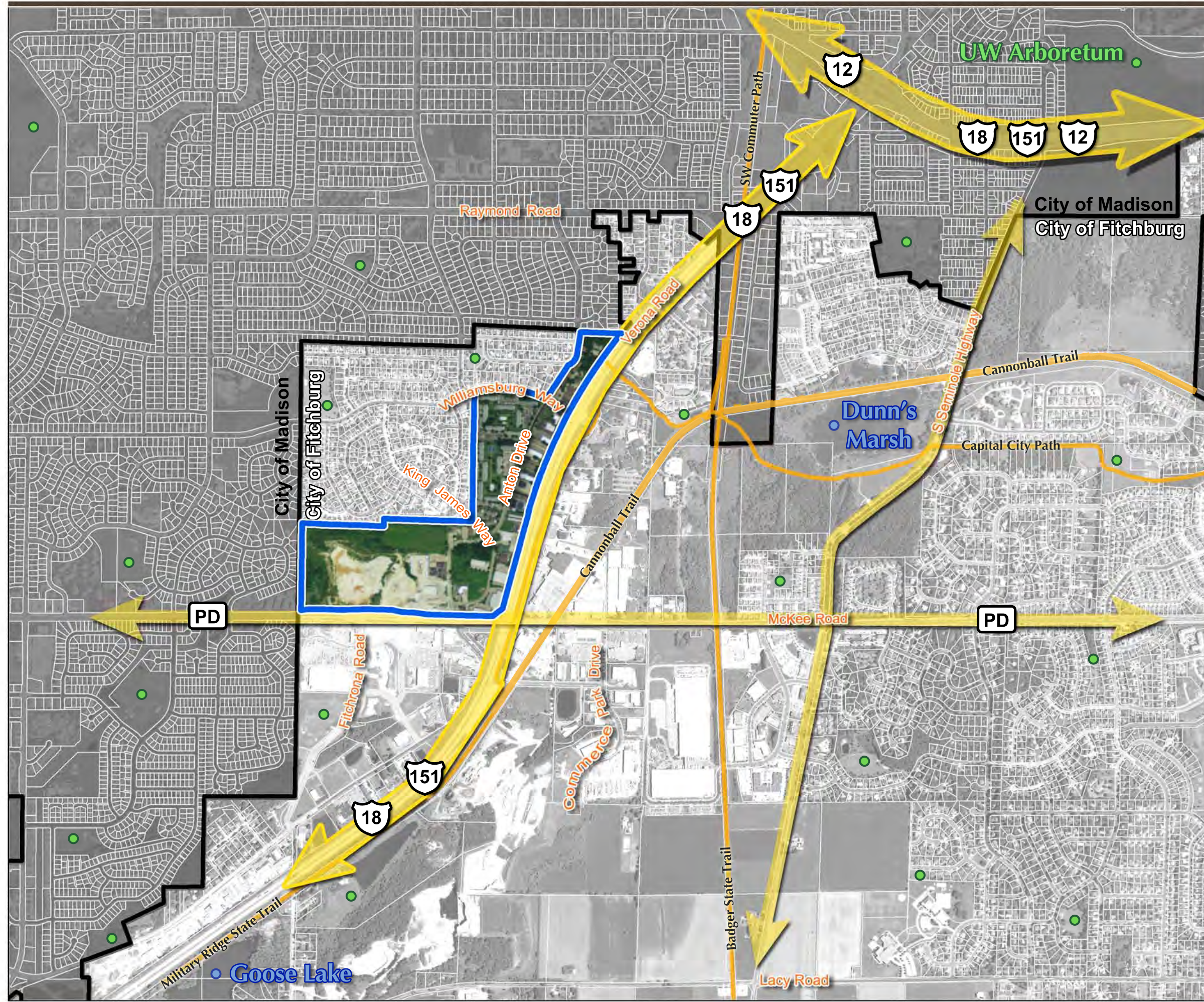


ANTON DRIVE REDEVELOPMENT PLAN

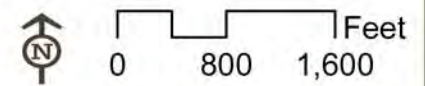
Regional Context

-  Corporate Limits
 -  Planning Area
 -  Bike Trails
 -  Park Spaces
- ### Road Network
-  Primary
 -  Secondary
 -  Tertiary










DATA SOURCES:
 PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
 TRAFFIC COUNTS PROVIDED BY WISDOT
 AERIAL IMAGERY PROVIDED BY ESRI.

