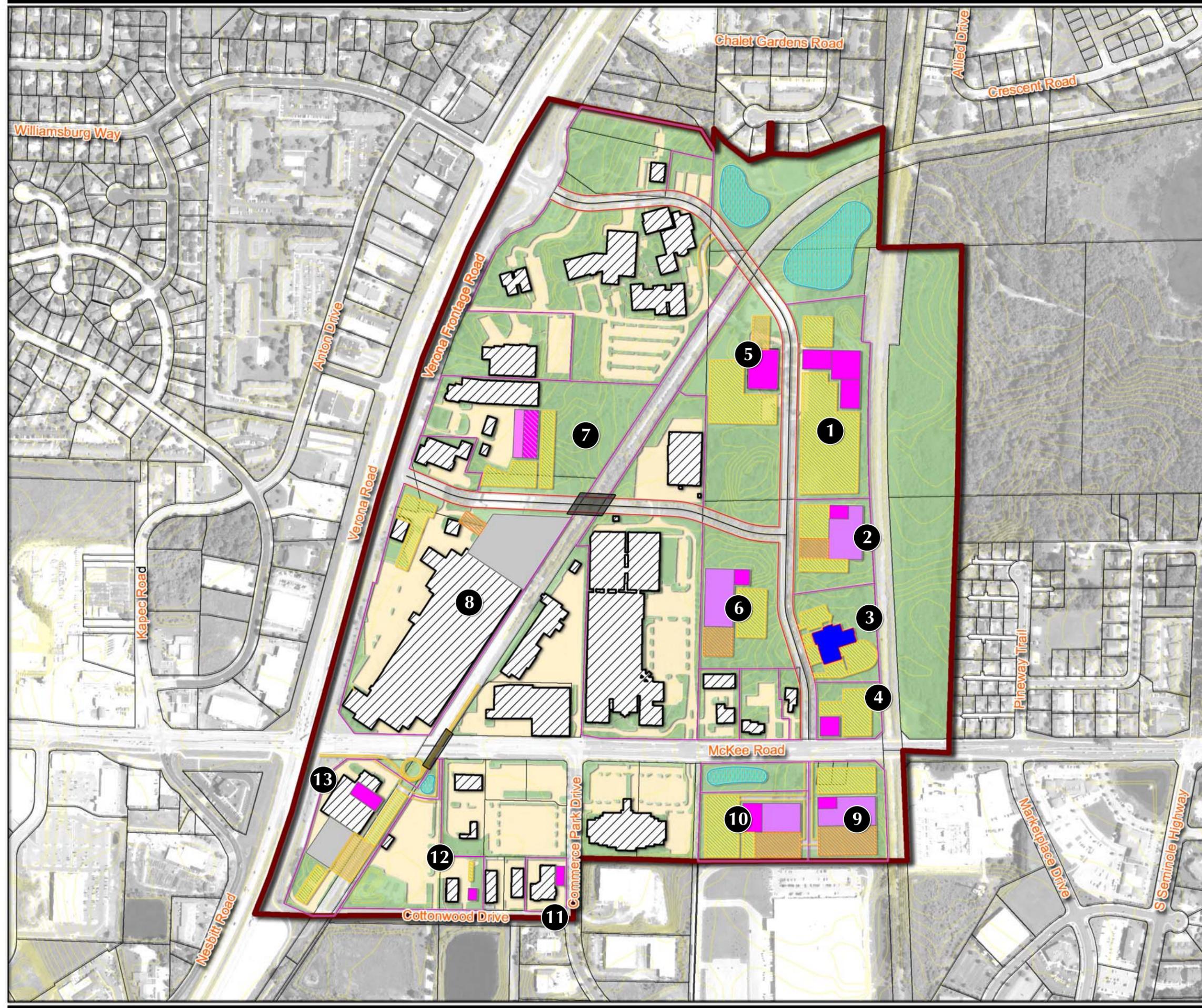


Arrowhead Redevelopment Plan

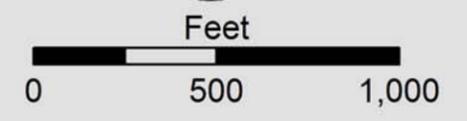
*City of Fitchburg
Dane County, Wisconsin*

Alternative One Conceptual Plan



LEGEND

EXISTING		PROPOSED DEVELOPMENT (land uses)	
	Parcels		Warehouse
	Building Footprints		Manufacturing
	Pervious Areas		Office
	Impervious Areas		Public
PROPOSED			
	Parcels		
	Parking-Surface		
	Parking-Two Level		
	Parking Ramp		
	Loading Area		
	Stormwater Management		
	Bridge		



