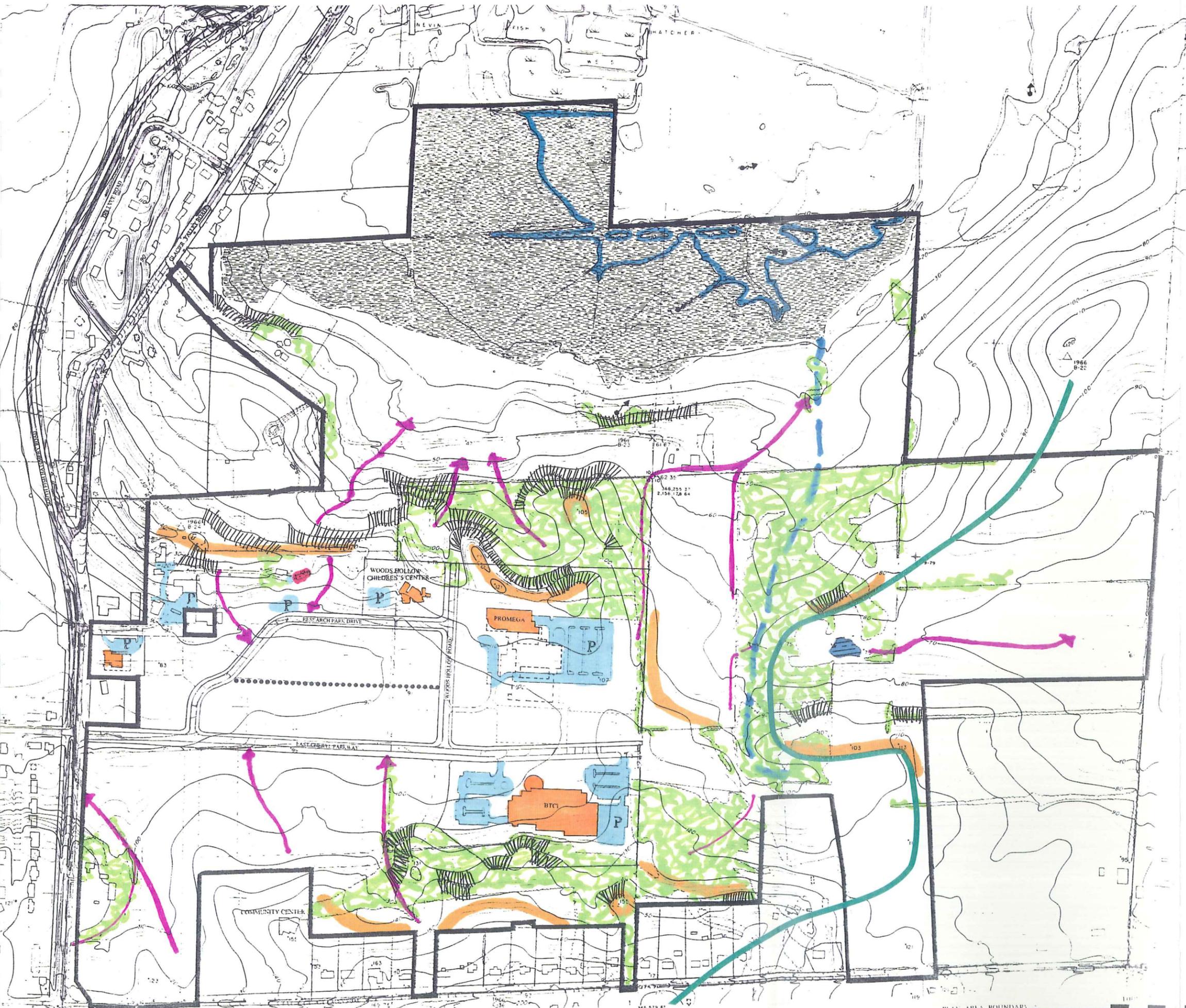




# GENERAL DEVELOPMENT PLAN

## 11. SITE CHARACTERISTICS

- NATURAL:**
- WETLANDS
  - 100-YEAR FLOODPLAIN
  - INTERMITTENT STREAM
  - POND
  - DRAINAGE COURSE
  - WOODLANDS
  - STEEP SLOPE
  - RIDGE WITH VIEW
  - WATERSHED DIVIDE
- MAN MADE:**
- HISTORIC STRUCTURE
  - MAJOR NEW BUILDING
  - PAVED PUBLIC ROAD
  - PARKING AREA
  - DRAINAGE COURSE



