

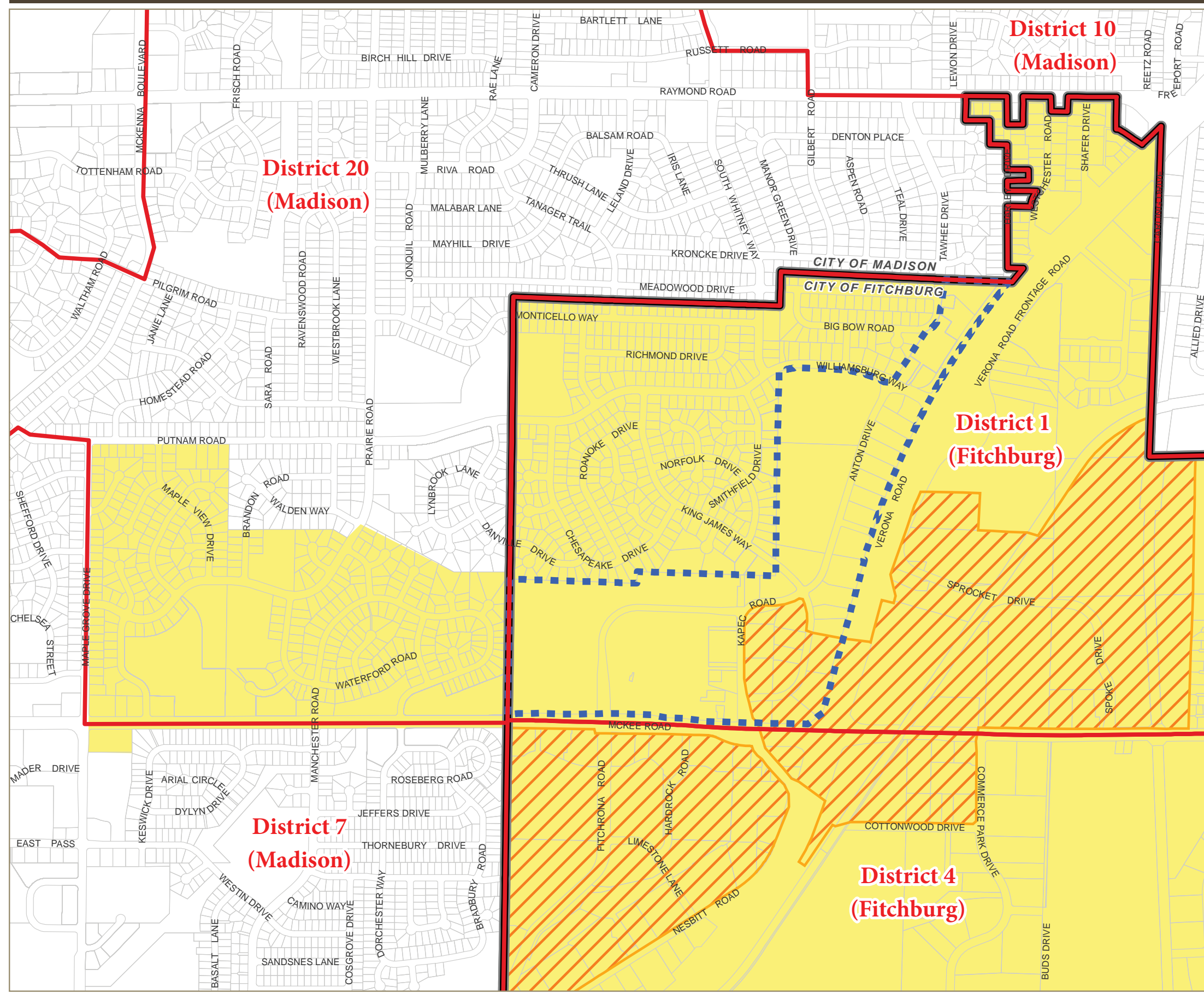
# APPENDIX B

## PLAN MAPS

B2 Existing Conditions Maps








B21 Development Exercise Maps

B27 Policy & Strategy Maps





# 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

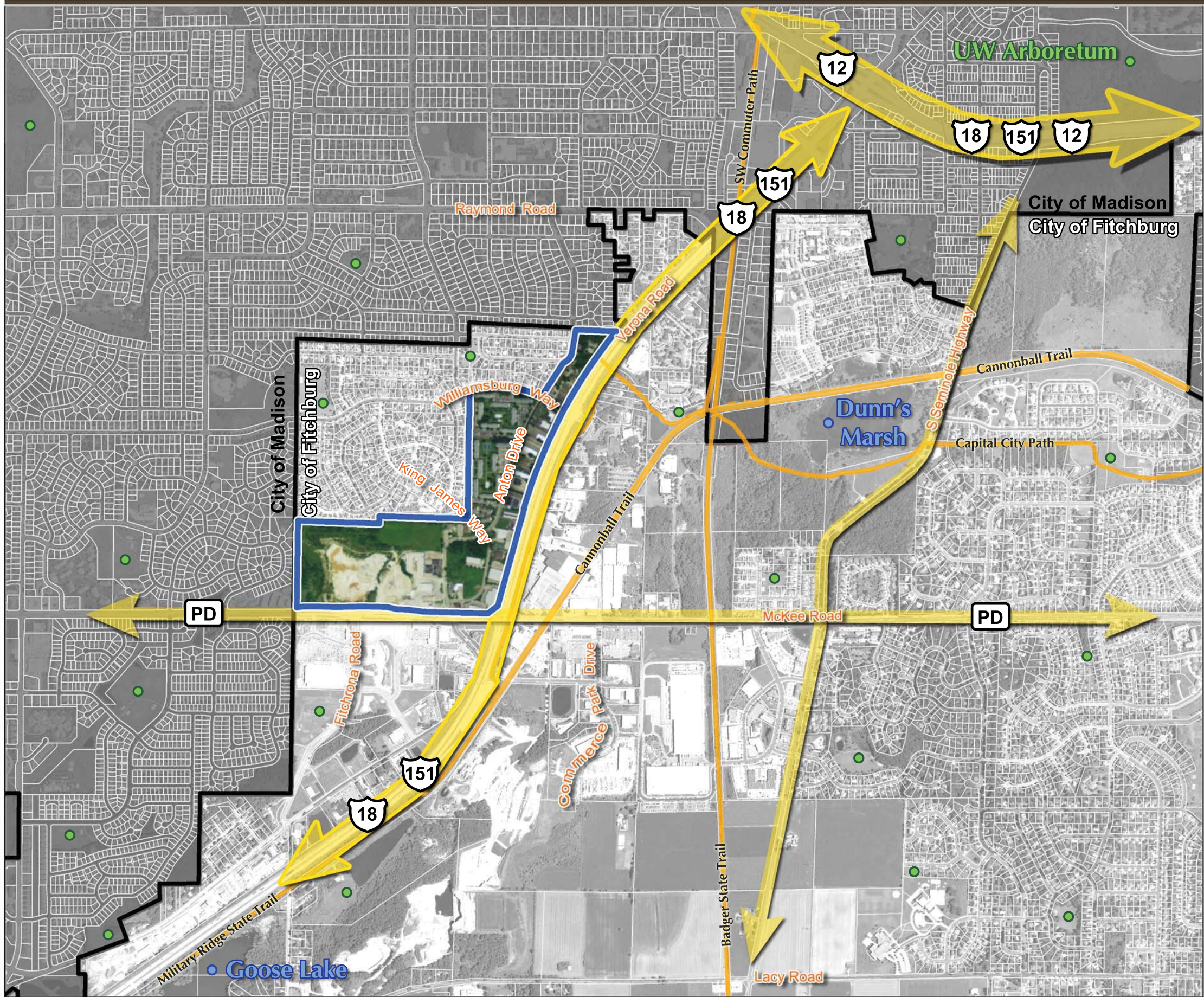
# ANTON DRIVE REDEVELOPMENT PLAN

## 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

## Existing Land Use

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

### Land Use

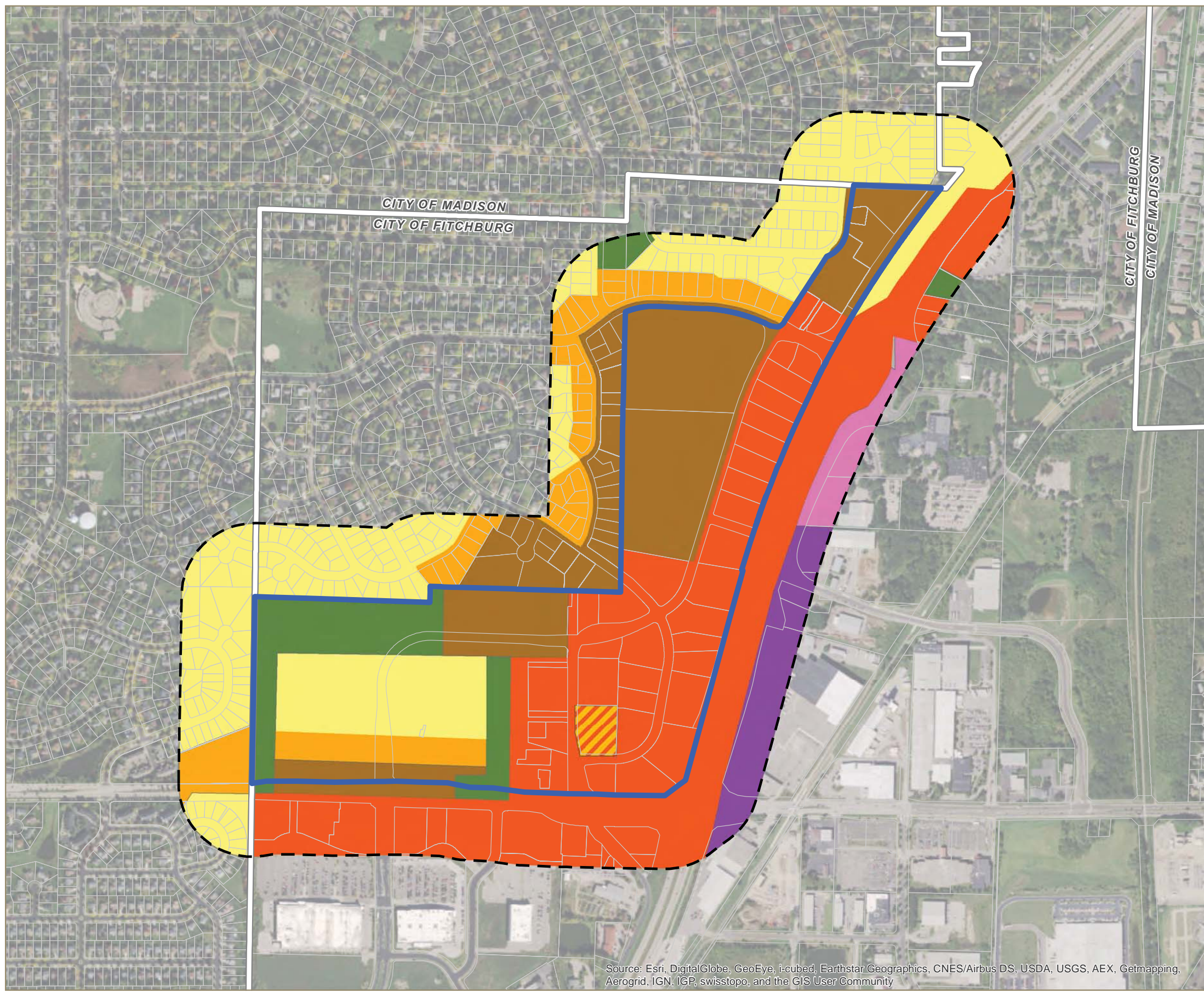
- Residential - Single Family
- Residential - Duplex
- Residential - Multi-Family
- Commercial
- Institutional
- Light Industrial
- Open Space
- Park
- Transportation

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.

