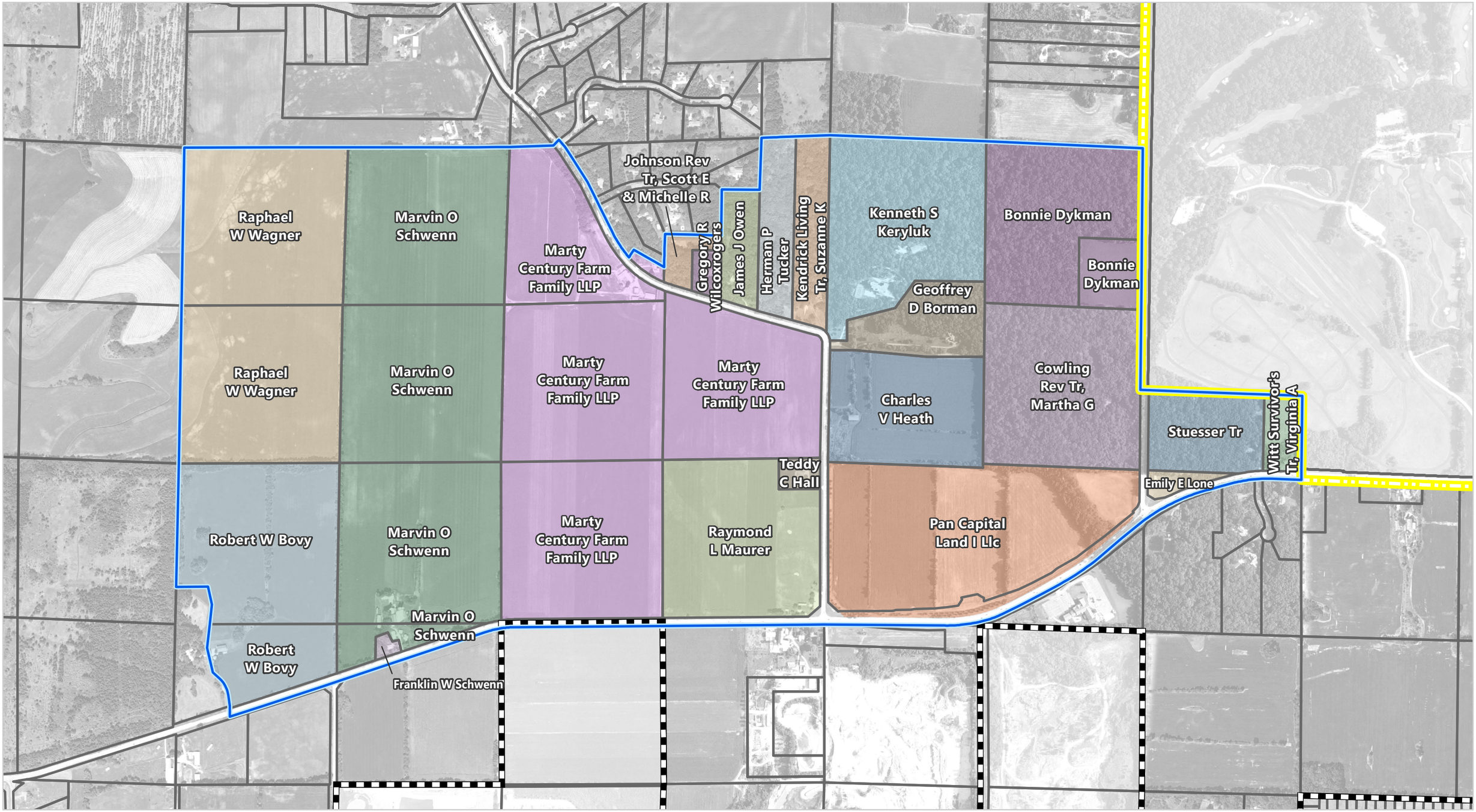


Parcel Ownership

Study Area

City of Verona

City of Madison

Parcel

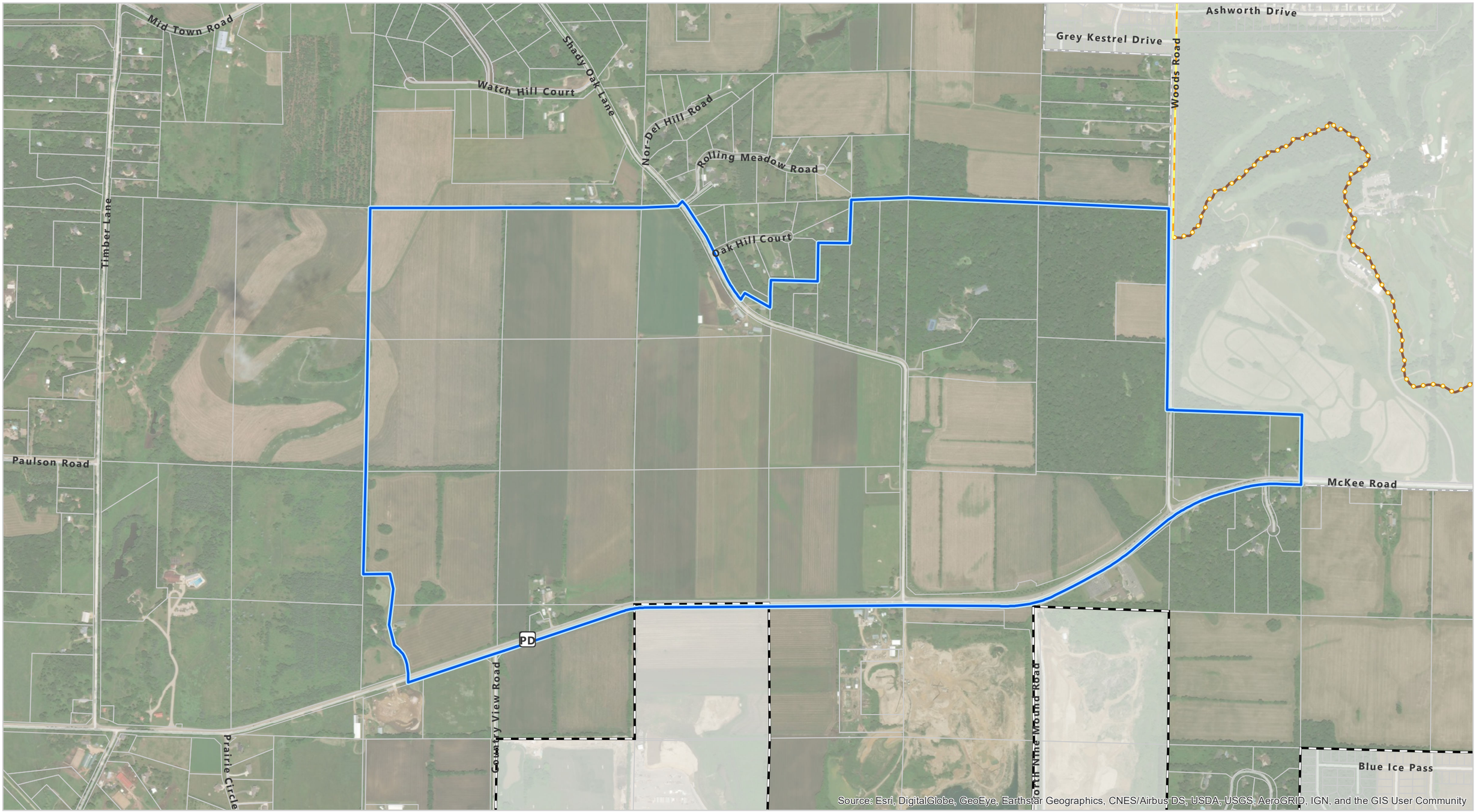
City of Verona
Dane County, WI

Data Sources:
Muncipalities, parcels, and road names provided by Dane County.
Aerial imagery provided by USDA (NAIP 2015).