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# GENERAL DEVELOPMENT PLAN

## 12. INSTITUTIONAL CONSTRAINTS

### LEGAL:

ZONING DISTRICTS

- A-T AGRICULTURAL TRANSITIONAL
- B-G GENERAL BUSINESS
- B-H HIGHWAY BUSINESS
- B-P BUSINESS-OFFICE DISTRICT
- I-S SPECIALIZED INDUSTRIAL
- P-R PARK AND RECREATION
- R-H HIGH DENSITY RESIDENTIAL
- W WETLAND OVERLAY ZONE

FLOOD HAZARD AREA

TAX INCREMENTAL DISTRICT

RECORDED PLATS AND CERTIFIED SURVEYS

AREA UNDER PROTECTIVE COVENANTS

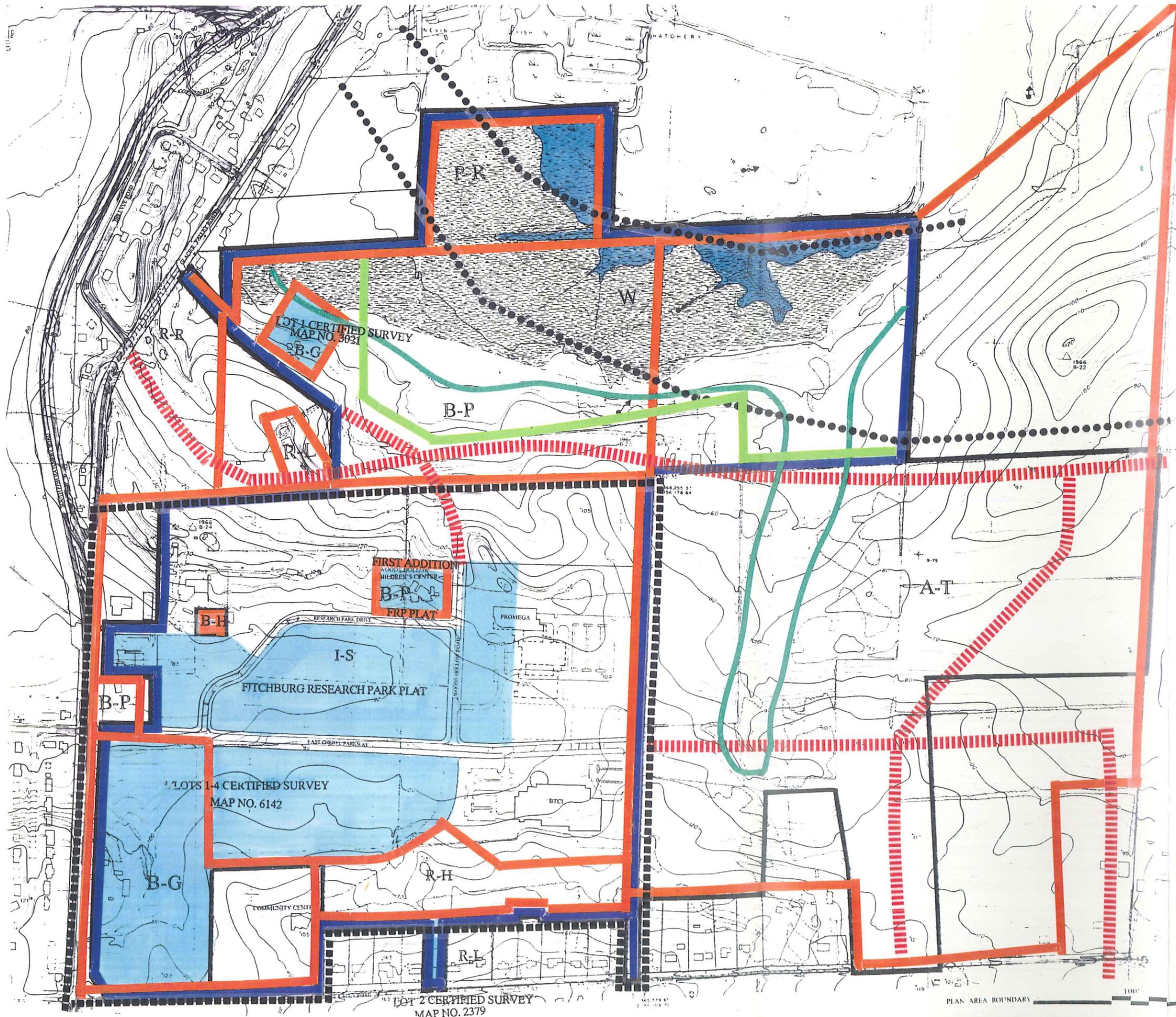
### ADVISORY:

DANE COUNTY ENVIRONMENTAL CORRIDOR

DANE COUNTY E-WAY

FITCHBURG PLAN AMENDMENT FUTURE STREET

DANE COUNTY MINOR ARTERIAL PROPOSALS



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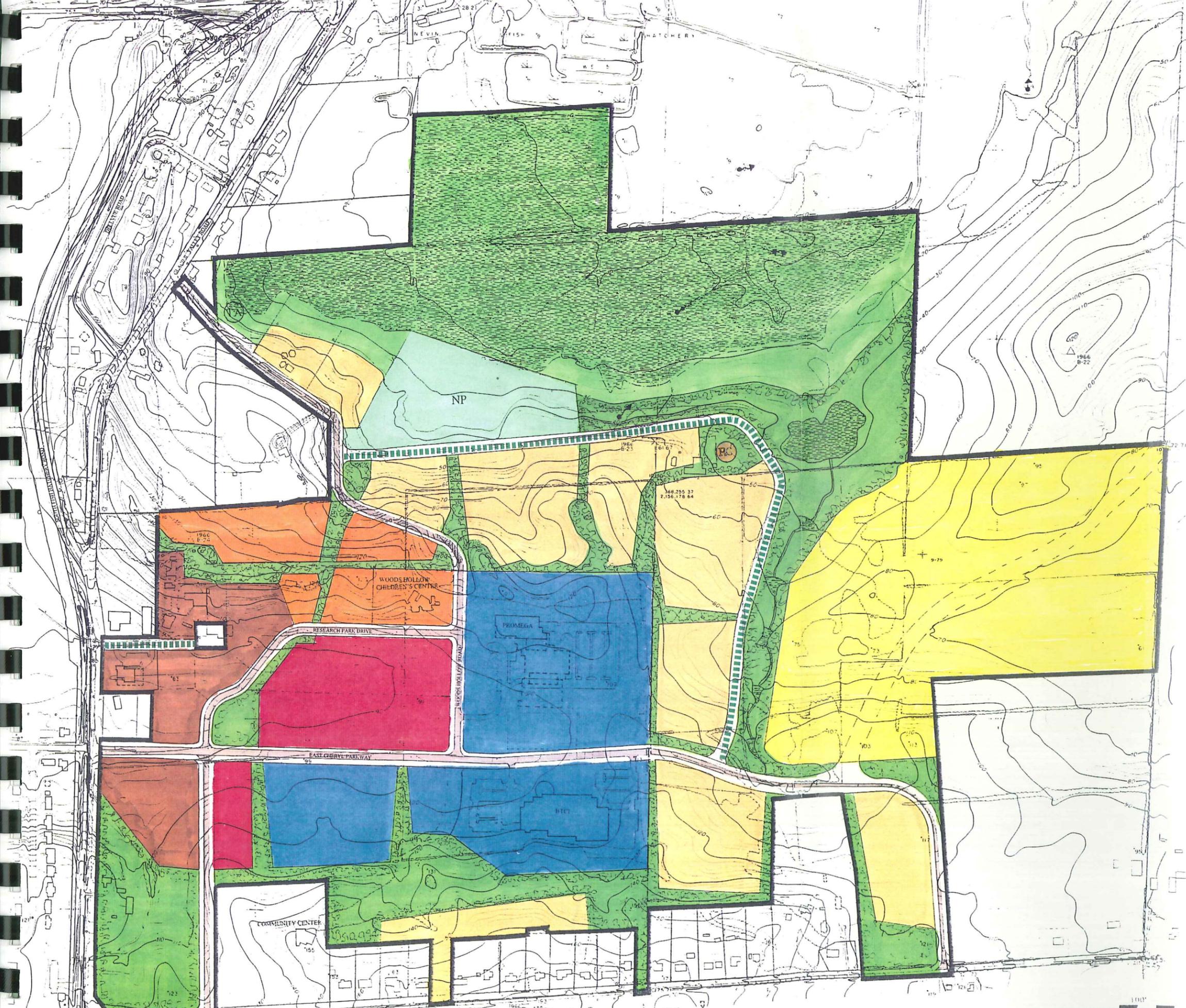


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# GENERAL DEVELOPMENT PLAN

## 14. LAND USE

-  BIOTECHNOLOGY RESEARCH AND PRODUCTION
-  TOWN CENTER USES:
  - Retail
  - Services
  - Entertainment
  - Offices
  - Apartments
-  GENERAL OFFICES AND LABORATORIES
-  EDUCATION AND CONFERENCE FACILITIES
-  RESIDENTIAL CLUSTERS
-  WETLANDS
-  E-WAY RESERVATION
-  CITY NEIGHBORHOOD PARK
-  OPEN SPACE:
  - Parkland
  - Playgrounds
  - Scenic Ridges
  - Walk- and Skiways
  - Drainage Courses
-  DEVELOPMENT RESERVE
-  RECREATION CENTER
- TA CAPITAL CITY STATE TRAIL ACCESS POINT
-  PUBLIC RIGHT-OF-WAY
-  PRIVATE COLLECTOR ROAD