CITY OF FITCHBURG
 DANE COUNTY, WI



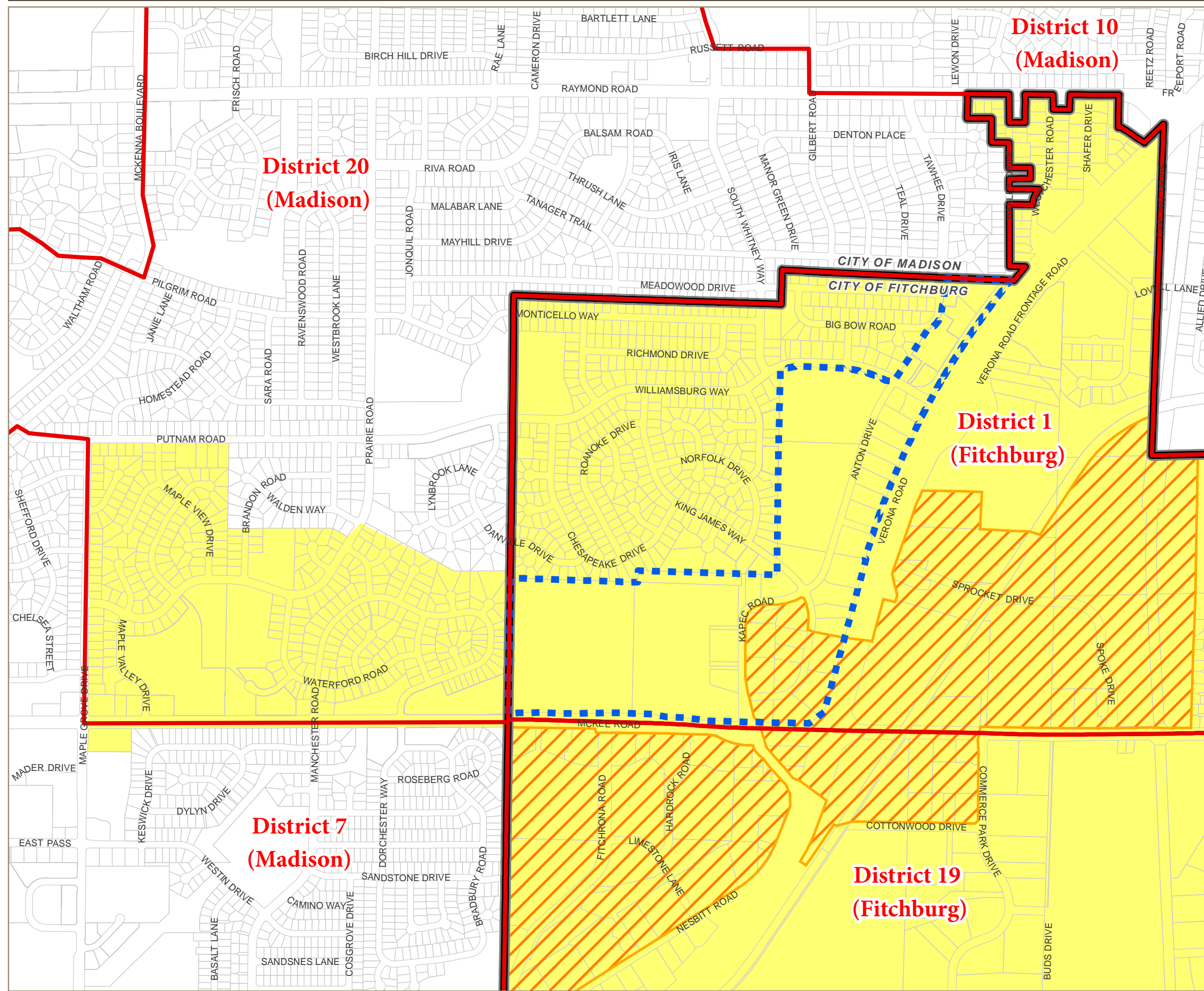
ANTON DRIVE REDEVELOPMENT PLAN

Political, School & Special Districts

-  Municipal Boundary
 -  Planning Area
 -  Parcel
 -  TID #6
 -  Aldermanic Districts
- School Districts**
-  Madison School District
 -  Verona School District







DATA SOURCES:
TID BOUNDARY PROVIDED BY THE CITY OF FITCHBURG
SCHOOL DISTRICT BASED ON VERONA SCHOOL DISTRICT MAP.
PARCELS, SUPERVISORY DISTRICTS, ROADS PROVIDED BY DANE COUNTY.

CITY OF FITCHBURG
DANE COUNTY, WI



ANTON DRIVE REDEVELOPMENT PLAN

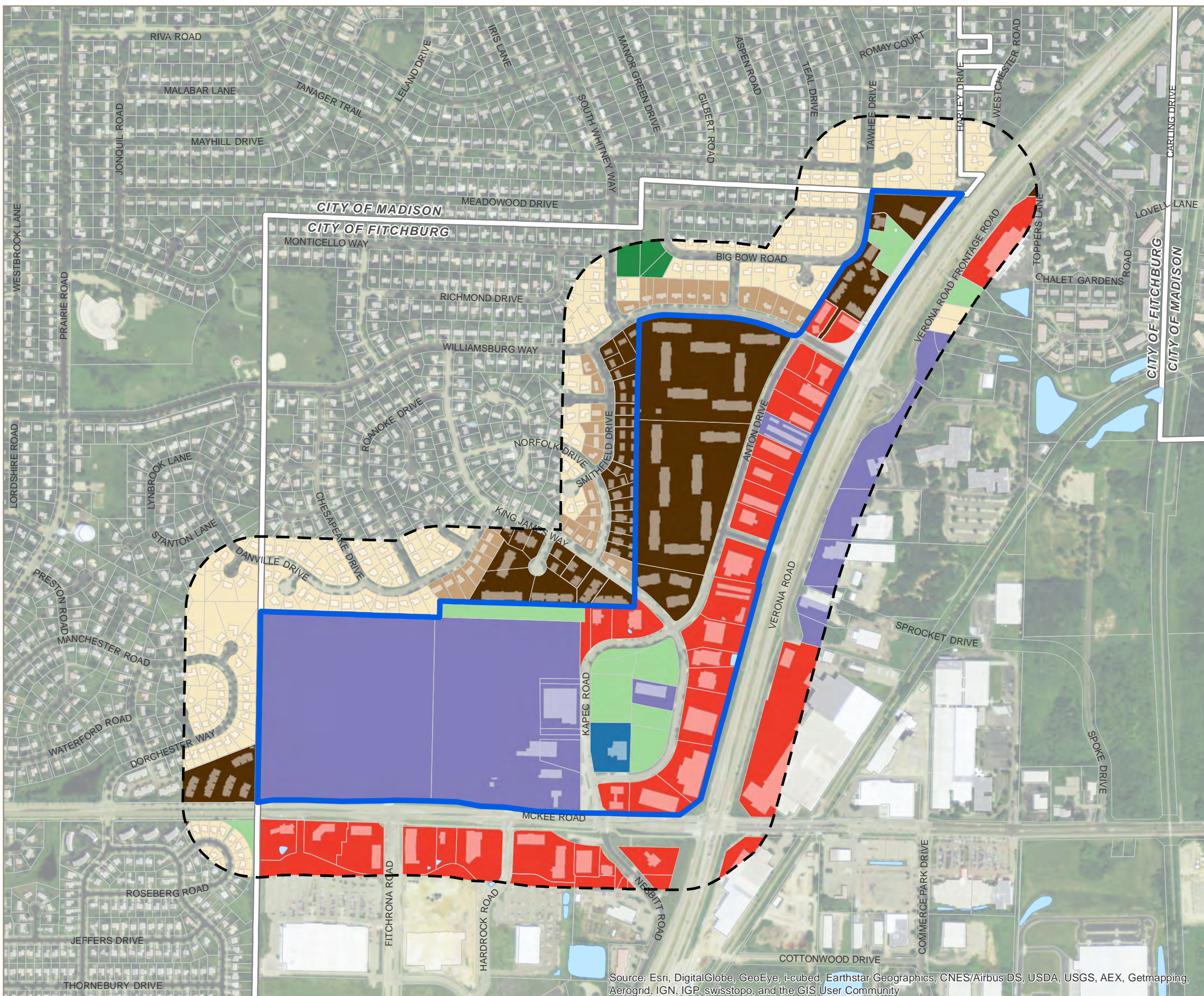
Existing Land Use

-  Municipal Boundary
-  Planning Area
-  Planning Area Buffer (500 ft)
-  BMP Pond
-  Parcel
-  Building Footprint

