

Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

REGIONAL CONTEXT

Legend



Corporate Limits
Project Boundary

Bike Trails



Existing
Planned

Road Network



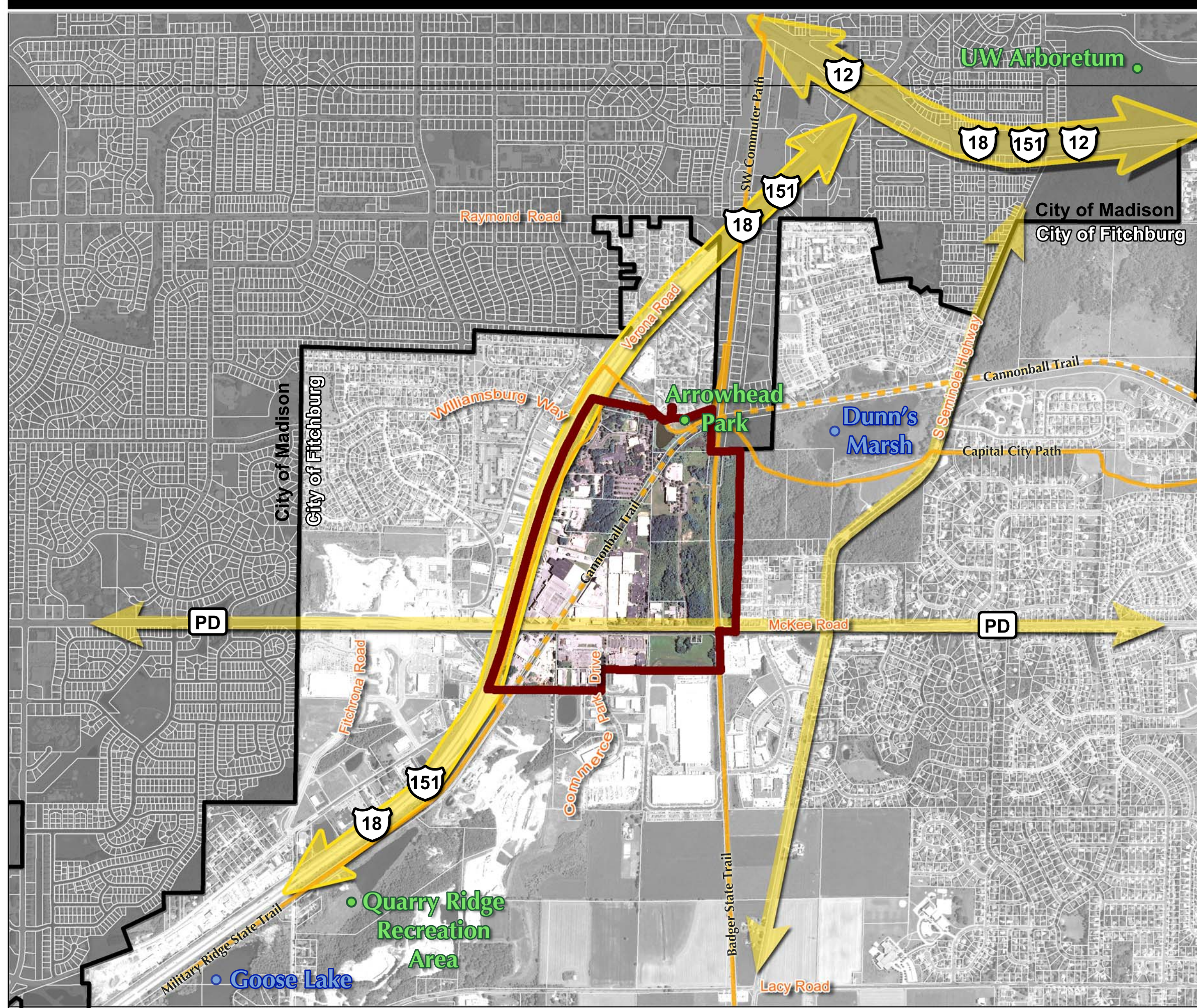
Primary
Secondary
Tertiary

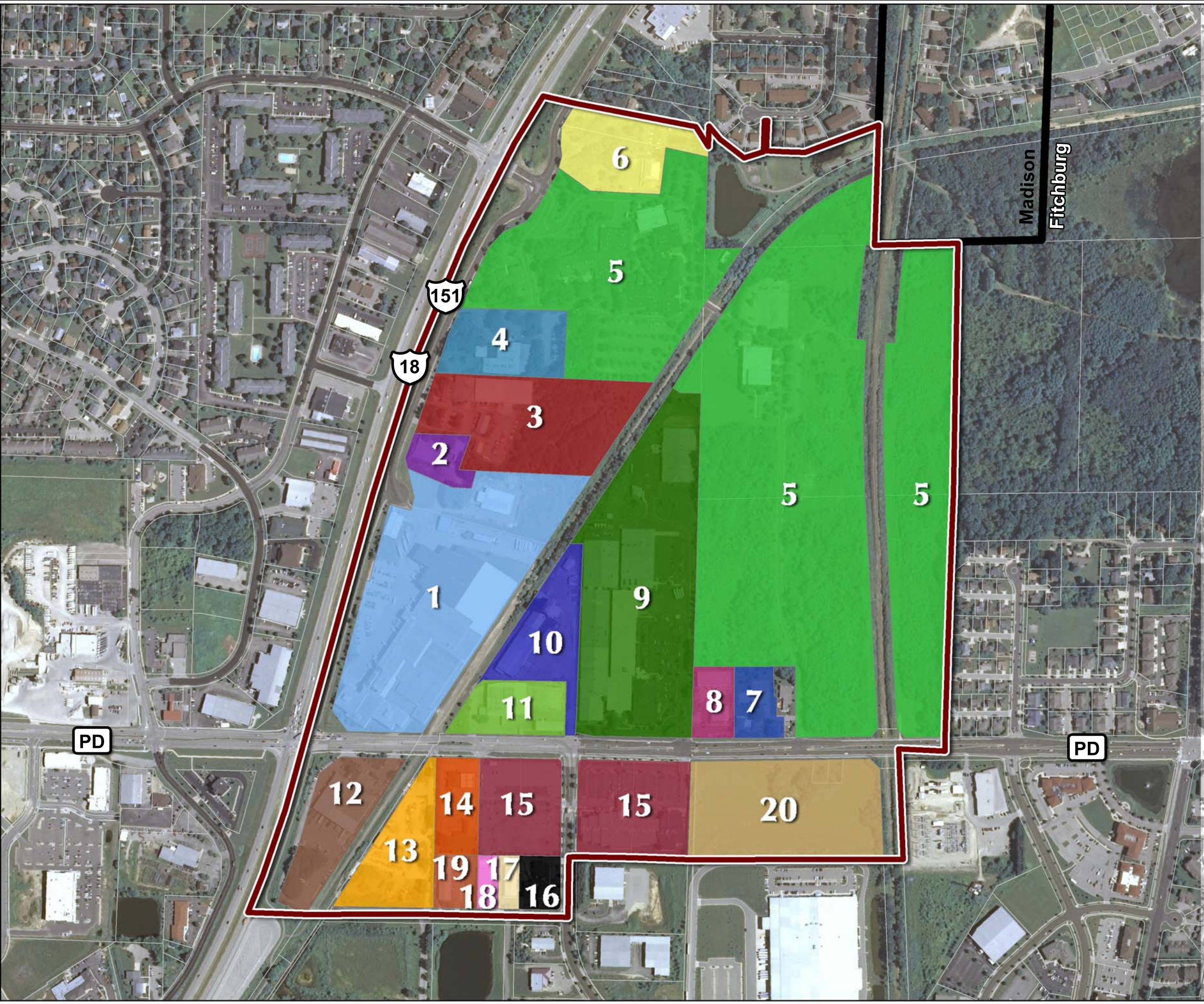


Feet

0 1,400 2,800

Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA





Arrowhead Redevelopment Plan

City of Fitchburg
Dane County, Wisconsin

BUSINESS & EMPLOYMENT INVENTORY

	Business	Employees
1	CertCo	216
2	Harder Corp	16
3	Saris	167
4	Nedrebo's	70
5	Thermo Fisher Scientific	430
5	Town and Country Engineering	17
6	Charter Communications	11
7	Fitchburg Serenity Club*	3
8	Madison Pilates	1
8	Vacant	0
8	Happy Dogz	21
8	In the Dogz House	1
8	ReproQuest	5
9	Placon (+)	341
