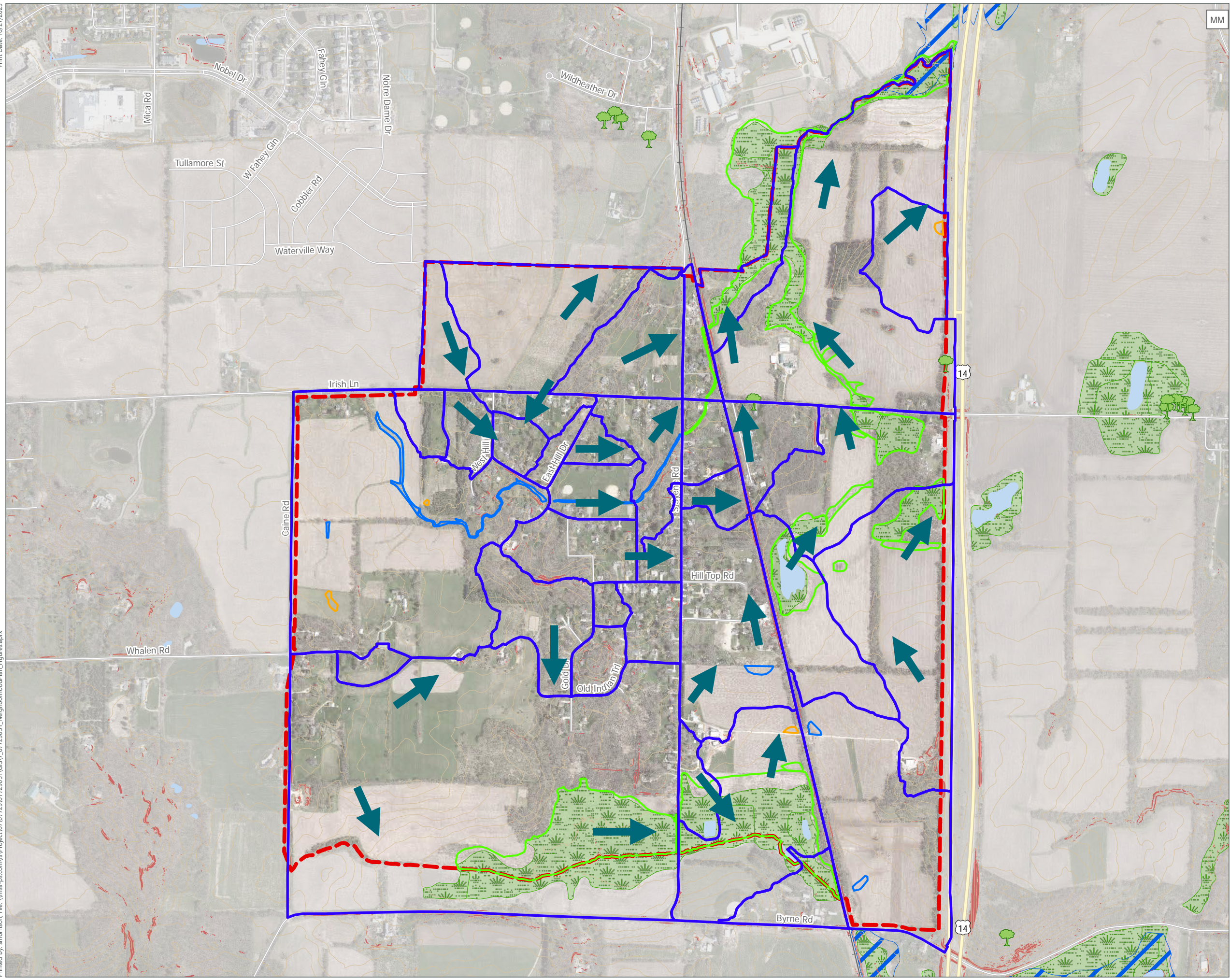
## Greenfield Neighborhood Plan

### City of Fitchburg Dane County, WI



- Wetland Potential**
  - High
  - Medium
  - Low
- Federal Jurisdiction**
  - No
  - Maybe
  - Yes
- 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