Land Use

-  Residential - Single Family
-  Residential - Duplex
-  Residential - Multi-Family
-  Commercial
-  Institutional
-  Light Industrial
-  Open Space
-  Park
-  Transportation

DATA SOURCES:
 PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
 LAND USE DATA BASED ON DANE COUNTY LAND USE (2010),
 UPDATED BY MSA.
 AERIAL IMAGERY PROVIDED BY ESRI.



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community






CITY OF FITCHBURG
 DANE COUNTY, WI











ANTON DRIVE REDEVELOPMENT PLAN

Future Land Use

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

-  Municipal Boundary
-  Planning Area
-  Planning Area Buffer (500 ft)
-  Parcel
-  Building Footprint

Future Land Use

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  City Center
-  Business
-  Industrial - Commercial
-  Industrial - General
-  Park & Conservancy

DATA SOURCES:
 PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
 FUTURE LAND USE PROVIDED BY THE CITIES OF FITCHBURG AND MADISON.
 AERIAL IMAGERY PROVIDED BY ESRI.



















CITY OF FITCHBURG
 DANE COUNTY, WI



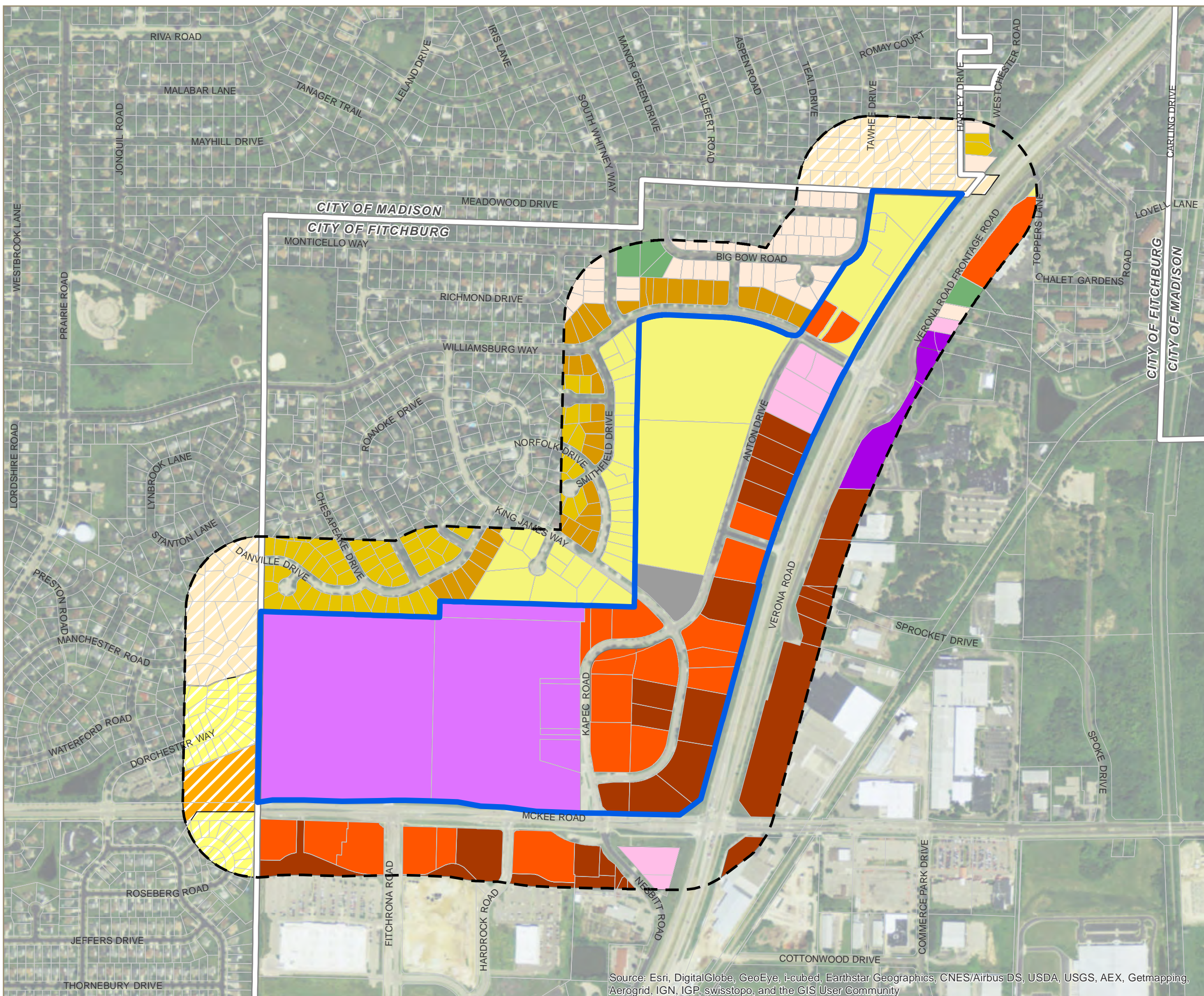
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

ANTON DRIVE REDEVELOPMENT PLAN

Current Zoning

-  Municipal Boundary
 -  Planning Area
 -  Planning Area Buffer (500 ft)
 -  Parcel
- Fitchburg Zoning District**
-  R-L Low Density Residential
 -  R-HA Former R4 Zoning
 -  R-LM Low to Med Density Residential
 -  R-M Med Density Residential
 -  B-G General Business
 -  B-H Highway Business
 -  B-P Professional Office
 -  R-D Rural Development
 -  I-S Special Industrial
 -  PDD-SIP Planned Specif Implementation
 -  P-R Park & Recreation
- Madison Zoning Districts**
-  SR-C1 Suburban Res - Consistent
 -  SR-C2 Suburban Res - Consistent
 -  SR-V2 Suburban Residential - Varied

DATA SOURCES:
 PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
 ZONING PROVIDED BY THE CITIES OF FITCHBURG AND MADISON.






Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

CITY OF FITCHBURG
 DANE COUNTY, WI









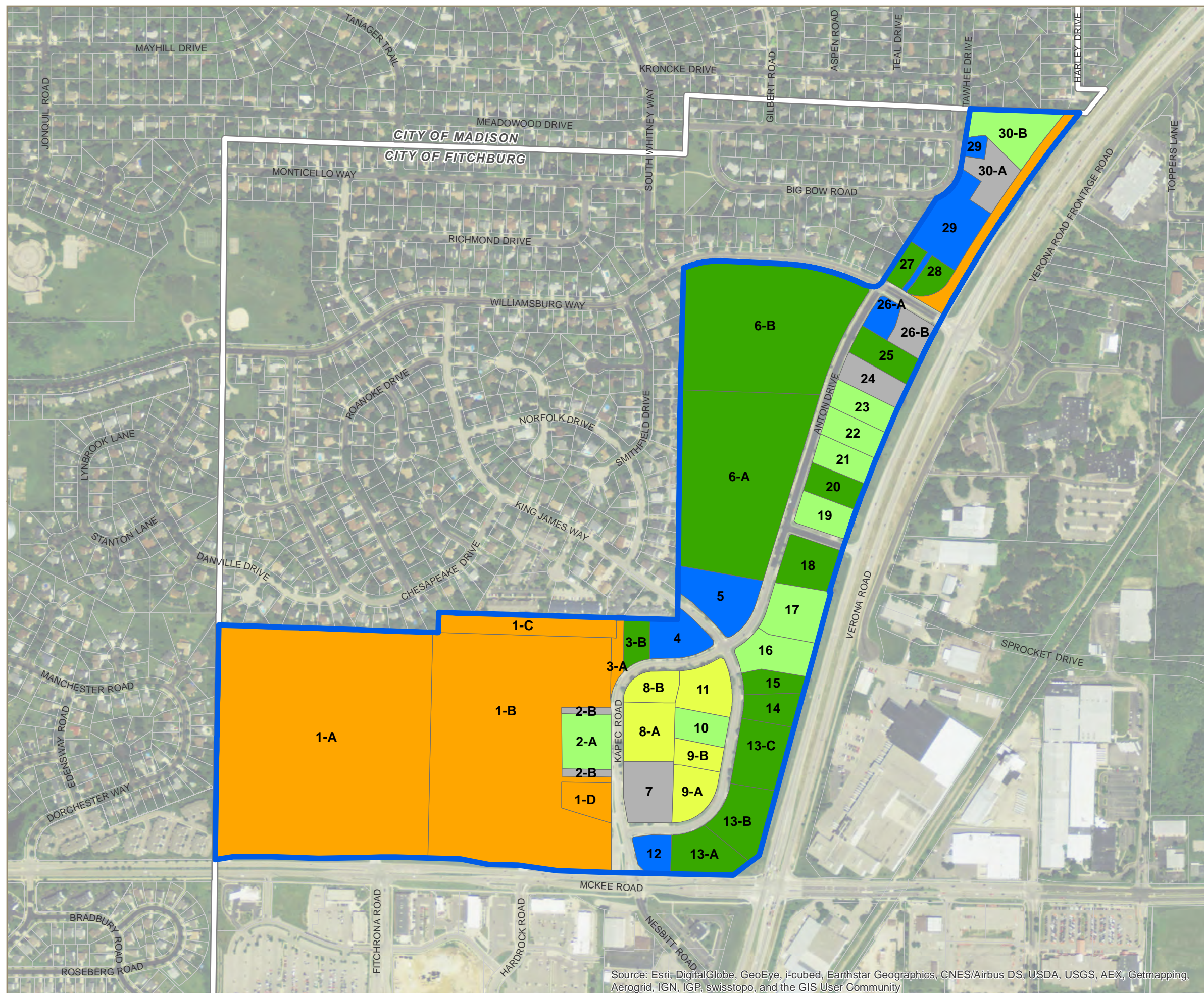
ANTON DRIVE REDEVELOPMENT PLAN

Property Value (per acre)

-  Municipal Boundary
-  Planning Area
-  Parcel

Value / Acre

-  Tax Exempt or No Data
-  \$100,000/Acre or Less
-  \$100,001-\$300,000 / Acre
-  \$300,001-\$600,000 / Acre
-  \$600,001-\$1,000,000 / Acre
-  More than \$1,000,000 / Acre



DATA SOURCES:
 PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
 LAND USE DATA BASED ON DANE COUNTY LAND USE (2010),
 UPDATED BY MSA.
 AERIAL IMAGERY PROVIDED BY ESRI.










CITY OF FITCHBURG
 DANE COUNTY, WI



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

ANTON DRIVE REDEVELOPMENT PLAN

Property Value Ratio

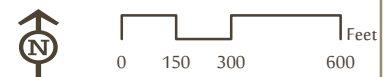
-  Municipal Boundary
 -  Planning Area
 -  Parcel
- Property Value Ratio***
-  0.0
 -  0.1-1.0
 -  1.1 - 2.0
 -  2.1 - 4.0
 -  More than 4.0
 -  Tax Exempt or No Data

* This is the ratio between the assessed value of the improvements (buildings) to the assessed value of the land (using 2015 City Assessments).