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

## Future Land Use

Proposed by Anton Drive Redevelopment Plan (draft 07/07/16)

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

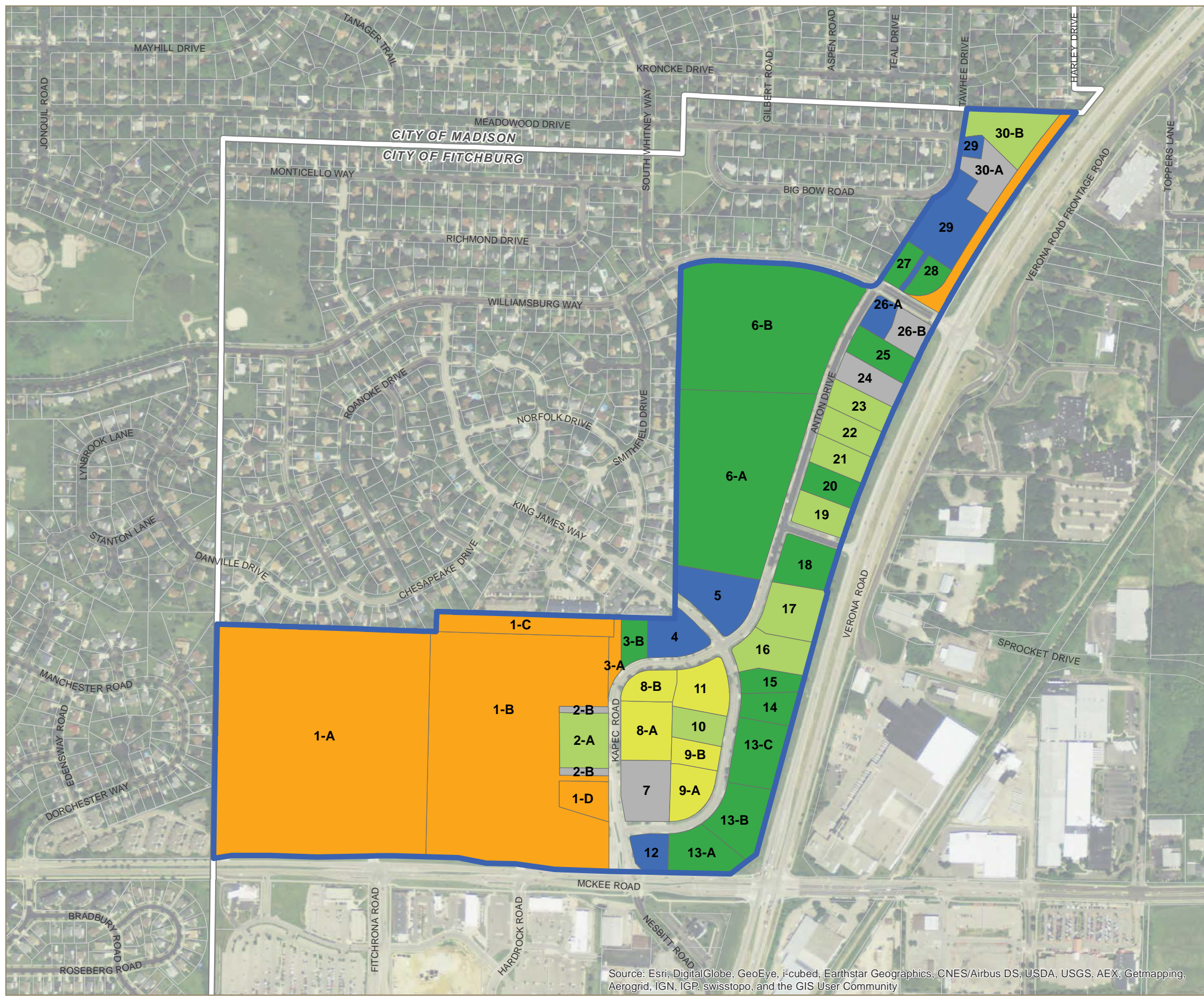
### Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Government / Institutional
- 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

## Property Value (per acre)

- Municipal Boundary
- Planning Area
- Parcel

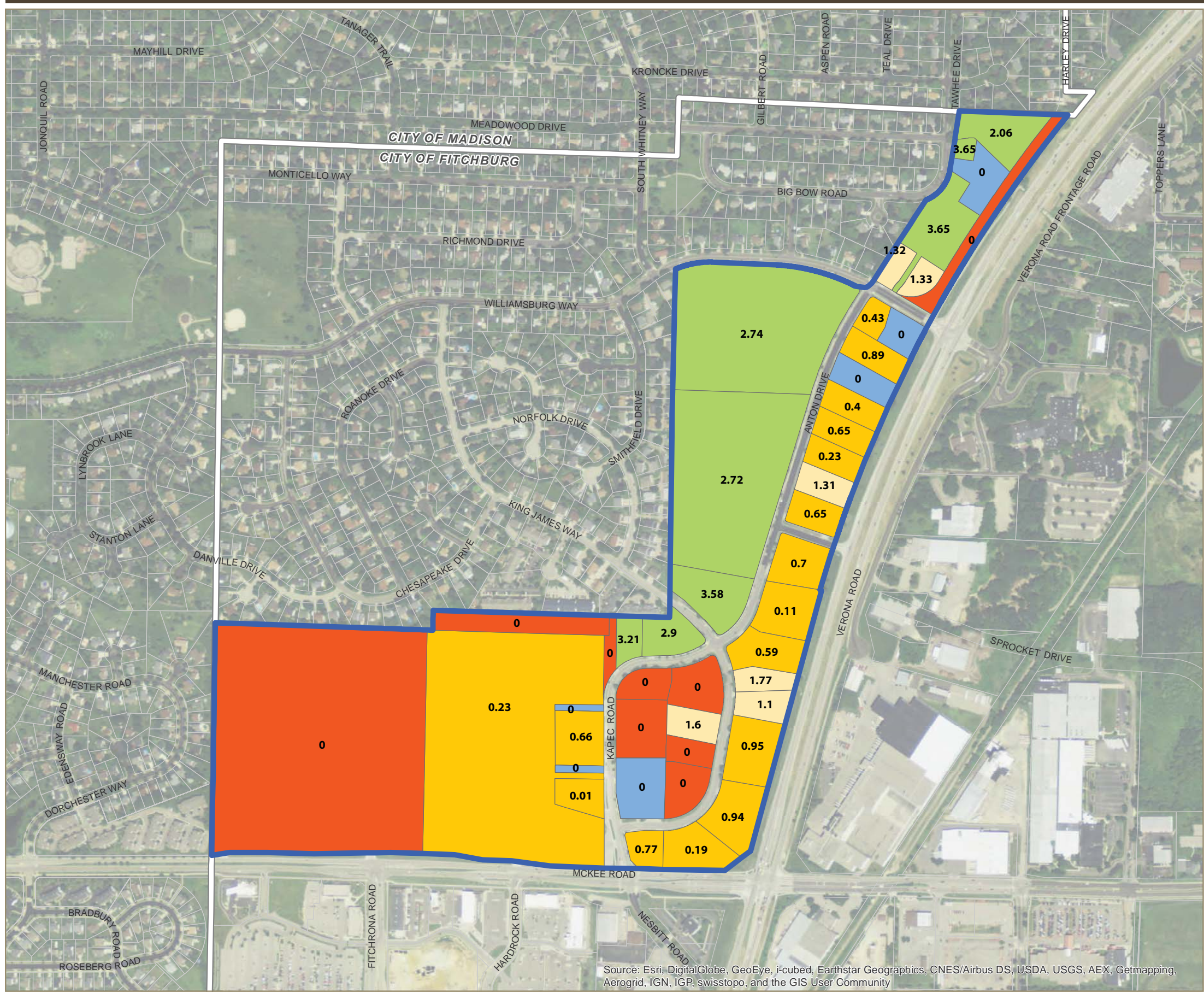
**Value / Acre**

- 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

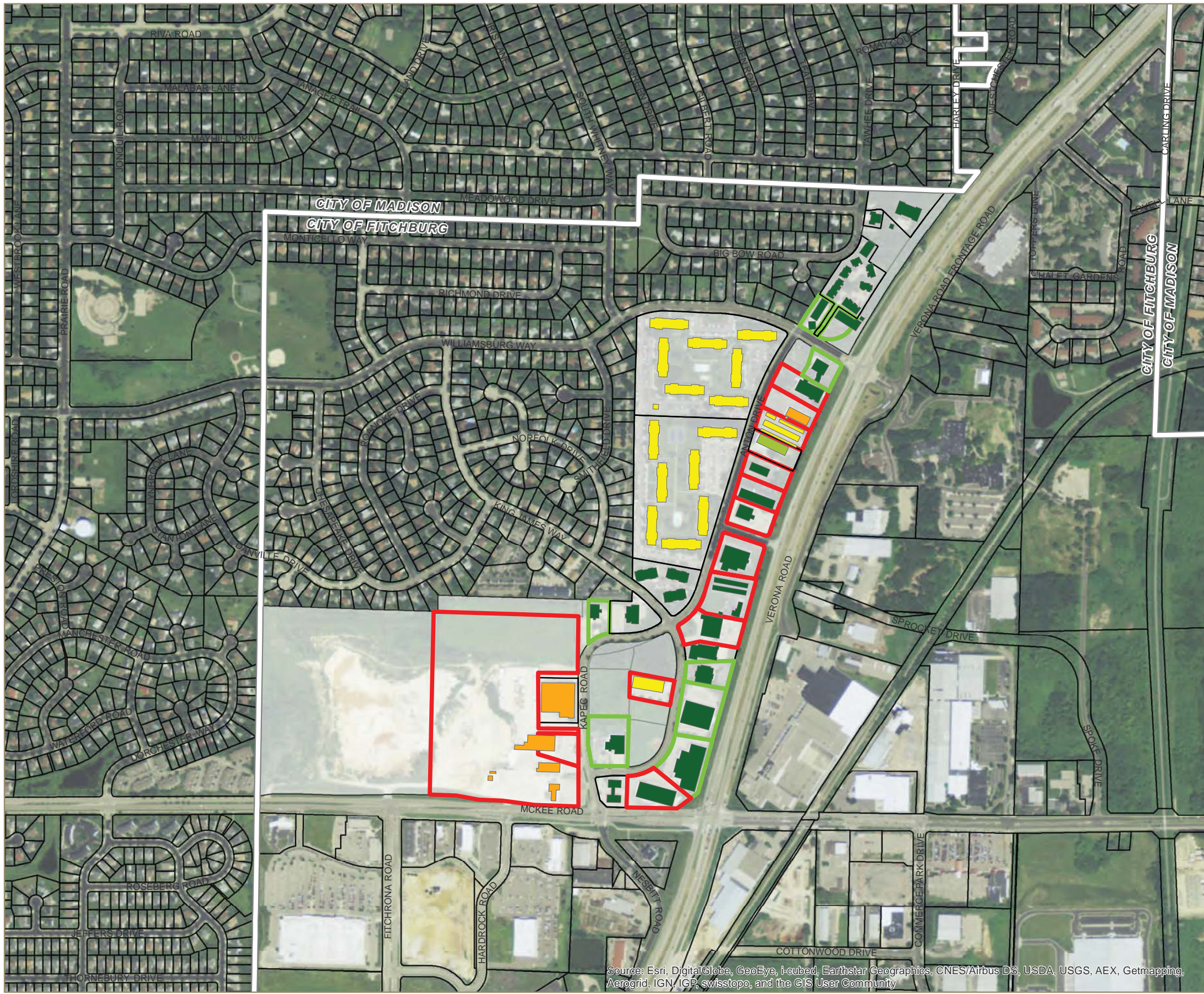
\* This is the ratio between the assessed value of the improvements (buildings) to the assessed value of the land (using 2015 City Assessments).

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

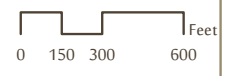
Weak

\* 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.

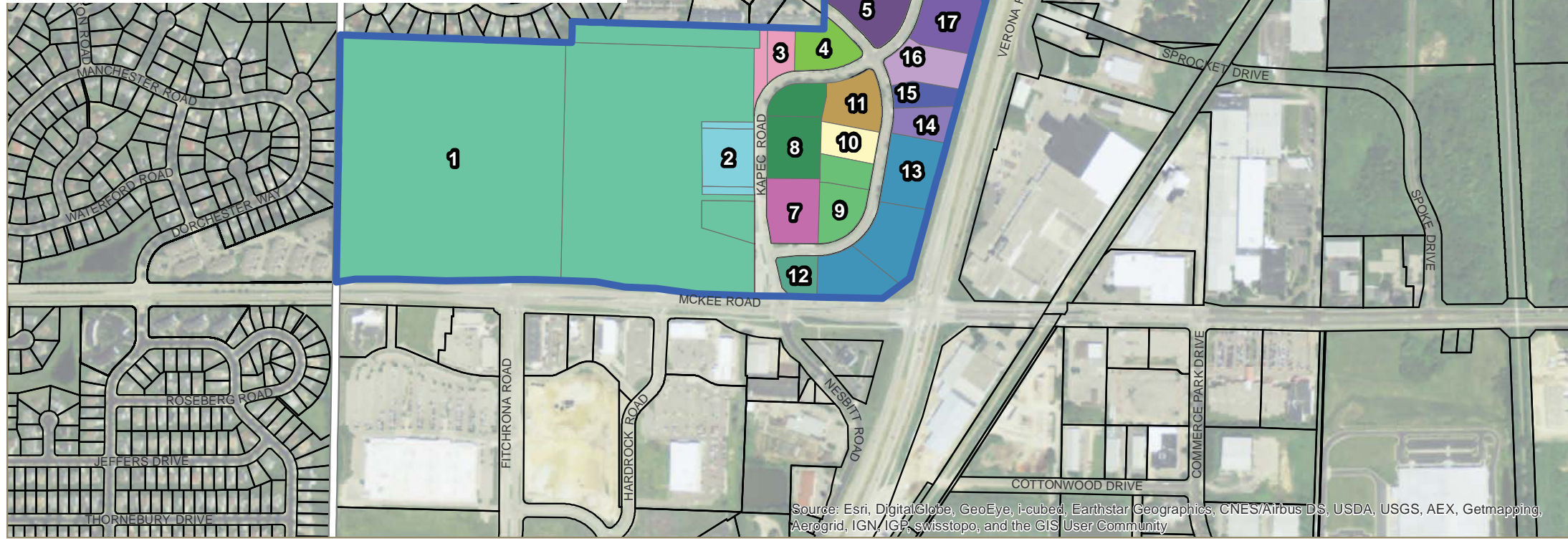
DATA SOURCES:  
PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.  
AERIAL IMAGERY PROVIDED BY ESRI.