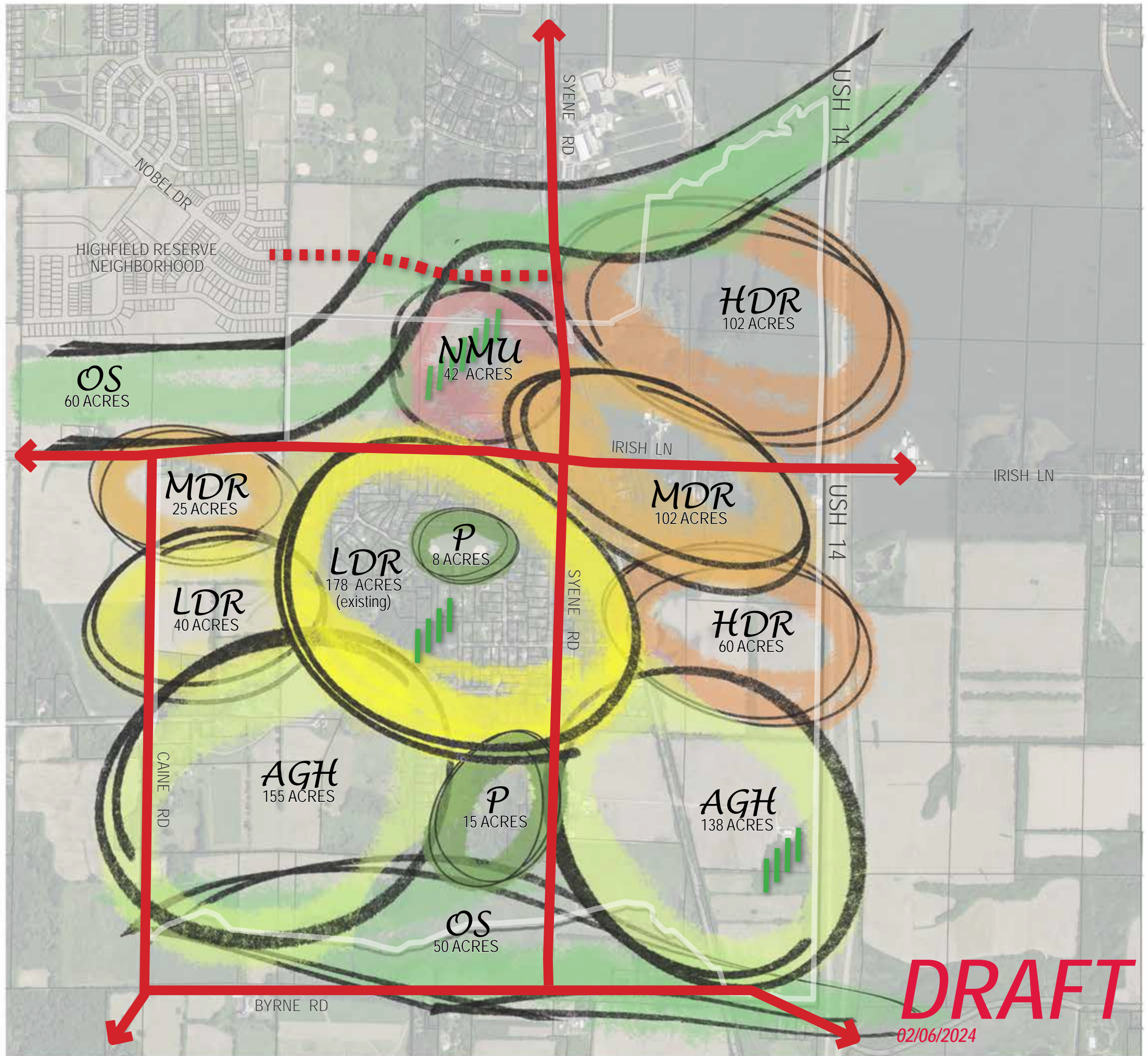
# Natural Resources

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)