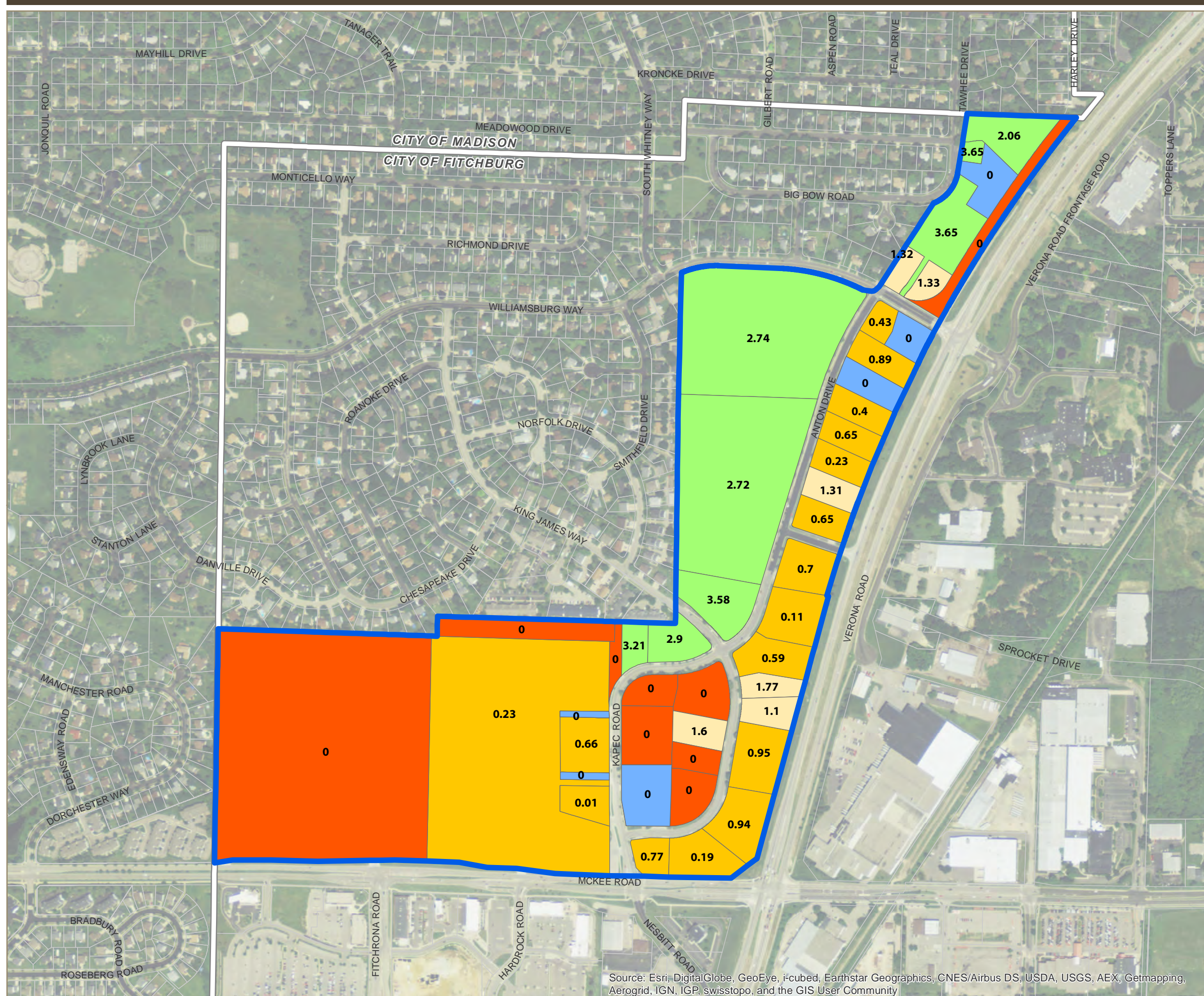
Parcels where the land value is more than the improvements value have a ratio less than 1.0.

DATA SOURCES:
 PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
 LAND USE DATA BASED ON DANE COUNTY LAND USE (2010),
 UPDATED BY MSA.
 AERIAL IMAGERY PROVIDED BY ESRI.

CITY OF FITCHBURG
 DANE COUNTY, WI




Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



ANTON DRIVE REDEVELOPMENT PLAN


Building Design & Conditions

 Municipal Boundary


 Parcel

BUILDING CONDITIONS

 Good

 Good to Fair

 Fair

 Fair to Poor

STREET RELATIONSHIP

 Strong

 Neutral

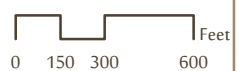
 Weak

* Building Conditions were assessed based on photos taken on XX, 2015.

The assessment considers the exterior appearance of each structure as seen from the street. It is a subjective opinion based on the apparent condition of roofing, siding, windows, etc.

DATA SOURCES:
PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.




CITY OF FITCHBURG
DANE COUNTY, WI



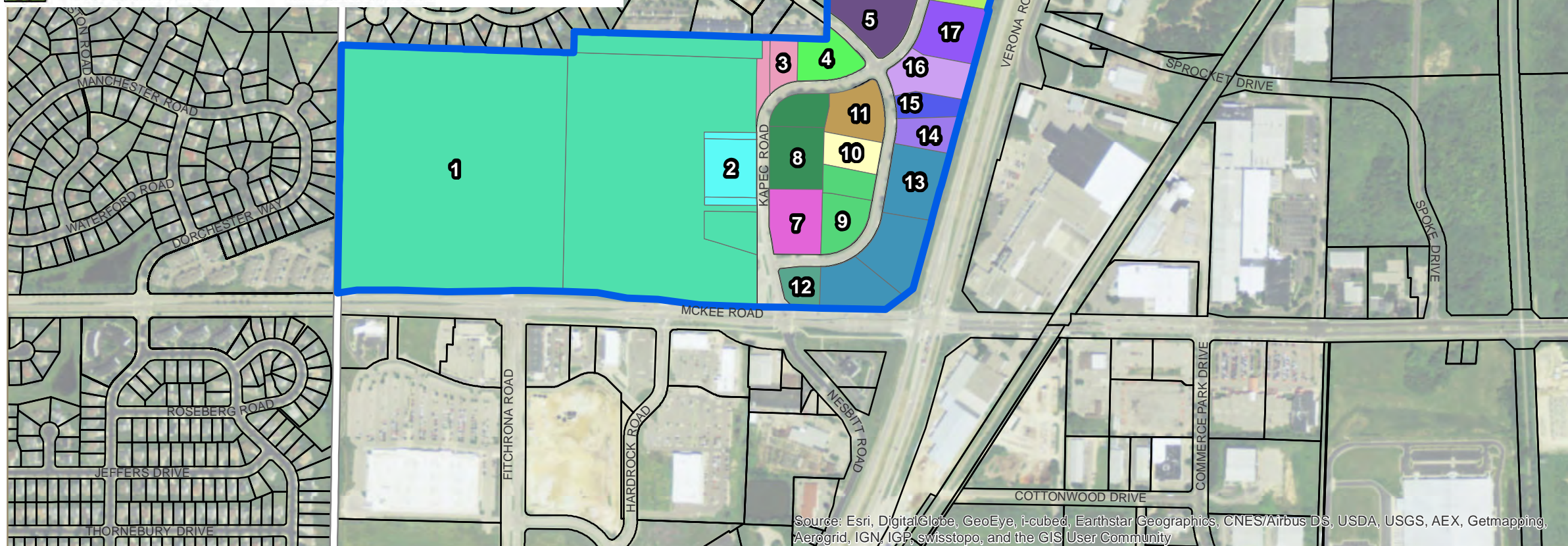
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