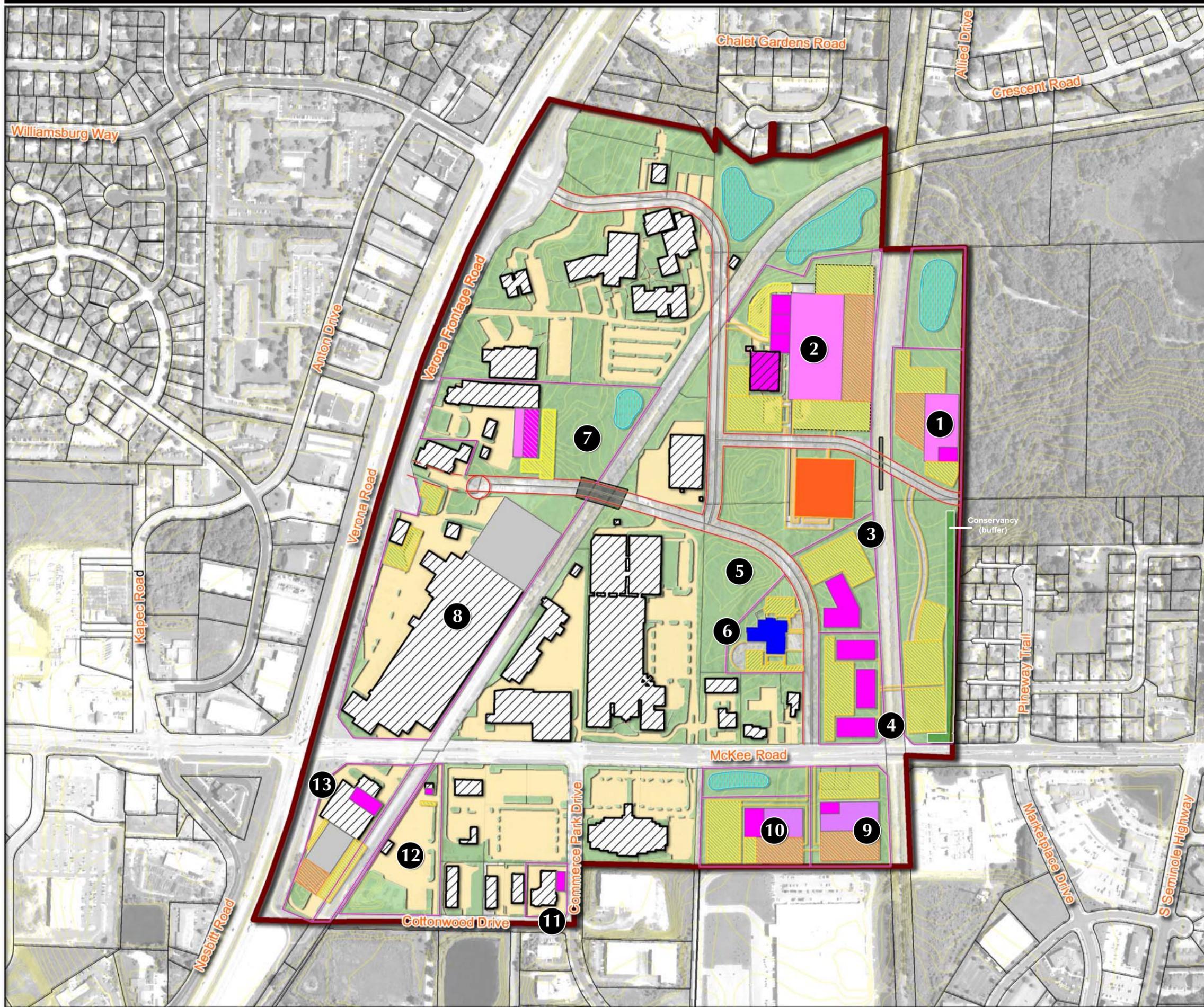
Sources:
- Base data provided by Dane Co. LIO
- 2010 NAIP Ortho provided by USDA
Date: 10-03-11



Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

Alternative Two Conceptual Plan



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

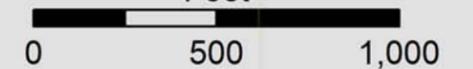
- Parcels
- Parking-Surface
- Parking-Two Level
- Parking Ramp
- Loading Area
- Stormwater Management
- Bridge

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public



Feet



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

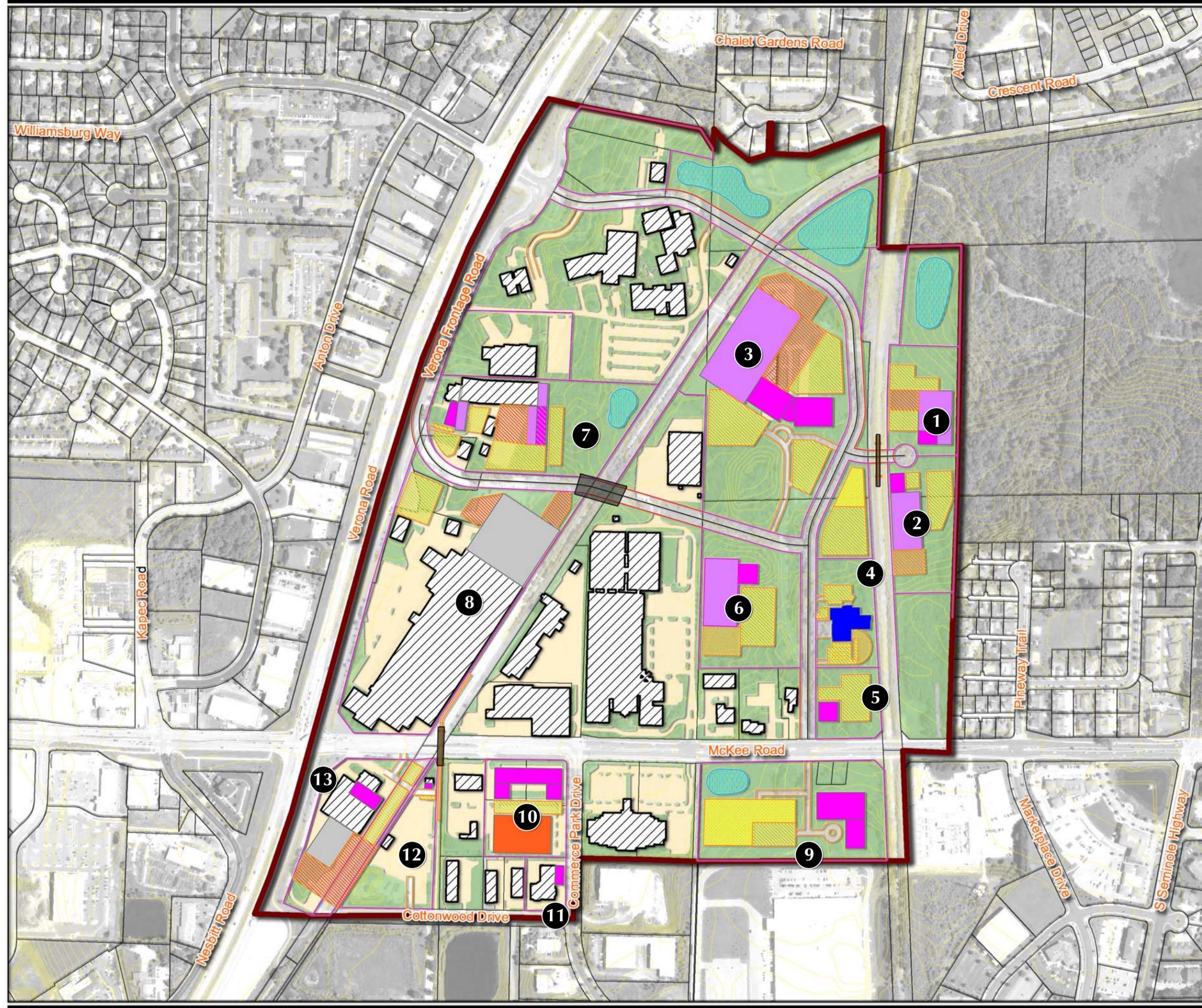
Date: 10-03-11



Arrowhead Redevelopment Plan

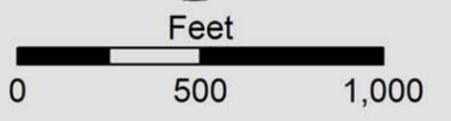
*City of Fitchburg
Dane County, Wisconsin*