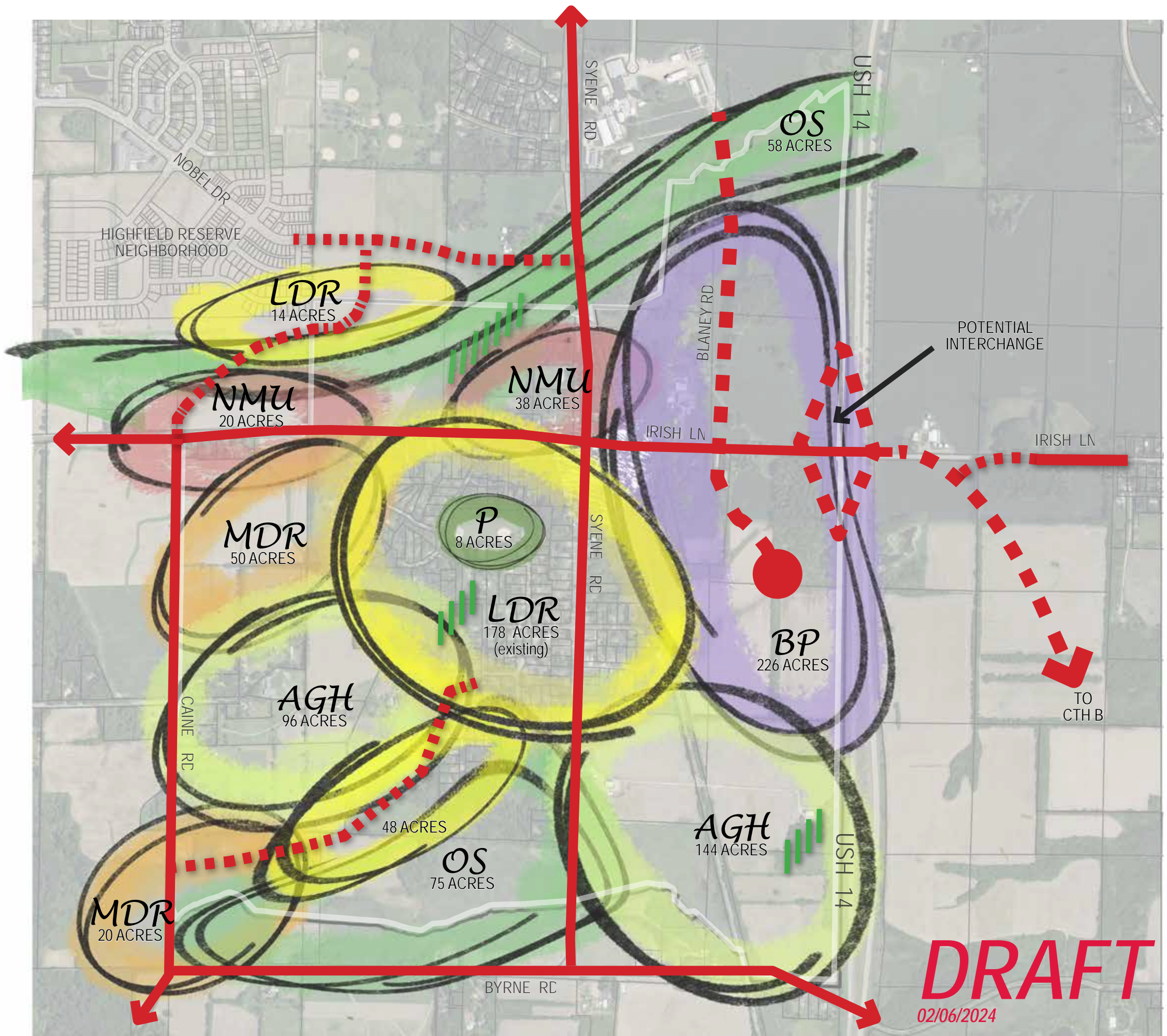
### MAP LEGEND

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

ROADS (existing / proposed)