ANTON DRIVE REDEVELOPMENT PLAN

Property Owner & Business Inventory

-  Municipal Boundary
-  Planning Area
-  Parcel

ID	OWNER	BUSINESSES
1	WINGRA STONE CO	Wingra Stone Company
2	KAPEC KOMPLEX LLC	Vacant
3	SCOTT ENTERPRISES LLC	Here We Grow Learning Center
4	OAK BANK	Madison Swim Academy
5	FRANK M GRIBBLE	Quarry Ridge Apartments
6	NEW FOUNTAINS EQUITY LLC	The New Fountains Rental Apartments
7	FITCHBURG, CITY OF	Fitchburg Fire Station
8	Robert Glinert	Open
9	AZ INVESTMENTS LLC	Open
10	MCALLEN INVESTMENTS LTD	Madison Newspapers Distribution Center (until July 2016)
11	RHK LLC	Open
12	PDQ FOOD STORES INC	PDQ
13	BENJAMIN PLUMBING	Denise Quade Design; AMS; Archer Auto Repair; FIT; Interscholastic Printing
13	BENJAMIN PLUMBING	Benjamin Plumbing; Comfort Keepers r (until December 2016)
13	BENJAMIN PLUMBING	Vacant
14	STRICKLEY STEVENS LLC	Stevens Designs
15	BASE CAMP VENTURE LLC	True Coffee Roasters; Square Root Wine; Infusion Chocolates
16	M & T REAL ESTATE INVESTMENTS LLC	Mounds
17	TWIN BRO LLC	Auto Spa Car Wash; Storage Plus
18	LLC CHOPHA	A1 Furniture & Mattress
19	MSB PROPERTY HOLDINGS INC	Mad Power Training
20	IN KAHOOTS LLC	Roughing It In Style
21	ANN COOPER	Mid-Wisconsin Security, Inc.
22	MIDWEST LEASE ASSOCIATES LLC	Capitol City Auto
23	Kurt Jacobsen (Self Storage)	Verona Road Self Storage
24	KNIGHTS CLUB INC	Knights of Columbus
25	CHALET PROPERTIES LLC	Chalet Ski & Patio; Modern Habitat
26	M&I MADISON BANK	BMO Harris Bank
27	PORT FOOD STORES INC	PDQ; Vacant Storefronts
28	PRESTIGIACOMO JOINT TR	Liquor Town; Touch of Class; Picasso's Pizza
29	MARIA C PINEDA	Willow Run Condominiums
30	TAWHEE APARTMENT HOMES	Tawhee Meadows Apartments



DATA SOURCES:
 PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
 LAND USE DATA BASED ON DANE COUNTY LAND USE (2010),
 UPDATED BY MSA.
 AERIAL IMAGERY PROVIDED BY ESRI.