Alternative Three Conceptual Plan



LEGEND

- | | | | |
|-----------------|-----------------------|---|---------------|
| EXISTING | | PROPOSED DEVELOPMENT (land uses) | |
| | Parcels | | Warehouse |
| | Building Footprints | | Manufacturing |
| | Pervious Areas | | Office |
| | Impervious Areas | | Public |
| PROPOSED | | | |
| | Parcels | | |
| | Parking-Surface | | |
| | Parking-Two Level | | |
| | Parking Ramp | | |
| | Loading Area | | |
| | Stormwater Management | | |
| | Bridge | | |



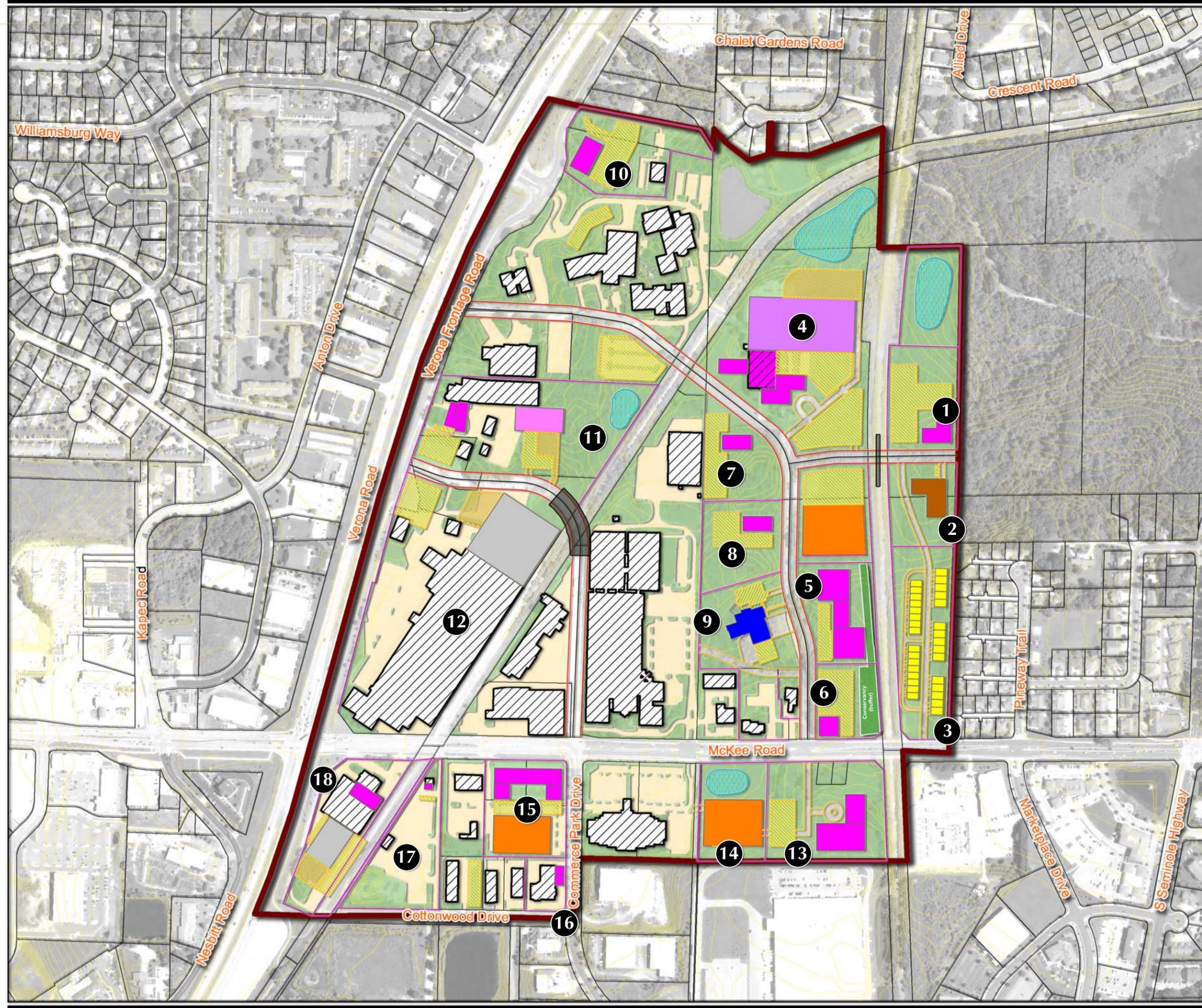
Sources:
 - Base data provided by Dane Co. LIO
 - 2010 NAIP Ortho provided by USDA
 Date: 10-03-11



Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

Alternative Four Conceptual Plan



LEGEND

EXISTING		PROPOSED DEVELOPMENT (land uses)	
	Parcels		Warehouse
	Building Footprints		Manufacturing
	Pervious Areas		Office
	Impervious Areas		Public
PROPOSED			
	Parcels		
	Parking-Surface		
	Parking-Two Level		
	Parking Ramp		
	Loading Area		
	Stormwater Management		
	Bridge		



Sources:
 - Base data provided by Dane Co. LIO
 - 2010 NAIP Ortho provided by USDA
 Date: 10-03-11



