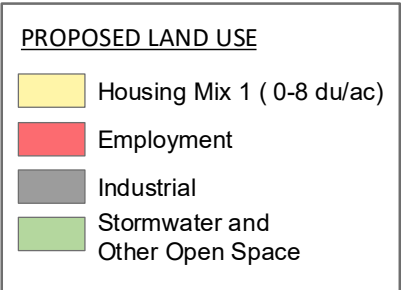
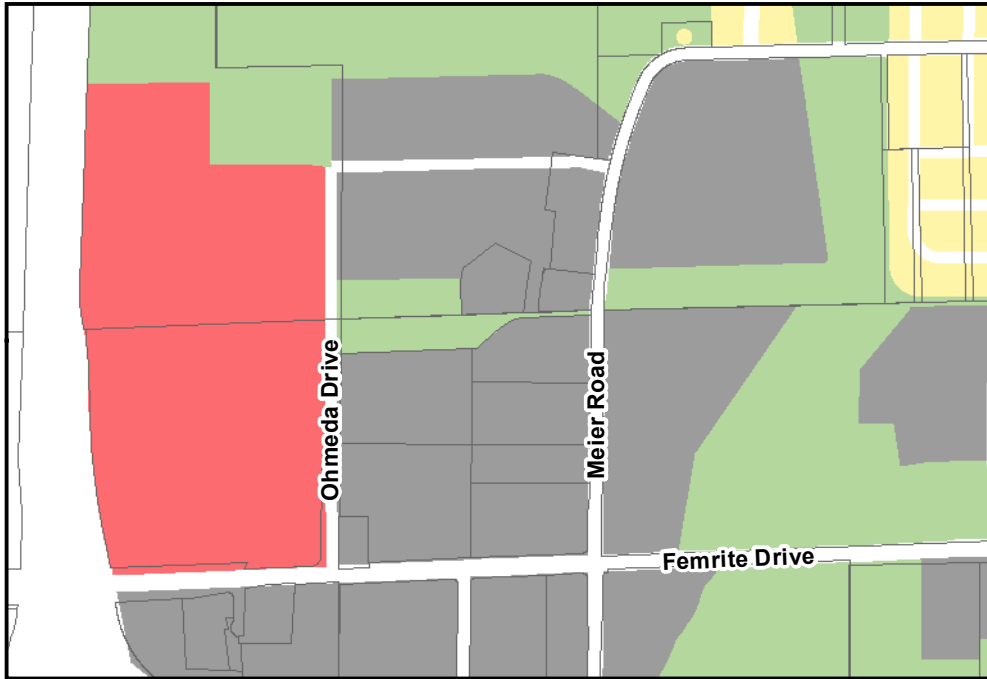
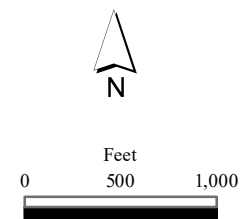
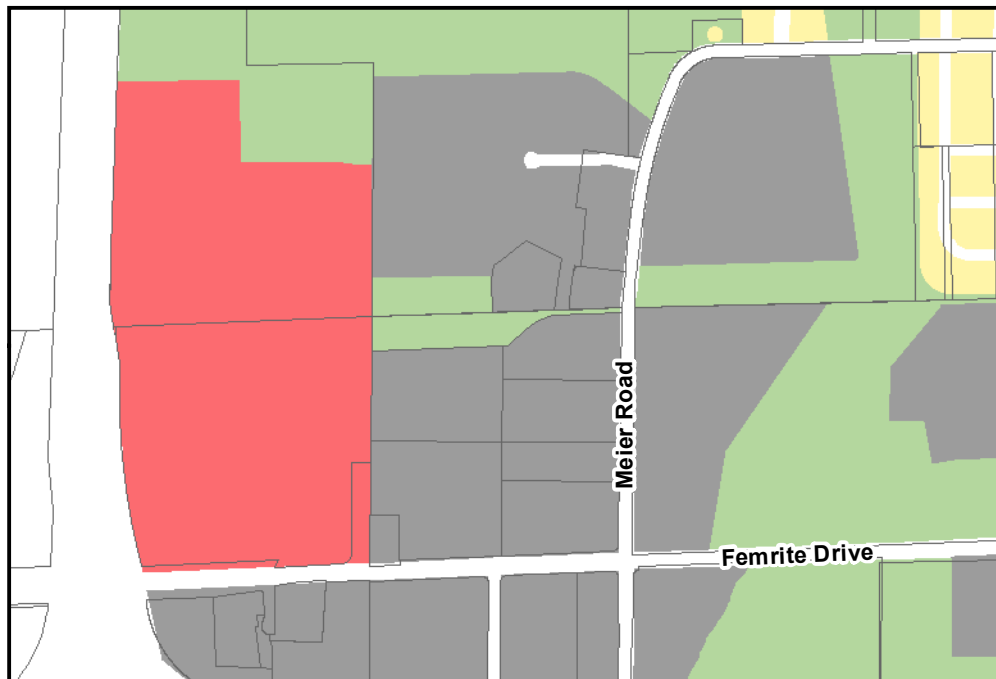


