

LEGEND:

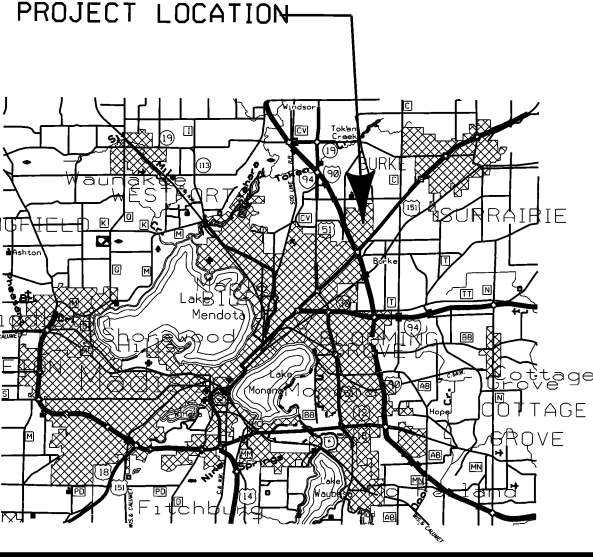
- EXISTING CONTOURS
- BUILDINGS
- SECTION CORNERS
- EASEMENT
- P-29 PROPOSED LOTS

SCALE 1"=300'

NORTH

1. American Family will allow development of a recreational trail over Lot 1, subject to approval of the Development Agreement between the City of Madison and American Family Multi-Residential Community dated June 2, 1995.
2. Development of Lot 2 and Outlot 1 shall be governed by the terms of the American Family Multi-Residential Community dated June 2, 1995.
3. In the future, American Family reserves the right to seek commercial/industrial access to Hoepker Road.
4. Lot 42, subject to provisions provided in TRS 405 and the construction of noise abatement facilities.
5. If the presently existing Barrington Road Right-of-way needs to be widened to accommodate traffic, American Family will relocate such lands as to sit along the east and north sides of American Parkway (formerly Barrington Road) relative to establish a Highway Right-of-way with a width of 60 to 80 feet. The City of Madison will be required to acquire any such Right-of-way, as to such width, without and develop any pavement over the existing 60 foot wide utility easement and "where" water "where" water utilities to be relocated.
6. Prior to the issuance of any Outlots Access Permit, a routing, Construction Plan for Outlots 1-13 must be approved by the City.
7. 3.8 acre parcel conveyed to the City of Madison on December 3, 1997 (document number 293326), for purposes of future a park and ride facility.
8. American Family has dedicated a 40' wide Ped/Bike easement between Eastpark Drive and East Terrace Drive as recorded by the Madison County Register and its development agreement recorded in the City of Madison and American Family Multi-Residential Community dated June 2, 1995.
9. Proposed trail for recreation traverses "Trail" parcel.
10. American Family will dedicate a Ped/Bike easement within the existing 40' wide utility easement. Construction and maintenance of the Ped/Bike path shall be at City expense.
11. American Family has dedicated a 40' wide easement for a future Ped/Bike easement within the existing 40' wide utility easement. Construction and maintenance of the Ped/Bike path shall be at City expense.
12. American Family has dedicated a 40' wide Ped/Bike easement between the oversized landing pool and within the 60' wide utility easement. Construction and maintenance of the Ped/Bike path shall be at City expense.
13. American Family has dedicated a 40' wide easement for a future Ped/Bike easement within the existing 40' wide utility easement. Construction and maintenance of the Ped/Bike path shall be at City expense.
14. American Family will dedicate an easement if necessary to connect to a sanitary lift station to be located on Outlot 2 together with an easement for access across Lot 1 when required in a location to be mutually agreed upon between American Family and the City.

- Notes:
1. No construction will be allowed on Outlots until they are first platted as Lots.
 2. No "Vehicle Access" is to be allowed between this pool and 200' and 100' easement on the existing American Parkway interchange and the possible future interchange or overpass at Hanson Road.
 3. No "Vehicle Access" is to be allowed to American Parkway between Eastpark Drive and East Terrace Drive as recorded by the Madison County Register and its development agreement recorded in the City of Madison and American Family Multi-Residential Community dated June 2, 1995.
 4. Street intersections in this plat shall have 25 foot priority corner R.O.D.
 5. Exact where an easement has already been granted (Easements and Stormwater Management Access shall have precedence over future easements).
 6. In the development of this Preliminary Plat, assumptions have been made and circumstances exist which may change with the passage of time. Therefore, easements, streets, utility easements or other items shown on this Preliminary Plat which have not been previously recorded or recorded, may be subject to change. Any such change shall be subject to a change in size, location and zoning as well as any other applicable City procedures and ordinances.



REVISED MAY 11, 2023

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	ENGR. DRVL.	PROJ. DRVL.
JOB NO.	81 90-1 0026	12-01-19	SUBMITTED TO PLAN COMMISSION	JPL	
DATE	2/16/23	02-04-20	SUBMITTED TO PLAN COMMISSION	JPL	
		09-01-21	SUBMITTED TO PLAN COMMISSION	JPL	