

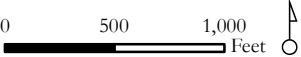


# Map 1: Planning Area

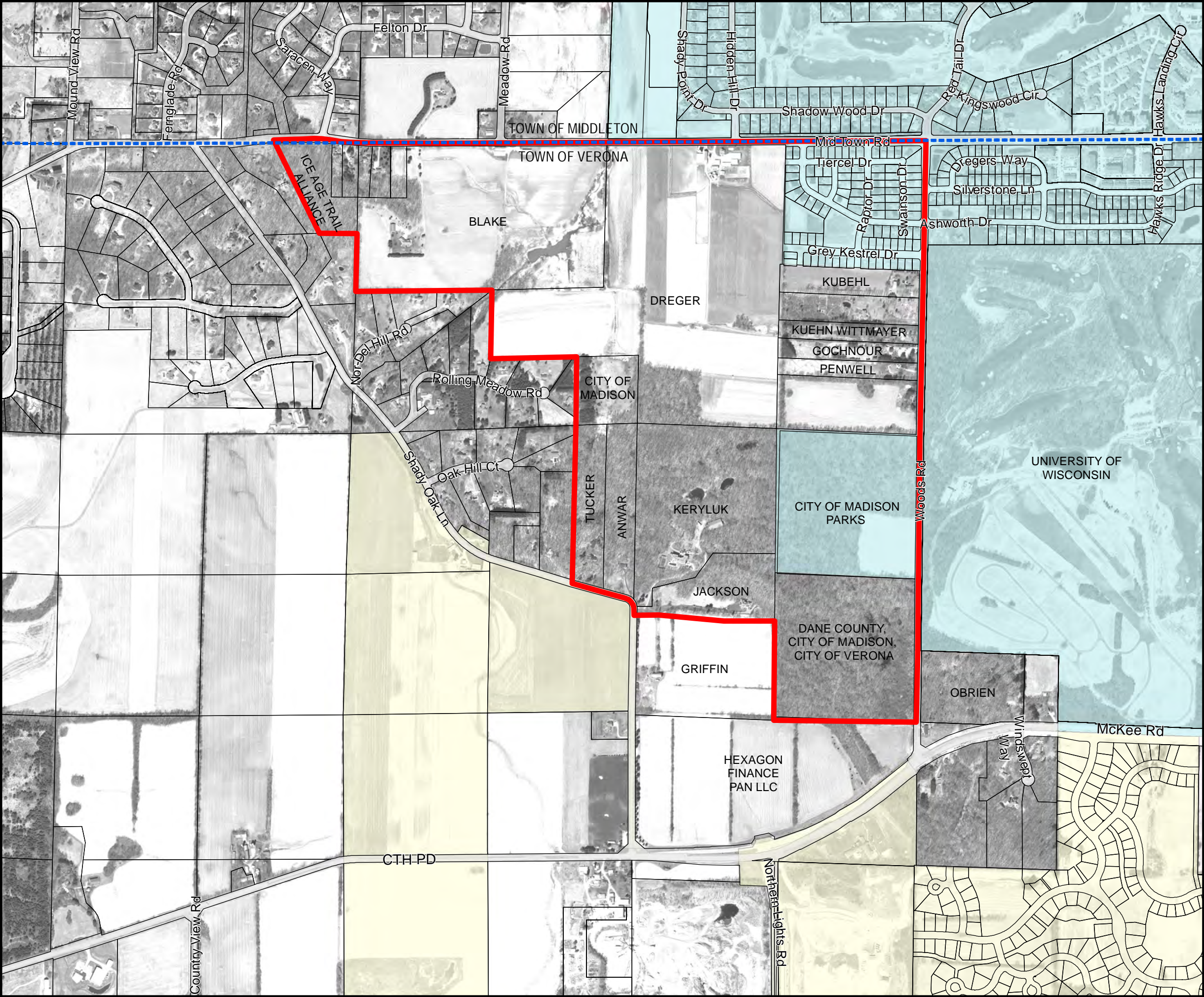
Shady Wood  
Neighborhood Development Plan  
November 2022

-  Planning Area
-  City of Madison Boundary

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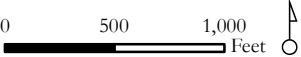


# Map 2: Municipal Jurisdiction and Property Ownership

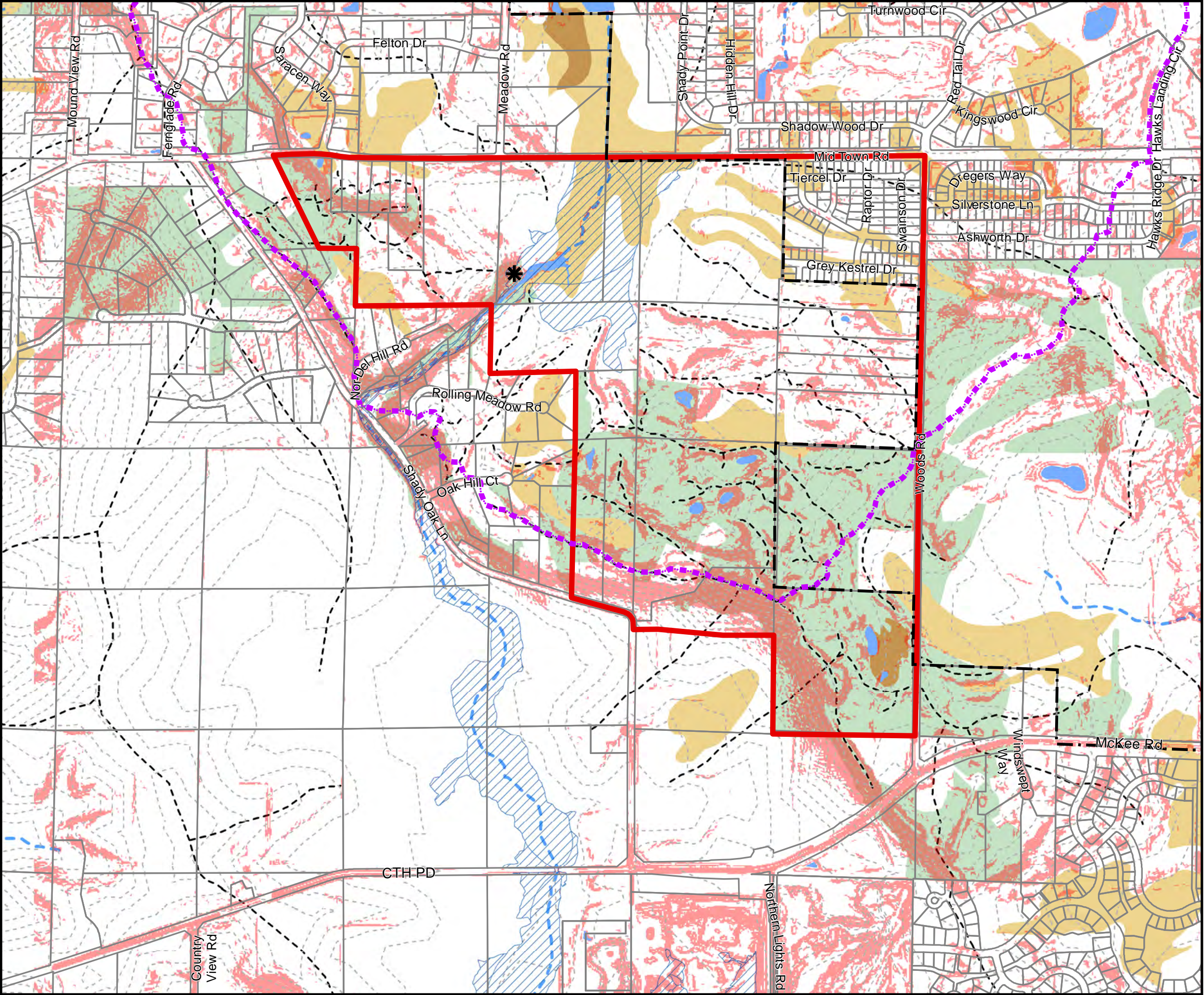
Shady Wood  
Neighborhood Development Plan  
November 2022

- Planning Area
- Town Line
- City of Madison
- City of Verona

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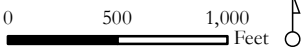


