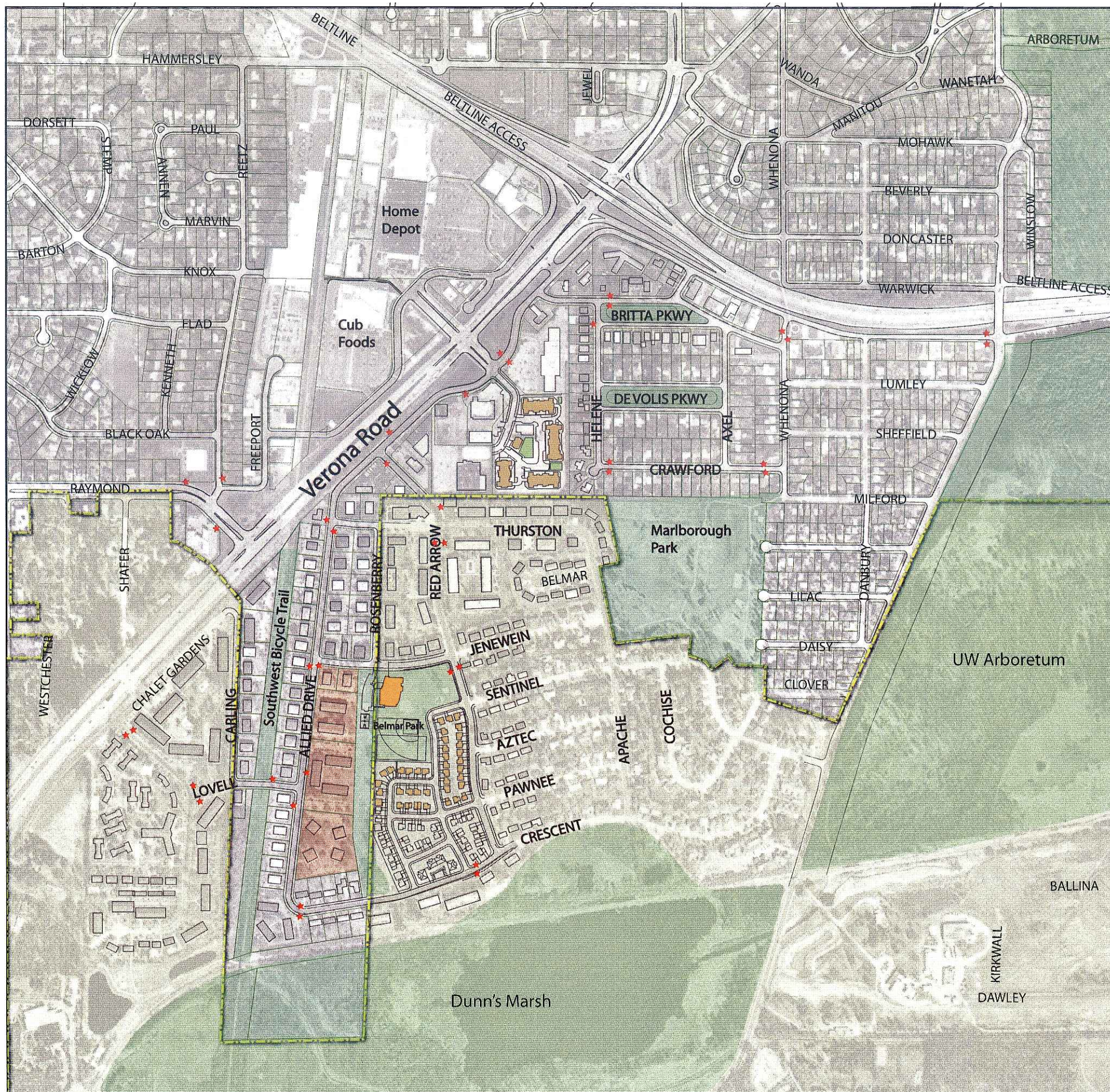
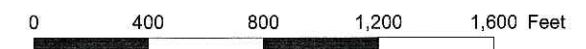
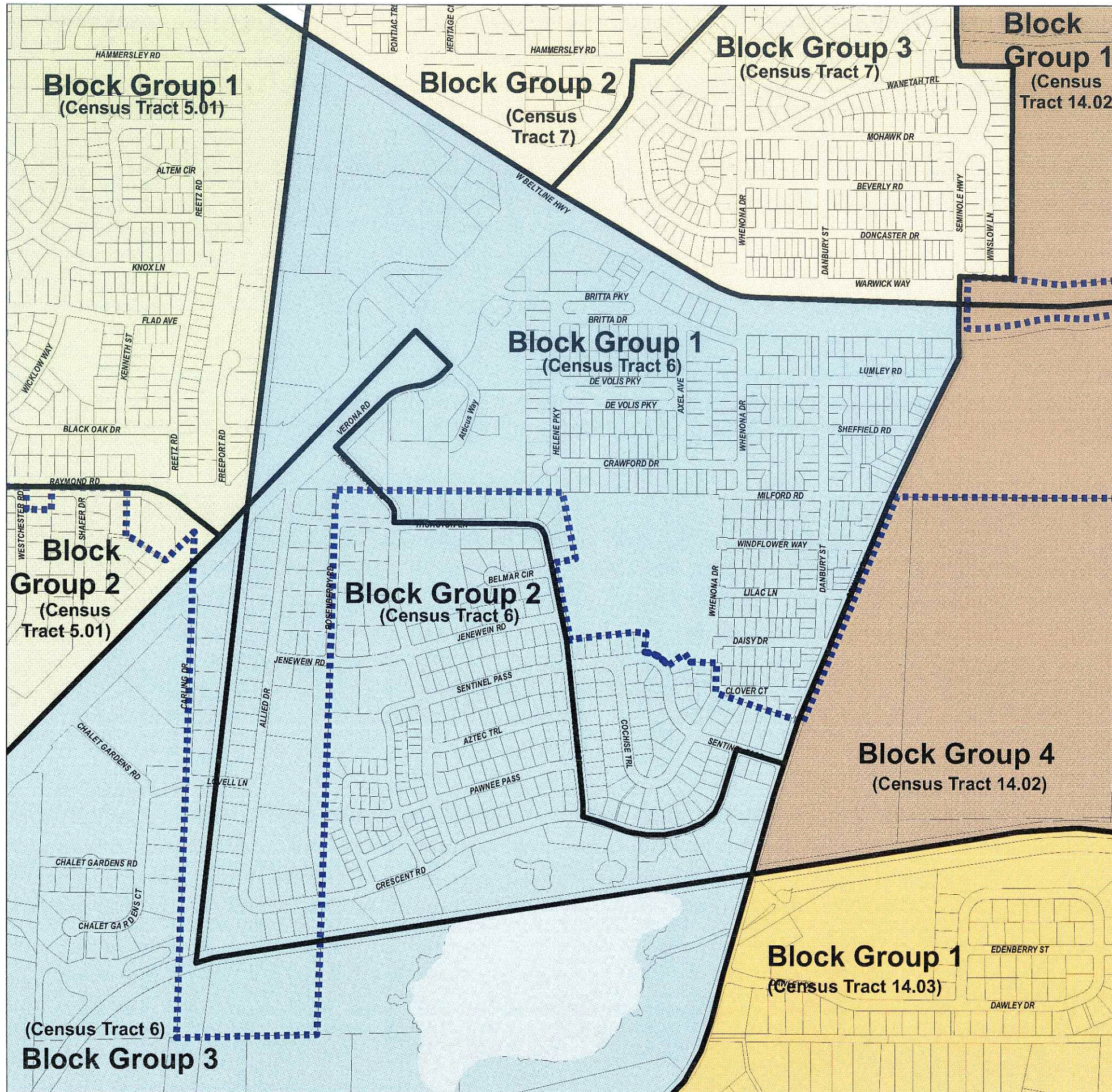


