

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

RECEIVED

6/10/2020

11:47 a.m.

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 2021 Wheeler Road, Town of Burke

Title: The Union at Madison

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 1

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Kraig Gallagher
Street address 409 Massachusetts Avenue #300
Telephone 765.993.8404

Company The Annex Group
City/State/Zip Indianapolis, IN 46204
Email Kraig@theannexgrp.com

Project contact person Melissa Huggins
Street address 807 E Johnson
Telephone 608 345 0996

Company Urban Assets
City/State/Zip Madison, WI 53703
Email Melissa@urbanassetsconsulting.com

Property owner (if not applicant) Cherokee Park, Inc
Street address 5000 N Sherman Ave
Telephone 608-886-3649

City/State/Zip Madison, WI 53704
Email dtiziani@cherokeecountryclub.net

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser.
Left message 6/9 hope to talk 6/10.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Kraig Gallagher Relationship to property Developer

Authorizing signature of property owner  Date 6-10-20

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), plus:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



Wednesday, June 10, 2020

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Attention: Janine Glaeser

Re: The Union at Madison, 2021 Wheeler Road, Town of Burke

Dear Members of the Urban Design Commission

Please accept this Letter of Intent for the UDC Informational Presentation on the above listed property. The property is currently in the Town of Burke but will be annexed in time for a Land Use Application submittal on July 29. The application will request the re-zoning from Temporary Agricultural (post annexation) to Suburban Residential Varied – Two (SR-V2). The proposed project is a Residential Building Complex and therefore requires UDC review.

Team

Developer: The Annex Group
409 Massachusetts Avenue, #300
Indianapolis, Indiana, 46204
Kraig Gallagher
Kraig@theannexgrp.com

Architect: Dimension IV Madison Design Group
6515 Grand Teton Plaza, #120
Madison, Wisconsin, 53719
Ray White
Rwhite@dimensionivmadison.com

Civil Engineer: CJ Engineering, Inc.
9205 W. Center Street #214
Madison, Wisconsin 53717
Chris Jackson
Chrisjackson@cj-engineering.com

Landscape Architect: Saiki Design, Inc.
1110 S. Park Street
Madison, Wisconsin 53715
Ken Saiki
ksaiki@ksd-la.com

Existing Conditions

The site is currently in the Town of Burke and consists of 29.2 acres of untilled farmland. It is bounded by Wheeler Road to the north, White Tail Ridge Neighborhood to the south, future City of Madison parkland and woods to the west, and Packers Avenue to the east. There is a significant amount of grade running west to east.

Project Overview

The proposed project will consist of approximately 315 units of affordable housing spread throughout a variety of building types and sizes (three-story 60-unit buildings, two-story 16-unit flats, and attached town homes in a mix of configurations). Six single family lots, located immediately adjacent to White Tail Ridge, will be built by another developer in the future. The density for the proposed project is 15 dwelling units per acre.

The proposed development will include the construction of two new north/south streets. A new street connecting east to Packers Avenue will occur in the future once the property is available. The proposed development will include such amenities as a clubhouse, play area, community gardens, and pathways connecting to the expanded White Tail Ridge Park to the south east, future parkland and woods to the east, and a future park north of Wheeler Road. The proposed development will include an integrated stormwater system that capitalizes on the existing grades and slopes with a number of ponds (dry) throughout the development.

Relevant City of Madison Planning Documents

The City of Madison Comprehensive Plan, *Imagine Madison* calls for Low Residential with a density of less than 15 units and one to two stories. More specifically, the *Cherokee Marsh Special Area Plan* recommends a variety of housing types and sizes with a density ranging from eight to 15 units per acre. It also recommends single family homes adjacent to White Tail Ridge.

Community and Policy Maker Input

To date the project has been presented at one neighborhood meeting and has been discussed at one focus group comprised of residents identified by Alder Kemble and Alder Abbas. Neighbor's concerns centered on traffic, airport noise, lack of bus service, and the incomes of future residents. Additional neighborhood meetings and focus groups are planned.