# Map 3: Natural Features

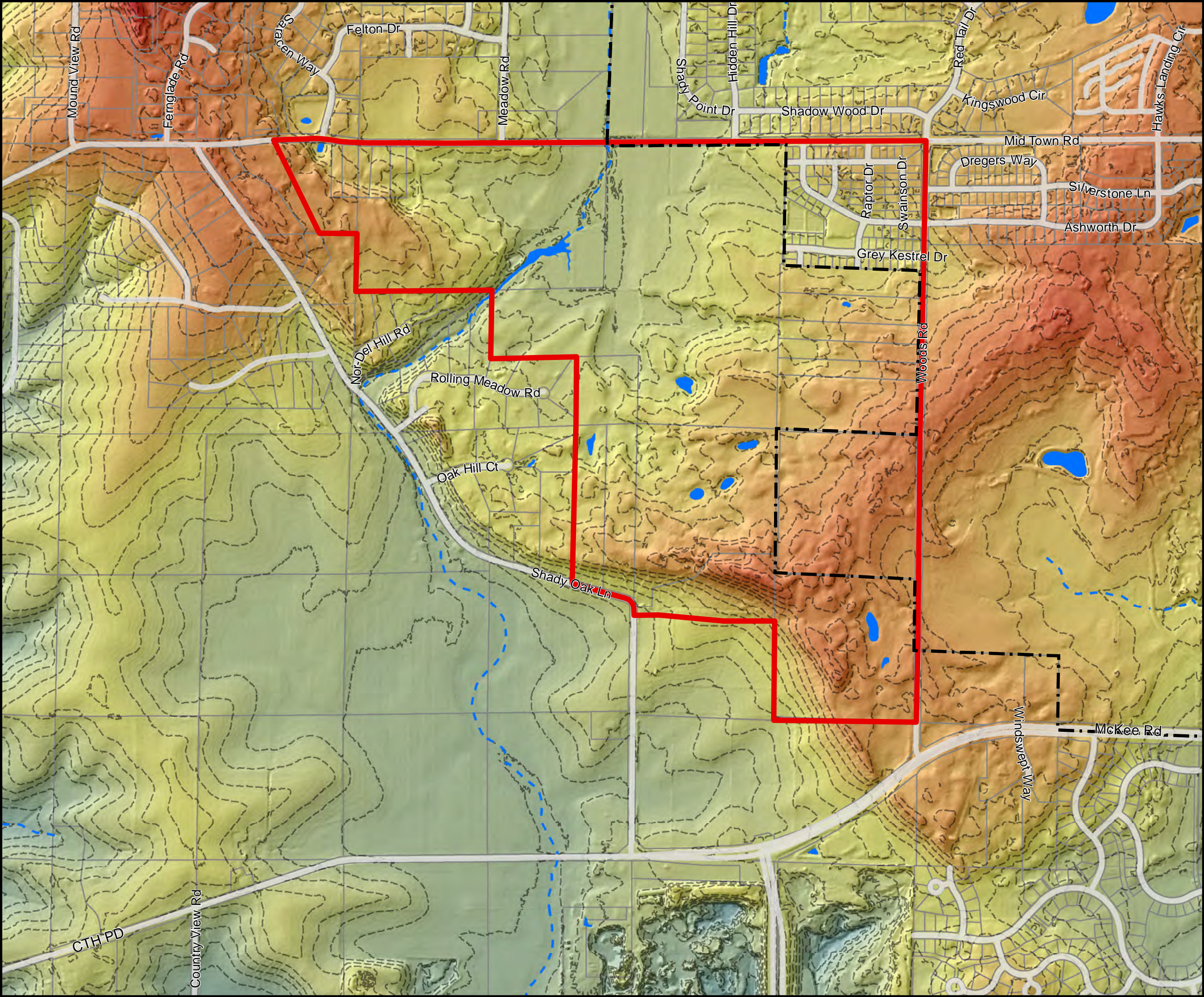
Shady Wood  
Neighborhood Development Plan  
November 2022

- Planning Area
- City of Madison Boundary
- 100-Year Floodplain
- Lower Badger Mill Creek Sub-Watershed Boundary
- Ridgeline
- Elevation Contours - 10ft
- Intermittent Stream
- Surface Water
- Woodland
- Hydric Soils
- Soils with Hydric Inclusions
- Slopes Greater than 12%
- Richardson's Cave

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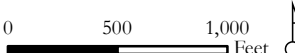


# Map 4: Elevation Model

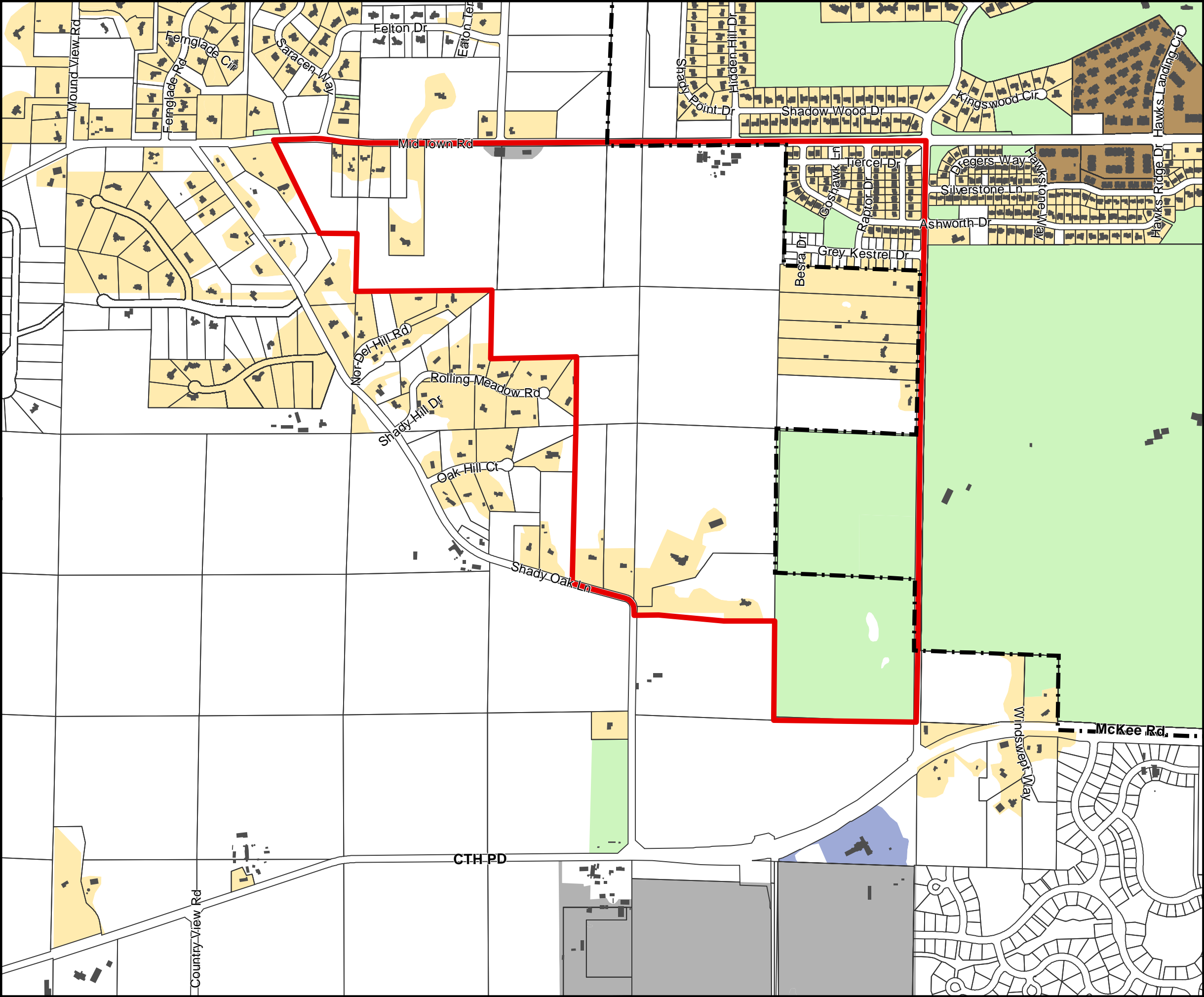
Shady Wood  
Neighborhood Development Plan  
November 2022

- Planning Area
  - Surface Water
  - Intermittent Stream
  - Elevation Contours - 10ft
- Elevation
- High
  - 
  - 
  - 
  - Low

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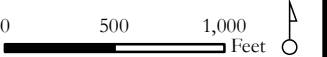


