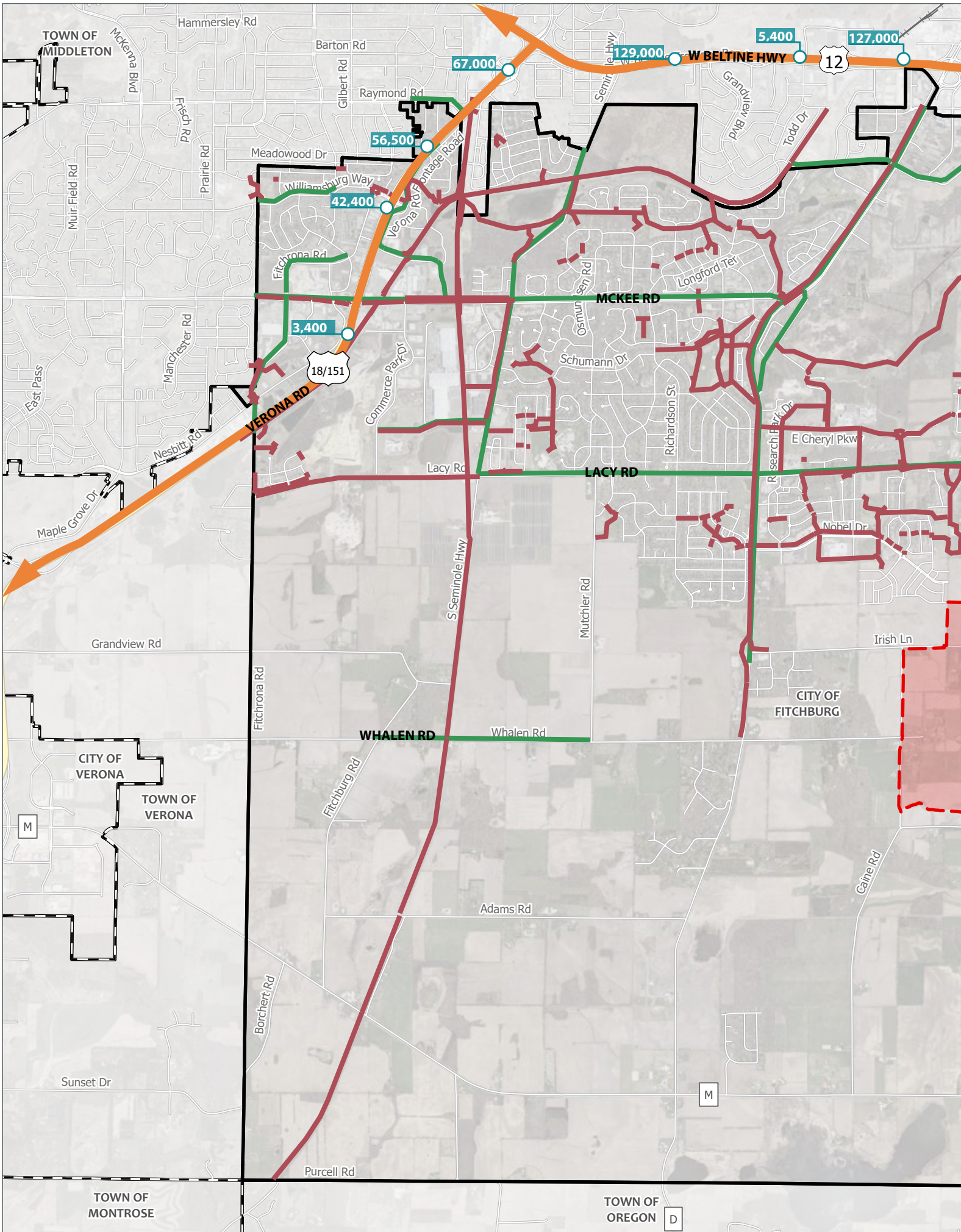
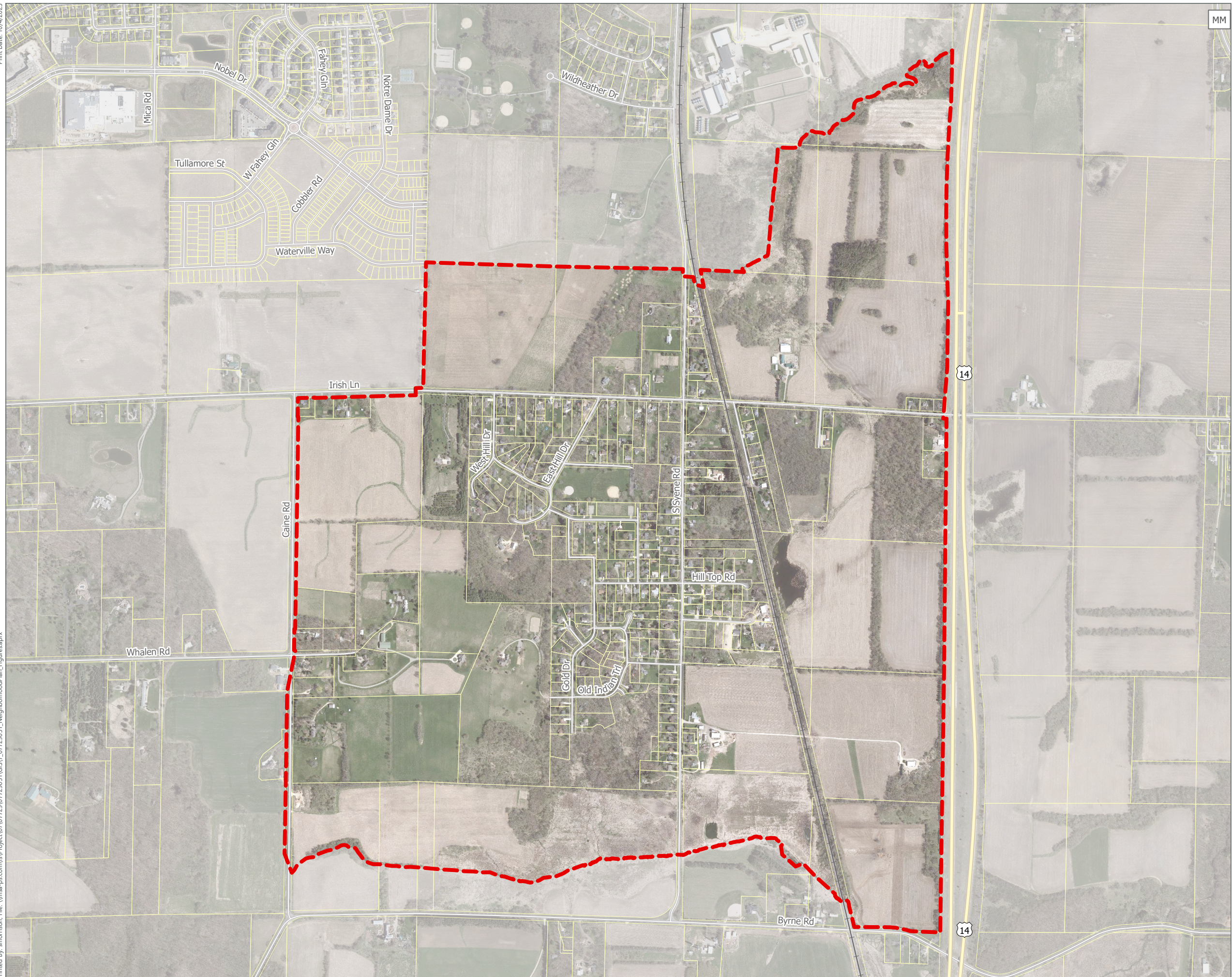