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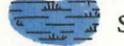


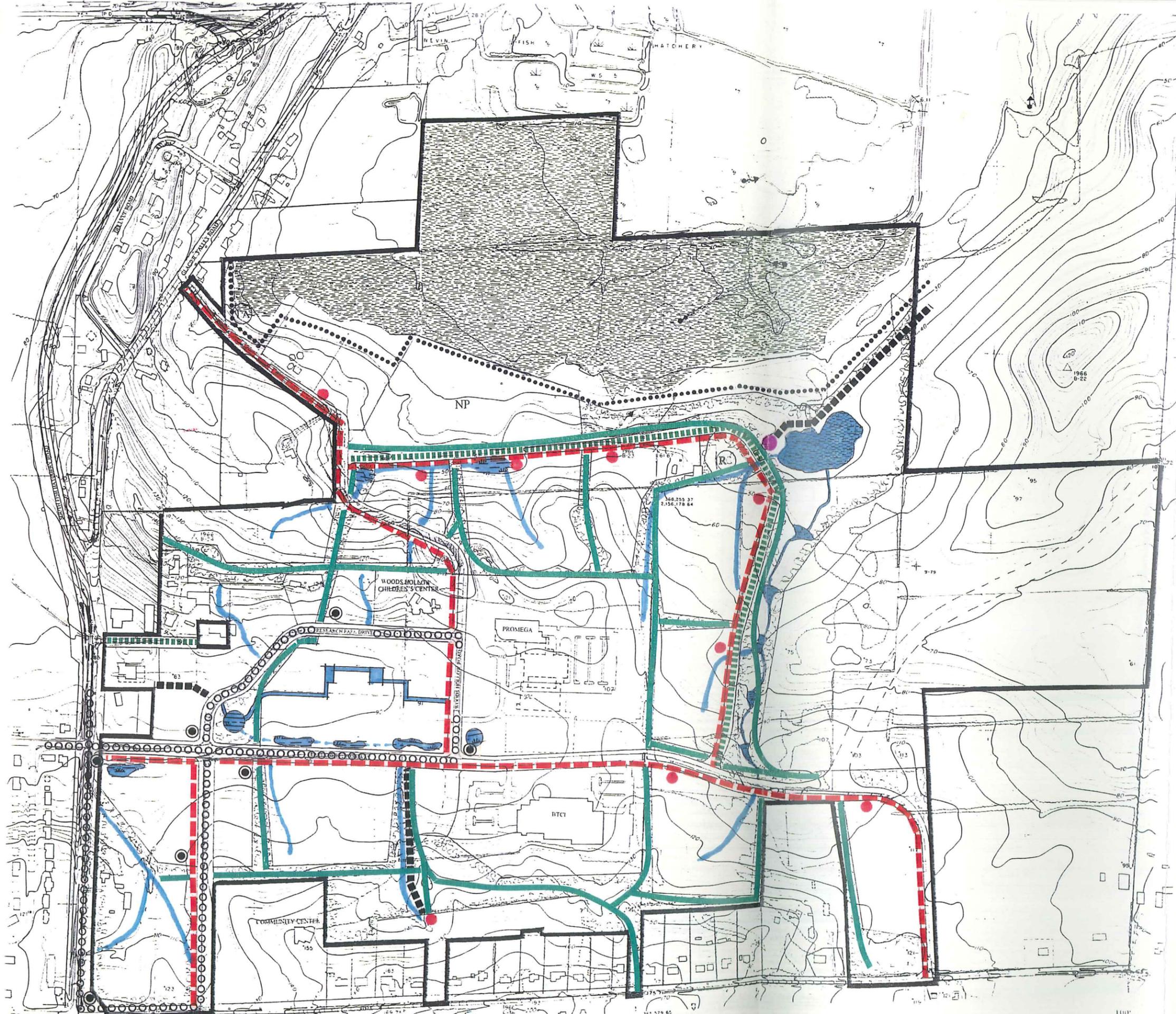


Fitchburg Center

# GENERAL DEVELOPMENT PLAN

## 15. INFRASTRUCTURE

-  PUBLIC ROAD
-  PRIVATE COLLECTOR ROAD
-  SERVICE ACCESS POINTS
-  BUS ROUTE
-  BUS STOP
-  BICYCLE PATH
-  CAPITAL CITY STATE TRAIL
-  WALK- AND SKIWAY
-  UTILITY EASEMENT
-  TOWN CENTER DRAINAGE SYSTEM
-  NATURAL DRAINAGE COURSE
-  STORMWATER DETENTION POND
-  SANITARY LIFT STATION (If needed)



PLAN AREA BOUNDARY 100' 500' 1000'

N



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