Based on input from other projects in the district, Alder Kemble challenged the design team to preserve more greenspace. Specifically, she suggested including a few larger buildings with underground parking. The two three-story 60-unit buildings located north of the White Tail Ridge Park expansion provided the opportunity to increase the amount of available open space. In addition, the design team revised the site plan to incorporate parking within the townhomes and two-story flats, reducing the need for surface parking lots. The current site plan is thus 36.7% impervious (10.71 acres), 63.3% pervious (18.49 acres), the latter including approximately 2.1 acres of stormwater management basins.

The development team looks forward to the UDC members input and guidance on this important project for the City of Madison.

Regards,



Kraig Gallagher

UNION at TBD MADISON

PACKERS AVE at WHEELER RD.,
MADISON, WI



Project Info

Site Size: 27.727 Ac

Zoning: SR-V2
SR-C2

Unit Counts:
70 - 1BR
169 - 2BR
63 - 3BR
13 - 4 BR
Total: 315 Units

Parking:
120 Underground
133 Garages
133 Driveway
83 Surface
472 Total
174 Curbside

Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Civil Engineering:

CJ Engineering
9205 W. Center St., Ste. 214, Milwaukee, WI 53222
p: (414) 443-4312 cj-engineering.com

Landscape Architect:

Saiki Design
1110 S. Park St., Madison, WI 53715
p: (608) 251-3600 ksd-la.com

Urban Planning:

Urban Assets
807 E. Johnson St., Madison, WI 53703
p: (608) 819-6566 urbanassetsconsulting.com

List of Drawings

Cover Sheet

Alta Survey

Context Photos A
Context Photos B
Vicinity Plan
Site Plan



PROJECT LOCATION

VICINITY MAP

NOT TO SCALE



CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH: (414) 443-1312
www.cj-engineering.com

NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 19-8-10
PROJECT BENCHMARK
EL = 869.55

- SCHEDULE B PART II
- OPEN SPACE EASEMENT RECORDED JUNE 8, 1965, IN VOLUME 427 OF RECORDS, PAGE 464, AS DOCUMENT NO. 1132851. NOT ON, DOES NOT TOUCH SUBJECT PROPERTY. NOT SHOWN HEREON.
 - EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED IN VOLUME 208 OF RECORDS, PAGE 67, AS DOCUMENT NO. 1275734. NOT ON, DOES NOT TOUCH SUBJECT PROPERTY. NOT SHOWN HEREON.
 - EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED IN VOLUME 208 OF RECORDS, PAGE 70, AS DOCUMENT NO. 1275735. NOT ON, DOES NOT TOUCH SUBJECT PROPERTY. NOT SHOWN HEREON.
 - SANITARY SEWER EASEMENT RECORDED IN VOLUME 307 OF RECORDS, PAGE 249, AS DOCUMENT NO. 1313068. NOT ON, DOES NOT TOUCH SUBJECT PROPERTY. NOT SHOWN HEREON.
 - SANITARY SEWER EASEMENT RECORDED IN VOLUME 307 OF RECORDS, PAGE 251, AS DOCUMENT NO. 1313069. NOT ON, DOES NOT TOUCH SUBJECT PROPERTY. NOT SHOWN HEREON.
 - RIGHT OF WAY TO WISCONSIN BELL, INC. RECORDED NOVEMBER 4, 1992, IN VOLUME 20770 OF RECORDS, PAGE 1, AS DOCUMENT NO. 2409492. NOT ON, DOES NOT TOUCH SUBJECT PROPERTY. NOT SHOWN HEREON.
 - PERMANENT LIMITED EASEMENT RECORDED JULY 13, 2004, AS DOCUMENT NO. 3940454. SHOWN HEREON.
 - RESOLUTION REGARDING MADISON EXTRATERRITORIAL PLAT APPROVAL RECORDED JUNE 10, 1991, IN VOLUME 16063 OF RECORDS, PAGE 65, AS DOCUMENT NO. 2267778. NOT ON, DOES NOT TOUCH SUBJECT PROPERTY. NOT SHOWN HEREON.
 - RESOLUTION REGARDING ORDER ALTERING THE BOUNDARIES OF BURKE UTILITY DISTRICT #1 RECORDED AUGUST 21, 1997, AS DOCUMENT NO. 2882028. NOT IN OUR SECTION. BLANKET EASEMENT. NOT SHOWN HEREON.