APPENDIX D

MAPS

Existing Conditions Maps

Land Use Concept Development









MM

Study Area

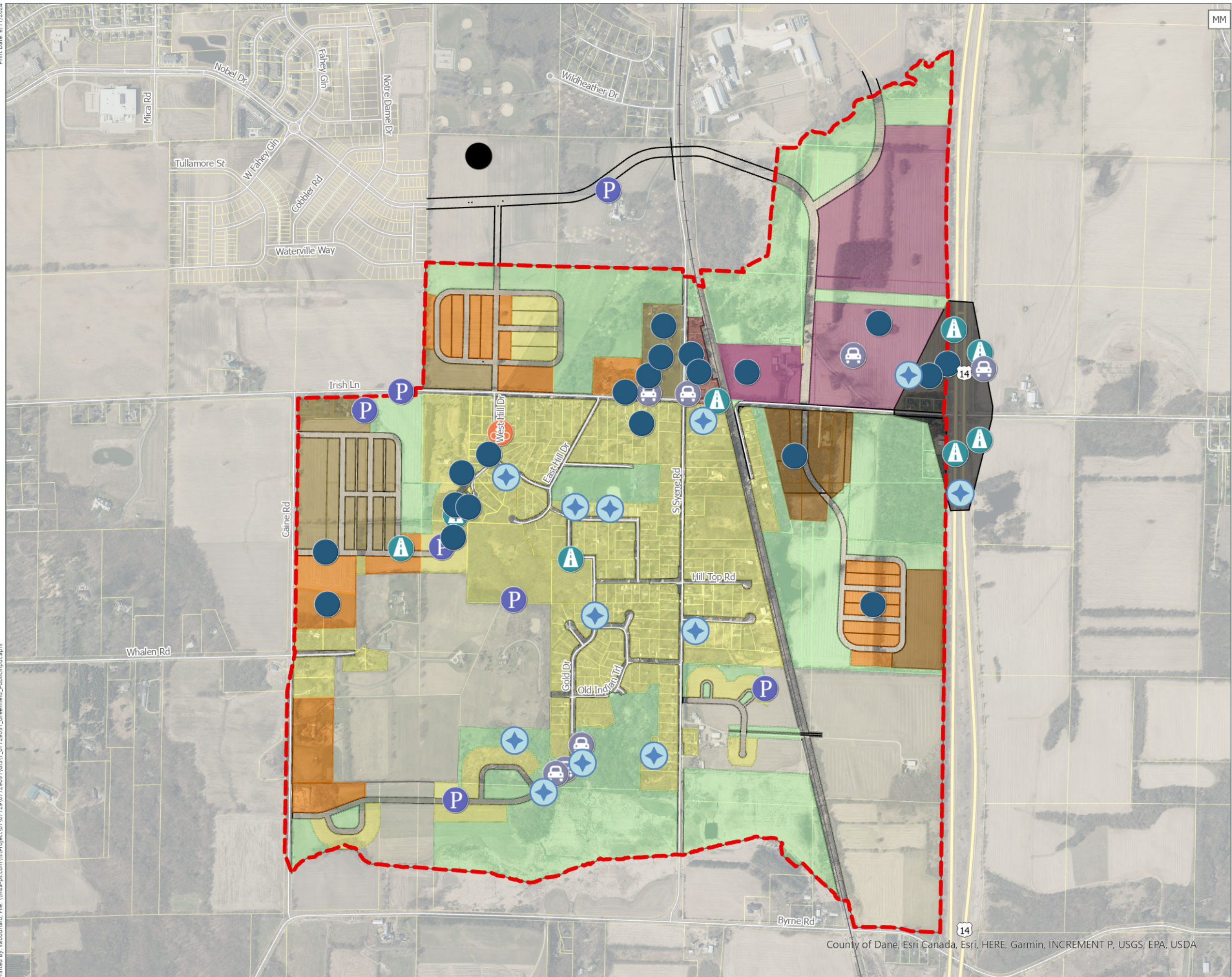
Greenfield Neighborhood Plan

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

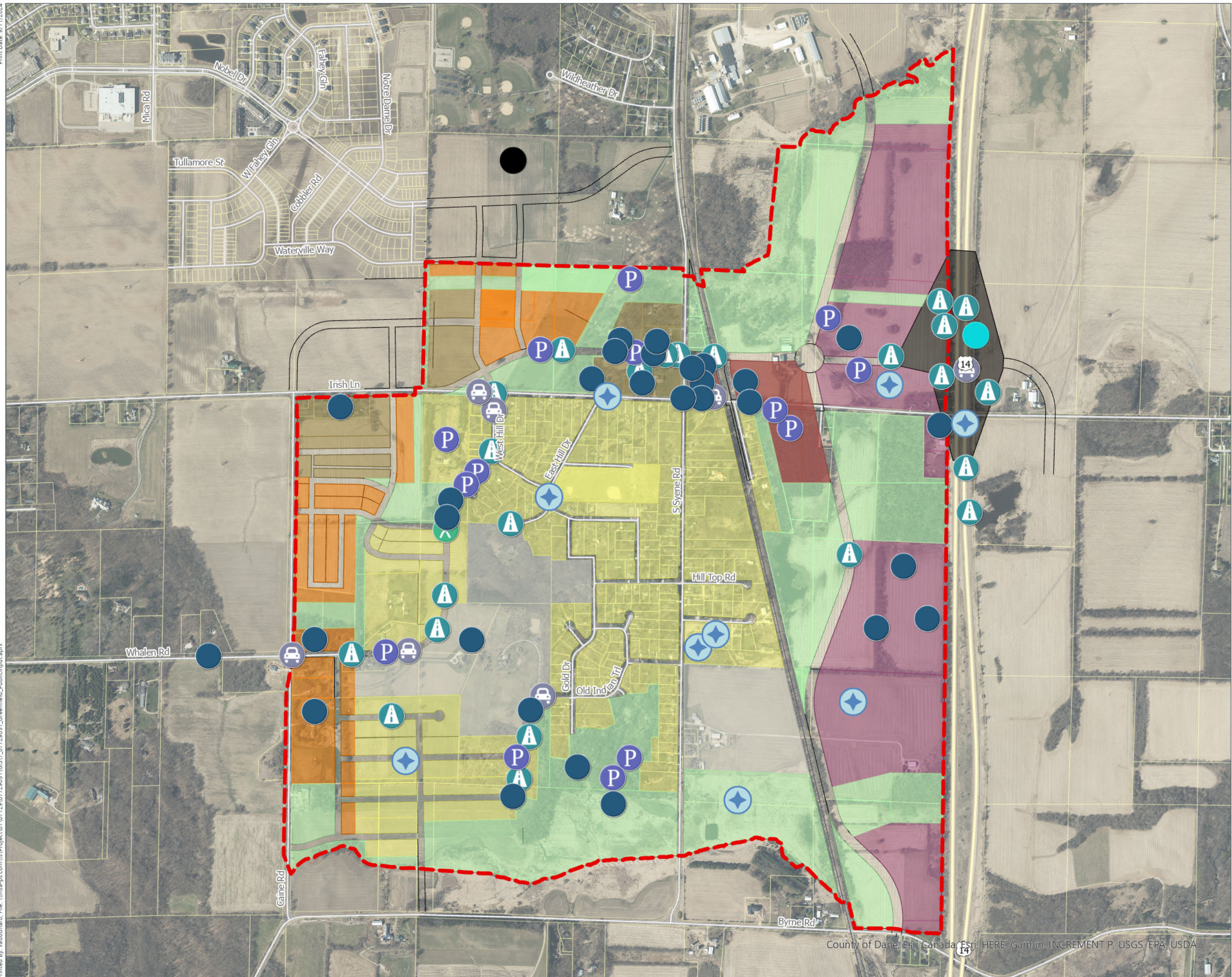
-  Project Location
- Public Input**
-  Bicycle Improvement
-  Road Improvement
-  Traffic Concern
-  Something to Preserve
-  Other; Other
-  Stormwater Concern
-  Comments With No Identifying Number

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

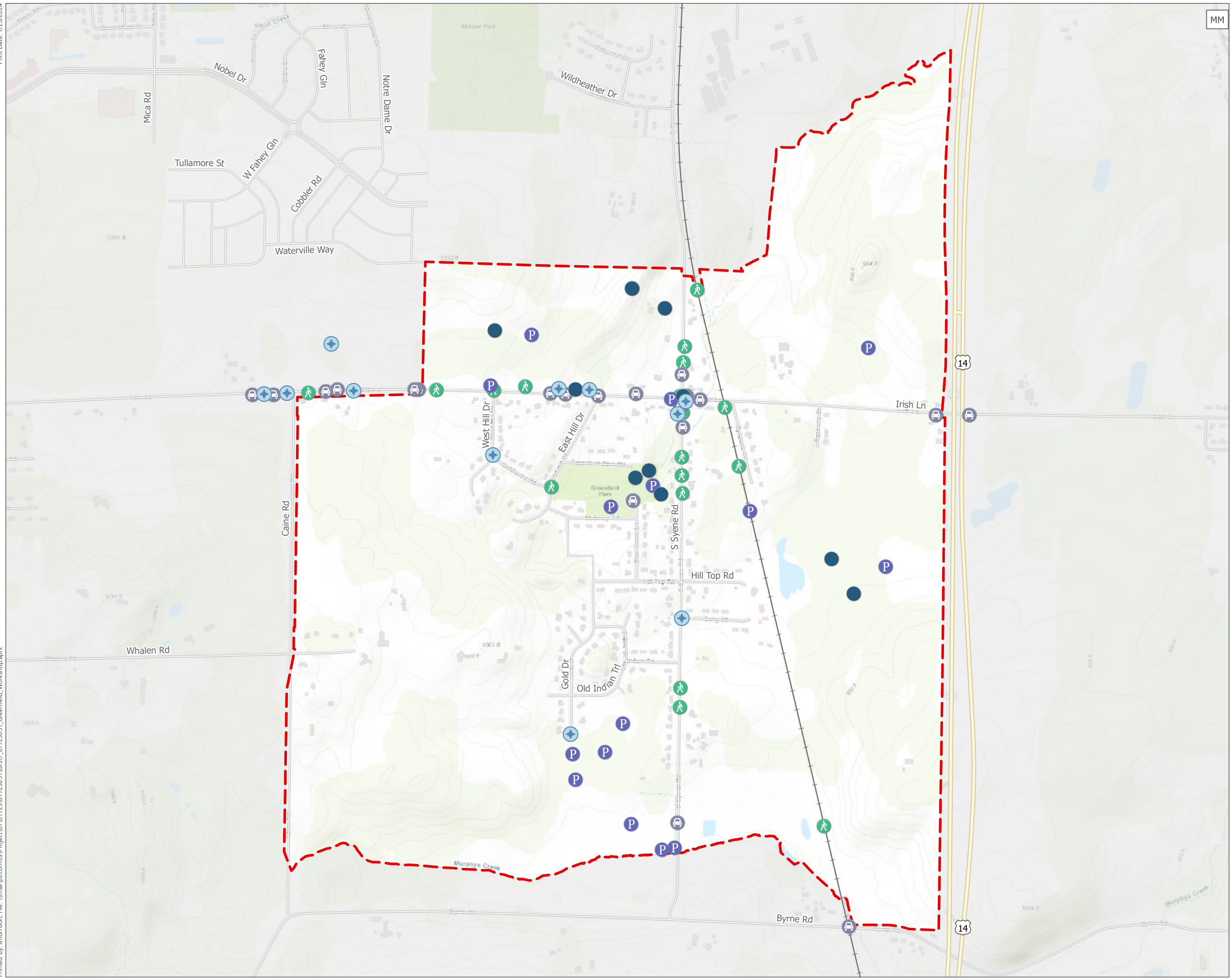
Land Use

- 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)