N

0 187.5 375 750 Feet

MSA PROFESSIONAL SERVICES



Roads & Off-Street Paths

- Study Area
- City of Verona
- City of Madison
- Parcel
- Ice Age Trail
- Ice Age Trail Connecting Route

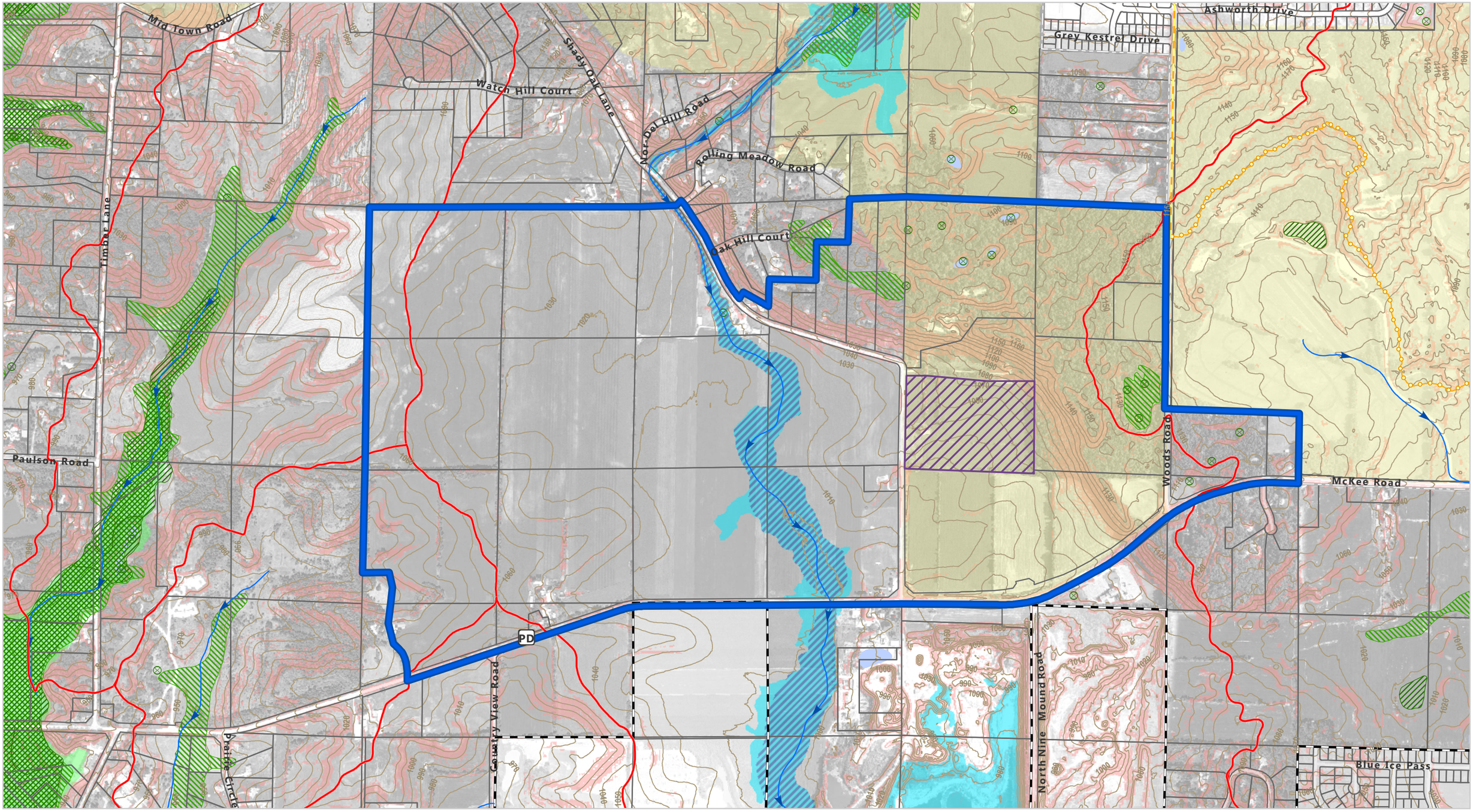
Data Sources:
Ice age trail routs/corridor provided by the Ice Age Trail.
Muncipalities, parcels, road names and elevation provided by Dane County.
Flood zones provided by FEMA.
Wetlands provided by Wisconsin DNR.
Aerial imagery provided by USDA (NAIP 2015).