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

ID	OWNER	BUSINESSES
1	WINGRA STONE CO	Wingra Stone Company
2	WINGRA REAL ESTATE 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	FITZGLIN LIMITED PARTNERSHIP	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 (until December 2016)
13	BENJAMIN PLUMBING	N.A. (currently under construction)
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 CHOPHIA	A1 Furniture & Mattress
19	MSB PROPERTY HOLDINGS INC	Mad Power Training
20	IN KAHOOOTS 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



# ANTON DRIVE REDEVELOPMENT PLAN

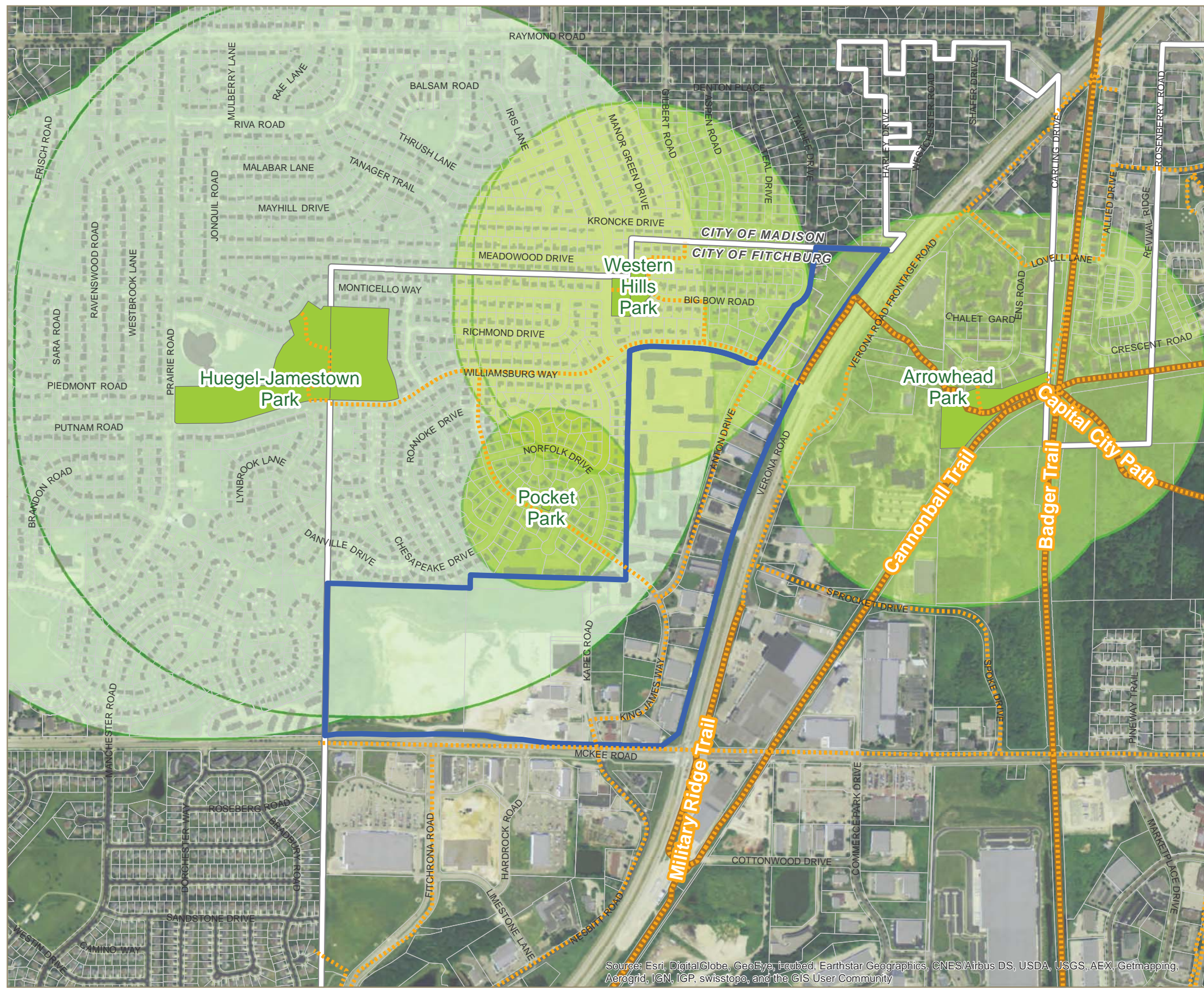
## Property Owner & Business Inventory

- Municipal Boundary
- Planning Area
- Parcel

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

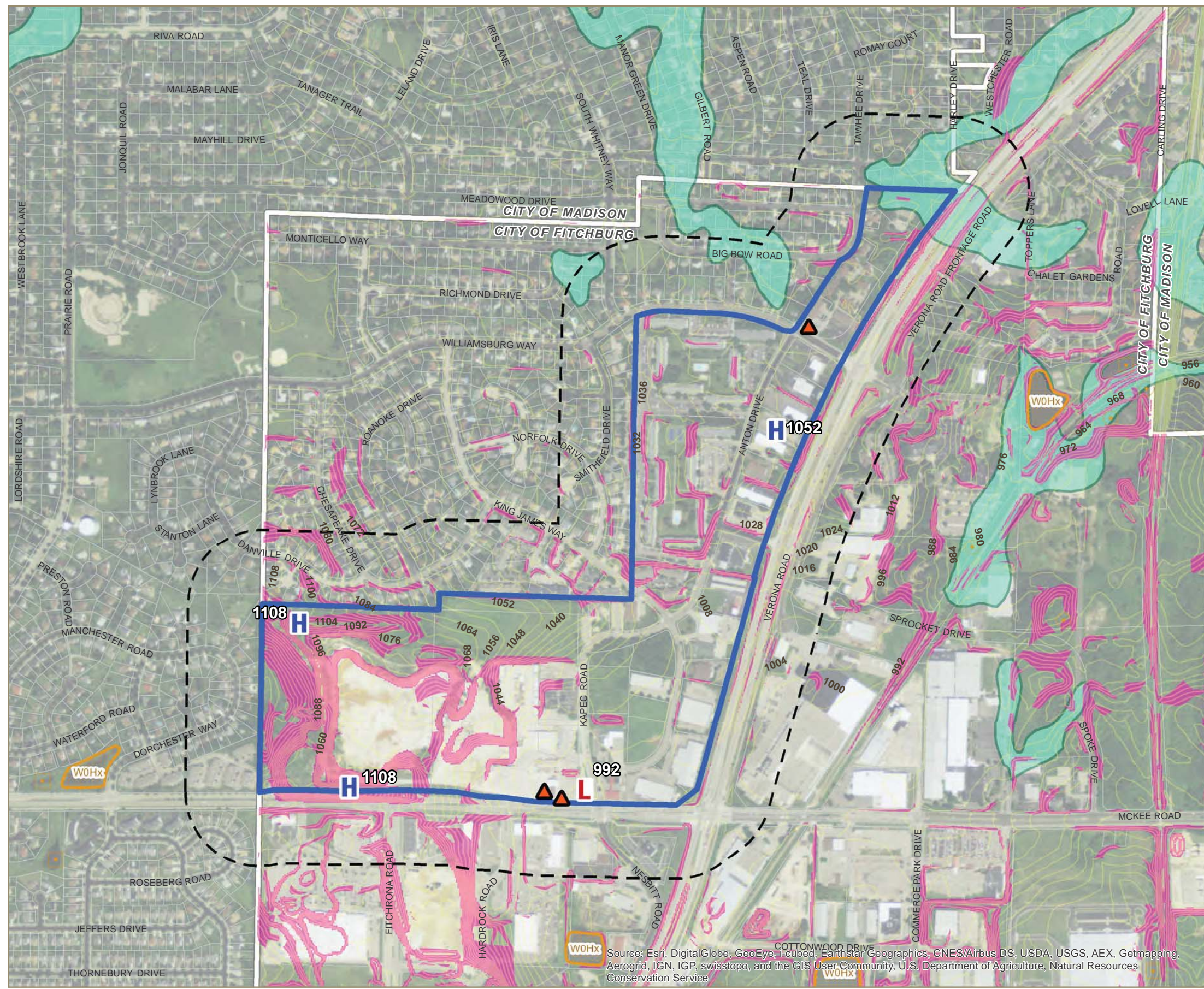
## Park Service Areas

- Municipal Boundary
- Planning Area
- Parcel
- Building Footprint
- City Parks
- Area Park Service Buffer (1/2 MI)
- Neighborhood Park Service Buffer (1/4 MI)
- Pocket Park Service Area (1/8 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, 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)

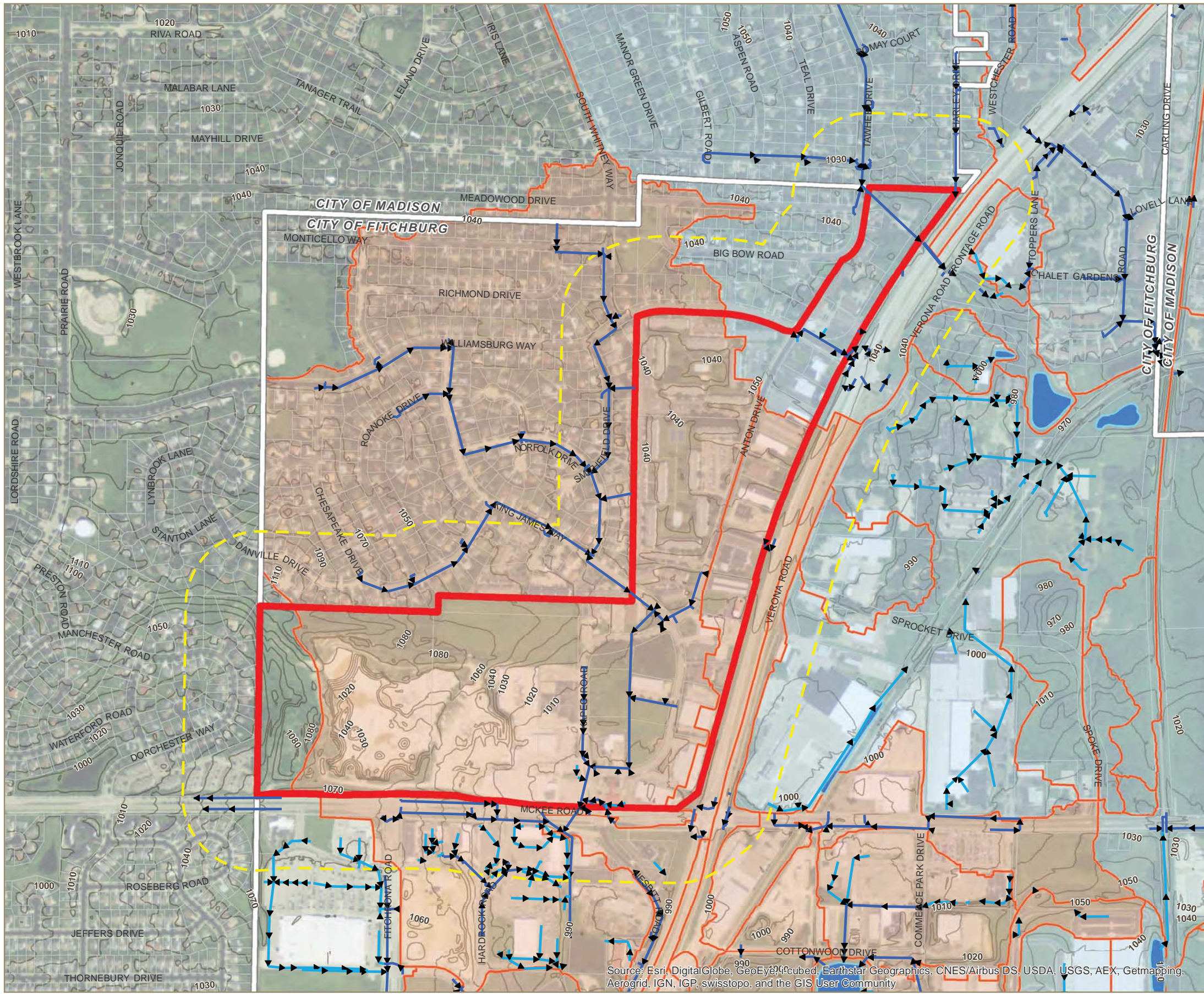
### Elevation

- 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

## Stormwater & Watershed Mgmt

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










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.