LEGAL DESCRIPTION:
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 10 EAST, EXCEPT FOR THE FOLLOWING DESCRIBED PARCEL COMMENCING AT THE NORTHEAST CORNER THENCE WEST 348.5 FEET, SOUTH 125 FEET, EAST 179 FEET, SOUTH 808.7 FEET, EAST 173.5 FEET, NORTH 833.7 FEET TO THE POINT OF BEGINNING AND EXCEPT LANDS CONVEY IN DOCUMENT NO. 2789916 AND DOCUMENT NO. 3224362, IN THE TOWN OF BURKE, DANE COUNTY, WISCONSIN.

- MISCELLANEOUS NOTES:
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.
 - THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NOS-95028-MAD WITH A COMMITMENT DATE: APRIL 1, 2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - NO ZONING INFORMATION PROVIDED BY INSURER AT THE TIME OF SURVEY.
 - THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 1,532,353 SQUARE FEET, OR 35.1780 ACRES.
 - NO ADDRESS, EITHER OBSERVED OR RECORDED WAS PROVIDED TO SURVEYOR AT THE TIME OF THIS SURVEY.
 - ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
 - SUBJECT PROPERTY HAS DIRECT ACCESS TO WHEELER ROAD AND PACKERS AVENUE, DEDICATED PUBLIC STREETS OR HIGHWAYS.
 - THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 0, OF WHICH 0 ARE REGULAR PARKING SPACES AND 0 ARE DESIGNATED DISABLED SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55025C0263H, WITH A DATE OF IDENTIFICATION OF SEP. 17, 2014, IN COMMUNITY NO. 550077, THE CITY OF MADISON, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT THE TIME OF SURVEY.
 - THERE IS NO INFORMATION AVAILABLE FROM THE CITY OF MADISON REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT THE TIME OF SURVEY.
 - THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
 - THERE IS NO OBSERVED EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT THE TIME OF SURVEY.
 - ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
 - THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, OR BURIAL GROUNDS EXISTING ON SUBJECT PROPERTY AS DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
 - ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF NORTHWEST 1/4 OF SECTION 19-8-10 WHICH HAS A MEASURED BEARING OF N 88°09'44" W.
 - SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)).
 - IRON ROD FOUND ON THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 19-8-10, EL = 869.55
 - SITE BENCHMARK - FLANGE BOLT OF HYDRANT AND RAILROAD SPIKE IN UTILITY POLE AS SHOWN HEREON.
 - ELEVATIONS BASED ON INFORMATION FROM DANE COUNTY AND ARE AT NAVD 88 DATUM.

SIGNIFICANT OBSERVATIONS:

- THERE IS NO MENTION IN PROVIDED LEGAL DESCRIPTION OF EXISTING AND MONUMENTED WHEELER ROAD PUBLIC RIGHT OF WAY AS SHOWN HEREON.
- THERE IS NO MENTION IN PROVIDED LEGAL DESCRIPTION OF EXISTING AND MONUMENTED PACKERS AVENUE PUBLIC RIGHT OF WAY AS SHOWN HEREON.
- THE SURVEYOR HAS EVIDENCE THAT THE SOUTHWEST 5,7000 ACRES OF SUBJECT PROPERTY AS DESCRIBED MAY ALSO BE EXCEPTED FROM THE PROPERTY. THERE IS NO MENTION OF THIS EXCEPTION IN THE PROVIDED LEGAL DESCRIPTION.