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

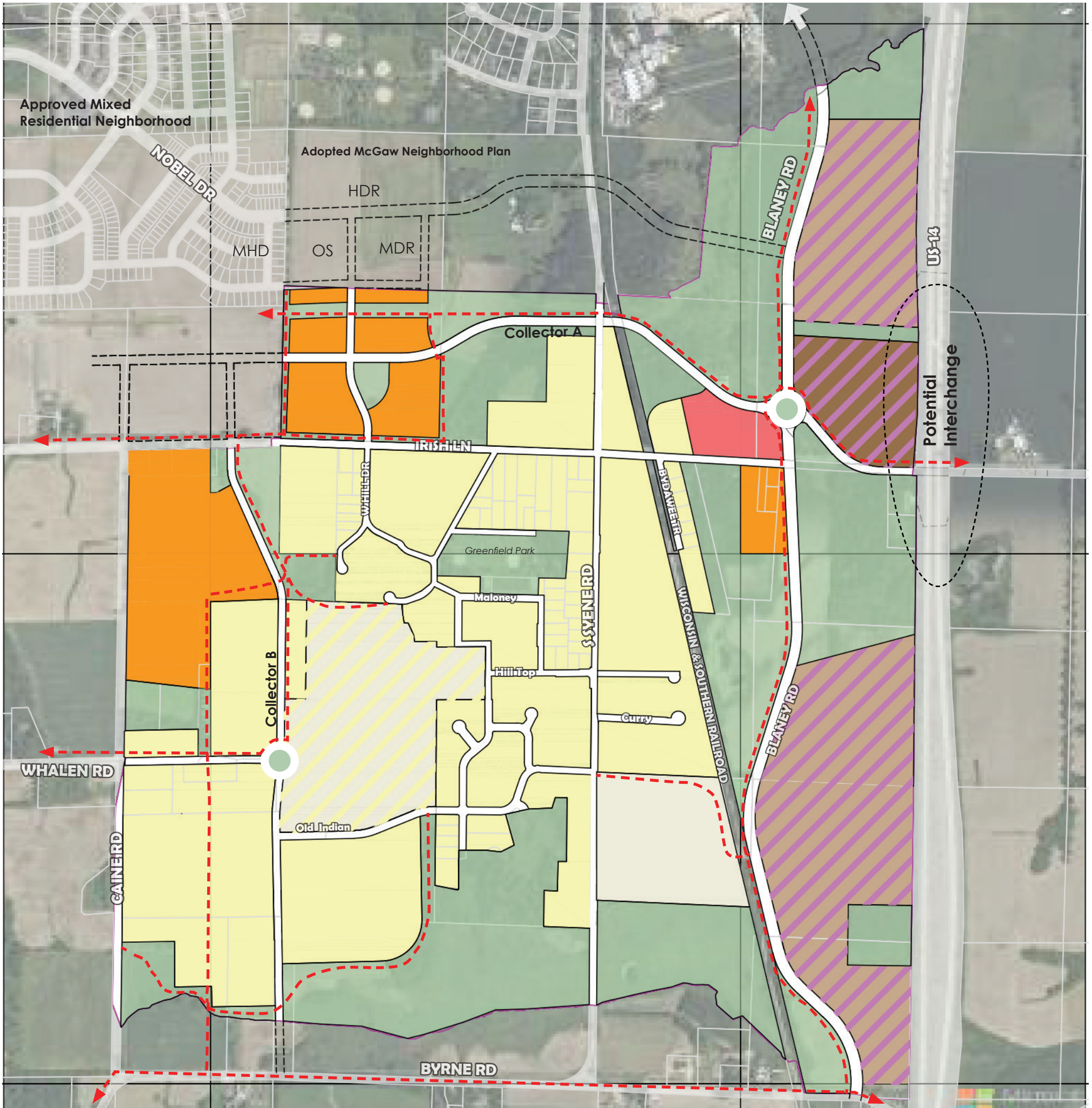
Something to Preserve

Other; Other

Stormwater Concern

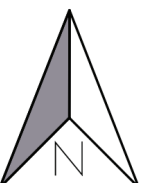
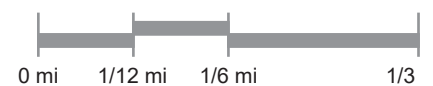
Data Sources:
Dane County GIS (2023)
Dane County Aerial (2022)
Public Input Collected 2023
County of Dane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap,
USGS, METI/NASA, EPA, USDA

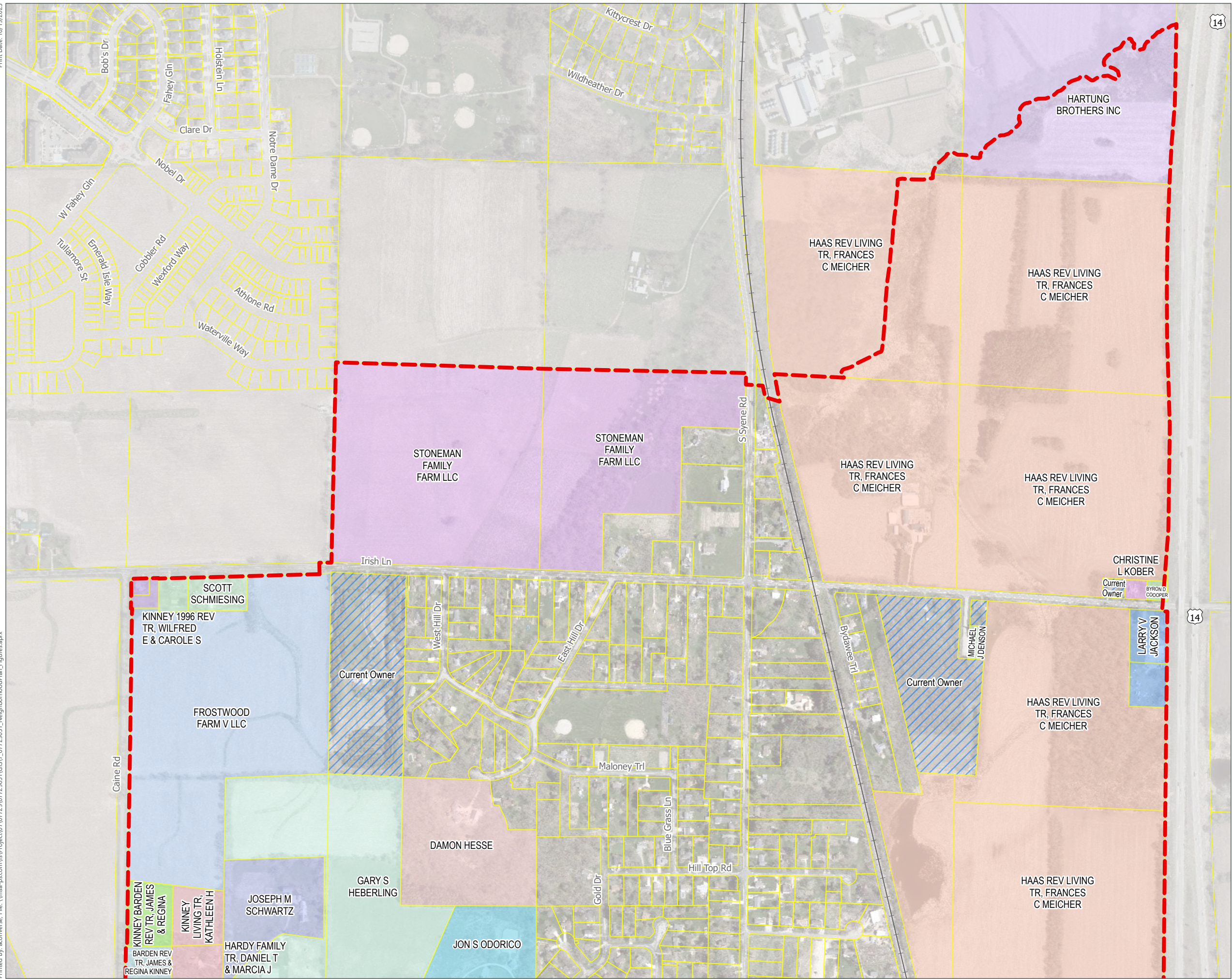




LEGEND

- 0-123 A. Business Park
(Range to include hatched areas)
- 0-22 A. High Density Residential
(Range to include hatched areas)
- 0-118 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
- Proposed Trails