# Map 5: Existing Land Use

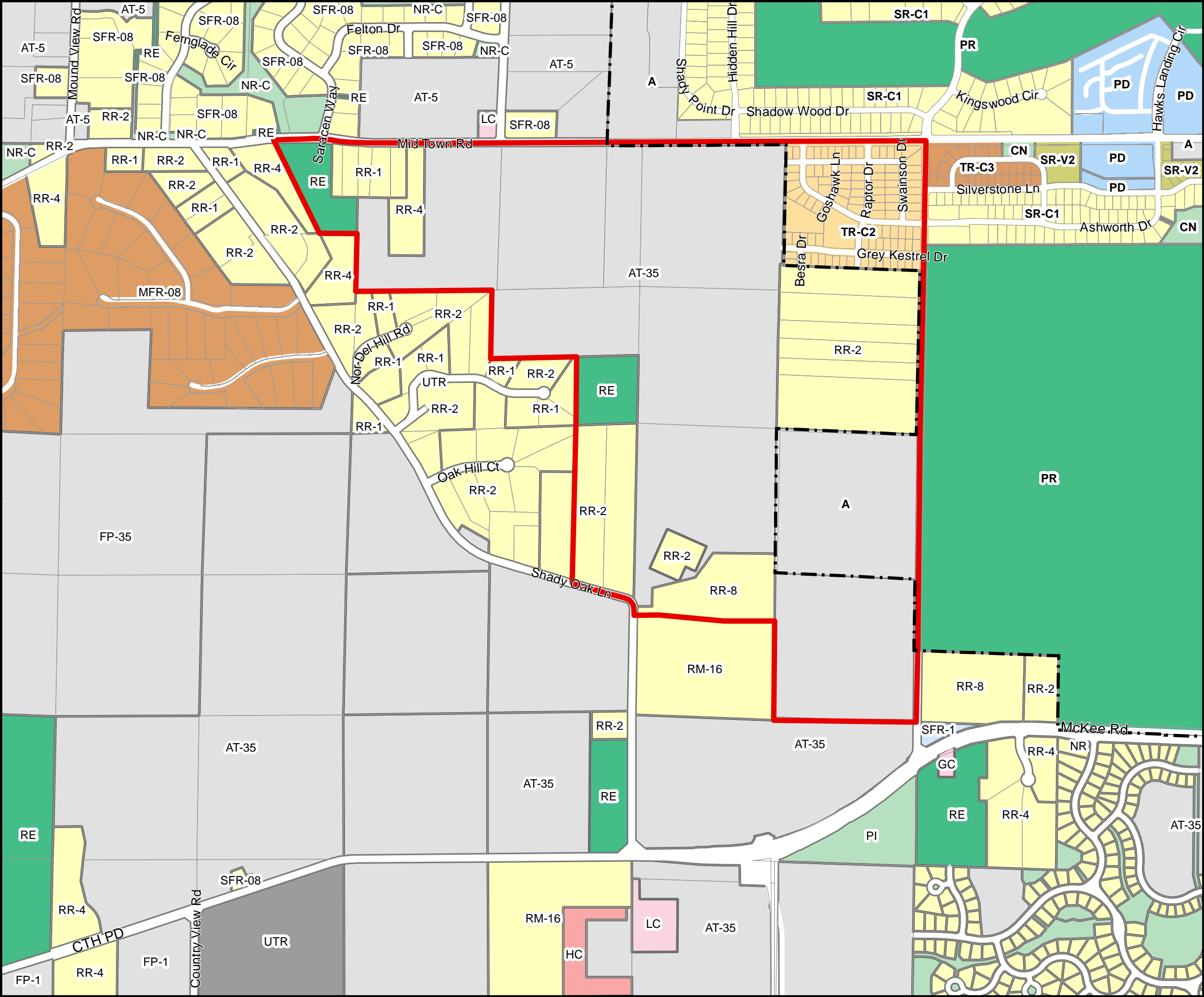
Shady Wood  
Neighborhood Development Plan  
November 2022

- Planning Area
- City of Madison Boundary
- Building Footprint
- Land Use**
  - One Unit Residential
  - Five + Unit Residential
  - Institutional
  - Industrial
  - Park and Open Space
  - Agricultural or Vacant Land

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# Map 6: Existing Zoning

Shady Wood  
Neighborhood Development Plan  
November 2022

- Planning Area
- City of Madison Boundary

## City of Madison Zoning Districts

- Residential Districts  
SR-C1, SR-V2, TR-C2, TR-C3
- Special Districts  
A, CN, PD, PR

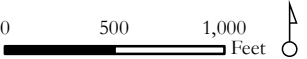
## Town of Middleton and Town of Verona Zoning Districts

- Residential Districts  
RR-1, RR2, RR-4, RM-16, SFR-08, MFR-08,
- Natural Resource and Recreation Districts  
NR-C, RE
- Commercial Districts  
LC, HC
- Special Districts  
UTR
- Agricultural and Farmland Preservation  
AT-5, AT-35, FP-1, FP-35

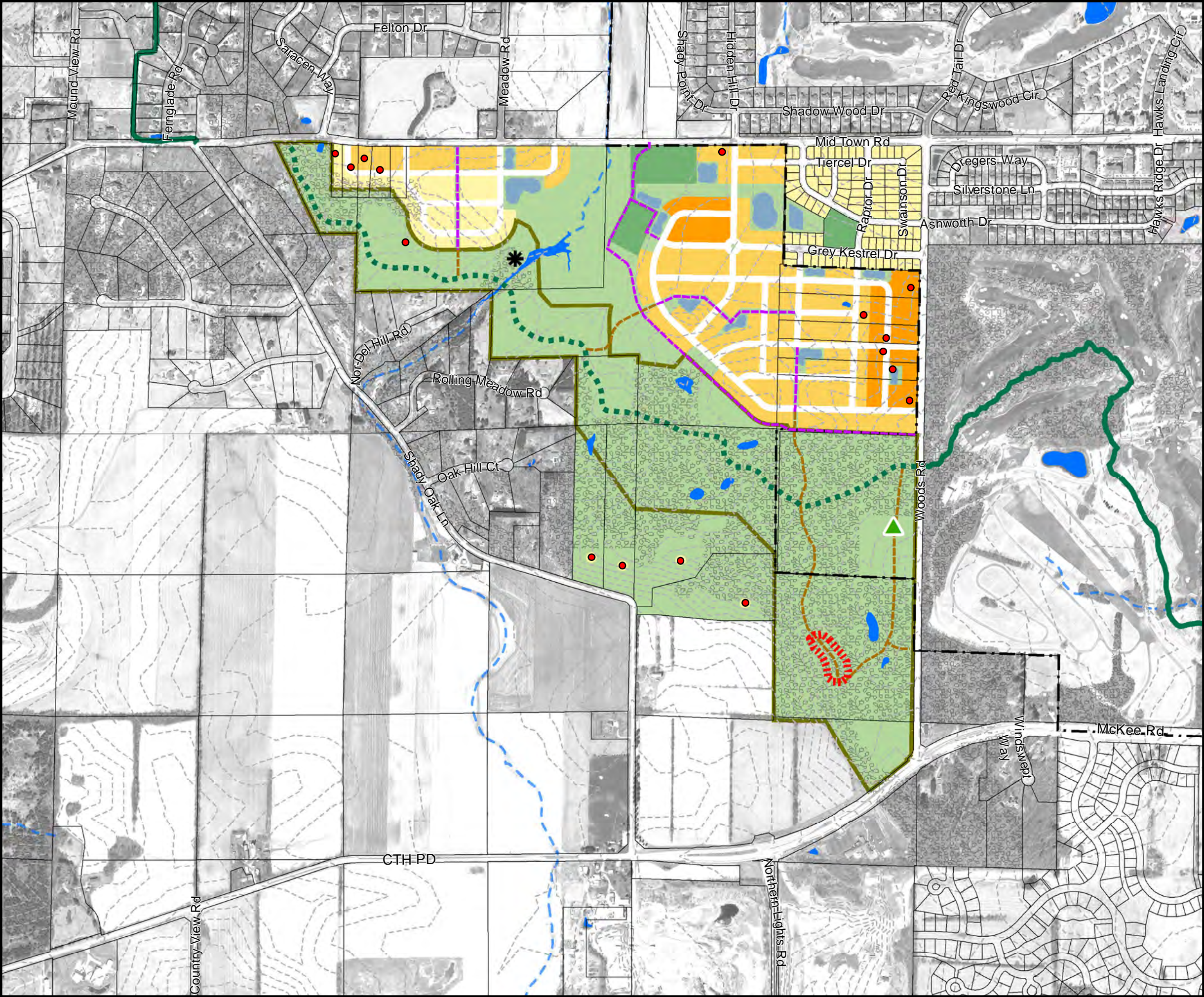
## City of Verona Zoning Districts

- Residential Districts  
NR
- Natural Resource and Recreation Districts  
PI
- Agricultural and Farmland Preservation  
A

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# Map 7: Land Use and Street Plan