Allied-Dunn's Marsh and Belmar Neighborhoods Area Base Map

- Property Lines
- City of Madison Owned Properties
- City of Fitchburg
- New Residential Development
- Boys & Girls Club
- Parks/Open Space
- Bus Stops Routes 18 & 19












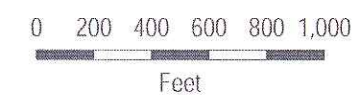
Allied Drive
City of Madison
July 2007

MAP 2
DRAFT

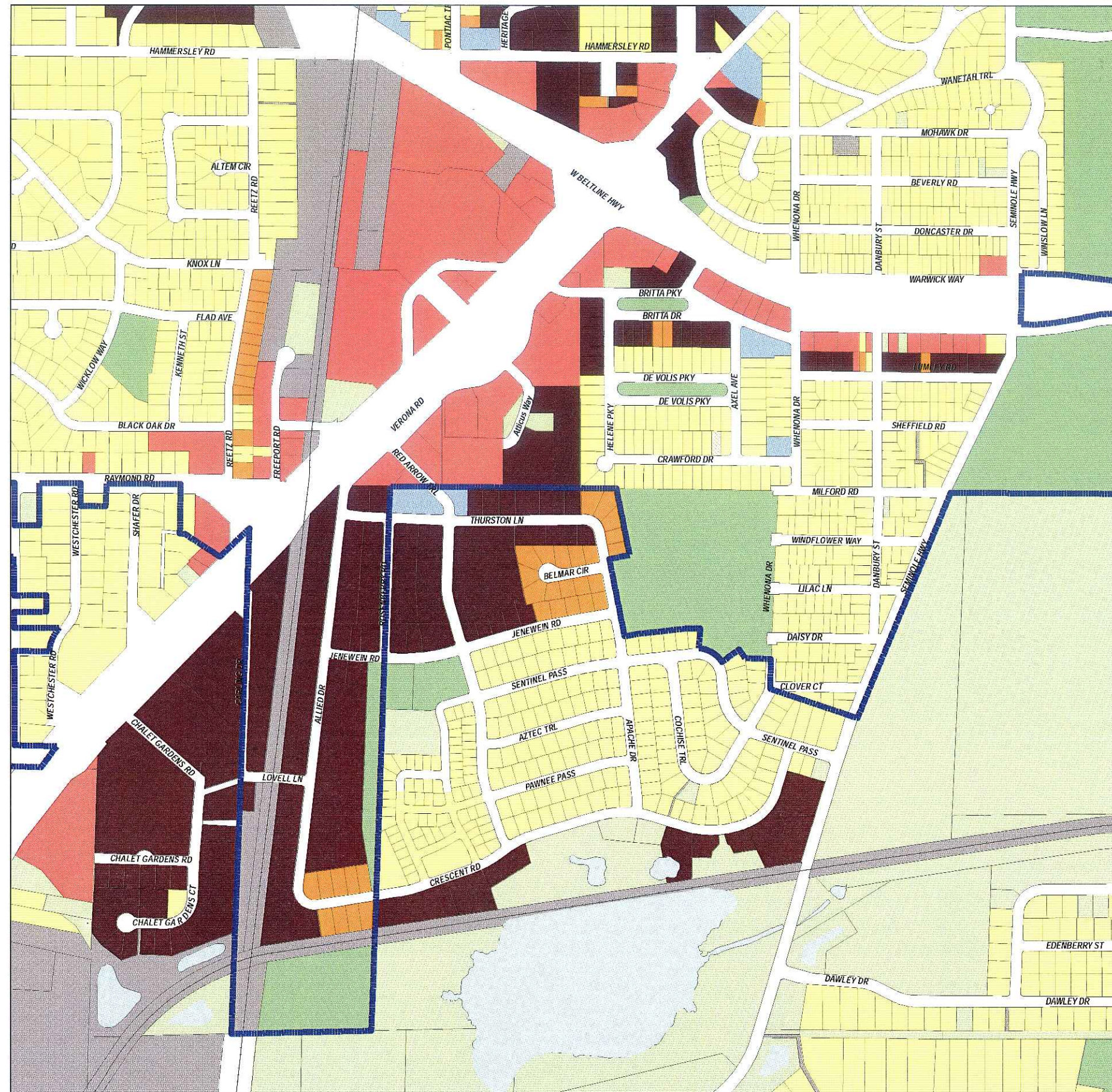
Census Tract 6 and Block Groups

-  Census 2000 Block Groups
-  City of Madison Boundary Line
- Census Tracts 2000
 -  Census Tract 6
 -  Census Tract 7
 -  Census Tract 14.02
 -  Census Tract 14.03
 -  Census Tract 5.01

Data Source:
City of Madison Census Tract & Block Groups, Census 2000, Planning Division January 2007



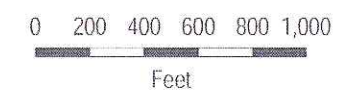
City of Madison
Planning Division
Department of Planning & Community & Economic Development



Existing Land Use

-  City of Madison Boundary Line
- Existing Land Use
-  Residential - Single Family
-  Residential - Two Family
-  Residential - Three or more units
-  Residential - Other
-  Commercial
-  Industrial
-  Institutional