Property Ownership Map

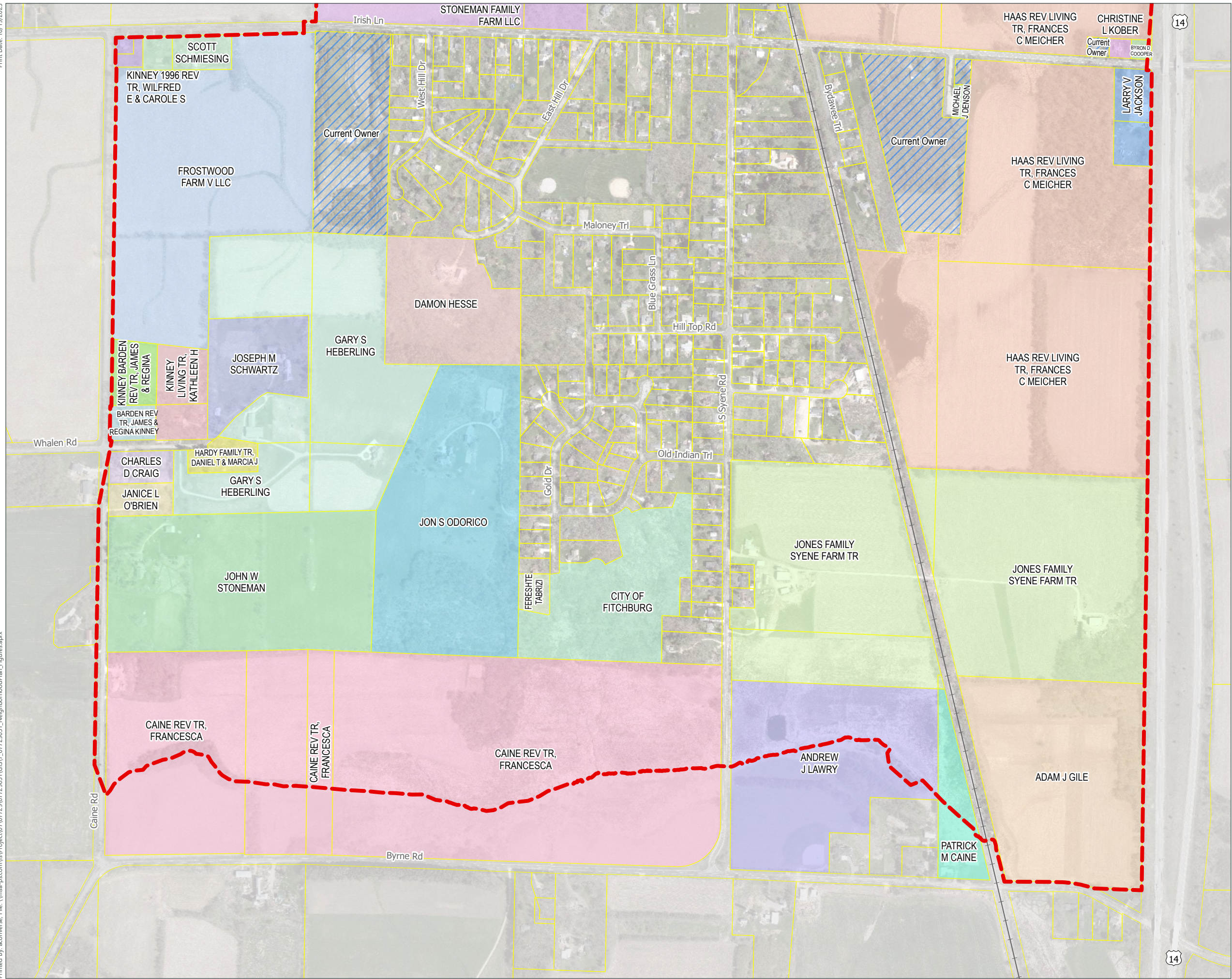
North

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

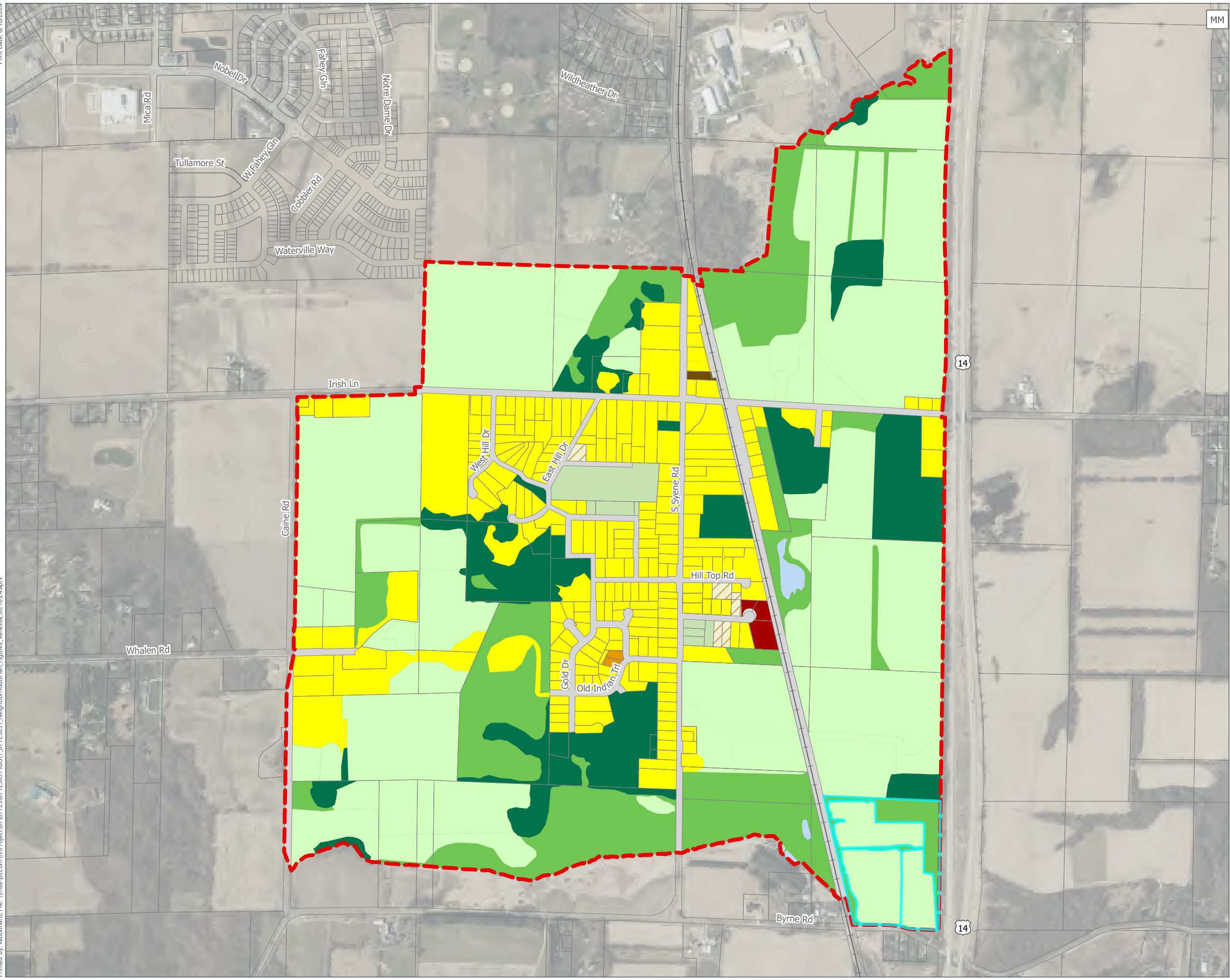
Greenfield Neighborhood Plan

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

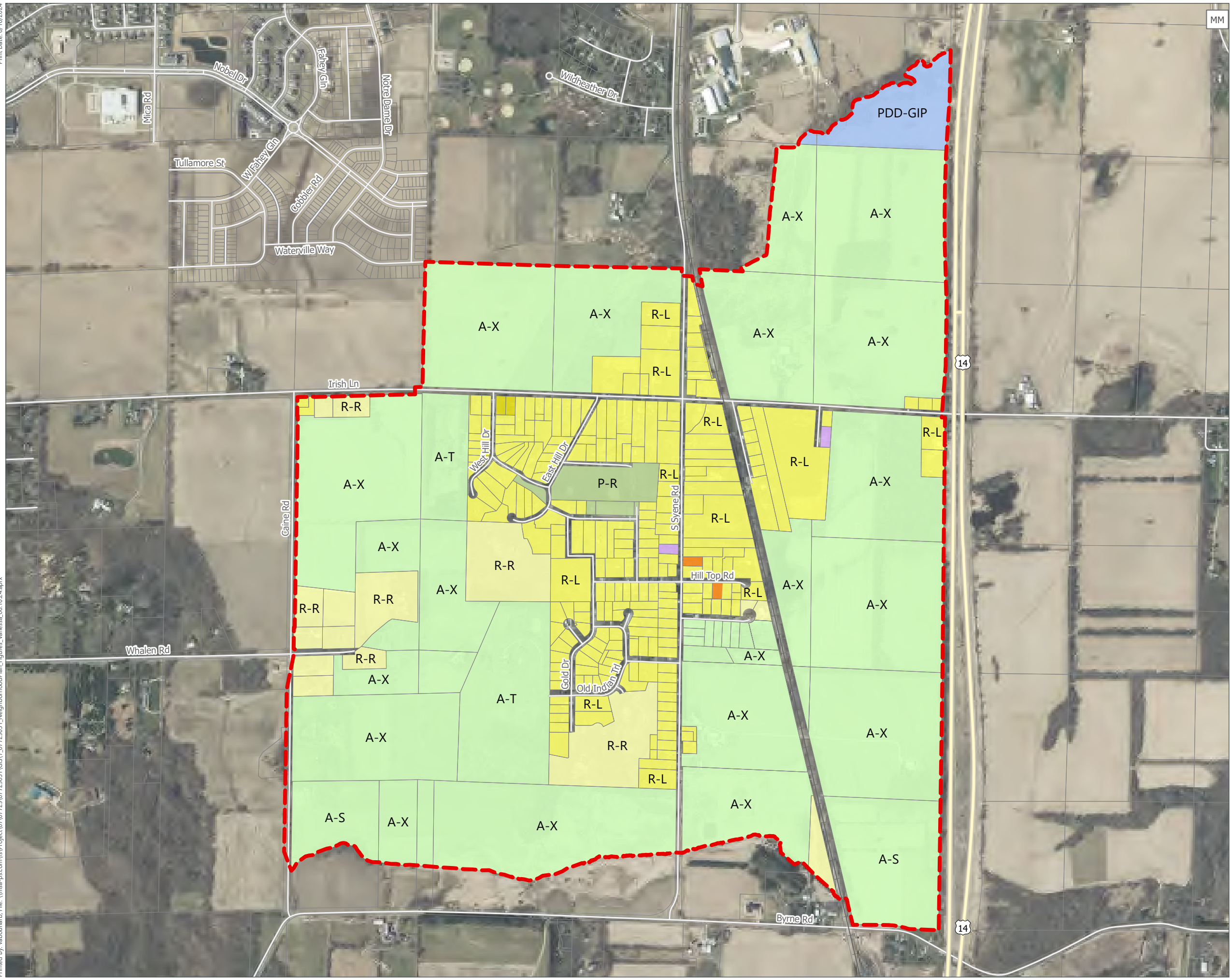
Greenfield Neighborhood Plan

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
 - Communications or Utilities
 - Industrial/Future Employment
 - Under Construction
 - Open Land
 - Outdoor Recreation
 - Woodland
 - Water
 - Right of Way
 - Transportation

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





Existing Zoning

Greenfield Neighborhood Plan

**City of Fitchburg
Dane County, Wisconsin**

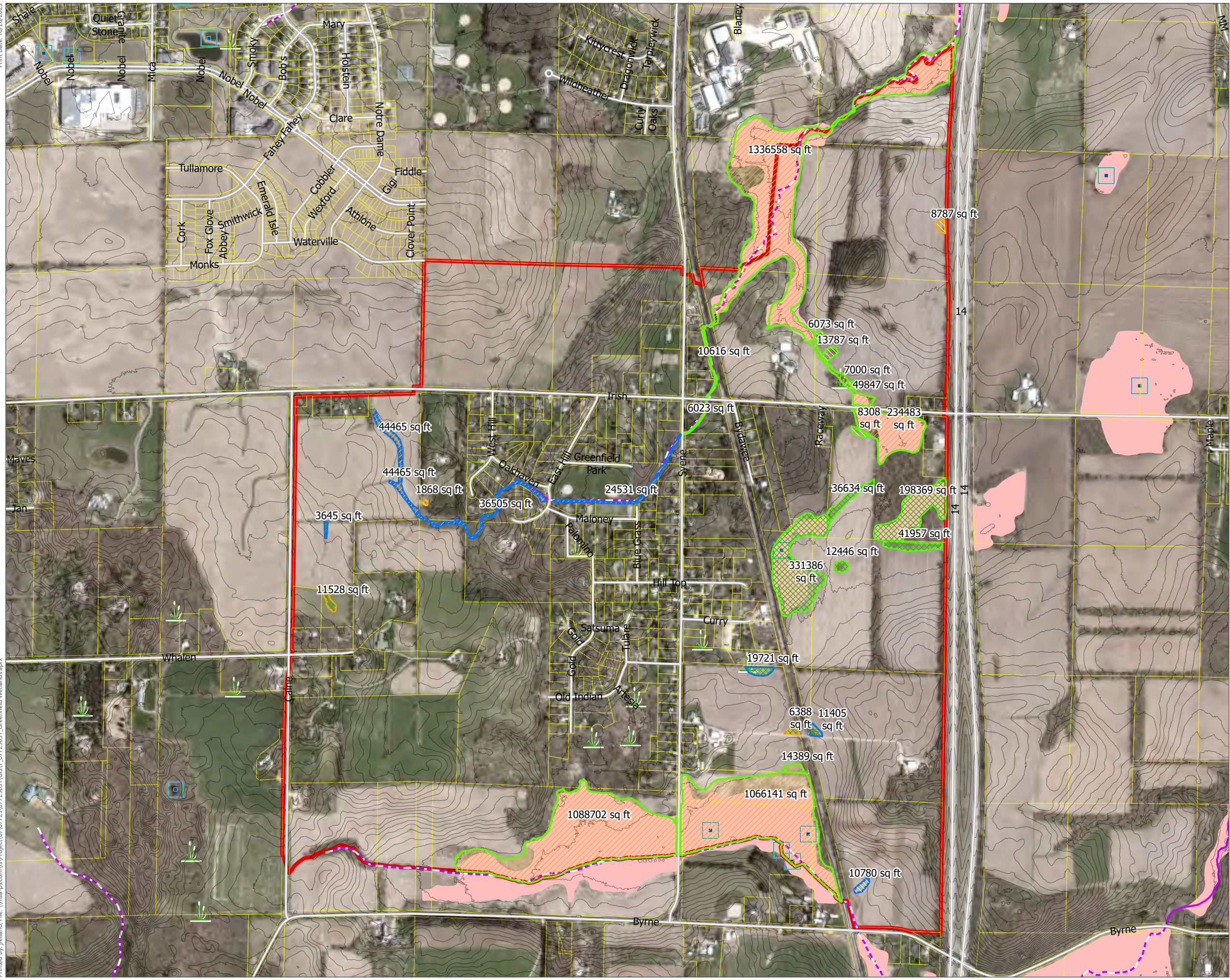
- Study Area
- City of Fitchburg
- Zoning District & Description**
- A-S; A-T; AX: Agriculture
- P-R, Park and Recreation; P-R, Park and Recreation
- PDD-GIP, Planned Development District - General Implementation Plan
- PDD-SIP, Planned Development District - Specific Implementation Plan
- R-D, Rural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