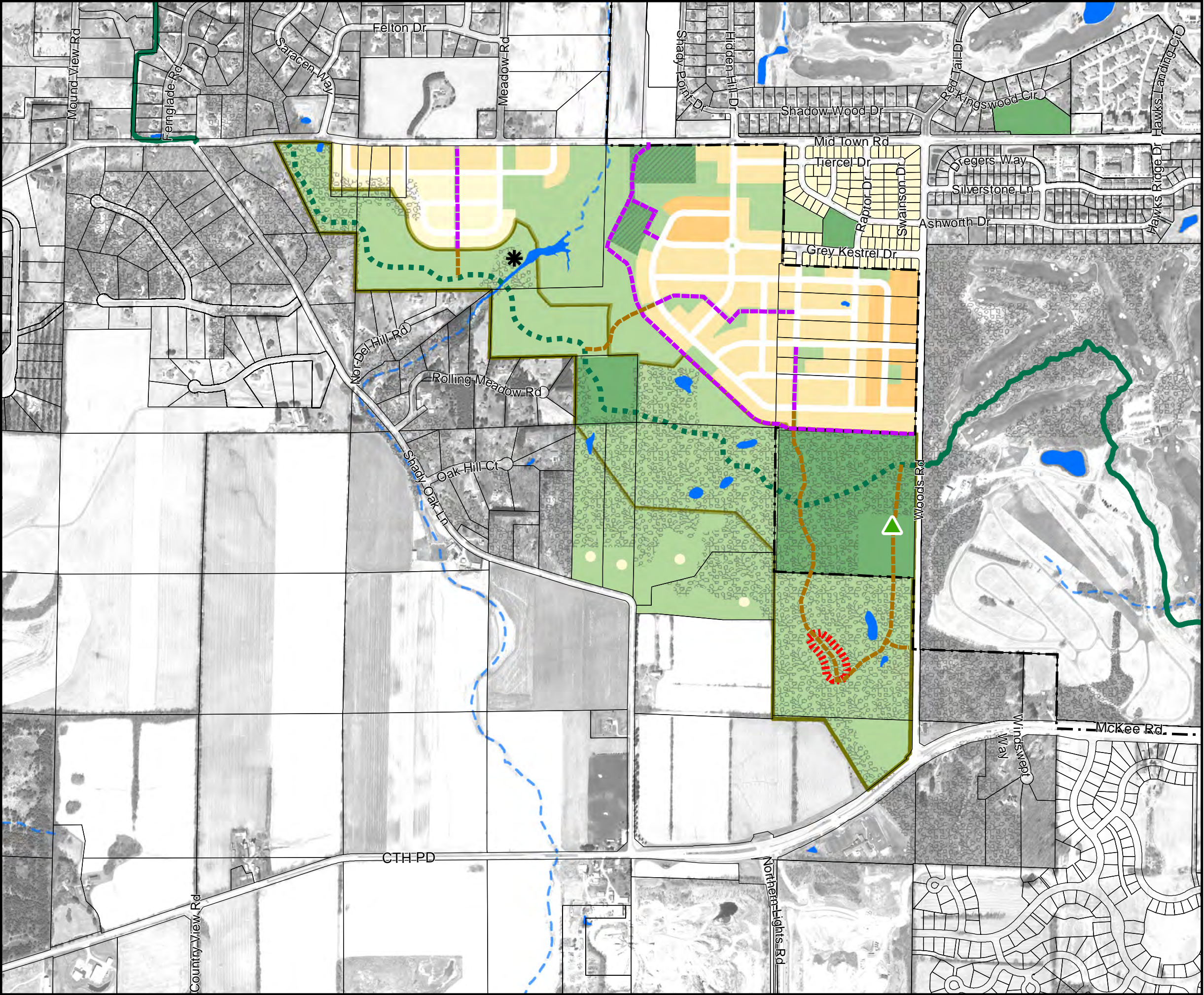
Shady Wood  
Neighborhood Development Plan  
November 2022

- View Opportunity
- Existing Dwelling Units
- Richardson's Cave
- Conceptual Ice Age Trail Trailhead
- Existing Ice Age Trail
- Conceptual Ice Age Trail
- Proposed Shared-Use Path
- Proposed Pedestrian Path
- Elevation Contours - 10ft
- Surface Water
- Intermittent Stream
- Woodlands
- Housing Mix 1 ( 6-12 du/ac)
- Housing Mix 2 (12-20 du/ac)
- Housing Mix 3 (20-40 du/ac)
- Potential Sports Fields
- Stormwater and Other Open Space
- Open Space Conservation Corridor
- Conceptual Stormwater Pond Location

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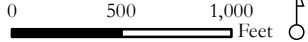


# Map 8: Parks and Open Space

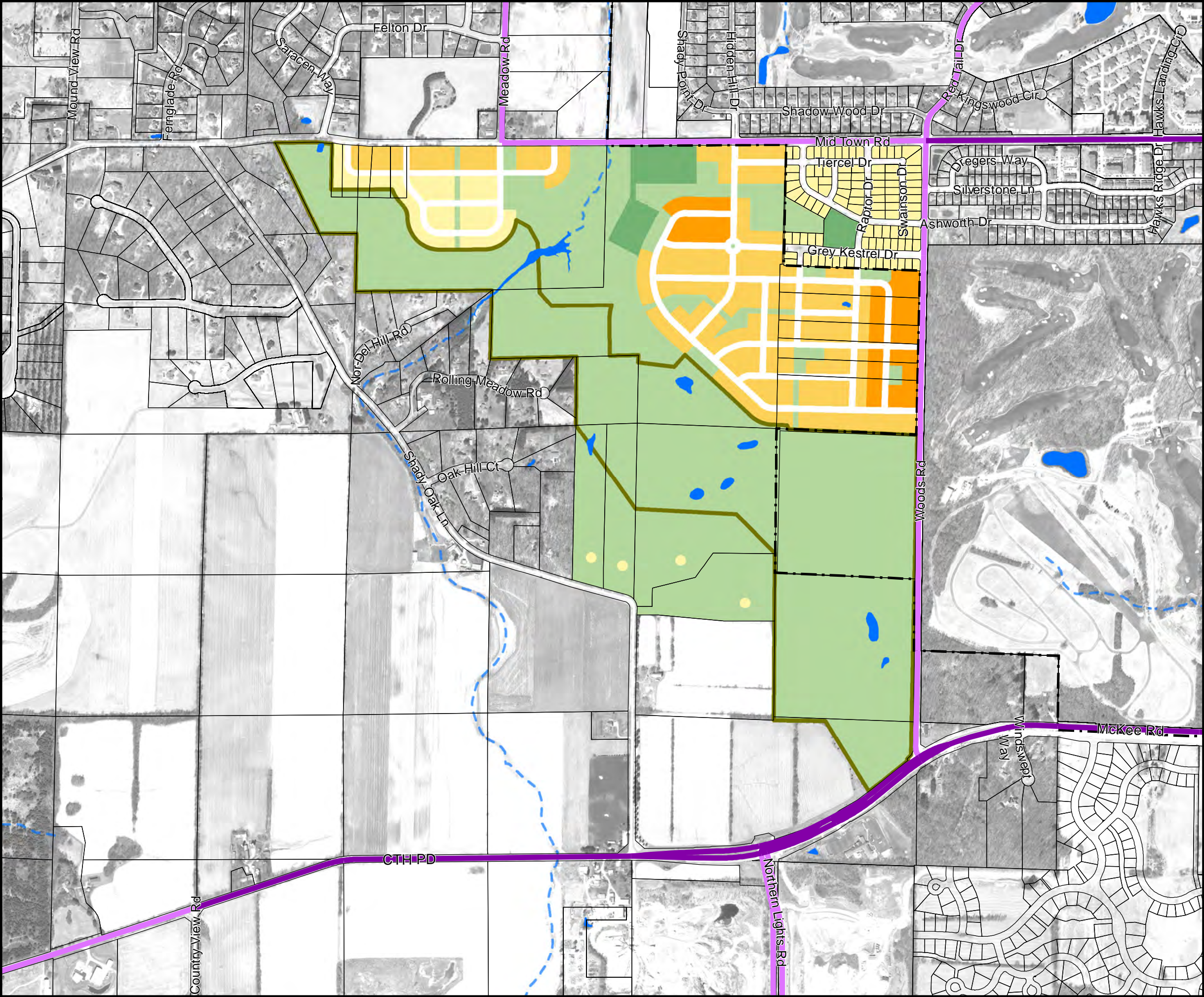
Shady Wood  
Neighborhood Development Plan  
November 2022

-  City of Madison Boundary
-  View Opportunity From Terminal Moraine
-  Existing Ice Age Trail
-  Conceptual Ice Age Trail
-  Proposed Shared-Use Path
-  Proposed Pedestrian Path
-  Trailhead
-  Richardson's Cave
-  Intermittent Stream
-  Surface Water
-  Existing City of Madison Parks
-  Stormwater and Other Open Space
-  Open Space Conservation Corridor
-  Potential Sports Fields
-  Woodlands

