





# Study Area

South Stoner Prairie  
Neighborhood Plan

**City of Fitchburg**  
Dane County, Wisconsin

-  Project Location
-  City of Fitchburg
-  Surrounding Municipality
-  Parcel Boundary











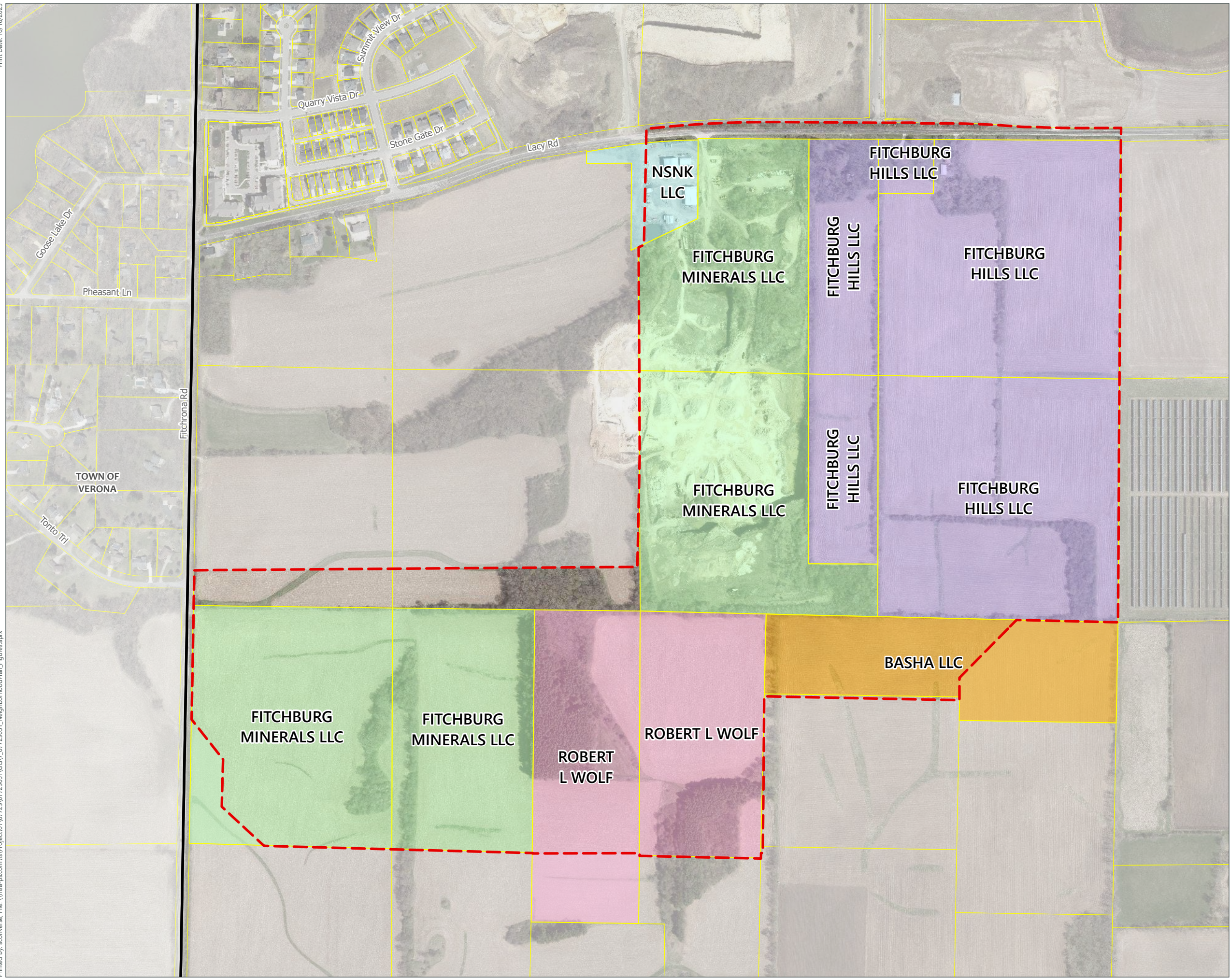
Data Sources:  
Dane County GIS (2023)  
Dane County Aerial (2022)