City of Verona
Dane County, WI

N

0 225 450 900 Feet

MSA PROFESSIONAL SERVICES



Development Limitations

- Study Area
- City of Verona
- City of Madison
- Parcel
- Wetland
- Wetland Point
- Hydric Soils
- Waterbody

Flood Zone Designations

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway

- Ice Age Trail
- Ice Age Trail Connecting Route
- Flowline
- Watershed Divide
- Ice Age Trail Corridor*
- Slopes Greater than 12%
- Deed Restricted Parcel

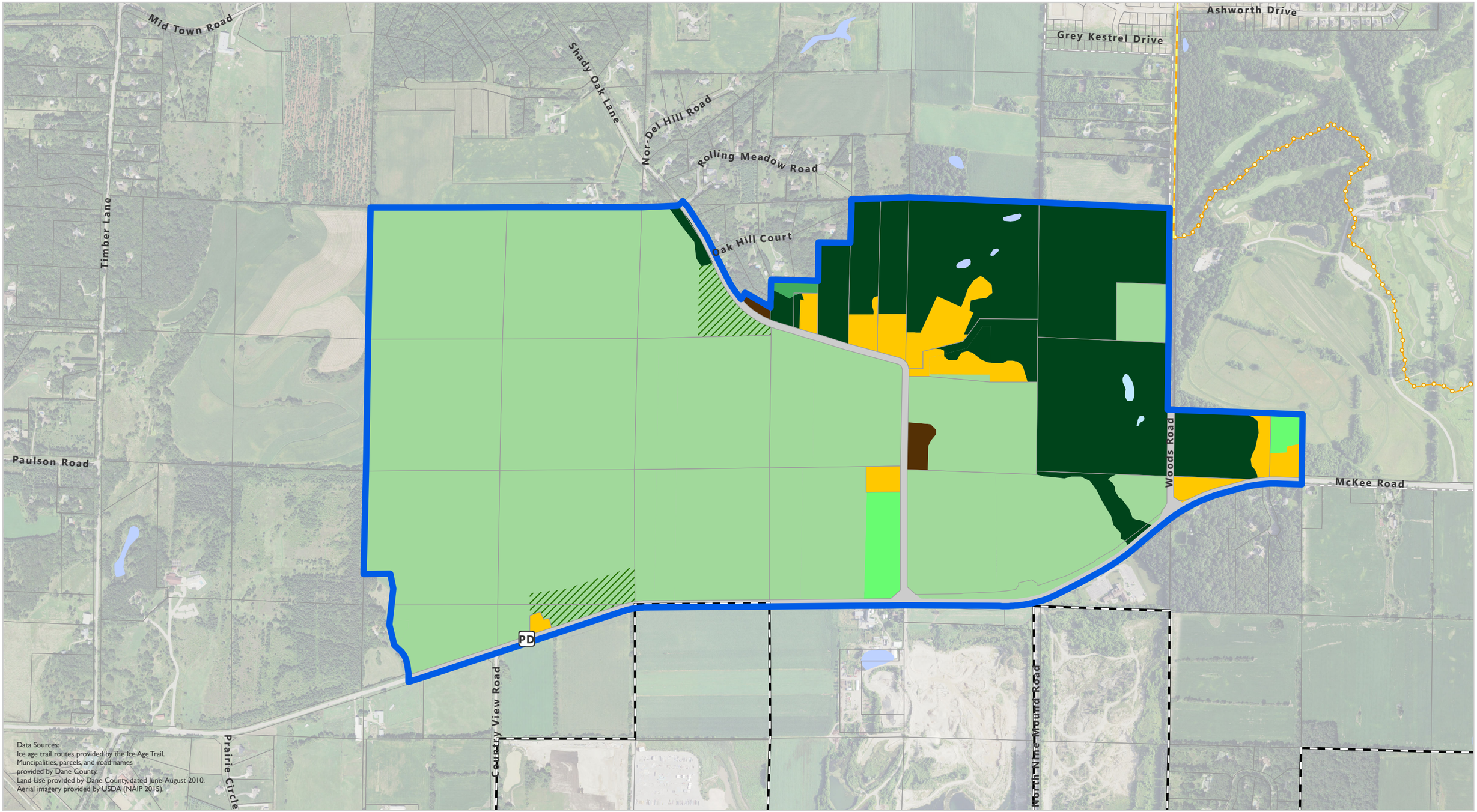
Data Sources:
Ice age trail routes/corridor provided by the the National Park Service.
Muncipalities, parcels, road names and elevation provided by Dane County.
Flood zones provided by FEMA.
Wetlands provided by Wisconsin DNR.
Aerial imagery provided by USDA (NAIP 2015).