-  Park, Open Space or Drainage
-  Agriculture, Vacant or Undeveloped
-  Open Water

Data Source:
 City of Madison Assessors Parcels, Planning Division Land Use Parcels, January 2007
 Madison Area Metropolitan Planning Organization, Dane County Existing Land Use File/bug, April 2005



Comprehensive Land Use Plan

-  City of Madison
-  Other Jurisdictions
-  2006 Comprehensive Land Use

RESIDENTIAL DISTRICTS
 LDR Low Density (0 - 15 units/acre)
 MDR Medium Density (16 - 40 units/acre)
 HDR High Density (41 - 60 units/acre)

MIXED USE DISTRICTS
 NMU Neighborhood Mixed-Use
 CMU Community Mixed-Use
 RMU Regional Mixed-Use




COMMERCIAL/EMPLOYMENT DISTRICTS
 GC General Commercial
 RC Regional Commercial
 E Employment
 I Industrial

OPEN SPACE - AGRICULTURE DISTRICTS
 P Park and Open Space
 A Agriculture/Rural Uses

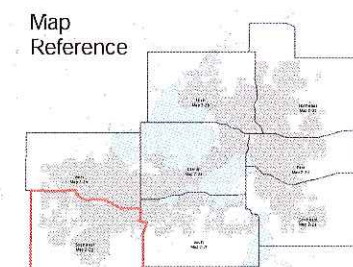
SPECIAL DISTRICTS
 SI Special Institutional
 AP Airport
 C Campus

Downtown Districts (See Volume II Map 2-3)

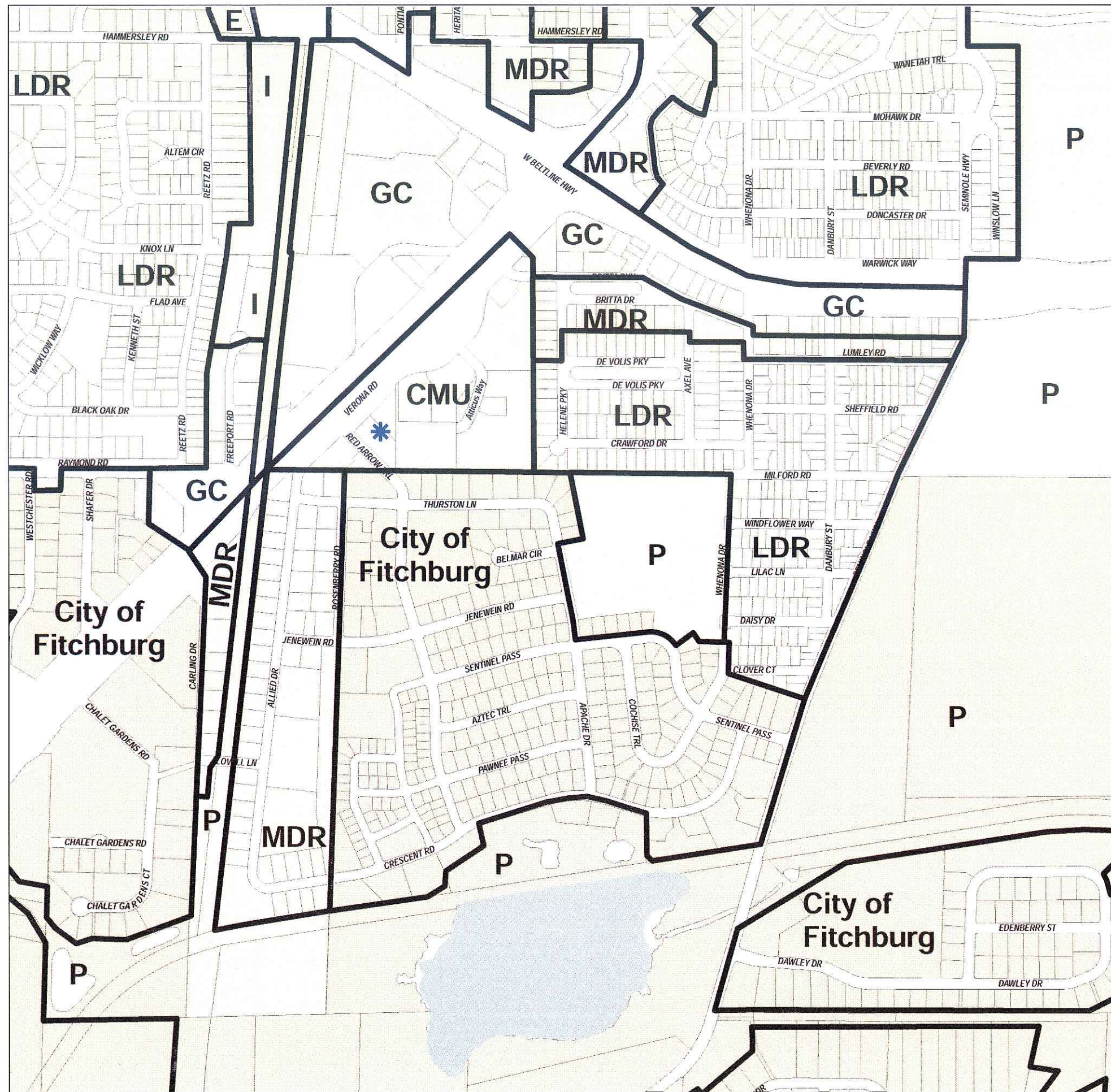
NPA Neighborhood Planning Area (TND Encouraged)