STEEP SLOPES

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



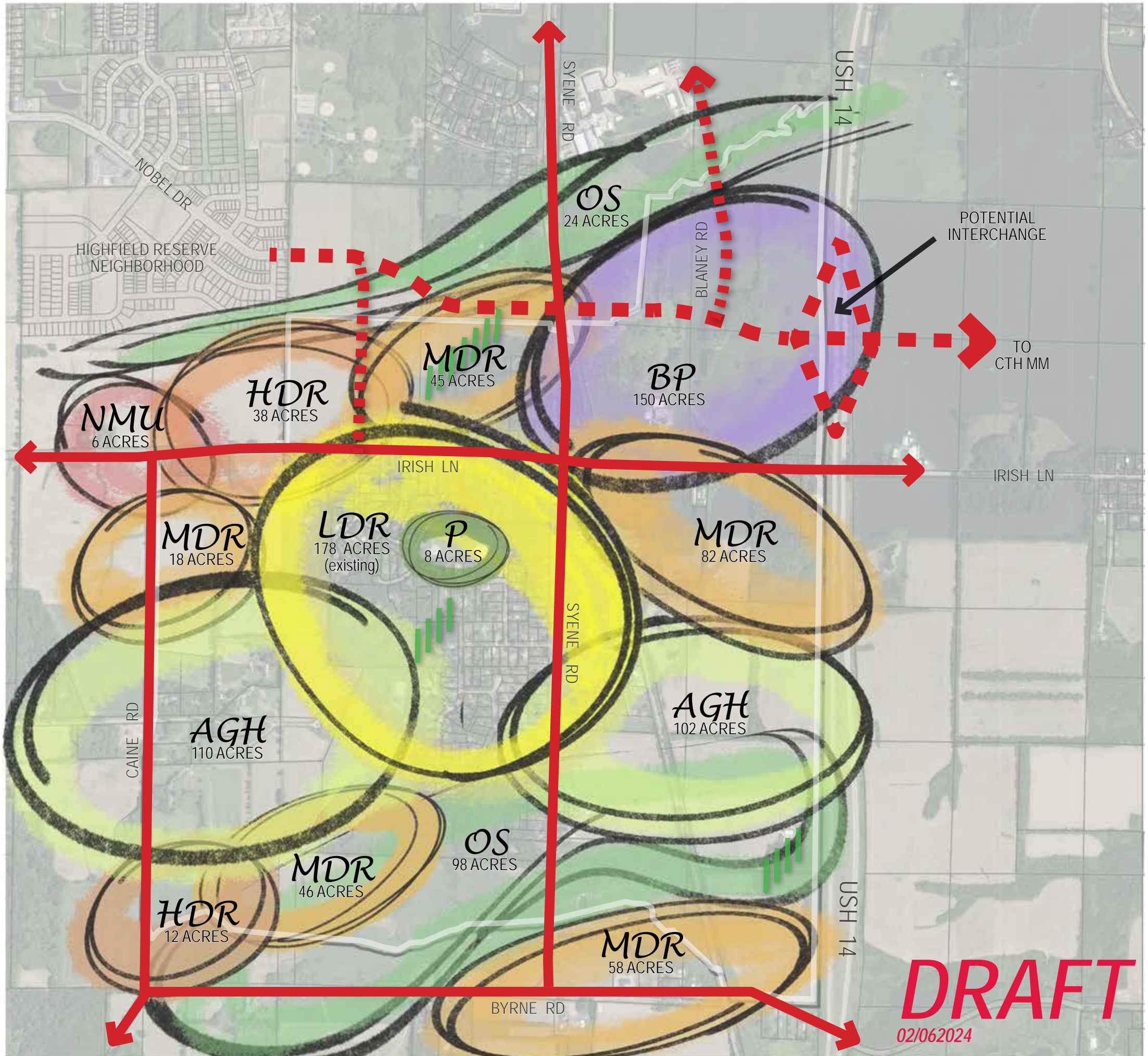
### MAP LEGEND

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