CITY OF FITCHBURG
 DANE COUNTY, WI

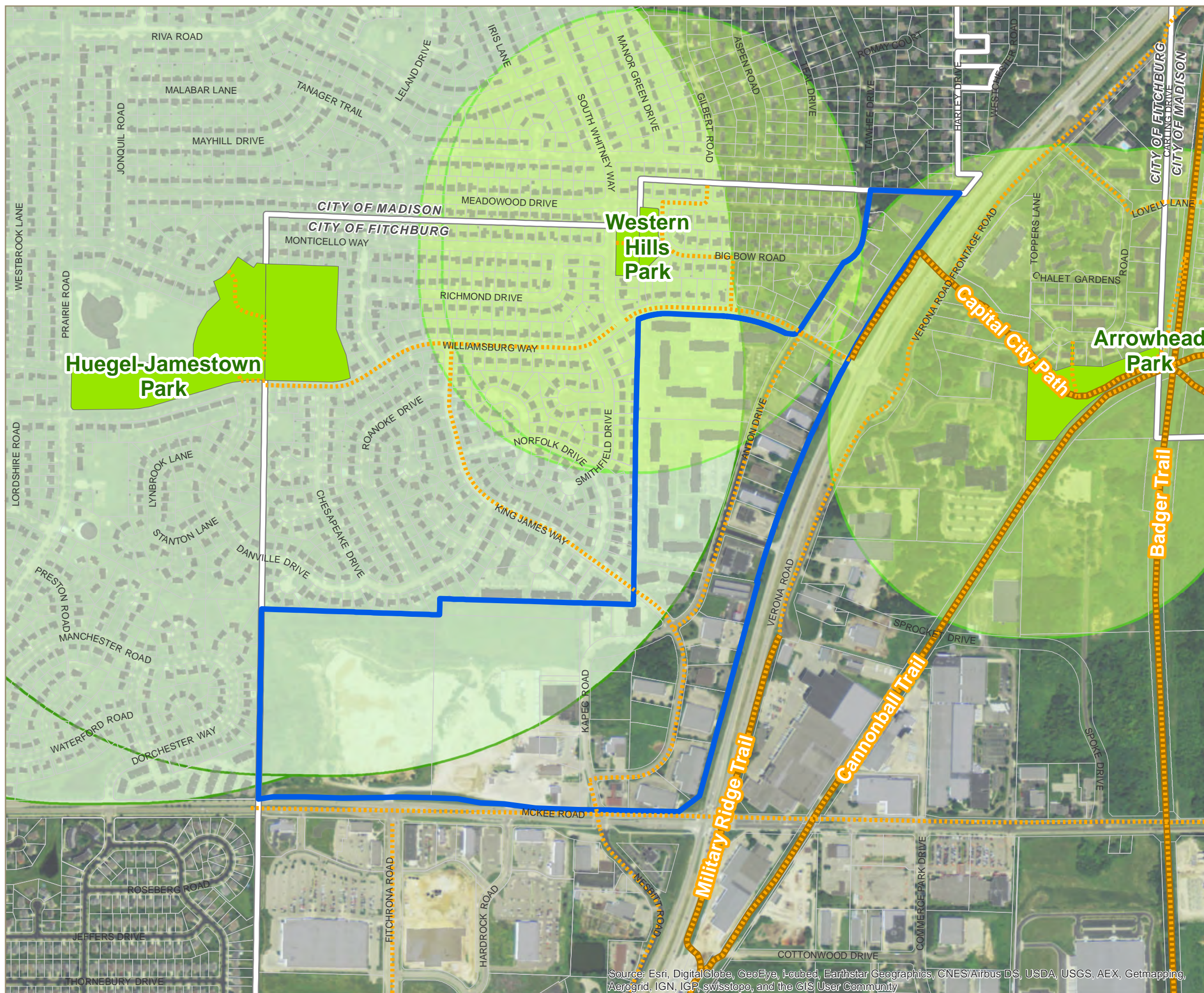


Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

ANTON DRIVE REDEVELOPMENT PLAN

Park Service Areas

-  Municipal Boundary
-  Planning Area
-  Parcel
-  Building Footprint
-  Parks
-  Area Park Service Buffer (1/2 MI)
-  Neighborhood Park Service Buffer (1/4 MI)
-  BikeRoutes
-  BikeTrails



DATA SOURCES:
PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
AERIAL IMAGERY PROVIDED BY ESRI.











CITY OF FITCHBURG
DANE COUNTY, WI



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

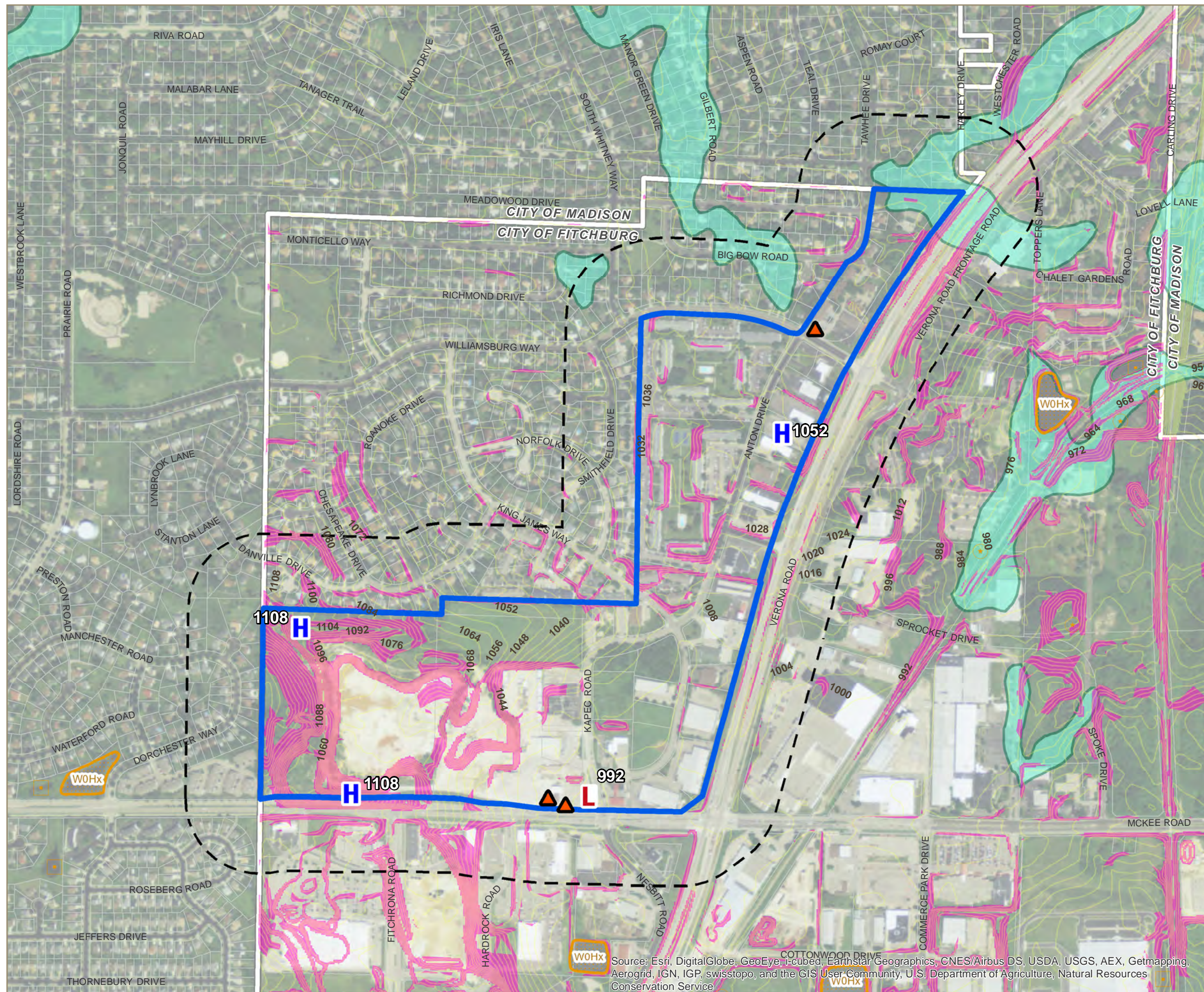
ANTON DRIVE REDEVELOPMENT PLAN

Development Limitations

-  Municipal Boundary
 -  Planning Area
 -  Planning Area Buffer (500 ft)
 -  Parcel
- Development Limitations**
-  Somewhat Poorly Drained Soils
 -  Steep Slopes
Wetlands
 -  Former Soil Contamination (closed site)
- Elevation**
-  High
 -  Low
 -  Contours (4ft)

DATA SOURCES:
PARCELS, CONTOURS AND ROAD NAMES PROVIDED BY DANE COUNTY.
WETLAND DATA PROVIDED BY WI DNR
AERIAL IMAGERY PROVIDED BY ESRI.