-  **SPECIAL OVERLAY DESIGNATIONS**
 TOD Transit-Oriented Development
 (Conceptual Locations)
-  **TND** Traditional Neighborhood Development
 (Conceptual locations, TND may be applied to
 NPA and residential districts as specified in
 neighborhood and special area plans.)
-  **(#)** Land Use Note Reference Number





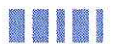


Data Source:
 City of Madison January 2006 Comprehensive Land Use Plan, Planning Division

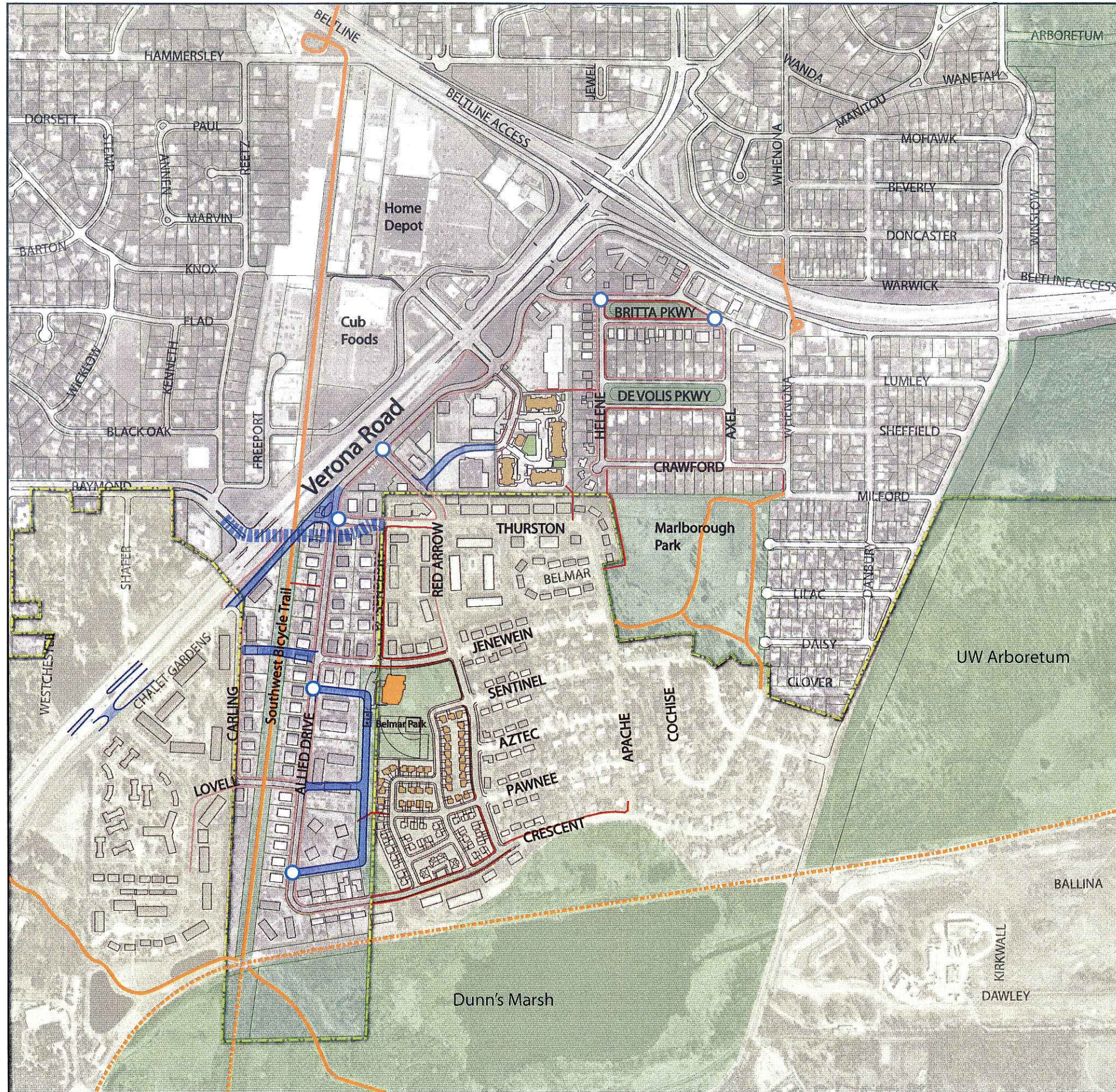
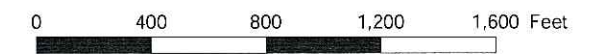