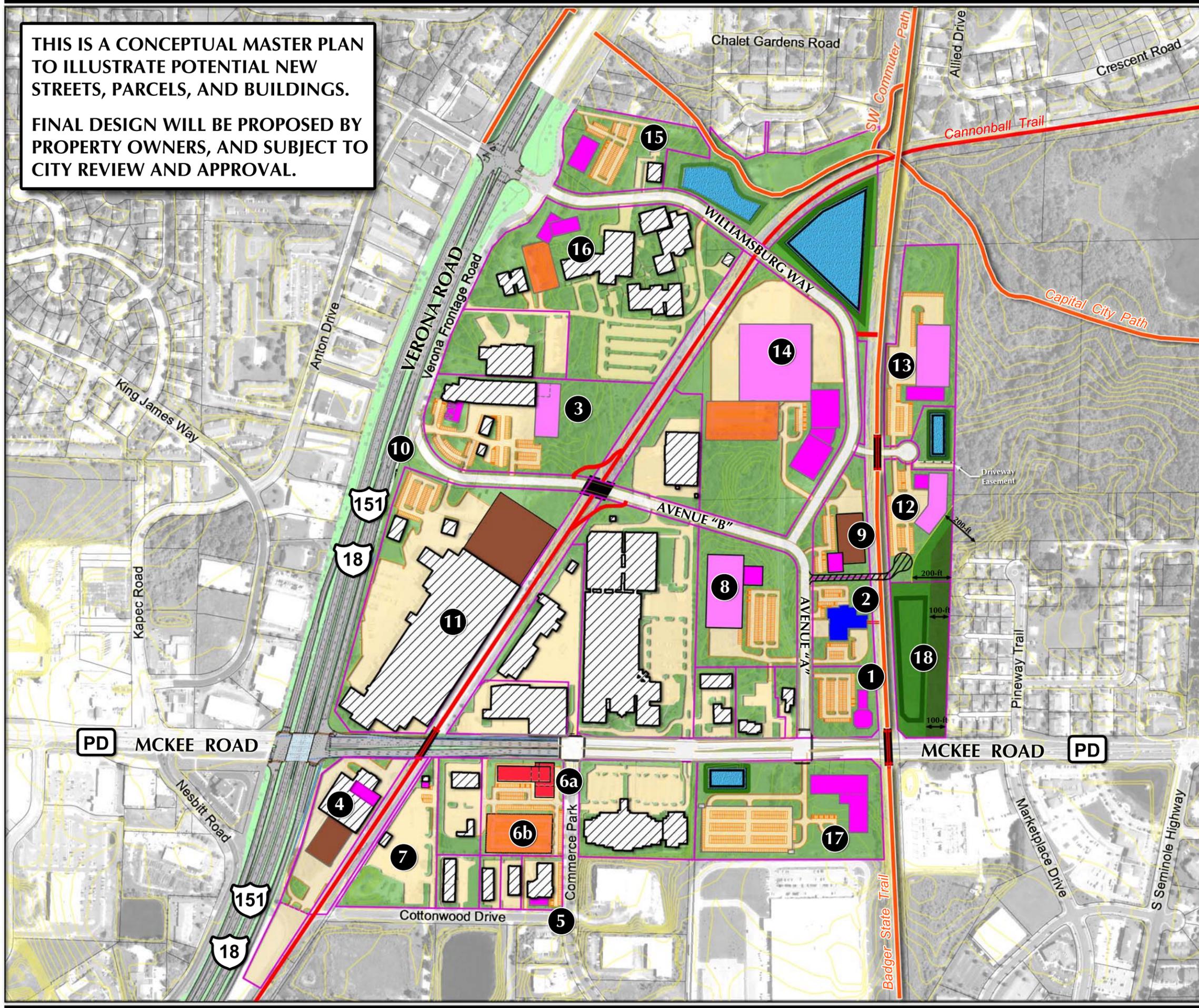
THIS IS A CONCEPTUAL MASTER PLAN TO ILLUSTRATE POTENTIAL NEW STREETS, PARCELS, AND BUILDINGS.

FINAL DESIGN WILL BE PROPOSED BY PROPERTY OWNERS, AND SUBJECT TO CITY REVIEW AND APPROVAL.

Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN 2012-2030 (Est.)



LEGEND

- | | |
|-----------------------------------|---|
| EXISTING | PROPOSED DEVELOPMENT (land uses) |
| Parcels | Warehouse |
| Building Footprints | Manufacturing |
| Pervious Areas | Office |
| Impervious Areas | Public |
| PROPOSED | Mixed Use (office over retail/restaurant) |
| Parcels | Park & Conservancy |
| Parking Structure | Tree Protection Zone |
| Stormwater Management | |
| Bike/Ped Grade Separated Crossing | |
| Bike/Ped Underpass | |
| Alternative Cul-de-sac | |



Feet



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

Date: 10-03-11



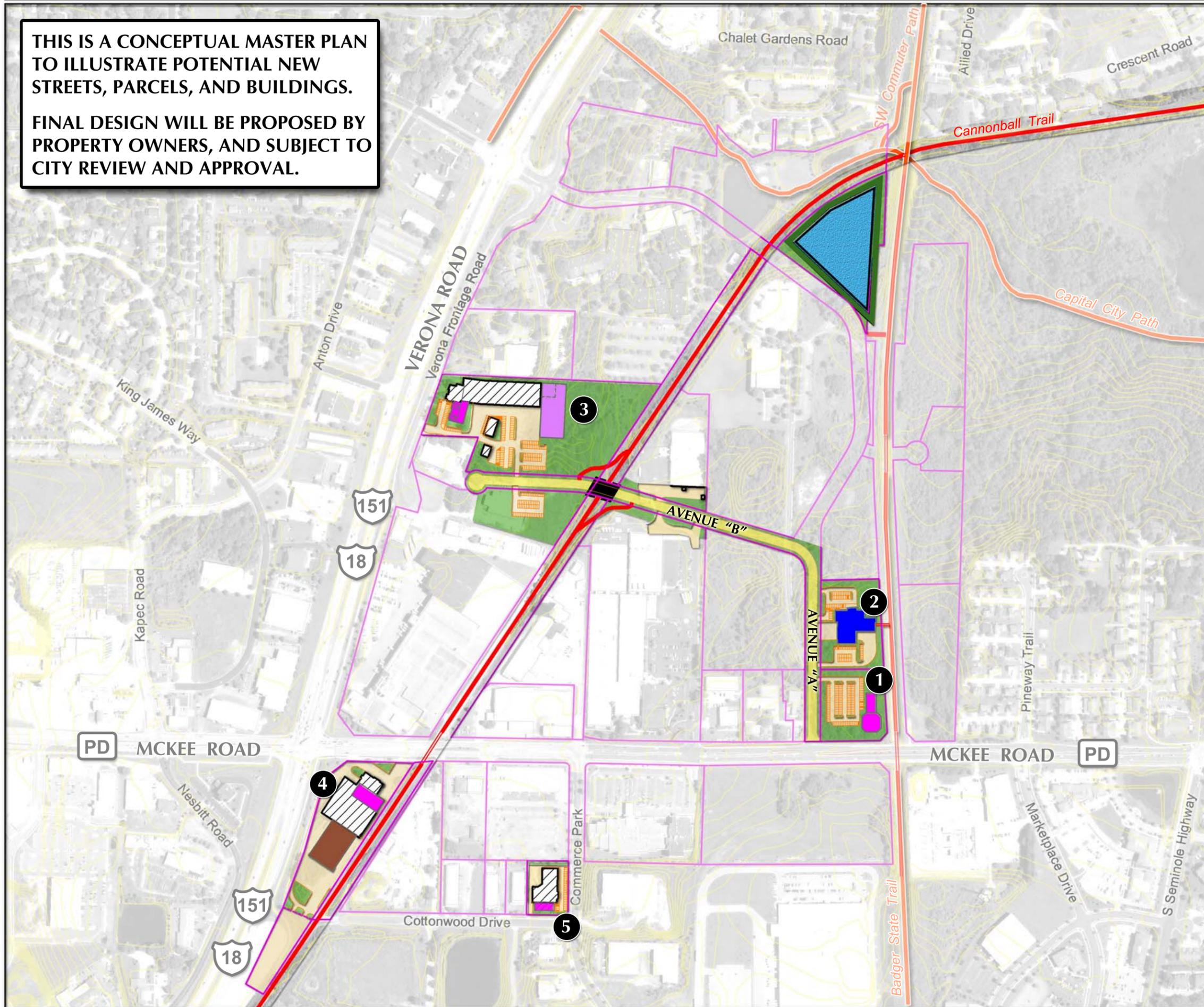
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Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN Phase One 2012-2015 (Est.)