# AMENDMENT to the YAHARA HILLS NEIGHBORHOOD DEVELOPMENT PLAN Land Use and Street Plan

Yahara Hills Neighborhood Development Plan as Adopted January 2017

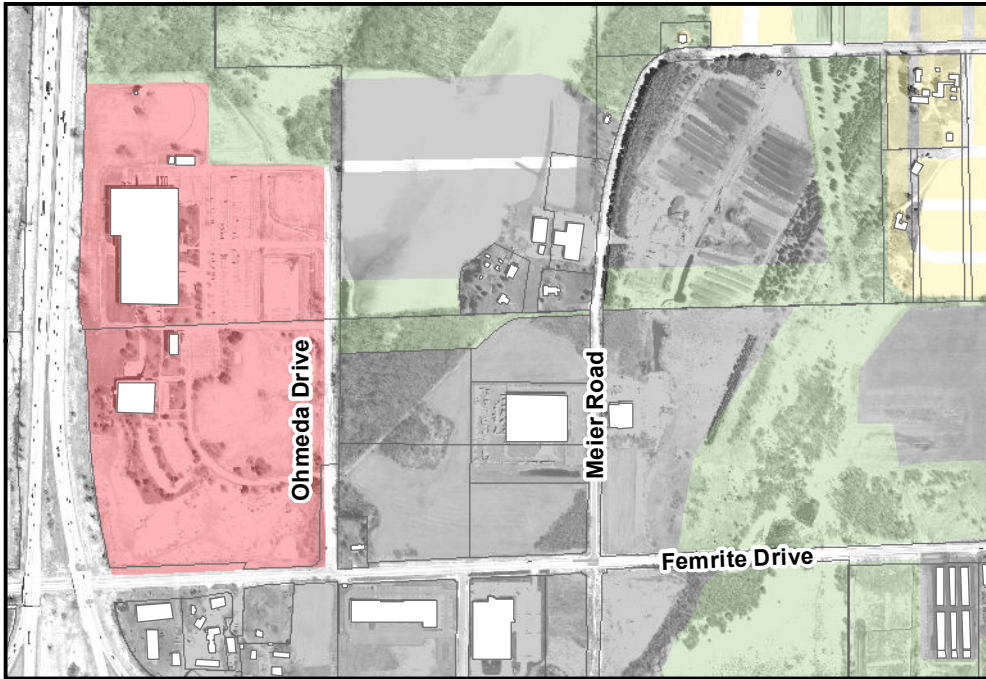


Proposed Yahara Hills Neighborhood Development Plan Amendment







# AMENDMENT to the YAHARA HILLS NEIGHBORHOOD DEVELOPMENT PLAN Land Use and Street Plan

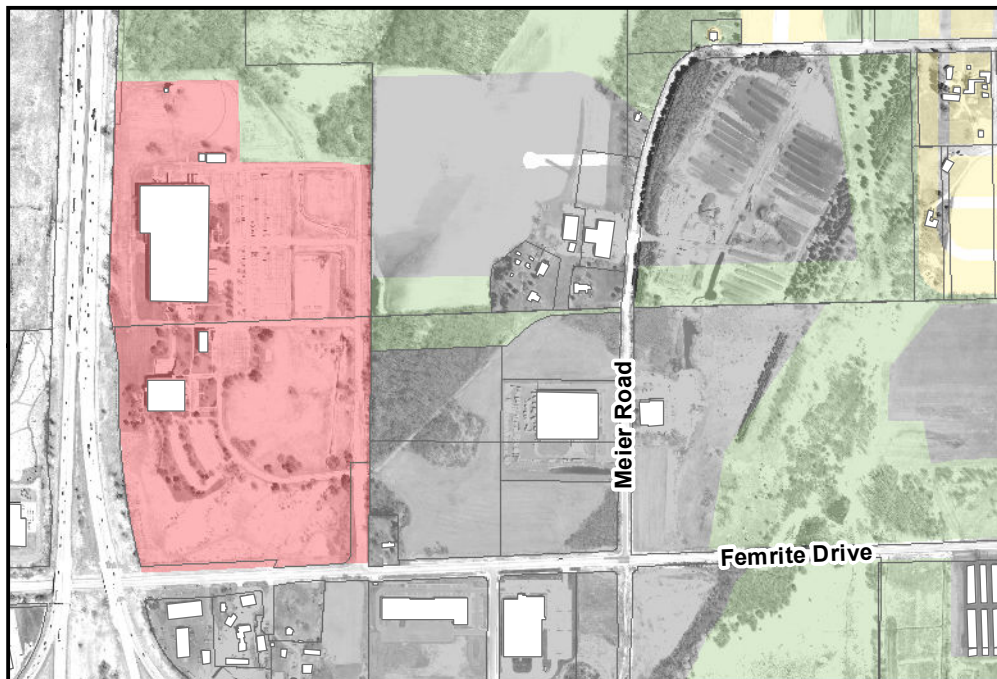
Yahara Hills Neighborhood Development Plan as Adopted January 2017



### PROPOSED LAND USE

-  Housing Mix 1 (0-8 du/ac)
-  Employment
-  Industrial
-  Stormwater and Other Open Space

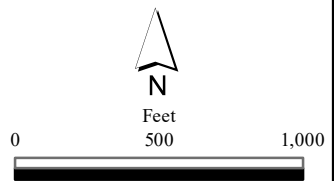
Proposed Yahara Hills Neighborhood Development Plan Amendment