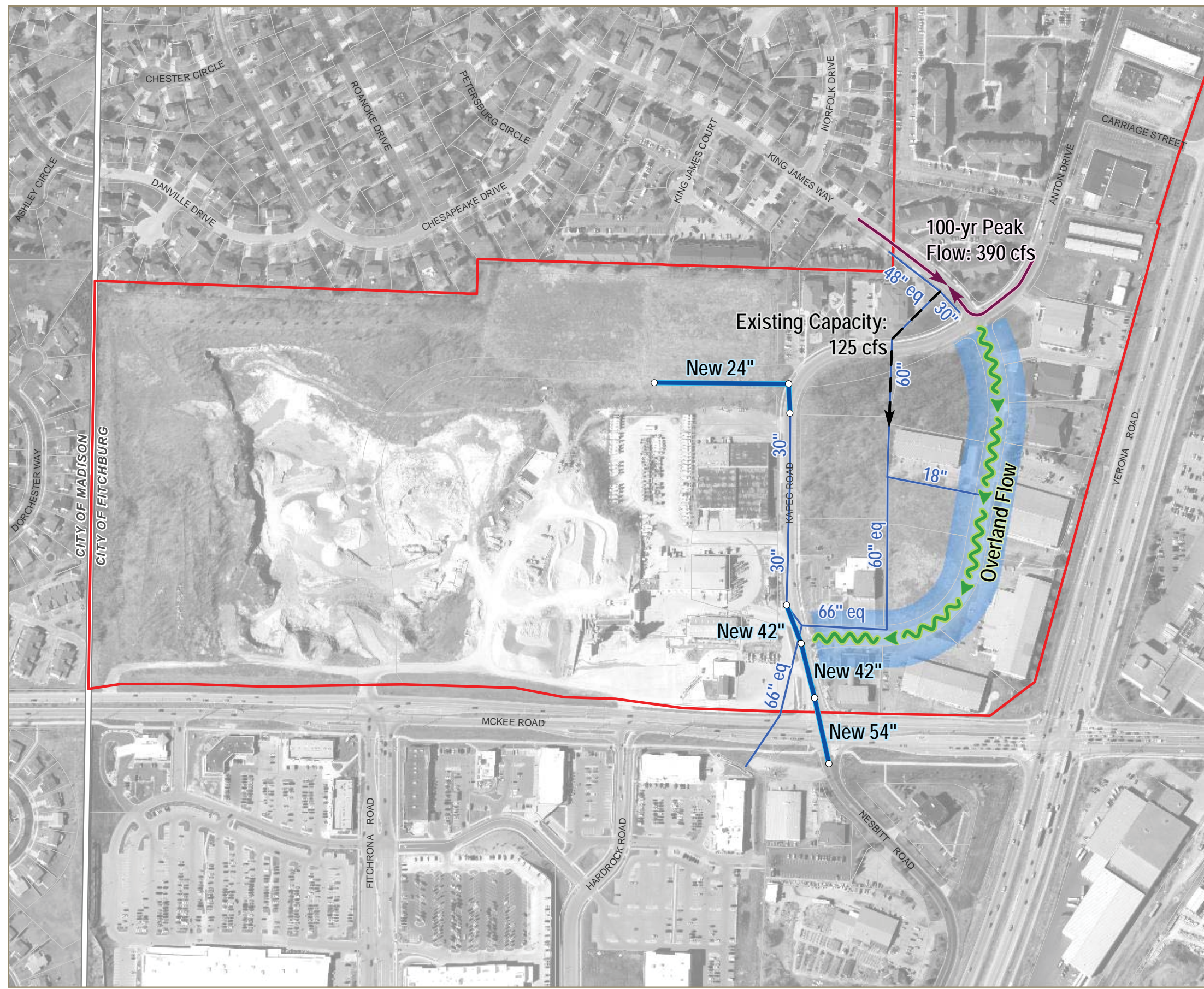
CITY OF FITCHBURG  
 DANE COUNTY, WI

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

# ANTON DRIVE REDEVELOPMENT PLAN

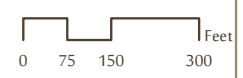
## Stormwater

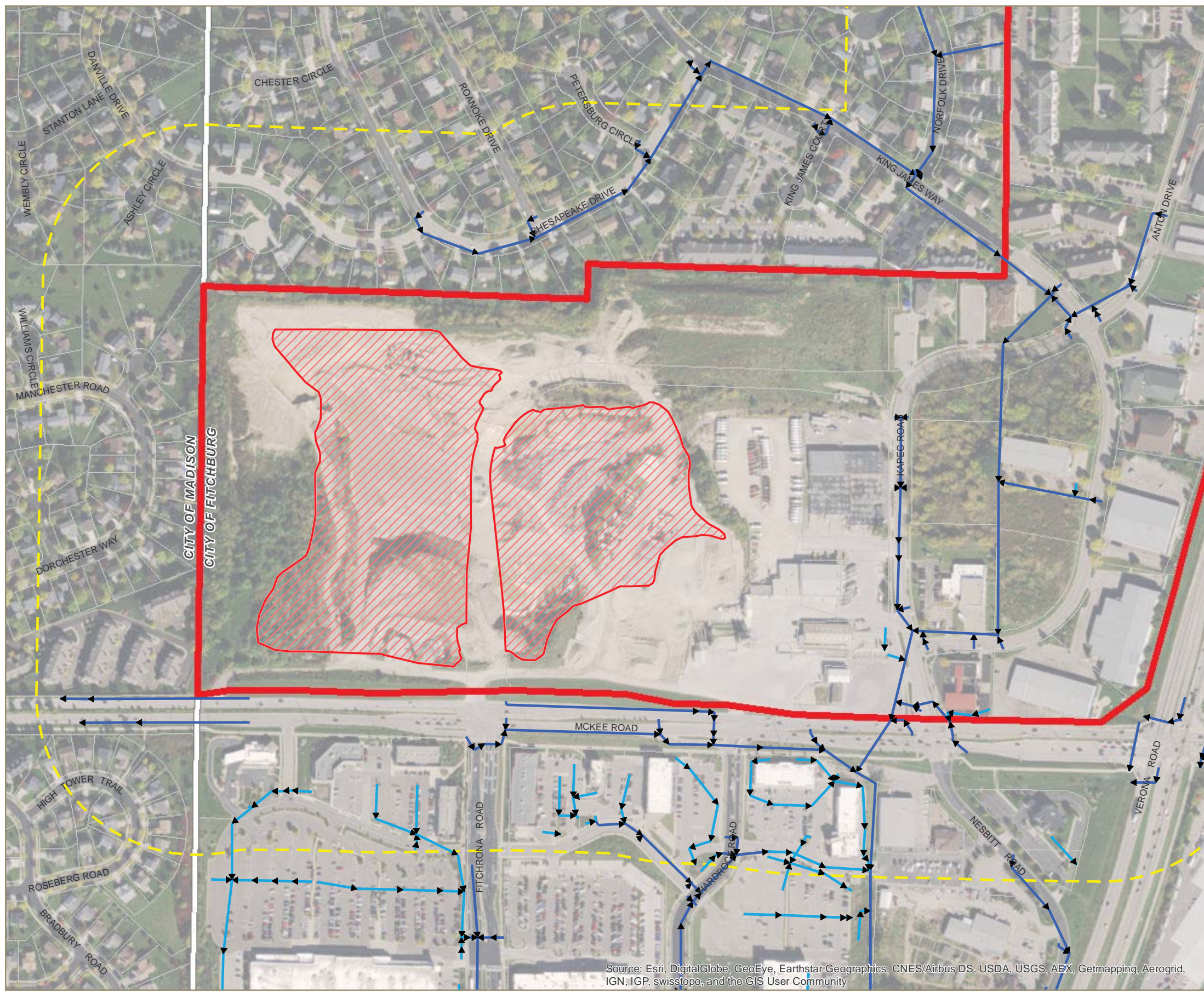
-  Municipal Boundary
-  Planning Area
-  Parcel
-  Existing Storm System (select)
-  Peak Flow
-  Existing Capacity
-  Overland Flow
-  New Pipe
-  Area of Flooding Concern



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

CITY OF FITCHBURG  
DANE COUNTY, WI





# ANTON DRIVE REDEVELOPMENT PLAN

## Stormwater Internally Drained Basins

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

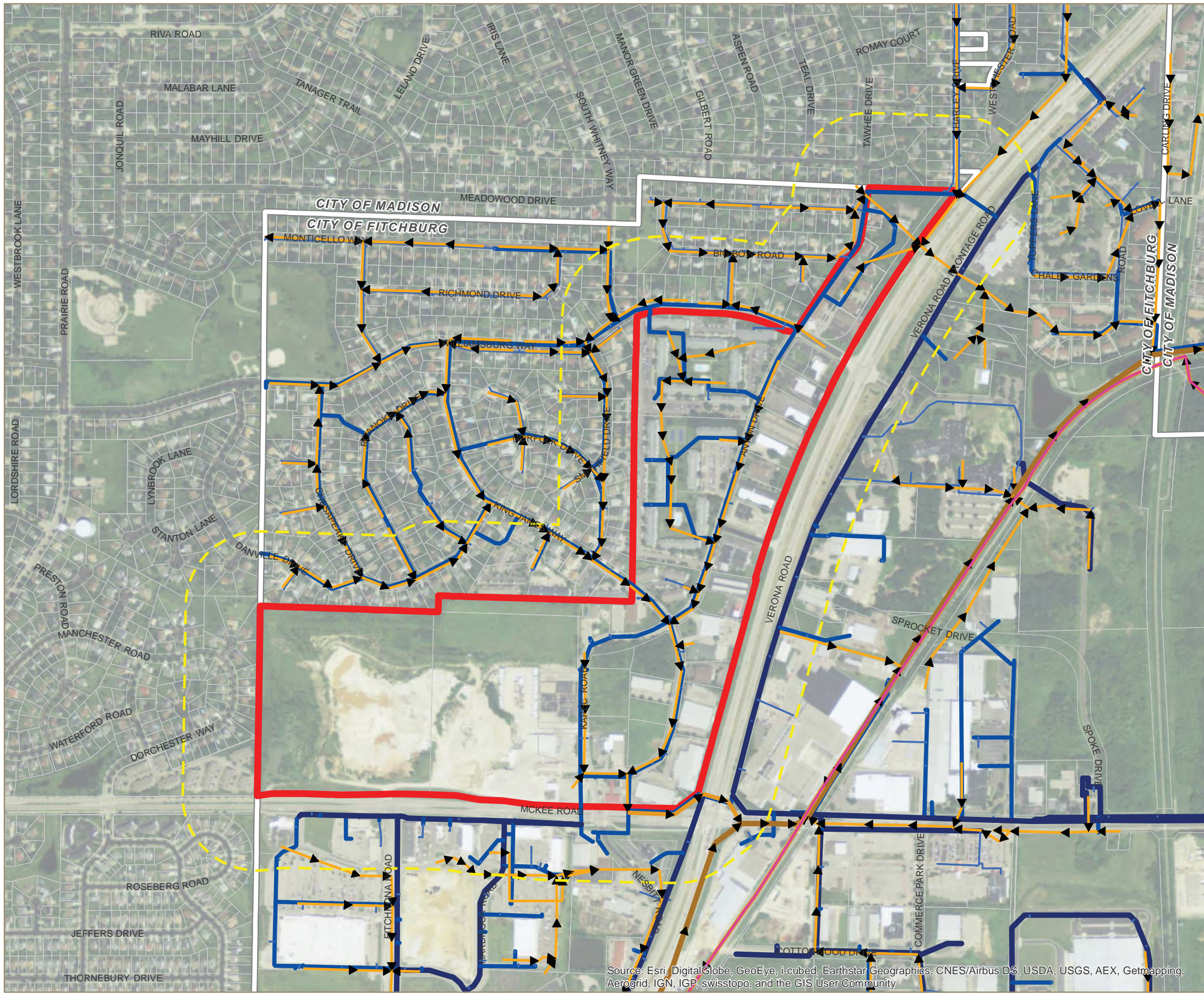
Stormsewer

- Public
- Private
- Retention Ponds
- Internally Drained Basins

DATA SOURCES:  
 PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.  
 INTERNALLY DRAINED BASINS PROVIDED BY STRAND.  
 AERIAL IMAGERY PROVIDED BY ESRI.