10	ADM	13
11	EcoStar (Placon)	See Placon (+)
12	General Beverage*	30
13	Midwest Landscape Supply	12
14	PDQ*	8
15	AMC	67
16	United Vaccines	33
17	Action Heating*	5
18	Capital Cartage	15
19	The RC Group	5
20	Sub-Zero Wolf (not in study area)	---
TOTAL		1,487

* Estimated based on interviews with business



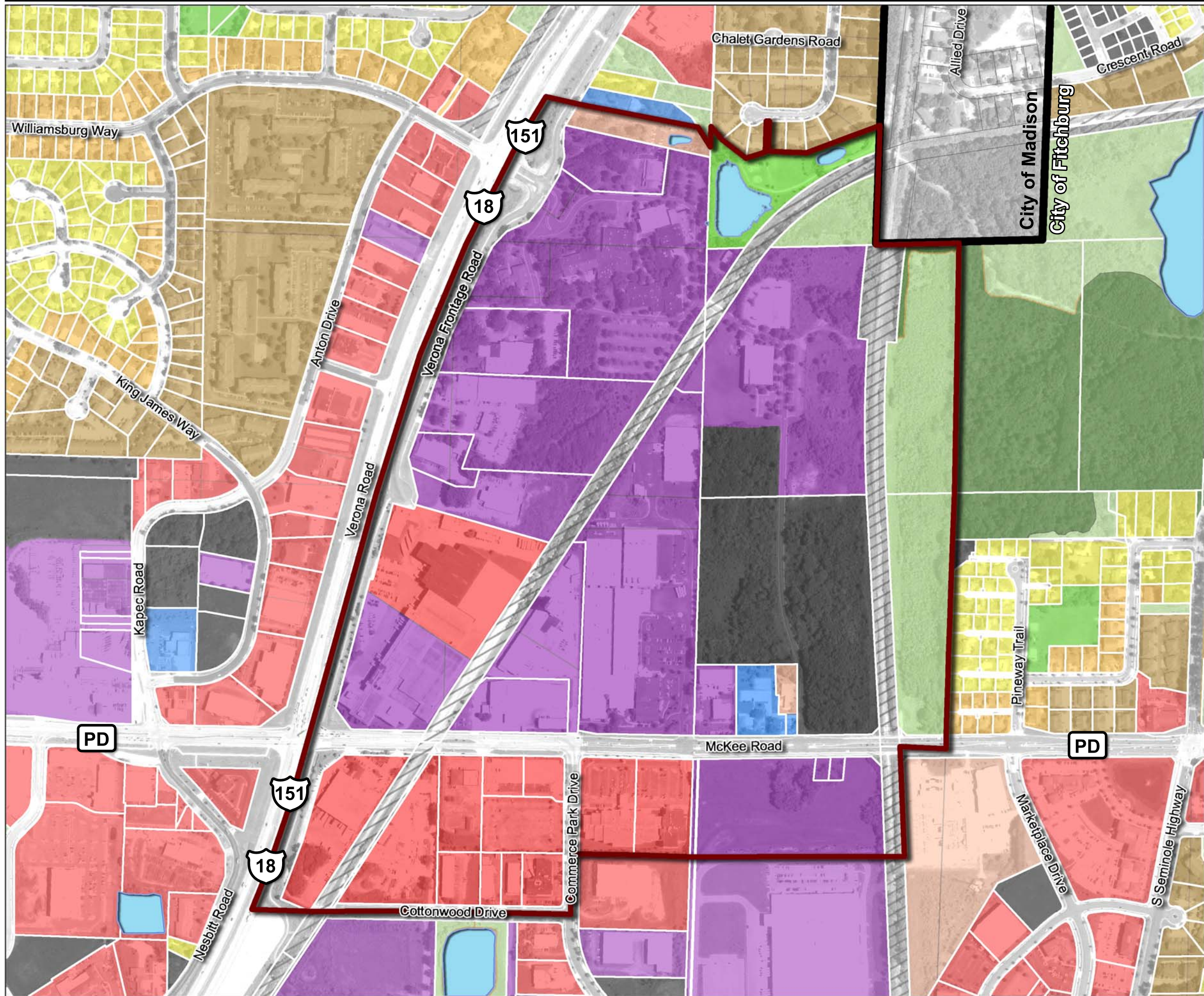
Feet



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11





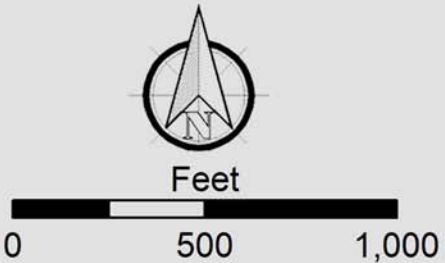
Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

CURRENT LAND USE

Legend

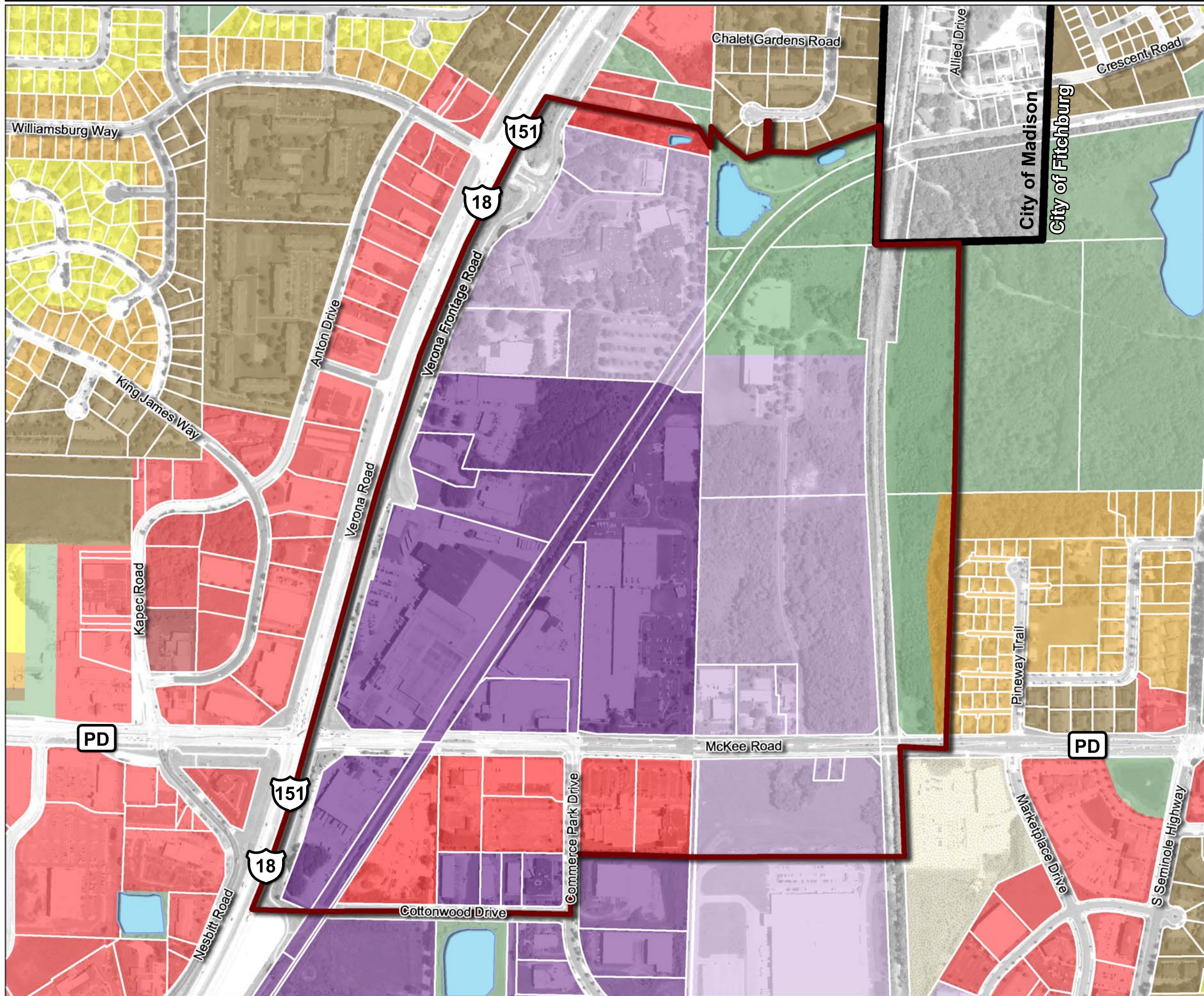
- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Commercial
- Industrial
- Institutional
- Woodlands
- Outdoor Recreation
- Open Space
- Utility
- Vacant Land
- Trail Right-of-Way