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

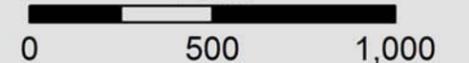
- Parcels
- Parking Structure
- Stormwater Management
- Bike/Ped Grade Separated Crossing
- Bike/Ped Underpass

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public
- Mixed Use (office over retail/restaurant)
- Park & Conservancy
- Tree Protection Zone



Feet



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

Date: 10-05-11



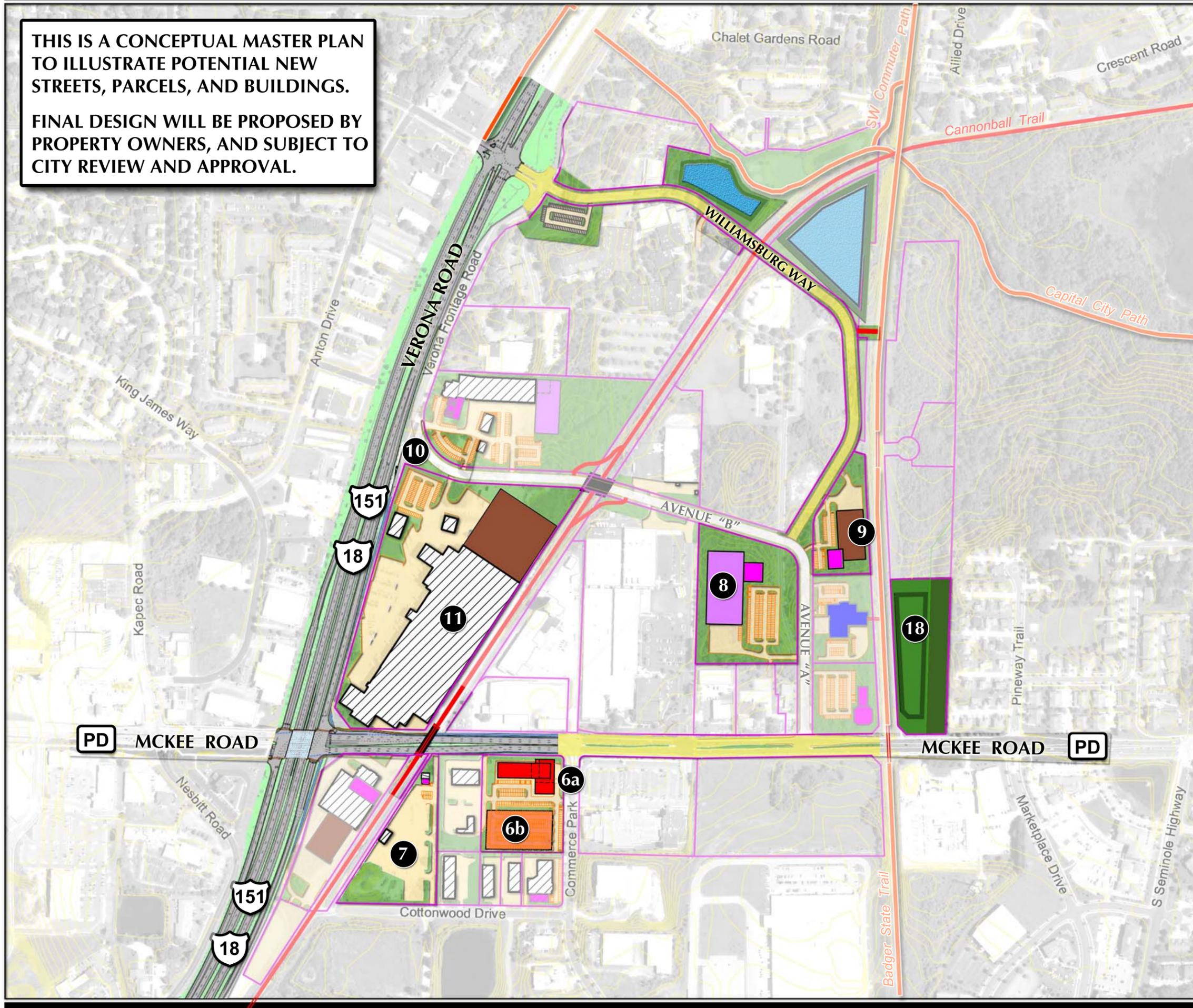
THIS IS A CONCEPTUAL MASTER PLAN TO ILLUSTRATE POTENTIAL NEW STREETS, PARCELS, AND BUILDINGS.