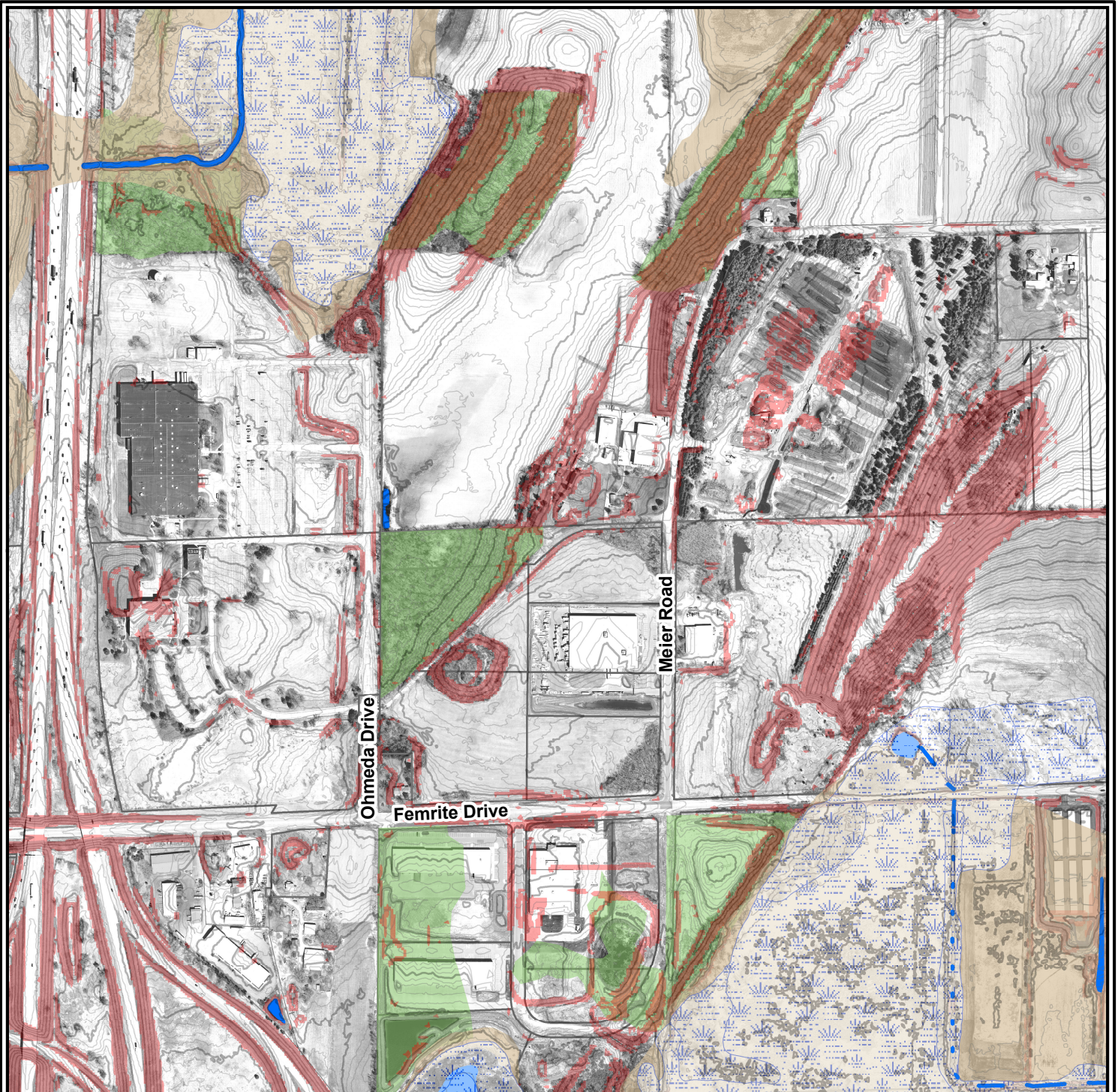
# AMENDMENT to the YAHARA HILLS NEIGHBORHOOD DEVELOPMENT PLAN Property Ownership



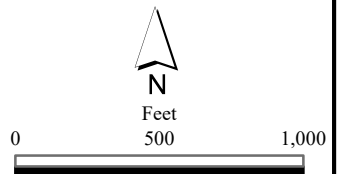
- City of Madison
- Other Municipalities