# Property Ownership Map

South Stoner Prairie  
Neighborhood Plan

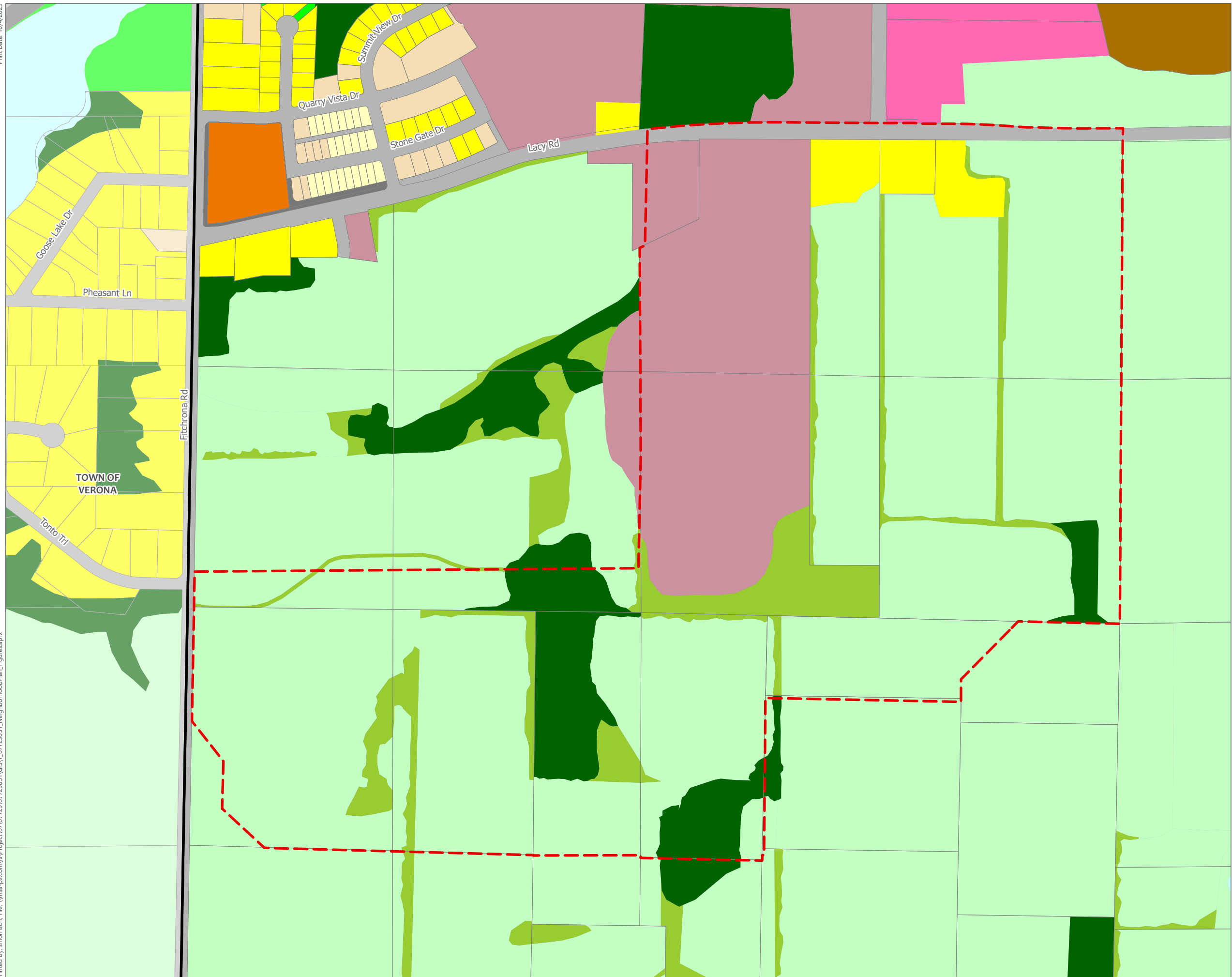
City of Fitchburg  
Dane County, Wisconsin

-  Study Area
-  City of Fitchburg
-  Surrounding Municipality
- Property Ownership
-  BASHA LLC
-  FITCHBURG HILLS LLC
-  FITCHBURG MINERALS LLC
-  NSNK LLC
-  ROBERT L WOLF