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Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN Phase Two 2016-2020 (Est.)



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

- Parcels
- Parking Structure
- Stormwater Management
- Bike/Ped Grade Separated Crossing
- Bike/Ped Underpass

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public
- Mixed Use (office over retail/restaurant)
- Park & Conservancy
- Tree Protection Zone



Feet



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

Date: 10-05-11



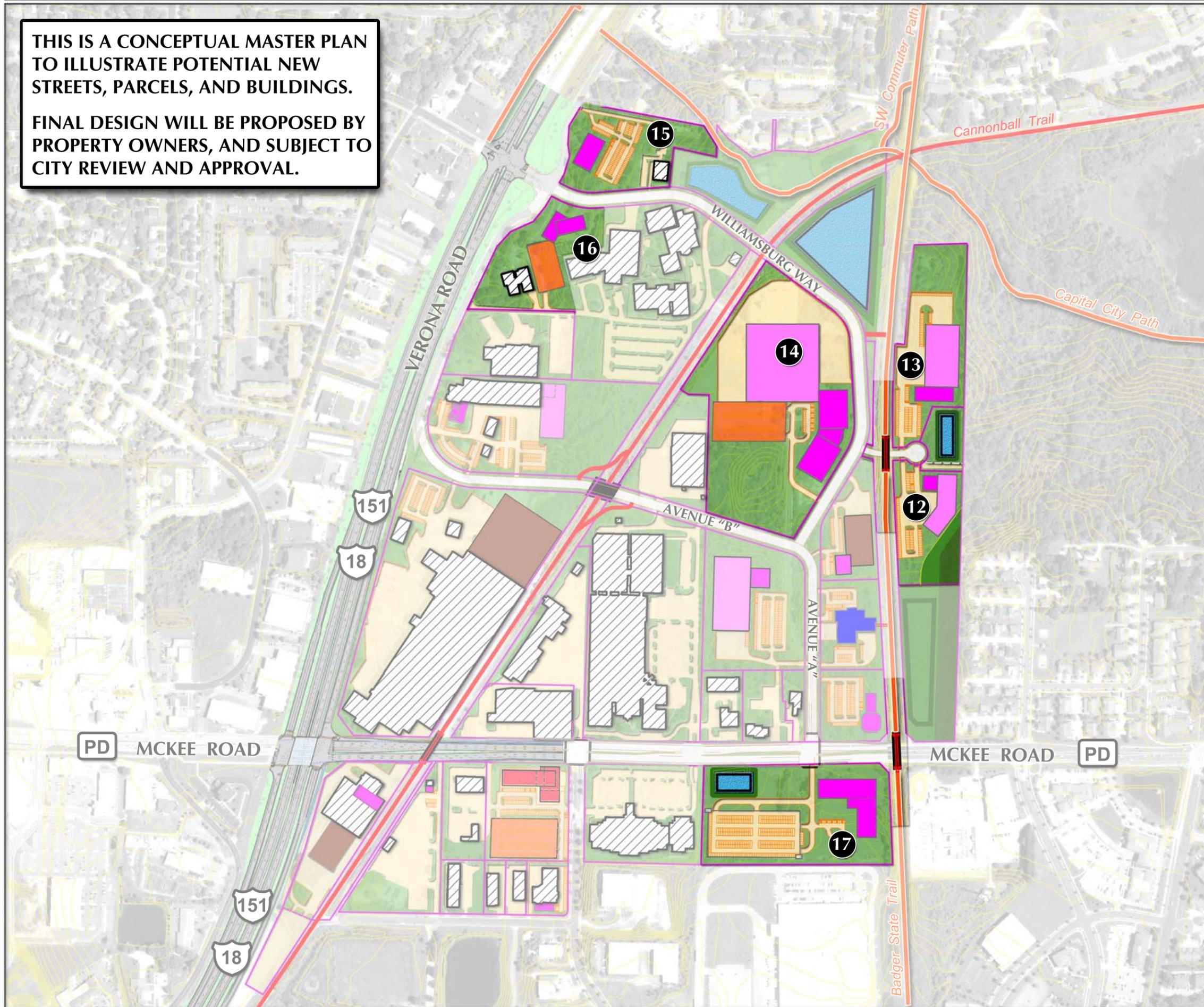
THIS IS A CONCEPTUAL MASTER PLAN TO ILLUSTRATE POTENTIAL NEW STREETS, PARCELS, AND BUILDINGS.

FINAL DESIGN WILL BE PROPOSED BY PROPERTY OWNERS, AND SUBJECT TO CITY REVIEW AND APPROVAL.

Arrowhead Redevelopment Plan

*City of Fitchburg
Dane County, Wisconsin*

MASTER PLAN Phase Three 2021-2030 (Est.)



LEGEND

EXISTING

- Parcels
- Building Footprints
- Pervious Areas
- Impervious Areas

PROPOSED

- Parcels
- Parking Structure
- Stormwater Management
- Bike/Ped Grade Separated Crossing
- Bike/Ped Underpass

PROPOSED DEVELOPMENT (land uses)

- Warehouse
- Manufacturing
- Office
- Public
- Mixed Use (office over retail/restaurant)
- Park & Conservancy
- Tree Protection Zone