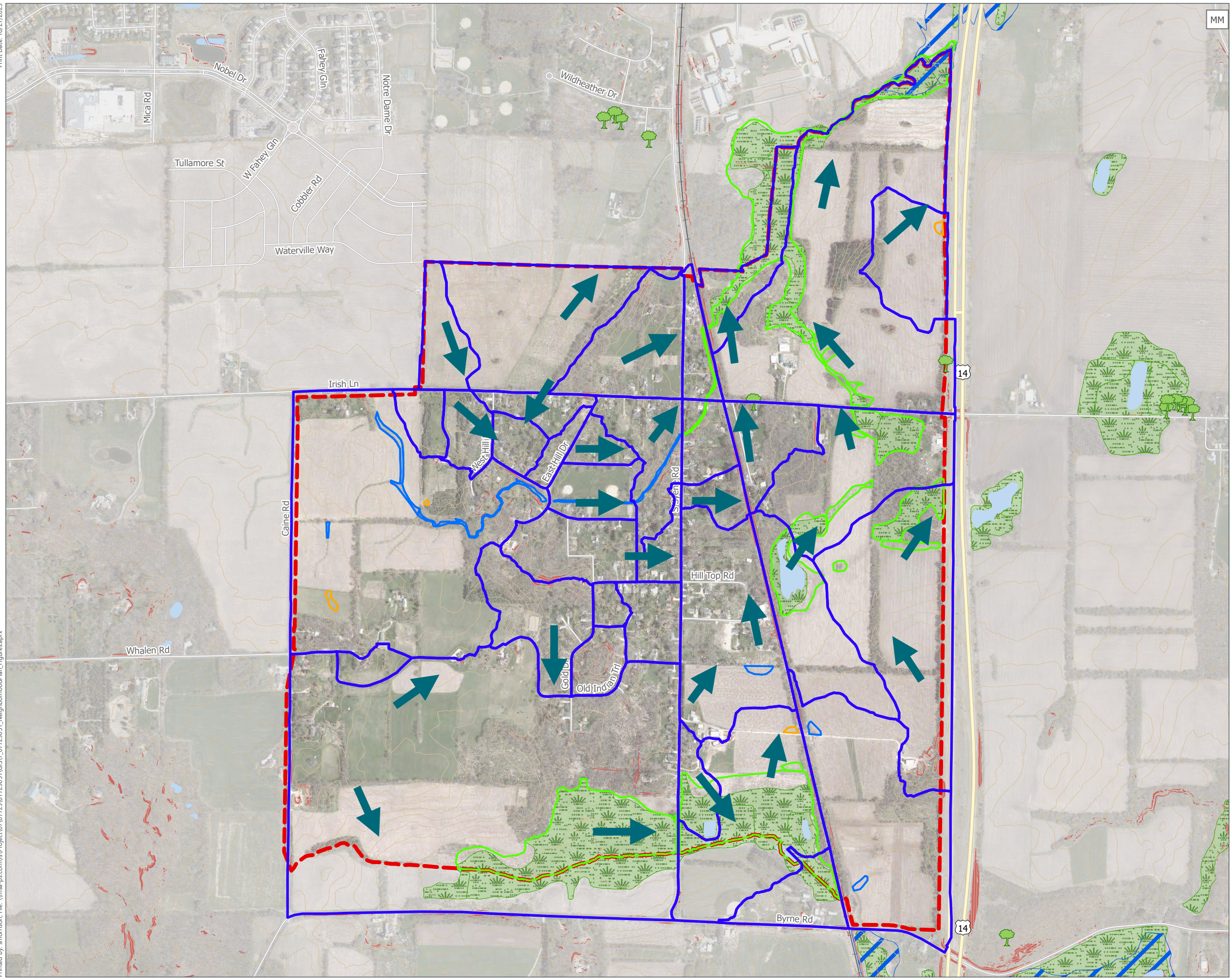
City of Fitchburg Dane County, WI



- 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





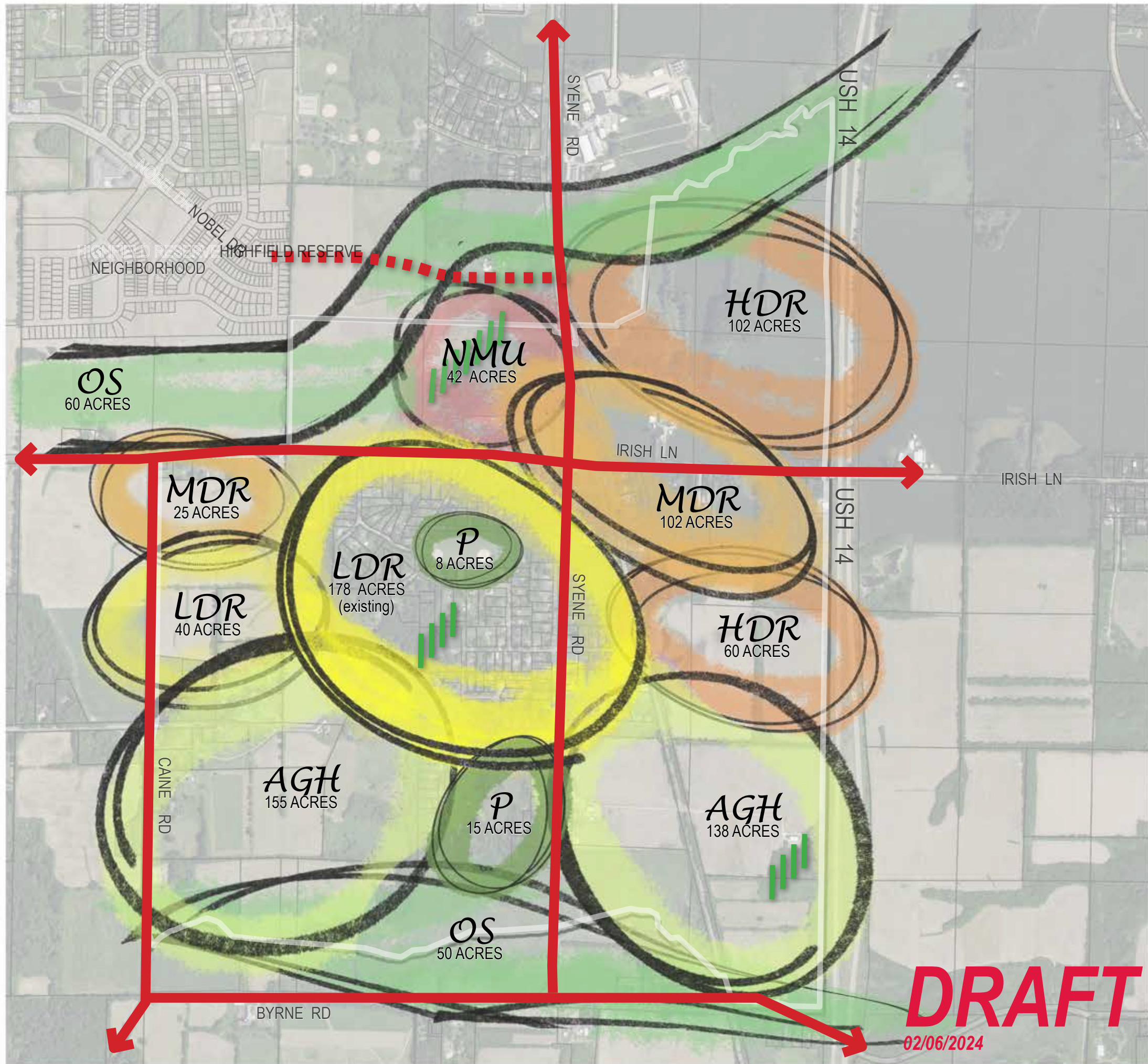
Natural Resources

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)