Sources:
- Base data provided by Dane Co. LIO
- Dane Co. RPC Environ. Corridors - Wetlands
- Land use provided by C.A.R.P.C.
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11





Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

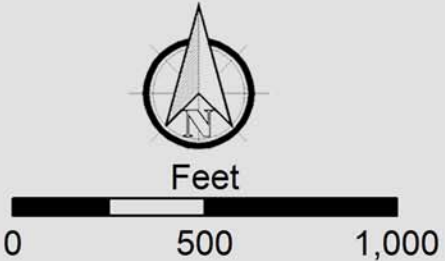
FUTURE LAND USE

From City of Fitchburg Comprehensive Plan
(Adopted 03/2009, Amended 10/2010)

Legend

Future Land Use

- Rural Development
- Residential
- Medium Density Residential
- High Density Residential
- City Center
- Business
- Industrial-Commercial
- Industrial-General
- Park & Conservancy
- Open Water



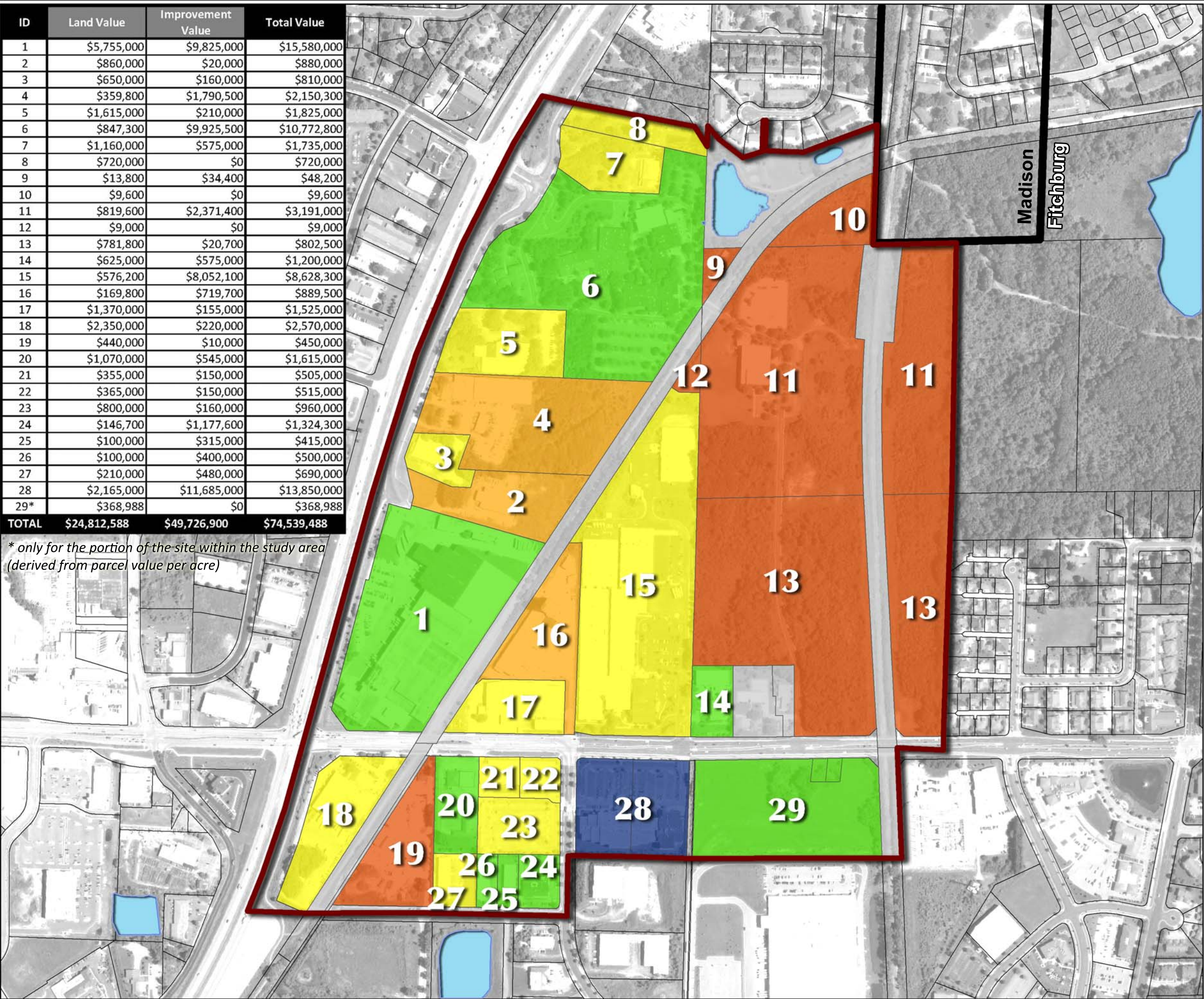
Sources:
- Base data provided by Dane Co. LIO
- Dane Co. RPC Environ. Corridors - Wetlands
- Impervious areas provided by the City
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11