Feet



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

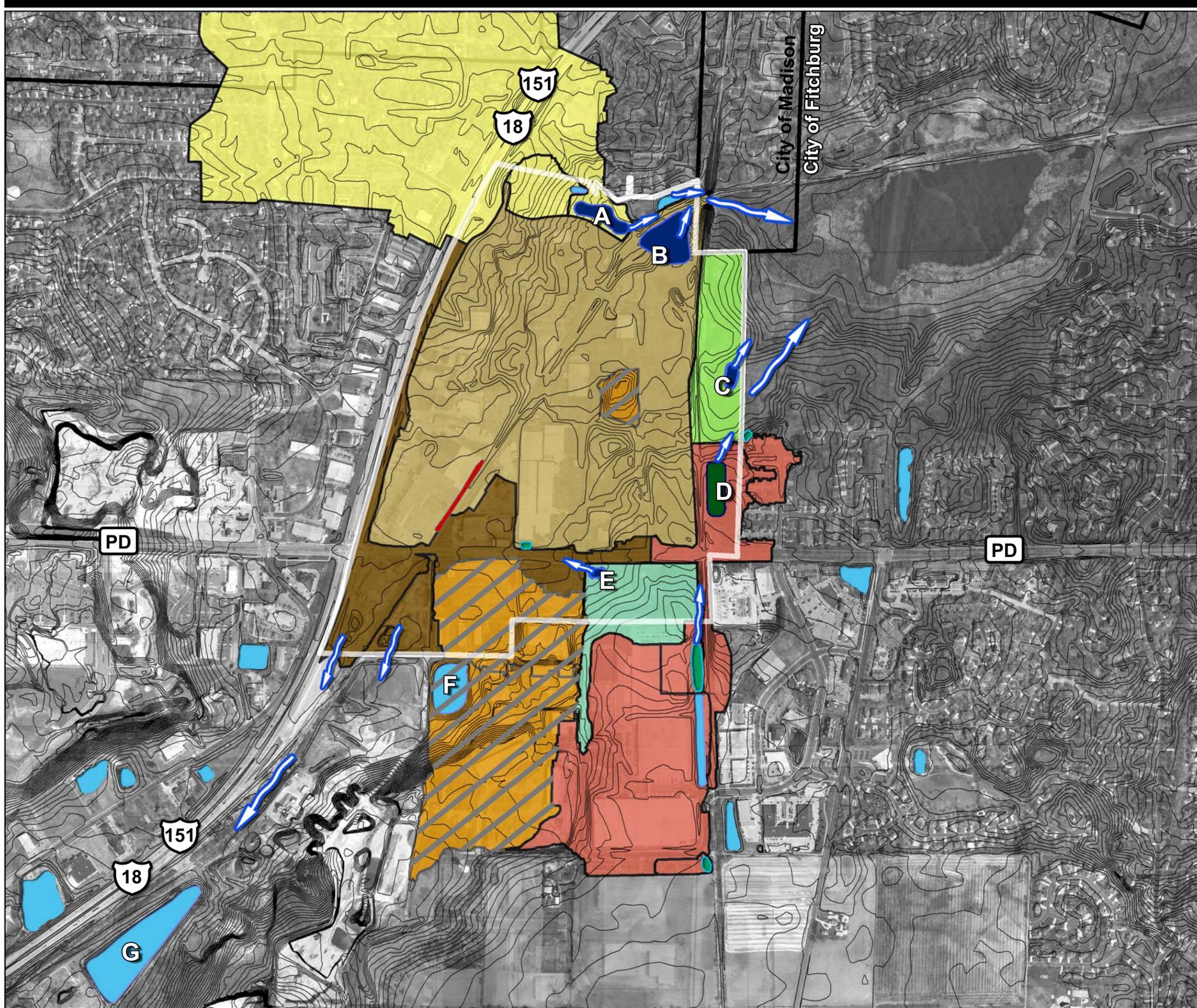
Date: 10-05-11



Arrowhead Redevelopment Plan

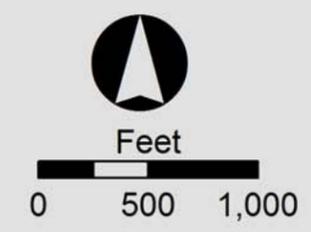
*City of Fitchburg
Dane County, Wisconsin*

PROPOSED WATERSHED MANAGEMENT



Legend

- ~ 2-foot Contours
- Water Flow
- Watershed
- Land-locked Watershed
- Existing Pond (wet)
- Existing Pond (dry)
- Existing Underground Storage
- Proposed Pond (wet)
- Proposed Pond (dry)