02/06/2024



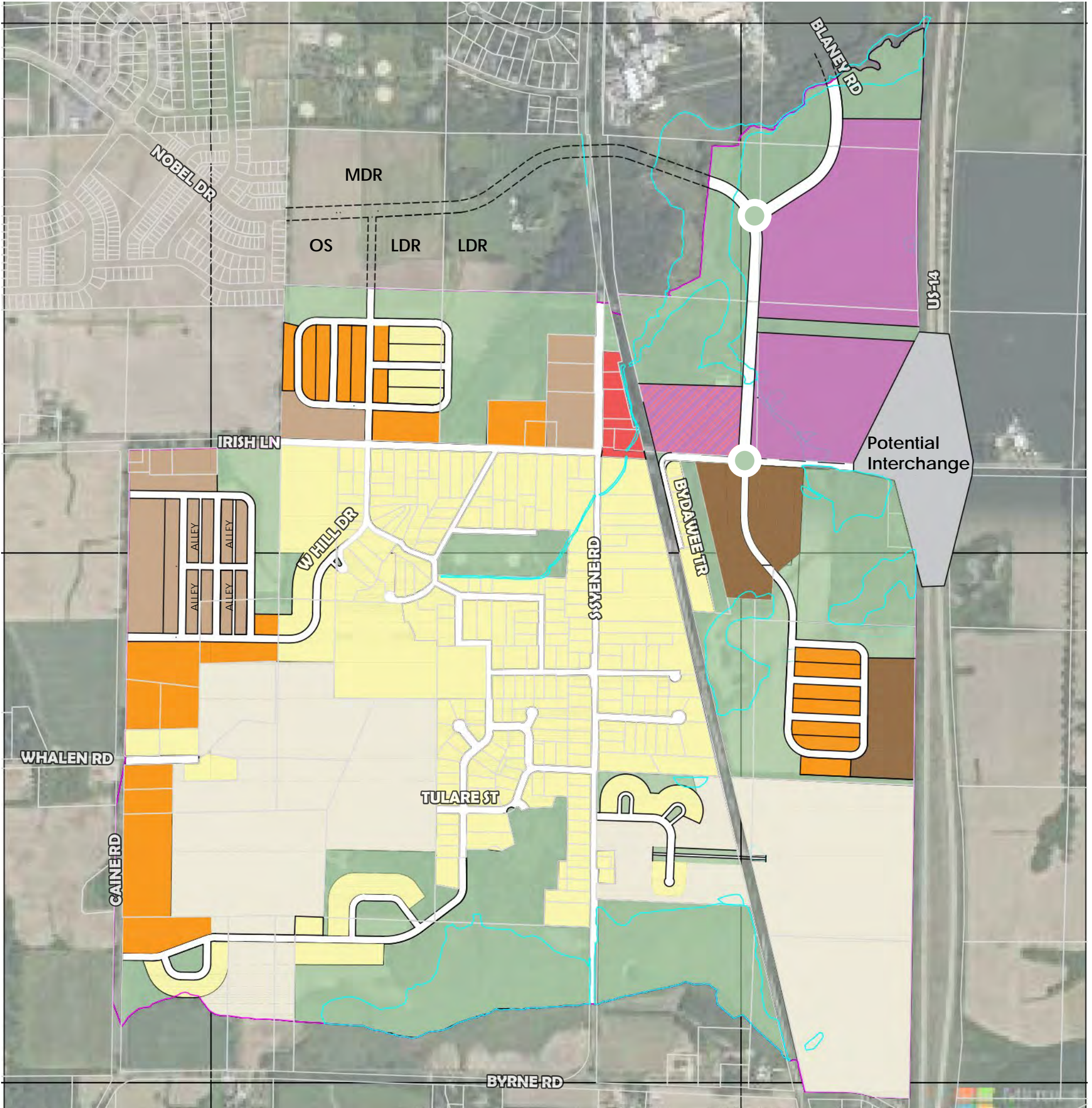
### MAP LEGEND

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"