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





# Existing Land Use

South Stoner Prairie  
Neighborhood Plan

**City of Fitchburg**  
Dane County, Wisconsin

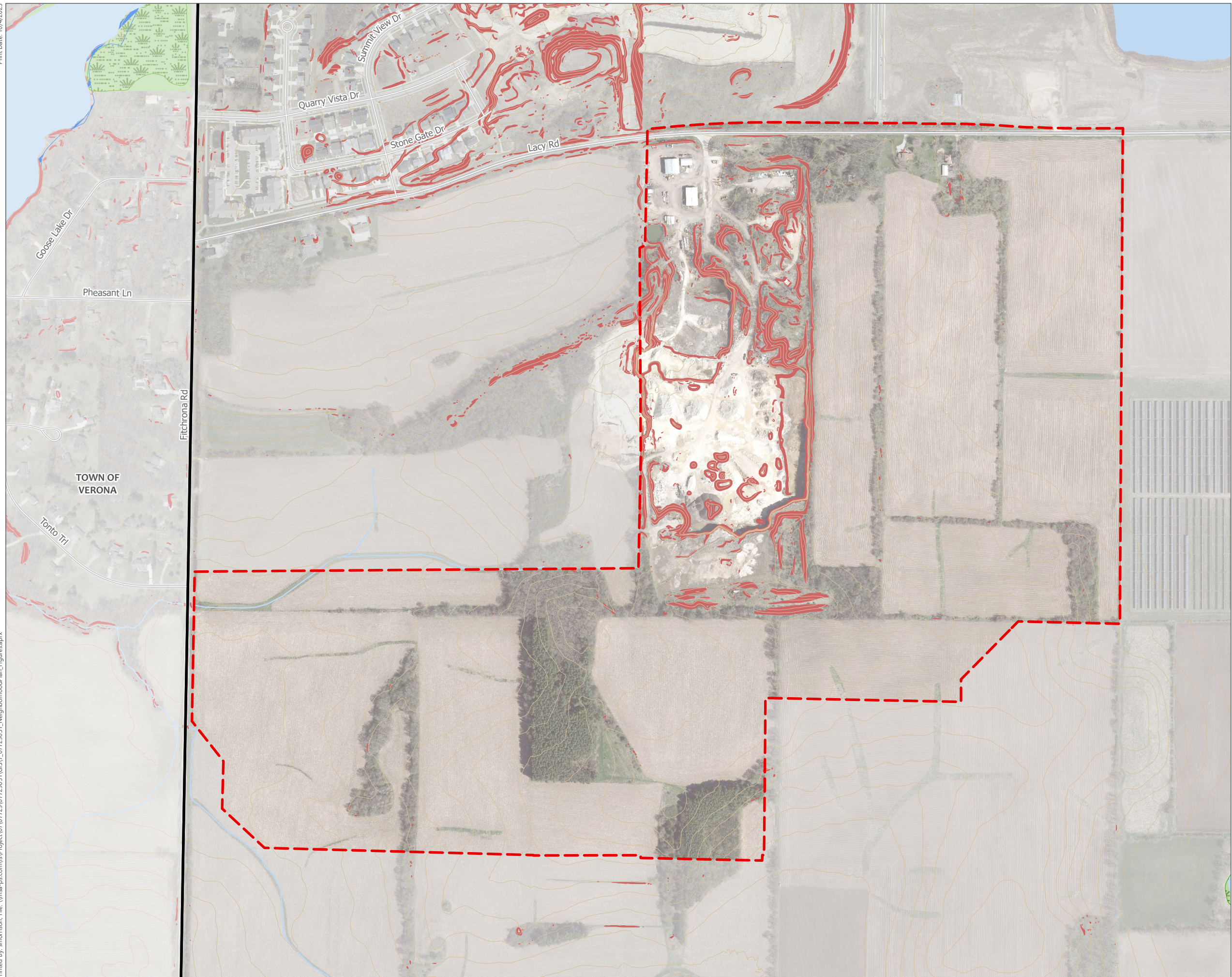
-  Study Area
-  City of Fitchburg
-  Surrounding Municipality
- Existing Land Use (Dane County)
  -  Agriculture
  -  Communications or Utilities
  -  Extractive
  -  Open Land
  -  Outdoor Recreation
  -  Right of Way
  -  Transportation
  -  Single Family
  -  Two Family
  -  Multi-Family
  -  Under Construction
  -  Vacant
  -  Water
  -  Woodland