N

0 225 450 900 Feet

City of Verona
Dane County, WI

MSA PROFESSIONAL SERVICES



Existing Land Use

Study Area
City of Verona
City of Madison
Parcel
Waterbody
Ice Age Trail
Ice Age Trail Connecting Route

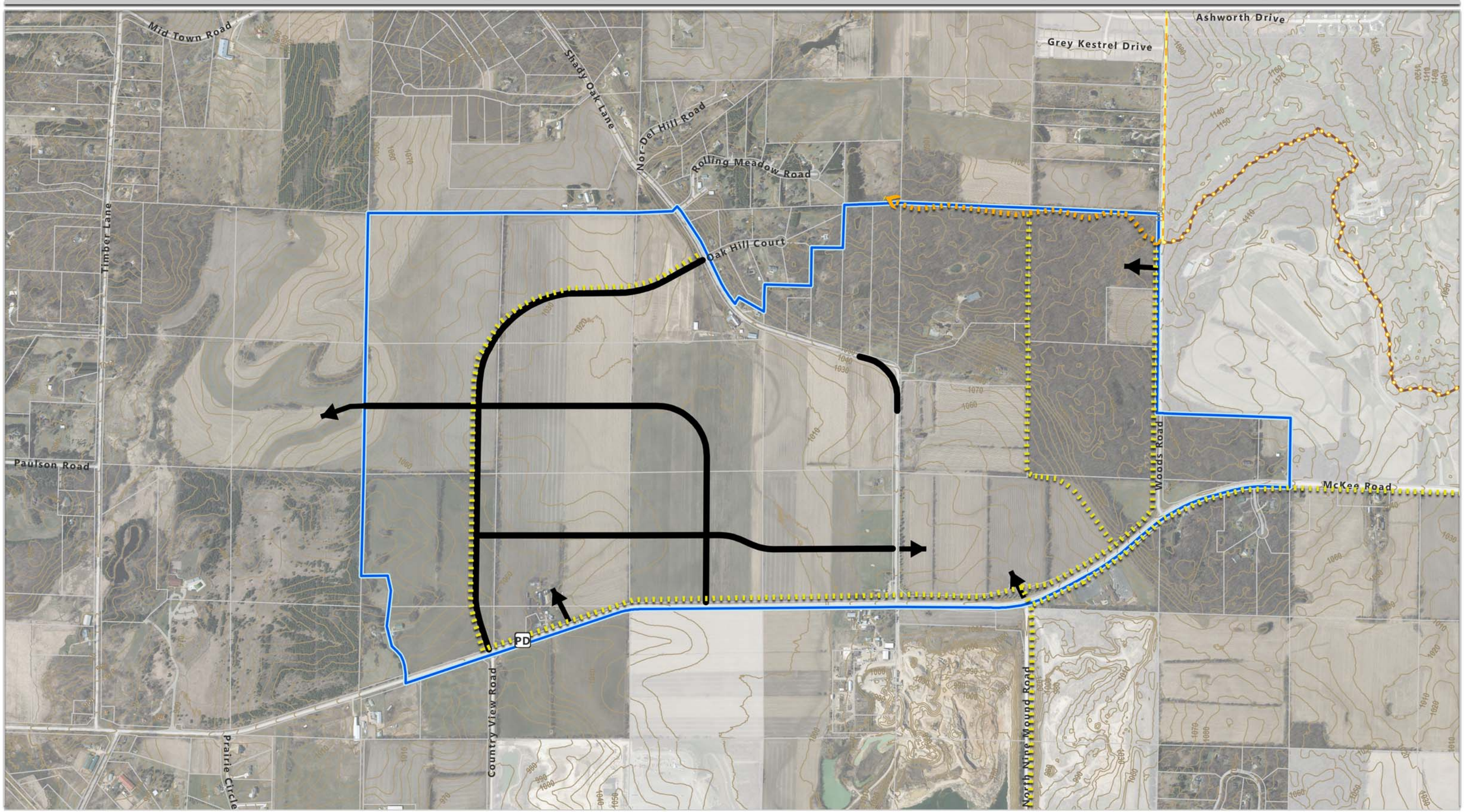
Dane County Land Use
Agriculture, Grain Farming
Agriculture, Animal Production
Agriculture, Farm Buildings
Open Land
Private Recreation
Road Right of Way
Single Family Residential
Water
Woodlands