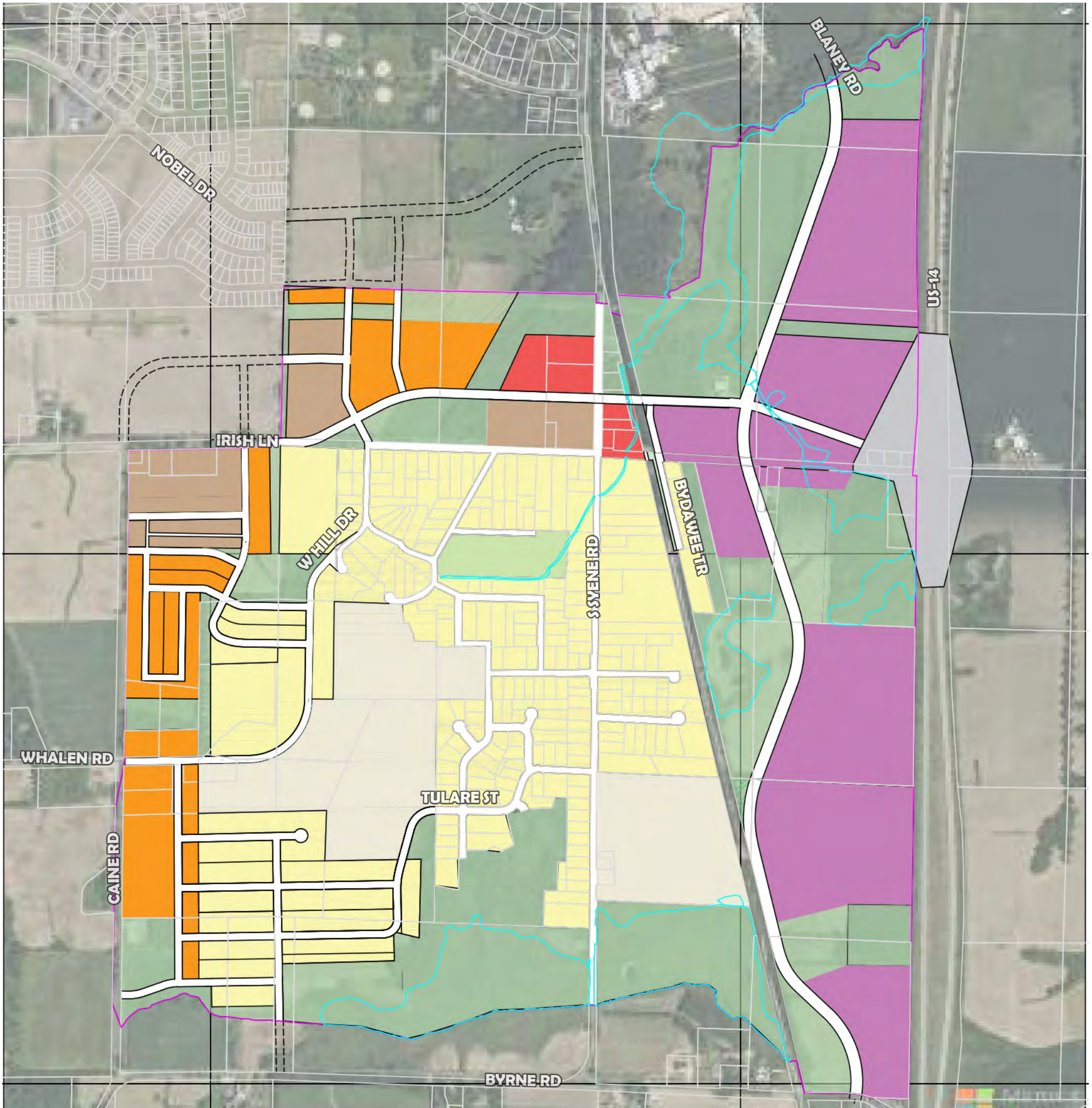
**DRAFT**  
 02/062024



## LEGEND

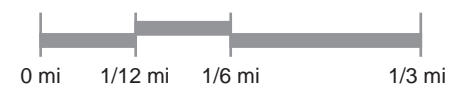
- 70 ACRES Business Park
- 5 ACRES Commercial
- 26 ACRES High Density Residential
- 41 ACRES Medium-High Density Residential
- 59 ACRES Medium Density Residential
- 215 ACRES Low Density Residential
- 189 ACRES Farm/Rural Residential
- 204 ACRES Parks, Recreation, & Open Space
- 11 ACRES Business Park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