ID	Land Value	Improvement Value	Total Value
1	\$5,755,000	\$9,825,000	\$15,580,000
2	\$860,000	\$20,000	\$880,000
3	\$650,000	\$160,000	\$810,000
4	\$359,800	\$1,790,500	\$2,150,300
5	\$1,615,000	\$210,000	\$1,825,000
6	\$847,300	\$9,925,500	\$10,772,800
7	\$1,160,000	\$575,000	\$1,735,000
8	\$720,000	\$0	\$720,000
9	\$13,800	\$34,400	\$48,200
10	\$9,600	\$0	\$9,600
11	\$819,600	\$2,371,400	\$3,191,000
12	\$9,000	\$0	\$9,000
13	\$781,800	\$20,700	\$802,500
14	\$625,000	\$575,000	\$1,200,000
15	\$576,200	\$8,052,100	\$8,628,300
16	\$169,800	\$719,700	\$889,500
17	\$1,370,000	\$155,000	\$1,525,000
18	\$2,350,000	\$220,000	\$2,570,000
19	\$440,000	\$10,000	\$450,000
20	\$1,070,000	\$545,000	\$1,615,000
21	\$355,000	\$150,000	\$505,000
22	\$365,000	\$150,000	\$515,000
23	\$800,000	\$160,000	\$960,000
24	\$146,700	\$1,177,600	\$1,324,300
25	\$100,000	\$315,000	\$415,000
26	\$100,000	\$400,000	\$500,000
27	\$210,000	\$480,000	\$690,000
28	\$2,165,000	\$11,685,000	\$13,850,000
29*	\$368,988	\$0	\$368,988
TOTAL	\$24,812,588	\$49,726,900	\$74,539,488

* only for the portion of the site within the study area
(derived from parcel value per acre)



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City of Fitchburg
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PROPERTY VALUES *(as assessed in 2010)*

Legend (\$ per acre)

- Tax Exempt or No Data
- \$99,999 or less
- \$100,000 - \$249,999
- \$250,000 - \$499,999
- \$500,000 - \$999,999
- \$1,000,000 or more



Feet



Sources:
- Base data provided by Dane Co. LIO
- Assessed Values provided by the City of Fitchburg
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11



Arrowhead Redevelopment Plan

*City of Fitchburg
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PERVIOUS & IMPERVIOUS AREAS

Legend

-  Project Boundary
-  Parcels
-  Building Footprints
-  Pervious Areas
-  Impervious Areas



Feet

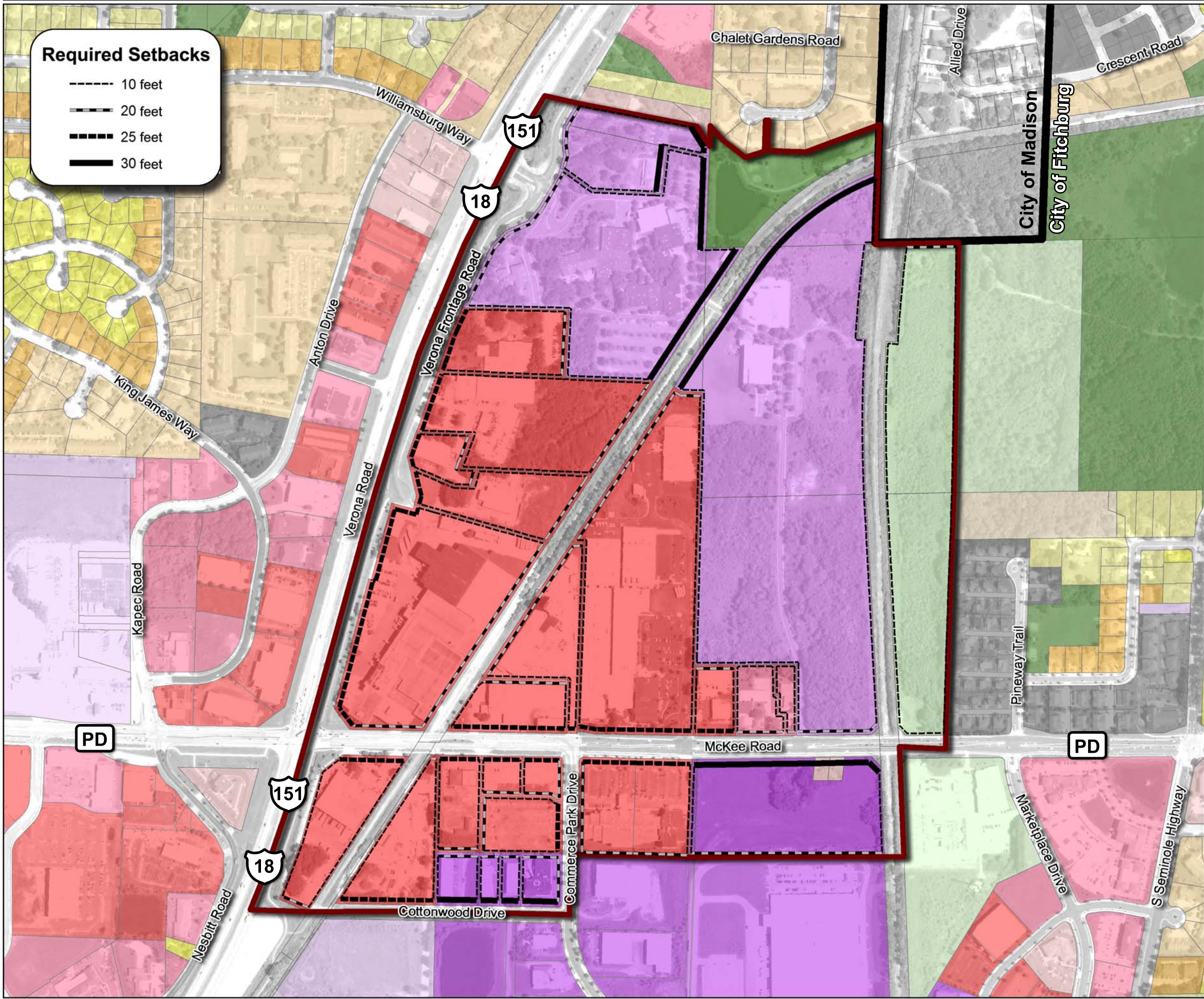
0 500 1,000

45.6% Impervious (96.3 acres)
54.4% Pervious (114.9 acres)
Total (211.2 acres)

Sources:
- Impervious areas provided by the City
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11





Arrowhead Redevelopment Plan

*City of Fitchburg
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ZONING & SETBACKS

Legend

- R-R Rural Residential
- R-L Low Density Residential
- R-LM Low to Medium Density Residential
- R-HA Former R4 Zoning
- R-M Medium Density Residential
- R-H High Density Residential
- A-T Transitional Agriculture
- B-G General Business
- B-H Highway Business
- B-P Professional Office
- R-D Rural Development
- I-S Specialized Industrial
- I-G General Industrial
- P-R Park & Recreation
- PDD-SIP Planned Specific Implementation