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













0 150 300 Feet



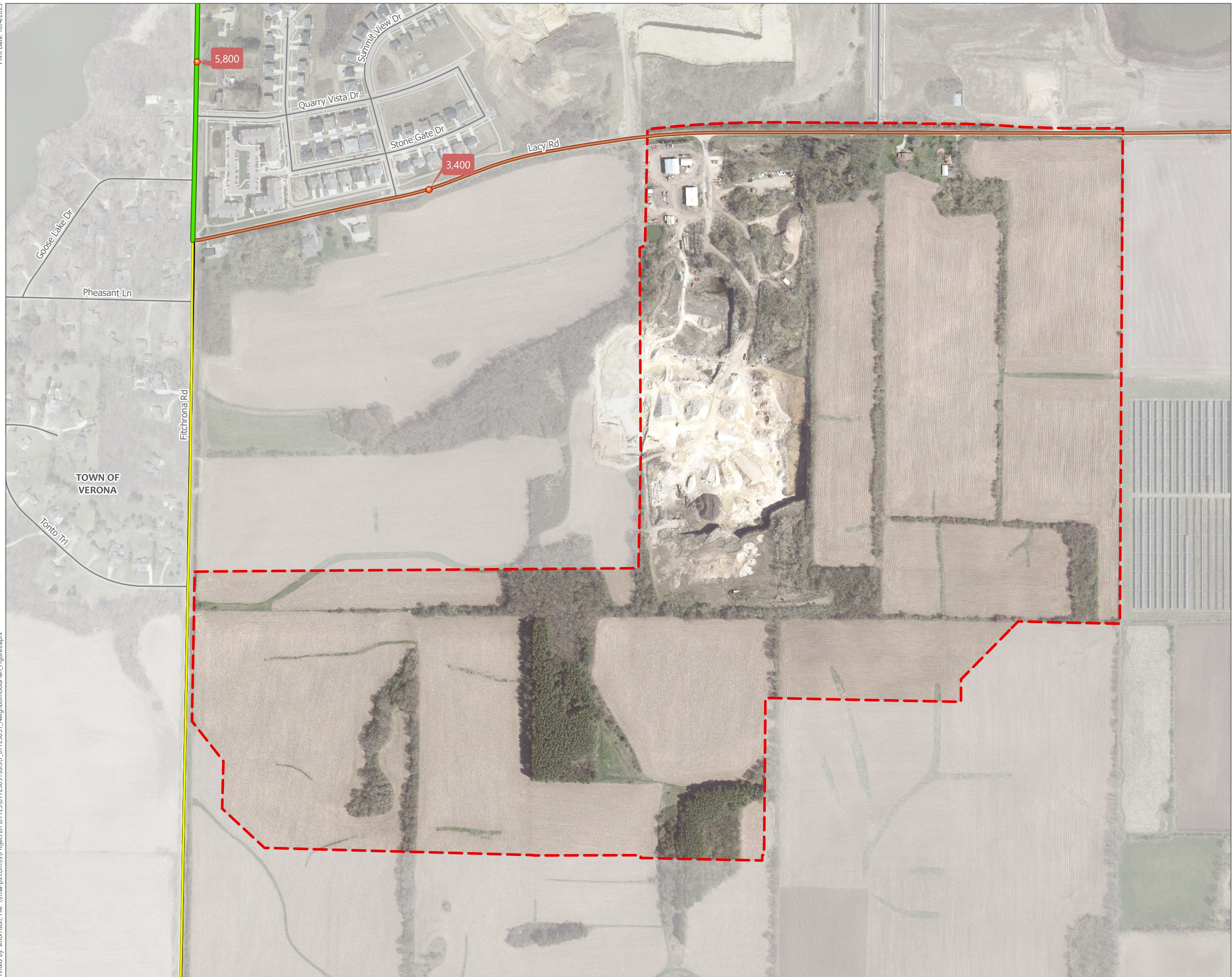


# Natural Resources

South Stoner Prairie  
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
-  Wetlands (WDNR)
-  Park
- Flood Zone Designation**
-  Flood Plain: 1% Annual Chance Flood Hazard

Data Sources:  
Dane County GIS (2023)  
Dane County Aerial (2022)  
Dane County LiDAR (2017)  
FEMA Flood Data (2023)  
WDNR SWDV (2023)