City of Verona
Dane County, WI

N

0 225 450 900 Feet

MSA PROFESSIONAL SERVICES



Roads & Off-Street Paths

Study Area
Parcel
Contours (10ft)
Future Collector Streets
Future Access Points
Ice Age Trail
Ice Age Trail Connecting Route
Existing/Proposed Off-Street Paths
Proposed Ice Age Trail

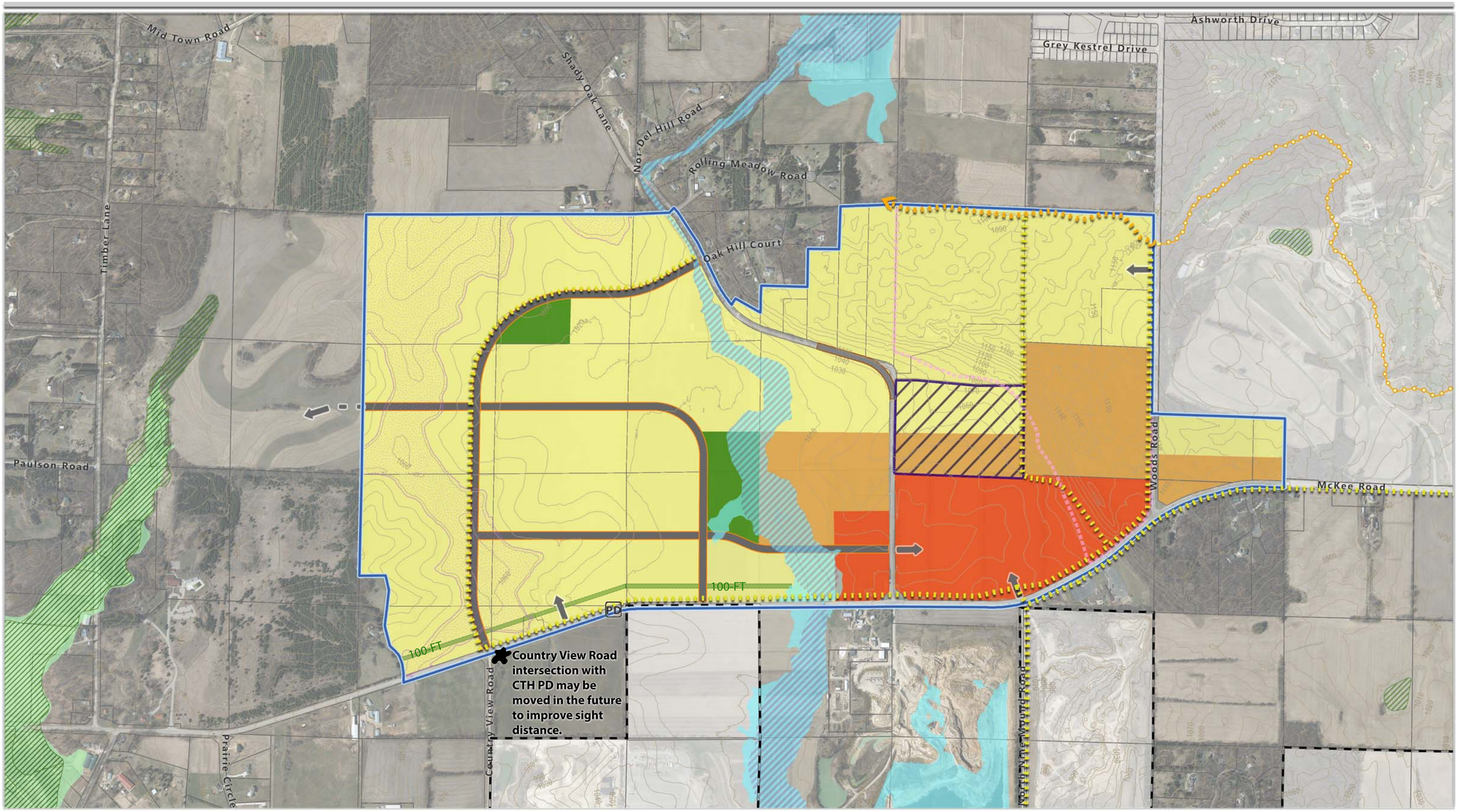
Data Sources:
Ice age trail routs/corridor provided by the Ice Age Trail.
Muncipalities, parcels, road names and elevation provided by Dane County.
Flood zones provided by FEMA.
Wetlands provided by Wisconsin DNR.
Aerial imagery provided by USDA (NAIP 2015).

N

0 225 450 900 Feet

MSA PROFESSIONAL SERVICES

City of Verona
Dane County, WI



Future Land Use

- Study Area
- City of Verona
- City of Madison
- Parcel
- Wetland
- Wetland Point
- Low Pressure Zone (1048 FT)
- Future Northwest Pressure Zone (approx.)

Flood Zone Designations

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway

- Ice Age Trail
- Ice Age Trail Extension (proposed)
- Off-Street Paths
- Future Collector Street
- Potential Road Access / Extension
- 100-FT Setback

- Park / Open Space
- Low Density Residential
- Medium Density Residential
- Commercial / Mixed Use
- Deed Restricted Parcel