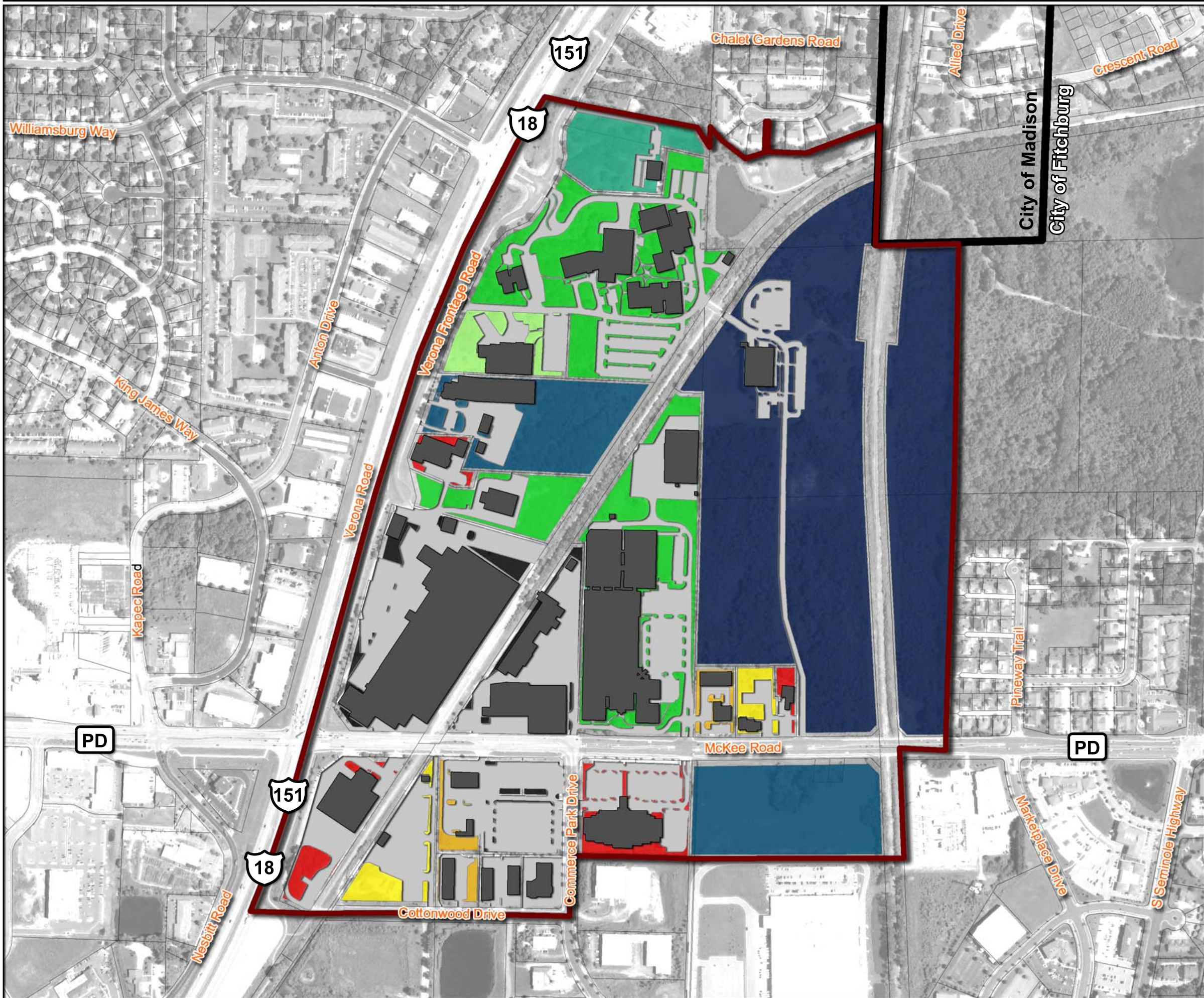
Feet



Sources:
- Base data provided by Dane Co. LIO
- Dane Co. RPC Environ. Corridors - Wetlands
- Imperious areas provided by the City
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11
Drafted - LSR Date - 07-05-11, File - p:/7729015





Arrowhead Redevelopment Plan

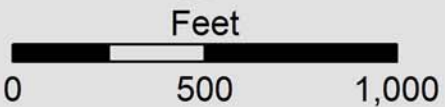
*City of Fitchburg
Dane County, Wisconsin*

ROOM TO GROW

This map indicates the total square feet of additional facilities (building, parking and stormwater facilities) possible on each parcel based on current zoning.

Legend (sqft)

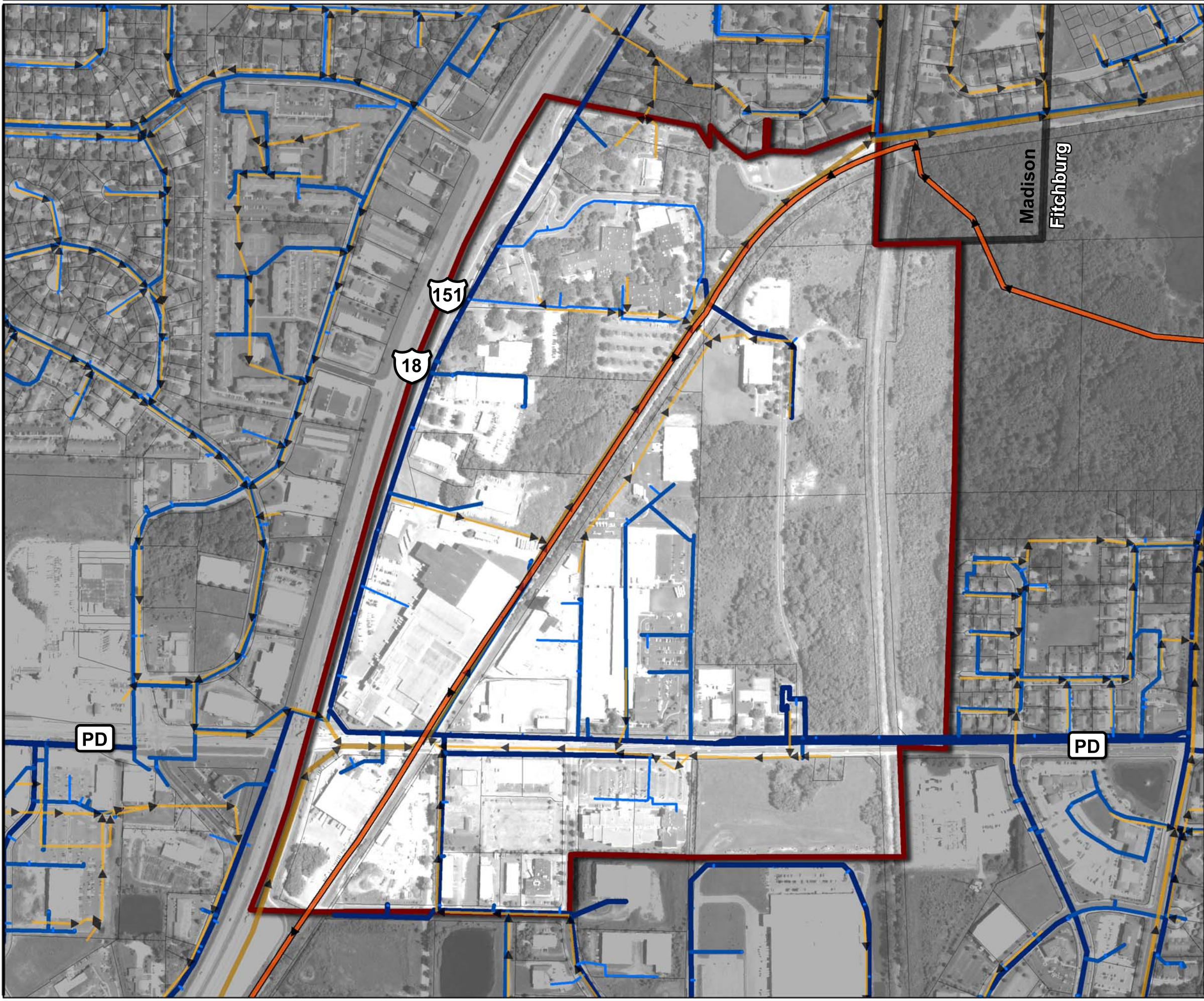
- Overbuilt
- 0-,4,999
- 5,000- 9,999
- 10,000-24,999
- 25,000-49,999
- 50,000-99,999
- 100,000-199,999
- 200,000-399,999
- 400,000 or more



Sources:
- Base data provided by Dane Co. LIO
- Dane Co. RPC Environ. Corridors - Wetlands
- Impervious areas provided by the City
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11