DRAFT
02/06/2024

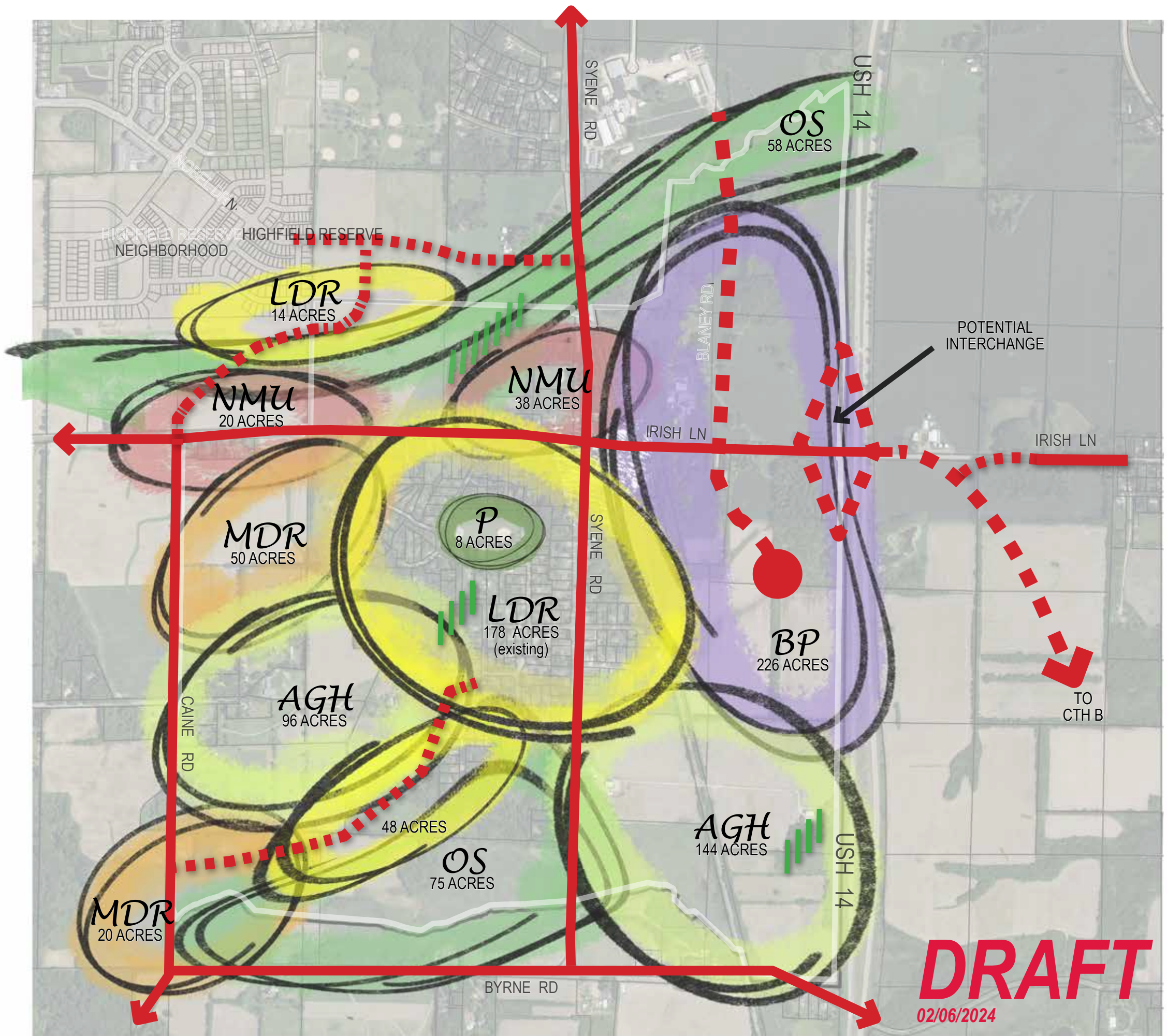
MAP LEGEND

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

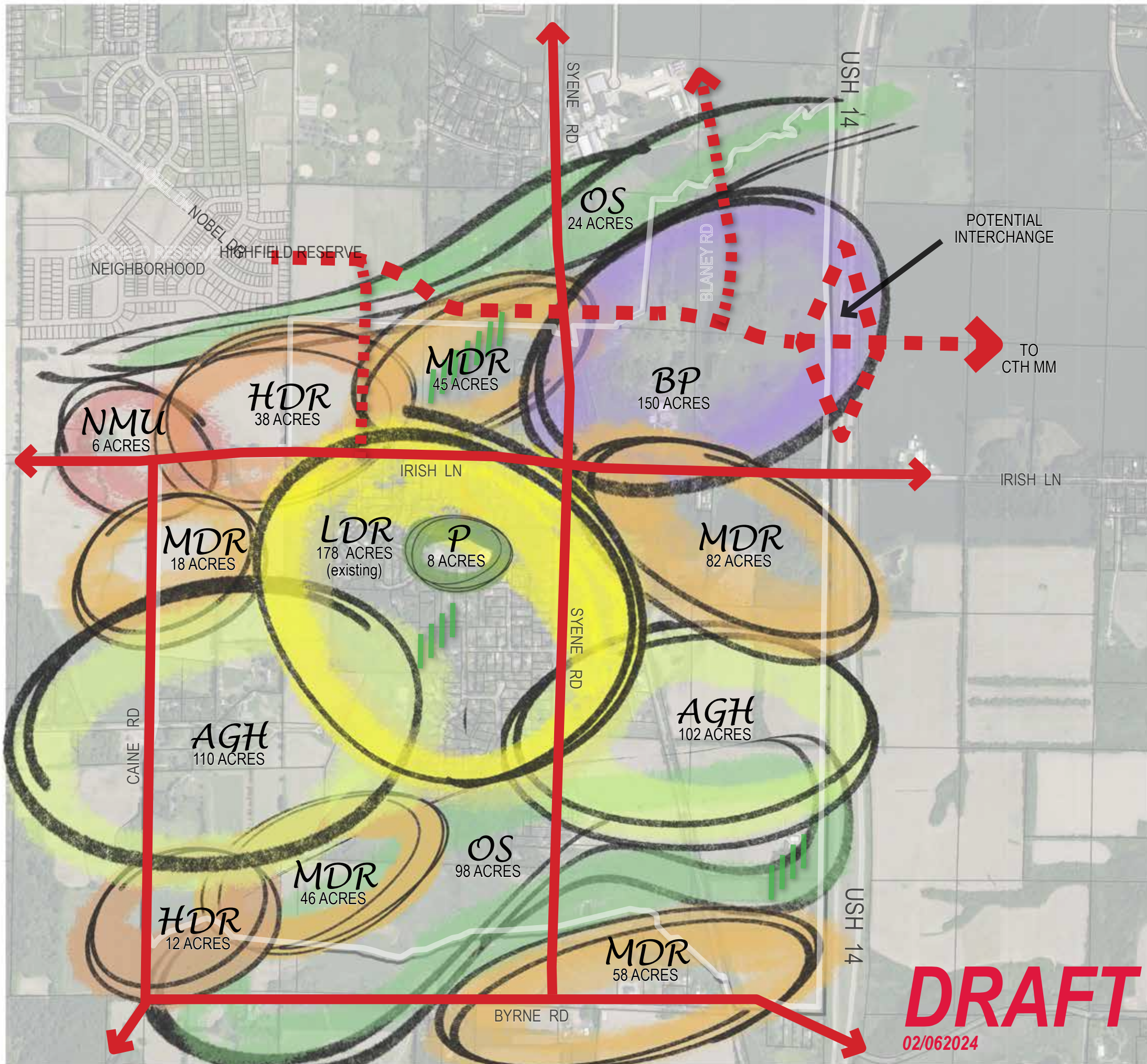
ROADS (existing / proposed)

STEEP SLOPES

GREENFIELD NEIGHBORHOOD
 LAND USE BUBBLE DIAGRAM
 OPTION "A"



GREENFIELD NEIGHBORHOOD
 LAND USE BUBBLE DIAGRAM
 OPTION "B"



DRAFT
02/062024

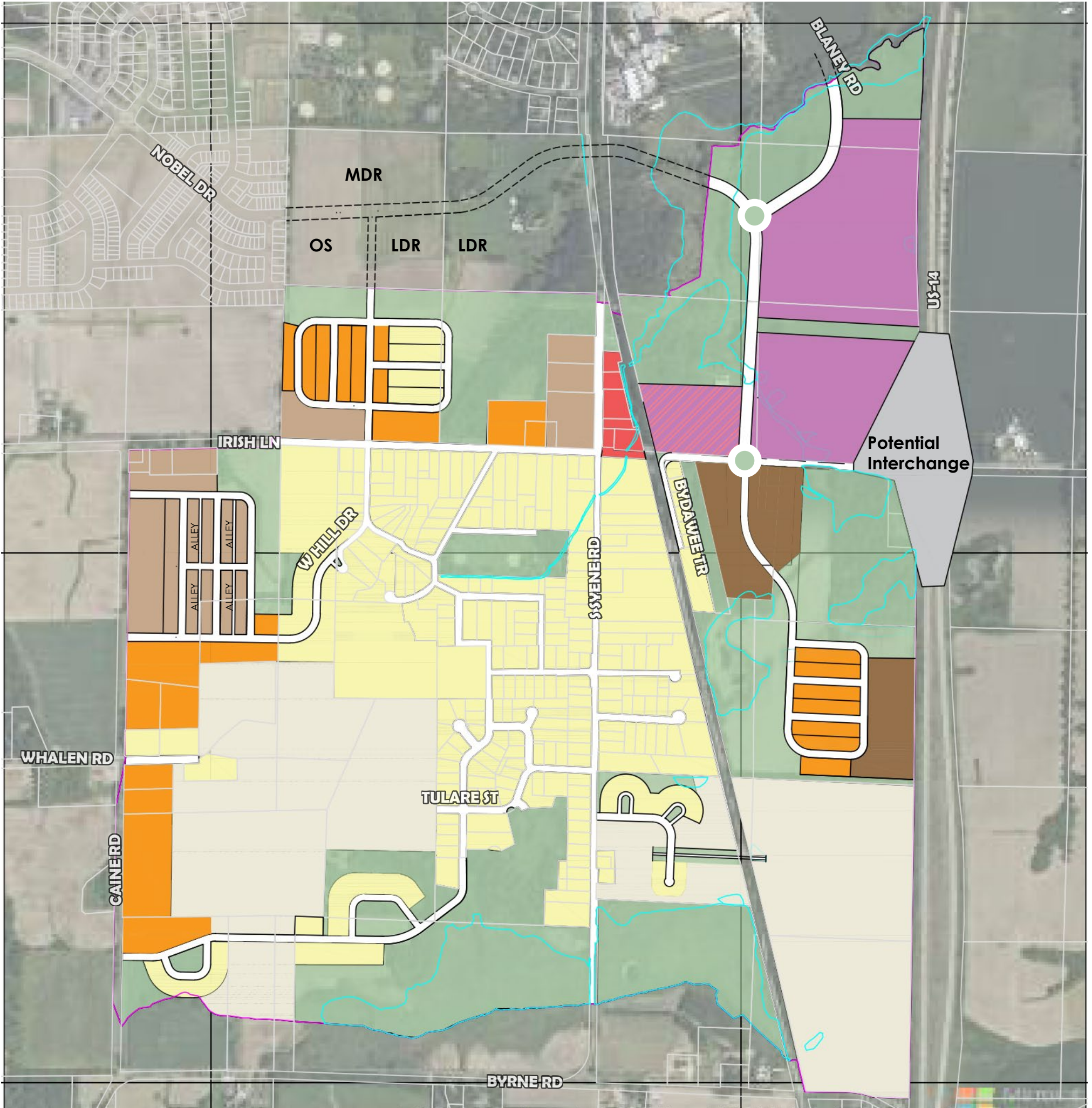
MAP LEGEND

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)

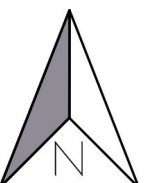
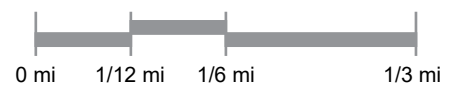
 STEEP SLOPES