0 200 400 600 800 1,000



Recommended Public Improvements for Allied-Dunn's Marsh & Belmar Neighborhoods

-  Future Sidewalk Locations
-  Existing Sidewalks
-  Existing Bicycle and Pedestrian Pathways
-  Proposed Bicycle and Pedestrian Pathways
-  Traffic Calming
-  Conceptual Public Street Connections
Street configurations may be altered with future detailed development plans
-  Long Range Potential Street Connections
-  Park/Open Space
-  Fitchburg / Madison Boundary
-  New Residential Development
-  Boys and Girls Club



Redevelopment and Revitalization Areas Phasing Map

Commercial Redevelopment Opportunities

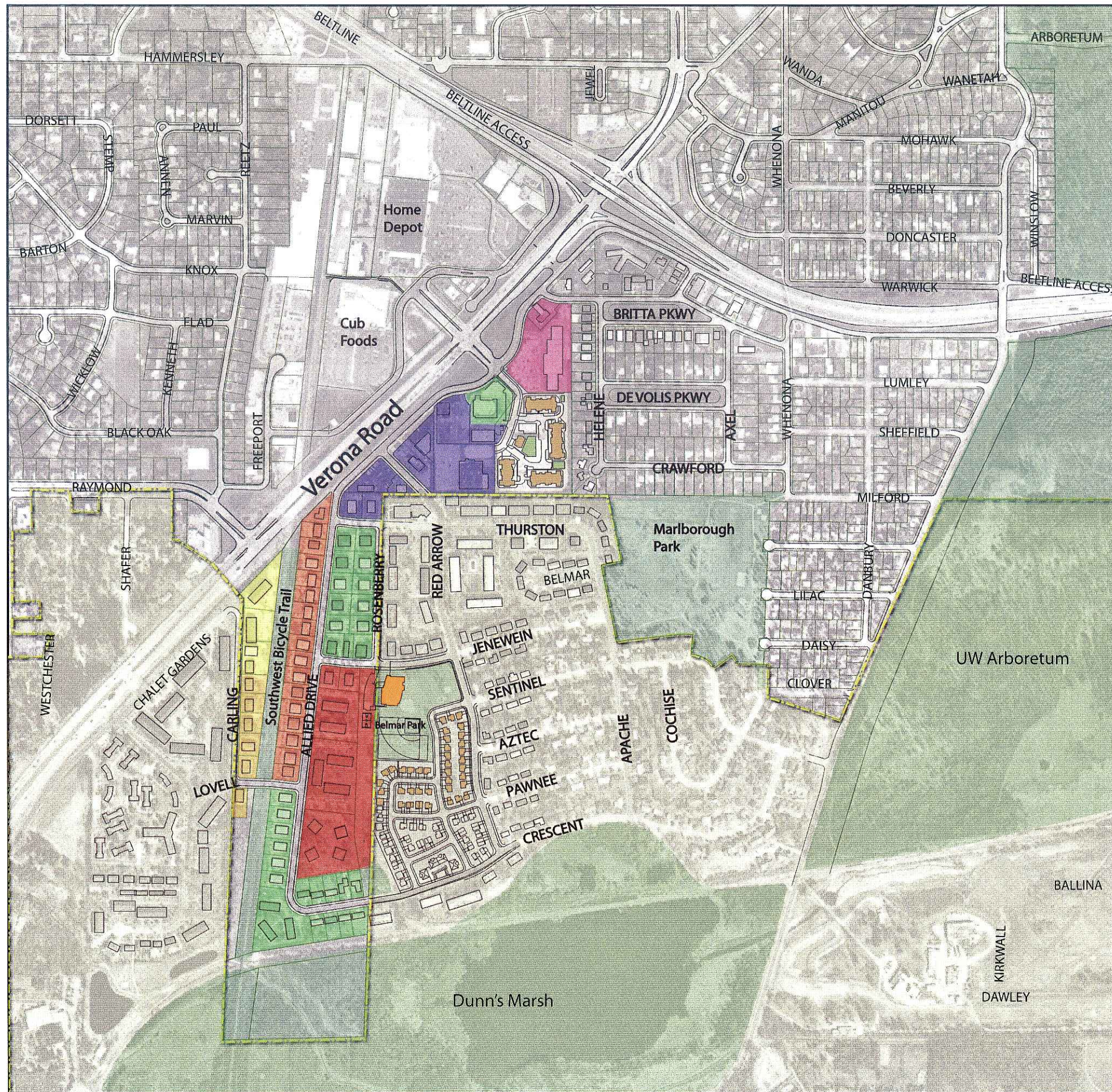
- Phase I: Commercial or Mixed-Use
- Phase II: Commercial or Mixed-Use

Residential Redevelopment Opportunities

- City of Madison Properties
- Early Phase: Other Properties
- Middle Phase: Other Properties
- Later Phase: Other Properties
Redevelopment may occur earlier depending on infrastructure improvements/enhancements