CITY OF FITCHBURG
DANE COUNTY, WI



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, U.S. Department of Agriculture, Natural Resources Conservation Service

ANTON DRIVE REDEVELOPMENT PLAN

Water & Wastewater Systems

-  Municipal Boundary
 -  Planning Area
 -  Planning Area Buffer (500 ft)
 -  Parcel
- 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

DATA SOURCES:
 PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
 LAND USE DATA BASED ON DANE COUNTY LAND USE (2010),
 UPDATED BY MSA.
 AERIAL IMAGERY PROVIDED BY ESRI.













CITY OF FITCHBURG
 DANE COUNTY, WI



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

ANTON DRIVE REDEVELOPMENT PLAN

Stormwater & Watershed Mgmt

-  Public
 -  Private
 -  Municipal Boundary
 -  Planning Area
 -  Planning Area Buffer (500 ft)
 -  Parcel
- StormsewerLines**
-  Public
 -  Private
 -  Retention Ponds
- Watersheds (09-09-13)**
-  Boundaries
 -  Nine Springs
 -  Quarry Ridge

Source: Esri, DigitalGlobe, GeoEye, iCubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community




DATA SOURCES:
PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
LAND USE DATA BASED ON DANE COUNTY LAND USE (2010),
UPDATED BY MSA.
AERIAL IMAGERY PROVIDED BY ESRI.

CITY OF FITCHBURG
DANE COUNTY, WI








ANTON DRIVE REDEVELOPMENT PLAN





Energy Utilities

-  Municipal Boundary
-  Planning Area
-  Parcel



ATC Electric

-  Overhead, 69kV
-  Overhead, 138kV
-  Underground, 69kV
-  Underground, 138kV
-  ATC Posts

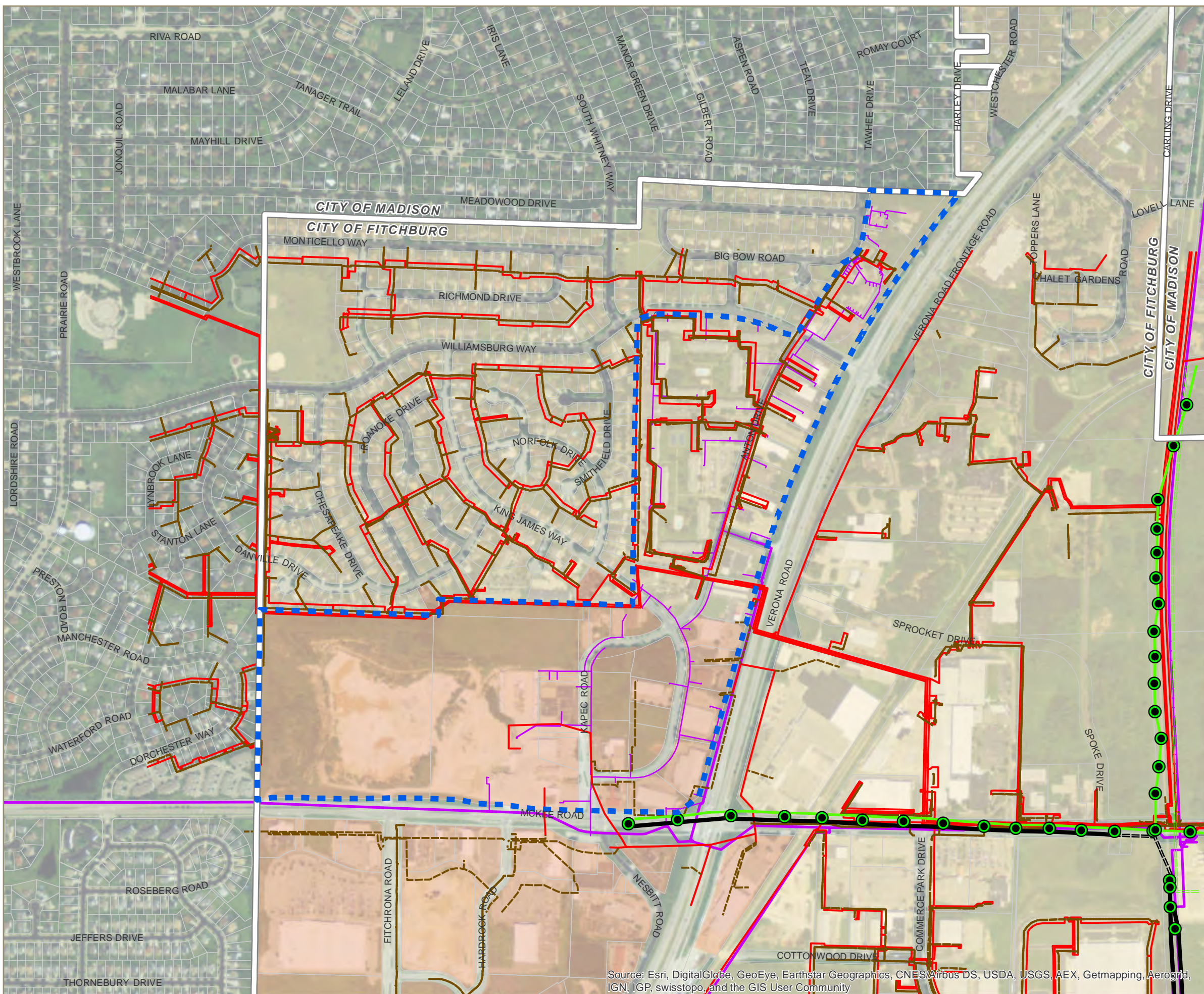
Electric Utilities

-  Alliant Energy
-  MG&E
-  Electric, Overhead
-  Electric, Underground

Gas Utilities

-  MG&E Main Gas Line
-  MG&E Gas Line (within Planning Area)

DATA SOURCES:
PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.
UTILITIES PROVIDED BY MG&E AND ALLIAN ENERGIES.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

CITY OF FITCHBURG
DANE COUNTY, WI