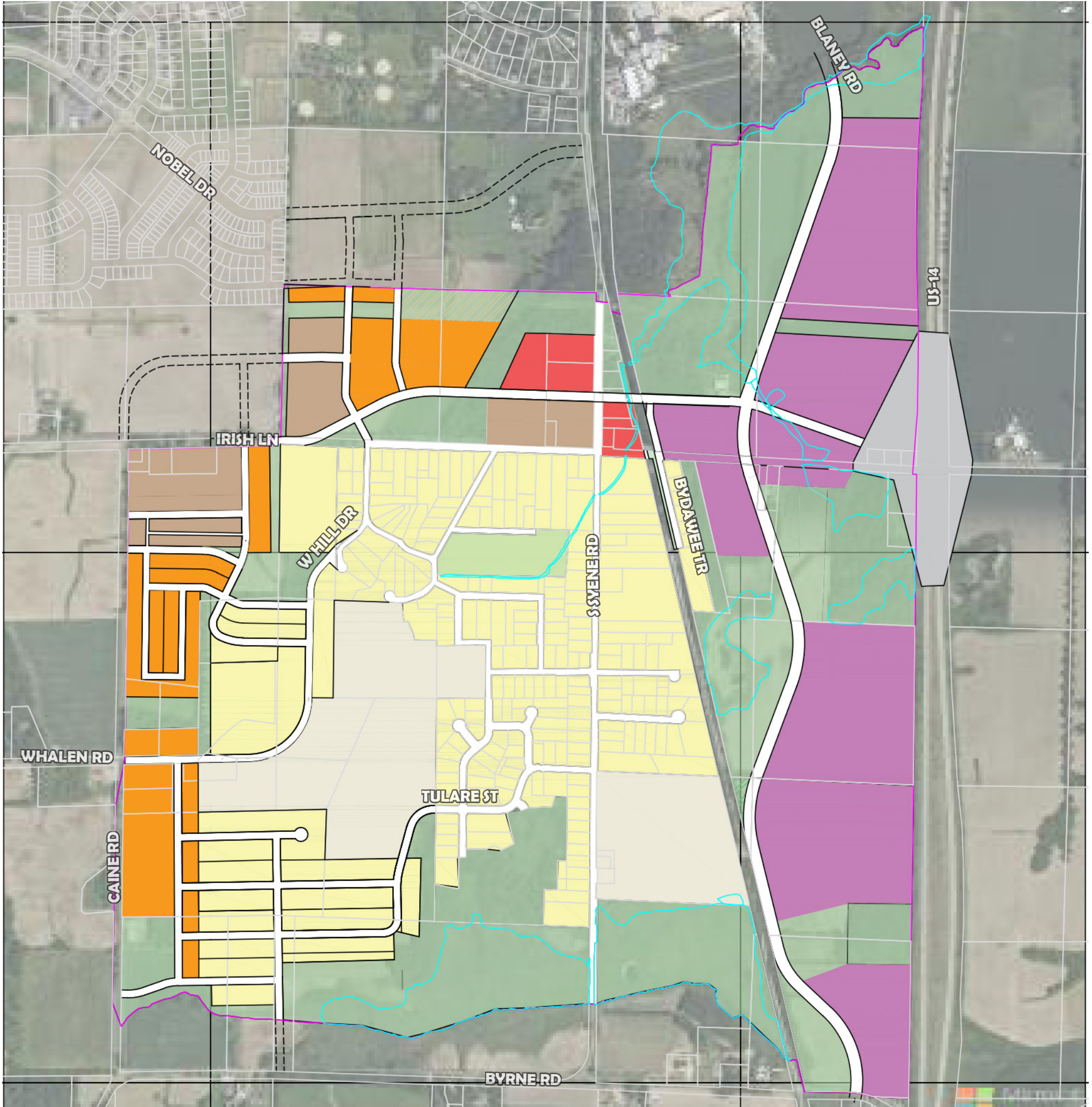
GREENFIELD NEIGHBORHOOD
 LAND USE BUBBLE DIAGRAM
 OPTION "C"



LEGEND

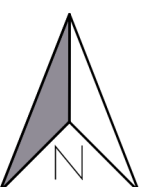
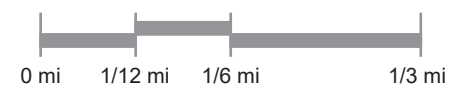
- 70 ACRES Business Park
- 5 ACRES Commercial
- 26 ACRES High Density Residential
- 41 ACRES Medium-High Density Residential
- 59 ACRES Medium Density Residential
- 215 ACRES Low Density Residential
- 189 ACRES Farm/Rural Residential
- 204 ACRES Parks, Recreation, & Open Space
- 11 ACRES Business Park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

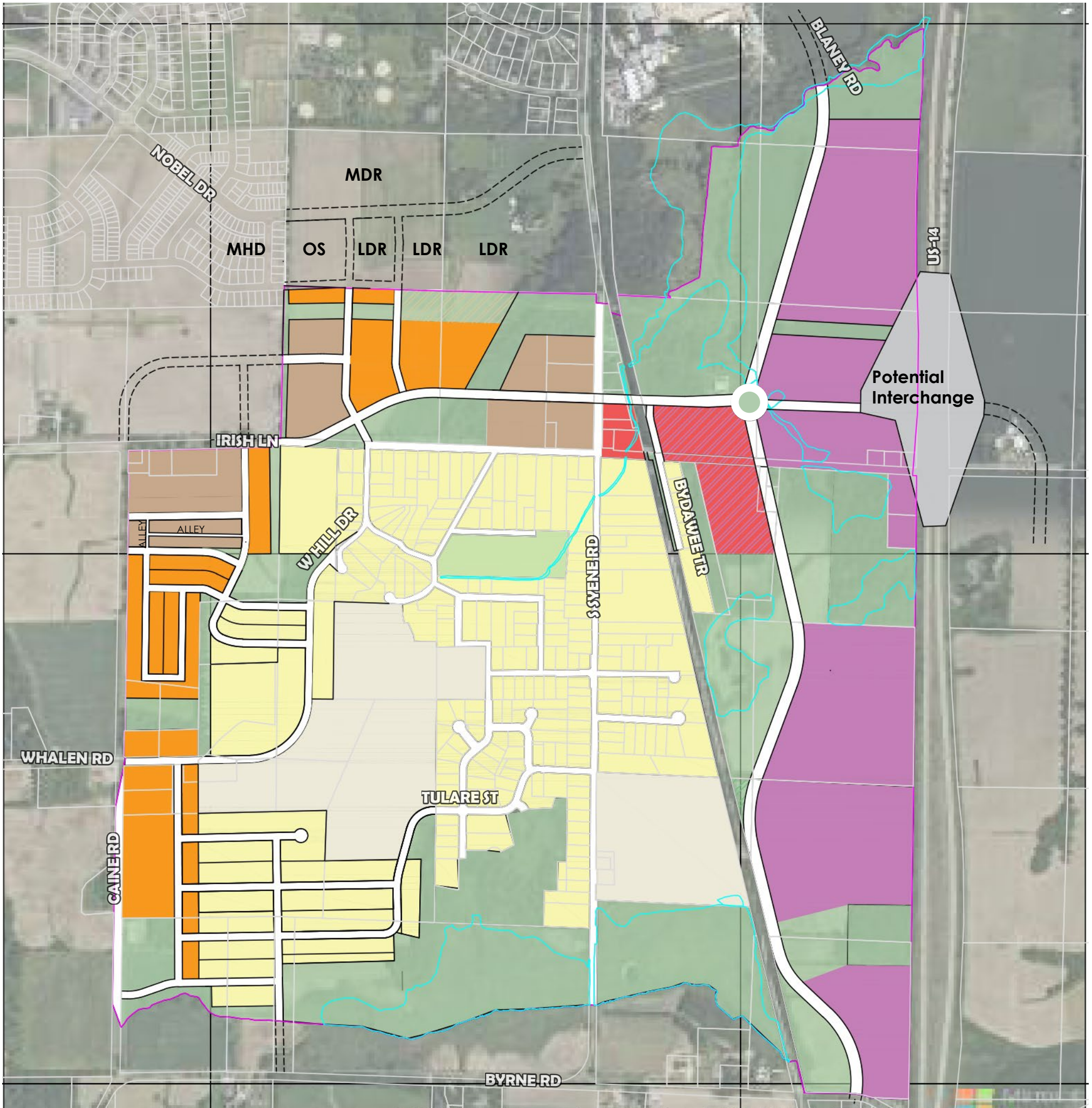




LEGEND

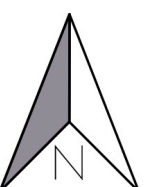
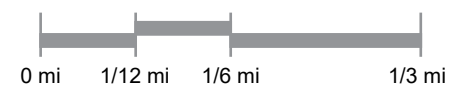
- 157 ACRES Business Park
- 11 ACRES Commercial/Neighborhood Mixed Use
- 0 ACRES High Density Residential
- 34 ACRES Medium-High Density Residential
- 58 ACRES Medium Density Residential
- 226 ACRES Low Density Residential
- 88 ACRES Farm/Rural Residential/Agrihood
- 283 ACRES Parks, Recreation, & Open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