CITY OF FITCHBURG  
DANE COUNTY, WI

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



# ANTON DRIVE REDEVELOPMENT PLAN

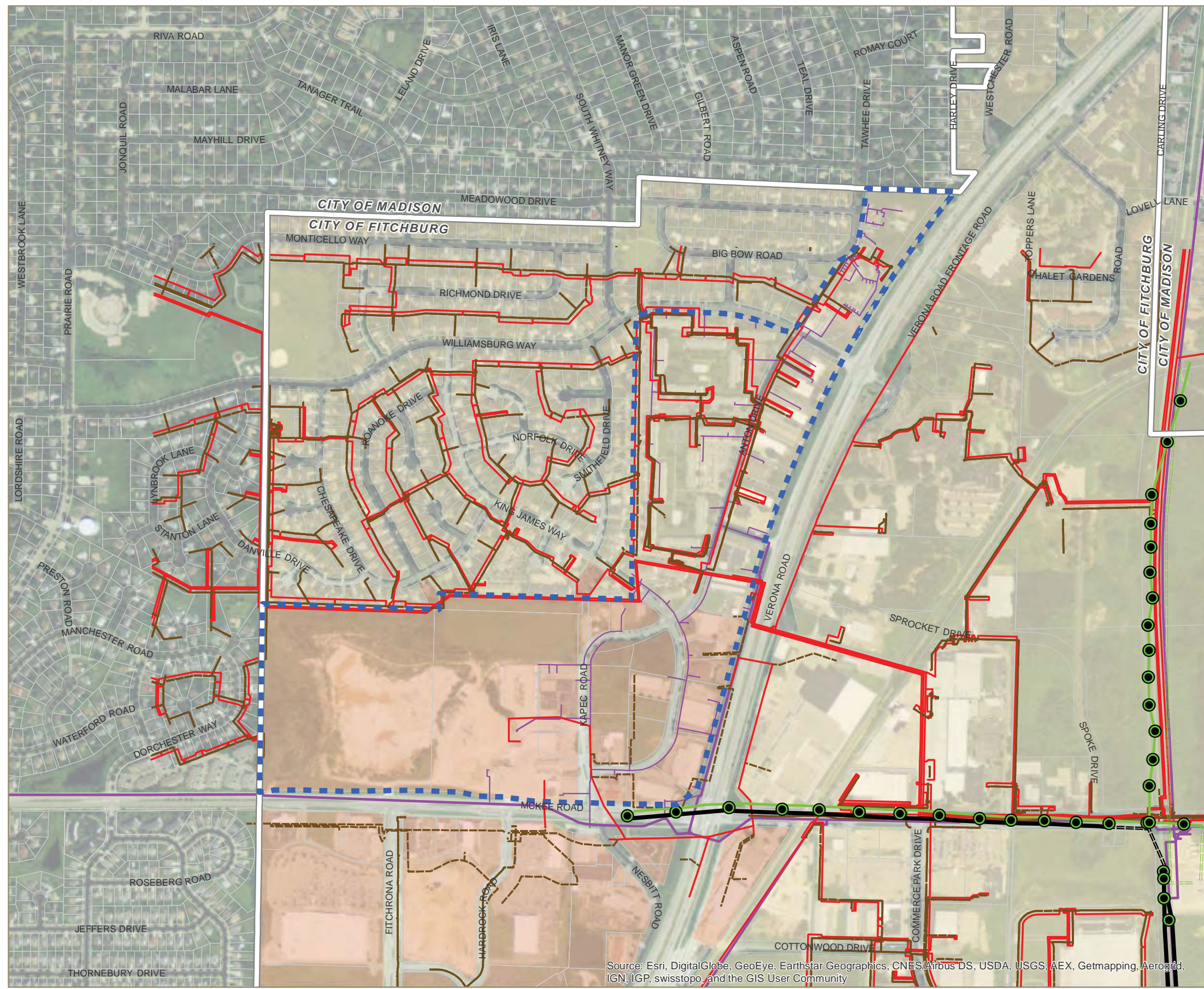
## Water & Wastewater Systems

- 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

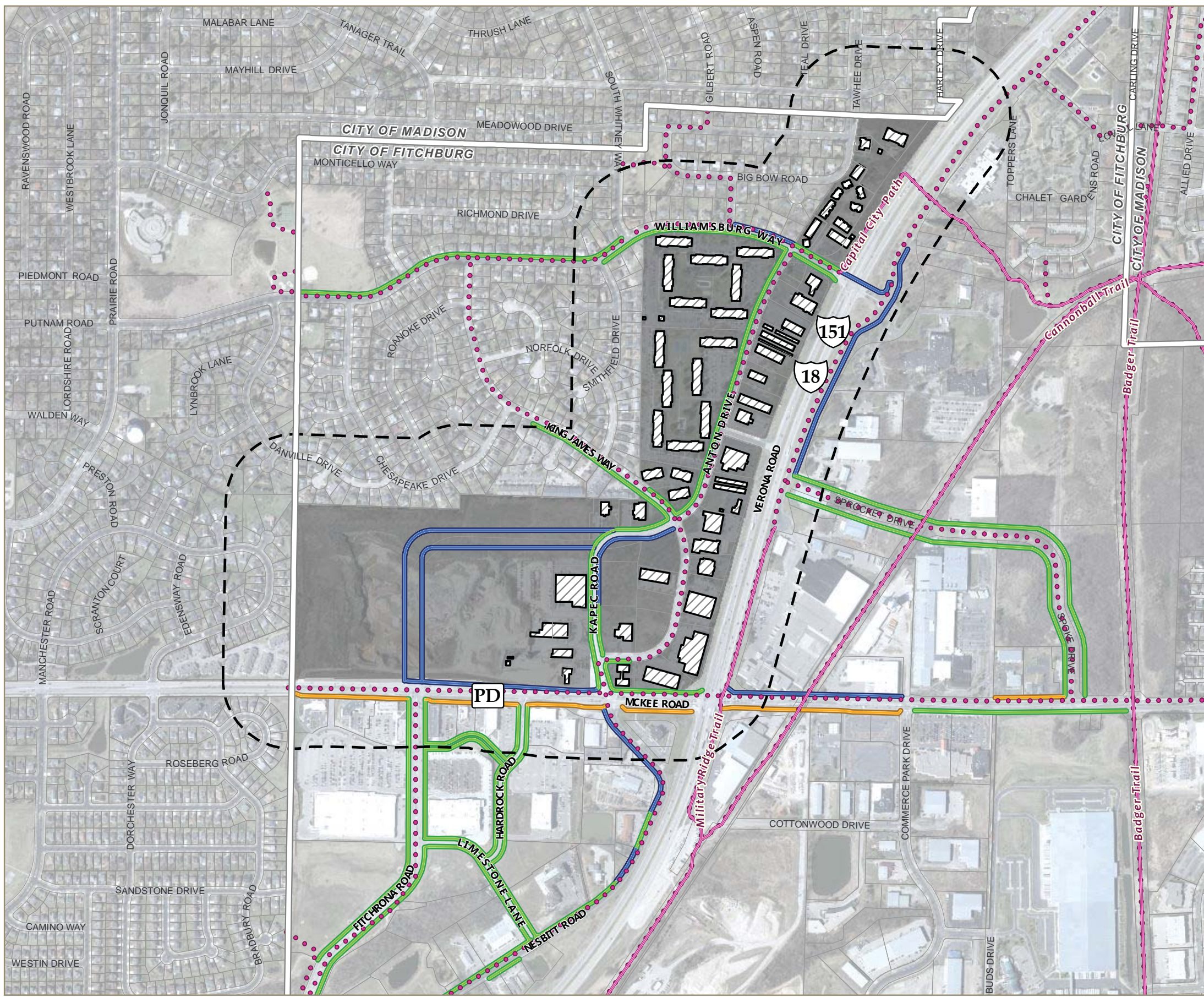
## Energy Utilities

- 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.

CITY OF FITCHBURG  
DANE COUNTY, WI

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



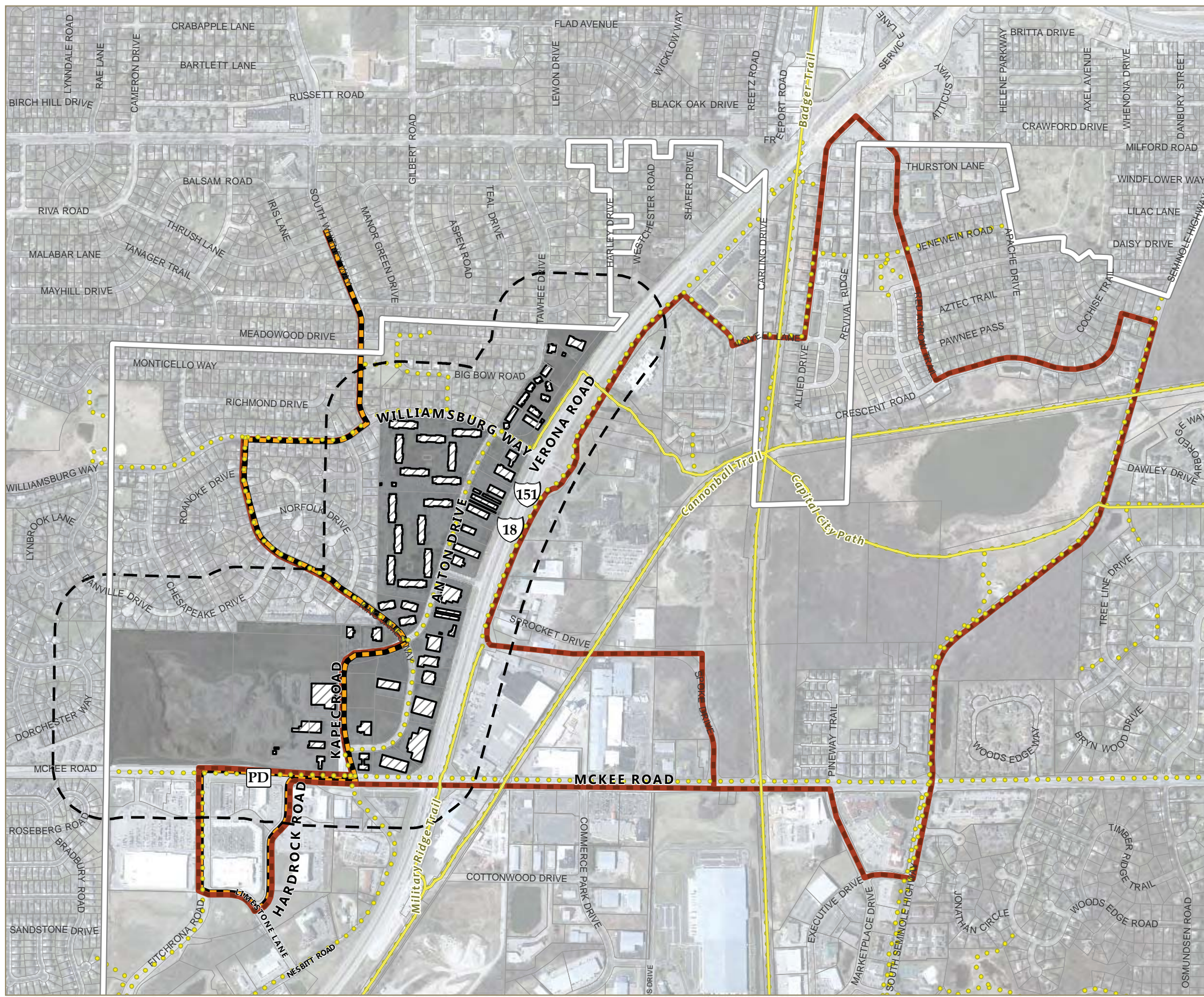
# ANTON DRIVE REDEVELOPMENT PLAN

## Bike and Pedestrian Network

- Municipal Boundary
- Planning Area
- Planning Area Buffer (500 ft)
- Parcel
- Building Footprint
- Existing Sidewalk (5 ft)
- Existing Multi-Use Path (8-10 ft)
- WisDOT Proposed Sidewalk
- Bike Trail
- Bike Route

