

**LEGEND:**

- EXISTING CONTOURS
- BUILDINGS
- SECTION CORNERS
- EASEMENT
- P-29 PROPOSED LOTS

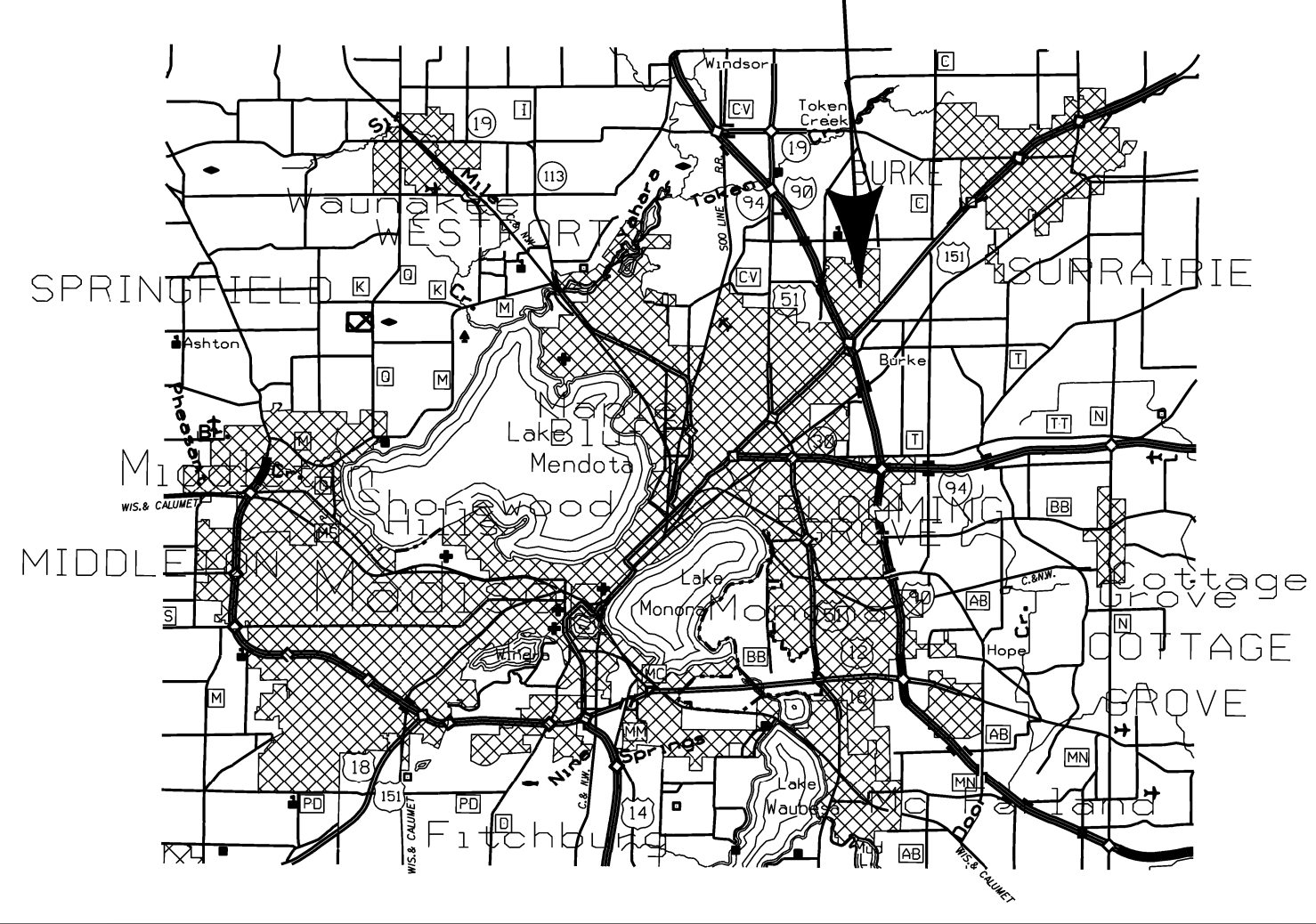
SCALE 1"=300'