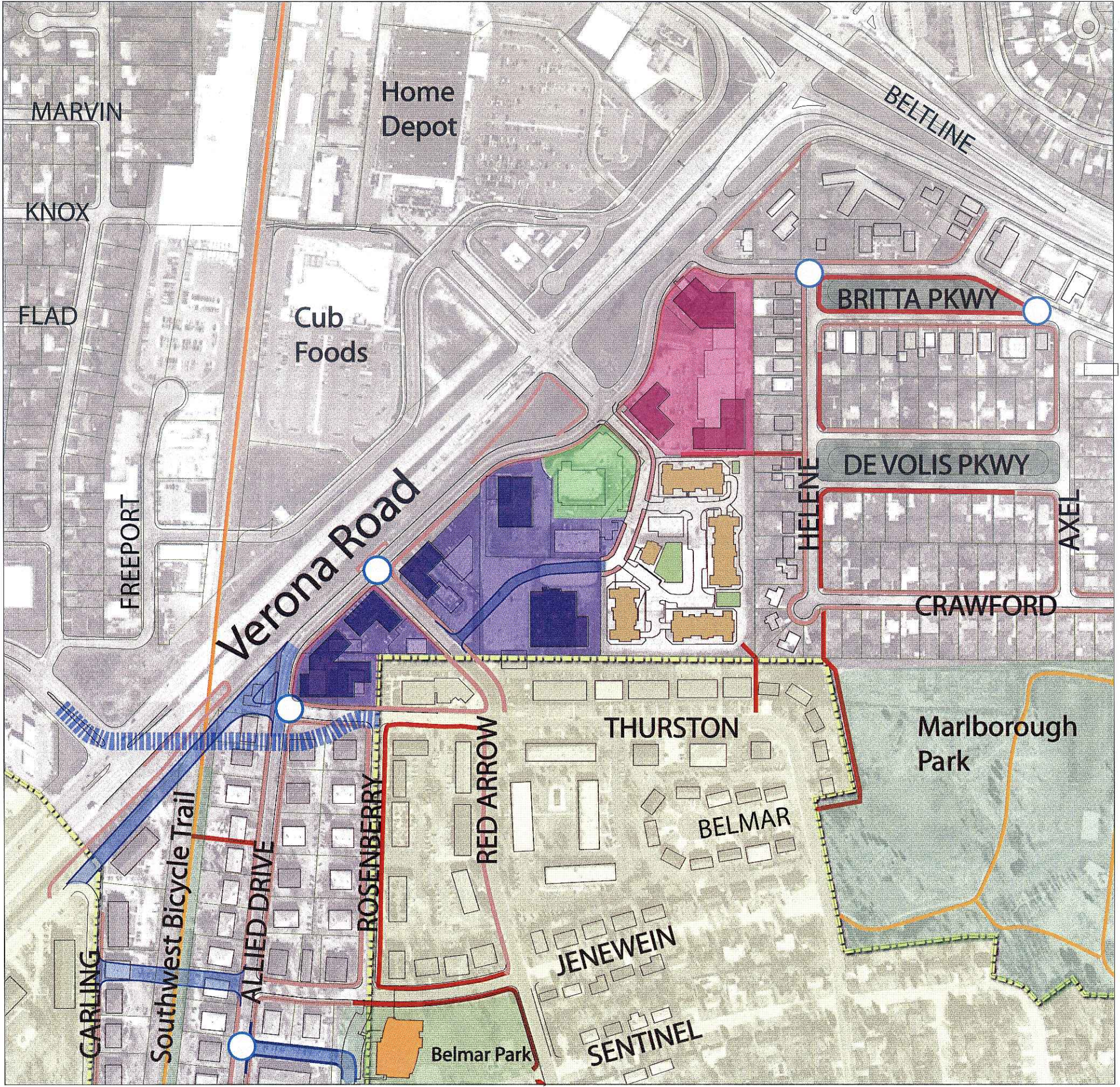
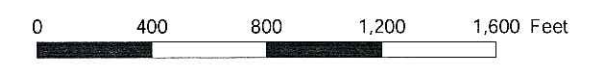
Stabilization & Preservation

- No Redevelopment Anticipated on Commercial or Residential Properties
- Park/Open Space
- Fitchburg / Madison Boundary



Commercial & Mixed-Use Redevelopment Opportunities & Concepts

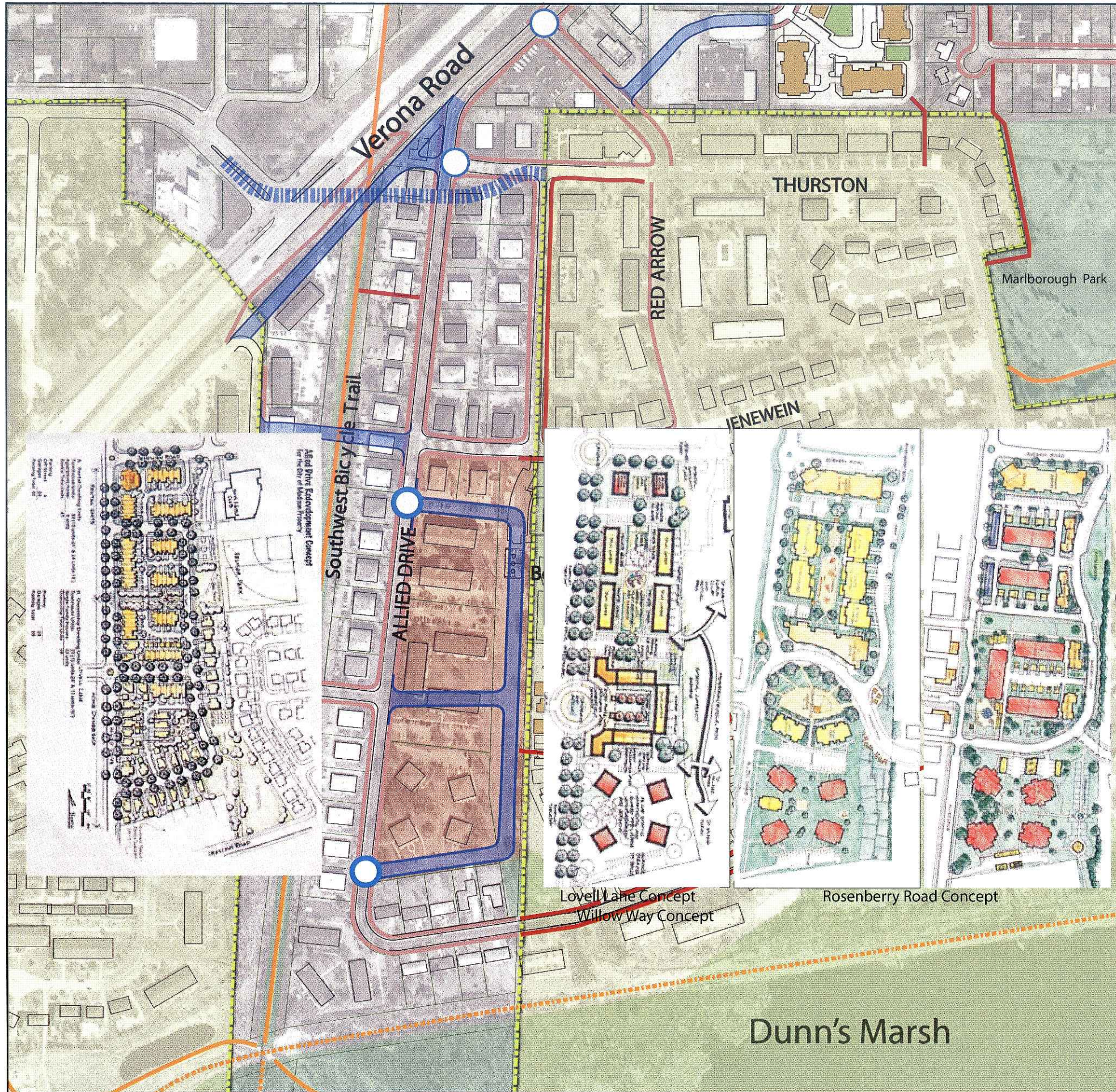
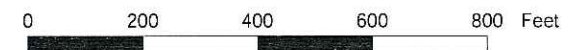
- Little/No Redevelopment Recommended
- Phase I - Site Opportunity
- Phase II Site Opportunity
- Future Sidewalk Locations
- Existing Sidewalks
- Existing Bicycle and Pedestrian Pathways
- Proposed Bicycle and Pedestrian Pathways
- Traffic Calming
- Conceptual Public Street Connections
- Long Range Potential Street Connections
- Park/Open Space
- Fitchburg/Madison Boundary
- New Residential Development
- Boys and Girls Club