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

CITY OF FITCHBURG  
 DANE COUNTY, WI



# ANTON DRIVE REDEVELOPMENT PLAN

## Metro Transit

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

Bus Route

- 52
- 59






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

CITY OF FITCHBURG  
DANE COUNTY, WI



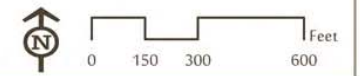
# ANTON DRIVE REDEVELOPMENT PLAN

## (Re)Development Opportunities

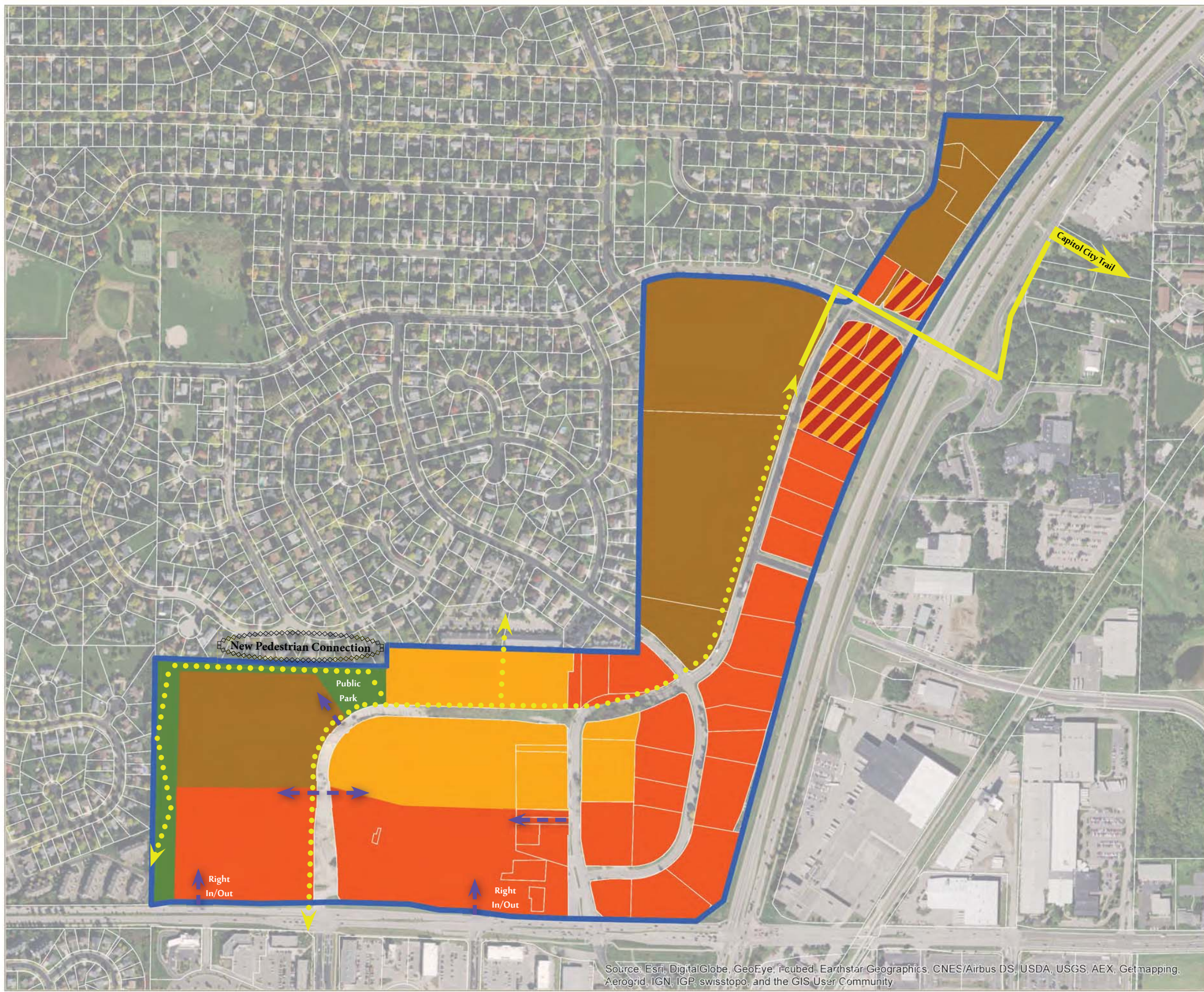
-  Planning Area
-  Parcel
-  Development Area
-  1st Priority Redevelopment Area
-  2nd Priority Redevelopment Area

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 (Scenario A)

## Future Land Use

Proposed by Anton Drive Redevelopment Plan

- Planning Area
- Parcel

### Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Business
- Industrial - Commercial
- Industrial - General
- Park & Conservancy

### Potential Access/Trail

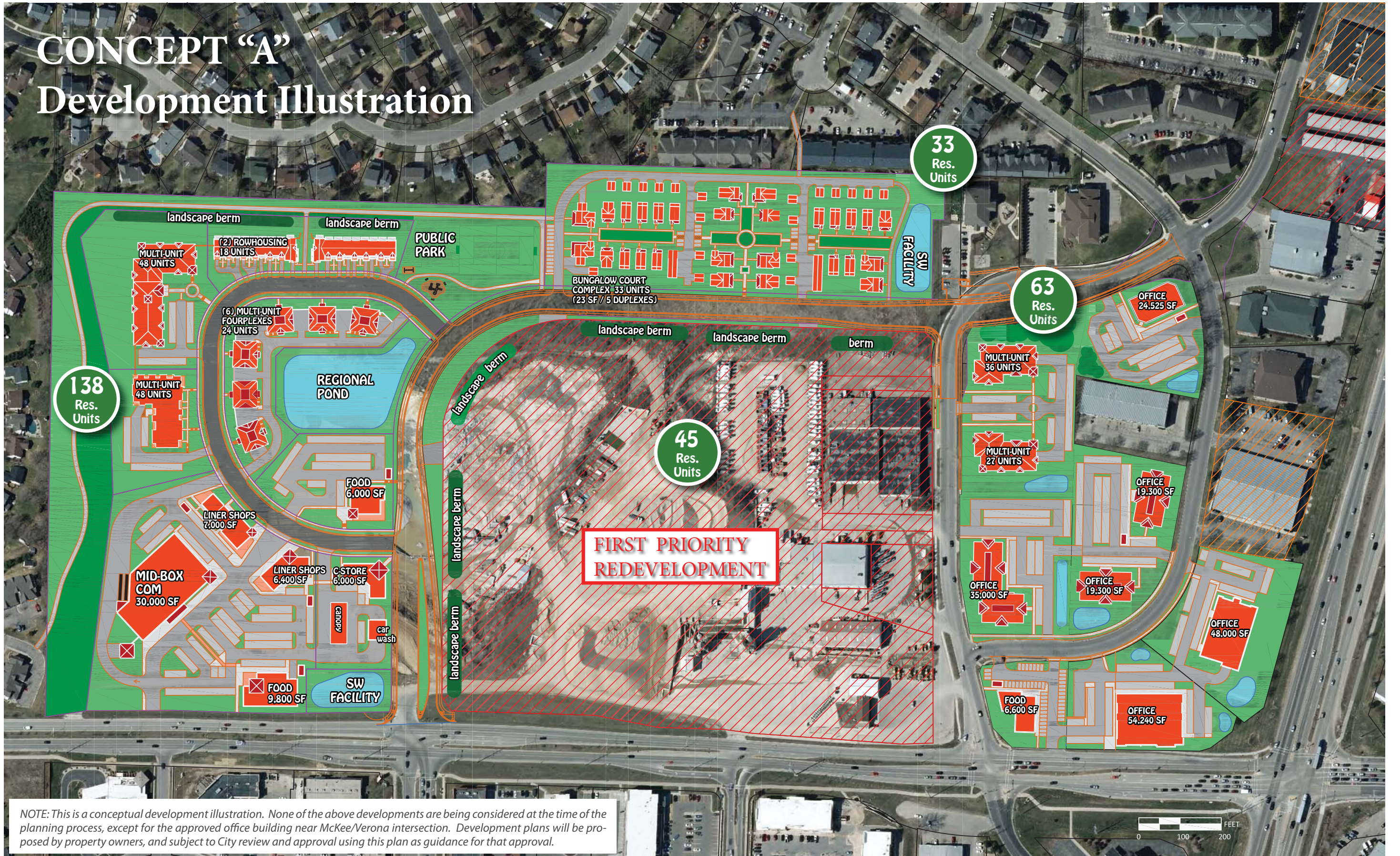
- Pedestrian Access/Trail
- Vehicle Access

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

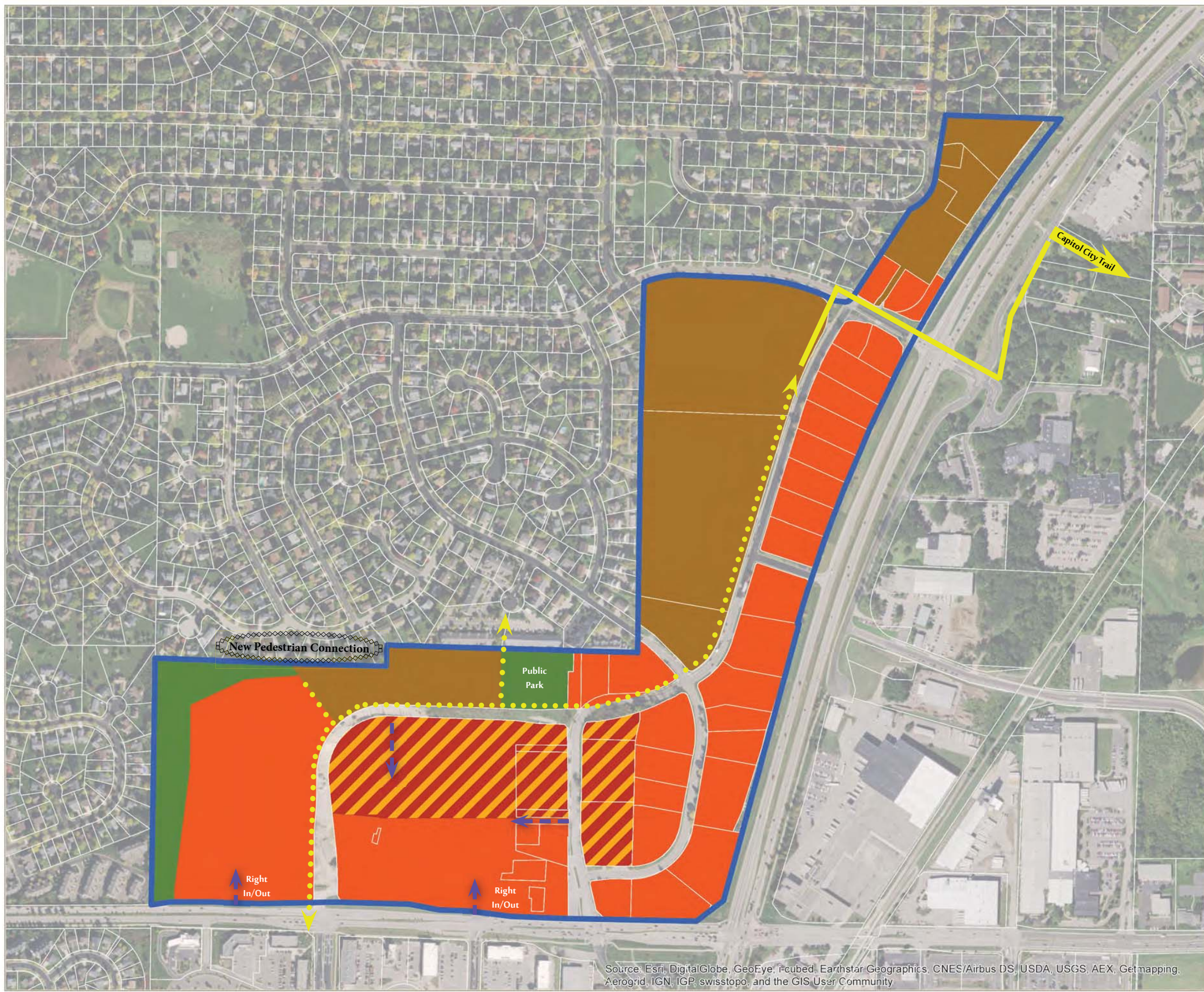
Source: Esri, DigitalGlobe, GeoEye, iCubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

# CONCEPT "A" Development Illustration



NOTE: This is a conceptual development illustration. None of the above developments are being considered at the time of the planning process, except for the approved office building near McKee/Verona intersection. Development plans will be proposed by property owners, and subject to City review and approval using this plan as guidance for that approval.