NORTH

- 1 American Family will allow development of a recreational trail over subject property to be constructed by the City of Madison and American Family Mutual Insurance Company under a license.
- 2 Development of Lot 2 and Outlot 1 will be governed by the terms of the license between the City of Madison and American Family Mutual Insurance Company dated June 3, 1998.
- 3 In the future, American Family reserves the right to seek commercial roadway access to Respark Road.
- 4 Lot 42 subject to provisions provided in TRAMS 405 and the construction of noise abatement facilities.
- 5 If the presently existing Respark Road right-of-way needs to be widened to accommodate the proposed American Family development, American Family will provide a 40-foot wide easement to be used to establish a highway right-of-way with a width of up to 100 feet. This right-of-way easement shall be subject to a separate agreement between American Family and the City of Madison. American Family will ensure that the easement is properly recorded and that the easement is not used for any purpose other than that for which it was intended.
- 6 Prior to the issuance of any Driveway Access Permit, a traffic circulation plan for Lots 5 & 6 must be approved by the City.
- 7 3.8 acre parcel conveyed to the City of Madison on December 3, 1997, instrument number 251326, for purposes of future a park and ride facility.
- 8 American Family has dedicated a 40' wide Ped/Bike easement between Eastpark Boulevard and Respark Drive as recorded by recorded plat 02017000, and 20' wide easement between Eastpark Boulevard and Respark Drive as recorded by recorded plat 02017000, and 20' wide easement between Eastpark Boulevard and Respark Drive as recorded by recorded plat 02017000, and 20' wide easement between Eastpark Boulevard and Respark Drive as recorded by recorded plat 02017000.
- 9 American Family has dedicated a 40' wide Ped/Bike easement between Eastpark Boulevard and Respark Drive as recorded by recorded plat 02017000, and 20' wide easement between Eastpark Boulevard and Respark Drive as recorded by recorded plat 02017000, and 20' wide easement between Eastpark Boulevard and Respark Drive as recorded by recorded plat 02017000.
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- 13 American Family will dedicate an easement for a future Ped/Bike easement over subject property to be constructed by the City of Madison and American Family Mutual Insurance Company under a license.

- NOTES:**
1. No construction will be allowed on Outlots until they are first platted as lots.
  2. No Vehicular Access is to be allowed between this plat and other plats and parcels of the existing American Parkway and the possible future interchange or overpass at Respark Road.
  3. No Vehicular Access is to be allowed to American Parkway between Eastpark Boulevard and Respark Drive east of American Parkway. Vehicular Access will be allowed to American Parkway along the east side of American Parkway. Vehicular Access will be allowed to American Parkway along the east side of American Parkway. Vehicular Access will be allowed to American Parkway along the east side of American Parkway.
  4. All street intersections in this plat shall have 25' foot property corner Road.
  5. Except where an easement has already been granted, Greenways and Stormwater Management Access shall take precedence over future Easements.
  6. In the development of this Preliminary Plat, assumptions have been made and circumstances which may change with the passage of time. Therefore, outlots, street right-of-way, easements, encroachments, utility lines, and utility easements as shown on this Preliminary Plat which have not been investigated are subject to change. Utility lines, easements, encroachments, and utility lines, and utility easements as shown on this Preliminary Plat which have not been investigated are subject to change.

PROJECT LOCATION



REVISED FEBRUARY 04, 2020

THE S 1/2 OF THE NW 1/4 OF SECTION 14; THE SE 1/4 AND A PART OF THE SW 1/4, NW 1/4 OF SECTION 15; AND ALL OF SECTION 22; ALL LOCATED IN T8N-R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**THE AMERICAN CENTER  
PRELIMINARY PLAT**

DR. BY	JPL	DATE	REVISIONS	ENGRG. APPL.	PROJ. APPL.
JOB NO.	81-90-10026	02-18-09	SUBMITTED TO PLAN COMMISSION	JPL	
DATE	2/16/09	12-01-19	SUBMITTED TO PLAN COMMISSION	JPL	
		02-04-20	SUBMITTED TO PLAN COMMISSION	JPL	