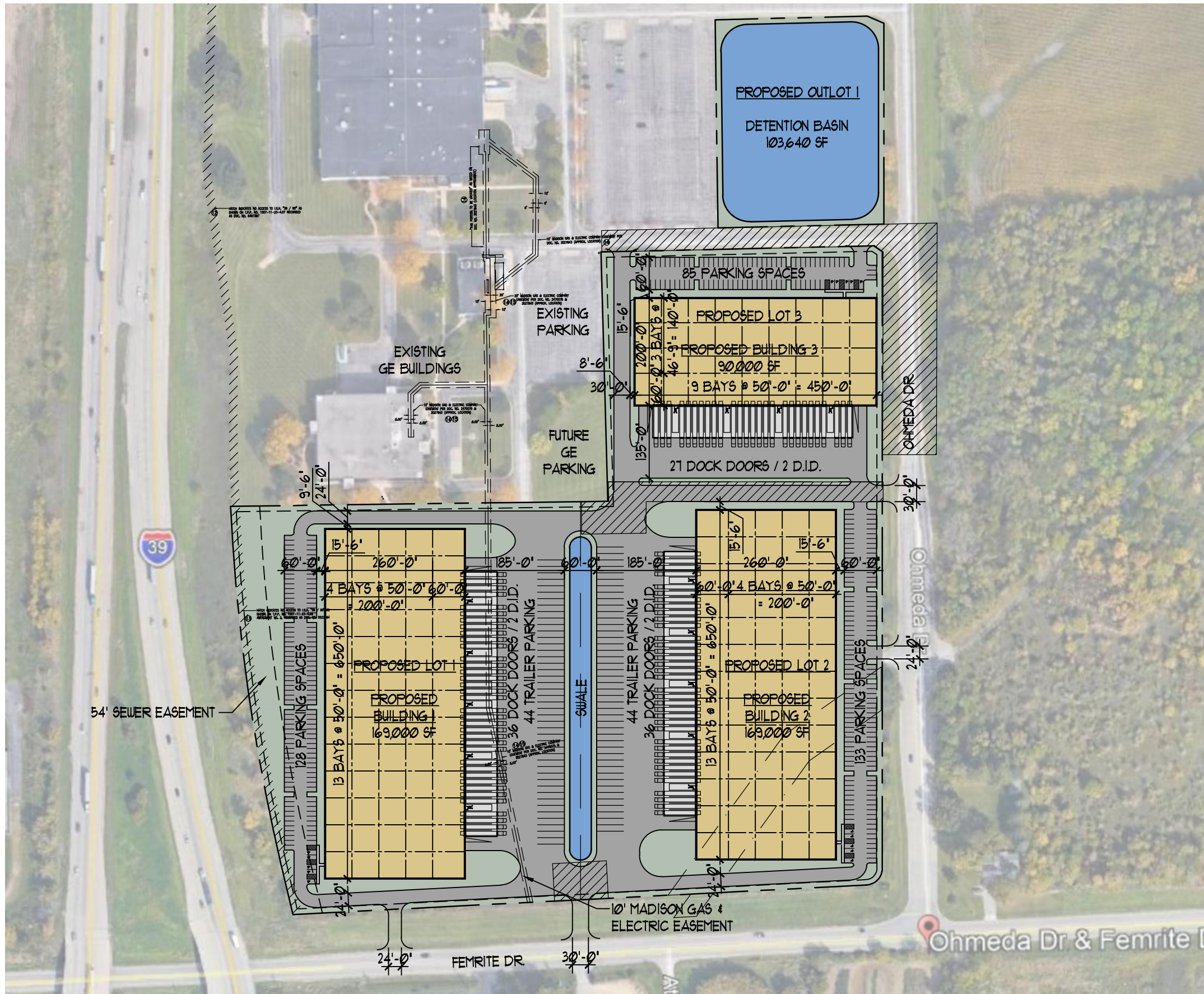


# AMENDMENT to the YAHARA HILLS NEIGHBORHOOD DEVELOPMENT PLAN Natural Features



- |   |   |   |
|---|---|---|
|  Surface Water       |  Hydric Soils          |  Wetland |
|  Perennial Stream    |  Slopes 12% or Greater |   |
|  Intermittent Stream |  Woodland              |   |





**DEVELOPMENT DATA:**

OVERALL SITE AREA - 28.12 ACRES (1224,118 SF)  
 IMPERVIOUS AREA - 72.61% (889,266 SF)  
 BUILDING 1 - 169,000 SF  
 BUILDING 2 - 169,000 SF  
 BUILDING 3 - 90,000 SF  
 GREENSPACE - 27.39% (335,512 SF)  
 DETENTION BASIN - 103,640 SF  
 SWALE - 23,691 SF

ZONING - LIMITED INDUSTRIAL  
 FRONT YARD SETBACK - FOR BUILDINGS AT CORNER LOCATIONS, WITHIN 30' OF THE CORNER, AT LEAST 10% OF THE BUILDING SHALL BE WITHIN 25' OF THE FRONT LOT LINE  
 SIDE YARD - NONE IF NEXT TO IL ZONED LOT, OR 10' IF ANYTHING ELSE  
 REAR - 30'  
 MAX LOT COVERAGE - 75%  
 MAX HEIGHT - NONE

**PROPOSED SITE LAYOUT**

MADISON, WI



1" = 200'-0"  
 03.10.20



**Partners in Design**  
 ARCHITECTS

# AMENDMENT to the YAHARA HILLS NEIGHBORHOOD DEVELOPMENT PLAN HSA Proposal and McAllen 120 Business Park Plat