LEGEND

— SAN	— SANITARY SEWER	— ST	— STORM SEWER	— W	— WATER MAIN	— TEL	— TELEPHONE	— TEL	— BURIED TELEPHONE LINE	— TEL	— BURIED TELEPHONE LINE	— TEL	— BURIED FIBER OPTIC LINE	— TEL	— OVERHEAD UTILITY LINE	— TEL	— BURIED CABLE TELEVISION LINE	— TEL	— COMBINATION SEWER	— TEL	— WOOD FENCE	— TEL	— METAL FENCE	— TEL	— BOLLARD	— TEL	— YARD LIGHT	— TEL	— FIRE DEPARTMENT CONNECTION	— TEL	— ELECTRIC TRANSFORMER	— TEL	— ELECTRIC METER	— TEL	— ELECTRIC FEEDLINE	— TEL	— ELECTRIC BOX AT GRADE	— TEL	— TELEPHONE BOX AT GRADE	— TEL	— TELEPHONE PROJECTA	— TEL	— GAS METER	— TEL	— BURIED GAS LINE	— TEL	— BURIED GAS LINE	— TEL	— AIR CONDITIONER	— TEL	— UTILITY POLE	— TEL	— WOOD SIGN	— TEL	— CONCRETE LIGHT POLE	— TEL	— METAL LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE	— TEL	— MAIL BOX	— TEL	— FIBER OPTIC MARKER	— TEL	— GUY WIRE	— TEL	— HYDRANT	— TEL	— WATER VALVE	— TEL	— GAS VALVE	— TEL	— MANHOLE	— TEL	— STORM MANHOLE	— TEL	— CATCH BASIN	— TEL	— CURB INLET	— TEL	— METAL LIGHT POLE	— TEL	— CONCRETE LIGHT POLE	— TEL	— WOOD LIGHT POLE
-------	------------------	------	---------------	-----	--------------	-------	-------------	-------	-------------------------	-------	-------------------------	-------	---------------------------	-------	-------------------------	-------	--------------------------------	-------	---------------------	-------	--------------	-------	---------------	-------	-----------	-------	--------------	-------	------------------------------	-------	------------------------	-------	------------------	-------	---------------------	-------	-------------------------	-------	--------------------------	-------	----------------------	-------	-------------	-------	-------------------	-------	-------------------	-------	-------------------	-------	----------------	-------	-------------	-------	-----------------------	-------	--------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------	-------	------------	-------	----------------------	-------	------------	-------	-----------	-------	---------------	-------	-------------	-------	-----------	-------	-----------------	-------	---------------	-------	--------------	-------	--------------------	-------	-----------------------	-------	-------------------