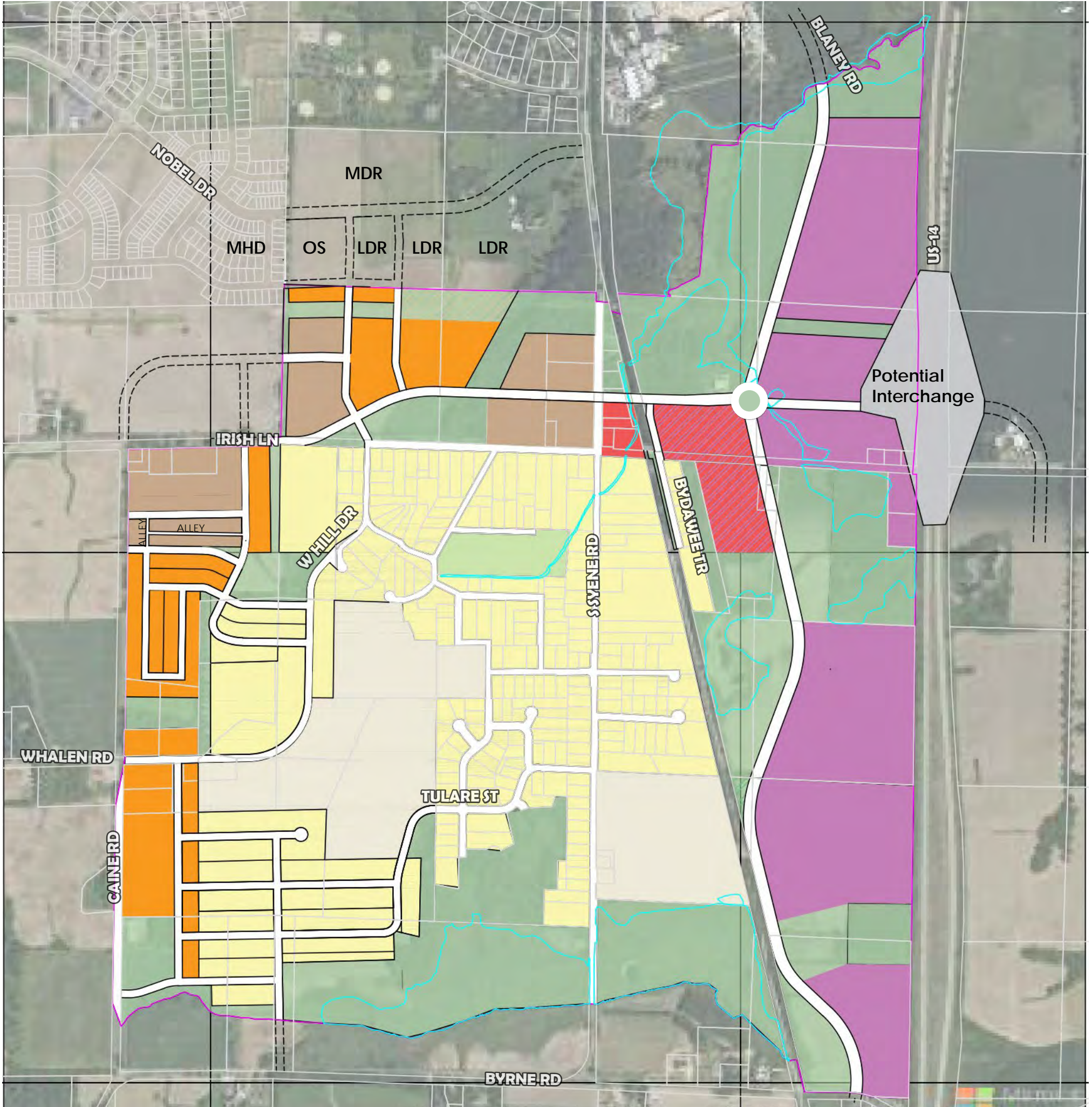




LEGEND

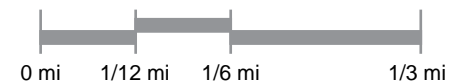
- 157 ACRES Business Park
- 11 ACRES Commercial/Neighborhood Mixed Use
- 0 ACRES High Density Residential
- 34 ACRES Medium-High Density Residential
- 58 ACRES Medium Density Residential
- 226 ACRES Low Density Residential
- 88 ACRES Farm/Rural Residential/Agrihood
- 283 ACRES Parks, Recreation, & Open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