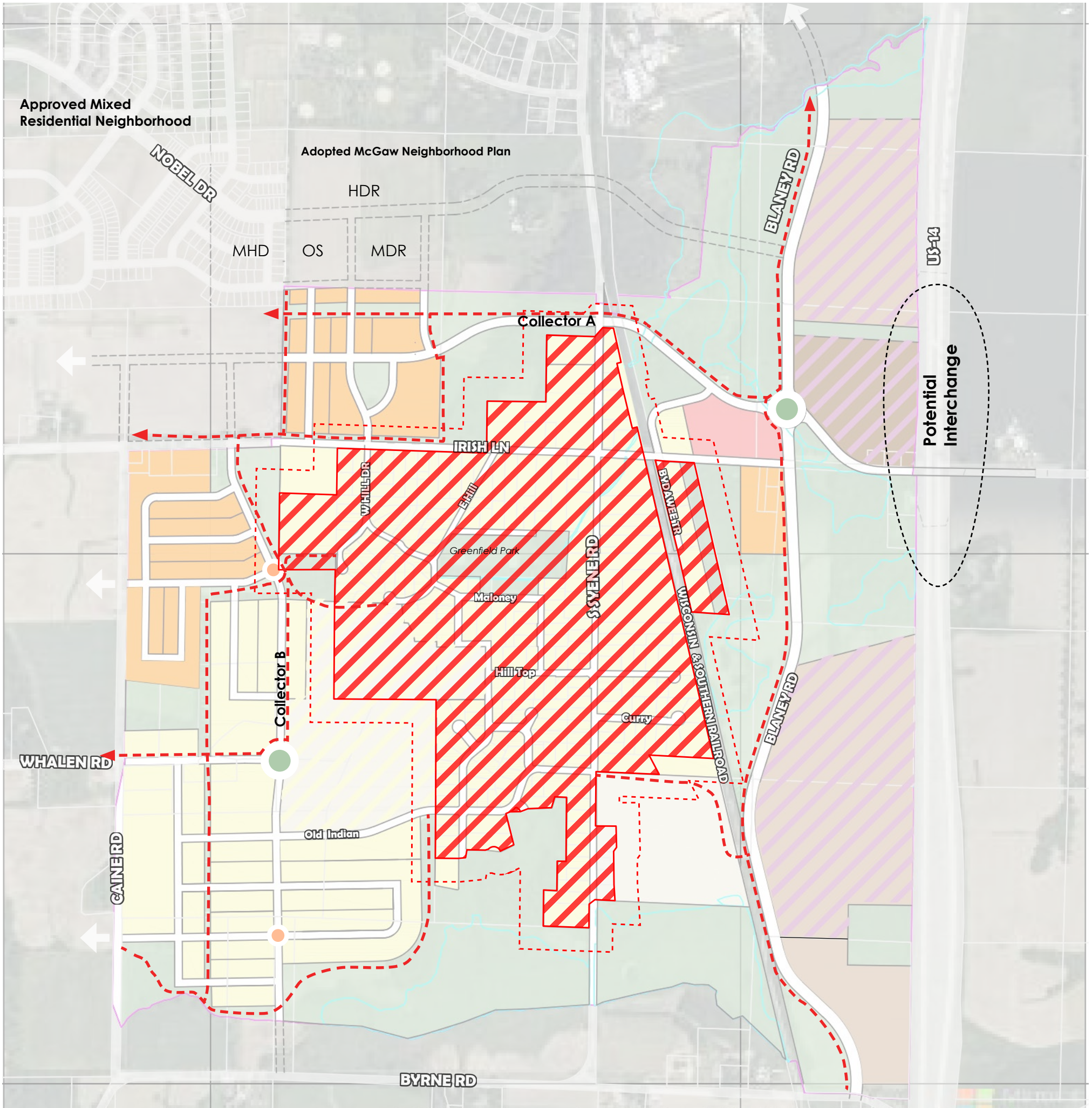




LEGEND

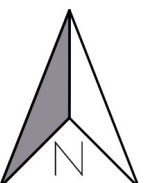
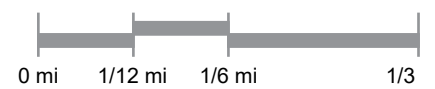
- 144 ACRES Business Park
- 3 ACRES Commercial/Neighborhood Mixed Use
- 61 ACRES Medium Density Residential
- 225 ACRES Low Density Residential
- 88 ACRES Farm/Rural Residential/Agrihood
- 289 ACRES Parks, Recreation, & Open Space
- 0 ACRES High Density Residential
- 17 ACRES Business Park/ Commercial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

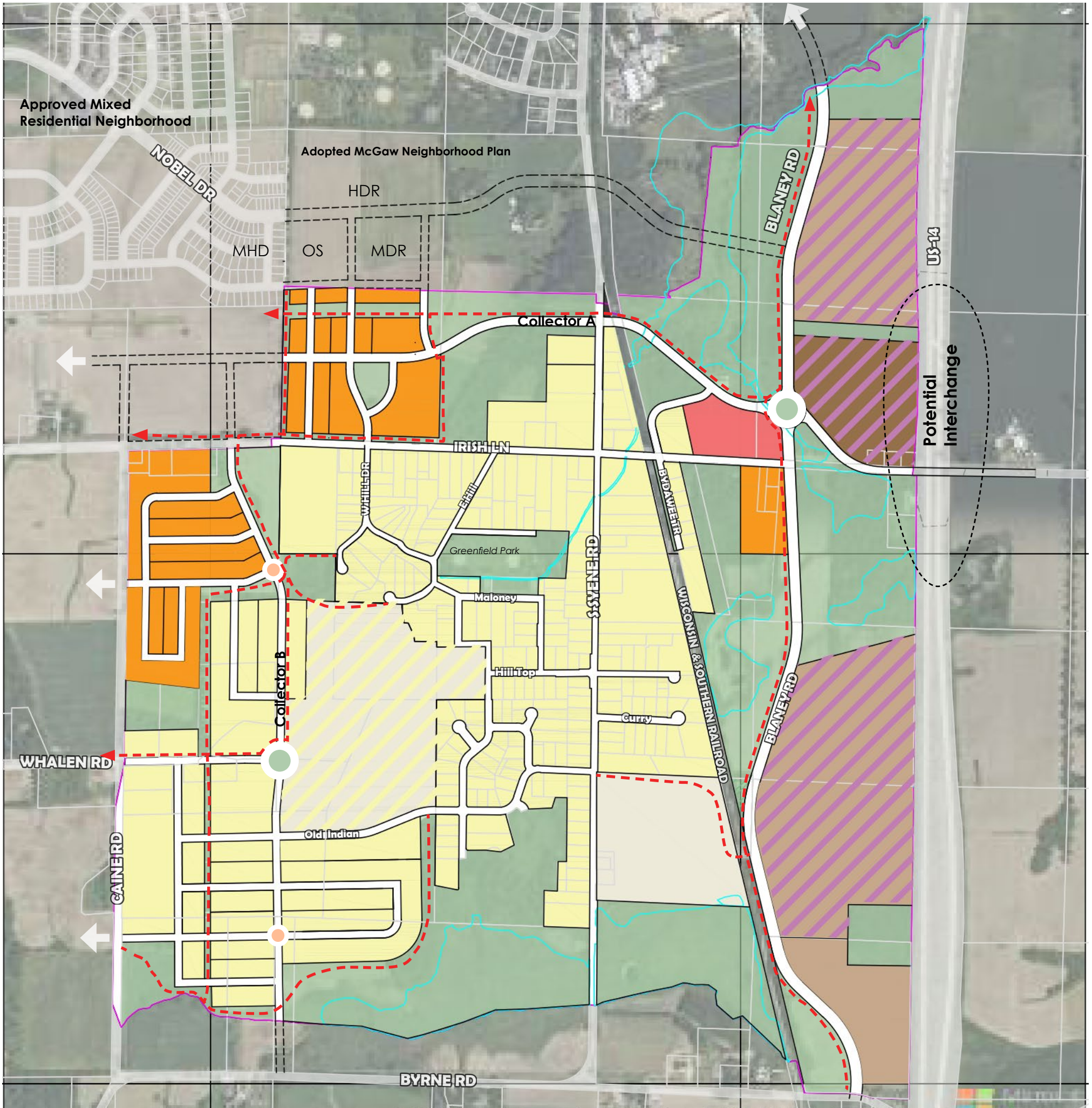




LEGEND

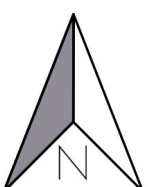
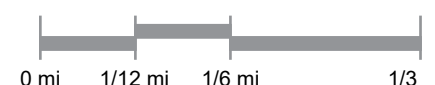
-  Core Neighborhood
-  200ft buffer

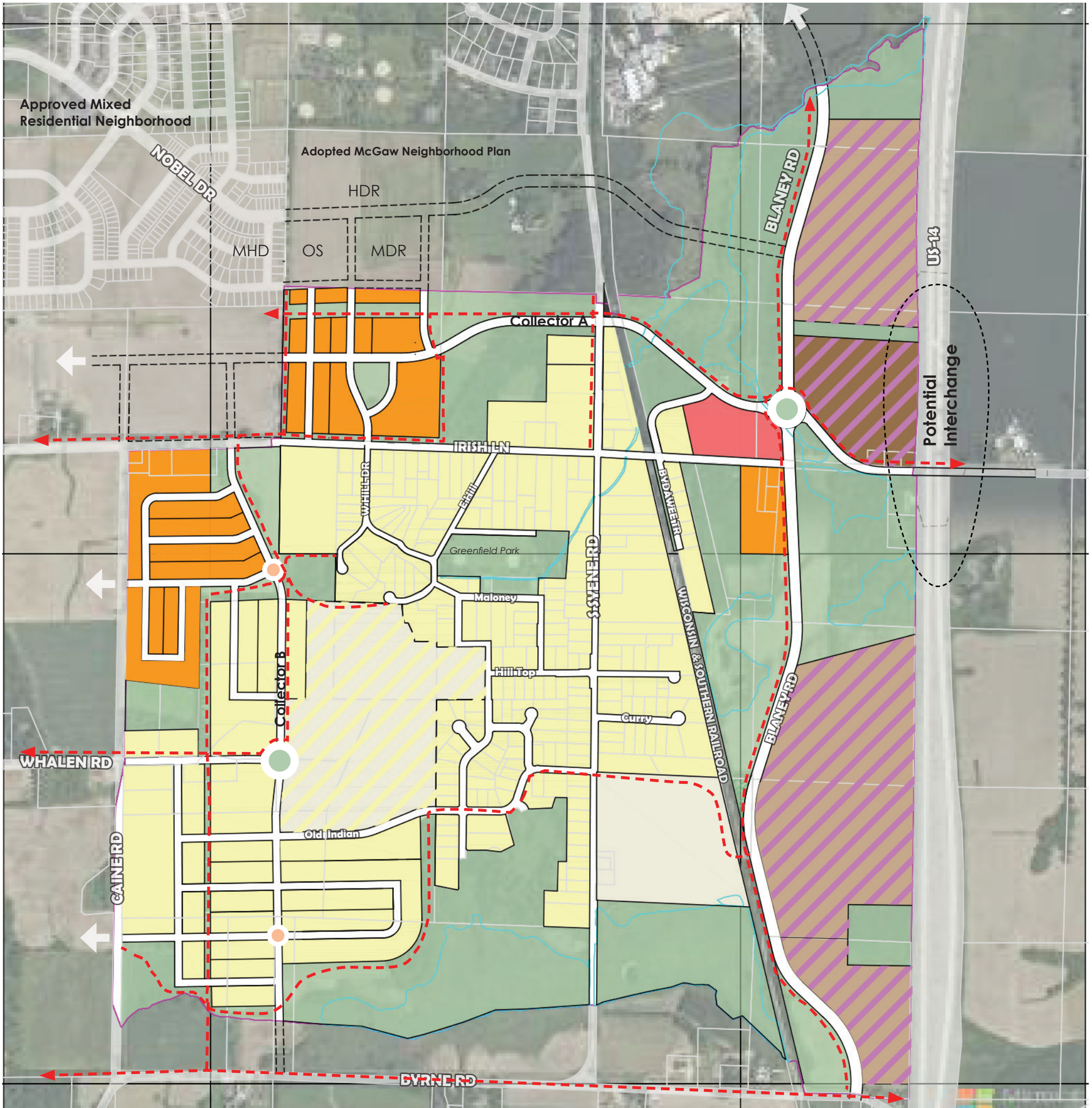




LEGEND

- 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





LEGEND

- 0-123 A. Business Park
(Range to include hatched areas)
- 0-22 A. High Density Residential
(Range to include hatched areas)
- 0-118 A. Medium-High Density Residential
(Range to include hatched areas)
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- 7 Acres Neighborhood Mixed Use
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(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 Paths