# ANTON DRIVE REDEVELOPMENT PLAN (Scenario B)

## Future Land Use

Proposed by Anton Drive Redevelopment Plan

- Planning Area
- Parcel

### Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Business
- Industrial - Commercial
- Industrial - General
- Park & Conservancy

### Potential Access/Trail

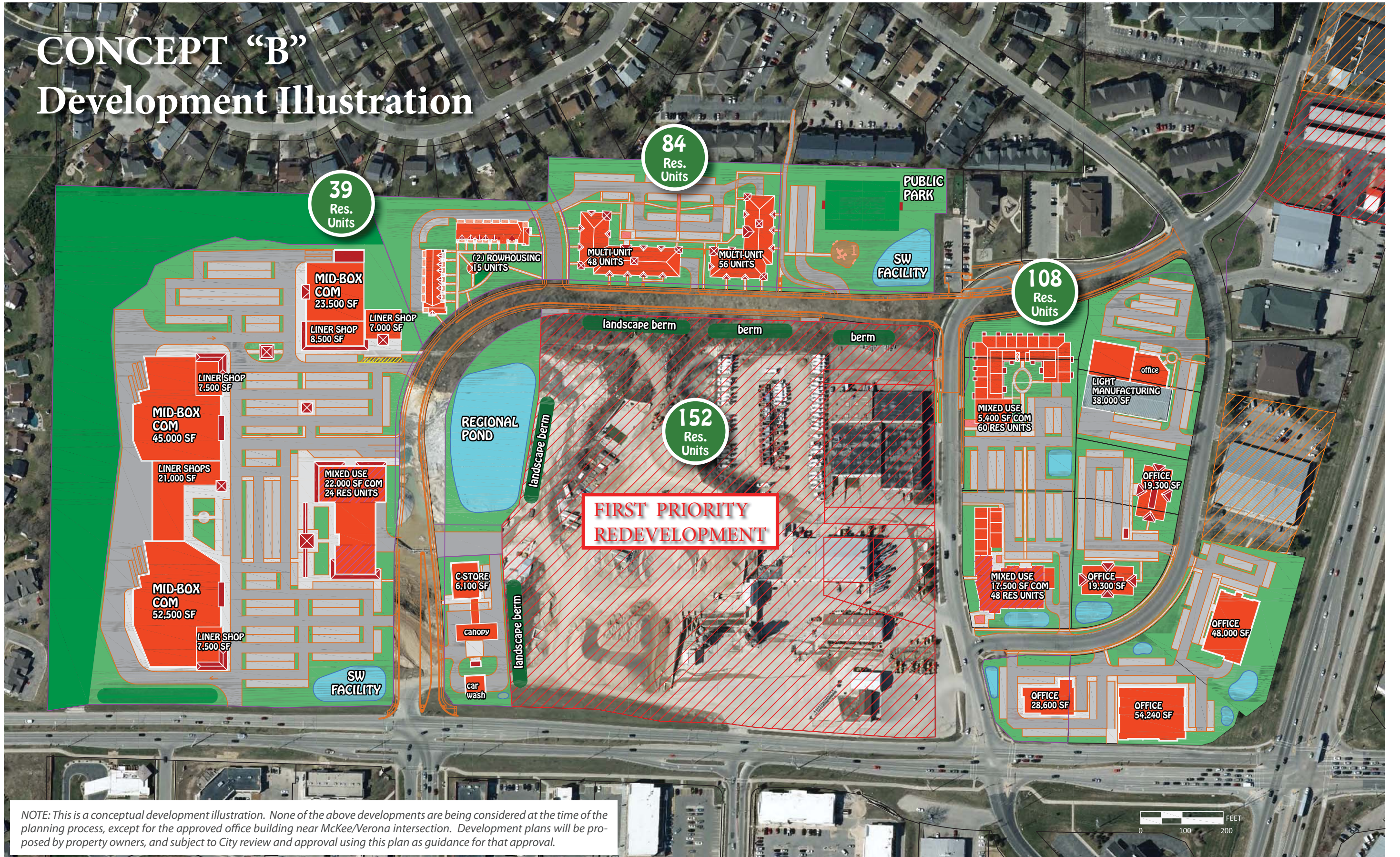
- Pedestrian Access/Trail
- Vehicle Access

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.

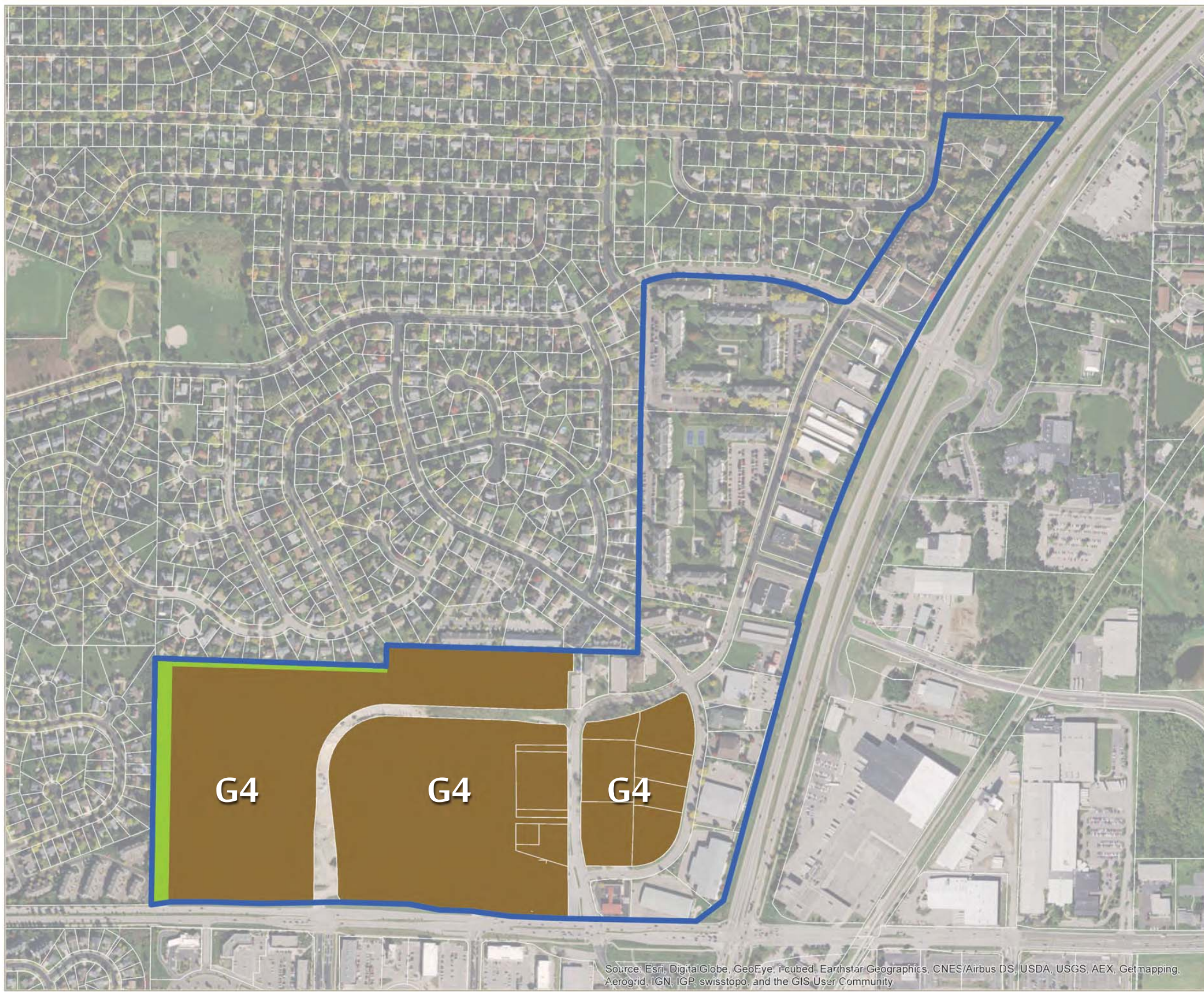
CITY OF FITCHBURG  
DANE COUNTY, WI

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

# CONCEPT "B" Development Illustration






NOTE: This is a conceptual development illustration. None of the above developments are being considered at the time of the planning process, except for the approved office building near McKee/Verona intersection. Development plans will be proposed by property owners, and subject to City review and approval using this plan as guidance for that approval.



# ANTON DRIVE REDEVELOPMENT PLAN

## SECTOR PLAN

Development Exercise (not final)

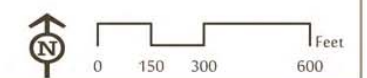
-  Municipal Boundary
-  Planning Area
-  Parcel

### Open Space and Growth Sectors

-  01 - Preserved Open Sector
-  02 - Reserved Open Sector
-  G2 - Controlled Growth Sector
-  G3 - Intended Growth Sector
-  G4 - Infill Growth Sector
-  G5 - Repair Sector

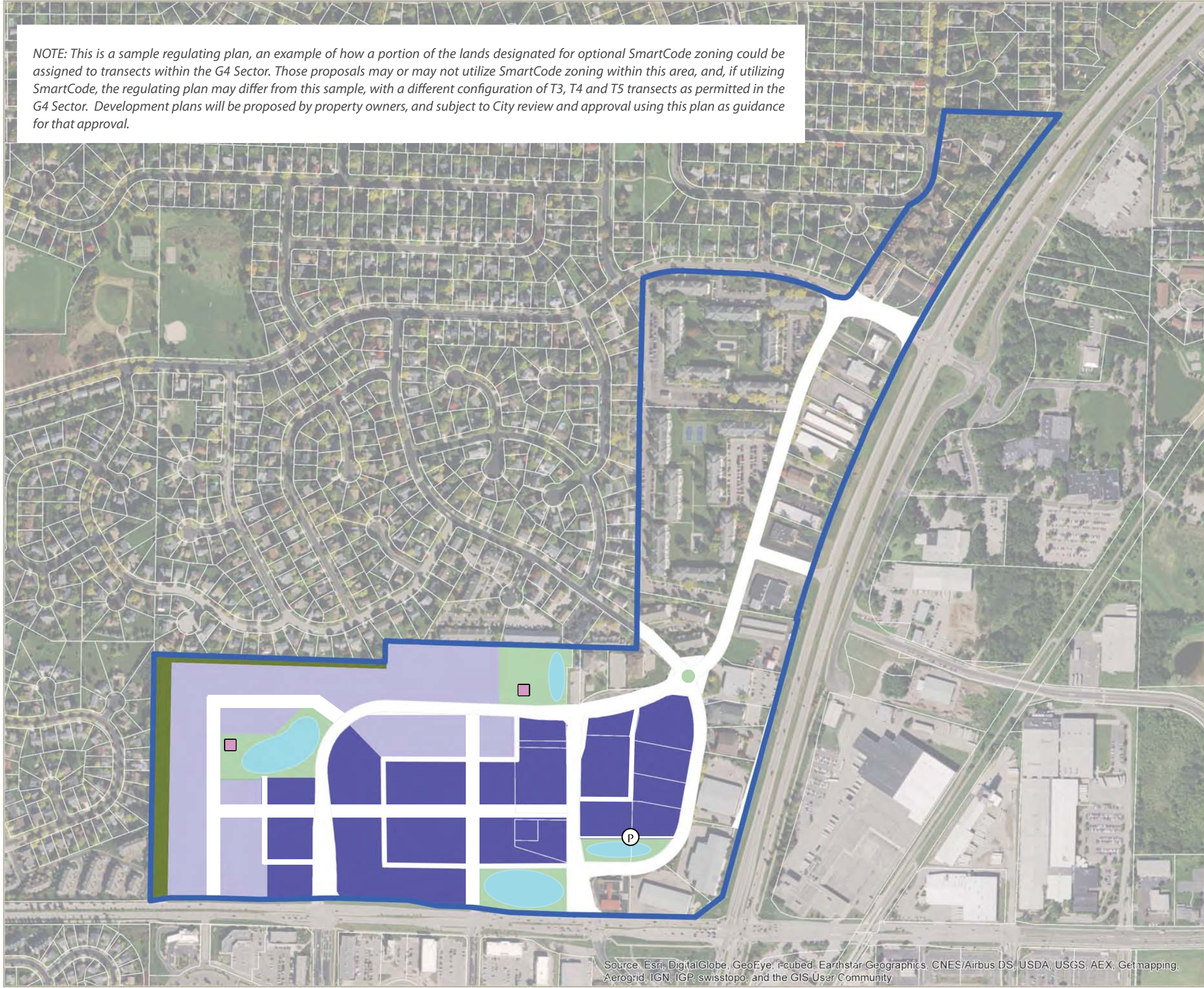
DATA SOURCES:  
PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.  
FUTURE LAND USE PROVIDED BY THE CITIES OF FITCHBURG AND MADISON.  
AERIAL IMAGERY PROVIDED BY ESRI.

CITY OF FITCHBURG  
DANE COUNTY, WI



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










NOTE: This is a sample regulating plan, an example of how a portion of the lands designated for optional SmartCode zoning could be assigned to transects within the G4 Sector. Those proposals may or may not utilize SmartCode zoning within this area, and, if utilizing SmartCode, the regulating plan may differ from this sample, with a different configuration of T3, T4 and T5 transects as permitted in the G4 Sector. Development plans will be proposed by property owners, and subject to City review and approval using this plan as guidance for that approval.