VICINITY PLAN





Gulseth Street looking East



Hollow Ridge Road looking North



NorthEast corner looking West



NorthEast corner looking South



Packers Avenue looking North



SouthEast corner looking NorthWest



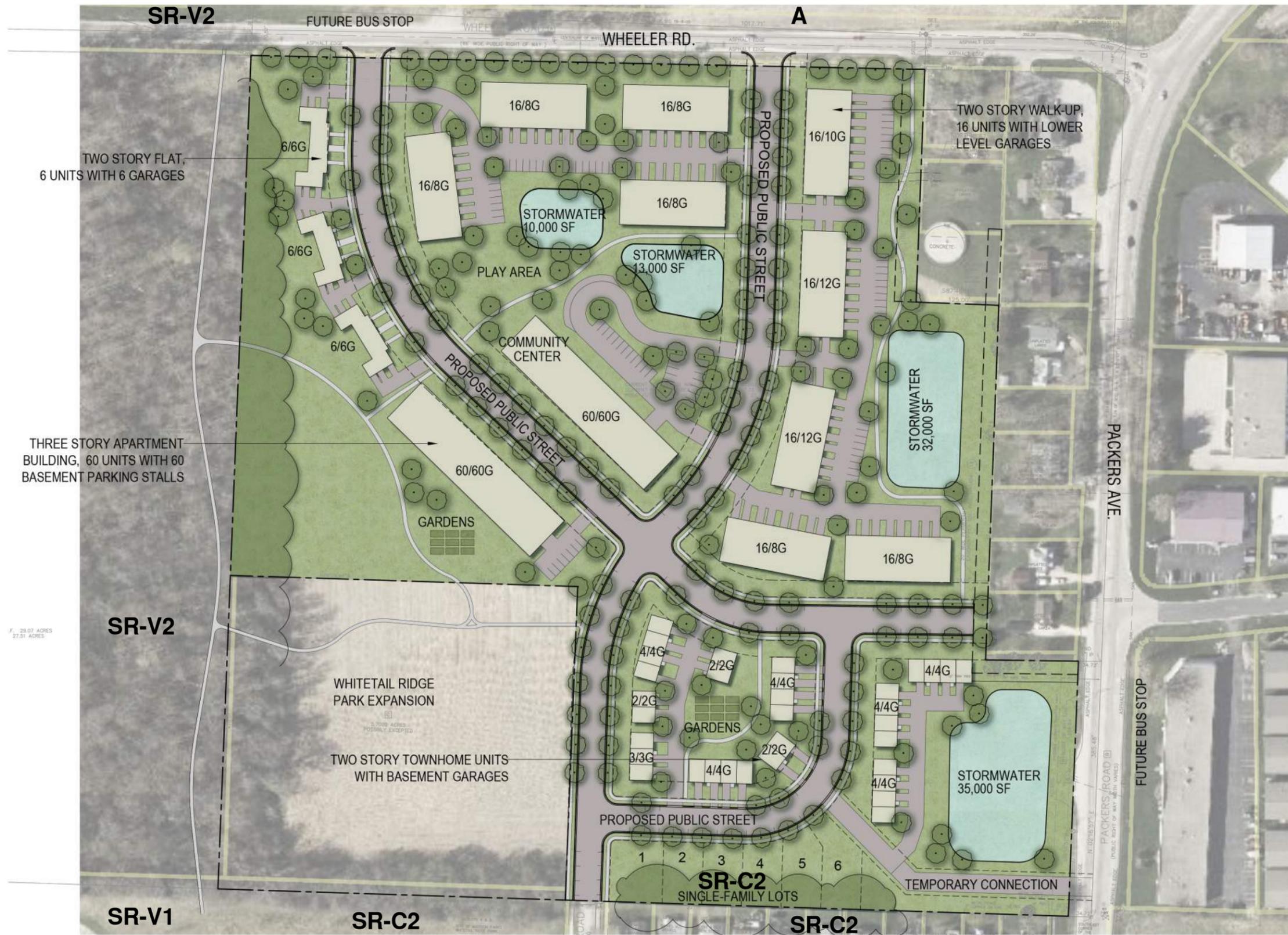
Wheeler Road looking West



Wheeler Road looking SouthWest



SouthEast corner looking South on Packers Avenue



TWO STORY FLAT,
6 UNITS WITH 6 GARAGES

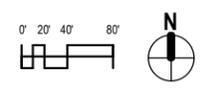
THREE STORY APARTMENT
BUILDING, 60 UNITS WITH 60
BASEMENT PARKING STALLS

TWO STORY WALK-UP,
16 UNITS WITH LOWER
LEVEL GARAGES

WHITETAIL RIDGE
PARK EXPANSION
5,000 ACRES
POSSIBLY ACCEPTED

TWO STORY TOWNHOME UNITS
WITH BASEMENT GARAGES

PRELIMINARY SITE PLAN



UNION at TBD MADISON

PACKERS AVE at WHEELER RD., MADISON, WI

PRELIMINARY SITE PLAN
9 JUNE 2020
20026



1 Union @ TBD



Site Plan Overlay with Cherokee Special Area Plan Map 9A 2007

UNION at TBD MADISON