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# Map 9: Transportation Plan - Roadways

Shady Wood  
Neighborhood Development Plan  
November 2022

 City of Madison Boundary

 Surface Water

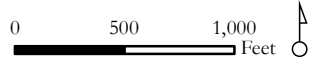
 Intermittent Stream

## Roadway Classification

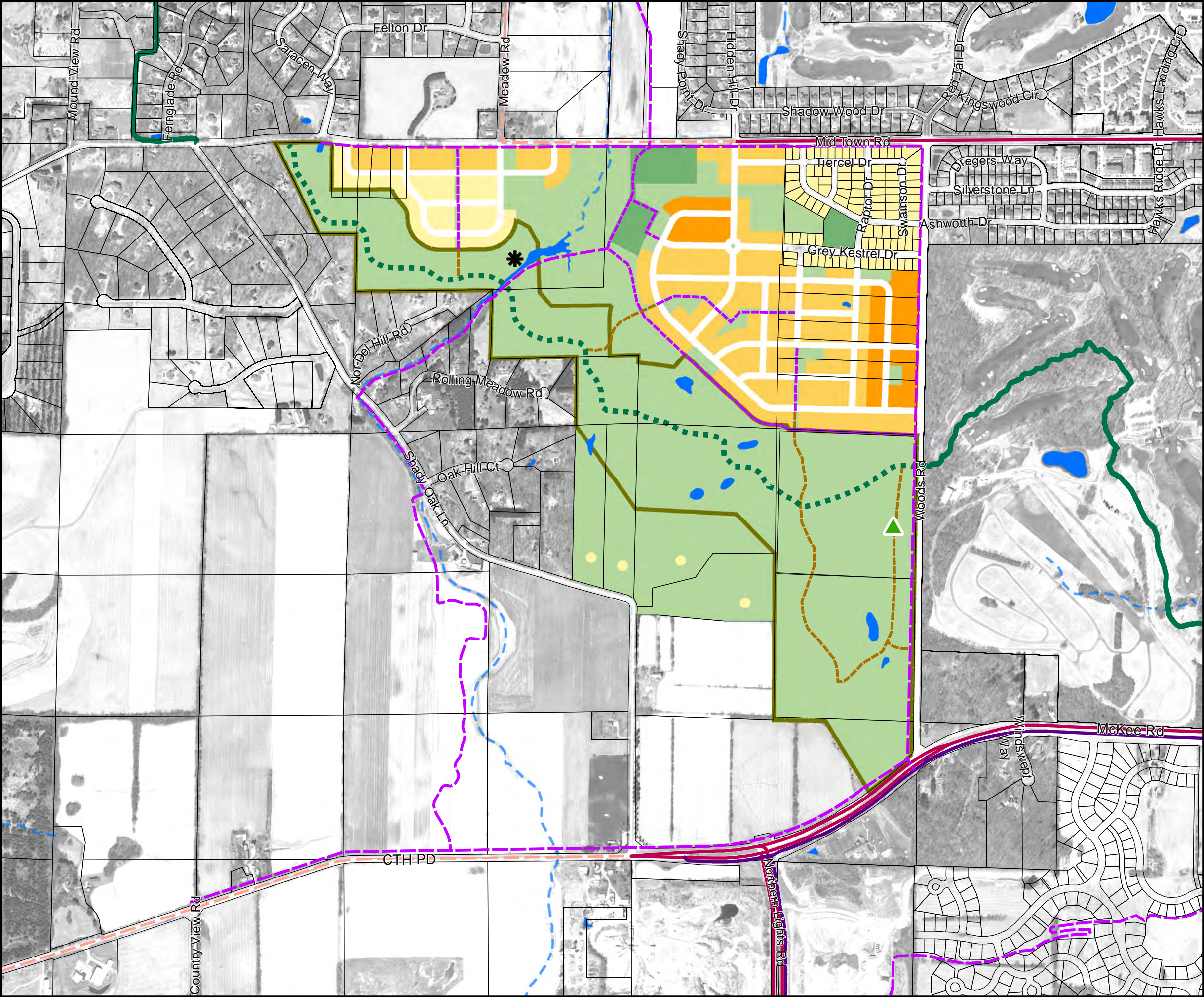
 Arterial

 Collector

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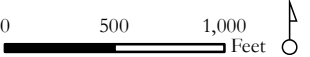


**Map 10:**  
**Transportation Plan -**  
**Pedestrian/Bicycle**

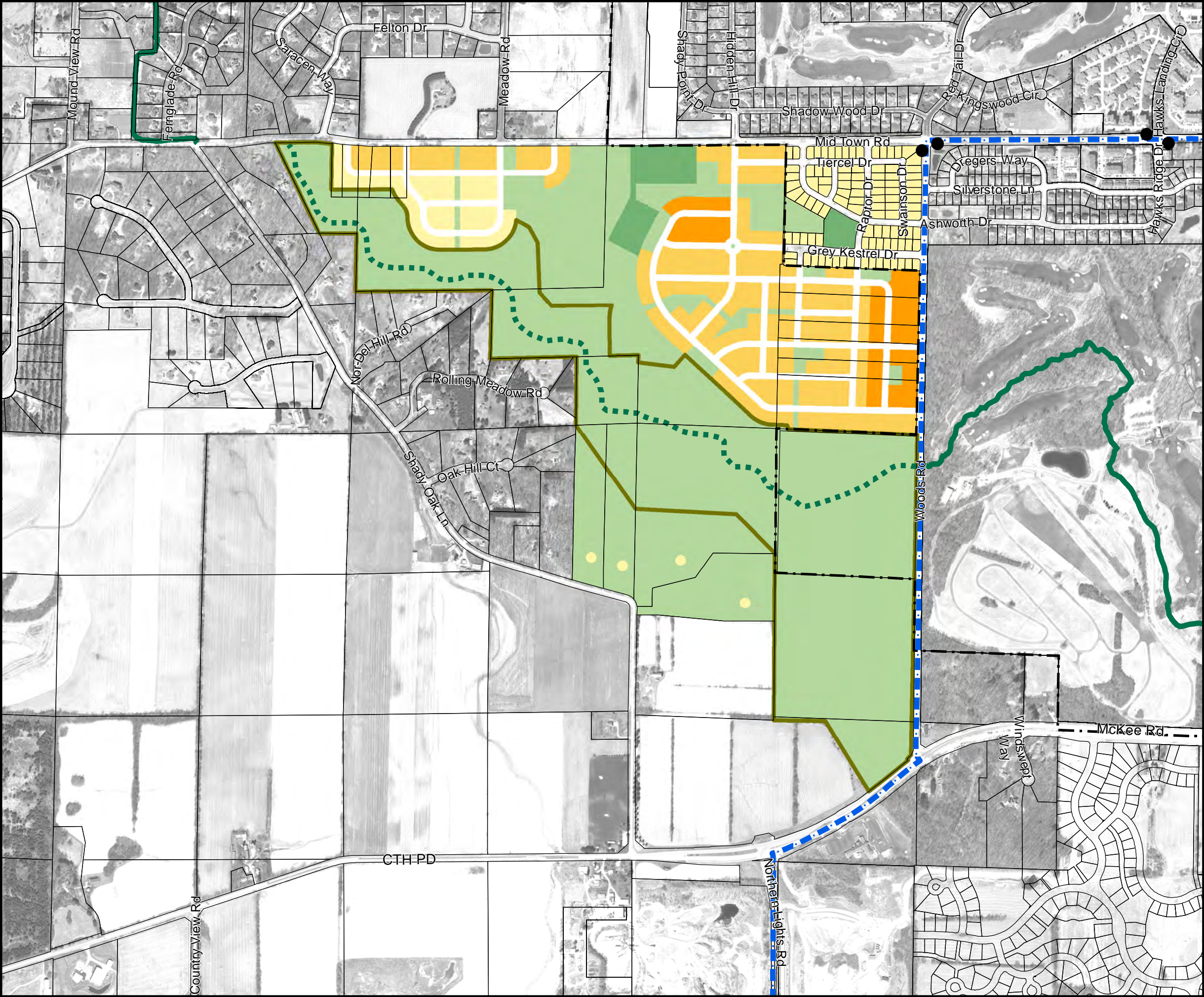
Shady Wood  
Neighborhood Development Plan  
November 2022

- Existing Shared-Use Path
- Proposed Shared-Use Path
- Proposed Pedestrian Path
- Existing On-Street Bicycle Facility
- Proposed On-Street Bicycle Facility
- Existing Ice Age Trail
- Conceptual Ice Age Trail
- Trailhead
- Richardson's Cave
- Surface Water
- Intermittent Stream