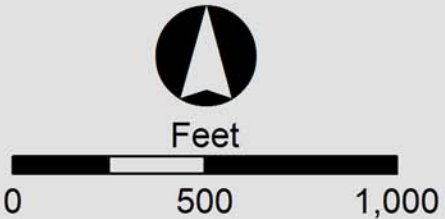
Arrowhead Redevelopment Plan

*City of Fitchburg
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WATER & WASTEWATER SYSTEMS

Legend

- Sanitary System**
- 0 - 12 inch
 - 13 - 20 inch
 - 21 - 48 inch
 - MMSD Effluent Return Line
- Water System**
- 1 - 6 inch
 - 7 - 8 inch
 - 9 - 16 inch



Sources:
- Base data provided by Dane Co. LIO
- Sanitary and Water System data
provided by the City of Fitchburg
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11



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STORMWATER & WATERSHED MANAGEMENT

Legend

-  Corporate Limits
-  Project Boundary
-  Contours - 4 foot
-  Stormwater Problem Areas
-  Retention Ponds
- Stormwater Lines**
 -  Public
 -  Private
- Arrowhead Watersheds**
 -  Badger Mill Creek
 -  Nine Springs Creek

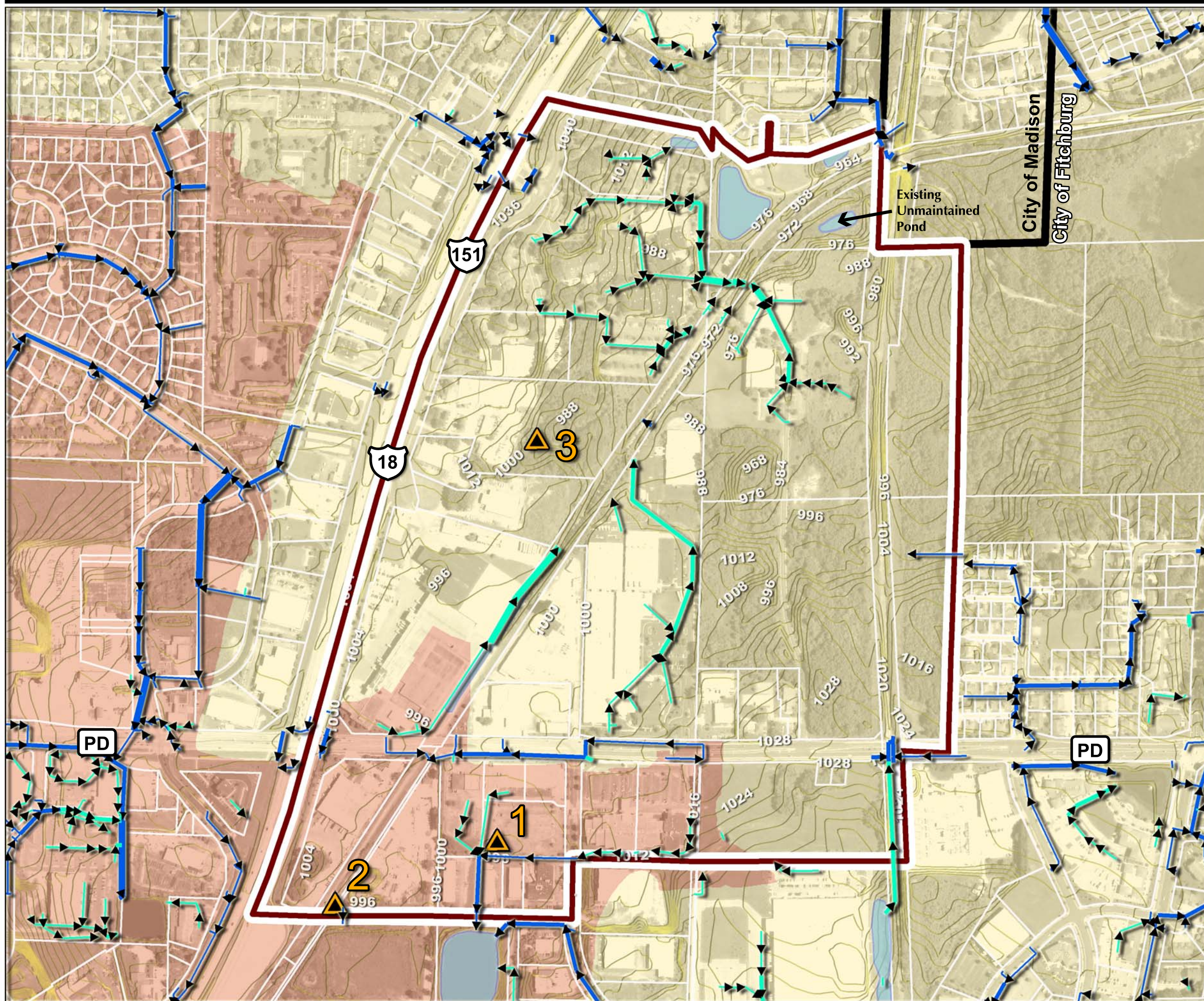


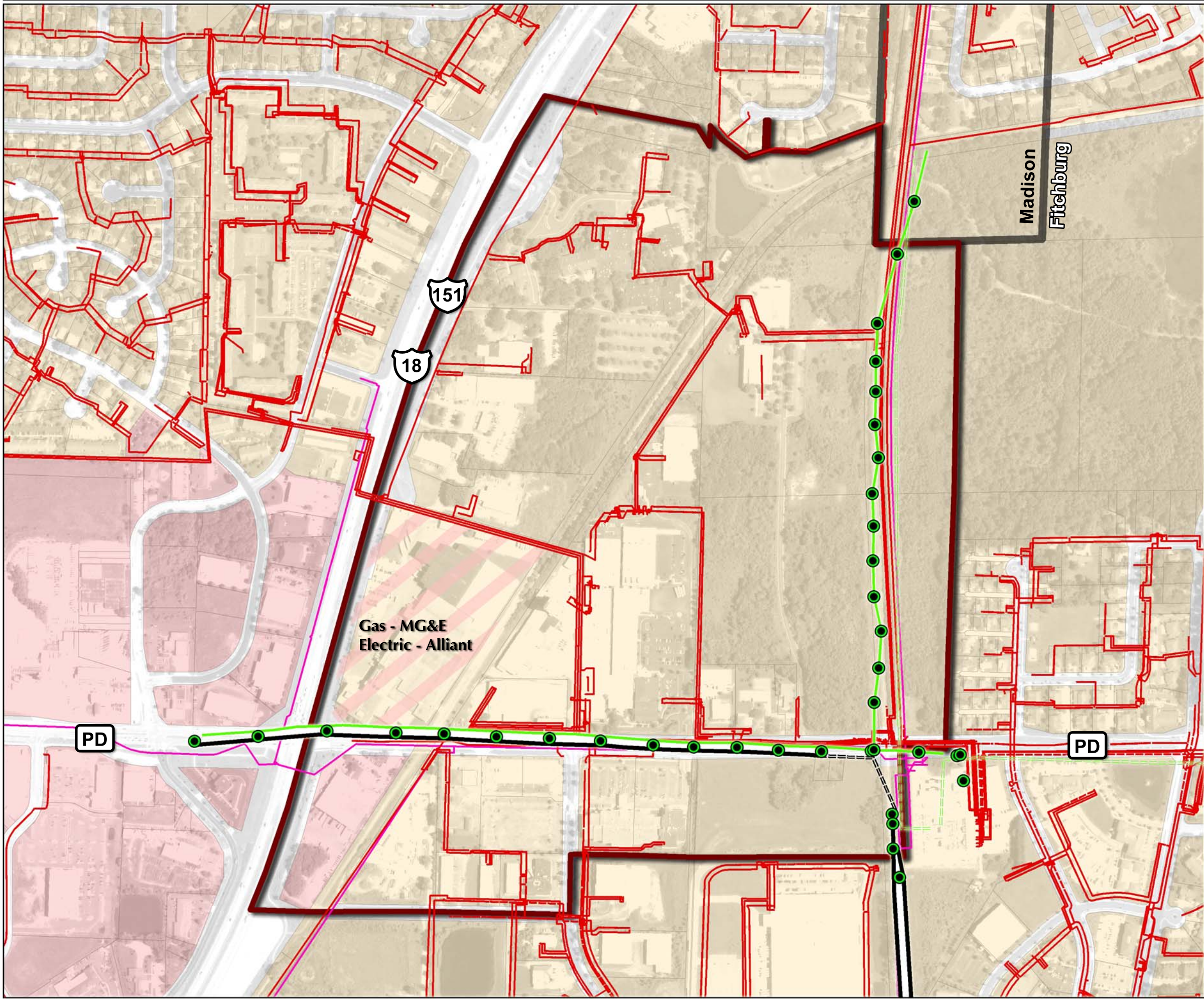
Feet

0 500 1,000

Sources:
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- Dane Co. RPC Environ. Corridors - Wetlands
- Impervious areas provided by the City
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11





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ENERGY UTILITIES

Legend

- | | |
|---------------------|---------------------------|
| ATC Electric | MG&E Gas |
| Overhead, 69kV | Gas Line |
| Overhead, 138kV | MG&E Electric |
| Underground, 69kV | Overhead |
| Underground, 138kV | Underground |
| ATC Posts | Electric Utilities |
| | Alliant Energy |
| | MG&E |



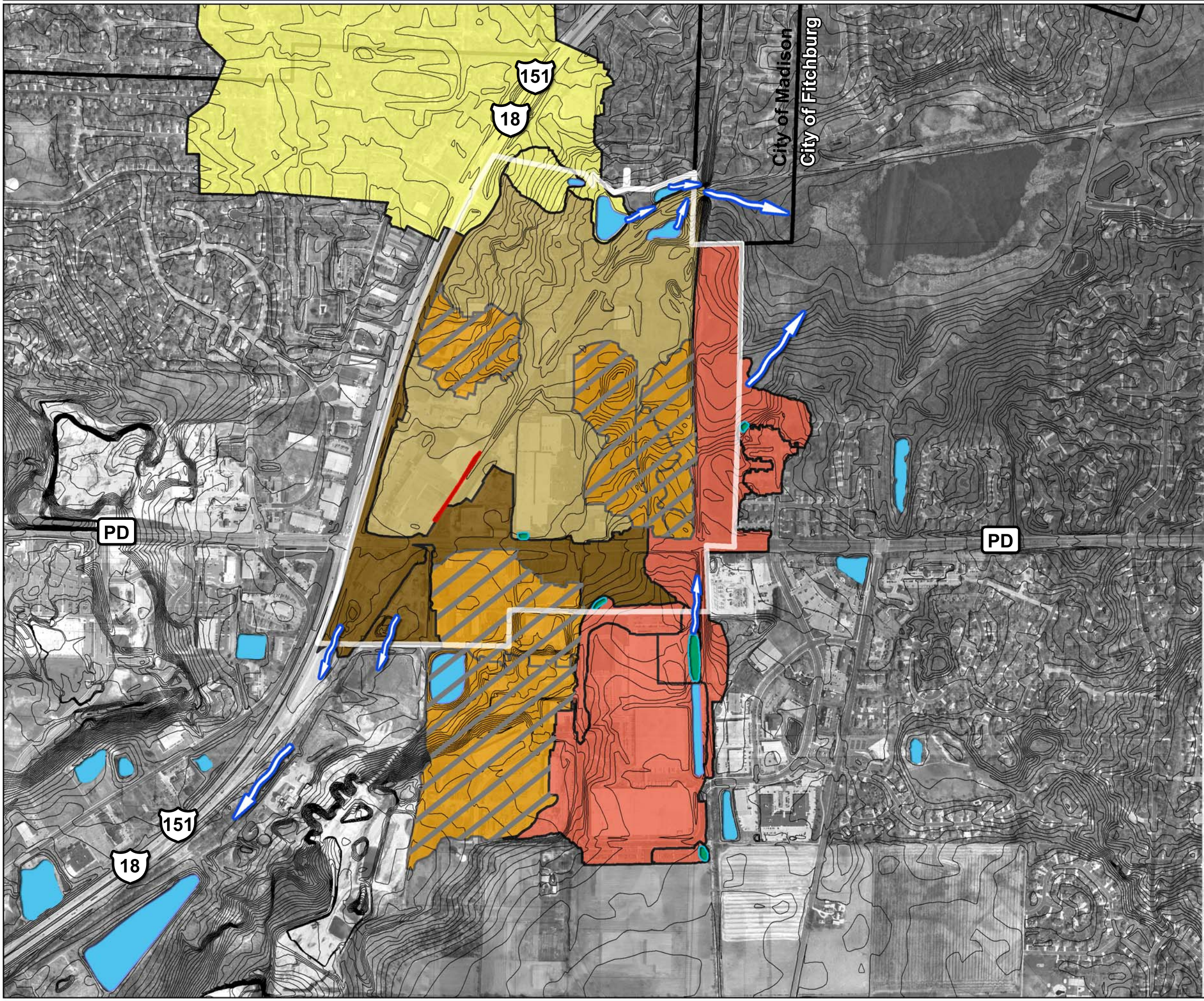
Feet

0 500 1,000

Sources:
- Base data provided by Dane Co. LIO
- Electric Infrastructure provided by
MG&E
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11





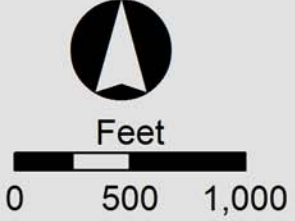
Arrowhead Redevelopment Plan

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EXISTING WATERSHED MANAGEMENT