Design Concepts for City Property

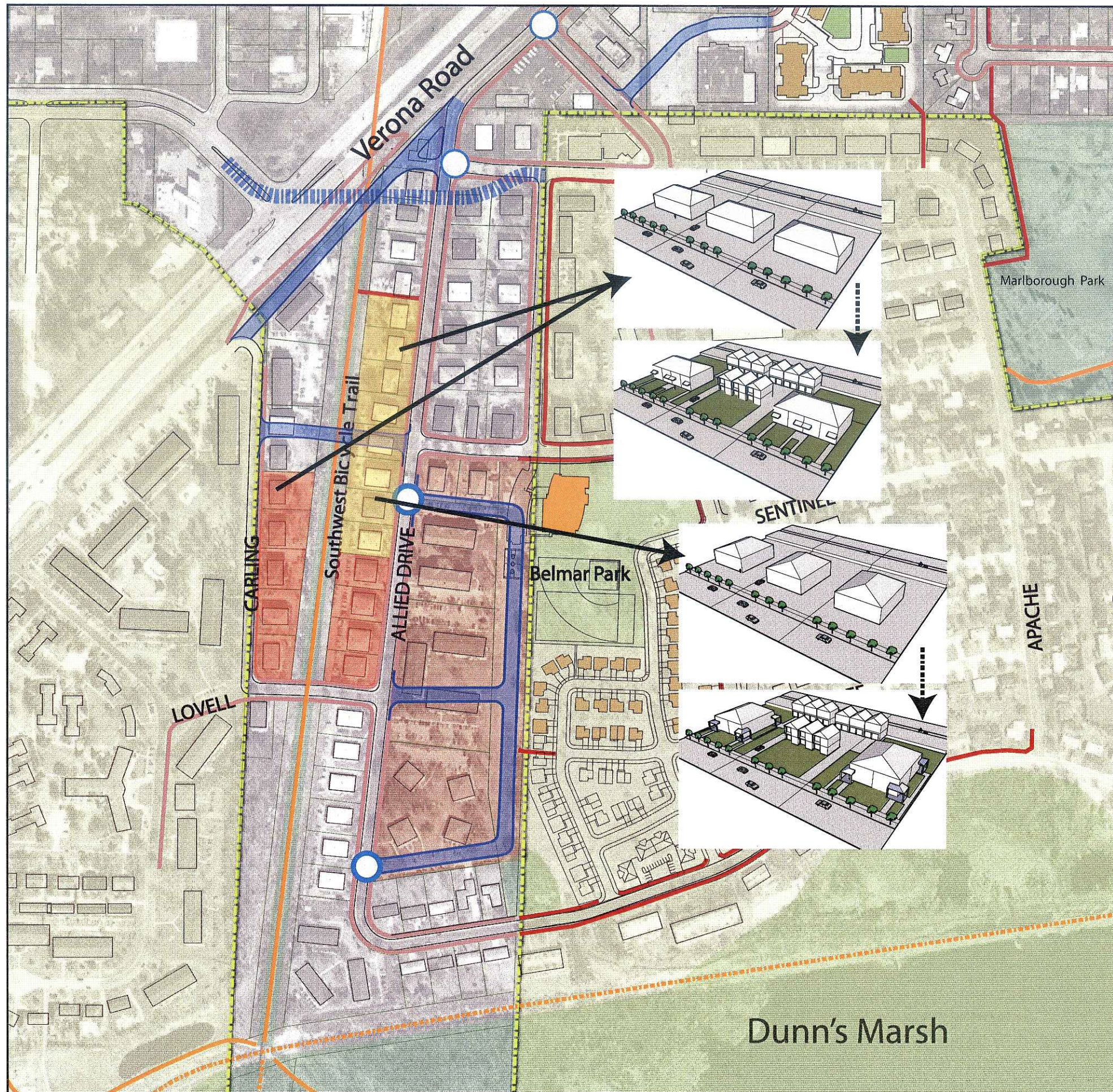
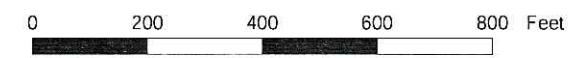
(Allied Drive Design Workshop Results
 September 2006, Plus City Developed Concepts)