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# Map 11: Transit

Shady Wood  
Neighborhood Development Plan  
November 2022

- City of Madison Boundary
- Madison Metro Route 55
- Madison Metro Bus Stops
- Existing Ice Age Trail
- Conceptual Ice Age Trail
- Housing Mix 1 ( 6-12 du/ac)
- Housing Mix 2 (12-20 du/ac)
- Housing Mix 3 (20-40 du/ac)
- Stormwater and Other Open Space
- Park
- Open Space Conservation Corridor

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0 500 1,000 Feet



# Map 12: Utilities and Phasing

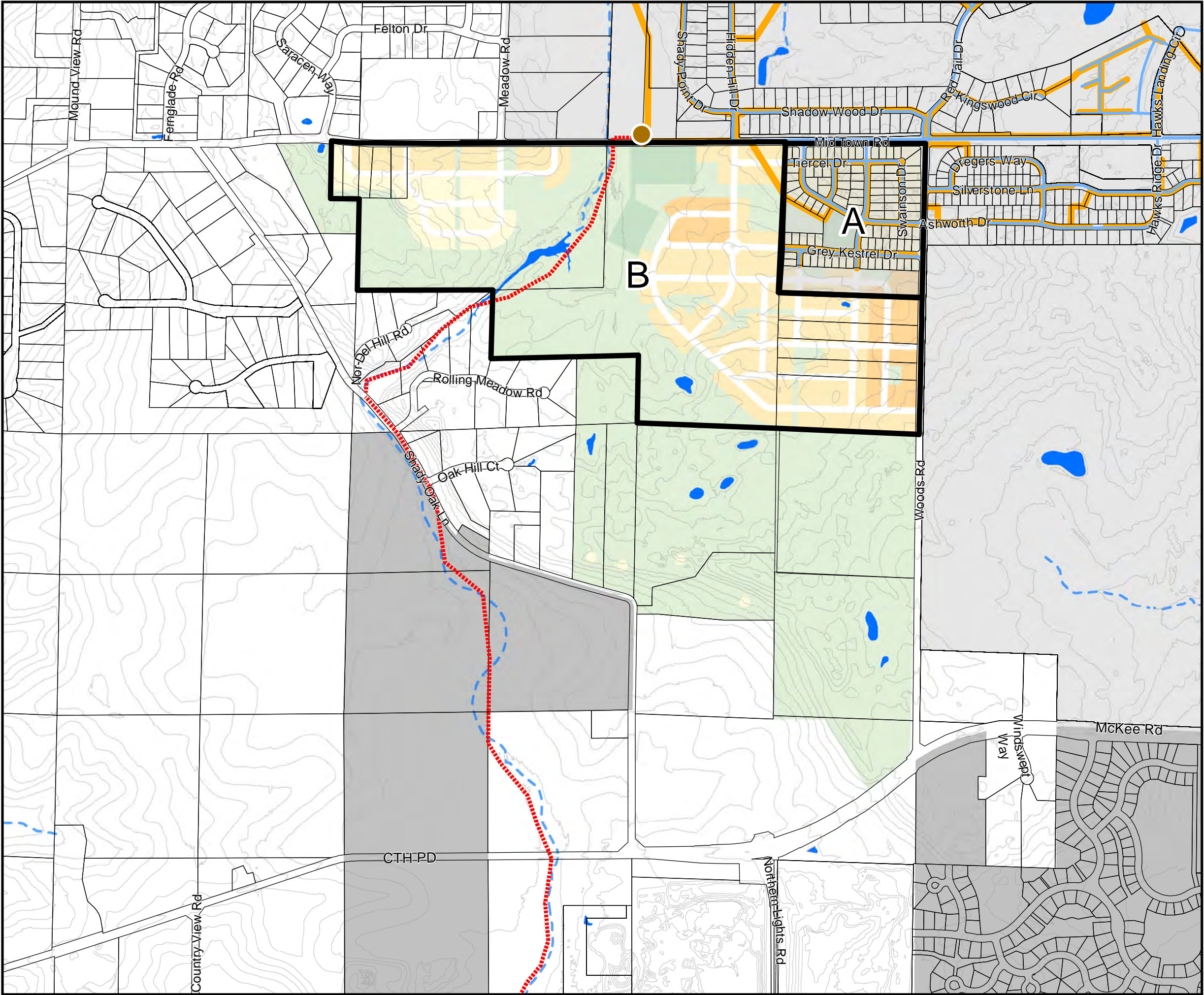
Shady Wood  
Neighborhood Development Plan  
November 2022

## Existing Utilities

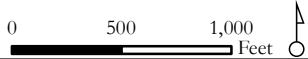
- Existing Water Main
- Existing Sanitary Sewer Main
- Existing Sanitary Lift Station

## Proposed Utilities / Phasing

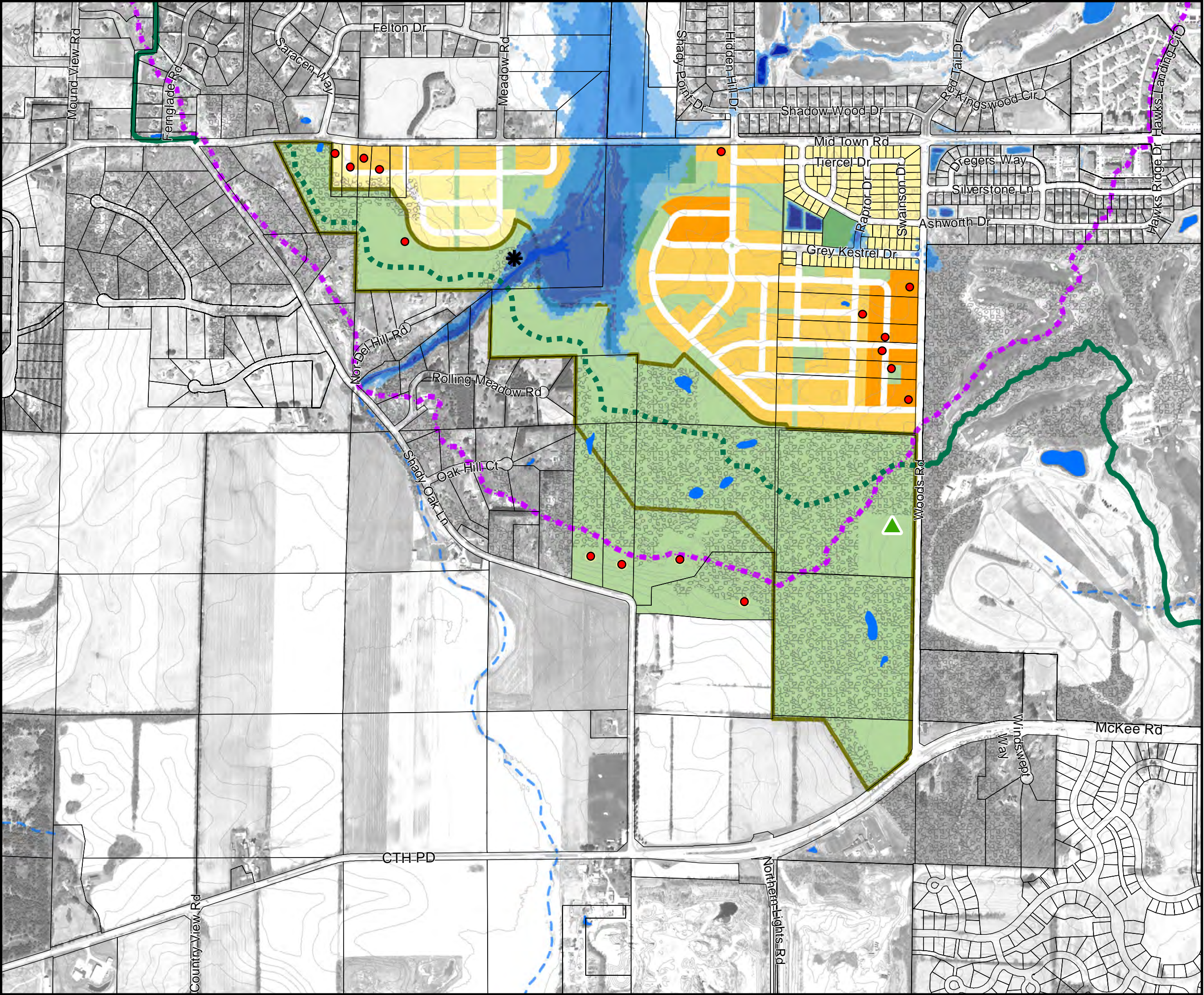
- Planned Lower Badger Mill Creek Interceptor
- Phasing Area
- Central Urban Service Area
- Verona Urban Service Area
- Elevation Contours - 10ft