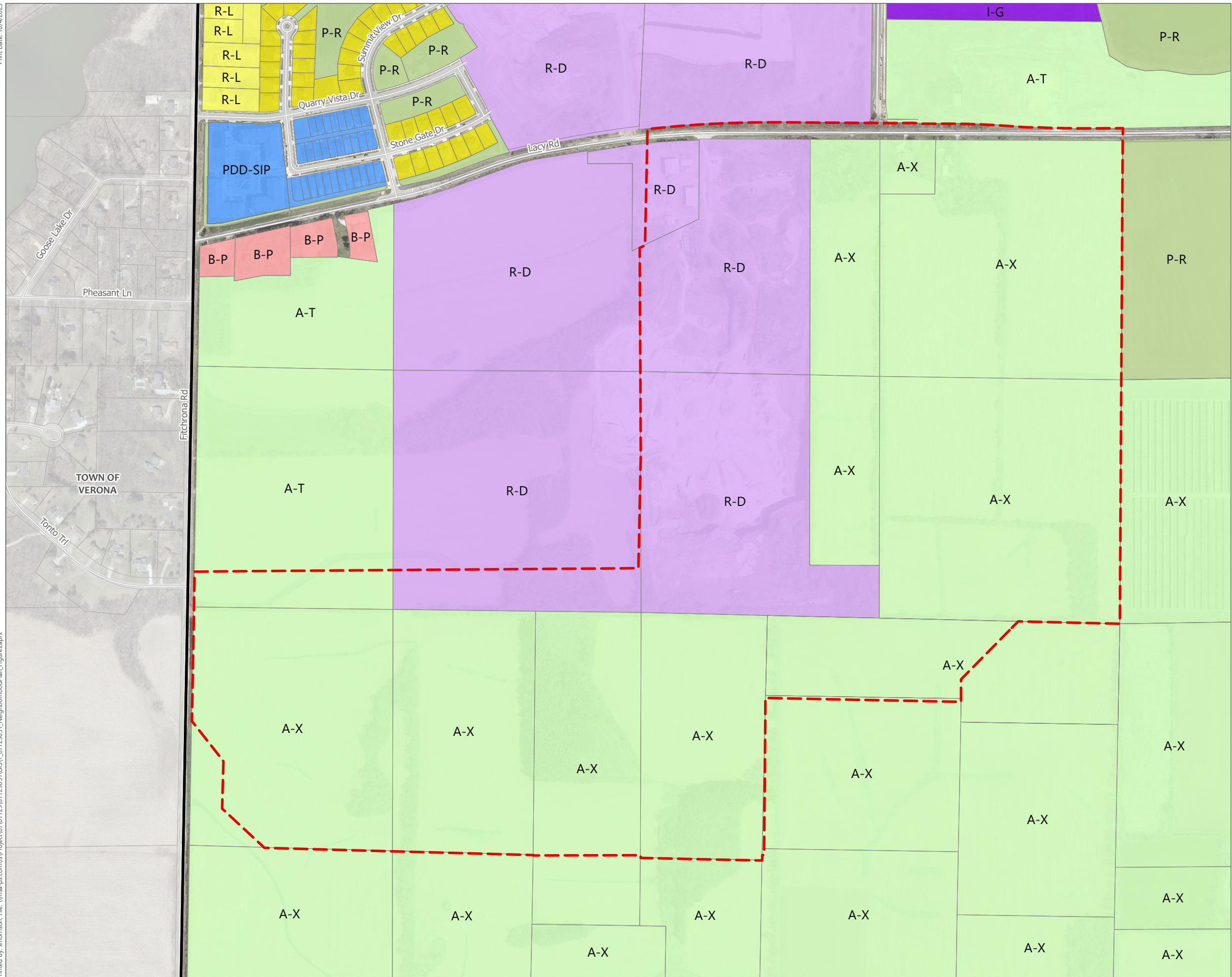
# Transportation Network

South Stoner Prairie  
Neighborhood Plan

City of Fitchburg  
Dane County, Wisconsin

- Study Area
- City of Fitchburg
- Surrounding Municipality
- 2022 Traffic Count Site (AADT)
- Current Roadway Functional Class**
- Minor Arterials
- Collectors - Urban
- Collectors - Minor, Rural
- Local/Private Road

Data Sources:  
Dane County GIS (2023)  
Dane County Aerial (2022)  
WisDOT (2022)



# Existing Zoning

South Stoner Prairie  
Neighborhood Plan

**City of Fitchburg**  
Dane County, Wisconsin

- Study Area
- City of Fitchburg
- Surrounding Municipality
- Zoning District & Description**
- A-S; A-T; AX: Agriculture
- B-P, Professional Business
- I-G, General Industrial
- P-R, Park and Recreation; P-R, Park and Recreation
- PDD-SIP, Planned Development District - Specific Implementation Plan
- R-D, Rural Development
- R-L, Low Density Residential
- R-LM, Low to Medium Density Residential

Data Sources:  
Dane County GIS (2023)  
Dane County Aerial (2022)  
City of Fitchburg Zoning: 2023



0 150 300 Feet