-  City of Madison Owned Properties
-  Future Sidewalk Locations
-  Existing Sidewalks
-  Existing Bicycle and Pedestrian Pathways
-  Proposed Bicycle and Pedestrian Pathways
-  Traffic Calming
-  Conceptual Public Street Connections
-  Long Range Potential Street Connections
-  Park/Open Space
-  Fitchburg / Madison Boundary
-  New Residential Development
-  Boys and Girls Club



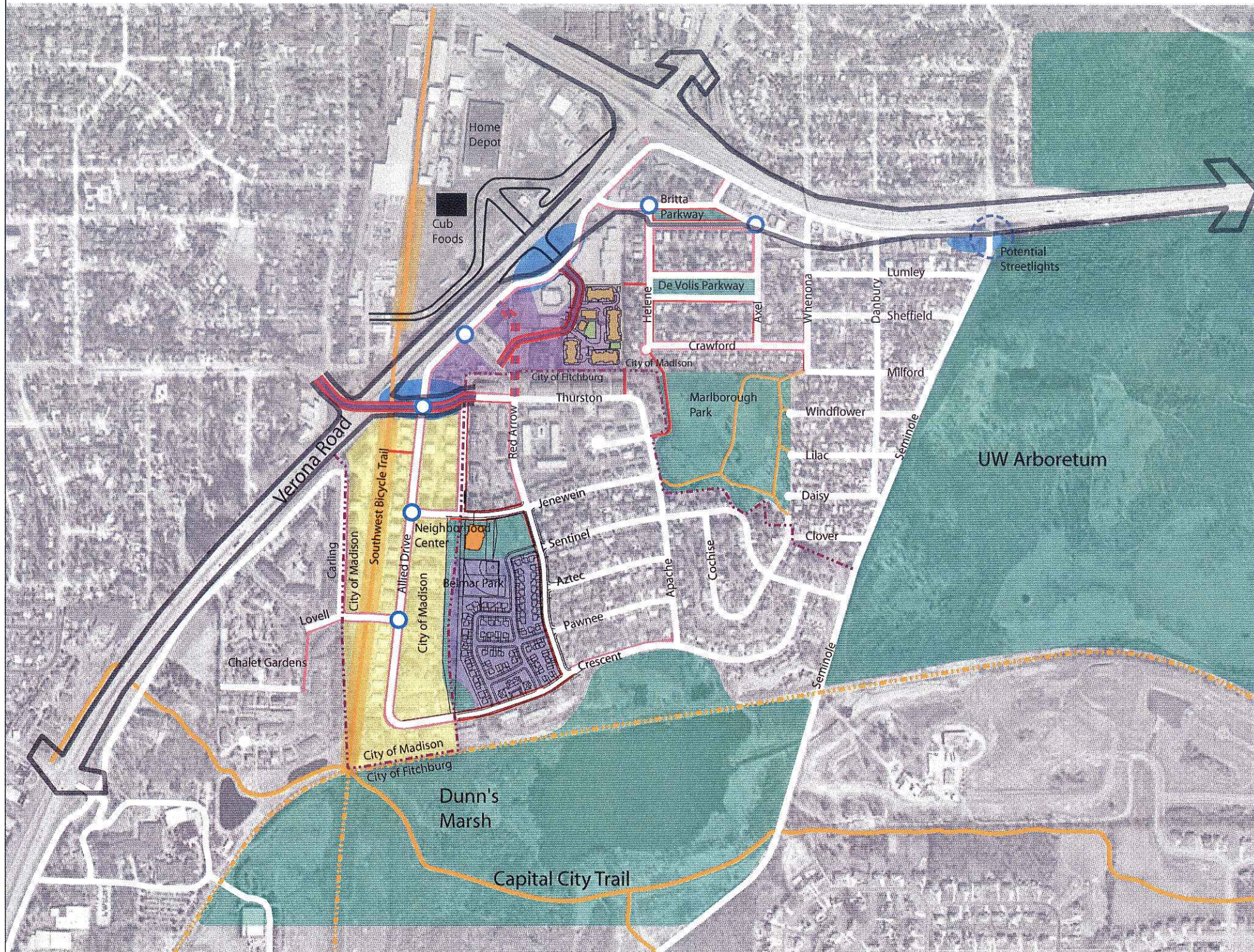
Allied Drive Multi-Family Redevelopment Concepts

-  Property Group 1
-  Property Group 2
-  Future Sidewalk Locations
-  Existing Sidewalks
-  Existing Bicycle and Pedestrian Pathways
-  Proposed Bicycle and Pedestrian Pathways
-  Traffic Calming
-  Conceptual Public Street Connections
-  Long Range Potential Street Connections
-  Park/Open Space
-  Fitchburg/Madison Boundary
-  New Residential Development
-  Boys and Girls Club



**2005
 Allied/Dunn's Marsh
 Physical Development
 and Accessibility Plan**

Not to scale



-  City Boundary
-  Outline of DOT Freeway Alternative
-  Existing Sidewalks
-  Proposed Sidewalks / Improvements
-  Proposed Public Street
-  Safety & Traffic Calming Enhancements
-  Existing Bicycle / Pedestrian Paths
-  Proposed Bicycle / Pedestrian Paths
-  Trail Corridor Enhancements
-  Gateway Enhancement Zones
-  Housing Revitalization Opportunities
-  Potential Redevelopment Sites
-  Park / Parkway Improvements
-  Boys & Girls Club

Allied Dunn's Marsh Belmar Neighborhoods Physical Improvement Plan - February 2005