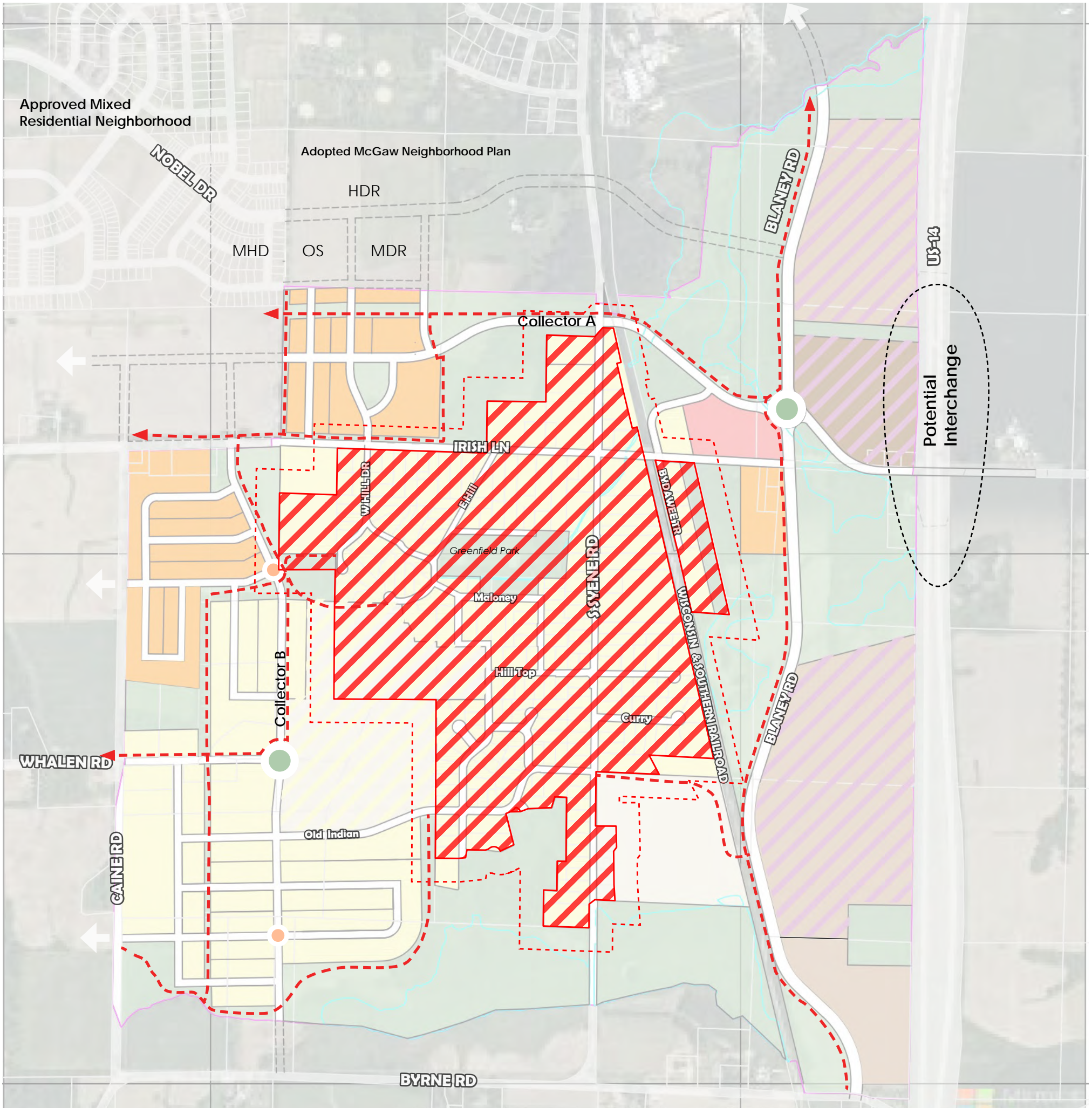




### LEGEND

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

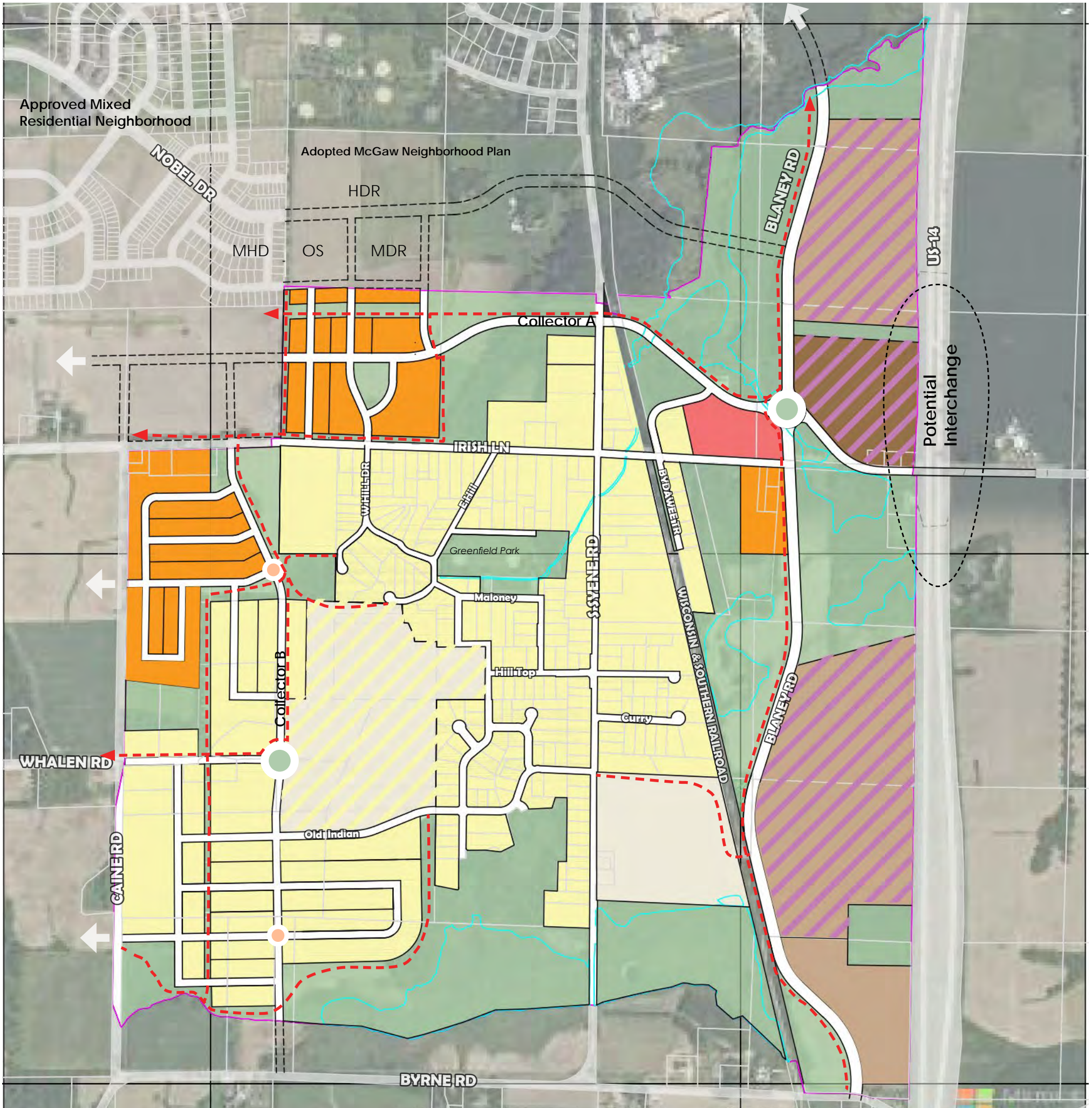




LEGEND

-  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