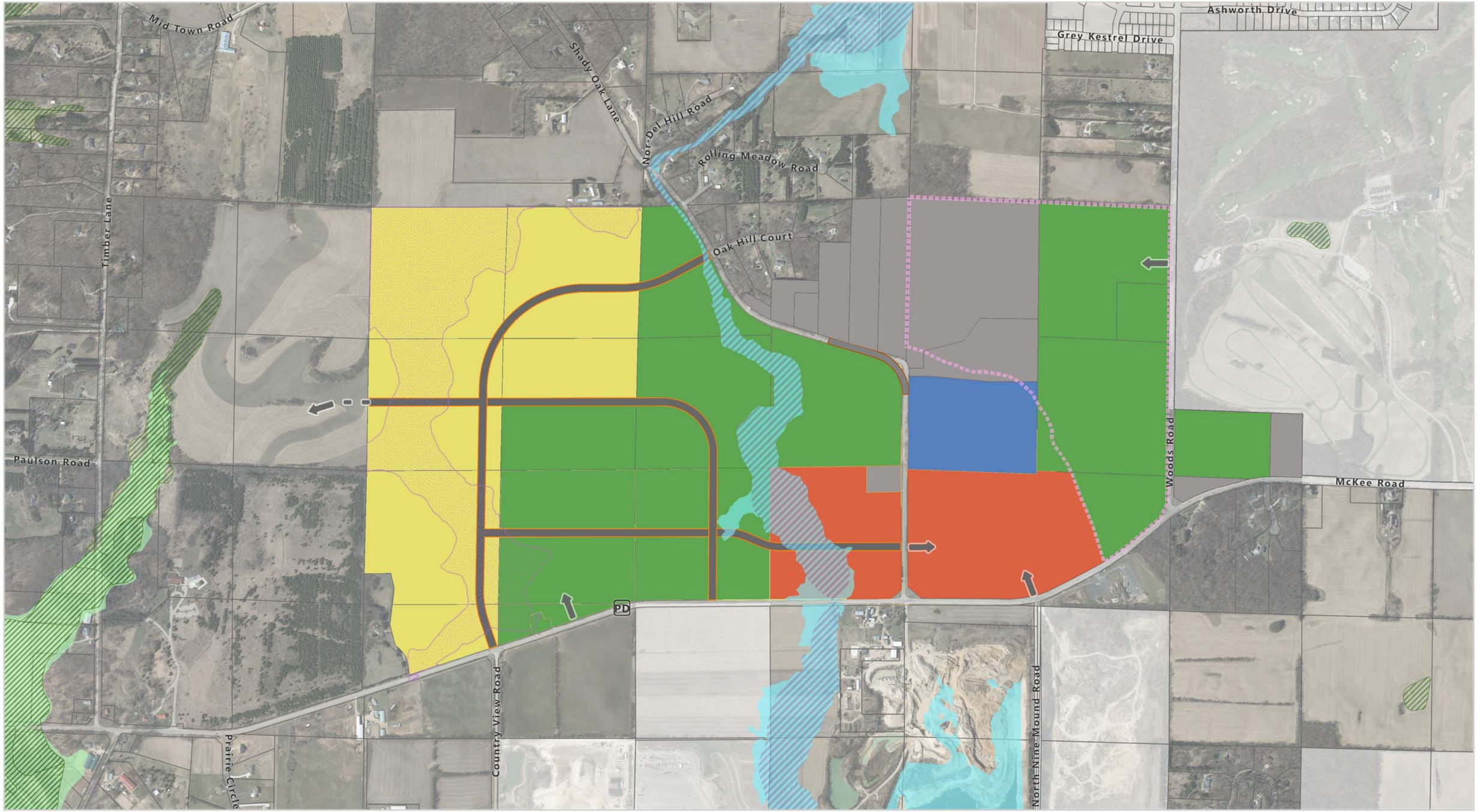
Data Sources:
Ice age trail routs/corridor provided by the Ice Age Trail.
Muncipalities, parcels, road names and elevation provided by Dane County.
Flood zones provided by FEMA.
Wetlands provided by Wisconsin DNR.
Aerial imagery provided by USDA (NAIP 2015).

N

0 225 450 900 Feet

MSA PROFESSIONAL SERVICES

City of Verona
Dane County, WI



Potential Phasing

- Study Area
- City of Verona
- City of Madison
- Parcel
- Wetland
- Wetland Point
- Low Pressure Zone (1048 FT)
- Future Northwest Pressure Zone (approx.)

Flood Zone Designations

- A: 1% Annual Chance of Flooding, no BF
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway

- Future Collector Street
- Potential Roadway

- Phase One
- Phase Two
- Phase Three
- Existing Development
- Deed Restricted (No assumed development)

Data Sources:
Ice age trail routs/corridor provided by the Ice Age Trail.
Muncipalities, parcels, road names and elevation provided by Dane County.
Flood zones provided by FEMA.
Wetlands provided by Wisconsin DNR.
Aerial imagery provided by USDA (NAIP 2015).

N

0 225 450 900 Feet

MSA PROFESSIONAL SERVICES

City of Verona
Dane County, WI