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

Date: 10/19/11



Arrowhead Redevelopment Plan

City of Fitchburg
Dane County, Wisconsin

Transportation Network

1. Connectivity

- emergency vehicles / bikes / transit / local traffic / pedestrians

2. Complete Streets

- travel and bike lanes / sidewalks / trees

3. Bike / Ped Trails

- dedicated path / connections to streets and businesses

4. Interchange

- increased vehicle capacity

5. Grade-Separated Crossings

- preserve free-flow movement on commuter trails

6. Traffic Signals

- control vehicle movement

7. Conservancy Access

- connection via driveway easement



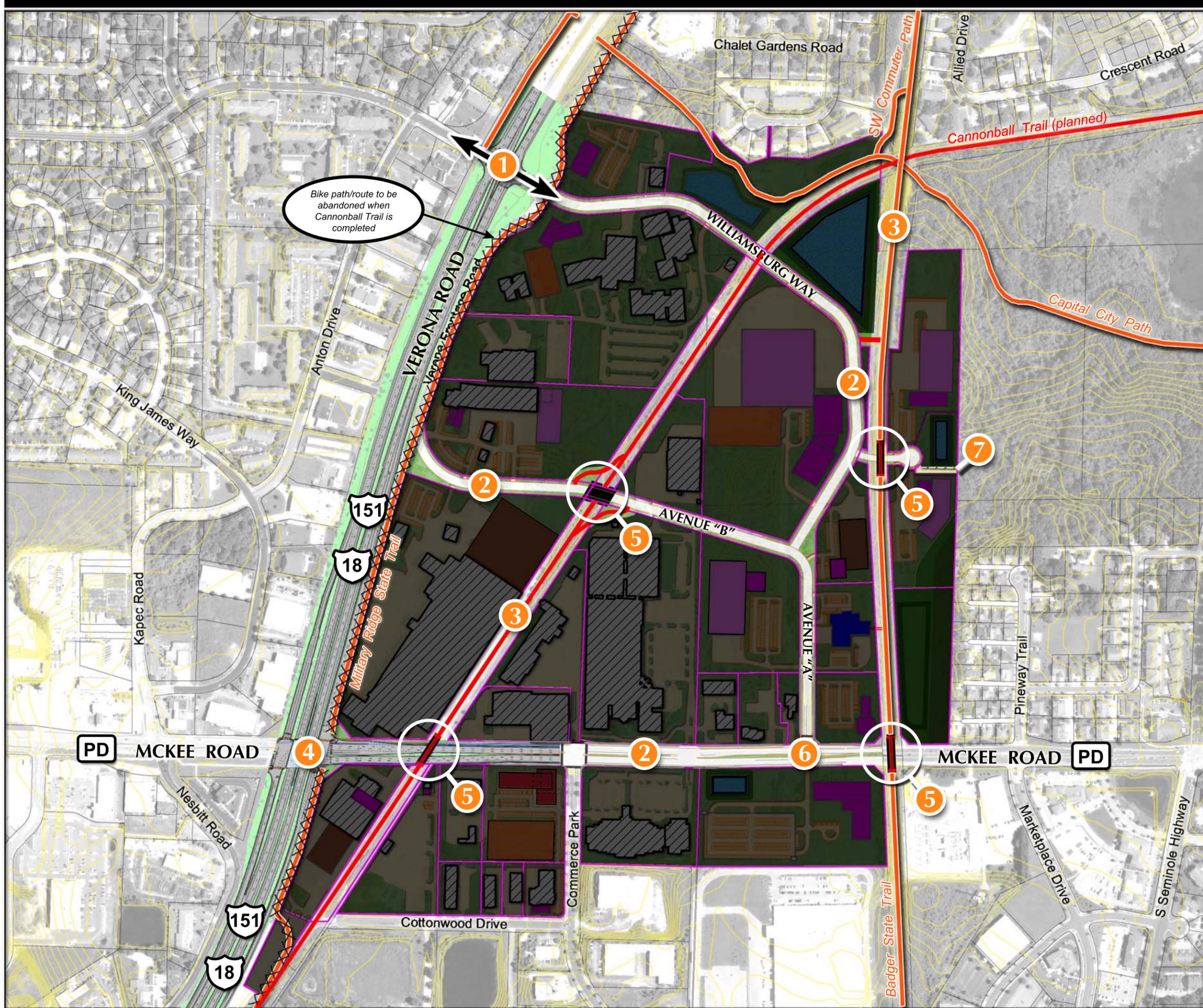
Feet

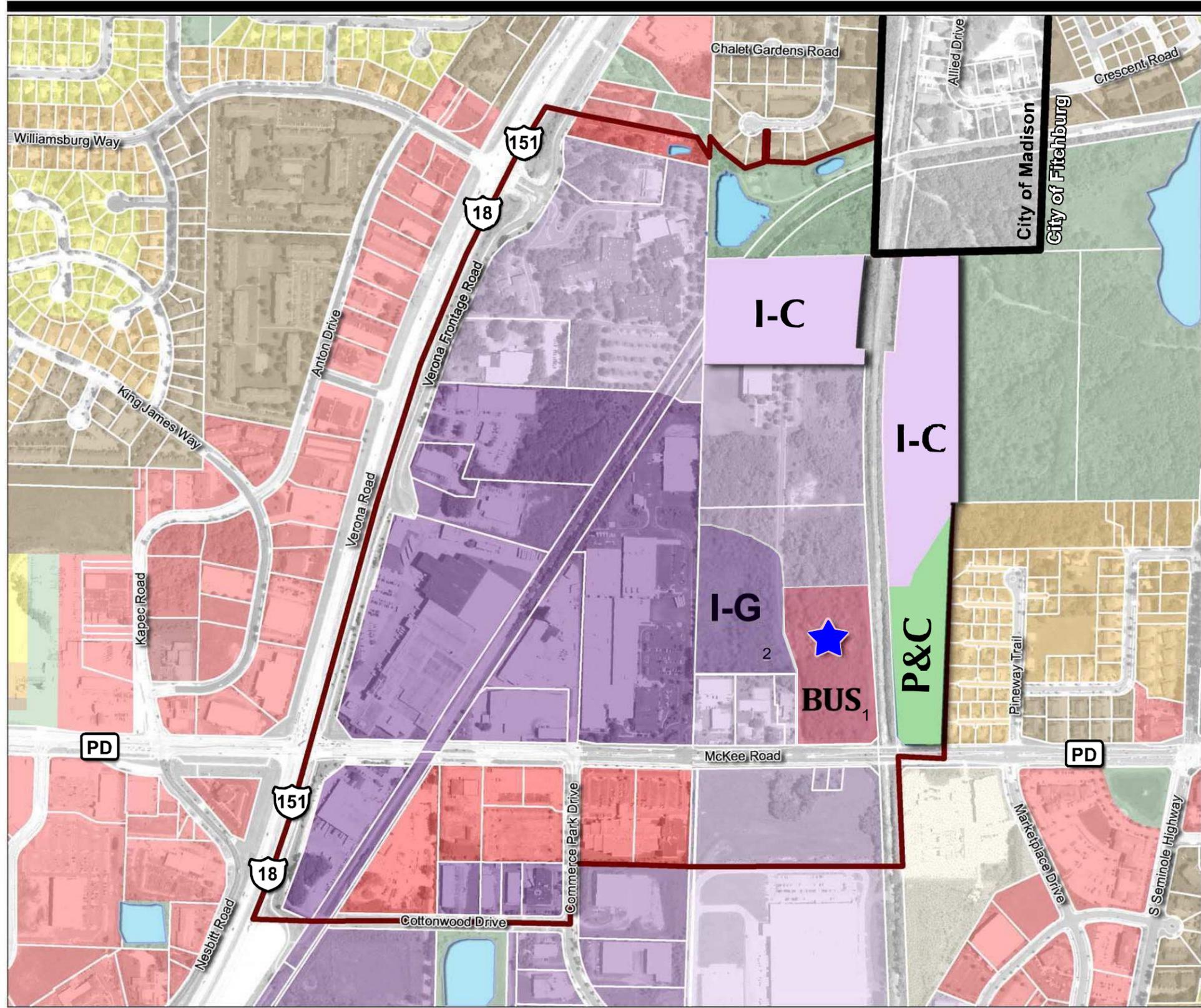


Sources:

- 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*

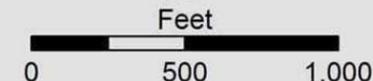
Future Land Use: Proposed Amendments

Legend

Future Land Use

- Rural Development
- Residential
- Medium Density Residential
- High Density Residential
- Business
- Industrial-Commercial
- Industrial-General
- Institutional
- Park & Conservancy
- Open Water
- Potential Fire Station

From City of Fitchburg Comprehensive Plan
(Adopted 03/2009, Amended 10/2010)
Map amended 8/26/2014, 8/25/2015



1 Future Land Use amended from I-C to BUS on 8/26/2014
2 Future Land Use amended from I-C to I-G on 8/25/2015

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



Date: 10/11/11