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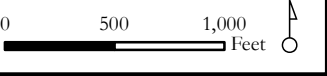


# Map 13: Stormwater Inundation Model

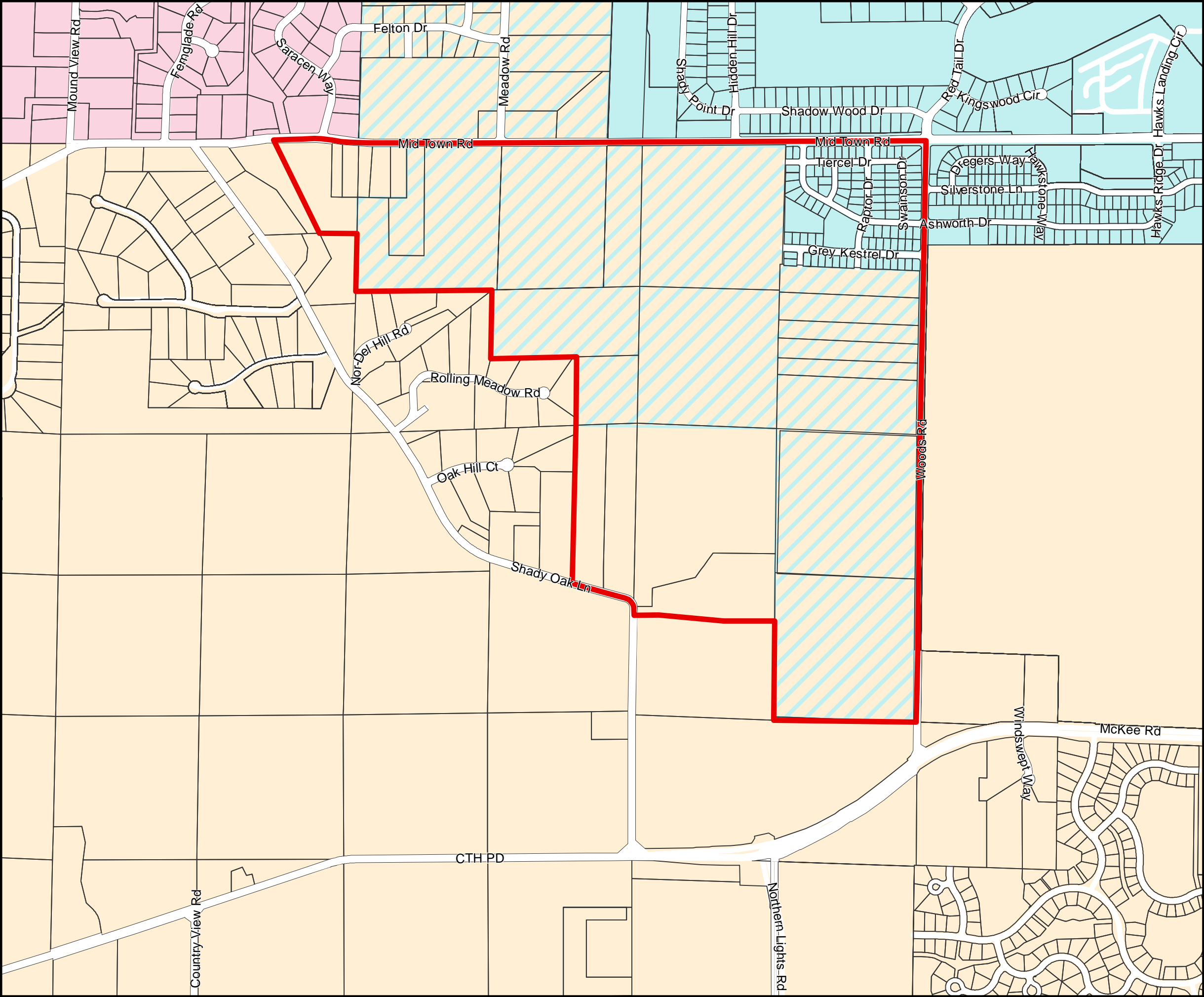
Shady Wood  
Neighborhood Development Plan  
November 2022

- Projected Water Depths for 100-Year Flood
- Shallow
  - Deep
- Lower Badger Mill Creek Sub-Watershed Boundary
- Existing Dwelling Units
  - Richardson's Cave
  - Conceptual Ice Age Trail Trailhead
  - Existing Ice Age Trail
  - Conceptual Ice Age Trail
  - Elevation Contours - 10ft
  - Intermittent Stream
  - Surface Water
  - Woodlands
  - Housing Mix 1 ( 6-12 du/ac)
  - Housing Mix 2 (12-20 du/ac)
  - Housing Mix 3 (20-40 du/ac)
  - Stormwater and Other Open Space
  - Potential Sports Fields
  - Open Space Conservation Corridor

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# Map 14: School Districts

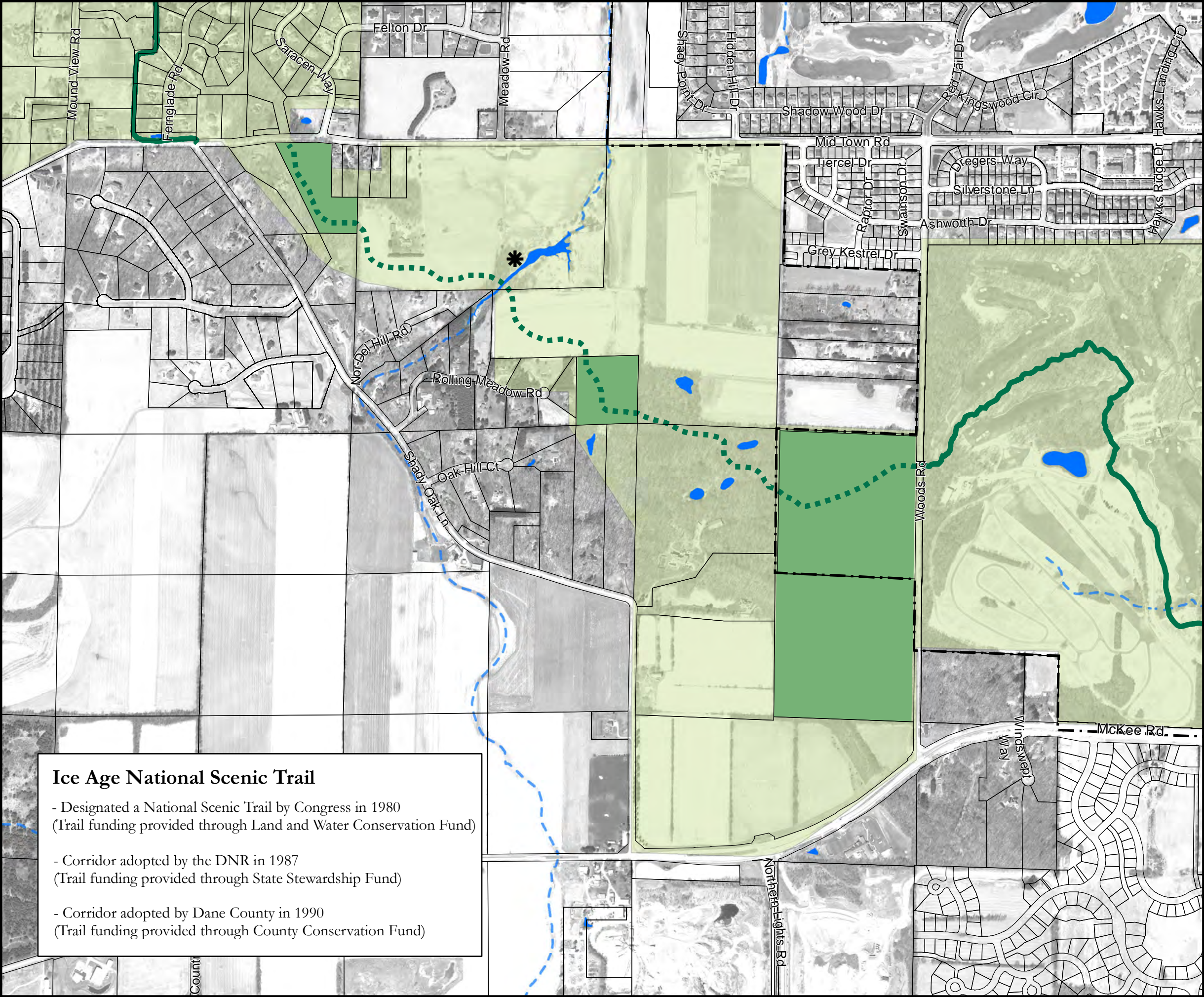
Shady Wood  
Neighborhood Development Plan  
November 2022