# ANTON DRIVE REDEVELOPMENT PLAN


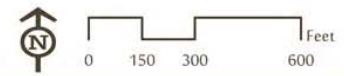
## REGULATING PLAN

Proposed by Anton Drive Redevelopment Plan

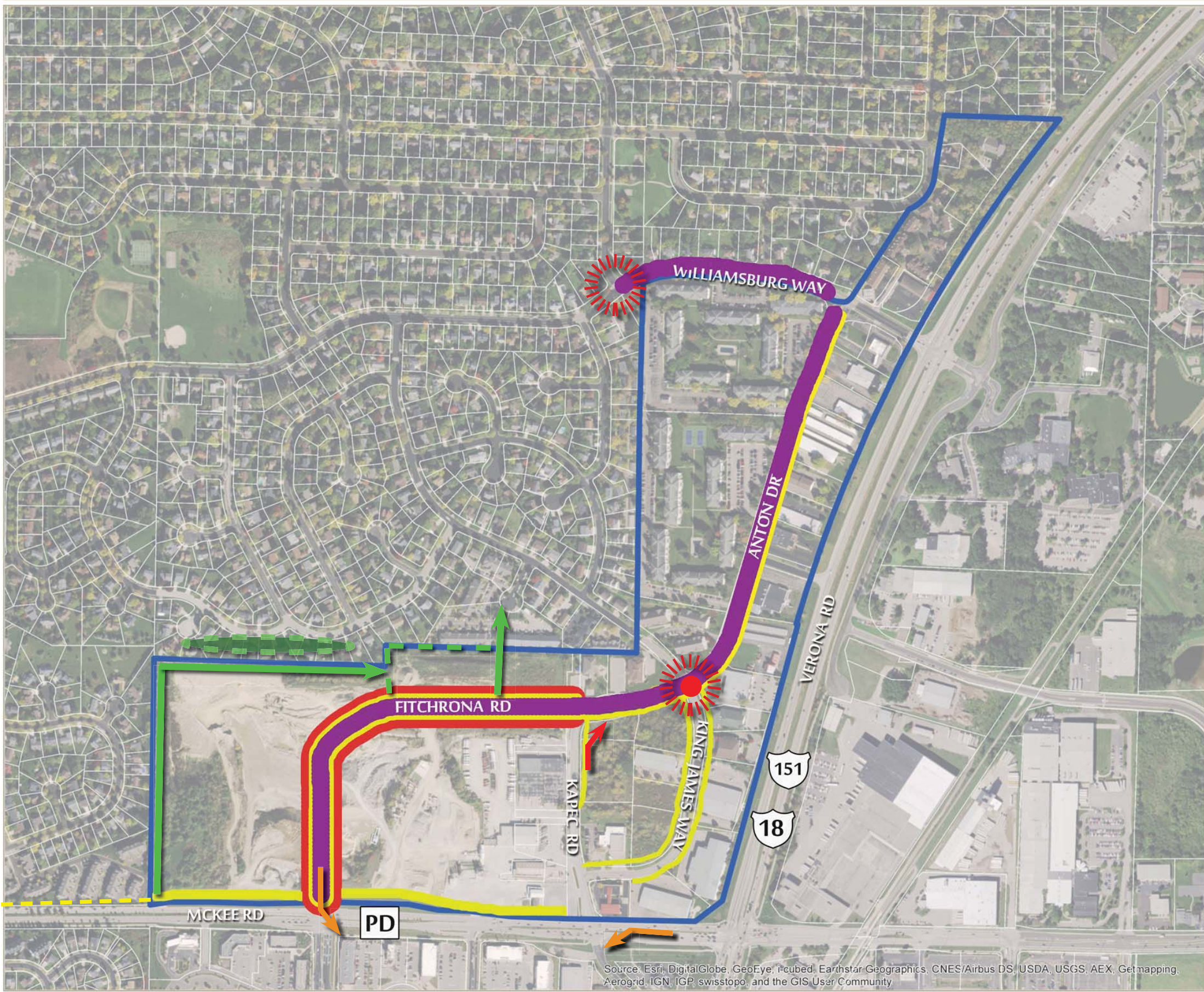
-  Municipal Boundary
-  Planning Area
-  Parcel
-  T1 Natural Zone
-  T4 General Urban Zone
-  T5 Urban Center Zone
-  Stormwater Management Facility
-  Civic Zone
-  Playground

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



# ANTON DRIVE REDEVELOPMENT PLAN

## RECOMMENDED MOBILITY IMPROVEMENTS








- Planning Area
  - Parcel
  - Intersection Review
  - Potential Roundabout (Reserve R.O.W.)
  - Expand R.O.W. (Fitchrona Rd)
  - Left Turn Improvement
  - Right Turn Addition (Reserve R.O.W.)
  - Bike Lane Facilities (Both sides)
  - Multi-Use Path Addition
  - Alternative Multi-Use Path
  - Multi-Use Path Connection to Neighborhood (location not specific)
  - Sidewalk Addition
  - Wide Sidewalk Addition
  - City of Madison Sidewalk Addition
- DATA SOURCES:  
PARCELS AND ROAD NAMES PROVIDED BY DANE COUNTY.  
AERIAL IMAGERY PROVIDED BY ESRI.

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DANE COUNTY, WI

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# ANTON DRIVE REDEVELOPMENT PLAN

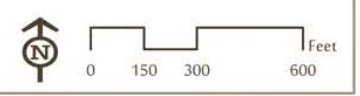
## PLACEMAKING STRATEGIES

-  Planning Area
-  Parcel
-  Terminus
-  Hold Corners
-  Road/Trail Connection
-  Primary Frontage
-  Secondary Frontage



DATA SOURCES:  
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# ANTON DRIVE REDEVELOPMENT PLAN

## SECTOR PLAN

Proposed by Anton Drive Redevelopment Plan

-  Municipal Boundary
-  Planning Area
-  Parcel

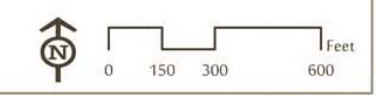
### Open Space and Growth Sectors

-  01 - Preserved Open Sector
-  02 - Reserved Open Sector
-  G2 - Controlled Growth Sector
-  G3 - Intended Growth Sector
-  G4 - Infill Growth Sector
-  G5 - Repair Sector

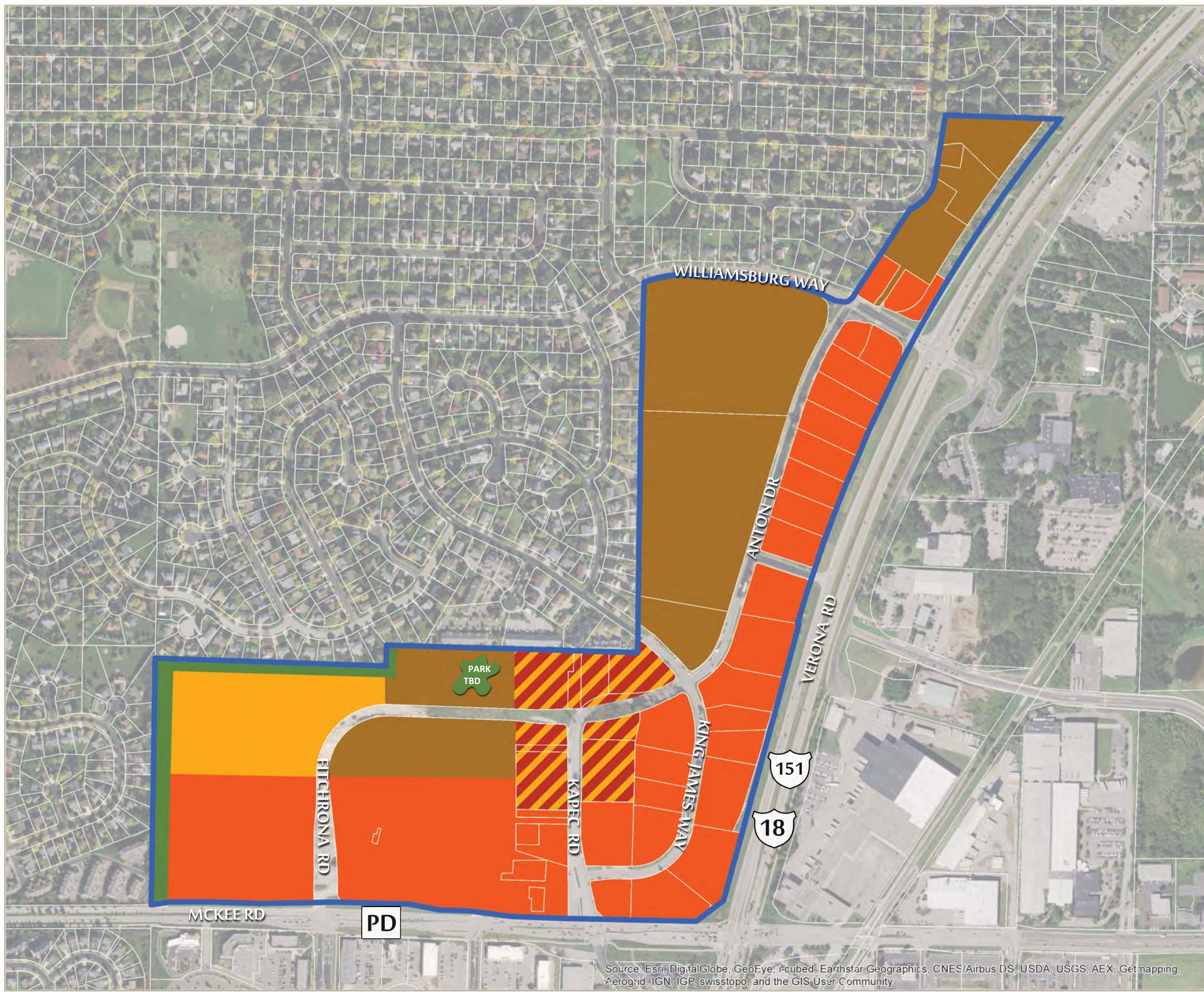


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# ANTON DRIVE REDEVELOPMENT PLAN

## Future Land Use

Proposed by Anton Drive Redevelopment Plan

- Planning Area
- Parcel

### Future Land Use

- Medium Density Residential
- High Density Residential
- Mixed Use
- Business
- Park & Conservancy
- Park Space (location and size to be determined)






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

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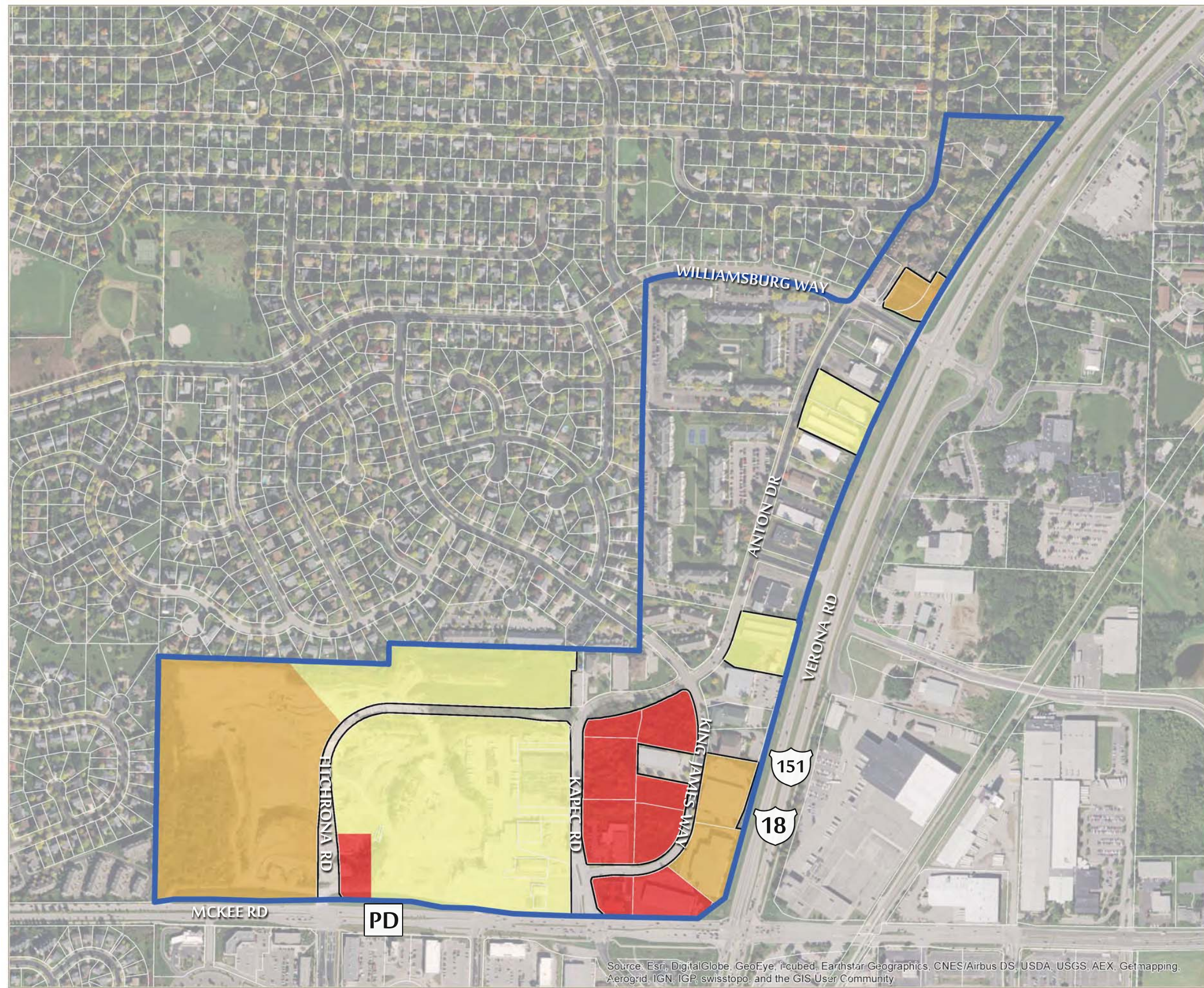
Source: Esri, DigitalGlobe, GeoEye, iCubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

# ANTON DRIVE REDEVELOPMENT PLAN

## Estimated Build-Out

-  Planning Area
-  Parcel
-  2016-2020
-  2021-2025
-  2026-2035

DATA SOURCES:  
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 AERIAL IMAGERY PROVIDED BY ESRI.



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 DANE COUNTY, WI