Legend

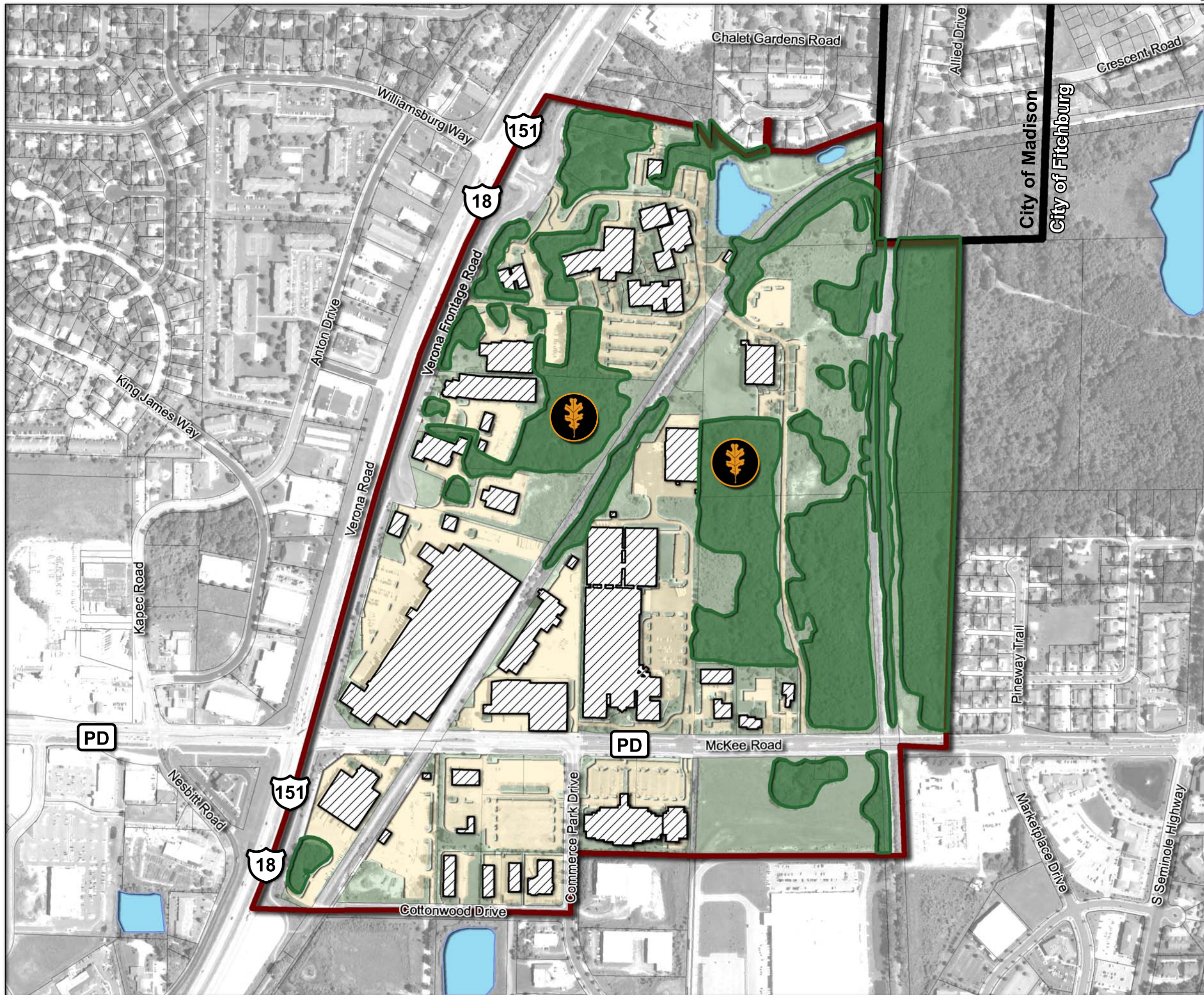
- Water Flow
- Wet Pond
- Dry Pond
- Underground Storage
- Watershed
- Land-locked Watershed
- 2-foot Contours



Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA

Date: 10/19/11





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WOODLAND RESOURCES

Legend

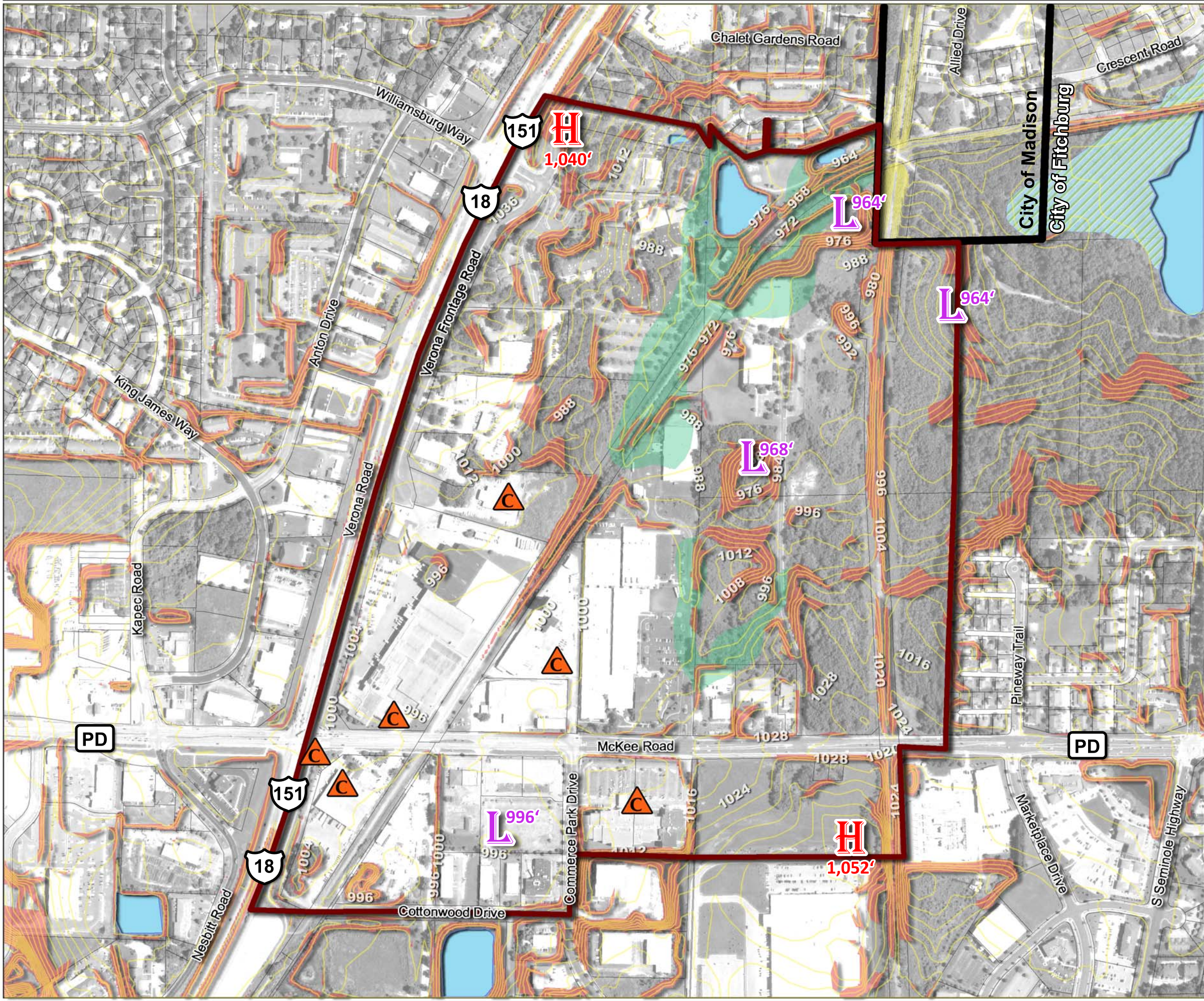
-  Project Boundary
-  Parcels
-  Building Footprints
-  Pervious Areas
-  Impervious Areas
-  Wooded Areas
-  Oak Woodland



Sources:
- Base data provided by Dane Co. LIO

Date: 10/11/11





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SOILS & SLOPES

Legend

- Contours (4 ft.)
- Project Boundary
- Parcels
- Delineated Wetland
- Surface Water
- Steep Slopes (12% or greater)
- Somewhat Poorly Drained, Soils
- Former Soil Contamination (closed site)
- High / Low Points



Feet

0 500 1,000

Sources:
- Base data provided by Dane Co. LIO
- Dane Co. RPC Environ. Corridors - Wetlands
- Impervious areas provided by the City
- 2010 NAIP Ortho provided by USDA
- Contaminated Soils provided by BRRTS data
Date: 10/11/11



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TRAFFIC & TRANSPORTATION

Legend

Bus Routes

18 and 19

52

59

55 Express Route

Bike Trails

Existing Bike Path

Planned Bike Path

Road Access

Driveway - Full Access

Driveway - Right In/Out

Road Intersection

2009 AADT



Feet

0 500 1,000

Sources:

- Base data provided by Dane Co. LIO
- Traffic Counts provided by WisDOT
- 2010 NAIP Ortho provided by USDA

Date: 10/11/11

MSA
PROFESSIONAL SERVICES