-  Planning Area
-  Madison Metropolitan School District
-  Middleton-Cross Plains School District
-  Verona Area School District
-  Transfer to MMSD  
(Per Boundary Agreement)

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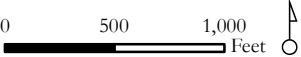


# Map 15: Preserved Open Space

Shady Wood  
Neighborhood Development Plan  
November 2022

- City of Madison Boundary
- Ice Age National Scenic Trail Corridor
- Preserved Open Space
- Existing Ice Age Trail
- Conceptual Ice Age Trail
- Intermittent Stream
- Surface Water
- Richardson's Cave

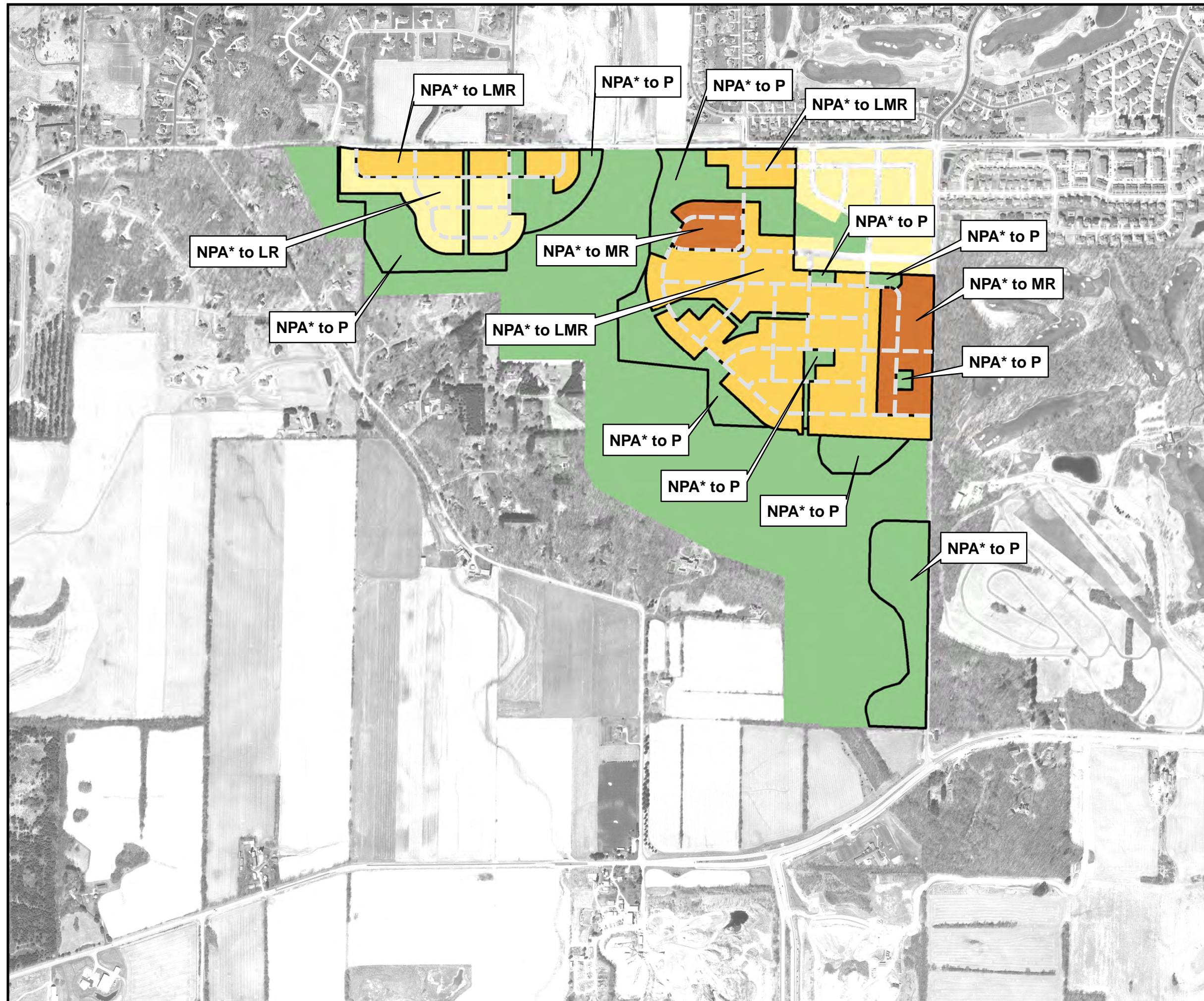
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# Map 16: Changes to Comprehensive Plan Generalized Future Land Use Map

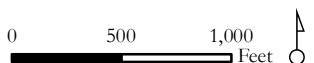
Shady Wood  
Neighborhood Development Plan  
November 2022



- Future Streets
- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential (MR)
- Parks and Open Space (P)

\*Neighborhood Planning Area (NPA)

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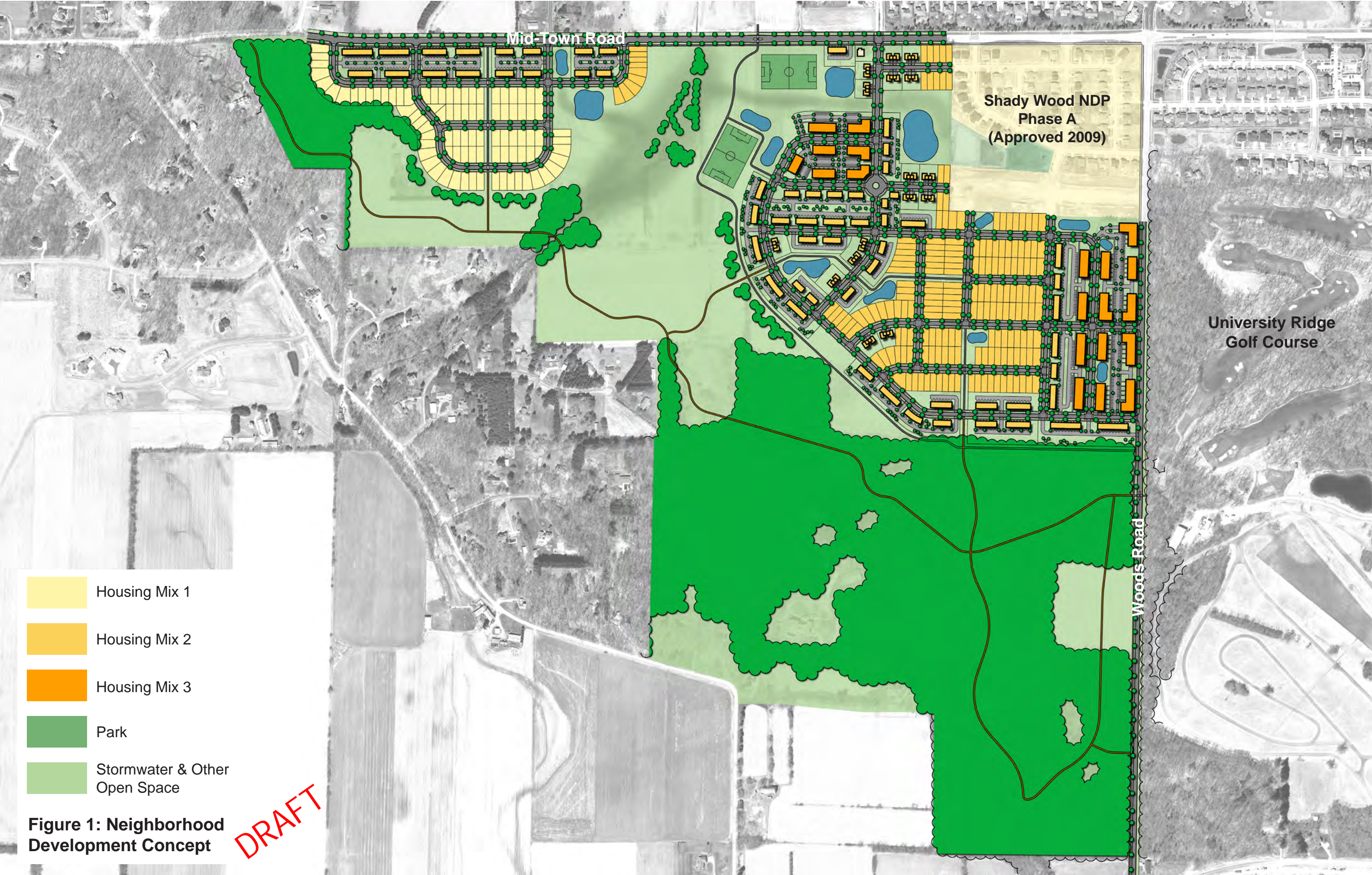


Figure 1: Neighborhood  
Development Concept

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